

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Amerco Real Estate Company</u>	NAME: <u>North Point Ministries, Inc.</u>
ADDRESS: <u>2727 N Central Ave, SN</u>	ADDRESS: <u>4350 North Point Parkway</u>
CITY: <u>Phoenix</u>	CITY: <u>Alpharetta</u>
STATE: <u>AZ</u> ZIP: <u>85004</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>(602) 263-6555</u>	PHONE: <u>(678) 892-5000</u>
CONTACT PERSON: <u>Stephany Sheekey</u> PHONE: <u>(602) 263-6555</u>	
CONTACT'S E-MAIL: <u>Stephany_sheekey@uhaul.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): C2 PRIOR ZONING CASE: RZ-95-093

PARCEL NUMBER(S): R3001038 ACREAGE: 8.04 ac

ADDRESS OF PROPERTY: 2000 Gravel Springs Rd., Buford, GA

PROPOSED CHANGE IN CONDITIONS: (1) Gross Density (2) Height

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>103,766 sq.ft.</u>
GROSS DENSITY: _____	DENSITY: <u>14,150 sq.ft./ac.</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 1749, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A POINT AT THE NORTHERLY END OF A RIGHT-OF-WAY MITERED RIGHT-OF-WAY INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HWY 124, A K A BRASELTON HWY (100-FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA HWY 324, A.K.A. GRAVEL SPRINGS ROAD (120-FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF GEORGIA HWY 324, NORTH 63 DEGREES 41 MINUTES 36 SECONDS WEST, A DISTANCE OF 91.72 FEET TO A POINT, THENCE NORTH 63 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF 188.74 FEET TO A 1/2-INCH REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 20 MINUTES 24 SECONDS WEST, A DISTANCE OF 42.16 FEET TO A MAG NAIL FOUND, THENCE SOUTH 57 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 141.88 FEET TO A 1/2-INCH REBAR FOUND, THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, A DISTANCE OF 80.38 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 32 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 169.35 FEET TO A 1/2- INCH REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HWY 124, THENCE ALONG SAID RIGHT-OF-WAY AND FOLLOWING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 336.58 FEET, WITH A RADIUS OF 1061.27 FEET, AT A CHORD BEARING OF SOUTH 75 DEGREES 51 MINUTES 44 SECONDS WEST, FOR A CHORD LENGTH OF 335.17 FEET, TO A POINT, THENCE SOUTH 84 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 106.42 FEET TO A POINT; THENCE SOUTH 84 DEGREES 40 MINUTES 14 SECONDS WEST, A DISTANCE OF 106.74 FEET TO A 1/2-INCH REBAR FOUND; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 05 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A MAG NAIL FOUND; THENCE SOUTH 84 DEGREES 32 MINUTES 17 SECONDS WEST, A DISTANCE OF 84.17 FEET TO A 1/2-INCH REBAR FOUND, THENCE NORTH 07 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 108.97 FEET TO A 1/2- INCH REBAR FOUND, THENCE NORTH 31 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 29.57 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 07 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 210.44 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 22 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 84.00 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 07 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 136.61 FEET TO A 1/2-INCH REBAR FOUND, THENCE NORTH 28 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 22.75 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 82 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 187.61 FEET TO A 1/2-INCH REBAR FOUND, THENCE NORTH 27 DEGREES 23 MINUTES 20 SECONDS EAST, A DISTANCE OF 38.73 FEET TO A 5/8-INCH REBAR SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA HWY 324; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 63 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 332.84 FEET TO A POINT,

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THENCE SOUTH 63 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 166.33 FEET TO A 1/2-INCH REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.040 ACRES

TRACT II

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT AMONG SUNBELT-DIX, INC, BRASELTON HIGHWAY LAND COMPANY AND THE RIGHT STUFF FOOD STORE, INC, DATED JANUARY 31, 1997, RECORDED AT DEED BOOK 13760, PAGE 8, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

THE PROPERTY DESCRIBED AND DEPICTED HEREIN IS THE SAME AS INSURED IN THE SCHEDULE A DESCRIPTION OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER NCS-837615-PHX1, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017.

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

''

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

''

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

''

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

''

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

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Standards Governing the Exercise of the Zoning Power

- (A) Our request for a change in conditions is suitable in view of the use and development of adjacent and nearby property. We are requesting two changes, the first for the addition of a second floor, and the second for an increased density. The height of the building will not be changing. We will be using the existing height of the structure to retrofit the interior for the addition of a second floor, as the current height allows for this. The maximum density will be increasing in large part due to this. It is our belief that since the building footprint itself will not be changing, the changes in conditions would still be characteristic of the neighborhood. Both changes will allow us to better provide for the rapidly growing moving and storage needs of the community.
- (B) These proposed changes in condition will not adversely affect the existing use or usability of adjacent nearby properties. As mentioned before, the footprint of the building will remain the same. Our changes are interior and will only maximize the utilization of the property.
- (C) The subject property is currently vacant as zoned and serves no economic use. By revitalizing this property, we will be raising the property values of all surrounding properties while also providing a good tax revenue for the city. This project will allow for new jobs within the community. By doing so, we will be strengthening the financial stability and economic welfare of the area. In order to do this, we believe it is necessary to allow for an increased density and second floor to maximize the property's future potential.
- (D) Our uses generate very little noise or traffic, much less than other commercial uses, with roughly 31 trips on a weekday and 53 trips on a weekend. These trips are typically made during the hours of 7 a.m. and 7 p.m and our proposal for a change in conditions would not affect that. Our uses will have no impact on transportation facilities, utilities, or schools.
- (E) The 2030 Unified Plan shows this property on the border of what is designated as "existing /emerging suburban" and "regional mixed-use" area. Self-storage facilities not only provide an excellent buffer between these zones but also simplify relocation to the area. The county is undergoing rapid growth, therefore the need for a U-Haul store exists. Our request for a change in conditions will only help us better serve your community, allowing us to maximize the use of a property to meet the moving and storage needs of Gwinnett County.
- (F) U-Haul stores today offer multiple services to truly meet customer needs. Most of the customers come within a 3-mile radius of each location. The list of uses includes self-storage, truck rental, and retail. In order to meet such a wide range of services we must design the site carefully to have enough space for everything. Limiting the size of the building to one story will only take more space and minimize our services offered to new/existing Gwinnett County customers. A two-story building and increased density is crucial in order for this proposed development to be successful.

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2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Letter of Intent Change in Conditions: Density

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the Gwinnet County's participation and counseling in regards to a request for a change in conditions for the property located at 2000 Gravel Springs Road. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 8.04-acre property is located North of Braselton Highway and West of Auburn Road. U-Haul is proposing an adaptive re-use of the existing 51,703 SF building by converting it into a U-Haul Moving and Storage Facility. The use will consist of personal self-storage, U-Haul truck and trailer rental, and associated retail sales. This will allow U-Haul to better serve the moving and storage needs of the community and make use of a property that has been vacant.

The property is currently zoned C2, General Business. Maximum density is restricted in this zone to "10,000 sq.ft. of total floor area per acre or each lot". The request for a change in conditions is to allow us to increase the maximum density from 10,000 sq. ft. to 14,150 sq. ft. The increase in density will result from our proposed second story as well as the addition of two proposed fee-standing mini-storage units. The footprint of the existing building will not be affected. By increasing the density of the building, we will be able to better serve the growing community of Buford by offering a diverse mix of storage units to our customers. It is our belief that by adhering to the maximum density of 10,000 sq. ft., the property will be significantly underutilized.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

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U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key, so that the U-Haul store is a neighborhood asset, and is assured of economic success.

The U-Haul Store

U-Haul stores characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the store will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul stores to store furniture, household goods, sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also rent trucks and trailers for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.
- Families who tow U-Haul trailers, boats or recreational trailers can select and have installed the hitch and towing packages which best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.

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Sun.

9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored, include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added service and assistance to our customers with disabilities.

Traffic Study

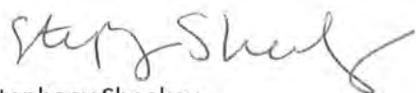
USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

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U-Haul looks forward to working with Gwinnett County and we look forward to your consideration to allow this change in conditions at 2000 Gravel Springs Road. Please provide us with your feedback and any comments you may have.

Thanks,



Stephany Sheekey
Amerco Real Estate Company
Planner

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Letter of Intent Change in Conditions: Height

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The property is currently zoned C2, General Business. Height is restricted in this zone to "no more than one story for the shopping center and one story for the outparcels". The request for a change in conditions is to allow us to turn the existing one-story building (51,863 sq. ft.) into a two-story building (103,766 sq.ft.). Neither the footprint of the existing building, nor the actual height of the building will be affected. The building currently stands at 28 ft. We will be retrofitting the interior to accommodate a second story. By doing so, we will be able to better serve the growing community of Buford by offering a diverse mix of storage units to our customers. It is our belief that by remaining a one-story building, the property will be significantly underutilized.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

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Sat. 7:00 a.m. to 7:00 p.m.

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- It is against policy for a business to be operated from a U-Haul storage room.
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- U-Haul stores are non-smoking facilities.
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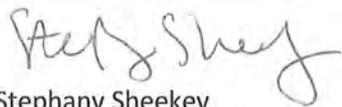
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Stephany Sheekey
Amerco Real Estate Company
Planner

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Carlos Vizcarra

Signature of Applicant

06/05/17

Date

Carlos Vizcarra - President of Amerco Real Estate Company

Type or Print Name and Title

Ca Chu

Signature of Notary Public

6-6-17

Date



Notary Seal

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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Richard W. Holiday 6/6/17
Signature of Property Owner Date

Richard W. Holiday, North Point Ministries, Inc. It's Secretary
Type or Print Name and Title

Ainsley Deanne Gathin 6/6/17
Signature of Notary Public Date



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