

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>STOR ALL AQUISITIONS</u>	NAME: <u>REDUS GEORGIA COMMERCIAL, LLC</u>
ADDRESS: <u>1375 W HILLSBORO BLVD</u>	ADDRESS: <u>301 S. COLLEGE ST, 15TH FLOOR</u>
CITY: <u>DEERFIELD BEACH</u>	CITY: <u>CHARLOTTE, NC 28288</u>
STATE: <u>FL</u> ZIP: <u>33442</u>	STATE: <u>NC</u> ZIP: <u>28288</u>
PHONE: <u>(954) 421-1196</u>	PHONE: <u>704-715-8558</u>
CONTACT PERSON: <u>MARK BERGQUIST / RINDA GROOMS, PE</u> PHONE: <u>(954) 421-1196 / (470) 273-3178</u>	
CONTACT'S E-MAIL: <u>markb@STOR-ALL.com / Rinda.Grooms@kimley-horn.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2(C)</u>	BUILDING/LEASED SQUARE FEET: <u>90520 GSF</u>
PARCEL NUMBER(S): <u>7124 093</u>	ACREAGE: <u>1.30 ACRES</u>
ADDRESS OF PROPERTY: <u>1083 OLD PEACHTREE ROAD SUWANEE, GEORGIA 30024</u>	
SPECIAL USE REQUESTED: <u>ENCLOSED CLIMATE CONTROLLED SELF-STORAGE FACILITY</u>	

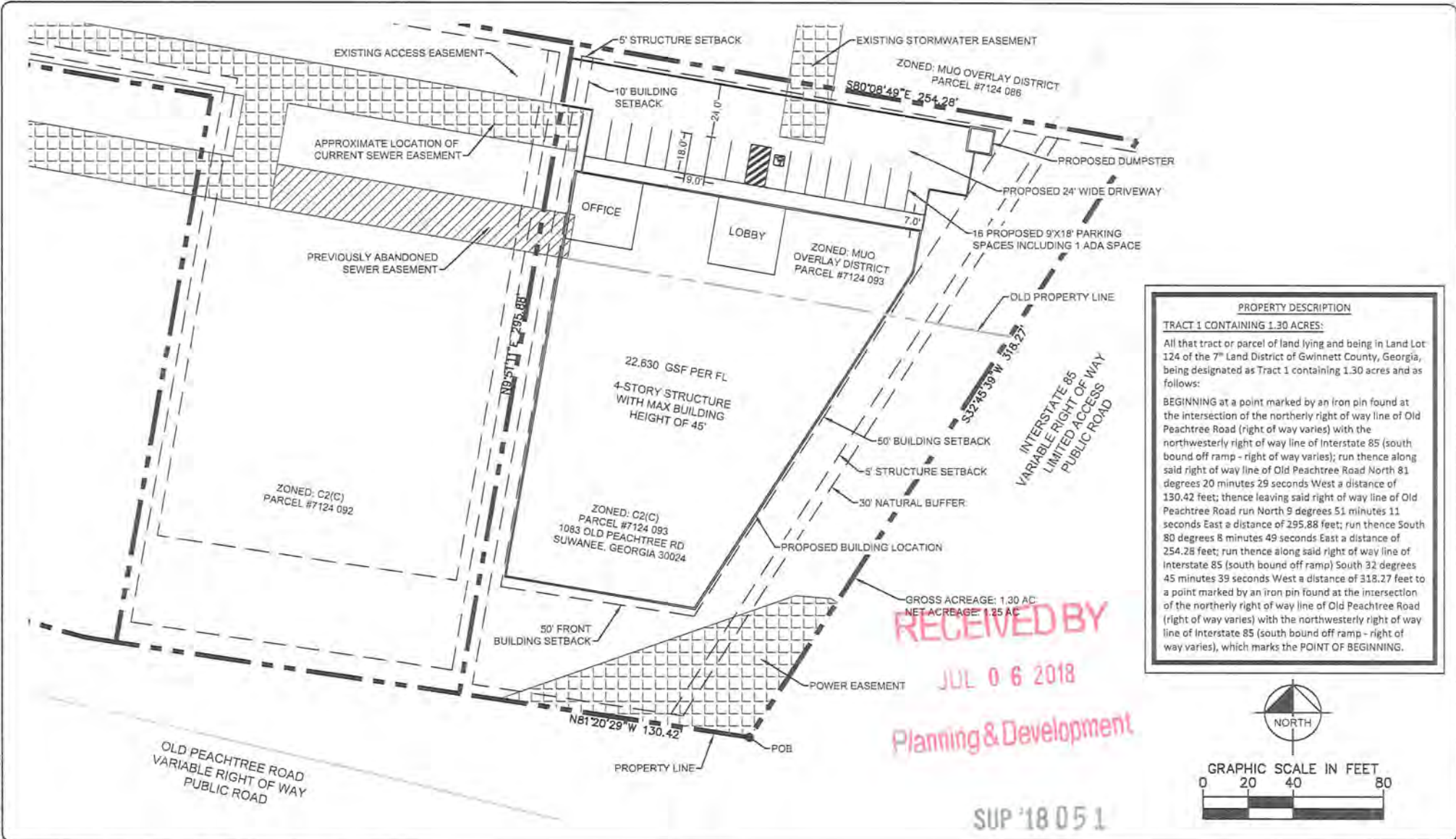
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Kimley»Horn
 11720 AMBER PARK DR. IVE, SUITE 600 ALPHARETTA, GEORGIA 30009
 PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:
SUP EXHIBIT

PROJECT:
STOR-ALL FACILITY
 1083 OLD PEACHTREE RD SUWANEE, GEORGIA 30024

CLIENT:
STOR-ALL ACQUISITIONS, LLC

JOB NUMBER: 013183000
 SCALE: 1:40
 DATE: 06/29/2018
 SHEET:

NOT TO SCALE. LOCATION FROM THE CORNER TO THE PROPERTY LINE IS APPROXIMATE. SEE SURVEY FOR EXACT LOCATION. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY DISCREPANCY BETWEEN THIS PLAN AND THE SURVEY SHALL BE SETTLED BY THE SURVEYOR'S FIELD NOTES. THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC.

LEGAL DESCRIPTION

TRACT 1 CONTAINING 1.30 ACRES:

All that tract or parcel of land lying and being in Land Lot 124 of the 7th Land District of Gwinnett County, Georgia, being designated as Tract 1 containing 1.30 acres and as follows:

BEGINNING at a point marked by an iron pin found at the intersection of the northerly right of way line of Old Peachtree Road (right of way varies) with the northwesterly right of way line of Interstate 85 (south bound off ramp – right of way varies); run thence along said right of way line of Old Peachtree Road North 81 degrees 20 minutes 29 seconds West a distance of 130.42 feet to a point; thence leaving said right of way line of Old Peachtree Road run North 9 degrees 51 minutes 11 seconds East a distance of 295.88 feet to a point; run thence South 80 degrees 8 minutes 49 seconds East a distance of 254.28 feet to a point; run thence along said right of way line of Interstate 85 (south bound off ramp) South 32 degrees 45 minutes 39 seconds West a distance of 318.27 feet to a point marked by an iron pin found at the intersection of the northerly right of way line of Old Peachtree Road (right of way varies) with the northwesterly right of way line of Interstate 85 (south bound off ramp – right of way varies), which point marks the POINT OF BEGINNING.

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The requested usage is suitable based on adjacent properties.

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

There will be no negative impacts on adjacent sites.

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

The proposed climate controlled self-storage facility will benefit adjacent properties and contribute positively to the economy of the area.

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

No excessive or burdensome use of existing streets will occur from the proposed climate controlled self-storage facility.

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

The proposed usage is in line with 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 SPECIAL USE PERMIT:

Based on the adjacent properties and the area in general, the proposed climate controlled self-storage facility will be in an acceptable area and will be beneficial to the multifamily development and businesses in the area.

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Special Use Permit Letter of Intent

To: Gwinnett County Department of Planning and Development, Planning Division

From: Rinda D. Grooms, P.E., Kimley-Horn and Associates, Inc. (KHA)

Date: June 29, 2018

Subject: Special Use Permit @ 1083 Old Peachtree Road Suwanee, Georgia 30024-
STOR-ALL Facility

The existing conditions of Parcel 093 of Land Lot 124 of the 7th Land District of Gwinnett County presents an undeveloped lot with no pre-existing buildings or pavement. This parcel is adjacent to a commercial property to the west, multifamily apartments to the north, Interstate 85 south bound exit ramp to the east, and Old Peachtree Road to the south. The gross acreage of this undeveloped property is 1.30 acres and the net acreage is 1.25 acres due to a power easement in the southeast corner of the parcel. The proposed use of the site is to build a 4-story self-storage facility for STOR-ALL Acquisitions, LLC. Due to the zoning of C2(C), all self-storage facilities require a special use permit upon approval of design or construction. This zoning classification will not change from existing to proposed use. There are zero proposed residential dwellings for this property and there is no intent of including residential amenities. The parking lot for this facility will have 16 parking spaces including 1 ADA handicap van-accessible space all sized at 9 feet by 18 feet with a driveway width of 24 feet. These parking spaces will be accessible via an existing access easement that runs along the northern side of the adjacent commercial properties. The facility itself will contain 4 floors, each with an area of 22,630 gross square feet, for a total of 90,520 gross square feet for the entire building. The total building height will not exceed 45 feet above the ground surface. This property contains no stream buffers, wetlands, or floodplains. No changes to the existing setbacks are requested at this time.

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SPECIAL USE PERMIT 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.

Mark Bergquist
Signature of Applicant

6/26/18
Date

Mark Bergquist
Type or Print Name and Title

Manager *Stone-All*

Sharon Estok
Signature of Notary Public

10-26-2018
Date



Notary Seal

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SPECIAL USE PERMIT 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.

BY: REDUS GEORGIA COMMERCIAL, LLC
BY: REDUS PROPERTIES, INC.,
ITS SOLE MEMBER AND MANAGER



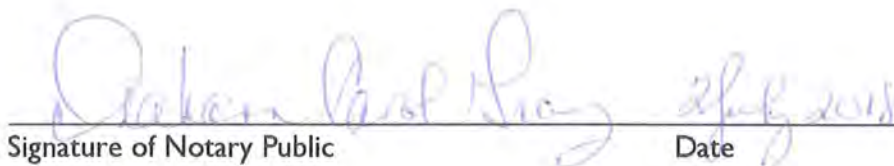
Signature of Property Owner

7/2/2018

Date

RYAN SANSAVERA / VICE PRESIDENT

Type or Print Name and Title



Signature of Notary Public

Date



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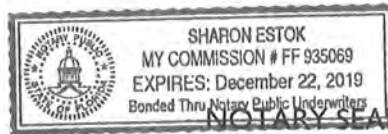
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Mark Bergquist 6/28/18 Mark Bergquist Manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Sharon Estok 6-26-2018
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Mark Bergquist
 YOUR NAME

If the answer is yes, please complete the following section:

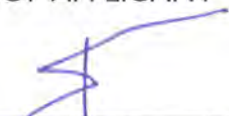

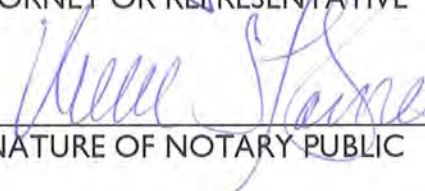
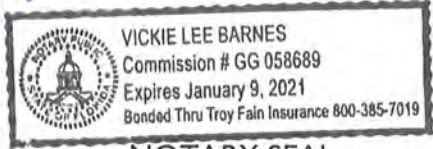
NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT 	DATE 6/27/18	TYPE OR PRINT NAME AND TITLE Matt Somustic
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE 	DATE 6-27-18	TYPE OR PRINT NAME AND TITLE VICKIE LEE BARNES Commission # GG 058689 Expires January 9, 2021 Bonded Thru Troy Fain Insurance 800-385-7019
SIGNATURE OF NOTARY PUBLIC 	DATE 6-27-18	NOTARY SEAL 

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO _____
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 124 - 093
(Map Reference Number) District Land Lot Parcel

Mark Bergquist 6/28/18
Signature of Applicant Date

Mark Bergquist
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Julie Smith TSAI
NAME TITLE

7-6-18
DATE

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