

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tim Landers</u>	NAME: <u>Billy Landers</u>
ADDRESS: <u>6032 Cool Springs Rd</u>	ADDRESS: <u>691 Paden Dr</u>
CITY: <u>Gainesville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30506-3412</u>	STATE: <u>Ga</u> ZIP: <u>30044-3618</u>
PHONE: <u>404-791-0975</u>	PHONE: <u>404-791-0975</u>
CONTACT PERSON: <u>Tim Landers</u> PHONE: <u>404-791-0975</u>	
CONTACT'S E-MAIL: <u>gwinnettstorage@bellsouth.net</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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100/C-2</u> BUILDING/LEASED SQUARE FEET: <u>40,000</u> sq.ft. Proposed-	
PARCEL NUMBER(S): <u>6090013</u> ACREAGE: <u>0.722</u>	
ADDRESS OF PROPERTY: <u>3950 Five Forks Trickum Rd/Lilburn, Ga 30047</u>	
SPECIAL USE REQUESTED: <u>To Allow self storage facility in C-2 zoning</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL of land lying and being in District 6, Land Lot 90, Gwinnett County, Georgia, located off of Five Forks Trickum Road, as shown on the Exhibit titled "Rezoning Plan for Gwinnett Self Storage 3950 five Forks Trickum Road" prepared by Bullard Land Planning, Inc. Dated July 13, 2018 and more particularly described as follows:

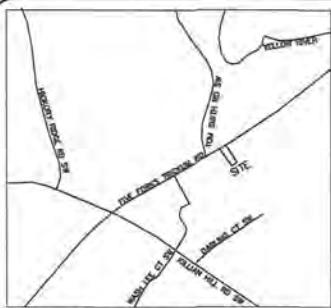
TO LOCATE THE TRUE POINT OF BEGINNING commence at the point where the eastern mitered R/W of Killian Hill Road intersects the Southern right-of-way of Five Forks Trickum Road. Thence along said southern right-of-way of Five Forks Trickum Road in a southeasterly direction +/- 1319.50' to an iron pin set that is the TRUE POINT OF BEGINNING. Thence continue along said right-of-way North 59 degrees 05 minutes 07 seconds East a distance of 46.85 feet to a point on said R/W; Thence continuing along said R/W along a curve to the right a distance of 63.15' to an iron pin set. Said curve has a radius of 6,370.98', a chord bearing of North 59 degrees 05 minutes 07 seconds East and a distance of 63.15'. Thence South 30 degrees 41 minutes 07 seconds East a distance of 285.45 feet to a ½" rebar found. Thence South 58 degrees 46 minutes 46 seconds West a distance of 99.91 feet to a ½" rebar found. Thence South 64 degrees 31 minutes 35 seconds West a distance of 10.28' feet to a ½" rebar found; Thence North 30 degrees 39 minutes 24 seconds West a distance of 285.20' feet to an iron pin set; WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 0.722 acres, more or less.

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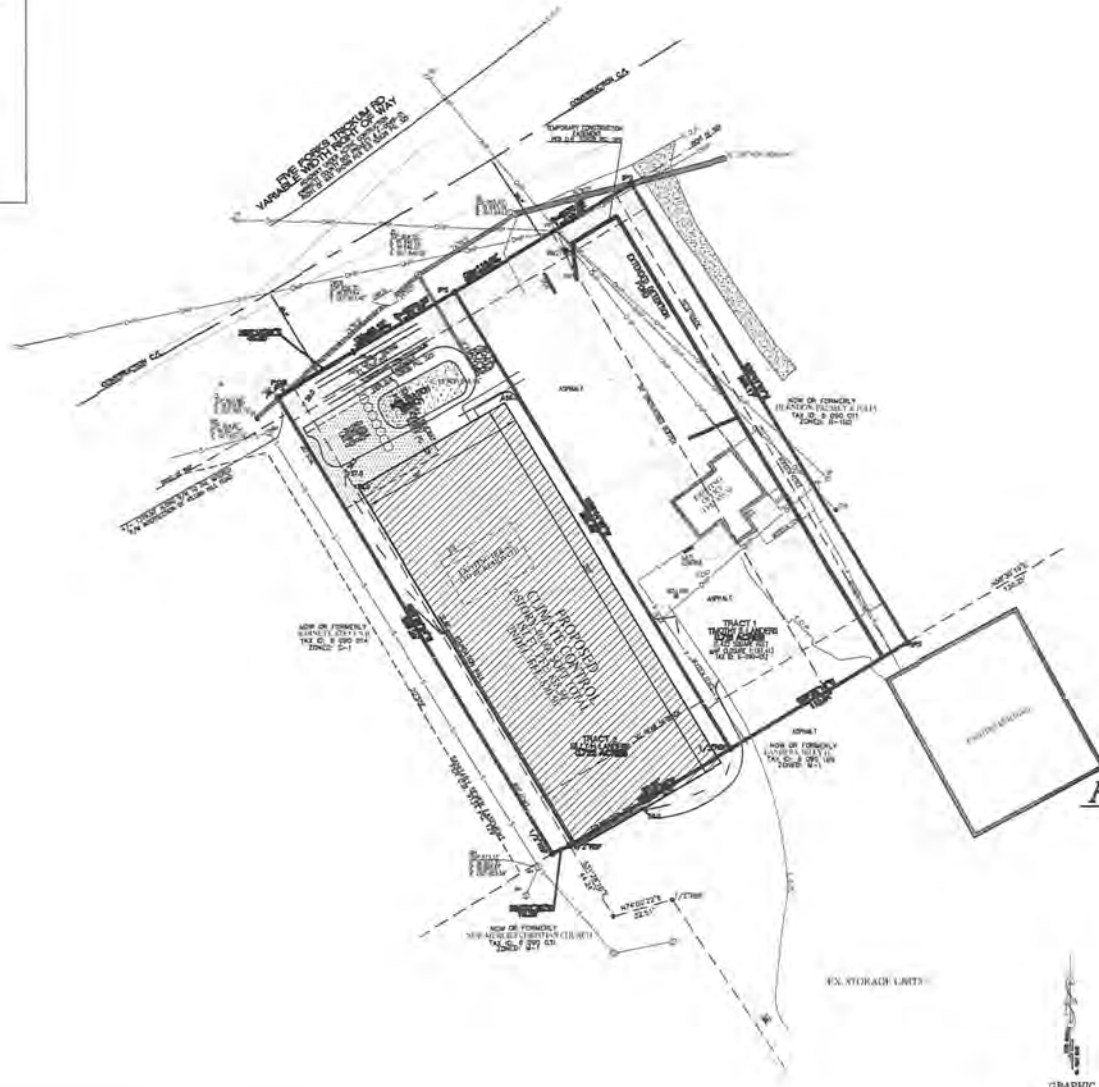
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LOCATION MAP-N.T.S.



SITE INFORMATION

TRACT 2
BILLY H. LANDERS
0.722 ACRES
 31,440 SQUARE FEET
 TAX ID: 6-099-013
 EXISTING ZONING: R-100
 PROPOSED ZONING: C-1

SETBACKS:
 FRONT = 15 FEET
 SIDE = 10 FEET
 REAR = 30 FEET
 MAX. HEIGHT = 45 FEET

GENERAL NOTES

1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 15135C0127F DATED 03/29/2006.
2. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
3. THERE ARE NO STATE WATERS BUFFERS ON THIS PROPERTY.

REZONING & SPECIAL USE PLAN FOR:

GWINNETT SELF STORAGE
3950 FIVE FORKS TRICKUM RD

OWNER:
BILLY H. LANDERS
 691 PADEN DRIVE
 LAWRENCEVILLE, GA 30044-3618
CONTACT PERSON: TIM LANDERS
 PHONE: 404-791-0375
 email: gwinnettstorage@bellsouth.net

APPLICANT:
TIM LANDERS
 6032 COOL SPRINGS RD
 GAINESVILLE, GA 30506-3412
CONTACT PERSON: TIM LANDERS
 PHONE: 404-791-0375
 email: gwinnettstorage@bellsouth.net

DESIGNER:
BULLARD LAND PLANNING, INC
 3790 CANNONWOLFE DR
 SNELLVILLE, GA 30039
CONTACT PERSON: BOBBY BULLARD
 678-344-1293 b1pbobby@bellsouth.net



-DATE: 07/13/2018
 -SHEET: 001/16-1941

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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 proposed special use permit will permit a use (self storage) that is suitable in that adjacent property has been used in that capacity for several years.

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

The proposed special use will not adversely affect the existing use or usability of adjacent or nearby properties

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

The property as currently zoned has no reasonable economic use

- (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:

The proposed special use will not result in a use which will or could cause an excessive or burdensome

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

The proposed special use permit is in conformity 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:

The adjacent property has been serving this area for several years as a self storage facility which gives supporting grounds for approval of this special use permit

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Timothy Landers
6032 Cool Springs Rd.
Gainesville, Ga. 30506-3412

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000 Of

RE: Letter of Intent
Subject Parcel **6/090/013**
3950 Five Forks Trickum Rd.
Lilburn, Ga. 30047
July 28, 2018

To Whom It May Concern,

Enclosed is an application for a Special Use Permit of the above referenced subject property. The subject property is zoned R-100. The adjacent properties are zoned O&I, M-1, and C-1.

Our parcel, 6/090/013 is currently zoned R-100 and we are currently requesting a change in zoning to C-2. This special use permit application would allow us to have a self storage facility in this requested C-2 zoning. We have been the owner and proprietor of a mini warehouse business on the adjacent property (parcel 6/090/012) for quite some time now and we would now like to build a climate controlled storage building on this subject parcel as shown by the attached rezoning and special use plan titled "Gwinnett Self Storage".

Sincerely,

Timothy Landers
Applicant

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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.

Billy H Landers

Signature of Property Owner

8-2-18

Date

Billy Landers

Type or Print Name and Title

Debra J Anderson

Signature of Notary Public

8-2-18

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.

Timothy S. Landers 8-2-18 Timothy S. Landers
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Debra J. Anderson 8-2-18
 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 Timothy Landers
 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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