CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: SONIAL PATEL	NAME: Duluth Capital Investments, LLC
ADDRESS: 2360 Stephens Center Drive	ADDRESS: 2253 Grady Ridge Trail
CITY: Duluth	CITY: Duluth
STATE: GA ZIP: 30096	STATE: GA ZIP: 30097
PHONE: 678-466-4254	PHONE: 678-468-4254

CONTACT PERSON: Sonial Patel PHONE: 678-468-4254

CONTACT'S E-MAIL: Sonial@JMS FamilyLP.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☑ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): 17th PRIOR ZONING CASE: CIC 2006-00023 SUP 2006-00091 SUP-2006-00092 - RZ 1988-00031

PARCEL NUMBER(S): 7080 078 ACREAGE: 2.013

ADDRESS OF PROPERTY: 2360 Stephens Center Dr. Duluth, GA 30096

PROPOSED CHANGE IN CONDITIONS: Please See attachd letter of Intent

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 73,086
GROSS DENSITY:	DENSITY: 36,307 SF/Acre
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 80 of the 7th land district, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT being 260.00' from the intersection of the right of way of Stephens Center Drive (R/W 60') and Satellite Boulevard; thence along Stephens Center Drive a curve to the left 43.00' having a 150.00' radius and chord of N23°59'27"E a distance of 42.86' to a point in the center of a driveway; thence S81°10'25"E a distance of 455.67' to a 1/2" rebar found on the R/W of Interstate 85 (R/W varies); thence along Interstate 85 S07°06'11"W a distance of 10.59' to a R/W Monument found; thence continue S21°32'53"W a distance of 271.32' to a R/W Monumnet found; thence continue S02°07'11"W a distance of 58.59' to a 1/2" rebar found; thence leaving said R/W N78°14'42"W a distance of 68.20' to a 1/2" rebar set; thence N21°32'53"E a distance of 223.61' to a 1/2" rebar set; thence along a curve to the left 109.81' having a radius of 80.92' and chord of N24°43'44"W and distance of 101.57' to a 1/2" rebar set; thence N05°53'03"W a distance of 5.00' to a 1/2" rebar set; thence N84%5d06'48"W a distance of 206.41' to a 1/2" rebar set; thence N05°51'58"E a distance of 128.09' to a 1/2" rebar set; thence S67°57'17"W a distance of 93.25' to a 1/2" reavr set on the R/W of Stephens Center Drive the point of BEGINNING.

This site contains 87,711 square feet or 2.013 acres including any and all easements.

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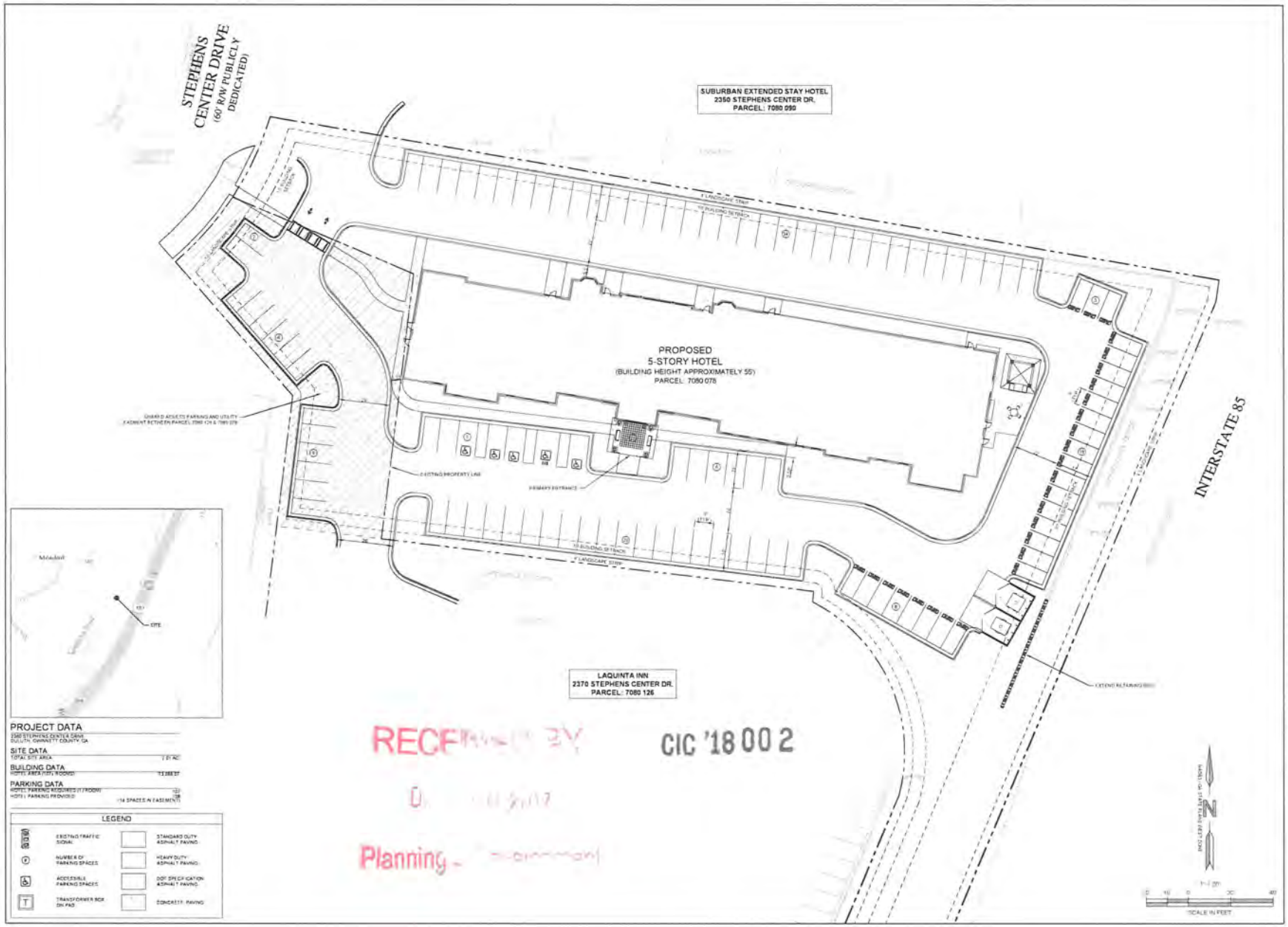

PROJECT DATA
2350 STEPHENS CENTER DRIVE
DULUTH, GWINNETT COUNTY, GA

SITE DATA
TOTAL SITE AREA 2.01 AC

BUILDING DATA
HOTEL AREA (101 ROOMS) 73,088 SF

PARKING DATA
HOTEL PARKING REQUIRED (1 / ROOM) 101
HOTEL PARKING PROVIDED 108 (14 SPACES IN EASEMENT)

LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		DOT SPECIFICATION ASPHALT PAVING
T	TRANSFORMER BOX ON PAD		CONCRETE PAVING

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ENGINEER
FORESITE
Foresite Group, Inc.
3740 Davinci Ct
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
p | 770.368.1399
f | 770.368.1944

DEVELOPER
SHARPE CONTRACTORS
425 BUFORD HWY, NW
SUITE 204
SUWANEE, GEORGIA 30024
(678) 785-8000
CONTACT: MARK JAY

PROJECT
STAYBRIDGE SUITES
2360 STEPHENS CENTER DRIVE
DULUTH, GWINNETT COUNTY, GA

SEAL
DRAFT

REVISIONS	DATE
BUILDING UPDATE	2017-12-12
SITE UPDATE	2017-12-21

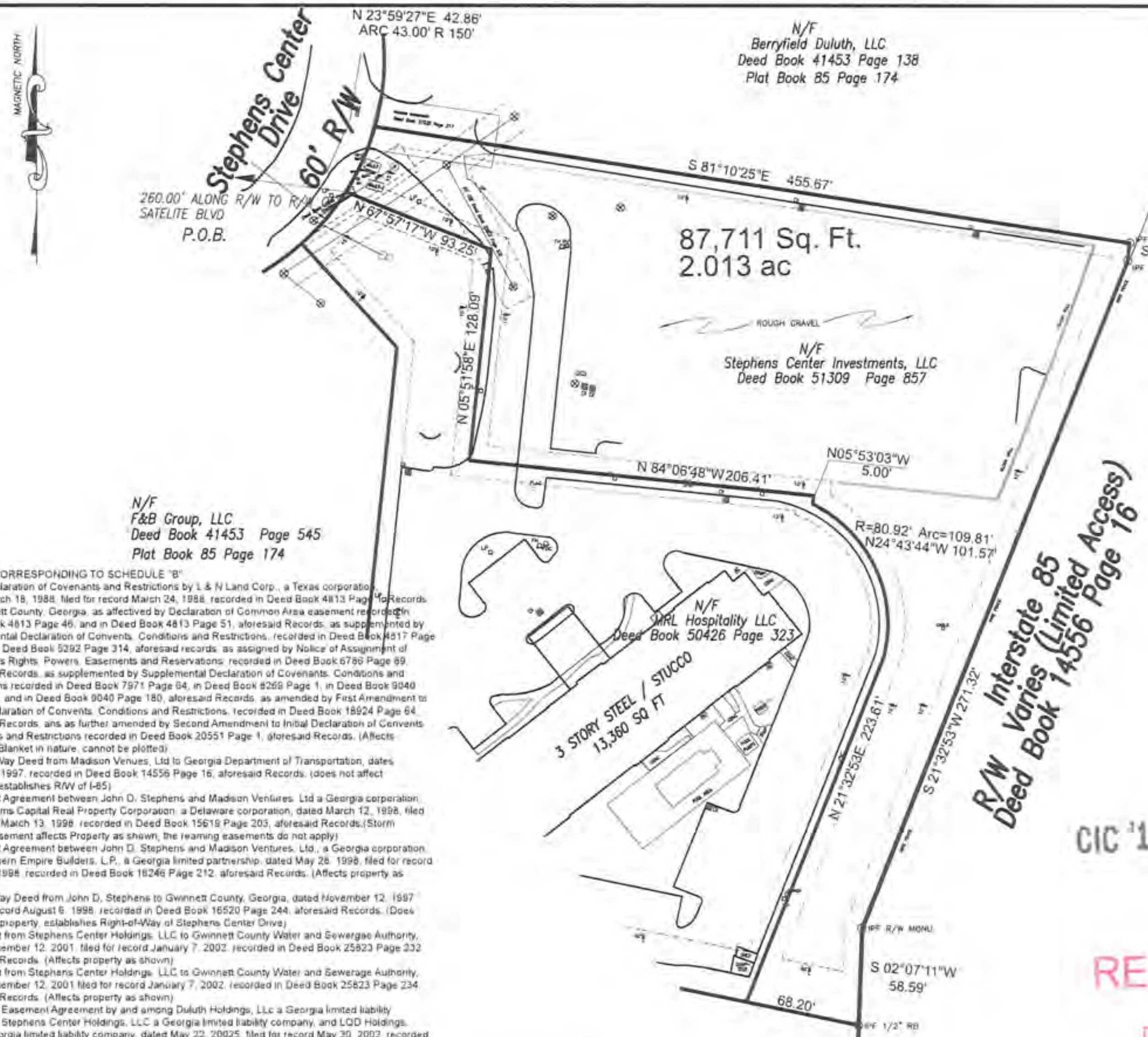
PROJECT MANAGER	JMJ
DRAWING BY	JAM
JURISDICTION	GWINNETT COUNTY, GA
DATE	2017-12-06
SCALE	1" = 20'

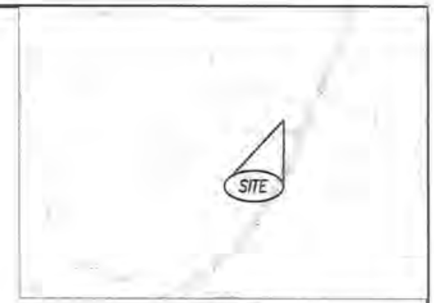
TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
SK-1

COMMENTS
NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER
1036.001





VICINITY MAP (NTS)

NOTES CORRESPONDING TO SCHEDULE "B"

Initial Declaration of Covenants and Restrictions by L & N Land Corp., a Texas corporation, dated March 18, 1988, filed for record March 24, 1988, recorded in Deed Book 4813 Page 1, aforesaid Records of Gwinnett County, Georgia, as affectived by Declaration of Common Area easement recorded in Deed Book 4813 Page 46, and in Deed Book 4813 Page 51, aforesaid Records, as supplemented by Supplemental Declaration of Convents, Conditions and Restrictions, recorded in Deed Book 4817 Page 25, and in Deed Book 5292 Page 314, aforesaid records, as assigned by Notice of Assignment of Declarant's Rights, Powers, Easements and Reservations, recorded in Deed Book 6786 Page 69, aforesaid Records, as supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 7971 Page 64, in Deed Book 8269 Page 1, in Deed Book 9040 Page 176, and in Deed Book 9040 Page 180, aforesaid Records, as amended by First Amendment to Initial Declaration of Convents, Conditions and Restrictions, recorded in Deed Book 18924 Page 64 aforesaid Records, ans as further amended by Second Amendment to Initial Declaration of Convents Conditions and Restrictions recorded in Deed Book 20551 Page 1, aforesaid Records. (Affects property, Blanket in nature, cannot be plotted)

Right-of-Way Deed from Madison Venues, Ltd to Georgia Department of Transportation, dates August 1, 1997, recorded in Deed Book 14556 Page 16, aforesaid Records. (does not affect property (establishes R/W of I-85)

Easement Agreement between John D. Stephens and Madison Ventures, Ltd a Georgia corporation and Systems Capital Real Property Corporation, a Delaware corporation, dated March 12, 1998, filed for record March 13, 1998, recorded in Deed Book 15619 Page 203, aforesaid Records.(Storm Sewer Easement affects Property as shown, the reaming easements do not apply)

Easement Agreement between John D. Stephens and Madison Ventures, Ltd., a Georgia corporation and Southern Empire Builders, L.P., a Georgia limited partnership, dated May 28, 1998, filed for record June 22, 1998, recorded in Deed Book 18246 Page 212, aforesaid Records. (Affects property as shown)

Right-ofWay Deed from John D. Stephens to Gwinnett County, Georgia, dated November 12, 1997 filed for record August 6, 1998, recorded in Deed Book 16520 Page 244, aforesaid Records. (Does not affect property, establishes Right-of-Way of Stephens Center Drive)

Easement from Stephens Center Holdings, LLC to Gwinnett County Water and Sewergae Authority, dated December 12, 2001, filed for record January 7, 2002, recorded in Deed Book 25823 Page 232 aforesaid Records. (Affects property as shown)

Easement from Stephens Center Holdings, LLC to Gwinnett County Water and Sewerage Authority, dated December 12, 2001 filed for record January 7, 2002, recorded in Deed Book 25823 Page 234 aforesaid Records. (Affects property as shown)

reciprocal Easement Agreement by and among Duluth Holdings, LLc a Georgia limited liability company, Stephens Center Holdings, LLC a Georgia limited liability company, and LQD Holdings, LLC a Georgia limited liability company, dated May 22, 20025, filed for record May 30, 2002, recorded in Deed Book 27532 Page 217, aforesaid Records. (Affects property as shown)

Attention is directed to the fact that the subject property abuts Intersate 85 which is a limited access way and the right of access is limited to those points designated by the Department of Transportation. (Affects property as shown)

All matters shown on the plats in Plat Book 65 Page 174 and Plat Book 92 Page 277 aforesaid Records. (Affect property as shown)

Easements contained in Conveyance from Sammie Powell to Gwinnett County, Georgia, dated February 8, 1938, filed for record March 25 1938, recorded in Deed Book 63 Page 521, aforesaid Records. (Does not affect property)

Easement from L & N Land Corp., a Texas corporation to Georgia Power Company, dated September 12, 1986, filed for record September 16,1986, recored in Deed Book 3801 Page 111, aforesaid Records. (Affects property, Blanket in nature, cannot be plotted)

Easement from John D. Stephens and Madison Ventures, LTD to Georgia Power Company, dated August 1, 1997, recorded in Deed Book 14891 Page 169, aforesaid Records. (Affects easement) Does not affect property

Easement contained in Deed from Eugene A Yates, Jr. to Chemical Bank New York Trust Company, successor by merger to The New York Trust Company, as Trustee under the Will of Eugene Adams Yates, deceased, and Margaret Polk Yates to Gwinnett County Georgia, dated June 4, 1965, filed for record June 20, 1965, recorded in Deed Book 256 Page 102, aforesaid records. (Does not affect property, additional Right-of-Way has been aquired)

Agreement for serer Service between Gwinnett County, Georgia and M.M. Warren and William R Patterson, dated April 1, 1974, filed for record August 19, 1974 recorded in Book 860 Page 134 aforesaid Records. (not survey related)

LAND DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 60 of the 7th land district, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT being 260.00' from the intersection of the right of way of Stephens Center Drive (R/W 60') and Satellite Boulevard; thence along Stephens Center Drive a curve to the left 43.00' having a 150.00' radius and chord of N23°59'27"E a distance of 42.86' to a point in the center of a driveway; thence S81°10'25"E a distance of 455.67' to a 1/2" rebar found on the R/W of Interstate 85 (R/W varies); thence along Interstate 85 S07°06'11"W a distance of 10.59' to a R/W Monument found; thence continue S21°32'53"W a distance of 271.32' to a R/W Monumnet found; thence continue S02°07'11"W a distance of 58.59' to a 1/2" rebar found; thence leaving said R/W N78°14'42"W a distance of 68.20' to a 1/2" rebar set; thence N21°32'53"E a distance of 223.61' to a 1/2" rebar set; thence along a curve to the left 109.81' having a radius of 80.92' and chord of N24°43'44"W and distance of 101.57' to a 1/2" rebar set; thence N05°53'03"W a distance of 5.00' to a 1/2" rebar set; thence N84%5d06'48"W a distance of 206.41' to a 1/2" rebar set; thence N05°51'58"E a distance of 128.09' to a 1/2" rebar set; thence S67°57'17"W a distance of 93.25' to a 1/2" reavr set on the R/W of Stephens Center Drive the point of BEGINNING.

This site contains 87,711 square feet or 2.013 acres including any and all easements.

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,362 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 263,476 FEET.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C0007F 9-29-06

LEGEND

IPF	IRON PIN FOUND
RB	REBAR
OT	OPEN TOP
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
I.E.	INVERT ELEVATION
DWCB	DOUBLE WING CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
WV	WATER VALVE
PP	POWER POLE
B.L.	BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATE:

TO DULUTH CAPITAL INVESTMENTS, LLC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY OF ON WHICH IT'S BASED WERE MADE IN ACCORDINACE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ATLA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 1,2,3,4,8,9,13,14,16,17,18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLEDED ON JANUARY 8, 2016.
DATE OF PLAT OR MAP: JANUARY 15, 2016

CIC '18 00 2

DANIEL F. CONROY RLS 2350
GEORGIA REGISTER LAND SURVEYOR

GEORGIA REGISTERED NO. 2350 PROFESSIONAL LAND SURVEYOR DANIEL F. CONROY

REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRENTY, EXPRESS OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

This survey was prepared in conformity with THE TECHNICAL STANDARDS for PROPERTY SURVEYS in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE

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SCALE : 1" = 50'
0' 50' 100' 150'

SURVEY FOR:
DULUTH CAPITOL INVESTMENT, LLC

SURVEYING SERVICES BY:
conroy & associates, P.C.

LAND LOT:	SURVEYED: 1-6-16
DISTRICT:	DRAWN: 1-11-16 BY: DC
COUNTY: GWINNETT	SCALE: 1"=50'
2360 Stephens Center Drive	5885 Cumming Hwy #108-317 Sugar Hill, GA 30518 770.831.3301 conroyassoc@gmail.com
Deed Book 51309 Page 857	AP190 2360

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:

Yes, A Hotel is Permitted by Right under the current Zoning Designation.

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

NO, Site is currently Pad graded with no buildings and Adjacent to other hotels.

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

Yes

(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:

NO

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

Yes Site is IN the Regional Mixed Use Area near the Gwinnett Civic Center/ Infinite Energy Center which is a target for cultural events that need Lodging Support.

(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:

NO

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LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF STAYBRIDGE SUITES - DULUTH, GA

Duluth Capital Investments, LLC (the "Applicant") submits this application for the purpose of modifying certain conditions of zoning for approximate 2.01-acre tract situated at 2360 Stephens Center Drive in Duluth, Georgia (the "Property").

The Applicant, who is a contract purchaser of the Property, proposes to develop an upscale extended-stay hotel. The proposed development consists of proposed hotel with swimming pool use.

The extended-stay hotel with a 108-space parking field is proposed on Parcel #7080 078. The hotel is proposed to be approximately 73,086 square feet which results in a lot density of approximately 36,307 GSF/acre. The height of the hotel will be approximately 55 feet.

A Change in Conditions was granted for the property in 2006 by that certain Resolution CIC (the "Resolution"). The Resolution included certain conditions of zoning applicable to the Property.

In order to develop the Property in accordance with the Applicant's development plans, as depicted on the site plan included with the Change in Conditions Application, the Applicant seeks to modify the following Resolution conditions as follows:

1.A. To restrict the use of the property as follows: Retail and service commercial, office and accessory uses, which include a mini-warehouse **and a hotel** with a maximum height of 55 feet as a special use.

2.B. To satisfy the following site development considerations: The landscaping shall be in ~~accordance with the plan dated July 17, 2006 and shall be in~~ minimum accordance with the **Gwinnet County UDO and** Overlay **requirements**. ~~and BLT conditions~~.

2.J. To satisfy the following site development considerations: **The building primary entrance shall be allowed to be further than 70 feet from the public right-of-way and oriented away from the right-of-way as shown on the Conceptual Site Plan dated 12/20/17.**

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Change in Conditions Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 20th day of December 2017.

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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.

Signature of Applicant — Date: 12-18-17

Sonia Patel — Principle

Type or Print Name and Title

Signature of Notary Public — Date: 12/18/17 — Notary Seal

MUKTI PATEL
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Commission Expires April 21, 2020

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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.

Signature of Property Owner — Date: 12-18-17

SONIAL PATEL - MANAGING MEMBER
Type or Print Name and Title

Signature of Notary Public — Date: 12/18/17 — Notary Seal

MUKTI PATEL
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Commission Expires April 21, 2020

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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

	12-18-17	SONIAL PATEL
Signature of Applicant	Date	Type of Print Name and Title
	12/20/17	JACK JOHNSON PROJECT MANAGER
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	12/18/17	MUKTI PATEL NOTARY PUBLIC GWINNETT COUNTY STATE OF GEORGIA My Commission Expires April 21, 2020
Signature of Notary Public	Date	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 CHANGE IN CONDITIONS

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 7H - 80 - R7080078
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 12-17-17

SONIAL PATEL
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)

Deidre Pitts — NAME
TSA II — TITLE
12/20/17 — DATE

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CIC '18 002

CASE NUMBER CIC-06-023
GCID 2006-1066

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	VOTE
Charles Bannister, Chairman	AYE
Lorraine Green, District 1	AYE
Albert Nasuti, District 2	AYE
Michael Beaudreau, District 3	AYE
Kevin Kenerly, District 4	ABSENT

On motion of COMM. GREEN, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) by KEYSTONE DEVELOPMENT SERVICES, LLC. for the proposed use of INCREASE ALLOWABLE DENSITY on a tract of land described by the attached legal description, which

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is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2006 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JULY, 2006, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

    A. Retail and service commercial, office and accessory uses, which may include a mini-warehouse facility with a maximum height of 55 feet as a Special Use.

    B. Outdoor storage and truck rental shall be prohibited.

2. To satisfy the following site development considerations:

    A. Provide a ten-foot wide landscape strip outside Stephens Center Drive.

    B. The landscaping shall be in accordance with the plan dated July 17, 2006 and shall be in minimum accordance with Overlay and BLT conditions.

    C. Provide interparcel access as may be required by the Department of Development.

CASE NUMBER CIC-06-023
GCID 2006-1066

D. No billboards are permitted.

E. Ground signage shall be limited to monument-type ground signs with a brick base of at least 2 feet in height.

F. Dumpsters shall be screened by a 100% opaque brick wall.

G. Buildings shall be finished with architectural treatments of brick, stone, or stucco.

H. Submit a landscape and tree protection plan for approval of the Department of Planning and Development.

I. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
Charles E. Bannister, Chairman

Date Signed: 8/11/06

ATTEST:

_____
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

1.445 Acre Property, Stephens Business Park at Satellite,
Stephens Center Drive, Land Lot 80,
7th District, Gwinnett County, Georgia

All that tract or parcel of land, lying and being in the 80th Land Lot, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Intersection of the Easterly Right-of-way line of Satellite Boulevard and the Southerly Right-of-way line of Stephens Center Drive; thence run North 70 Degrees 39 Minutes 54 Seconds East for a distance of 266.22 to an iron pin located on the Eastern Right-of-way line of Stephens Center Drive; this being the TRUE POINT OF BEGINNING; thence run along the Right-of-way line, along a curve to the left having a radius of 150.00 feet and an arc length of 42.94 feet, being subtended by a chord of North 23 Degrees 50 Minutes 09 Seconds East for a distance of 42.80 feet to a point; thence run South 81 Degrees 10 Minutes 28 Seconds East for a distance of 455.86 feet to an iron pin located on the Western Right-of-way line of Interstate Highway 85; thence run South 06 Degrees 42 Minutes 40 Seconds West for a distance of 10.60 feet to a concrete monument; thence run South 21 Degrees 32 Minutes 53 Seconds West for a distance of 161.79 feet to a point; thence run North 84 Degrees 06 Minutes 48 Seconds West for a distance of 295.01 feet to a point; thence run North 05 Degrees 51 Minutes 58 Seconds West for a distance of 111.50 feet to a point; thence run North 67 Degrees 57 Minutes 17 Seconds West for a distance of 134.90 feet to a point located on the Eastern Right-of-way line of Stephens Center Drive, the true point of beginning and the TERMINUS POINT of this description.

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MAY 0 5 2006
GWINNETT PLANNING DIVISION

CASE NUMBER SUP-06-091
GCID 2006-1067

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	VOTE
Charles Bannister, Chairman	AYE
Lorraine Green, District 1	AYE
Albert Nasuti, District 2	AYE
Michael Beaudreau, District 3	AYE
Kevin Kenerly, District 4	ABSENT

On motion of COMM. GREEN, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by KEYSTONE DEVELOPMENT SERVICES, LLC. for the proposed use of BUILDING HEIGHT INCREASE TO 55 FT. on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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Planning & Development

CASE NUMBER SUP-06-091
GCID 2006-1067

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2006 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JULY, 2006 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Retail and service commercial, office and accessory uses, which may include a mini-warehouse facility with a maximum height of 55 feet as a Special Use.

   B. Outdoor storage and truck rental shall be prohibited.

2. To satisfy the following site development considerations:

   A. Provide a ten-foot wide landscape strip outside Stephens Center Drive.

   B. The landscaping shall be in accordance with the plan dated July 17, 2006 and shall be in minimum accordance with Overlay and BLT conditions.

   C. Provide interparcel access as may be required by the Department of Development.

   D. No billboards are permitted.

CASE NUMBER SUP-06-091
GCID 2006-1067

E. Ground signage shall be limited to monument-type ground signs with a brick base of at least 2 feet in height.

F. Dumpsters shall be screened by a 100% opaque brick wall.

G. Buildings shall be finished with architectural treatments of brick, stone, or stucco.

H. Submit a landscape and tree protection plan for approval of the Department of Planning and Development.

I. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
Charles E. Bannister, Chairman

Date Signed: 8/11/06

ATTEST:

_____
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS GWINNETT COUNTY GEORGIA

LEGAL DESCRIPTION

1.445 Acre Property, Stephens Business Park at Satellite,
Stephens Center Drive, Land Lot 80,
7th District, Gwinnett County, Georgia

All that tract or parcel of land, lying and being in the 80th Land Lot, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Intersection of the Easterly Right-of-way line of Satellite Boulevard and the Southerly Right-of-way line of Stephens Center Drive; thence run North 70 Degrees 39 Minutes 54 Seconds East for a distance of 266.22 to an iron pin located on the Eastern Right-of-way line of Stephens Center Drive; this being the TRUE POINT OF BEGINNING; thence run along the Right-of-way line, along a curve to the left having a radius of 150.00 feet and an arc length of 42.94 feet, being subtended by a chord of North 23 Degrees 50 Minutes 09 Seconds East for a distance of 42.80 feet to a point; thence run South 81 Degrees 10 Minutes 28 Seconds East for a distance of 455.86 feet to an iron pin located on the Western Right-of-way line of Interstate Highway 85; thence run South 06 Degrees 42 Minutes 40 Seconds West for a distance of 10.60 feet to a concrete monument; thence run South 21 Degrees 32 Minutes 53 Seconds West for a distance of 161.79 feet to a point; thence run North 84 Degrees 06 Minutes 48 Seconds West for a distance of 295.01 feet to a point; thence run North 05 Degrees 51 Minutes 58 Seconds West for a distance of 111.50 feet to a point; thence run North 67 Degrees 57 Minutes 17 Seconds West for a distance of 134.90 feet to a point located on the Eastern Right-of-way line of Stephens Center Drive, the true point of beginning and the TERMINUS POINT of this description.

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MAY 0 5 2006
GWINNETT PLANNING DIVISION

SUP 06 0 9 1

CASE NUMBER SUP-06-092
GCID 2006-1068

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	VOTE
Charles Bannister, Chairman	AYE
Lorraine Green, District 1	AYE
Albert Nasuti, District 2	AYE
Michael Beaudreau, District 3	AYE
Kevin Kenerly, District 4	ABSENT

On motion of COMM. GREEN, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by KEYSTONE DEVELOPMENT SERVICES, LLC. for the proposed use of MINI-WAREHOUSE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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Planning & Development

CASE NUMBER SUP-06-092
GCID 2006-1068

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 25, 2006 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JULY, 2006 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Retail and service commercial, office and accessory uses, which may include a mini-warehouse facility with a maximum height of 55 feet as a Special Use.

   B. Outdoor storage and truck rental shall be prohibited.

2. To satisfy the following site development considerations:

   A. Provide a ten-foot wide landscape strip outside Stephens Center Drive.

   B. The landscaping shall be in accordance with the plan dated July 17, 2006 and shall be in minimum accordance with Overlay and BLT conditions.

   C. Provide interparcel access as may be required by the Department of Development.

   D. No billboards are permitted.

CASE NUMBER SUP-06-092
GCID 2006-1068

E. Ground signage shall be limited to monument-type ground signs with a brick base of at least 2 feet in height.

F. Dumpsters shall be screened by a 100% opaque brick wall.

G. Buildings shall be finished with architectural treatments of brick, stone, or stucco.

H. Submit a landscape and tree protection plan for approval of the Department of Planning and Development.

I. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
Charles E. Bannister, Chairman

Date Signed: 8/11/06

ATTEST:

_____
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

1.445 Acre Property, Stephens Business Park at Satellite,
Stephens Center Drive, Land Lot 80,
7th District, Gwinnett County, Georgia

All that tract or parcel of land, lying and being in the 80th Land Lot, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

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