

REZONING 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>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: C-2

PARCEL NUMBER(S): 6090013 ACREAGE: 0.722

ADDRESS OF PROPERTY: 3950 Five Forks Trickum Rd/Lilburn, Ga 30047

PROPOSED DEVELOPMENT: Climate controlled storage building

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>40,000</u>
Gross Density: _____	Density: _____
Net Density: _____	

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 1/2" rebar found. Thence South 58 degrees 46 minutes 46 seconds West a distance of 99.91 feet to a 1/2" rebar found. Thence South 64 degrees 31 minutes 35 seconds West a distance of 10.28' feet to a 1/2" 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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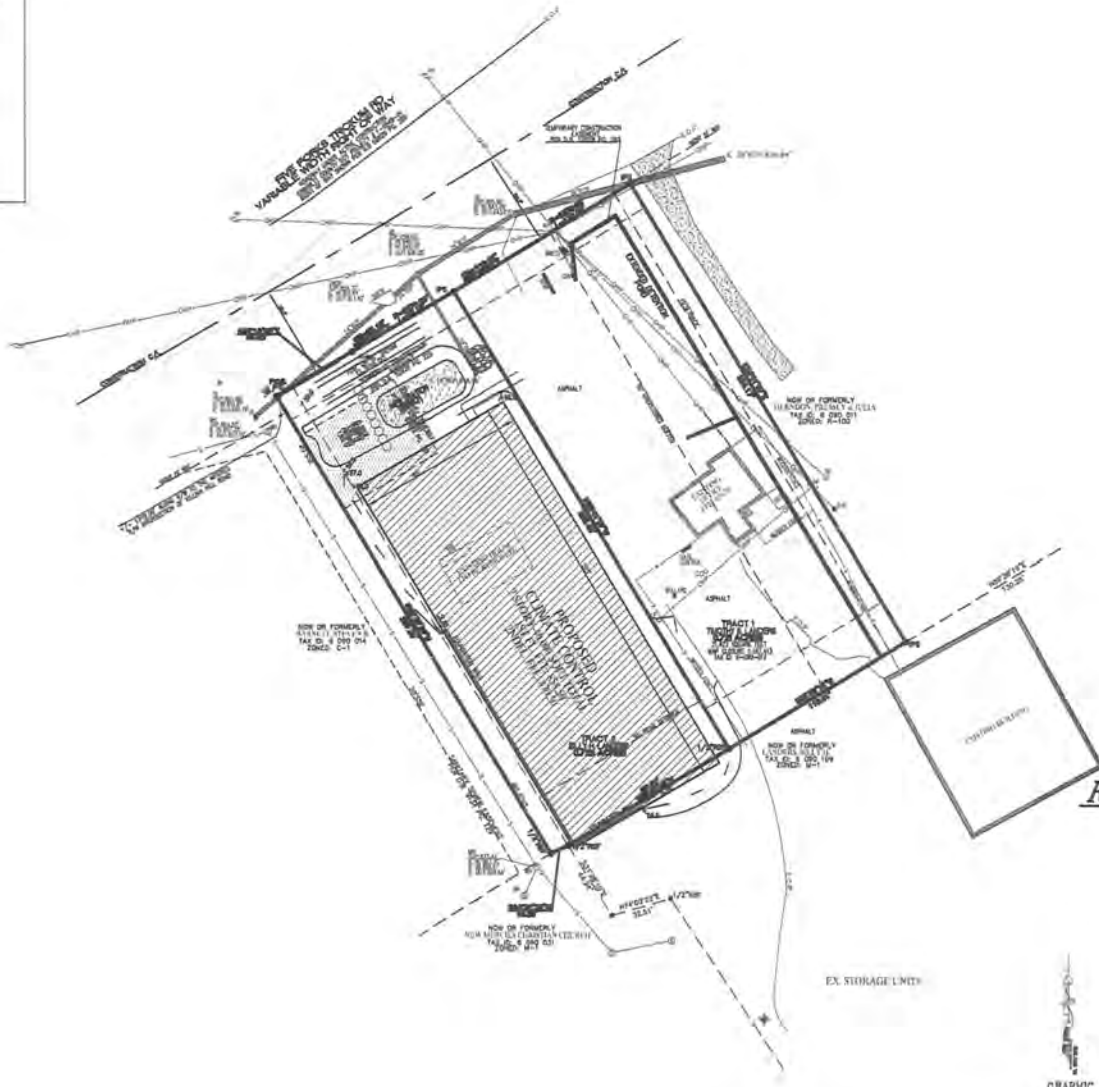
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LOCATION MAP--N.T.S.



SITE INFORMATION

TRACT 2
 BILLY H. LANDERS
0.722 ACRES
 31,449 SQUARE FEET
 TAX ID: 6-060-013
 EXISTING ZONING: R-100
 PROPOSED ZONING: C-2

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 13135C0127F DATED 09/29/2006.
2. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
3. THERE ARE NO STATE WATERS BUFFERS ON THIS PROPERTY.

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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: 404-791-0876
 email: gwinnettstorage@bellsouth.net

APPLICANT:
 TIM LANDERS
 8032 COOL SPRINGS RD
 GAINESVILLE, GA 30506-3412
 CONTACT PERSON: TIM LANDERS
 PHONE: 404-791-0876
 email: gwinnettstorage@bellsouth.net

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



-DATE: 07/13/2018
 -BLP: JCB/ 18-1941

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed zoning of C-2 is suitable in view of the use and development of adjacent and nearby properties.

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

This proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property does not have a current reasonable economic use as currently zoned

- (D) WHETHER THE PROPOSED REZONING 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 rezoning will not result in a use which will or could cause and excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed rezoning 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 REZONING:

The adjacent property is currently operating as a self storage facility and this proposed climate controlled building will give the local area a climate controlled storage option.

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 rezoning 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 this rezoning application would request a change in zoning to C-2. 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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REZONING 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 Sander

Signature of Property Owner

7-31-18

Date

Billy H. Landers

Type or Print Name and Title

Lilia A Reyes

Signature of Notary Public

7-31-18

Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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 7-31-18 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

Lilia A. Reyes 7-31-18
 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 Timothy Landers
 YOUR NAME

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

NAME AND OFFICIAL 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 REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 090 - 013
(Map Reference Number) District Land Lot Parcel

Timothy S. Landers 7-31-18
Signature of Applicant Date

Timothy S. Landers
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)

Opdie Smith TSAI
NAME TITLE
7-31-18
DATE

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