

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CSC PROPERTIES, LLC</u>	NAME: <u>BUFORD DRIVE SELF STORAGE LLC</u>
ADDRESS: <u>5795 ULMERTON ROAD</u>	ADDRESS: <u>1201 PETERSON AVEN</u>
CITY: <u>CLEARWATER</u>	CITY: <u>DOUGLAS</u>
STATE: <u>FLORIDA</u> ZIP: <u>33760</u>	STATE: <u>GA</u> ZIP: <u>31533</u>
PHONE: <u>727-466-3444</u>	PHONE: <u>(912) 389-8600</u>
CONTACT PERSON: <u>JAKE SEATON</u> PHONE: <u>727-466-3444</u>	
CONTACT'S E-MAIL: <u>JAKE@CSCPROPERTIES.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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>18,027</u>
PARCEL NUMBER(S): <u>R 7091 335</u>	ACREAGE: <u>3.697 AC</u>
ADDRESS OF PROPERTY: <u>1865 AZALEA DRIVE, LAWRENCEVILLE, GA 30043</u>	
SPECIAL USE REQUESTED: <u>AUTO BODY SHOP USE</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**Legal Description:**

All of the tract or parcel of land lying in Land Lot 91, of the 7<sup>th</sup> District, Gwinnett County, Georgia, and begin more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the northerly right of way of Azalea Drive (having a variable width publicly dedicated right of way) and the easterly right of way of Georgia Highway No. 20 (AKA Buford Drive) (having a variable width publicly dedicated right of way), said capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Georgia Highway No. 20 North 03 degrees 45 minutes 55 seconds West a distance of 229.92 feet to a 5/8-inch capped rebar set; Thence leaving said right of way North 86 degrees 07 minutes 04 seconds East a distance of 598.73 feet to a 5/8-inch capped rebar set; Thence South 51 degrees 20 minutes 17 seconds East a distance of 89.97 feet to a 5/8-inch capped rebar set; Thence South 03 degrees 54 minutes 35 seconds East a distance of 177.45 feet to a capped rebar set on said right of way of Azalea Drive; Thence along said right of way of Azalea Drive the following courses and distances: along a curve to the right, said curve having a radius of 1716.48 feet with an arc distance of 63.52 feet, with a chord bearing of South 86 degrees 38 minutes 46 seconds West and a chord length of 63.52 feet to a 5/8-inch capped rebar set; South 88 degrees 15 minutes 53 seconds West a distance of 138.38 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 918.76 feet with an arc distance of 56.90 feet, with a chord bearing of South 86 degrees 36 minutes 02 seconds West and a chord distance of 56.59 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 614.84 feet with an arc distance of 113.95 feet, with a chord bearing of South 79 degrees 20 minutes 29 seconds West and a chord distance of 113.79 feet to a 5/8-inch capped rebar set; South 72 degrees 58 minutes 24 seconds a distance of 73.74 feet to a 5/8-inch capped rebar set; along a curve to the right, said curve having a radius of 411.42 feet with an arc distance of 87.55 feet, with a chord bearing of South 79 degrees 30 minutes 11 seconds West and a chord distance of 87.38 feet to a 5/8-inch capped rebar set; North 76 degrees 31 minutes 27 seconds West a distance of 142.05 feet to a 5/8-inch capped rebar set, said rebar begin the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 3.697 acres (161,070 square feet).

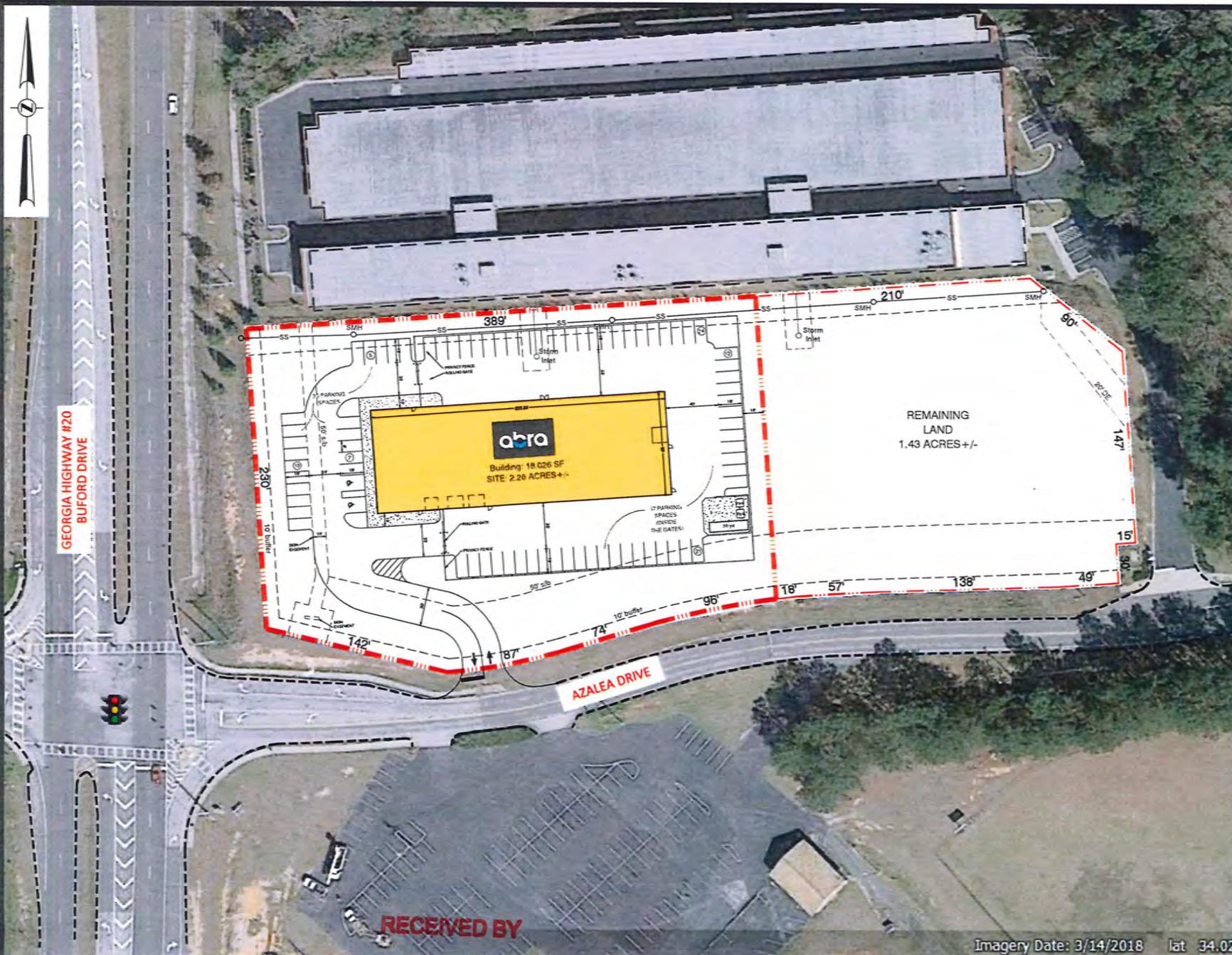
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GEORGIA HIGHWAY #20  
BUFORD DRIVE

AZALEA DRIVE

**abra**  
Building 18,026 SF  
SITE 2.28 ACRES +/-

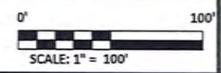
REMAINING  
LAND  
1.43 ACRES +/-

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Imagery Date: 3/14/2018 lat 34.02



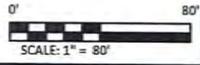
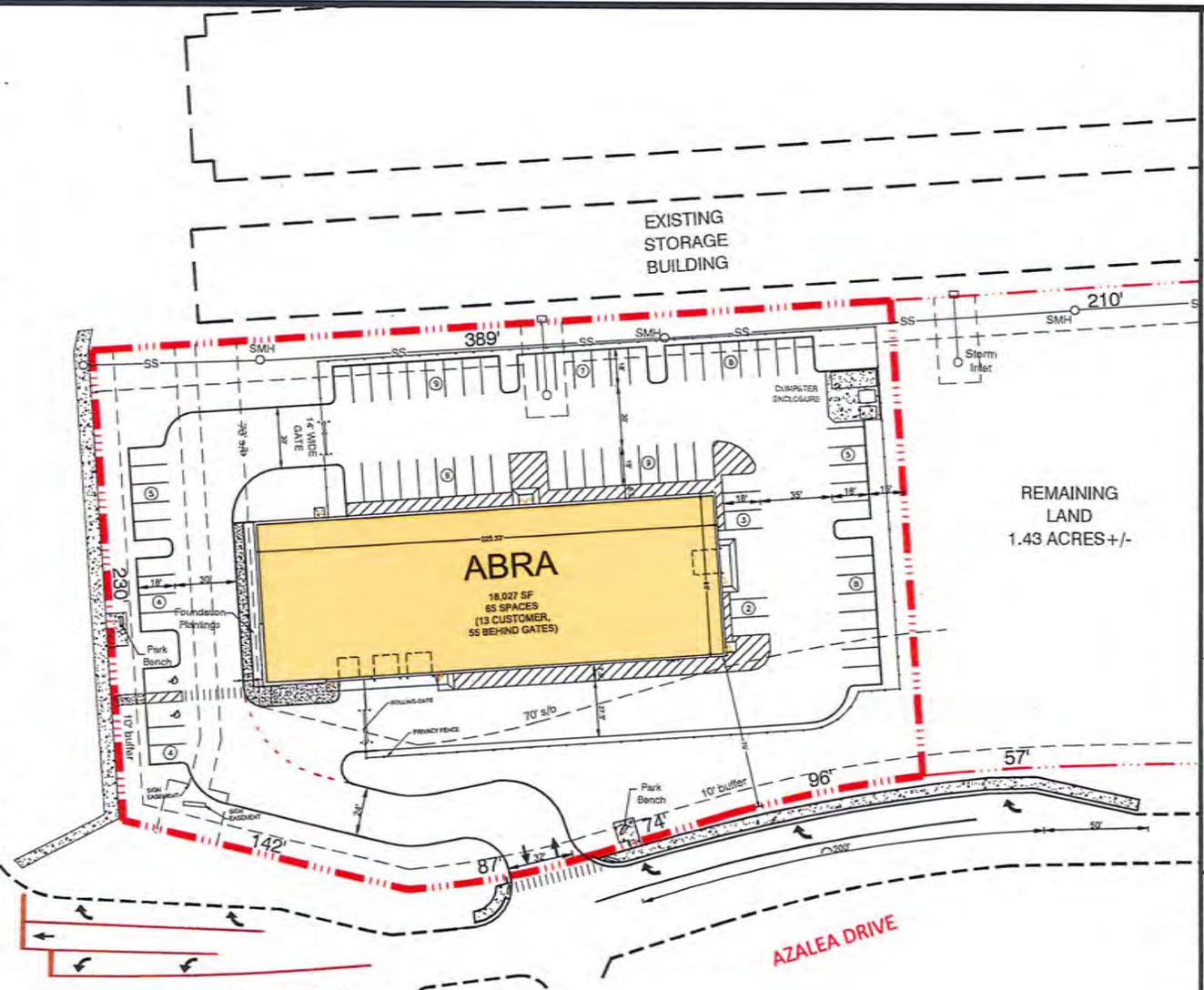
<b>ABRA ~ LAWRENCEVILLE GA</b>	
PROJECT NAME	1905 BUFORD DRIVE, LAWRENCEVILLE GA
PROJECT LOCATION	DATE: JAN 28th, 2019 SHEET No. Concept Plan 1
DATE	
<b>CSC Properties, LLC</b> 5795 Ulmerton Rd, Suite 200 Clearwater, Florida, 33760 727-446-3444	 <b>PROPERTIES</b>



GEORGIA HIGHWAY #20  
BUFORD DRIVE



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SUP '19 038



**CSC Properties, LLC**  
5795 Uimerton Rd, Suite 200  
Clearwater, Florida, 33760  
727-446-3444

PROJECT NAME  
PROJECT LOCATION  
DATE

**ABRA ~ LAWRENCEVILLE GA**  
1905 BUFORD DRIVE, LAWRENCEVILLE GA  
DATE: FEB 21st, 2019  
Concept Plan 2 - REVISED PER PRE-APPT MTG



**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 WILL PERMIT AN AUTO BODY SHOP. THIS USE IS SUITABLE IN VIEW OF THE ADJACENT DEVELOPMENT AND NEARBY PROPERTIES ALONG THE BUFORD DRIVE CORRIDOR.

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

THE PROPOSED SPECIAL USE IS NOT ANTICIPATED TO ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF THE ADJACENT OR NEARBY PROPERTY.

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

THE PROPERTY AFFECTED BY A PROPOSED SPECIAL USE HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED, BUT A SPECIAL USE WILL ALLOW FOR AN AUTO BODY SHOP TO BE PROPERLY DEVELOPED.

- (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 IS NOT ANTICIPATED TO CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

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

THE PROPOSED SPECIAL USE IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN, AS IT WILL MAINTAIN A USE CONSISTENT WITH THE CHARACTER AREA DEPICTED ON THE 2030 UNIFIED PLAN AND FUTURE DEVELOPMENT MAP

- (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:

THERE ARE EXISTING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PARCEL LISTED AS PARCEL NUMBER 7091 335 (CASE NUMBERS REZ-1977-00050, RZC-2007-00003, SUP-2007-00002, SUP-2011-00017, AND CIC-2011-00007). WITH THE EXCEPTION OF THE PROPOSED OUTDOOR STORAGE LISTED IN THE PROPOSED CHANGE IN CONDITIONS, THE CONDITIONS OF THE PREVIOUS ZONING CASES WILL STILL BE MET DURING THE DEVELOPMENT OF THE SITE.

# FORESITE

GROUP

3740 Davinci Court, Suite 100  
Peachtree Corners, Georgia 30092  
☎ | 770.368.1399  
f | 770.368.1944  
w | www.fg-inc.net

February 27, 2019

**By Hand Delivery**

Gwinnett County  
Department of Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30046  
Attn: Ashley Nichols

**RE: Letter of Intent - Special Use Permit and Change in Conditions Application by CSC Properties, LLC ("Applicant") on behalf of Buford Drive Self Storage ("Owner") with respect to 1865 Azalea Drive, Lawrenceville, Georgia (the "Property")**

Ladies and Gentlemen,

Foresite Group Inc has the pleasure of representing Applicant with respect to the attached application. The Applicant seeks a special use permit ("SUP") to operate a proposed ABRA auto body shop on the Property, and a Change in Conditions ("CIC") to allow for outdoor storage on the Property for vehicles. The Property is approximately 3.69 acres, of which 2.27 acres will developed into the proposed auto body shop. There are no current plans for the 1.43-acre portion of the property that is left out of the site plan. The Property is zoned C-2 (Commercial) and is located within the Mall of Georgia Overlay District. The building is proposed to be approximately 18,027 square feet with a façade of brick, EIFS, and/or other materials as depicted in the attached Building Elevations. The proposed site density is approximately 7,941 square feet per acre. The proposed building will be one-story tall, and approximately 28 feet in height. 65 parking spaces proposed, as depicted on the attached Site Plan. The proposed use is suitable in view of the adjacent development and nearby properties along the Buford Drive Corridor. To combat any excessive noise, the bay doors are intended to remain closed at all times. An alarm sounds when bay doors remain open. All automotive work will take place within the limits of the proposed building. Hours of operation are anticipated to be from 8:00AM to 6:00PM Monday thru Friday, 9:00AM to Noon on Saturday, and closed on Sunday.

Sincerely,

Foresite Group Inc.

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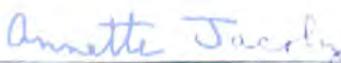
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

  
\_\_\_\_\_  
Signature of Applicant

2/26/19  
\_\_\_\_\_  
Date

Jake Seaton - Project Manager  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

02/26/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary Seal

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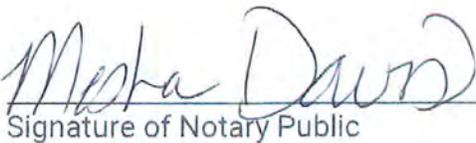
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

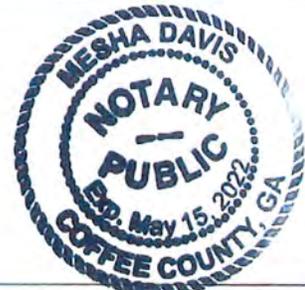
  
\_\_\_\_\_  
Signature of Property Owner

2/27/2019  
\_\_\_\_\_  
Date

FRANCIS LOTT, OWNER  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

2/27/2019  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



\_\_\_\_\_  
Signature of Applicant

*Jake Seaton*

\_\_\_\_\_  
Type or Print Name

*2/26/2019*

\_\_\_\_\_  
Date

*Annette Jacoby*  
\_\_\_\_\_  
Signature of Notary Public

*02/26/19*

\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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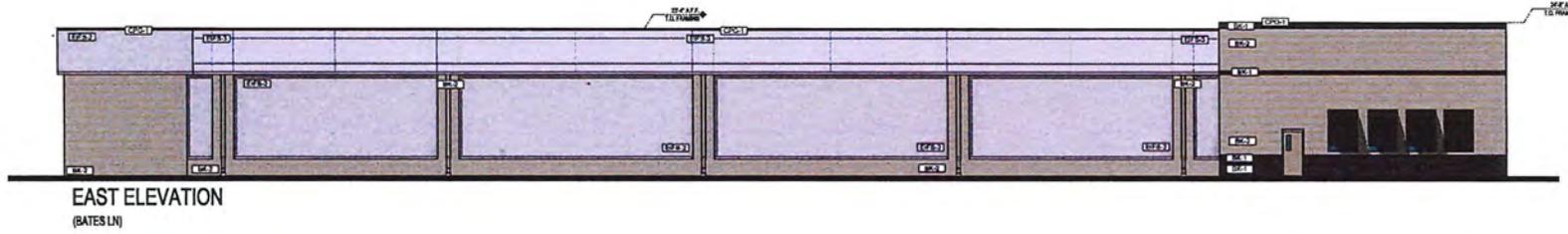
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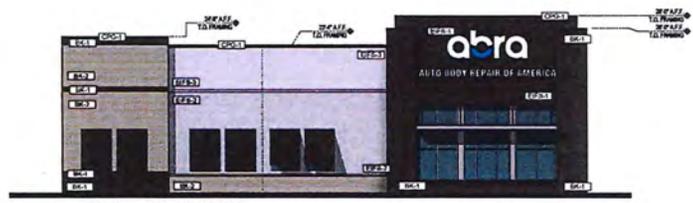
Lawrenceville, GA

EXTERIOR FACADE MATERIAL PERCENTAGES				
ELEVATION	BRICK	GLAZING / DOOR	EIFS	TOTAL
WEST	1188 SF (21%)	777 SF (14%)	3755 SF (65%)	5720 SF
NORTH	734 SF (28%)	451 SF (22%)	806 SF (42%)	2075 SF
SOUTH	488 SF (25%)	188 SF (10%)	1254 SF (65%)	1930 SF
EAST	1979 SF (27%)	145 SF (2%)	3225 SF (46%)	5349 SF
TOTALS	4357 SF (25%)	1574 SF (10%)	9123 SF (61%)	15,054 SF

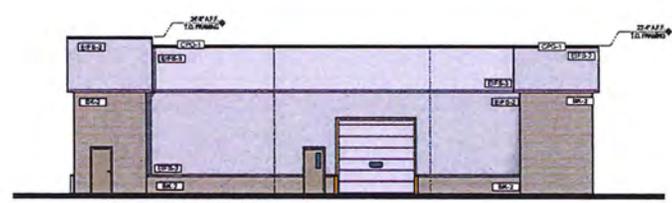
EXTERIOR MATERIAL LEGEND	
BK-1	CLOUD BRICK "MORNING" (DARK GRAY) MODULAR, VELDUR
BK-2	ACME BRICK "DRIFTWOOD" (BROWN) MODULAR
EIFS-1	DRYPAT EIFS TO MATCH BK-1
EIFS-2	DRYPAT EIFS #110 "VAN DYKE"
EIFS-3	DRYPAT EIFS #102 "WHITE WHITE"
GLAZ-1	TRANSPARENT GLAZING W/ SOLAR E-COATING, 1" INSULATED GLAZING UNITS
CPG-1	PRE-FINISHED METAL COPING, FAC-GLAZ - COLOR TO MATCH BK-1



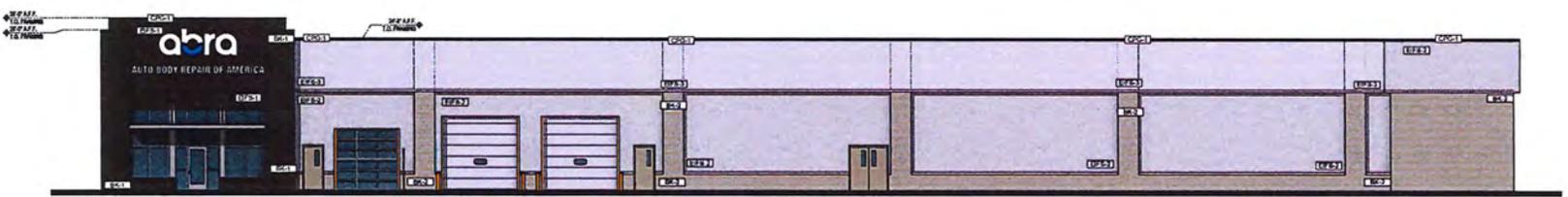
EAST ELEVATION  
(BATES LN)



NORTH ELEVATION  
(RMY B2)



SOUTH ELEVATION



WEST ELEVATION

AUTO BODY REPAIR OF AMERICA

