

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Thomas M. Linder, Jr. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Linder, Jan M.</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>4694 Polo Ln SE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30339</u>
PHONE: <u>770.232.0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-1/C-2</u>	BUILDING/LEASED SQUARE FEET: <u>100,000 sf</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>030</u> ACREAGE: <u>+/- 2.07</u>
ADDRESS OF PROPERTY: <u>3214 Centerville Hwy</u>	
SPECIAL USE REQUESTED: <u>Self-Storage facility</u>	

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 30 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on southeasterly right-of-way line of Centerville Highway (State Route 124), said point being the **POINT OF BEGINNING**, THENCE along said right-of-way line North 37 degrees 10 minutes 15 seconds East a distance of 324.83 feet to a 1/2" rebar; THENCE leaving said right-of-way line South 29 degrees 00 minutes 03 seconds East a distance of 425.62 feet to a 1/2" rebar; THENCE South 60 degrees 59 minutes 57 seconds West a distance of 213.35 feet to a 1/2" rebar; THENCE North 29 degrees 32 minutes 17 seconds West a distance of 110.23 feet to a 1/2" rebar; THENCE North 53 degrees 11 minutes 51 seconds West a distance of 201.90 feet to a 1/2" rebar, said 1/2" rebar being the **POINT OF BEGINNING**.

Said tract contains 90172.4581 square feet or 2.07 acres.

RZC '20 018

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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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (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:

Please see attached

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APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the Applications will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The subject Property is currently zoned C-1 and the proposed use is compatible with the current commercial character of the area.
- (B) No, approval of the Applications will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement existing land uses.
- (C) Due to the size, layout, location, and topography of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned without the requested special use permit.
- (D) No, approval of the Applications will not result in an excessive or burdensome use of the infrastructure systems. The subject property is located off of Centerville Highway with access to utilities.
- (E) Yes, approval of the Applications would be in conformity with the policy and intent of the Land Use Plan which encourages commercial land uses along major transportation corridors.
- (F) Applicant submits that the commercial/retail nature of the area and the relatively low-intensity of the proposed use provide additional supporting grounds for approval of the Applications.

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Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR
SPECIAL USE PERMIT AND REZONING APPLICATIONS
OF THOMAS M. LINDER, JR.**

Mahaffey Pickens Tucker, LLP submits the attached Rezoning and Special Use Permit applications (the "Applications") on behalf of the property owner, Thomas M. Linder, Jr. (the "Applicant") relative to an approximately 2.07-acre tract (the "Property") located off Centerville Highway (State Route 124) just north of its intersection with Zoar Road. The Applicant is proposing to develop a Self-Storage/Mini-Warehouse Facility on the Property to complement existing development. The Property is currently zoned C-1 pursuant to RZC2006-00046 and is designated as within the "Neighborhood Node" character area on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant's proposal is to develop the Property to include a single building with 53 parking spaces, approximately 100,000 square feet of interior, conditioned storage space, and an office to manage on-site operations. The proposed building would include attractive architectural design elements with an entrance on Centerville Highway. The Property would also include interparcel connections to adjacent commercial and retail uses. The proposed building would be three stories with a basement to accommodate sloping topography on the site. The Applicant is

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also proposing a buffer reduction along the northerly property line in order to provide a 25-foot landscaped buffer rather than the UDO-required 50-foot natural, undisturbed buffer.

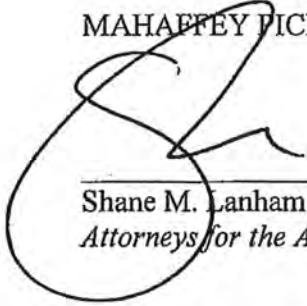
The surrounding area is characterized by a wide range of intense commercial uses. The Property is adjacent to a large self-storage facility which is zoned M-1 and includes outdoor boat and RV storage. The storage units in the adjacent facility are primarily unconditioned units with external roll-up doors. The proposed storage would nicely complement the existing facility by offering storage options not currently available at the existing facility. The proposed development would also be compatible with the land use policies set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). Within the Neighborhood Node Character Area, a mix of commercial, retail, and shopping uses are encouraged to serve the surrounding residential areas. The proposed development would do just that as the primary customers would be nearby homeowners who need additional secure space to store their belongings.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Planning & Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

This 2nd day of July, 2020.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant

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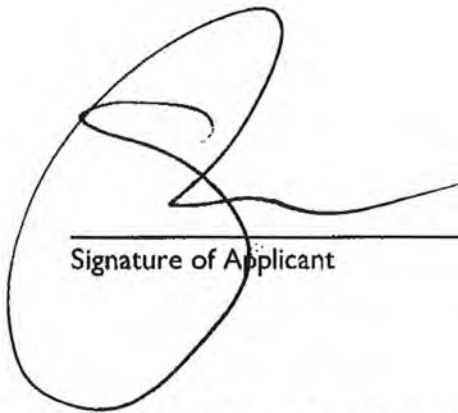
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

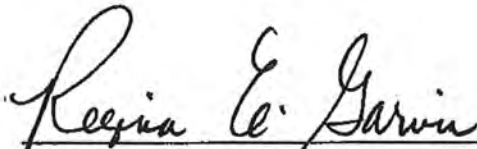


Signature of Applicant

7/2/20
Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public

7/2/20

Date



Notary Seal

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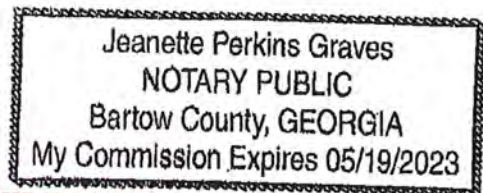
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Thomas M Linder Jr 7-1-20
Signature of Applicant Date

Thomas M. Linder Jr
Type or Print Name and Title

Jeanette Perkins Graves 7-01-2020
Signature of Notary Public Date Notary Seal



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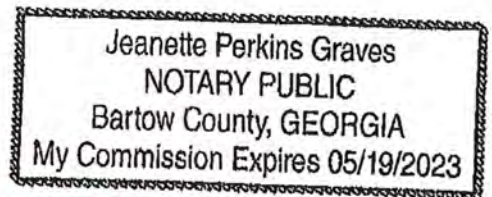
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Thomas M. Linder, Jr. 7-1-20
Signature of Property Owner Date

Thomas M. Linder, Jr.
Type or Print Name and Title

Jeanette Perkins Graves 7-01-2020
Signature of Notary Public Date Notary Seal



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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 TYPE OR PRINT NAME AND TITLE

Shane Lanham, Attorney for the Applicant

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

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

Mahaffey Pickens Tucker, LLP

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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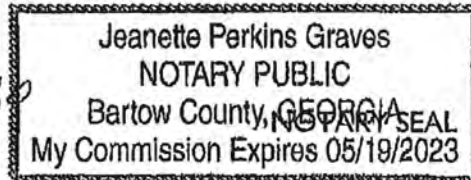
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Thomas M. Linder Jr / 7/1/20 Thomas M Linder Jr Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jeanette Perkins Graves / 7-9-2020
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

Thomas M Linder Jr
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 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: 6 - 030 - 276
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

7/2/20
Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

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)

NAME

TITLE

DATE

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Visitors can check wait times in advance [here](#).

ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:
LINDER JAN M
4694 POLO LN SE
ATLANTA, GA 30339-5346

SITUS:
3214 CENTERVILLE HWY
Tax District:
COUNTY UnIncorporated

[Change Mailing Address](#)

Parcel ID	Property Type	Last Update
R6030 276	Real Property	6/30/2020 6:39:26 PM

Legal Description

PT TRACT 4 CENTERVILLE SELF STORAGE

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

View or edit your Scheduled Payments here

GoPaperless

Click [here](#) to cancel your Paperless Billing enrollment

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$10,078.68	\$10,078.68	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$10,121.97	\$10,121.97	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$10,205.94	\$10,205.94	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$10,109.56	\$10,109.56	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.



gwinnettcountry
Assessor's Office
GIS & Property Record Detail

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