

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>GS&T Properties, LLC c/o Andersen, Tate & Carr P.C.</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>770-822-0900</u>	NAME: <u>GS&T Properties, LLC c/o Andersen, Tate & Carr P.C.</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>770-822-0900</u>
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u> CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): M1 PRIOR ZONING CASE: RZ-99-080
 PARCEL NUMBER(S): R7168 036 ACREAGE: 7.4855
 ADDRESS OF PROPERTY: 500 Satellite Blvd., Suwanee 30024
 PROPOSED CHANGE IN CONDITIONS: Please see attached.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>70,623</u>
GROSS DENSITY: _____	DENSITY: <u>1</u>
NET DENSITY: _____	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING ON LAND LOT 168 OF THE 7th LAND DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 7.4855 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BURNETTE ROAD, HAVING A RIGHT OF WAY WIDTH OF 80 FEET AND THE EASTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD, HAVING A RIGHT OF WAY WIDTH THAT VARIES, SAID REBAR BEING AT THE NORTHEASTERLY END OF A RIGHT OF WAY MITER; THENCE RUNNING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BURNETTE ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 71 DEGREES 36 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 115.72 FEET TO AN IRON PIN SET; SOUTH 73 DEGREES 48 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 97.50 FEET TO AN IRON PIN SET; SOUTH 77 DEGREES 37 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 112.42 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 14 DEGREES 51 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 560.00 FEET TO AN IRON PIN SET; THENCE SOUTH 74 DEGREES 05 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 180.03 FEET TO AN IRON PIN SET; THENCE SOUTH 42 DEGREES 04 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 62.51 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAWNEE INDUSTRIAL WAY, HAVING A RIGHT OF WAY WIDTH OF 60 FEET; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAWNEE INDUSTRIAL WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND AN ARC LENGTH OF 94.04 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 39 DEGREES 45 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 93.72 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 74 DEGREES 05 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 642.54 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT OF WAY LINE OF SAID SATELLITE BOULEVARD; THENCE RUNNING ALONG THE EASTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 904.93 FEET AND AN ARC LENGTH OF 209.45 FEET, BEING SUBTENDED BY A CHORD OF NORTH 05 DEGREES 51 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 208.98 FEET TO AN IRON PIN SET; SOUTH 77 DEGREES 30 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO AN IRON PIN SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 894.93 FEET AND AN ARC LENGTH OF 315.38 FEET, BEING SUBTENDED BY A CHORD OF NORTH 22 DEGREES 35 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 313.75 FEET TO AN IRON PIN SET; NORTH 32 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 59.89 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY END OF AFORESAID RIGHT OF WAY MITER; ALONG SAID RIGHT OF WAY MITER NORTH 55 DEGREES 34 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 132.47 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID BURNETTE ROAD, SAID REBAR BEING THE POINT OF BEGINNING.

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**CHANGE IN CONDITIONS APPLICANT SOUTHPROP INC.'S
RESPONSE TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

- A) WHETHER A PROPOSED CHANGE IN CONDITONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is an industrial development that is compatible with the surrounding uses.

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

The proposed change in conditions will not adversely affect the existing use or usability of any nearby property. The proposed development is compatible with surrounding development.

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

Due to the size, layout, location, and topography of the subject Property, the Applicant submits that the Subject Property does not have any reasonable economic use as currently zoned.

- 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:

The proposed change in conditions will not result in an excessive or burdensome use of the infrastructure systems. The subject Property is located at the corner of McGinnis Ferry Rd. and Satellite Blvd, with access to utilities and in an area with pubic water and sewer availability and convenient access to Interstate 85.

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

The proposed change in conditions is in conformity with the policy and intent of the Land Use Plan. The subject property is designated as within the

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Existing Workplace Center Character Area on the 2040 Plan Future Development Map. Encouraged land uses for this character area specifically include commercial and industrial development at activity nodes.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE CHANGE IN CONDITIONS:

The Applicant submits that the commercial and industrial nature of the area as well as the Property's location and proximity to major thoroughfares, provide additional support for the change in conditions.

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Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

December 6, 2019

VIA HAND DELIVERY

Gwinnett County Planning and Development
c/o Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046-2440

**RE: LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION
OF SOUTHPROP, INC. (500 SATELLITE BLVD, SUWANEE)**

Dear Director and Staff:

Andersen Tate & Carr, P.C. submits this Letter of Intent and attached Change in Conditions application on behalf of Southprop, Inc. (the "Applicant"), for the purpose of deleting or revising multiple zoning conditions from Gwinnett County Zoning Case Number RZ-99-080 concerning an approximately 7.49-acre tract (hereinafter the "Property") located at the southeastern corner of Satellite Blvd and McGinnis Ferry. The Property was rezoned to the M-1 zoning classification, by resolution executed by the Board of Commissioners of Gwinnett County on July 20, 1999, which occurred prior to the McGinnis Ferry Road and Satellite Blvd extensions.

The Applicant is proposing to delete Conditions 3(B)-(H) in their entirety and add a new condition 3(B) to state the following: "*Provide a 10-foot wide landscape strip adjacent to McGinnis Ferry Road.*" The purpose of reducing the buffer would be to allow for direct vehicular and truck access onto McGinnis Ferry Road.

Under the General Conditions, the Applicant proposes to delete Condition 3 in its entirety to allow for direct truck access to McGinnis Ferry Road from the Property. Additionally, the Applicant proposes to delete Conditions 5 through 12, as well as Conditions 14 through 16 as they are specific to the Satellite Blvd and McGinnis Ferry Road extensions and are no longer applicable to the Property.

We respectfully request the above-referenced restrictions be eliminated to allow for direct vehicular and truck access to McGinnis Ferry Road and for the landscape buffer to be reduced to 10-feet as is the current requirement in the Gwinnett County Unified Development Ordinance (UDO). The proposed change in conditions will clean up those conditions that are no longer applicable due to the completion of the Satellite Blvd and McGinnis Ferry Road extensions.

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 6th day of December 2019.

ANDERSEN TATE & CARR, P.C.


Melody A. Glouton, Esq.
Attorney for Applicant

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Proposed Condition Changes

Delete Condition 3 and add the bold language under 3B:

3. In addition to the general conditions, the developer shall:

A. ~~Restrict the use of the property to office/warehousing/distribution and accessory uses at a maximum density of 13,000 square feet of gross floor area per gross acre zoned.~~

B. ~~Provide a 50-foot wide landscaped strip containing the existing trees along the right-of-way of Burnette Road and Wildwood Road. Additional plantings of under canopy evergreen trees and shrubs are to be made within this landscaped area to provide an effective visual screen of the project from the right of way. The type, spacing, size, quantity and mix of plantings shall be approved by the Department of Development.~~
Provide a 10-foot wide landscape strip adjacent to McGinnis Ferry Road.

C. Provide a 25-foot wide landscaped strip or natural buffer along the right-of-way of I-85.

D. Provide an additional 50-foot wide undisturbed natural buffer adjacent to the residential outparcels along Burnette Road, as long as they remain residentially zoned, consistent with the requirements of 2(J) of the general conditions.

E. ~~Prior to the issuance of a development permit which requires access via the temporary road from Wildwood Road the developer will deposit in escrow \$25 per linear foot prior to the rezoning action with the Gwinnett County Engineering Department for safety and loadbearing improvements to the portion of Wildwood Road between the ultimate location of the temporary access road and Old Peachtree Road. These funds may be used to reimburse the county for said improvements in the event they are made prior to the issuance of a development permit.~~

F. ~~The proposed temporary street access from Wildwood Road to the route of the Satellite boulevard extension is to be closed and a cul-de-sac provided no later than 90 days after the completion of the extension of Satellite Boulevard thru to Old Peachtree Road or a different access point becomes available closer to Old Peachtree Road on Wildwood Road and a buffer reestablished along Wildwood Road. The temporary access from the cul-de-sac to Wildwood Road to be a private road.~~

G. Provide a 100-foot setback adjacent to Parcel D.

H. Restrict building sites abutting the required buffer to Parcel D to a maximum of two stories.

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Delete Following General Conditions:

~~3. No direct lot access for nonresidential properties is permitted onto Wildwood Road, the realigned Smithtown Road or Sawmill Drive. Direct truck access to Burnette Road is prohibited.~~

~~5. The developer shall dedicate at no cost to Gwinnett County the following rights-of-way prior to the issuance of any development or building permits on sites abutting the rights-of-way:~~

~~A. 50 feet right-of-way from the centerline on Burnette Road.~~

~~B. 100 feet of right-of-way for the extension of Satellite Boulevard and up to an additional 20 feet of right-of-way for turning lanes at the intersections of the extension with Burnette Road and State Route 317. Right-of-way is to be determined by the Gwinnett County Development Regulations.~~

~~C. 30 feet of right-of-way from the centerline on Smithtown Road.~~

~~D. 60 feet of right-of-way from the centerline on State Route 317.~~

~~E. Right-of-way as required from the realignment of other existing streets within the development as specified in the Gwinnett County Development Regulations.~~

~~6. The exact alignment of the extension of Satellite Boulevard shall be approved by the Gwinnett County Department of Development. All costs associated with the construction of four thru lanes for the extension of Satellite Boulevard through the project are to be paid by the developer. The roadway is to be constructed according to the Development Regulations of Gwinnett County. Construction of the Satellite Boulevard extension shall proceed from the intersection of Satellite Boulevard with State Route 317 and/or from the property line closest to Old Peachtree Road. In addition, along the Satellite Boulevard extension:~~

~~A. No driveway shall be closer than 250 feet from any intersection.~~

~~B. No driveways along the same side of the roadway may be closer together than 300 feet.~~

~~C. No intersections to be developed along the roadway may be closer than 800 feet.~~

~~D. A minimum of two thru lanes from the centerline on the side of the roadway fronting each site shall be constructed prior to the issuance of a Certificate of Occupancy for the building.~~

~~7. The phasing in of the construction of the extension of Satellite Boulevard is to be permitted, provided that within the section of the extension of Satellite Boulevard between the property line closest to Old Peachtree Road and State Route 317, a maximum of 800,000 square feet of gross floor area based upon a mix of 80% warehouse and 20% office space may be constructed in the portion served by access from Wildwood Road until two lanes are constructed thru to State Route~~

06 2019

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~~317. Depending on the actual mix built or proposed, this maximum square footage may be raised or lowered by the Department of Development so long as the peak hour vehicle trips generated is consistent with the vehicle trips generated by the 80/20 mix specified.~~

~~8. Installation of curbing and guttering may be delayed adjacent to the Satellite Boulevard extension until the ultimate roadway width is complete. Funds for curbing and guttering shall be placed in escrow with the Engineering Department as development occurs adjacent to this roadway.~~

~~9. The developer shall be required to provide a traffic and sewer/water infrastructure impact study for the project at intervals of a minimum of each 1,000,000 and maximum of each 1,500,000 square feet submitted for development.~~

~~10. The developer shall initiate petitions to remove the following sections of roads from the Truck Routes of Gwinnett County with the consent of the Engineering Department of Gwinnett County:~~

~~A. The section of Wildwood Road North from its intersection with the temporary access road before any development permit is issued on RZ 4-87.~~

~~B. The section of Burnette Road from the Falcon Complex access US Highway 23 after the Satellite Boulevard extension is complete between Burnette Road and State Route 317.~~

~~11. Until the extension of Satellite Boulevard is completed from the property boundary closest to Old Peachtree Road through to State Route 317, all final site plans for development in the area between Burnette Road and Old Peachtree Road are to be submitted to the Planning Commission for its review and approval prior to the issuance of any building permits.~~

~~14. As per the letter dated February 5, 1987, from the applicant: In the absence of any other method of funding transportation improvements offside of this project by Gwinnett County, the developer shall establish an escrow account as discussed below or other acceptable mechanism with the Engineering Department of Gwinnett County to offset the cost of the following specific improvements:~~

~~A. Signalization of the intersections at:~~

- ~~1. I-85 and State Route 317;~~
- ~~2. State Route 317 and Satellite Boulevard extension;~~
- ~~3. State Route 317 and Smithtown Road;~~
- ~~4. Satellite Boulevard extension and Burnette Road;~~
- ~~5. Satellite Boulevard extension and Old Peachtree Road; and~~
- ~~6. Satellite Boulevard extension and Smithtown Road.~~

~~B. Construction of improvements to:~~

- ~~1. State Route 317 from U. S. Highway 23 to I-85;~~
- ~~2. The interchange at I-85 and State Route 317;~~

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- ~~3. A potential new east-west arterial road connecting Burnette Road across I-85 with Old Peachtree Road;~~
- ~~4. The interchange at I-85 and Old Peachtree Road;~~
- ~~5. Extension of Satellite Boulevard between Wildwood Road and Old Peachtree Road; and~~
- ~~6. Expansion of Satellite Boulevard beyond four lanes.~~

It is intended that these road improvements be funded by a mix of both private and public funds, therefore, the escrow account or other acceptable mechanism is to be the sole source of funds from the developer to offset the developer's share of costs of the specified offsite improvements. Should another method of funding offsite transportation improvements be implemented by Gwinnett County this mechanism would cease immediately.

The Engineering Department of Gwinnett County shall have the discretion of determining how the funds are to be utilized for these specific improvements with written notification to the developer of how funds are spent and applicant's share of said offsite improvements.

15. As per the letter dated February 5, 1987, from the applicant: The developer is to make the contributions to the above-mentioned escrow account according to the following schedule:

A. Prior to the issuance of any development permits, the developer shall deposit the sum of \$50/acre for the rezoned land contained within the project.

B. Prior to the issuance of a building permit for an individual site, the developer shall deposit a sum equal to \$150 per 1,000 square feet of gross floor area for the site to be constructed within the project.

16. On site or master stormwater runoff detention or retention facilities are to be designed so that they are not located within any required buffer against residential property as long as it remains residentially zoned.

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Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

December 5, 2019

VIA HAND DELIVERY

Gwinnett County
Attn: Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

**RE: JUSTIFICATION FOR CHANGE IN CONDITIONS FOR SOUTHPROP,
INC. (500 SATELLITE BLVD., SUWANEE)**

Dear Chairman and Commissioners:

This letter is written on behalf of Southprop, Inc. (the "Applicant"), in connection with the Change in Conditions for property located at 500 Satellite Blvd, Suwanee, Georgia (the "Subject Property").

Constitutional Objections

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Property which is the subject of the rezoning application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

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The Subject Property is presently suitable for development with the requested Change in Conditions as requested by the Applicant and is not economically suitable for development under its present zoning classification with conditions. A denial of the requested Change in Conditions would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to approve the Change in Conditions by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any approval in the Change of Conditions of the Subject Property, subject to conditions which are different from the requested conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Accordingly, the Applicant respectfully requests that the Change in Conditions application submitted by the Applicant relative to the Subject Property be granted and that the Subject Property be approved for the Change in Conditions as shown on the respective application.

Respectfully,

ANDERSEN, TATE & CARR, P.C.



Melody A. Glouton

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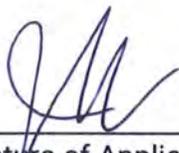
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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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.



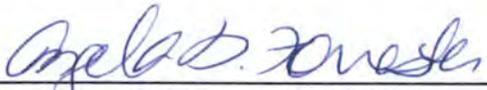
Signature of Applicant

12/3/19

Date

Simon J. Glenn, Sr. manager of Macy Properties, LLC, the General Partner of GS+T Properties, LLC

Type or Print Name and Title



Signature of Notary Public

12/3/19

Date



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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.



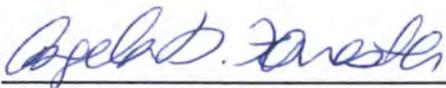
Signature of Property Owner

12/3/19

Date

Jimmy L. Glenn, Sr. manager of Macy Properties, LLC, the General Partner of

Type or Print Name and Title *GS+T Properties, LLC*



Signature of Notary Public

12/3/19

Date



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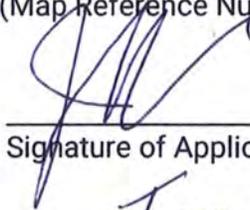
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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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: _____
(Map Reference Number) District Land Lot Parcel

 _____
Signature of Applicant Date

Jimmy Olson, Sr manager of Macy Properties, LLC, the General Partner of GST Properties, LLC.
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)

Julie Smith TSA II
NAME TITLE

12-6-19
DATE

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