

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tammy Smith</u>	NAME: <u>Tammy Smith</u>
ADDRESS: <u>P.O. Box 3379</u>	ADDRESS: <u>3462 Diversified Dr</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Ga</u> ZIP: <u>30052</u>	STATE: <u>Ga</u> ZIP: <u>30052</u>
PHONE: <u>770.666.0846</u>	PHONE: <u>770.666.0846</u>
CONTACT PERSON: <u>Tammy Smith</u> PHONE: <u>770.666.0846</u>	
CONTACT'S E-MAIL: <u>tammy5630@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>RZ-98-135</u>
PARCEL NUMBER(S): <u>R5126 119</u>	ACREAGE: <u>.6744</u>
ADDRESS OF PROPERTY: <u>3462 Diversified Dr. Loganville</u>	
PROPOSED CHANGE IN CONDITIONS: <u>allow storage behind building in screened fenced area</u>	

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>7500 sq. ft.</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY, GA

06 JUL 18 PM 2:00

TOM LAWLER, CLERK

PT-61 # 067.2006-028389

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 580.00

TOM LAWLER CLERK OF
SUPERIOR COURT

After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 06-217

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 17th day of July in the year two thousand and six, between **HERRON PROPERTIES, INC.**, a Georgia Corporation, as party or parties of the first part, hereinafter called "Grantors," and **BOYD S. SMITH and TAMMY P. SMITH**, of the County of Walton and State of Georgia, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 126 of the 5th Land District of Gwinnett County, Georgia, being shown as Lot 6, Block "A", on a final plat entitled "Langley Business Park", dated March 29, 2002, revised October 28, 2002, prepared by Engineering Management Associates, Inc., certified by Robert Von Itter, Georgia Registered Professional Land Surveyor No. 2251, and being recorded in Plat Book 95, Page 218, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete and accurate description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

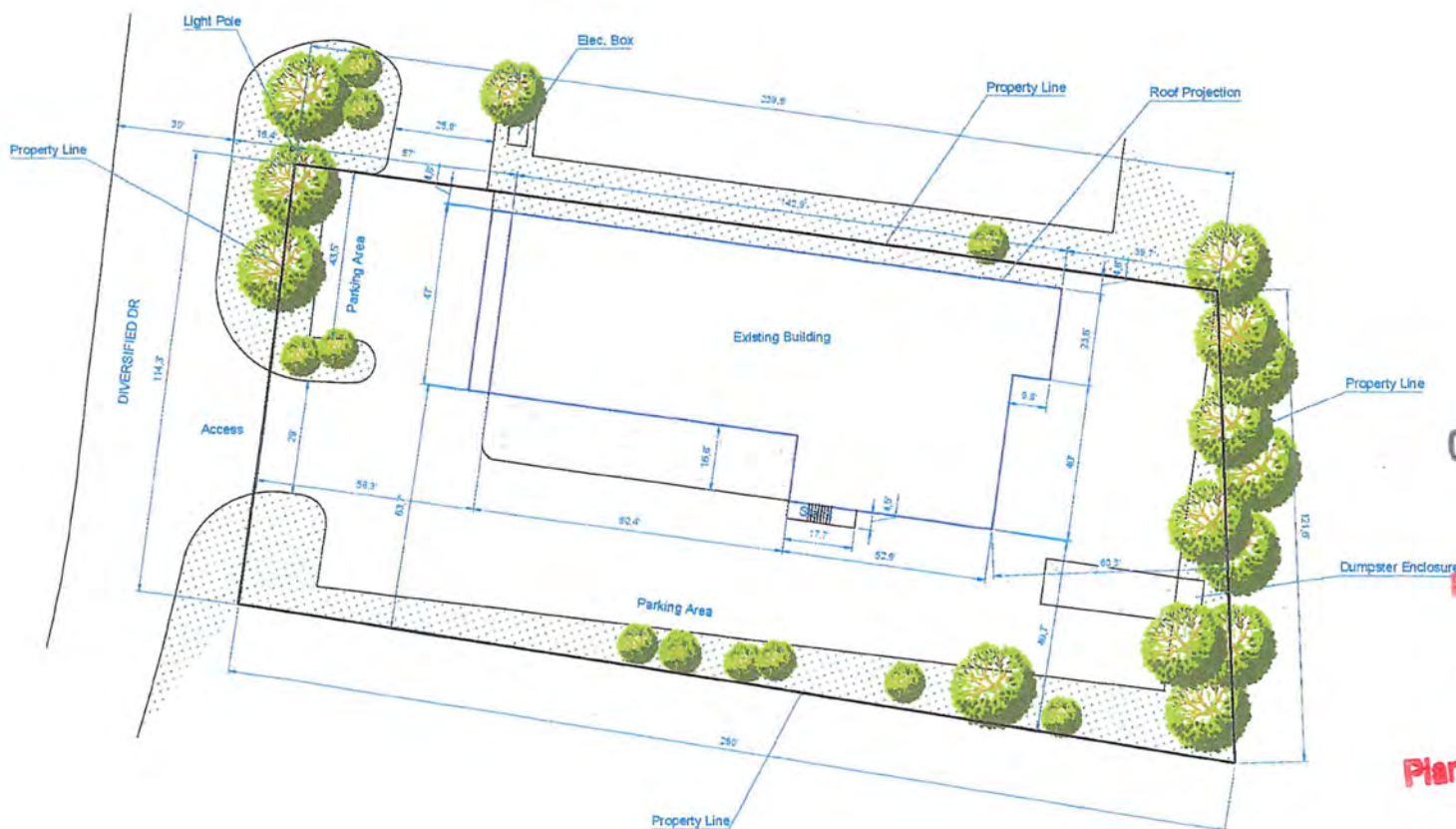
Signed, sealed and delivered in presence of:



HERRON PROPERTIES, INC.

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JUN 04 2020
CIC 20022



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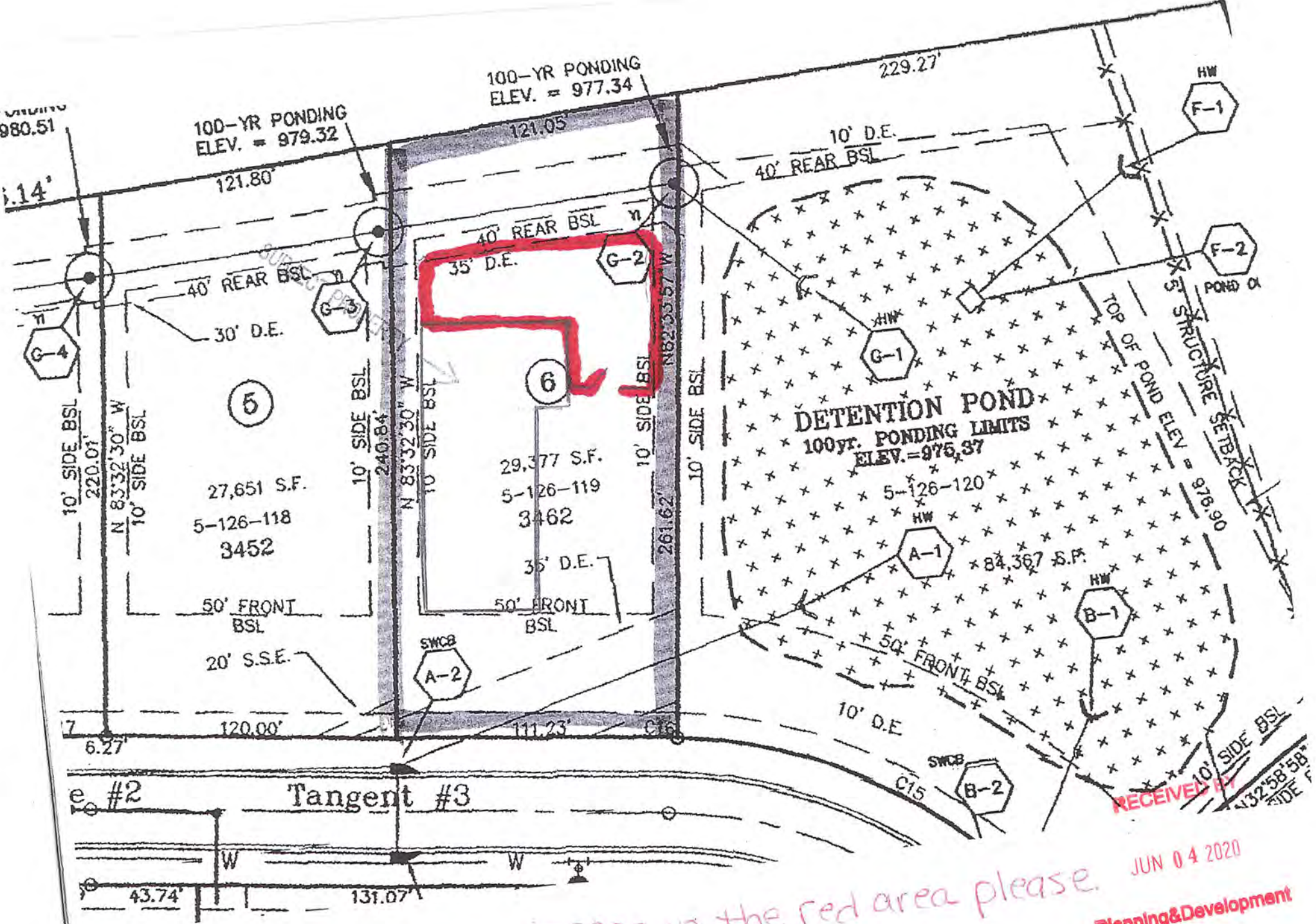
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Parcel No. (APN)	5-126 -119
Land Use Cat.	INDUSTRIAL
Land Use Desc.	WAREHOUSE, STORAGE
Building Area	5,375 SF
Lot Area	29,185 SF (0.67 ACRES)
Building/Lot Ratio	0.18

3462 DIVERSIFIED DR
LOGANVILLE, GA 30052
Escale: 1"=30'





Requesting outdoor storage in the red area please.

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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

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

no

- (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

- (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:

yes, our outdoor storage doesn't affect
any one and is necessary for our business.

Letter of Intent

Gwinnett County Planning Division
Change in Conditions
Special Use Permit

Re: 3462 Diversified Dr.
Loganville, GA 30052

Request for "Change in Conditions" and a "Special Use Permit" pertaining to 122-98-135E "outdoor storage"

We are requesting a change in conditions and a special use permit for storage behind our building in the screened fenced area. This is necessary for our electrical supply business. We will be storing pvc conduit and wooden pallets that are recycled each month. There is no one behind or beside us that would be negatively affected by this.

The acreage size is .67
There are 8 parking spaces
The building is 16 ft high
No change in buffers
Hours of operations are Mon-Fri, 7am – 4pm

Thank You,

Tammy Smith

770.616.0846

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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.

Tammy Smith

Signature of Applicant

2/17/20

Date

Tammy Smith

Type or Print Name and Title

owner

Lisa M Cooper

Signature of Notary Public

2/17/2020

Date



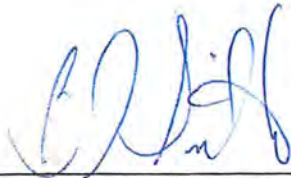
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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

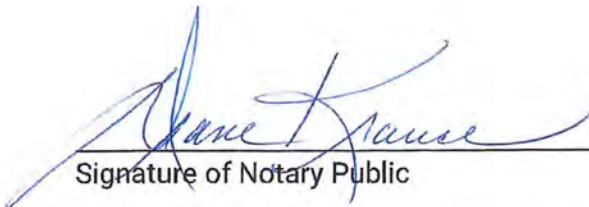
2/19/20

Date

Boyd Smith

Owner

Type or Print Name and Title



Signature of Notary Public

2/19/2020

Date



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Sammy Smith

Signature of Property Owner

2/17/20

Date

Sammy Smith owner

Type or Print Name and Title

Lisa M Cooper

Signature of Notary Public

2/17/2020

Date



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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: _____ - 5126 - 119
(Map Reference Number) District Land Lot Parcel

Tammy Smith 2/17/20
Signature of Applicant Date

Tammy Smith owner
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)

Ingrid Espinal TSA#
NAME TITLE

2/19/2020
DATE

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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.

Tammy Smith 2/17/20 Tammy Smith owner
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Date Type or Print Name and Title
Attorney or Representative

Lisa M Cooper 2/17/2020
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

Tammy Smith
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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