

19-03-CU



June 28, 2019

Town of Braselton
Zoning Board of Appeals
4982 Highway 53, P.O. Box 306
Braselton, GA 30517

RE: *Letter of Intent for Conditional Use Permit At 2414 Hancock Drive*

Property Address: 2414 Hancock Drive
Property Deed Book 7279, Page 6 / Plat Book 858, Page 103, "Lot 2"
Property Tax ID: 15041J000002
Property Area: +/- 1.01 AC
Property Owner: SJ Venture I, LLC

This letter is a description of intent to apply for a Conditional Use Permit for an Automobile Service Station (Express Service) for the proposed Firestone Complete Auto Care at 2414 Hancock Drive. The property is currently zoned General Commercial (G-C). The following narrative addresses the governing standards for granting a conditional use permit.

Firestone Complete Auto Care centers operate between typical commercial operating hours. Expected daily hours of operation can range between 7 AM and 6 PM.

Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered. The proposed use would provide extended and convenient automobile maintenance to the public without causing impairment to the existing commercial area. Access for the proposed site will use Hancock Rd. to connect to Friendship Rd. Friendship Rd is also classified as State Route 347 and provides existing turn lanes and a median section adjacent to Hancock Dr. to provide a safe and steady flow of traffic. Sufficient buffers and screening from Right-of-way would be provided along Friendship Hwy.

For the selected use and typical customer traffic, parking will be sufficient in quantity and free-flow. In addition, ADA stalls will be provided at a point nearest to the building.

Traffic will not be adversely affected due to the development of the proposed site. At the time of this memorandum, will-serve letters have been provided by utility providers. The development will warrant development fees for such use as a Quick Lubrication Vehicle Shop.

The proposed development will comply with the provisions and best management practices of the Georgian Erosion and Sedimentation Act and General Permits for Stormwater Discharges Associated with Construction Activities.

By standard, improvements in commercial development areas lead to an increase in property value.

The proposed Firestone Complete Auto Care will provide pedestrian access, adequately designed landscaping features and be complete in aesthetic appearance as required by the accepted conditional use.

Georgia state law defines a nuisance as, "anything that causes hurt, inconvenience, or damage to another." Firestone Complete Auto Care will provide good and/ or services to the common public and not impair peace, instill violence, damage or hurt to the public.

The proposed conditional use permit would allow the automotive land use for the parcel and not constitute change to defy what is not permitted or conditionally approved in the future based on the Town of Braselton Future Land Use Plan and Map.

Please contact me at (615) 564-2701 or Ryan.Gram@kimley-horn.com should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Ryan Gram". The signature is written in a cursive, flowing style.

Ryan Gram, P.E.

CONDITIONAL USE APPLICATION

AN APPLICATION FOR A CONDITIONAL USE PERMIT IN BRASELTON, GEORGIA
Pursuant to Article XVIII of the Town of Braselton Development Code, an applicant desiring to seek a Conditional Use Permit from the Town of Braselton must submit to the Clerk's Office of the Town of Braselton all required information and documents as indicated on the attached checklist along with (\$600) dollars to cover administrative and advertising costs. A public hearing will be held on a valid application from thirty (30) to sixty (60) days after the Clerk's receipt of such application. The applicant must be present at such hearing.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Palmetto Braselton - Hancock Drive ADDRESS: P.O. Box 1615 CITY: Thomasville STATE: GA ZIP: 31799 PHONE: (615) 432-2696	NAME: SJ Venture I, LLC ADDRESS: 6400 Powers Ferry Rd. Ste 150 CITY: Atlanta STATE: GA ZIP: 30339 PHONE: (770) 955-0404 (Terry Sullivan)
CONTACT PERSON: Blanton Cook PHONE: (404) 849-0439 FAX:	

* Include any and all persons having a property interest and/or financial interest in any business entity having property interest (use additional sheets if necessary)

<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> APPLICANT IS THE: CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): General Commercial	
PRESENT USE : Vacant	
TAX MAP NO.	TAX PARCEL NO: 15041J000002 ACREAGE: 1.01
ADDRESS OF PROPERTY: 2414 Hancock Drive	
PROPOSED USE: Automobile Service Station (Express Service) (Conditional)	
RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.):	NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: 1 TOTAL GROSS SQUARE FEET: 6,424 SF

IF YES, PLEASE SEE ADDITIONAL REQUIREMENTS ON ANNEXATION CHECKLIST.
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BRASELTON CLERK'S OFFICE USE ONLY

Date Received: _____ Received by: _____ Sent to County: _____

REQUIREMENTS GOVERNING THE APPROVAL OF A CONDITIONAL USE PERMIT

PURSUANT TO ARTICLE XVIII OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE COUNCIL 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) The applicant has made adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level, including, without limitation, drainage, soil erosion and sedimentation, flooding, air, water quality and water quantity: _____
See attached letter.

- B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered: _____
See attached letter.

- C) Off-street parking and loading, and the entrances to an exits from such parking and loading, will be adequate in terms of location, amount and design to serve the use: _____
See attached letter.

- D) Public streets, facilities, schools and utilities are capable of adequately serving the proposed use: _____
See attached letter.

- E) The applicant has made adequate provisions regarding hours of operation: _____
See attached letter.

- F) The proposed use will not adversely effect the level of property values or the general character of the area: _____
See attached letter.

G) The proposed use will not have a significant adverse effect on the aesthetics of the surrounding area: _____
See attached letter.

H) The applicant has made adequate landscape plans to ensure appropriate transition in uses of the property: _____
See attached letter.

I) The proposed use will not result in a nuisance as defined under state law: _____
See attached letter.

J) The proposed use is in conformity with the Town of Braselton Future Land Use Plan and Map: _____
See attached letter.



BRASELTON CLERK'S OFFICE USE ONLY
Case Number: _____ Received by: _____

CONDITIONAL USE APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION, THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

[Signature] Josh Spence, Development Mgr. 7/1/19
Signature of Applicant Applicant's Name and Title Date

[Signature] 7/1/2019
Signature of Notary Public Date



.....

CONDITIONAL USE 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 RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

[Signature] TERRY Sullivan, Manager 7/1/19
Signature of Owner Owner's Name and Title Date

[Signature] 7.1.19
Signature of Notary Public Date



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BRASELTON CLERK'S OFFICE USE ONLY

Receipt No: _____ Amount of Fee: _____

Date: _____ Received By: _____

CONFLICT OF INTEREST CERTIFICATION

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR 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.


Signature of Applicant


7/1/19
Date

Josh Spence, Development Mgr.
Type or print name and title

Signature of Applicant's Attorney or Representative

Date

Type or print name and title


Signature of Notary Public

7/1/19
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 governing body which may hear this application?

Yes No

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 2 years)

Attach additional sheets if necessary to disclose or describe all contributions.

At the time of the survey, the following information was obtained from the City of Columbus, Georgia, and the Georgia Department of Transportation, and is hereby incorporated by reference into this plat. The City of Columbus, Georgia, and the Georgia Department of Transportation, are hereby acknowledged to have reviewed and approved this plat, and to have no objection to its recording.

1. The following information was obtained from the City of Columbus, Georgia, and is hereby incorporated by reference into this plat. The City of Columbus, Georgia, is hereby acknowledged to have reviewed and approved this plat, and to have no objection to its recording.

2. The following information was obtained from the Georgia Department of Transportation, and is hereby incorporated by reference into this plat. The Georgia Department of Transportation is hereby acknowledged to have reviewed and approved this plat, and to have no objection to its recording.

3. The following information was obtained from the Georgia Department of Transportation, and is hereby incorporated by reference into this plat. The Georgia Department of Transportation is hereby acknowledged to have reviewed and approved this plat, and to have no objection to its recording.

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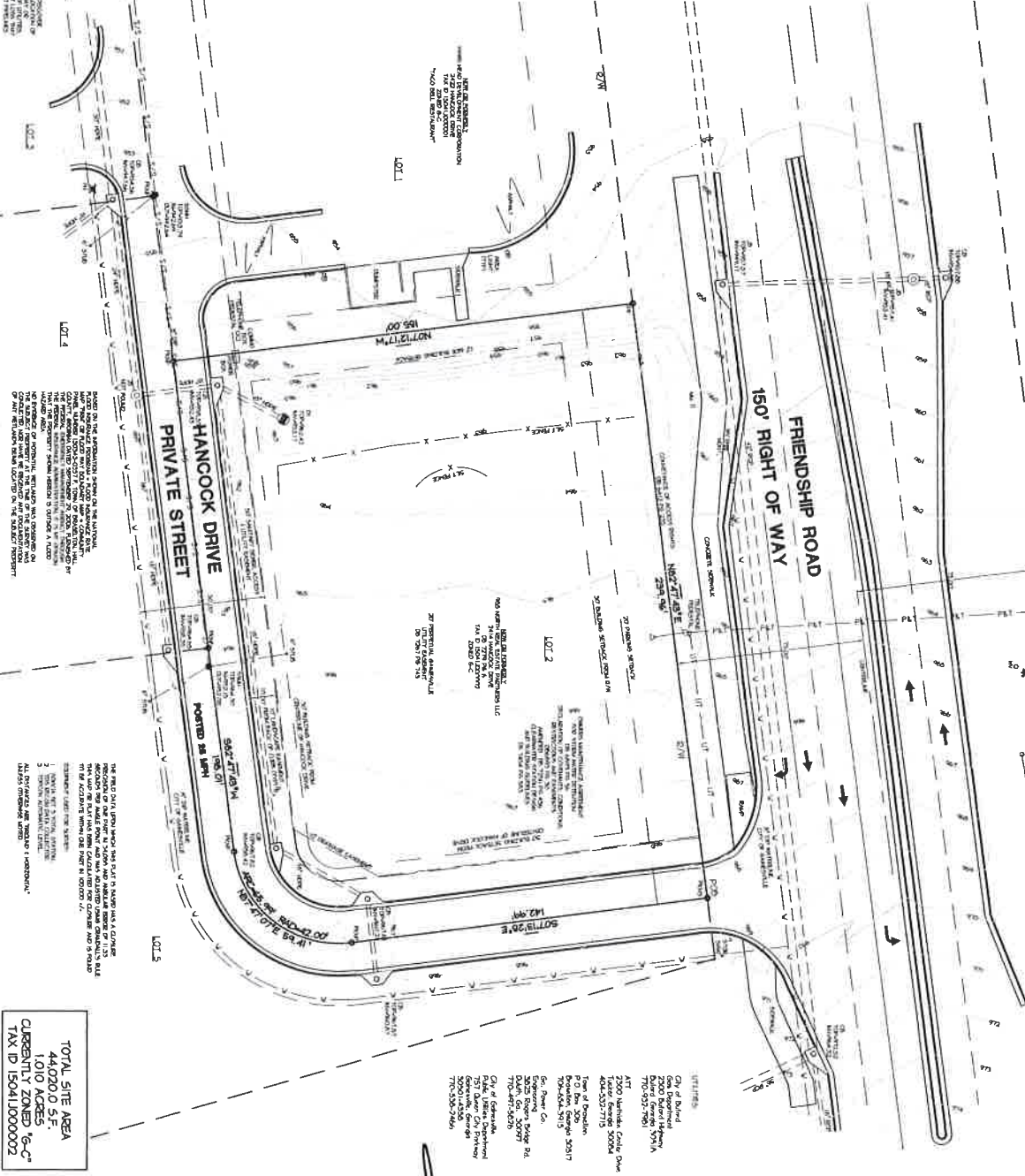
8. The following information was obtained from the Georgia Department of Transportation, and is hereby incorporated by reference into this plat. The Georgia Department of Transportation is hereby acknowledged to have reviewed and approved this plat, and to have no objection to its recording.



THE ABOVE SHOWN DISTANCE OF 150' RIGHT OF WAY IS BASED ON THE ASSUMPTION THAT THE DISTANCE FROM THE CENTERLINE OF FRIENDSHIP ROAD TO THE CENTERLINE OF HANCOCK DRIVE IS 150'.

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NO PORTION OF ANY LOT SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT IS ZONED. THE ZONING REGULATIONS OF THE CITY OF COLUMBUS, GEORGIA, SHALL APPLY TO ALL PORTIONS OF ANY LOT.

THE TOTAL SITE AREA IS 44,020.0 SF. THE CURRENT ZONING IS "C-1". THE TAX ID IS 15041000002.

TOTAL SITE AREA
44,020.0 SF.
CURRENT ZONING "C-1"
TAX ID 15041000002

- City of Columbus
City Engineer
700-537-7801
- City of Columbus
City Engineer
700-537-7801
- City of Columbus
City Engineer
700-537-7801
- City of Columbus
City Engineer
700-537-7801
- City of Columbus
City Engineer
700-537-7801



RECORDED PLAT: PG 650 PG 105

SCALE: 1" = 40'

USE DIMENSIONS ON LOT SCALE DRAWINGS

ALTMANS LAND TITLE SERVICE
SULLIVAN REALTY PARTNERS, LLC
THE TRILEGG GROUP
BANK OF NORTH GEORGIA
FIRST AMERICAN TITLE INSURANCE COMPANY

2414 HANCOCK DRIVE
COLUMBUS, GA 31906

Harkerroad and Associates

SHEET 1