

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 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: WDG-TNR Braselton, LLC ADDRESS: 1505 Lakes Parkway, Ste 190 CITY: Lawrenceville STATE: GA ZIP: 30043 PHONE: 678-689-0390	NAME:SunTrust Bank, c/o Suntrust Corp Real Estate ADDRESS:P.O. 26665 CITY: Richmond STATE: VA ZIP: 23261 PHONE:
CONTACT PERSON: Tom Abernathy PHONE: 678-689-0390 EMAIL: tom.abernathy@abernathytimberlake.com	

* 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)

OWNER’S AGENT PROPERTY OWNER CONTRACT PURCHASER

APPLICANT IS THE:

PRESENT ZONING DISTRICT(S): GC (General Commercial)
PRESENT USE : Vacant
TAX MAP NO. TAX PARCEL NO:15041 000173 ACREAGE: 1.05 +/-
ADDRESS OF PROPERTY: 2113 Friendship Rd, Flowery Branch, GA 30542
PROPOSED USE: Valvoline Instant Oil Change

RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.): N/A	NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: One TOTAL GROSS SQUARE FEET: 2100 SF +/-
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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: _____

Letter of Intent

PROJECT – Valvoline Instant Oil Change

LOCATION – 2113 Friendship Road, Flowery Branch, GA 30542

ACREAGE – 1.05 acres +/-

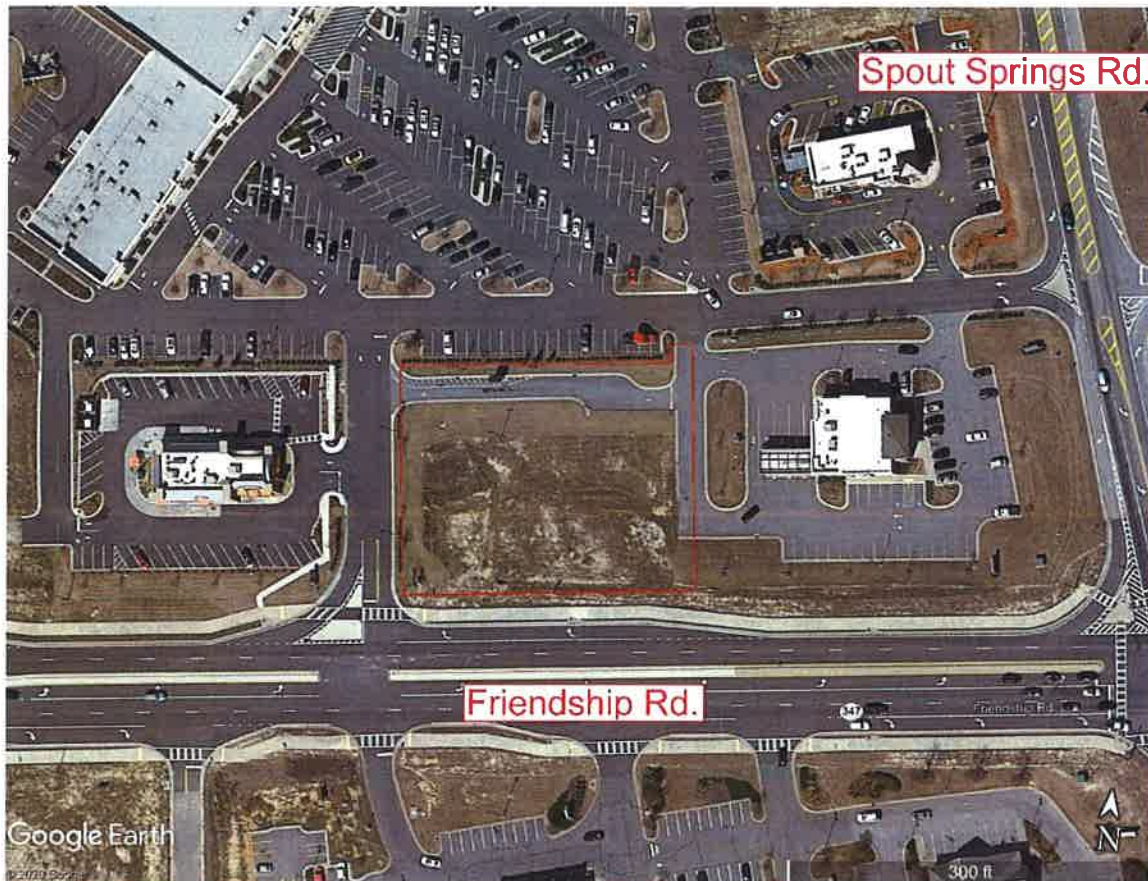
APPLICANT - WDG-TNR Braselton, LLC

Summary

The accompanying application seeks a Conditional Use Permit for 1.05 acres of undeveloped property located in the Town of Braselton approximately 450 feet west of the highly developed commercial intersection at SR 347 Friendship Road and Spout Springs Road. The intent is to develop a high-end Valvoline Instant Oil Change facility on a previously padded site. Customers will remain in their vehicles during their maintenance period and be able to watch the progress of their oil change on closed circuit monitors located inside the bays. The use is appropriate for the Town of Braselton's GC (General Commercial) District and for this location. Completion of development is anticipated by 2021.

Site Description

The parcel has approximately 245 feet of frontage along the northern right-of-way of SR 347. It is roughly rectangular in shape, with an approximate depth of 185 feet. The site was originally slated for a SunTrust Bank branch and contains a drive through ATM that will be retained as part of the new use. There are no known flood prone areas, streams or other water bodies on or immediately adjacent to the property. Utilities are to the site and there are no known impediments to its successful development for the purposes intended.



Adjacencies

In addition to the site's frontage on Friendship Road, the property adjoins commercial zoned property on 3 sides with specific users; Chase Bank, Bojangles and Publix. Also, in the immediate area, a NTB is under construction and a Firestone has been recently approved, both considered as more intense uses than the subject site.

The recently opened Northeast Georgia Medical Center Braselton campus is located 2 miles east of the subject tract along SR 347. The hospital has caused an acceleration of development activities along this corridor with over 1,000,000 square feet of new non-residential development either under construction or in the planning stages.

Braselton, GA

2113 Friendship Road, Flowery Branch, GA 30542



Access

An existing curb cut from Friendship Road is located immediately west of the site. Additional access is provided from Spout Springs Road to the east and the Publix Loop Road further west. Inter-parcel access allows for multiple ingress and egress options to the site.

Proximity to Other Uses

Nearest distance to developed commercial property- immediately adjacent to north, east & west

Nearest distance to under construction commercial property - under construction NTP, 300' to the west.

Nearest distance to undeveloped commercial property – Firestone Site, 250' to the southwest

Nearest distance to a single family home – 1250' to the west on Legislative Lane.

Comprehensive Plan Consistency

The project is consistent with the commercial designation of the Future Land Use Map in the 2015 Town of Braselton Comprehensive Plan.

Project Standards

Use – Valvoline Instant Oil Change

Maximum Soffit Height – 24'

Building Materials – EIFS, Brick, Stone

Exclusive Parking – 10 spaces, including 2 handicap spaces, shared parking is also available

Signage – Pylon Style & rear illuminated

Landscape Strip – 10'

Building Setback from Friendship Road – 30'

Side Setback – 10'

Rear Setback – 8'

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.

Thomas L. Abernathy

Signature of Applicant

Applicant's Name and Title

3/12/20

Date

Gale Marie Pride

Signature of Notary Public

March 12, 2020

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.

NATHANIEL

Signature of Owner

NATHANIEL PRESENT, VP

Owner's Name and Title

3/11/2020

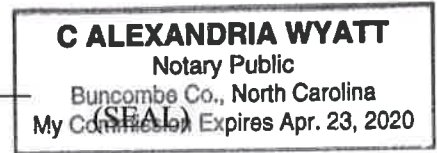
Date

C. Alexandria Wyatt

Signature of Notary Public

3/11/2020

Date



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.

Tom Abernathy 3/12/20 Tom Abernathy, Principal
 Signature of Applicant Date Type or print name and title

 Signature of Applicant's Attorney or Representative Date Type or print name and title

Gate Marie Pride 03/13/20 _____
 Signature of Notary Public Date Notary Seal
Gate Marie Pride 11/18/22



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?

Y Yes Y No

Tom Abernathy
 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.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 1270 Georgia Militia District, Town of Braselton, Hall County, Georgia and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the westerly right of way of Spout Springs Road (right of way varies) and the proposed northerly right of way of relocated Friendship Road, AKA S.R. 347 (150 foot right of way at this point); thence proceeding along said proposed northerly right of way of relocated Friendship Road AKA S.R. 347 South 82 degrees 43 minutes 24 seconds West a distance of 302.69 feet to a 1/2" rebar set, said point being the True Point of Beginning; thence from the True Point of Beginning, as thus established, continuing along said northerly right of way of relocated Friendship Road AKA S.R. 347 South 82 degrees 43 minutes 24 seconds West a distance of 241.82 feet to a 1/2" rebar set; thence leaving said northerly right of way of relocated Friendship Road AKA S.R. 347 and proceeding North 07 degrees 10 minutes 37 seconds West a distance of 187.46 feet to a 1/2" rebar set; thence proceeding North 82 degrees 49 minutes 23 seconds East a distance of 223.82 feet to a 1/2" rebar set; thence proceeding North 07 degrees 10 minutes 37 seconds West a distance of 15.05 feet to a 1/2" rebar set; thence proceeding North 79 degrees 13 minutes 13 seconds East a distance of 18.04 feet to a 1/2" rebar set; thence proceeding South 07 degrees 10 minutes 37 seconds East a distance of 203.22 feet to the True Point of Beginning.

Such tract being identified as Outparcel 6 on that Final Plat for Friendship Springs Village, prepared by Paulson Mitchell, Darrell D. Raines, G.R.L.S. No. 2403, recorded on December 2, 2009 in Plat Book 861, Page 184, Hall County, Georgia Records.

TOGETHER WITH those rights contained in that certain Declaration of Covenants, Operations and Reciprocal Easements between Forum at Chateau, LLC and Friendship Road, LLC, dated April 2, 2008, recorded in Deed Book 6308, Page 539, as amended by First Amendment, dated July 21, 2008, recorded in Deed Book 6392, Page 160, Hall County, Georgia Records.