

ANALYSIS:

RZ-2011-005 & SUP-2011-003

**CITY OF SUWANEE
REZONING/SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: RZ-2011-005
REQUEST: PMUD (PLANNED MIXED-USE DEVELOPMENT DISTRICT) TO PMUD (PLANNED MIXED-USE DEVELOPMENT DISTRICT) WITH A CHANGE OF CONDITIONS

CASE NUMBER: SUP-2011-003
REQUEST: AUTOMOBILE RENTAL FACILITY IN C-2A (SPECIAL COMMERCIAL DISTRICT)

LOCATION: 3900 MCGINNIS FERRY ROAD

TAX ID NUMBER: 7-209-029

ACREAGE: 3.9 ACRES

PROPOSED DEVELOPMENT: TRUCK RENTAL FACILITY

APPLICANT: MCGINNIS FERRY SELF STORAGE

OWNER: MCGINNIS FERRY SELF STORAGE
3343 PEACHTREE ROAD STE. 200
ATLANTA, GA 30326

CONTACT: MARTI JORDAN
CONTACT PHONE: 770-904-6150

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant seeks a change in zoning conditions and a special use permit to allow for a vehicle rental facility as a component of an approximately 4 acre existing retail/self-storage facility. The truck rental business would be an accessory use to McGinnis Ferry Self Storage which has been in business at this location since April of 2008. The site currently contains roughly 105,000 square feet of mixed-use (office/retail/self-storage) space and is located on McGinnis Ferry Road just east of Scales Road adjacent to the Norfolk-Southern railroad. The subject property was part of a rezoning in 2005 that proposed development of an approximately 94,000 square foot multi-story mixed-use office/retail/self-storage project. Later in 2005, a change in conditions was approved to increase the size of one of the buildings. The site includes 4 buildings that permit a mixture of non-residential uses.

ZONING HISTORY:

The subject property was rezoned from M-1 (Light Industry District) to PMUD (Planned Mixed Used District) to allow for development of an approximately 94,000 square foot multi-story mixed-use office/retail/self-storage project in June 2005. The property was rezoned again in December of 2005 with a change in conditions from the original rezoning to allow an additional 11,000 square feet of space.

A number of conditions of zoning apply to this property. Specifically, condition #2 states, “The site shall be limited to a maximum of 105,000 square feet of development. In addition to self-storage/mini warehouse uses which are to be allowed only on the interior of the site, the site shall be limited to those uses and the district regulations found in the C-2A zoning district with the exception of vehicular related uses (including sales, service and repair) which are expressly prohibited.” The applicant is seeking to operate a U-haul rental facility which would be considered a vehicular related use. As such, a change of condition would be required.

DEVELOPMENT COMMENTS:

If the project is approved then the proposed revision will need to be reviewed for compliance with zoning and development requirements through the usual development or building permit review process.

ANALYSIS:

The subject site is 3.95 acres with four existing structures including three warehouses totaling 54,610 square feet and a 50,295 square feet self-storage/commercial building. The site is located on McGinnis Ferry Road east of Scales Road. The applicant is proposing to operate the truck rental facility as a supplemental business for McGinnis Self Storage. According to the applicant’s letter of intent, the truck rental business will provide U-haul moving trucks. The applicant is requesting to store and lease up to five rental trucks on-site at any given time. In addition, the applicant proposes that no more than two of these trucks will be located in front of the warehouse/office/retail building along McGinnis Ferry Road.

The proposed truck rental use would require approval in two steps. First, a rezoning is required to amend the zoning condition stating that “no vehicular related uses” are permitted. The second part of the request is to obtain a Special Use Permit.

The site is located on McGinnis Ferry Road near the intersection of McGinnis Ferry Road and Scales Road. The surrounding area consists of a mixture of single-family residential and commercial/retail development. To the south, across McGinnis Ferry Road is the entrance to the Suwanee Station neighborhood and undeveloped land zoned C-2A. To the east is the Norfolk Southern railroad right-of-way. North of the site is the Old Suwanee neighborhood, zoned a mixture of residential districts. To the west is a retail/office building and parking area also within the Old Suwanee Village mixed use area zoned PMUD.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the City Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. The C-2A zoning district lists automobile rental as a special use. Therefore, in order for the applicant to rent vehicles from this site a special use permit is required. It should be noted that if the rezoning request is denied then the special use permit request becomes moot.

Other truck rental businesses in this area have multiple trucks and trailers scattered around their site. This leads to a cluttered appearance which would not be appropriate for the area. Furthermore, outdoor storage is not permitted in the C-2A zoning district which means businesses cannot leave products outdoor for display for more than 24 hours. Leaving a rental truck in the front parking lot facing McGinnis Ferry Road would be considered outdoor storage. It would also be unfair to future tenants in the building to have rental trucks taking up parking spaces and reducing visibility for motorists.

While the site is directly adjacent to non-residential uses, it is near the entrance to two large residential neighborhoods; Old Suwanee and Suwanee Station. It is important to maintain a clean, well maintained commercial center near the entrances to these neighborhoods.

Renting moving trucks at a self-storage facility is an appropriate accessory use for this type of business. Self-storage facilities already have moving trucks entering and exiting frequently throughout the day. This request is in compliance with the Future Land Use Plan as it calls for this property to be commercial in nature. While there is some concern about the storage of the vehicles when they are not in use, if certain conditions are put in place those concerns can be alleviated. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of RZ-2011-005 and SUP-2011-003.

Planning Department Recommended Conditions:
RZ-2011-005

Staff recommends approval of the change in conditions as follows:

1. All conditions for RZ-2005-013 shall remain in effect except for condition 2 which shall be amended as follows:

The site shall be limited to a maximum of 105,000 square feet of development. In addition to self-storage/mini warehouse uses which are to be allowed only on the interior of the site, the site shall be limited to those uses and district regulations found in the C-2A zoning district with the exception of vehicular related uses (including sales, service and repair) unless approved as a Special Use Permit.

Planning Department Recommended Conditions:
SUP-2011-003

Staff recommends approval of the special use permit for a vehicle rental facility as follows:

1. Vehicle rentals shall be limited to moving trucks only. No other automotive related uses shall be permitted as a part of this permit.
2. All trucks shall be parked in the rear of the building 'A' as noted on exhibit 'A'. Any vehicles dropped off after business hours shall be moved to the rear of building 'A' by 10 a.m. the following day.
3. No more than five rental trucks shall be kept at the facility at any time.
4. No maintenance of any vehicles shall be done on the property.
5. No cleaning of any vehicles shall be done on the property.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The request to allow for the renting moving trucks as an accessory use to the self-storage business that is currently operating at the site is suitable in view of the use and development of adjacent and nearby properties, provided conditions are included to minimize potential negative visual impacts related to storage, maintenance, and cleaning of vehicles.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

The rezoning and special use permit would not adversely affect the existing uses or usability of adjacent or nearby properties, provided conditions are included to minimize potential negative visual impacts related to storage, maintenance, and cleaning of vehicles.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

The proposal would not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The 2030 Future Land Use Map shows this property as commercial. The request is generally consistent with the Future Land Use Map.

- 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 zoning proposal;

Truck rental is often associated with self-storage facilities. Provided conditions are included to minimize potential negative visual impacts related to storage, maintenance, and cleaning of vehicles, the proposed SUP and rezoning could be appropriate.

LETTER OF INTENT

The Receiver for McGinnis Ferry Self Storage, LLC hereby requests the City of Suwanee to approve the application for rezoning to permit the rental of U-Haul trucks at the existing facility.

The U-Haul business will operate as a supplemental business for McGinnis Ferry Self Storage.

McGinnis Ferry Self Storage asks that you approve rezoning to include the restriction that the total number of trucks on site not exceed five (5) trucks on the property at any given time. No more than two (2) trucks to be stored out in front of the McGinnis Ferry Self Storage office.

We will work with other U-Haul dealers in the area to make sure that we don't exceed the number of trucks allowed.

There will be **NO** regular maintenance on any truck on the McGinnis Ferry Self Storage property.

There will be **NO** cleaning of any U-Haul truck on McGinnis Ferry Self Storage property.

Our hours of operation will remain the same for both the Self-Storage and the truck rental operations.

They are and will continue to be:

Monday – Friday 9:00am – 5:30pm,

Saturday, 8:30am – 5:00pm.

Closed on Sundays.

RZ-2011-005 + SUP-2011-003

Our involvement with the U-Haul system will be limited to the following:

- 1- Greeting customers and assisting them in filling out the appropriate paperwork.
- 2- Trucks will be assessed for condition
- 3- Trucks will be removed and returned to the site in accordance with the rental agreement.

McGinnis Ferry Self Storage thinks that the addition of the U-Haul truck business will provide addition services to the community while not significantly impacting traffic.

The City of Suwanee is a thriving city for businesses and homes. We strive to continue to grow and serve Suwanee with their storage and rental truck needs in the future.

Thank you for your courtesy,

A handwritten signature in black ink, appearing to read 'Henry Lorber', with a long horizontal line extending to the right.

Henry Lorber
Director

Hays Financial Consulting as Receiver for McGinnis Ferry Self Storage, LLC.

McGinnis Ferry Self Storage would like you to consider and approve the U-Haul truck rentals at 3900 McGinnis Ferry Rd., Suwanee, GA 30024

Stipulations as follows:

- 1) Never more than one 14ft U-Haul truck out front of the office at McGinnis Ferry at any time.
- 2) No more than one 14ft U-Haul truck inside the McGinnis Ferry Storage facility at any time.
- 3) We have and continue to have a No Drop-off sign for U-Haul trucks.
- 4) If any trucks are accidently dropped off – we will, within 4 hrs, have The trucks removed to our sister location at Duluth Self Storage on Peachtree Ind. Blvd. This location is set up, zoned for and able to Take all available trucks.
- 5) No maintenance will be handled on any U-Haul truck on our property.
- 6) No cleaning will be done on any U-Haul truck on our property.
- 7) U-Haul has all new trucks. It's fleet only consists of gas engines which Are more fuel efficient, less carbon and create less noise than diesel eng.
- 8) The U-Haul's will be a much needed truck rental service for our tenants. Our tenants have a need for trucks. With this service, the tax dollars Stay in the City of Suwanee.

We ask that you please approve this change of condtions.

We will gladly take a probationary period for the chance to show the City of Suwanee we can comply with the provisions you approve.

Thank you for your consideration.

RZ-2011-005-SUP-2011-003

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>McGinnis Ferry Self Storage</u>	NAME: <u>McGinnis Ferry Self Storage, LLC</u>
ADDRESS: <u>3900 McGinnis Fry Rd.</u> <u>Suwanee, GA 30024</u>	ADDRESS: <u>C/O HAYS FINANCIAL CONSULTING</u> <u>AS RECEIVER</u> <u>3343 Peachtree Road Atlanta Georgia</u> <u>Suite 200</u>
PHONE: <u>770-904-6150</u>	PHONE: <u>404.926.0056</u>
CONTACT PERSON: <u>Marti Jordan</u>	PHONE: _____
EMAIL ADDRESS: <u>mcginnisferry@</u> <u>absolutemgmt.com</u>	FAX NUMBER: <u>404.926.0055</u>
PROPERTY INFORMATION	
PRESENT ZONING DISTRICT(S): <u>PMU II</u>	REQUESTED ZONING DISTRICT <u>Change of</u> <u>to Condition</u> <u>PMU D</u>
PROPOSED DEVELOPMENT: _____	
TAX PARCEL NUMBER(S): <u>7-209.029</u>	
ADDRESS OF PROPERTY: <u>3900 McGinnis Ferry Rd. Suwanee, GA 30024</u>	
TOTAL ACREAGE: <u>3.94 ac.</u> PUBLIC ROADWAY ACCESS: _____	
FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: _____
CERTIFICATIONS	
I hereby certify that the above and attached information is true and correct I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.	
<u>[Signature]</u> Signature of Applicant* _____ <u>HENRY R. FORBER</u> Print Name* _____ <u>Samantha Marie Joe</u> Signature of Notary _____ Date _____	<u>[Signature]</u> Signature of Owner* _____ <u>HENRY R. FORBER</u> Print Name* _____ <u>Samantha Marie Joe</u> Signature of Notary _____ Date _____

Applicant or Owner Information is Needed Please Complete Additional Application Form(s)



CITY OF SUWANEE USE ONLY

Date Received: 9/30/11 Case No.: RZ-2011-005 Accepted By: Daniel Robinson
[Signature]

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

OWNER INFORMATION*

NAME: McGinnis Ferry Self Storage
 ADDRESS: 3900 McGinnis Ferry Rd
Suwanee, GA 30024

NAME: McGinnis Ferry Self Storage LLC
 ADDRESS: 40 HAYS Financial Consulting
As received
3343 Peachtree Rd, Atlanta, GA
Ste 200

PHONE: 770-904-6150

PHONE: 404-926-0056

CONTACT PERSON: Marti Jordan

PHONE: FAX - 404-926-0055

E-Mail Address: mcginnisferry@absolutemgmt.com

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): Pm0D REQUESTED ZONING DISTRICT _____

PROPOSED DEVELOPMENT: _____

TAX PARCEL NUMBER(S): 7-209-029

ADDRESS OF PROPERTY: 3900 McGinnis Ferry Rd, Suwanee, GA 30024

TOTAL ACREAGE: 3.94 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____

NO. OF BUILDINGS/UNITS: _____

DWELLING UNIT SIZE (SQ. FT.): _____

TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

[Signature] DIRECTOR
 Signature of Applicant*
Henry P. Lorber
 Print Name*
[Signature] Marie Jose
 Signature
 Date 10/17/2011
 Date 10/17/11

[Signature] DIRECTOR
 Signature of Owner*
Henry P. Lorber
 Print Name*
[Signature] Marie Jose
 Signature of Notary
 Date 10/17/2011
 Date 10/17/11

* If Applicant Information is Needed Please Complete Additional Application Form(s)



CITY OF SUWANEE USE ONLY

Date Received: 10/14/11 Case No.: SUP-2011-003 Accepted By: [Signature]

SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to the 1998 Zoning Ordinance, the city 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) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
We are a self storage facility. There is Southeastern Truck Lines adjacent to us on the corner of Buford Hwy + McGinnis Ferry Rd. The commercial complex next door has 3 restaurants that might benefit from our potential customers. We would not affect their parking. The subdivision behind us "Old Suwanee Station" is a
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
McGinnis Ferry Rd. is well traveled. The trucks that would be rented would not significantly increase traffic - most customers rent for a period of 24hrs. They pull out & then bring the truck back. - If we have a set # of trucks, the traffic will not be noticeable.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
McGinnis Ferry Self-Storage has seen a decline in customer base because we do not offer truck rentals. Customers can take their business to other facilities who can give them a total moving package. Previously we saw a significant increase in tenants & income.
- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
There would be no extra burden on existing streets - Our customers usually move their belongings in a 24hr. period. We could limit the amount of trucks on property so you would not notice any additional traffic. No maintenance on site would be done so no utilities would be a factor (cont or back)
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
As a storage facility - we need truck rentals. This enhances & brings a much needed service to our current tenants. Also, we can attract new business w/ this service.
- (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 zoning proposal:
Original zoning conditions did not allow for U-Haul trucks. They would obviously be a benefit to our economic development. At present, the negative impact has been reflected in our slow market.

CITY OF SUWANEE USE ONLY

Date Received: 10/14/11 Case No.: SUP-2011-003 Accepted By: [Signature]

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

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city 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) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

We are a self storage facility. There is Southeastern Truck Lines adjacent to us on ~~the~~ the corner of Buford Hwy & McGinnis Ferry Rd. The Commercial Complex next door has 3 ~~food~~ restaurants that might benefit from our ~~customers~~ potential customers - we would not affect their parking. The subdivision behind us "Old Suwanee Station" is a ~~cover~~ cover.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

McGinnis Ferry Rd is well traveled. The trucks that would be rented would not significantly increase traffic. Most customers rent for a period of 24 hrs - they pull out & then bring the truck back. If we have a set # of trucks, the traffic will not be noticeable.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:


McGinnis Ferry Self Storage has seen a decline in customer base because we do not offer truck rentals. Customers can take their business to other facilities who can give them a total moving package - previously - we saw a significant increase in tenants & income.
- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

There would be no extra burden on existing streets - Our customers usually move their belongings in a 24HR period - We could limit amount of trucks on property so you would not notice any additional traffic. No maintenance on side would be done so no utilities would be a factor (cont)
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

as a storage facility - we need truck rental - this enhances & brings ~~to~~ much needed service to our current tenants. Also, we can ~~have~~ ^{attract} new business w/ this service.
- (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 zoning proposal:


Original zoning conditions ~~that~~ did not allow for U-HAUL trucks - They would obviously be a benefit to our economic development. ~~at present continue to hamper our rentals~~ the negative impact has been reflected in our slow market ~~rentals~~.

CITY OF SUWANEE USE ONLY

Date Received: 9/30/11 Case No.: PZ-2011-005 Accepted By: Daniel Robinson


CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has read and 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 9/27/2011

HENRY ROBERT DIRECTION
Hays Emanuel Construction, LLC as Receiver for
McLinnis Ferry Road Sub Strategy, LLC
 Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date

 Type or Print Name and Title


 Signature of Notary Public _____
 Date 9/27/11



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 City Council or the City Commission of the city of Suwanee Planning Commission?

_____ 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 Contributions was made (within last two years)

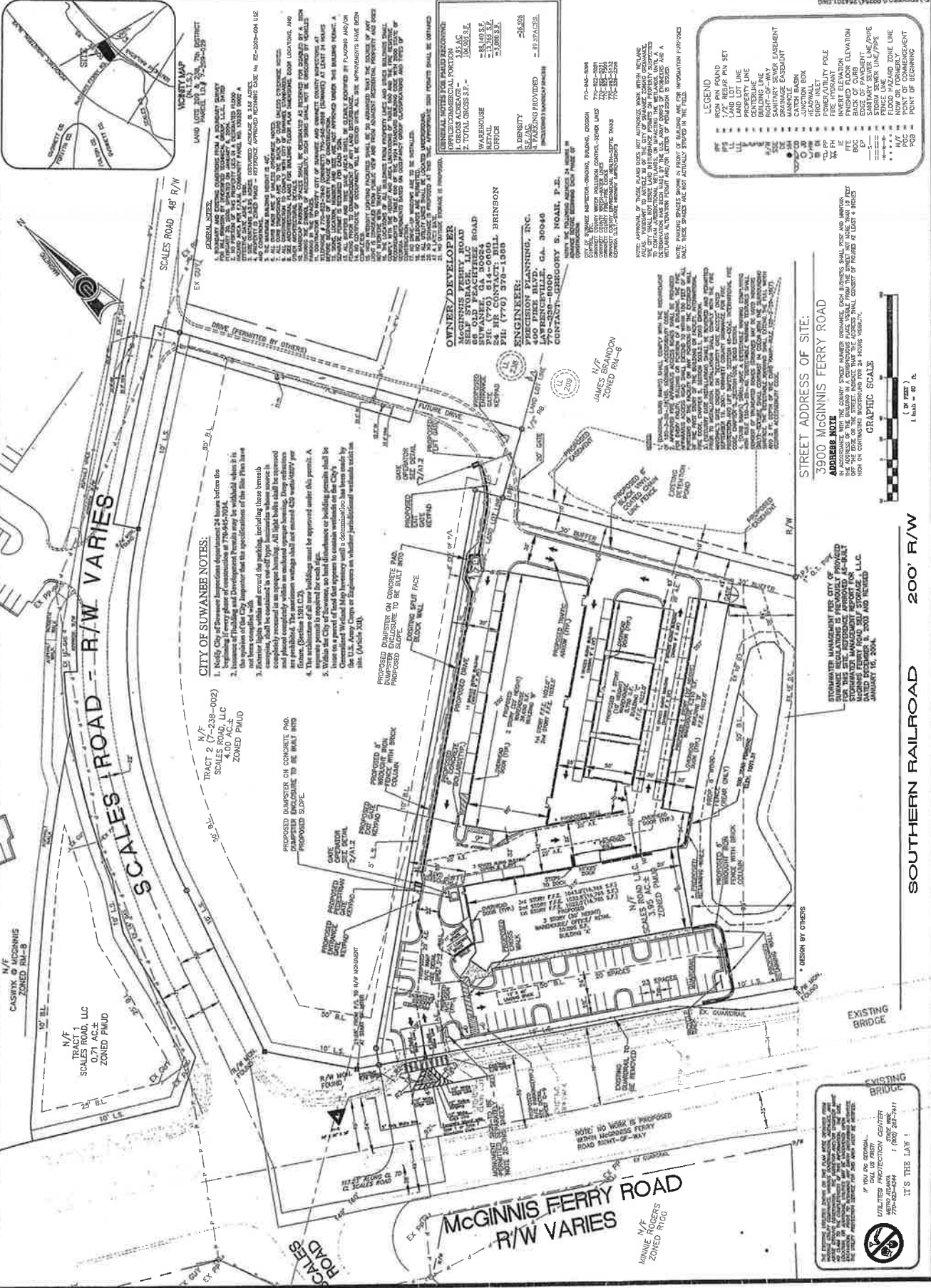
*Attach additional sheets, if necessary to disclose or described all contributions.

CITY OF SUWANEE USE ONLY

Date Received: 9/30/11 Case No.: 22-2011-005 Accepted By: Daniel Robinson

R2-2011-005 + Sup 2011-003

	PROJECT			REVISION			SHEET
	McGINNIS FERRY ROAD SELF STORAGE, LLC CITY OF SUWANEE, GEORGIA LAND LOTS 208 & 208.1 CORNELL COURT, GEORGIA			DATE: 02/10/08 DRAWN BY: JAMES BRANSON CHECKED BY: JAMES BRANSON DATE: 01/17/08 CHECKED BY: JAMES BRANSON			SHEET NO: 00254 TOTAL SHEETS: 1
STAMP 	PRECISION PLANNING, INC. Planners, engineers, architects & surveyors P.O. Box 2210 Lawrenceville, GA 30046-2210 (770) 922-8930 Fax		SITE PLAN			DATE: 01/10/08 DRAWN BY: JAMES BRANSON CHECKED BY: JAMES BRANSON DATE: 01/17/08 CHECKED BY: JAMES BRANSON	



OWNER/DEVELOPER:
 SELF STORAGE, LLC
 SUWANEE, GA 30054
 514-0800
 514-0800

ENGINEER:
 PRECISION PLANNING, INC.
 400 PINE BLVD., GA. 30046
 770-450-0000
 CONTACT: GREGORY E. ROHL, P.E.

GENERAL NOTES FOR PLANNING REVIEW:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. TOTAL GROSS AREA = 33.00 AC.
 3. LOT AREA = 14,959.67 SQ. FT.
 4. TOTAL GROSS AREA = 33.00 AC.
 5. TOTAL GROSS AREA = 14,959.67 SQ. FT.
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 28. TOTAL GROSS AREA = 33.00 AC.
 29. TOTAL GROSS AREA = 14,959.67 SQ. FT.
 30. TOTAL GROSS AREA = 33.00 AC.

CITY OF SUWANEE NOTES:
 1. N/F CITY OF SUWANEE DEPARTMENT 24 HOURS BEFORE THE BEGINNING OF CONSTRUCTION AT 770-450-7000.
 2. ALL UTILITIES SHALL BE DEEPENED TO MEET THE SPECIFICATIONS OF THE SITE PLAN.
 3. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
 4. THE REVISIONS OF ALL UTILITIES MUST BE APPROVED UNDER THIS PERMIT.
 5. ANY CHANGES TO THE UTILITIES SHALL BE APPROVED UNDER THIS PERMIT.
 6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 7. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 8. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
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 17. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 18. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 19. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 20. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.

LEGEND
 - - - - - FOR PERMITS SET
 - - - - - LAND LOT LINE
 - - - - - CENTERLINE
 - - - - - RIGHT-OF-WAY
 - - - - - SANITARY SEWER EMBLEMMENT
 - - - - - WATER EMBLEMMENT
 - - - - - CATCH BASIN
 - - - - - HEADWALL
 - - - - - DRAINAGE POLE
 - - - - - FIRE HYDRANT
 - - - - - POWER POLE
 - - - - - FENCED FLOOD ELEVATION
 - - - - - BACK OF CURB
 - - - - - SANITARY SEWER LINE/PIPE
 - - - - - STORM SEWER LINE/PIPE
 - - - - - FLOOD HAZARD ZONE LINE
 - - - - - POINT OF COMMENCEMENT
 - - - - - POINT OF BEGINNING
 - - - - - PEB

STORMWATER MANAGEMENT PER CITY OF SUWANEE:
 1. ALL UTILITIES SHALL BE DEEPENED TO MEET THE SPECIFICATIONS OF THE SITE PLAN.
 2. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
 3. THE REVISIONS OF ALL UTILITIES MUST BE APPROVED UNDER THIS PERMIT.
 4. ANY CHANGES TO THE UTILITIES SHALL BE APPROVED UNDER THIS PERMIT.
 5. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
 6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUWANEE AND THE STATE OF GEORGIA.
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ADDRESS NOTE:
 3900 MCGINNIS FERRY ROAD
 IN ACCORDANCE WITH THE ADDRESSING ACT, THE ADDRESS SHALL BE 3900 MCGINNIS FERRY ROAD, SUWANEE, GA 30054. THIS ADDRESS IS SUBJECT TO THE ADDRESSING ACT AND THE ADDRESSING ACT REGULATIONS, WHICH WILL BE APPLIED TO THIS ADDRESS AS OF THE DATE OF THE ORDER. ANY CHANGES TO THIS ADDRESS SHALL BE MADE BY THE PERMITTEE IN CONFORMANCE WITH THE ADDRESSING ACT AND THE ADDRESSING ACT REGULATIONS.

Exhibit A

STAMP

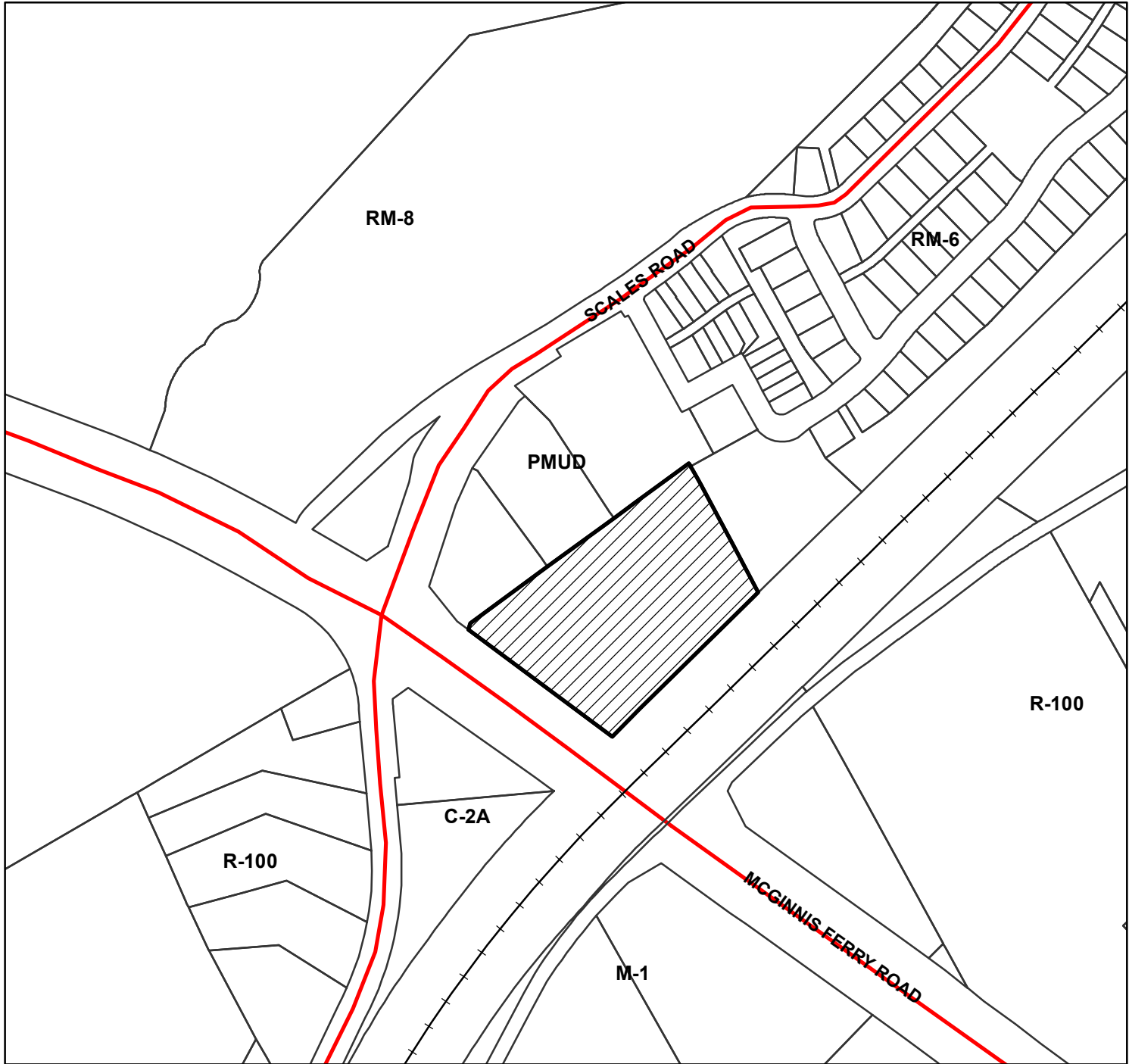


EXHIBIT C RZ-2011-005

Location Map

Legend

-  RZ-2011-005
-  Railroad
-  Streets

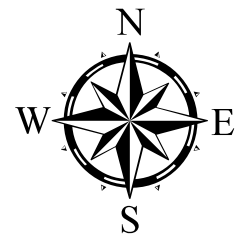




EXHIBIT B V-2011-005

Aerial Map

Legend

-  RZ-2011-005
-  Property Lines
-  Streets

