



### 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 Planning and Development Department 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 Department's receipt of a completed application. The applicant must be present at such hearing.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Yellow Lobster 888 GA 3, LLC ADDRESS: 6260 S Rainbow Blvd CITY: Las Vegas STATE: NV ZIP: 89118 PHONE: 702-686-8396	NAME: Yellow Lobster 888 GA 3, LLC ADDRESS: 6260 S Rainbow Blvd CITY: Las Vegas STATE: NV ZIP: 89118 PHONE: 702-686-8396
CONTACT PERSON: Joanne Liu PHONE: 702-686-8396 EMAIL: JJ@READLLC.COM	

<div><input type="checkbox"/> OWNER'S AGENT</div> <div><input checked="" type="checkbox"/> <b>APPLICANT IS THE:</b> PROPERTY OWNER</div> <div><input type="checkbox"/> CONTRACT PURCHASER</div> <div>PRESENT ZONING DISTRICT(S): GC</div> <div>PRESENT USE: VACANT</div> <div>TAX PARCEL NO: <i>FRIENDSHIP SPRINGS BLVD</i> ACREAGE: <i>2.46</i></div> <div>ADDRESS OF PROPERTY: <i>7320 FLOWERY BRANCH GA</i></div> <div>PROPOSED USE: <i>SELF STORAGE</i></div>	
<b>RESIDENTIAL DEVELOPMENT:</b> NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.):	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO OF BUILDINGS/LOTS: 1 TOTAL GROSS SQUARE FEET: 86,000

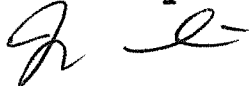
## LETTER OF INTENT

Yellow Lobster 888 GA 3, LLC is proposing to construct a multi story Self-Storage facility approximately 86,000 square feet on Tract 3 next to Smiles and across from the Biba's Italian Restaurant.

We have previously constructed the Publix Self-storage on Friendship Springs Blvd. This facility will be similar to the Publix self-storage.

We are experienced in building Self-storage and will work with the residences in the design and construction of the facility.

Sincerely



Yellow Lobster 888 GA 3 LLC  
Joanne Liu  
Member

## 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: Yes the Property is located at 7320 Friendship Springs Blvd. in the Friendship Springs Village at Publix 1279  
This location has several retention ponds for drainage
- B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered: Proposed self storage will not more than 15 parking spaces an a small loading zone. There will be minimal traffic at this location
- 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: We will not require off street parking and will build a loading zone with the building
- D) Public streets, facilities, schools and utilities are capable of adequately serving the proposed use: We will not impact the current traffice on public streets and this property is located on a private road in Friendship springs village located at Publix 1279

- E) The applicant has made adequate provisions regarding hours of operation: \_\_\_\_\_  
Yes business operating hours will be 8 AM to 6PM 7 days a week  
Property access hours to building will 7AM to 10PM 7 days a week  
\_\_\_\_\_
- F) The proposed use will not adversely effect the level of property values or the general character of the area: There will not be any adverse property values  
by having a self-storage facility.  
\_\_\_\_\_
- G) The proposed use will not have a significant adverse effect on the aesthetics of the surrounding area: I have attached a rendering that will match the  
exsisting surroundings  
\_\_\_\_\_
- H) The applicant has made adequate landscape plans to ensure appropriate transition in uses of the property: Landscape will match the surrounding area  
\_\_\_\_\_
- I) The proposed use will not result in a nuisance as defined under state law: \_\_\_\_\_  
No nuisance will be created by Self-storage  
\_\_\_\_\_
- J) The proposed use is in conformity with the Town of Braselton Future Land Use Plan and Map: We are in conformity with the Town of Braselton Future  
Land Use Plan  
\_\_\_\_\_

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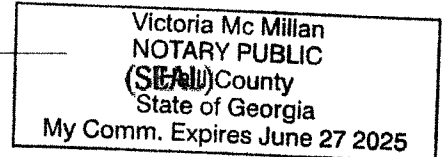
BRASELTON OFFICE USE ONLY  
Case Number: 24-01-cv Received by: KC

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.

J. L.                      Joanne Liu manager 2-28-24  
Signature of Applicant      Applicant's Name and Title      Date

Victoria J McMillan      2-28-2024  
Signature of Notary Public      Date

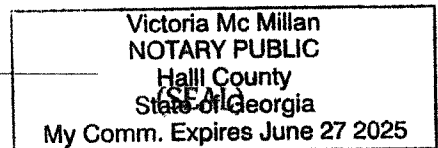


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CONDITIONAL USE PROPERTY OWNER'S CERTIFICATION

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.

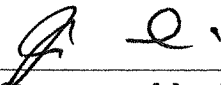
J. L.                      Joanne Liu manager 2-28-24  
Signature of Owner              Owner's Name and Title      Date

Victoria J McMillan      2-28-2024  
Signature of Notary Public      Date



## CONFLICT OF INTEREST CERTIFICATION

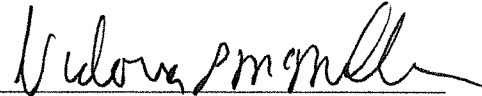
THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

      2-28-24      Joanne Lily  
Signature of Applicant      Date      Type or print name and title

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or print name and title

  
Signature of Notary Public

2-28-24  
Date

\_\_\_\_\_  
Notary Seal

Victoria Mc Millan NOTARY PUBLIC Hall County State of Georgia My Comm. Expires June 27 2025
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## 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

Joanne Lily  
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.



