



SPECIAL USE APPLICATION

AN APPLICATION FOR A SPECIAL USE PERMIT IN BRASELTON, GEORGIA

Pursuant to Article 14 of the Town of Braselton Development Code, an applicant desiring to seek a Special Use approval 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. The Planning Commission will hold public hearing will be held on a valid application from thirty (45) to sixty (90) days after the Department's receipt of a completed application. The Planning Commission shall forward a recommendation to the Mayor and Council on the application. The Mayor and Council will hold a public hearing and make a decision on the application. The applicant must be present at such a hearing.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Gaskins + LeCraw ADDRESS: 3475 Corporate Way STE A CITY: Duluth STATE: Georgia ZIP: 30096 PHONE: 678.546.8100 EMAIL:	NAME: SEE ATTACHED ADDRESS: SEE ATTACHED CITY: SEE ATTACHED STATE: SEE ATTACHED ZIP: SEE ATTACHED PHONE: SEE ATTACHED EMAIL: SEE ATTACHED
CONTACT PERSON: Dani Blumenthal Gaskins+LeCraw PHONE: 215.816.9336 EMAIL: dblumenthal@gaskinslecrew.com	

<div style="text-align: center; border-bottom: 1px solid black;">APPLICANT IS THE:</div> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): PUD PRESENT USE: Vacant TAX PARCEL NO: 15041 000005A, 15041 000067 ACREAGE: 33.21 acres ADDRESS OF PROPERTY: 2846 and 3036 Friendship Road PROPOSED USE: Single-family attached residential community (R3 proposed zoning)	
RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: 165 DWELLING UNIT SIZE (Sq. Ft.): 1,842	NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: TOTAL GROSS SQUARE FEET:

Property Owners' Information

2846 Friendship Road, 15041 000005A	
Name	Friendship Road 53, LLC
Address	7094 Peachtree Industrial Boulevard, STE 275
City	Norcross
State	Georgia
Zip	30071
3036 Friendship Road, 15041000067	
Name	HP Friendship LLC
Address	320 Wilde Green Drive
City	Roswell
State	Georgia
Zip	30075



April 26, 2024

Mayor and Town Council
Town of Braselton
5040 Highway 53
Braselton, GA 30517

LETTER OF INTENT: Special Use Permit Request for 2846 and 3036 Friendship Road, Braselton, Georgia

Honorable Mayor and Council.

On behalf of our client, Century Communities (the “Applicant”), please accept this Letter of Intent to request a Special Use Permit (SUP) for 33.21-acres of land, being Tax Parcels 15041000005A and 15041000067 (the “Subject Property”) to R-3.

Concurrent to the request to rezone the Subject Property to R3, the Applicant is a Special Use Permit (SUP) to permit the development of 165 single-family attached homes (townhomes).

All required documentation, including a Zoning Site Plan, is included along with this letter of intent. Thank you for your consideration of this application.

Sincerely,

Dani Blumenthal

Dani Blumenthal
Entitlements

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of Town of Braselton Development Code, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Town of Braselton Development Code to the Subject Property which restricts its use to any classification other than proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United Staes denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal by the Town of Braselton Town Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of

further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the Town of Braselton so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 29th day of March 2024.

Respectfully submitted,

Michelle Macauley

REQUIREMENTS GOVERNING THE APPROVAL OF A SPECIAL USE

PURSUANT TO ARTICLE 14 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) Is the proposed use suitable in view of the use and development of adjacent and nearby property? _____

B) Is the proposed use consistent with the requirements of the zoning district in which the use is proposed to be located? _____

C) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? _____

D) Will the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities? _____

E) Is there is adequate ingress and egress to the subject property, including evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses? _____

F) Is there other existing or changing conditions which, because of their impact on the public health, safety, morality, and the general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use? _____

BRASELTON OFFICE USE ONLY

Case Number: _____

Date Accepted: _____



GASKINS + LECRAW

IMPACT ANALYSIS

A. Is the proposed use suitable in view of the use and development of adjacent and nearby property?

The proposed townhouse residential use is suitable in view of the use and development of adjacent and nearby property.

B. Is the proposed use consistent with the requirements of the zoning district in which the use is proposed to be located?

The proposed townhouse residential use is consistent with the requirements of the R3 zoning district.

C. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.

D. Will the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities?

To the knowledge of the Applicant, the proposed use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities.

E. Is there adequate ingress and egress to the subject property, including the evaluation of the traffic impact of the proposed use relative to the street capacity and safety of public streets and nearby pedestrian uses?

To the knowledge of the Applicant, there is adequate ingress and egress to the subject property.

F. Are there other existing or changing conditions which, because of their impact on the public health, safety, morality, and the general welfare of the community, that give supporting grounds for either approval or disapproval of the proposed use?

To the knowledge of the Applicant, there are not other existing or changing conditions that give supporting grounds for either approval or disapproval of the proposed 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.

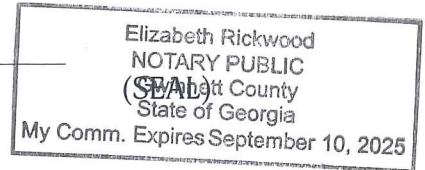
[Signature]
Signature of Applicant

Dani Blumenthal
Applicant's Name and Title
Entitlements Specialist

03/28/2024
Date

[Signature]
Signature of Notary Public

3/28/24
Date



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]
Signature of Owner:

Owner's Name and Title: Rose Jarboe, Manager
For Friendship Road 53, LLC

Date: 3/28/2024



[Signature]
Signature of Notary Public

3/28/2024
Date

(SEAL)

OFFICE USE ONLY

Receipt No: _____ Amount of Fee: _____

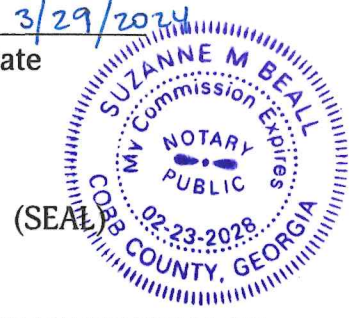
Date: _____ Received By: _____

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Dani Blumenthal
Signature of Applicant Dani Blumenthal, Entitlements 3/29/2024
Applicant's Name and Title Date

Suzanne M. Beall
Signature of Notary Public 03.29.2024
Date



PROPERTY OWNER'S CERTIFICATION

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Elliott Hollander
Signature of Owner:

Owner's Name and Title: ELLIOTT HOLLANDER, MANAGING MEMBER
For HP Friendship LLC

Date: 3-27-24

Carol Gahafar
Signature of Notary Public 3/27/2024
Date



OFFICE USE ONLY

Receipt No: Application#24-03-SU Amount of Fee: \$600

Date: 5/3/2024 Received By: KK

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

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.

Dani Blumenthal
Signature of Applicant

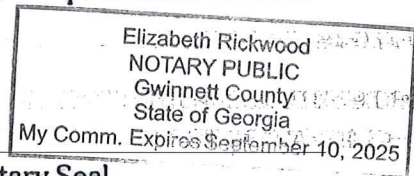
3/28/2024 Dani Blumenthal, Entitlements
Date Type or print name and title

Signature of Applicant's Attorney or Representative

Date Type or print name and title

Elizabeth Rickwood
Signature of Notary Public

3/28/24
Date



Notary Seal

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?

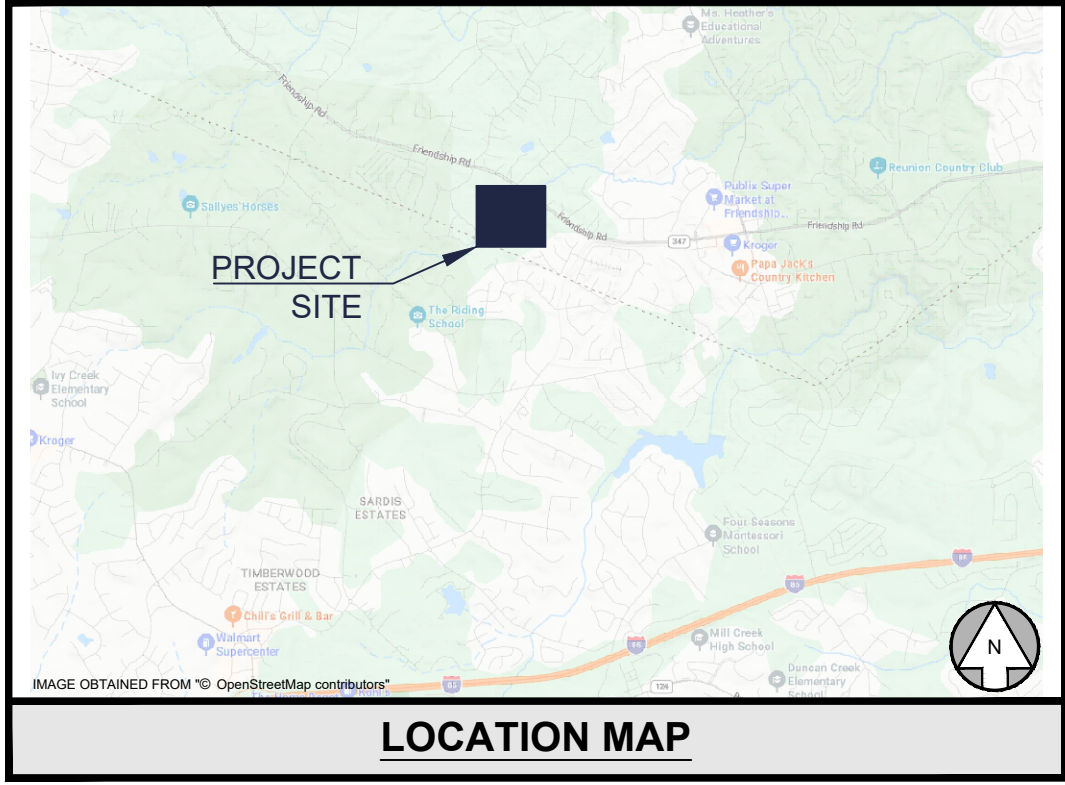
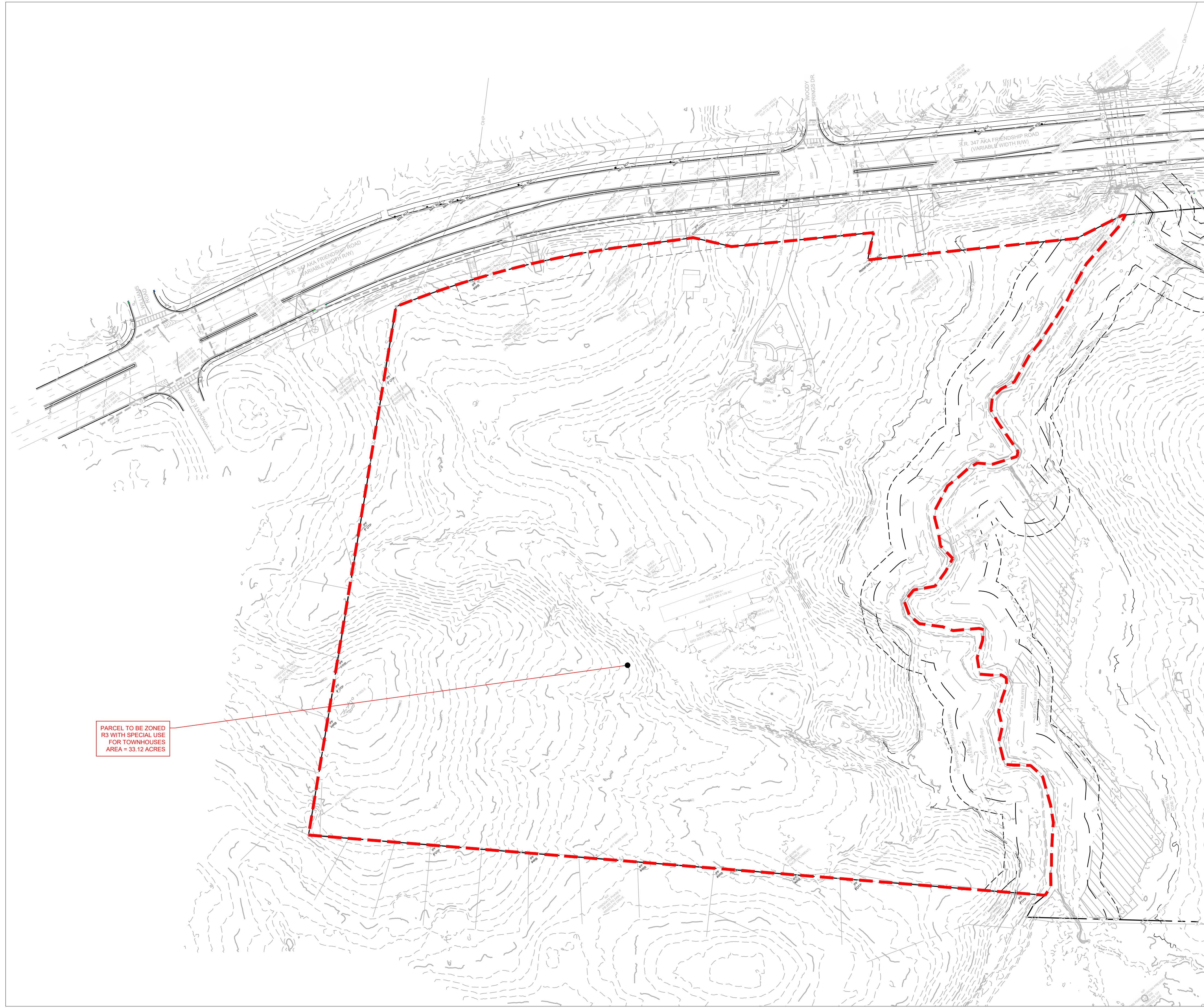
Yes No

Dani Blumenthal
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.



SITE SUMMARY	
SITE AREA	
SITE AREA:	33.21 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	TOWN OF BRASELTON
ZONING:	R-3
REAR-ENTRY TOWNHOUSE LOT INFO (R3 ZONING W/ SUP)	
PARCEL AREA:	33.21 ACRES
DENSITY:	165 UNITS / 33.21 AC = 4.96 UN/AC
MAX UNITS PER BLOCK:	10
MIN UNITS PER BLOCK:	3
MIN LOT WIDTH:	24'
FRONT BSL:	10'
MIN SPACE BETWEEN UNITS:	20'
REAR BSL:	22'

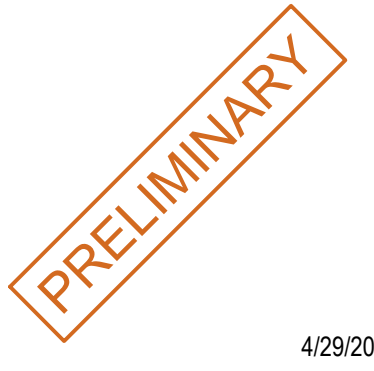
- GENERAL SITE NOTES**
- 1) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS SPECIFIED OTHERWISE.
 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 03/26/2024. BENCHMARK IS NOTED ON SURVEY.
 - 4) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13198C 0357G, DATED 12/01/2022.
 - 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

REVISIONS:

REV #	DATE	CHECKED BY	DRAWN BY

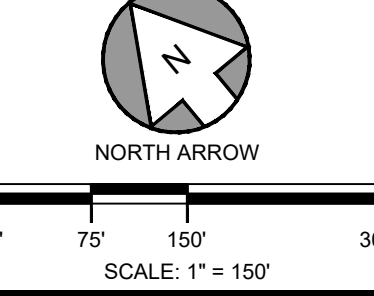
CLIENT
CENTURY COMMUNITIES
 3091 GOVERNORS LAKE DRIVE, SUITE 200
 NORCROSS, GEORGIA 30071

PROJECT
FRIENDSHIP ROAD SUBDIVISION
 2846 FRIENDSHIP ROAD
 GMD # 1419 HALL COUNTY AND GMD #1397 GWINNETT COUNTY
 TOWN OF BRASELTON, GEORGIA

SEAL:

 4/29/2024

CALL BEFORE YOU DIG

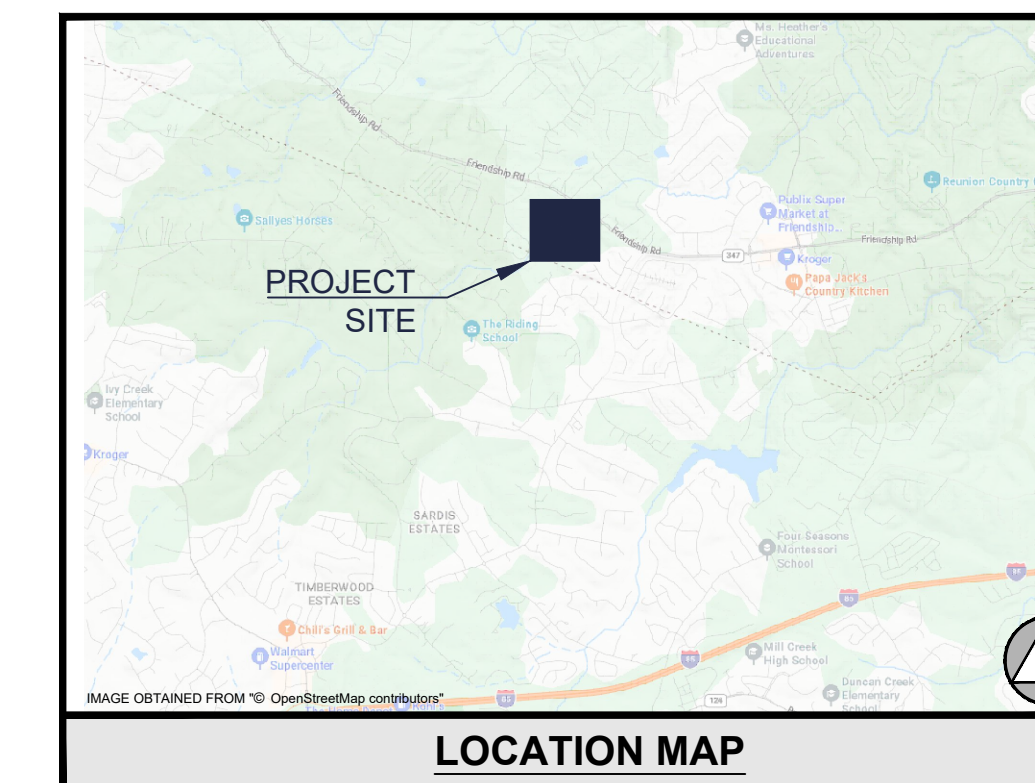
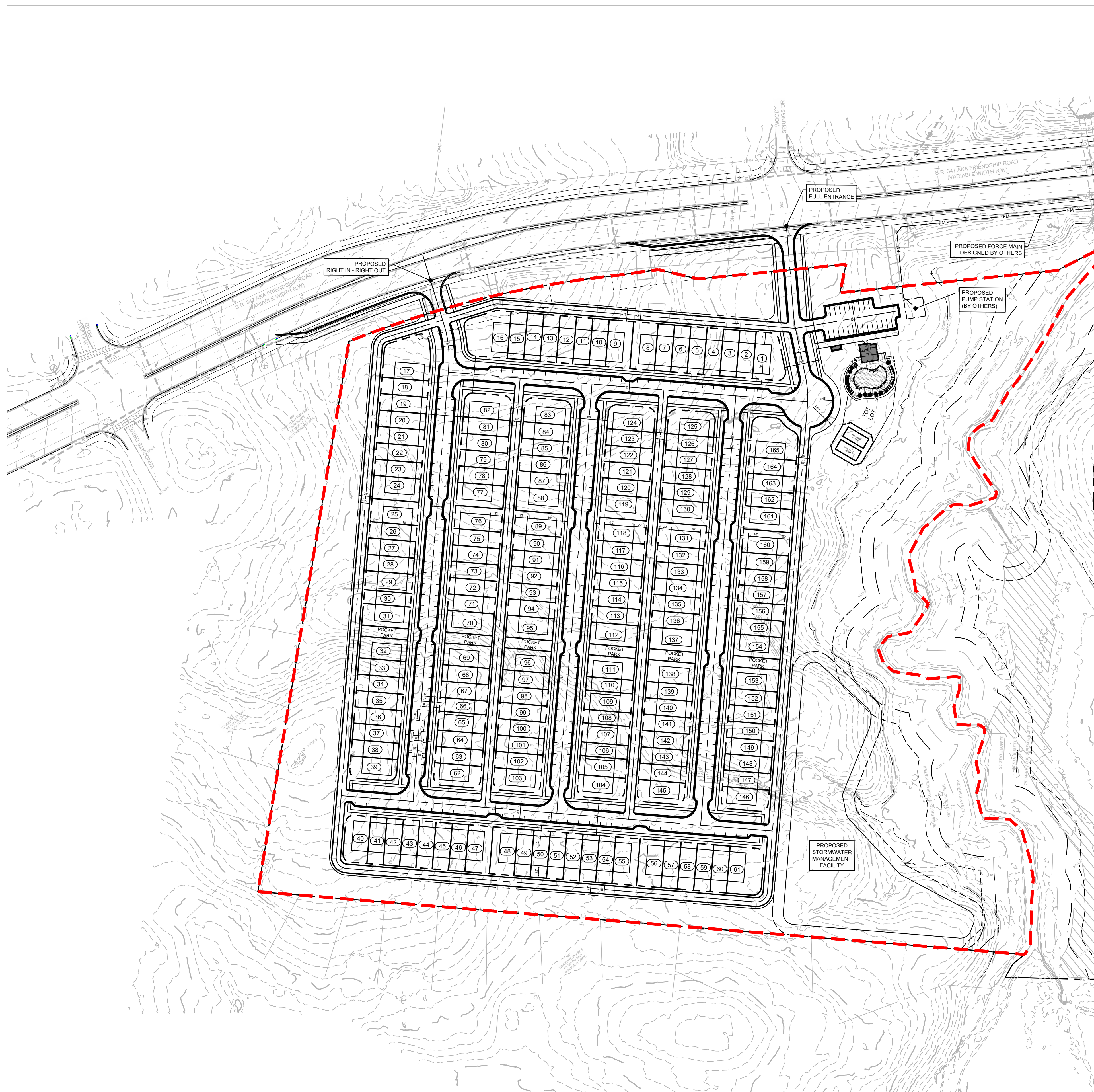
 Know what's below.
 Call before you dig.

SCALE & NORTH ARROW:

 NORTH ARROW
 SCALE: 1" = 150'

DESIGN INFO:
 DRAWN BY: DAN
 DESIGNED BY: DAN
 REVIEWED BY: ---
 JOB #: 04030008
 DATE: 04.17.2024

REZONING PLAN
RZ-1

Drawing name: C:\Users\dawah\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\04030008 - Century Communities - Friendship Rd - Braselton, GA\CADD\EX-HBTS\2024\04-17 - Rezoning.dwg RZ-R3-2 Apr 29, 2024 9:05am by dawah



SITE SUMMARY	
SITE AREA	
SITE AREA:	33.21 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	TOWN OF BRASELTON
ZONING:	R-3
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 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 03/26/2024. BENCHMARK IS NOTED ON SURVEY.
 - 4) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13139C 0357G, DATED 12/01/2022.
 - 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED IN THE OFFICE OF:

© 2024 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY	CHECKED BY

CLIENT
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE, SUITE 200
NORCROSS, GEORGIA 30071

PROJECT
FRIENDSHIP ROAD SUBDIVISION
2846 FRIENDSHIP ROAD
GMD #1419 HALL COUNTY AND GMD #1397 GWINNETT COUNTY
TOWN OF BRASELTON, GEORGIA

SEAL:

PRELIMINARY

4/29/2024

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 100'

DESIGN INFO:

DRAWN BY:	DAN
DESIGNED BY:	DAN
REVIEWED BY:	---
JOB #:	04030008
DATE:	04.17.2024

REZONING PLAN

RZ-2

04030008-PARCEL 1 LEGAL

COMMENCING AT A 4 INCH BY 4 INCH CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD (VARIABLE WIDTH R/W) AND THE EASTERN RIGHT OF WAY OF WINDGATE DRIVE RUNNING IN AN EASTERLY DIRECTION ALONG THE SOUTHERN RIGHT-OF-WAY LINE 394.44 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF FRIENDSHIP ROAD (VARIABLE R/W) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 151.06 FEET, WITH A RADIUS OF 1810.00 FEET, SUBTENDED BY A CHORD OF 151.02 FEET, WITH A CHORD BEARING OF SOUTH 69 DEGREES 50 MINUTES 48 SECONDS EAST TO A 5/8 INCH REBAR FOUND, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 351.99 FEET, WITH A RADIUS OF 1810.00 FEET, SUBTENDED BY A CHORD OF 351.44 FEET, WITH A CHORD BEARING OF SOUTH 61 DEGREES 58 MINUTES 33 SECONDS EAST TO A POINT;

THENCE SOUTH 58 DEGREES 15 MINUTES 20 SECONDS EAST 80.13 FEET TO A POINT;

THENCE SOUTH 37 DEGREES 17 MINUTES 10 SECONDS EAST 74.71 FEET TO A POINT;

THENCE SOUTH 56 DEGREES 03 MINUTES 56 SECONDS EAST 199.06 FEET TO A POINT;

THENCE LEAVING THE SAID RIGHT-OF-WAY LINE SOUTH 44 DEGREES 30 MINUTES 53 SECONDS WEST 231.53 FEET TO A POINT;

THENCE SOUTH 34 DEGREES 29 MINUTES 44 SECONDS WEST 66.30 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 00 MINUTES 11 SECONDS WEST 371.27 FEET TO A POINT;

THENCE SOUTH 56 DEGREES 04 MINUTES 40 SECONDS WEST 96.69 FEET TO A POINT;

THENCE SOUTH 63 DEGREES 42 MINUTES 35 SECONDS WEST 122.76 FEET TO A POINT;

THENCE NORTH 47 DEGREES 50 MINUTES 39 SECONDS WEST 47.58 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 49 MINUTES 30 SECONDS WEST 59.94 FEET TO A POINT;

THENCE NORTH 46 DEGREES 12 MINUTES 49 SECONDS WEST 360.26 FEET TO A POINT;

THENCE NORTH 12 DEGREES 45 MINUTES 54 SECONDS WEST 156.12 FEET TO A POINT;

THENCE NORTH 48 DEGREES 07 MINUTES 35 SECONDS EAST 537.75 FEET TO A POINT;

THENCE NORTH 41 DEGREES 42 MINUTES 33 SECONDS WEST 149.31 FEET TO A POINT;

THENCE RETURNING TO SAID RIGHT-OF-WAY NORTH 49 DEGREES 46 MINUTES 45 SECONDS EAST 171.66 FEET TO A 5/8 INCH REBAR FOUND, SAID POINT BEING THE TRUE **POINT OF BEGINNING**.

CONTAINING 529,474 SQARE FEET, OR 12.16 ACRES MORE OR LESS.

04030008-PARCEL 2 LEGAL

COMMENCING AT A 4 INCH BY 4 INCH CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD (VARIABLE WIDTH R/W) AND THE EASTERN RIGHT OF WAY OF WINDGATE DRIVE RUNNING IN AN EASTERLY DIRECTION ALONG THE SOUTHERN RIGHT-OF-WAY LINE 394.44 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 151.06 FEET, WITH A RADIUS OF 1,810.00 FEET, SUBTENDED BY A CHORD OF 151.02 FEET, WITH A CHORD BEARING OF SOUTH 69 DEGREES 50 MINUTES 48 SECONDS EAST TO A 5/8 INCH REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 49 DEGREES 46 MINUTES 45 SECONDS WEST 171.66 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 42 MINUTES 33 SECONDS EAST 149.31 FEET TO A POINT;

THENCE SOUTH 48 DEGREES 07 MINUTES 35 SECONDS WEST 537.75 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 45 MINUTES 54 SECONDS EAST 156.12 FEET TO A POINT;

THENCE SOUTH 46 DEGREES 12 MINUTES 49 SECONDS EAST 360.26 FEET TO A POINT;

THENCE NORTH 45 DEGREES 49 MINUTES 30 SECONDS EAST 59.94 FEET TO A POINT;

THENCE SOUTH 47 DEGREES 50 MINUTES 39 SECONDS EAST 47.58 FEET TO A POINT;

THENCE NORTH 63 DEGREES 42 MINUTES 35 SECONDS EAST 122.76 FEET TO A POINT;

THENCE NORTH 56 DEGREES 04 MINUTES 40 SECONDS EAST 96.69 FEET TO A POINT;

THENCE NORTH 44 DEGREES 00 MINUTES 11 SECONDS EAST 371.27 FEET TO A POINT;

THENCE NORTH 34 DEGREES 29 MINUTES 44 SECONDS EAST 66.30 FEET TO A POINT;

THENCE RETURNING TO SAID RIGHT-OF-WAY NORTH 44 DEGREES 30 MINUTES 53 SECONDS EAST 231.53 FEET TO A POINT;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 56 DEGREES 03 MINUTES 56 SECONDS EAST 72.87 FEET TO A POINT;

THENCE SOUTH 51 DEGREES 24 MINUTES 59 SECONDS WEST 53.02 FEET TO A 4 INCH BY 4 INCH CONCRETE RIGHT-OF-WAY MONUMENT FOUND;

THENCE SOUTH 56 DEGREES 18 MINUTES 00 SECONDS EAST 399.89 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 19 MINUTES 30 SECONDS EAST 97.62 FEET TO A POINT;

THENCE SOUTH 55 DEGREES 42 MINUTES 33 SECONDS EAST 6.07 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 73 DEGREES 53 MINUTES 06 SECONDS WEST 196.92 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 17 MINUTES 52 SECONDS WEST 232.76 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 04 MINUTES 12 SECONDS WEST 122.76 FEET TO A POINT;

THENCE NORTH 73 DEGREES 20 MINUTES 20 SECONDS WEST 143.43 FEET TO A POINT;

THENCE SOUTH 35 DEGREES 34 MINUTES 50 SECONDS WEST 138.75 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 55 MINUTES 37 SECONDS WEST 123.47 FEET TO A POINT;

THENCE SOUTH 30 DEGREES 58 MINUTES 34 SECONDS EAST 159.92 FEET TO A POINT;

THENCE SOUTH 29 DEGREES 05 MINUTES 26 SECONDS WEST 158.73 FEET TO A POINT;

THENCE SOUTH 10 DEGREES 30 MINUTES 01 SECONDS WEST 203.87 FEET TO A POINT;

THENCE SOUTH 42 DEGREES 57 MINUTES 50 SECONDS WEST 172.46 FEET TO A POINT;

THENCE NORTH 45 DEGREES 46 MINUTES 04 SECONDS WEST 1,407.92 FEET TO A POINT;

THENCE NORTH 49 DEGREES 00 MINUTES 27 SECONDS EAST 608.15 FEET TO A ½ INCH OPEN TOP PIPE FOUND;

THENCE RETURNING TO SAID RIGHT-OF-WAY LINE NORTH 48 DEGREES 52 MINUTES 45 SECONDS EAST 412.32 FEET TO A POINT, SAID POINT BEING THE TRUE **POINT OF BEGINNING**.

CONTAINING 917,008 SQ FT, OR 21.05 ACRES MORE OR LESS.

CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION

GENERAL NOTES

A. PROPERTY ADDRESS: PARCEL 1 - 3036 FRIENDSHIP ROAD
PARCEL 2 - 2846 FRIENDSHIP ROAD

B. TAX PARCEL ID: PARCEL 1 - 15041 000067
PARCEL 2 - 15041 00005A

C. CURRENT ZONING: PUD

E. THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "AE" AND ZONE "X" ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 130466, MAP NUMBER # 13139 C 0357 G DATED DECEMBER 1, 2022.

PREPARED IN THE OFFICE OF



© 2024 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinsleccraw.com
LSF001371

SURVEY NOTES

A. THE FIELD SURVEY WAS PERFORMED ON MARCH 15, 2024. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

B. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 38,121 FEET, AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S5 AND SPECTRA SP85 TOPOGRAPHIC SURVEY DATA WAS COLLECTED UTILIZING A QUAMERGY M-8 LIDAR SENSOR/ LIDAR.

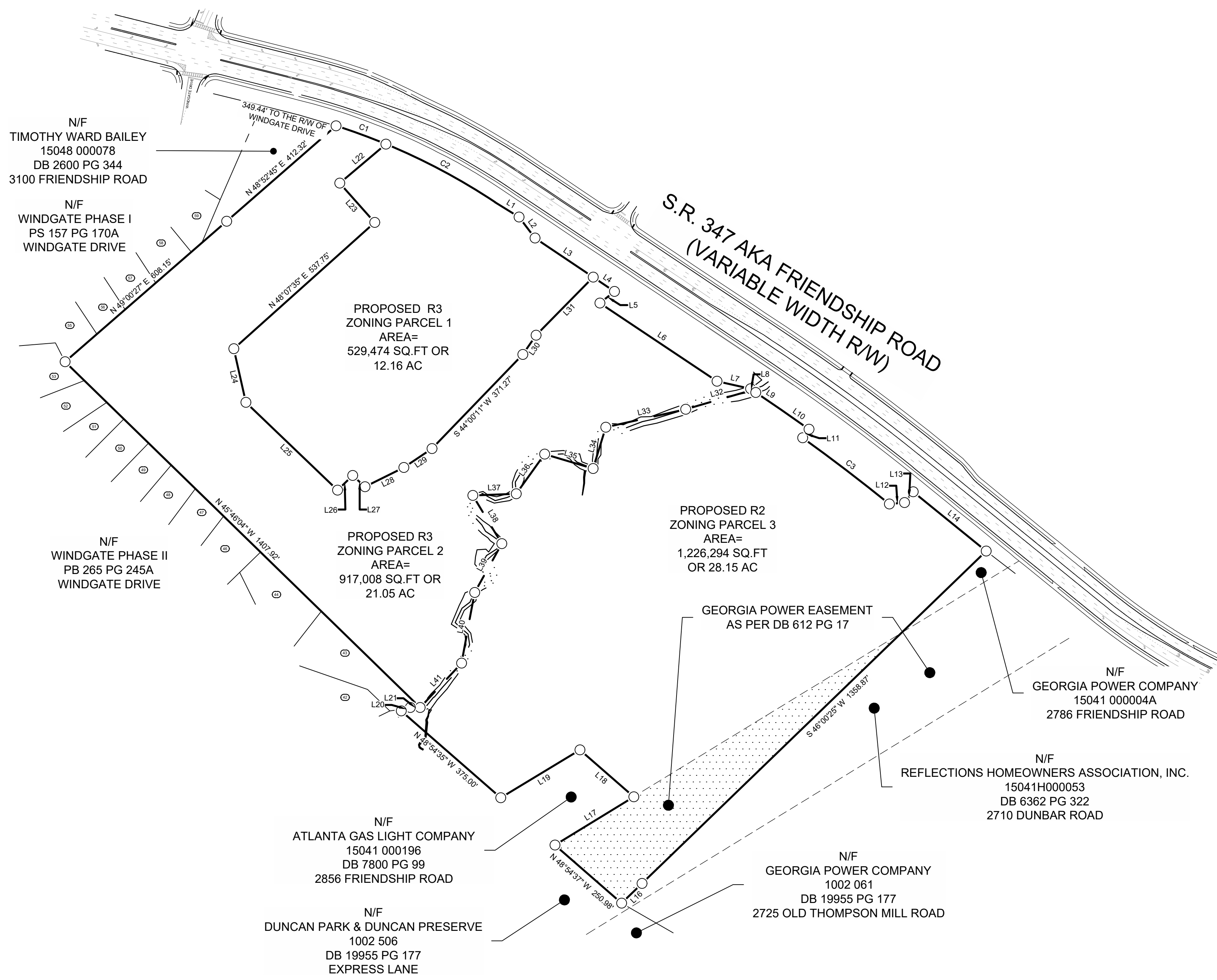
C. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,079,538 FEET.

D. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE. AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK USING A SPECTRA PRECISION SP85 GPS UNIT.

E. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.

REVISIONS:

REV. #	DATE	CHECKED BY:	DRAWN BY:



PROJECT
**FRIENDSHIP ROAD
PROPOSED PARCEL ZONING EXHIBIT**

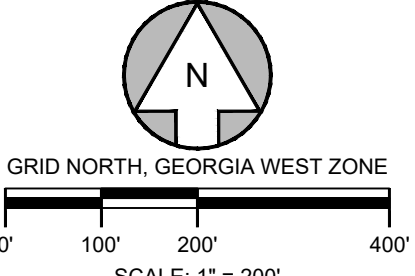
2846 FRIENDSHIP ROAD
LOCATED IN GMD #1419, HALL COUNTY, GEORGIA
GMD #1397, GWINNETT COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

DRAWN BY: BES
REVIEWED BY: GK
FIELD DATE: 03/11/2024
OFFICE DATE: 03/28/2024
JOB #: 04030008

SHEET TITLE

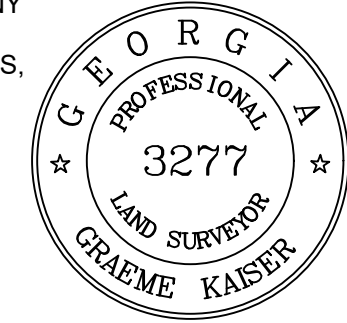
1 OF 1

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 3/28/2024

GRAEME KAISER
GEORGIA REGISTERED LAND SURVEYOR NO. 3277



AS SURVEYOR FOR GASKINS + LECRAW, INC.

LINE	BEARING	DISTANCE
L1	S 88°15'20" E	80.13'
L2	S 37°17'10" E	174.71'
L3	S 56°03'56" E	199.06'
L4	S 56°03'56" E	72.87'
L5	S 51°24'55" W	153.02'
L6	S 56°18'00" E	399.89'
L7	S 77°19'30" E	97.62'
L8	S 55°42'33" E	8.07'
L9	S 55°42'33" E	100.22'
L10	S 54°53'04" E	95.85'
L11	S 38°22'30" W	30.77'
L12	N 84°52'09" E	43.10'
L13	N 38°58'09" E	39.38'
L14	S 50°52'31" E	295.92'
L15	S 46°00'25" W	80.59'
L16	N 58°32'17" E	262.47'
L17	N 48°54'37" W	202.81'
L18	S 58°54'00" W	263.00'
L19	N 68°53'46" E	27.46'
L20	S 89°08'31" E	28.21'
L21	N 49°46'45" E	171.66'
L22	N 41°42'39" W	140.31'
L23	N 12°45'54" W	158.12'
L24	N 46°12'49" W	360.26'
L25	S 45°08'30" W	159.94'
L26	N 47°50'39" W	47.55'
L27	S 63°42'35" W	122.76'
L28	S 50°04'40" W	86.69'
L29	S 34°29'44" W	66.30'
L30	S 44°30'53" W	231.53'
L31	N 73°53'00" E	198.92'
L32	N 77°17'52" E	232.76'
L33	N 17°04'10" E	122.76'
L34	S 73°02'10" E	143.43'
L35	N 35°54'50" E	138.75'
L36	N 87°55'37" E	123.47'
L37	N 30°58'41" W	159.92'
L38	N 29°05'26" E	158.73'
L39	N 10°30'01" E	203.87'
L40	N 42°37'00" E	172.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1810.00'	351.99'	351.99'	N 69°50'58" W	14°46'52"
C2	1810.00'	351.99'	351.44'	N 61°56'33" W	11°08'33"
C3	1559.90'	309.93'	309.89'	N 52°41'44" W	3°11'38"

Drawing name: C:\Users\ghalaei\CORP\Gaskins+LeCraw\Dropbox\Shared\Fields\Survey\04030008.001 - Century - Friendship Road\DWG\04030008 - ALTA.dwg Parcel Split Mar 28, 2024 4:15pm by: ghalaei

SPECIAL USE APPLICATION CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A SPECIAL USE APPLICATION. THE PLANNING DIRECTOR RESERVES THE RIGHT NOT TO ACCEPT ANY INCOMPLETE APPLICATIONS.

Application (1 original and 5 copies)

Legal Description (6 copies)

Boundary Survey (6 copies)

Site Plan (6 to scale plans and 6 11x17 or 8.5x11 reduced size copies)

Letter of Intent (1 original and 5 copies)

Application Fee – Make checks payable to Town of Braselton

ONE PDF COPY OF ALL APPLICATION MATERIALS (to be emailed to Planning Director at kdkeller@braselton.net)

ADDITIONAL EXHIBITS OR COPIES (If required by Planning Director):

PLEASE BRING THIS CHECKLIST WHEN FILING FOR A CONDITIONAL USE PERMIT