

Index #: CU09-02Genero #: 09070193Registar #: 09-0651**ZONING APPLICATION****TYPE OF REQUEST:**

- ☐ Rezoning
☐ Concurrent Variance
☒ Conditional Use
☐ Text Amendment
☐ Other (Explain)

Present Zoning I-1
Requested Zoning I-1
Proposed Use Manufacturing & Assembly
Total Acreage 12 acres

PROJECT

Northmeadow Office Park
Name of Project
1150 and 1335 Northmeadow Pkwy, Roswell, GA 30076
Property Address/Location
601 & 602 1st 2nd Suite/Apt. # City State Zip Code
12 23500596022
Land Lot District Section Property ID

APPLICANT/OWNER

Thomas Deakin
Applicant
GS Yuasa Lithium Power, Inc.
Company
1000 Mansell Exchange West, Suite 350, Alpharetta, GA 30022
Mailing Address
678-739-2109 678-477-8240 Suite/Apt. # 678-739-2132 City State Zip Code
tom.deakin@gsyuasa-lp.com
Phone Cell Phone Fax Phone E-mail

REPRESENTATIVE

Ryan Bowie, ICON Commercial Interests, LLC
Contact Name and Company (Owner's Agent or Attorney)
3490 Piedmont Road, Suite 1206, Atlanta, GA 30305
Contact Mailing Address
404-812-8977 404-259-7825 Suite/Apt. # 404-365-9012 City State Zip Code
rbowie@iconcommercial.com
Phone Cell Phone Fax Phone E-mail

I hereby certify that all information provided herein is true and correct

Thomas E. Deakin
Applicant Signature: Property Owner or Owner's Representative

Date: 07 / 15 / 09

OFFICE USE Fee: \$ _____ ☐ Cash ☐ Check # _____ ☐ CC - Visa/ MC Date: _____ / _____ / _____
☐ Approved ☐ Denied By: _____ Date: _____ / _____ / _____





Analysis Requirements

REZONING APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 6 pursuant to O.C.G.A. 36-67-3. Further, please complete criteria 7 through 23, as noted below.

CONCURRENT VARIANCE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 23. Complete also the Concurrent Variance Justification, questions 1 - 7 at the end of this section.

CONDITIONAL USE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 8; also 13, and 18 through 22. Criteria 9 through 12, and 14 through 17, and 23 are NOT required to be completed for a Conditional Use Application.

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

This property, and adjacent and nearby properties are all in the city of Roswell's light industrial district. The proposed use for the property includes sales, distribution, design, development, testing, and low-rate production of specialty Li-ion battery systems and battery management electronics for high tech and green energy applications.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use will have no impact on the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

Design, development, and low-rate production of complex high-value battery systems and associated electronics represents reasonable economic use for this property.

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

The proposed use should have less impact on local traffic than a typical distribution facility as allowed by the existing zoning.





5. Whether the proposal is in conformity with the policy intent of the Comprehensive Plan including land use element.

This proposal is in conformance with the conditional use definition for I-1 zoning, which includes "manufacturing, processing, recycling, and assembling within buildings".

6. 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 proposal.

We are not aware of any other existing or changing conditions affecting the use and development of the property which would give supporting grounds for either approval or disapproval of our proposal.

An applicant for an amendment to the official zoning map may decline to provide any information related to criteria seven (7) through twenty-three (23) if he or she completes, signs, and notarizes the following statement:

"I do not regard the information required by the City, or any portion thereof as indicated, as necessary or relevant to the City Council in their consideration of my application for rezoning. I stipulate that such information shall not be relevant to the City Council in their deliberations or to any court in its review of the decision on my application for rezoning."

Owner of Property (Signature)

Date: ____ / ____ / ____

The above named individual personally appeared before me, and on oath states that he/she is the _____ for the foregoing, and that all above statements are true to the best of his/her knowledge.

Notary Public (Signature)

Date: ____ / ____ / ____

My Commission Expires:

Date: ____ / ____ / ____

7. An explanation of the existing uses and zoning of subject property.

Existing zoning is I-1. Existing usage is office, warehousing, and distribution.

8. An explanation of the existing uses and zoning of nearby property.

The surrounding zoning is I-1. Usage of nearby property is primarily office and warehousing.



9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.
10. Whether the property can be used in accordance with the existing regulations.
11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.
12. The value of the property under the proposed zoning district and/or overlay district classification.
13. The suitability of the subject property under the existing zoning district and/or district classification for the proposed use.

The subject property is suitable within the conditional use definition for I-1 zoning. Utilities, available space, parking, and amenities are all more than adequate for our proposed use.
14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.



15. The length of time the property has been vacant or unused as currently zoned.

16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district.

The change in use should be transparent to occupants of neighboring properties, and to the zoning district as a whole.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

Conditional use approval for this proposed clean high tech manufacturing facility should not be a deterrent to the value or improvement of development of adjacent property.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The proposed manufacturing facility will have no appreciable impact on the environment. Use of this existing building and parking areas will not affect drainage, soil erosion, sedimentation, or flooding. Any residual indirect process materials, such as cleaning solvents and lubricants, will be reclaimed by an approved and licensed service, and will not affect air or water quality. It should be noted that large-scale use of the types of products manufactured at this facility should have a positive impact on air quality.



21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given as to whether or not the proposed change will help to carry out the purposes of these zoning regulations.

The proposed use of clean manufacturing of complex, high-value products, with the associated creation of skilled technical jobs should be in keeping with the purpose of the overall zoning scheme.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The property being considered does not adjoin an established residential neighborhood. Traffic associated with the proposed facility should be similar to neighboring occupancies.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.

Concurrent Variance Justification If Required

An applicant requesting consideration of a Concurrent Variance to any provision of the Zoning Ordinance shall provide written justification that one or more of the following condition(s) exist:

1. There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the applicant's property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Any information that the requested variance will be in harmony with the purpose of the intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Any information that special circumstances are not the result of the actions of the applicant.
6. Any information that the variance request is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
7. Any information that the variance shall not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district or overlay district involved.



Application Signature Page

Please complete this Applicant Signature Page for ALL applications. READ CAREFULLY BEFORE SIGNING.

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the *Roswell Zoning Ordinance*) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only).
- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:

- ☐ Sanitary Sewer
- ☐ Septic Tank

I respectfully petition that this property be considered as described in this application

From Use District _____

To Use District: _____

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

APPLICANT SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

I hereby certify that all information provided herein is true and correct

Owner of Property (Signature) _____

7800 Central Parkway, Atlanta GA 30328
Street Address, City, State, Zip Suite 970

Date: ____ / ____ / ____

Phone _____

NOTARY

Personally appeared before me the above Owner named Gregory K. Chapin who on oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Notary Public (Signature) _____

Date: 7 / 20 / 09

Date: 11 / 18 / 12
Commission Expires

ATTORNEY/ AGENT (IF APPLICABLE)

Attorney/ Agent (Signature) _____

Street Address, City, State, Zip _____

Date: ____ / ____ / ____

Phone _____

Kisha T. Pullum
Notary Public
Walton County, Georgia
My Commission Expires November 18, 2012

* 7000 Northmeadow Investors, LLC

City of Roswell 38 Hill Street Suite G - 30 Roswell, Georgia 30075 770-641-3780 www.roswellgov.com

Gregory K. Chapin

Its: Asset Manager



Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS (Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.





APPLICANT CAMPAIGN DISCLOSURE STATEMENT

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 of Roswell City Council or a member of the City of Roswell Planning Commission?

☐ YES

☐ NO

7000 Northmeadow Investors @
Applicant/Owner of Property (Signature)

Date: 7 / 20 / 09

Street Address, City, State, Zip

If the answer is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Gregory K. Chapin
City of Roswell
Gregory K. Chapin
Btc: Asset Manager

