

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION****PUBLIC HEARING AGENDA****GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, JUNE 4, 2019 AT 7:00 P.M.**

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL THE FACILITIES MANAGEMENT DIVISION AT 770.822.8165.

- A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES (MAY 7, 2019 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS
 - 1. CASE NUMBER :**RZM2019-00005 (PUBLIC HEARING HELD 4-8-19)**
 - APPLICANT :PARKLAND COMMUNITIES, INC.
 - CONTACT :MITCH PEEVY
 - PHONE NUMBER :770.614.6511
 - ZONING CHANGE :C-2 TO RM-13
 - LOCATION :1500 BLOCK OF DULUTH HIGHWAY
 - MAP NUMBER :R7073 357
 - ACREAGE :4.61 ACRES
 - UNITS :58 UNITS
 - PROPOSED DEVELOPMENT :CONDOMINIUMS
 - COMMISSION DISTRICT :(1) BROOKS
 - DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- G. NEW BUSINESS
 - 1. CASE NUMBER :**RZC2019-00007**
 - APPLICANT :JOHN & CINDY CREWS
 - CONTACT :CINDY CREWS
 - PHONE NUMBER :770.355.8440
 - ZONING CHANGE :R-100 TO O-I
 - LOCATION :2800 BLOCK OF CENTERVILLE HIGHWAY
 - MAP NUMBER :R6033 284
 - ACREAGE :4.40 ACRES
 - SQUARE FEET :2,744 SQUARE FEET
 - PROPOSED DEVELOPMENT :OFFICE BUSINESS/PROFESSIONAL
 - COMMISSION DISTRICT :(3) HUNTER
 - DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**RZC2019-00008**
APPLICANT :FUQUA ACQUISITIONS II, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :C-2 & O-I TO MU-R
LOCATION :2900 BLOCK OF BUFORD DRIVE
:1200-1400 BLOCKS OF LAUREL CROSSING PARKWAY
MAP NUMBERS :R7146 002, 029 & 030
ACREAGE :34.5 ACRES
SQUARE FEET :276,500 SQUARE FEET
PROPOSED DEVELOPMENT :REGIONAL MIXED-USE DEVELOPMENT
COMMISSION DISTRICT :(4) FOSQUE
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
3. CASE NUMBER :**SUP2019-00045**
APPLICANT :FUQUA ACQUISITIONS II, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :MU-R (PROPOSED)
LOCATION :2900 BLOCK OF BUFORD DRIVE
:1200-1400 BLOCKS OF LAUREL CROSSING PARKWAY
MAP NUMBERS :R7146 002, 029 & 030
ACREAGE :34.5 ACRES
PROPOSED DEVELOPMENT :OUTDOOR SALES, STORAGE OR DISPLAY (RETAIL)
COMMISSION DISTRICT :(4) FOSQUE
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**CIC2019-00009**
APPLICANT :SATILMIS UZBEY
PHONE NUMBER :770.895.8106
ZONING :O-I
LOCATION :1900 BLOCK OF BEAVER RUIN ROAD
:1900 BLOCK OF RED OAK ROAD
MAP NUMBER :R6212A001
ACREAGE :0.51 ACRE
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING (BUFFER
REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**
5. CASE NUMBER :**CIC2019-00010**
APPLICANT :AARON TULIN
PHONE NUMBER :404.936.4856
ZONING :C-2
LOCATION :2600 BLOCK OF LOGANVILLE HIGHWAY
MAP NUMBER :R5155 011
ACREAGE :0.57 ACRE
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

6. CASE NUMBER :**SUP2019-00048**
APPLICANT :AARON TULIN
PHONE NUMBER :404.936.4856
ZONING :C-2
LOCATION :2600 BLOCK OF LOGANVILLE HIGHWAY
MAP NUMBER :R5155 011
ACREAGE :0.57 ACRE
SQUARE FEET :1,516 SQUARE FEET
PROPOSED DEVELOPMENT :LANDSCAPE CONTRACTOR
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**SUP2019-00020**
APPLICANT :EFRAIN A. CHAVARRIA
PHONE NUMBER :404.664.2702
ZONING :M-1
LOCATION :900 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 005
ACREAGE :2.01 ACRES
SQUARE FEET :9,700 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE & TRUCK REPAIR SHOP
COMMISSION DISTRICT :(4) FOSQUE
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
8. CASE NUMBER :**SUP2019-00043 (APPLICANT WITHDRAWAL)**
9. CASE NUMBER :**SUP2019-00044**
APPLICANT :H.S. RANDALL
PHONE NUMBER :404.202.2029
ZONING :C-2
LOCATION :3600 BLOCK OF BUFORD HIGHWAY
:3100 BLOCK OF CREEK DRIVE
:3700 BLOCK OF MAY ROAD
MAP NUMBER :R6266 057
ACREAGE :4.81 ACRES
SQUARE FEET :80,200 SQUARE FEET
PROPOSED DEVELOPMENT :SELF-STORAGE FACILITY (INDOOR AND OUTDOOR)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- H. AUDIENCE COMMENTS
- I. COMMITTEE REPORTS
- J. COMMENTS BY STAFF AND PLANNING COMMISSION
- K. ADJOURNMENT

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	:RZM2019-00005
ZONING CHANGE	:C-2 TO RM-13
LOCATION	:1500 BLOCK OF DULUTH HIGHWAY
MAP NUMBER	:R7073 357
ACREAGE	:4.61 ACRES
UNITS	:58 UNITS
PROPOSED DEVELOPMENT	:CONDOMINIUMS
COMMISSION DISTRICT	:(1) BROOKS

FUTURE DEVELOPMENT MAP: **ESTABLISHED NEIGHBORHOODS**

APPLICANT: PARKLAND COMMUNITIES, INC.
C/O ALLIANCE ENGINEERING AND PLANNING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: MK PROFESSIONAL SERVICES, LLC
6685 PEACHTREE INDUSTRIAL BOULEVARD
DORAVILLE, GA 30360

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests the rezoning of a 4.61-acre tract from C-2 (General Business District) to RM-13 (Multifamily Residence District) in order to construct a 58-unit condominium development. The property is located adjacent to the south side of Duluth Highway, west of its intersection with Purcell Road. The site is currently graded and vacant.

The applicant has proposed a unique style of dwelling called “stacked townhomes”. Unlike traditional townhomes, the design will incorporate horizontal separation as well as vertical separation between units, which will result in a unique stacked condominium product. The proposed 58 units result in a gross density of 12.58 units per acre and, as a small portion of the property lies within a powerline easement, a net density of 12.80 units per acre. A single point of access is proposed onto Stone Path Way, which is a residential street accessing the Sweetwater Townhome development to the south and Duluth Highway to the north. The site plan indicates an area set aside as a “play field”, as well as a mail kiosk, a centralized park area with sidewalks traversing the project and

additional guest parking. The required 20-foot buffer is shown adjacent to the R-TH (Single-Family Residence Townhouse District) and MH (Manufactured Housing District) zoned properties to the south.

The applicant states that the minimum size for the proposed 2 and 3-bedroom dwellings would be 1,500 square feet and that units would have a mixture of brick, stone, and concrete siding on the front façade with the remaining 3 sides the same or of concrete siding. The applicant indicates there would be a single car garage provided for each unit.

ZONING HISTORY:

The property was zoned R-100 (Single-Family Residence District) in 1970 and rezoned to C-2 (General Business District) and O-I (Office-Institutional District) in a 1975 areawide rezoning. A request to rezone the property to RMD (Multifamily Residence District – Duplexes) was denied in 1980, pursuant to RZ-174-80. The property was rezoned to R-75 (Single-Family Residence District) in 1982, pursuant to RZ-28-82. In 1986 the property was rezoned to C-2, pursuant to RZ-159-86.

GROUNDWATER RECHARGE AREA:

The subject site is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett County Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

Project access and required improvements along Duluth Highway and Stone Path Way will be subject to review and approval of Georgia Department of Transportation and Gwinnett County Department of Transportation. A 5-foot wide sidewalk is required along the entire frontage of Stone Path Way.

Parking lots and interior driveways shall be in accordance with Chapter 240 of the Unified Development Ordinance.

A minimum of 15-foot front building setback is required from the right-of-way of Duluth Highway and Stone Path Way. Applicant must review the site and revise the site plan.

A 20-foot undisturbed buffer must be maintained adjacent to RZT (Single-Family Residence District) and MH (Manufactured Housing District) zoned properties.

All proposed improvements shall be located at least 5-feet from the required buffer.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Duluth Highway SR 120 is a Major Arterial and 50 feet of right-of-way is required from the centerline, with 60 feet required within 500 feet of a major intersection.

Duluth Highway SR 120 is a State Route and Georgia D.O.T. right-of-way requirements govern.

Stone Path Way is a Local Residential Street and 25 feet of right-of-way is required from the centerline.

Entrances shall be provided to the site per current development regulations.

The developer shall be limited to one curb cut.

Prior to the issuance of a development permit, a sight distance certification shall be provided.

Minimum separation from a driveway, public road, or side street shall be provided as specified in the Gwinnett County Unified Development Ordinance.

Proposed Roadway to meet Current UDO requirements.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the northwest right-of-way of Stone Path Way and a 24-inch water main located on the northeast right-of-way of Duluth Highway.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8- and 10-inch sanitary sewer main located in the right-of-way of Duluth Highway and an 8-inch sanitary sewer main located on parcel R7073 357.

The subject development is located within the Beaver Ruin service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject property is a 4.61-acre tract adjacent to the south side of Duluth Highway, west of Purcell Road. The proposal is for a 58-unit condominium development with a gross density of 12.58 units per acre and a net density of 12.80 units per acre. The property is graded and vacant with sparse vegetation. A small portion of the site lies within a Georgia Power Company easement.

The 2040 Unified Plan Future Development Map indicates the subject site is located in an Established Neighborhoods Character Area. The Unified Plan encourages residential infill development in this character area to be consistent in scale, architecture, and use with surrounding properties. A condominium development could be considered appropriate for this primarily residential Character Area, considering properties located in the vicinity have been developed under the R-ZT, R-TH, RM-6, and RM-13 zoning classifications. With conditions to ensure the residential project is consistent with the existing development pattern of the area, the proposed condominium development may be compatible with the policies of the 2040 Unified Plan.

The surrounding area along Duluth Highway is characterized by a mixture of non-residential and residential uses and zoning. Across Stone Path Way to the west is a vacant parcel of land zoned C-2. The properties surrounding the intersection of Purcell

Road and Duluth Highway, to the east of the subject site, are also zoned C-2, with convenience gas stations and a Georgia Power maintenance facility. Approval of the proposed downzoning from the existing C-2 zoning district to the less intense RM-13 zoning district could be seen as an appropriate transition from the commercial uses near the intersection to the residential uses along Duluth Highway.

In conclusion, the proposed RM-13 zoning for a condominium development could provide a suitable use at this location in light of the mixture of uses on surrounding properties, if developed in accordance with staff recommended conditions. Staff is of the opinion that the proposed project is supported by the 2040 Unified Plan policies to encourage compatible development, consistent in size, architecture, and use with surrounding properties; therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval as RM-13 (Multifamily Residence District) for an attached condominium development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily attached condominium dwellings and accessory structures not to exceed 58 units for a maximum density of 12.80 units per acre.
 - B. Buildings shall be designed in general accordance with the submitted building elevations and floor plans. The minimum heated floor area per dwelling shall be 1,600 square feet.
 - C. Buildings shall be constructed of primarily brick and/or stacked stone masonry materials on all front and side elevations, with accent building materials permitted to include but not limited to stucco, EFIS material, metal, painted cement siding and wood. The rear building elevations shall have a brick or stacked stone masonry water table, at least 24-inches in height, with the balance of the rear elevation painted cement-board siding. Accent trim materials of stucco, EFIS, metal, painted cement siding, and wood are permitted on the rear elevations. Architectural elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. All units shall have at least single-car garages.
 - E. A minimum of 14 on-street parking spaces shall be provided. On-street parking shall be designed so as to provide landscaped islands between every four spaces.
 - F. No more than five percent of the dwellings may be rental units
 - G. All residential units shall have solid surface counter tops and tile or hardwood entry, kitchen and bathroom floors.
 - H. Roofs shall be built using architectural, mold and mildew-resistant shingles.
2. To satisfy the following site development considerations:
 - A. Provide a 20-foot wide graded and landscaped buffer along exterior property lines adjacent to residentially-zoned property. Buffers shall be graded and replanted per approval of the Director of Planning and Development.

- B. Maintain a minimum 15-foot building setback from the right-of-way of Duluth Highway and Stone Path Way.
- C. The Duluth Highway and Stone Path Way road frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include decorative masonry entrance features. A decorative fence shall be required along the right-of-way of Duluth Highway and Stone Path Way. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
- D. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
- E. Common area and a recreation area shall be provided in general accordance with the submitted rezoning exhibit. A pocket park with amenities shall be provided central to the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
- F. All utilities shall be placed underground.
- G. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be screened from view of adjacent residences with a double staggered row of evergreens.
- H. All grassed areas shall be sodded.
- I. No direct lot access shall be allowed to Duluth Highway.
- J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

If properly conditioned, a condominium development could be suitable in light of the residential character of the surrounding area.

ADVERSE IMPACTS

With the recommended conditions, minimal adverse impacts on surrounding properties would be anticipated.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Minimal impacts in the form of increased utility demand, traffic, school-age children and stormwater runoff could be anticipated from this request.

CONFORMITY WITH POLICIES

The 2040 Unified Plan Future Development Map indicates that the site is located in an Established Neighborhoods Character Area. If properly limited and conditioned, a condominium development could be consistent with the 2040 Unified Plan which encourages residential infill development in this character area to be consistent in scale, architecture, and use with surrounding properties.

CONDITIONS AFFECTING ZONING

The current C-2 zoning of the property could be developed as a shopping center. The proposed condominium project could provide a less intense neighbor for nearby residential developments.

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS 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 A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES, THE LAND USE PLAN STATES THE PROPERTY IS DESIGNATED AS EXISTING\EMERGING SURBUBAN.

(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 PROPOSED REZONING:

SEE LETTER OF INTENT.

RECEIVED BY

FEB 01 2019

RZM '19 005

Planning&Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Parkland Communities, Inc., requests a rezoning from C-2 to RM-13 on 4.611 acres and located at 1510 Duluth Highway. The proposal is to build 58 Townhomes on the property that will be priced from the low \$200's to the mid \$200's. The townhomes will be a maximum of 3 stories tall or 35 feet and will each be either a 2- or 3-bedroom unit. The Townhomes will range in size from a minimum of 1,500 square feet to a maximum of around 1,700 square feet of heated space. All the homes will be rear entry and have a single car garage with room for another vehicle on the driveway. There will also be 14 parking spaces along the main street in the community for when friends or family come over to visit. A 20-foot landscape buffer is planned along the area that abuts the Sweetwater Townhomes and the closest our units will be is about 100 feet from their rear yards. The building materials will be a mixture of brick, stone and concrete siding on the front façade with the remaining three sides the same or of concrete siding. The mandatory HOA will also maintain all the yards and common areas, plus the right to maintain exteriors of each townhome. This will keep the community well maintained and looking its best. This property was rezoned in 2006 to allow a gas station and convenience store on the corner adjacent to Purcell Road with a 20-foot buffer adjacent to the residential development abutting the property along the rear. This proposal will eliminate that commercial intrusion on the adjacent property with a complimentary use and maintain home values in the existing Sweetwater townhome community.

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FEB 01 2019

Planning&Development

RZM '19 005

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County, April

Case #	Schools	Current Projections									Proposed Zoning
		2019-20			2020-21			2021-22			
		Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	
RZC2019-00006	Grayson HS	3,044	2,125	919	3,128	2,125	1,003	3,222	2,125	1,097	12
SUP2019-00032	Couch MS	1,080	1,150	-70	1,102	1,150	-48	1,124	1,150	-26	8
	Starling ES	1,034	1,200	-166	1,065	1,200	-135	1,097	1,200	-103	15
RZM2019-00005	Peachtree Ridge HS	3,237	3,050	187	3,286	3,050	236	3,335	3,050	285	15
	Northbrook MS	1,009	1,025	-16	1,019	1,025	-6	1,040	1,025	15	11
	Jackson ES	1,519	1,475	44	1,534	1,475	59	1,550	1,475	75	21
RZR2019-00006	Peachtree Ridge HS	3,237	3,050	187	3,286	3,050	236	3,335	3,050	285	2
	Northbrook MS	1,009	1,025	-16	1,019	1,025	-6	1,040	1,025	15	1
	Jackson ES	1,519	1,475	44	1,534	1,475	59	1,550	1,475	75	3

Current projections do not include new developments



① SD- FRONT ELEVATION (Enlarged)
 3/16" = 1'-0"

SWEETWATER LANDING

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 3.27.2019

for: JACOBI
 by: TSW





1 SD- FRONT ELEVATION
A1.5 SCALE: 1/8" = 1'-0"



2 SD- BACK ELEVATION
A1.5 SCALE: 1/8" = 1'-0"



3 SD- LEFT ELEVATION
A1.5 SCALE: 1/8" = 1'-0"



4 SD- RIGHT ELEVATION
A1.5 SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN SET

TSW

PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS

ARCHITECTURE
1447 Peachtree Street NE,
Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design1.com

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consultant

seal

issue date

revision

project title

SWEETWATER LANDING

for
JACOBI

drawing information

project number 19020
contact: BILL TUNNELL
drawn by: RLV
checked by: Checker

drawing date

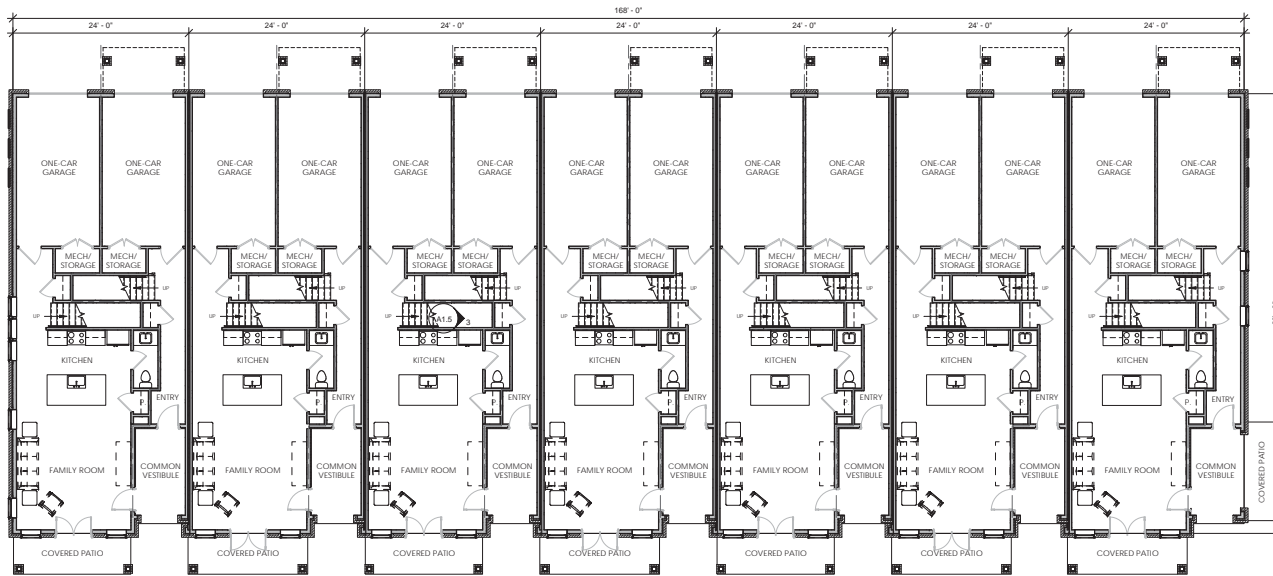
3.27.2019

sheet title

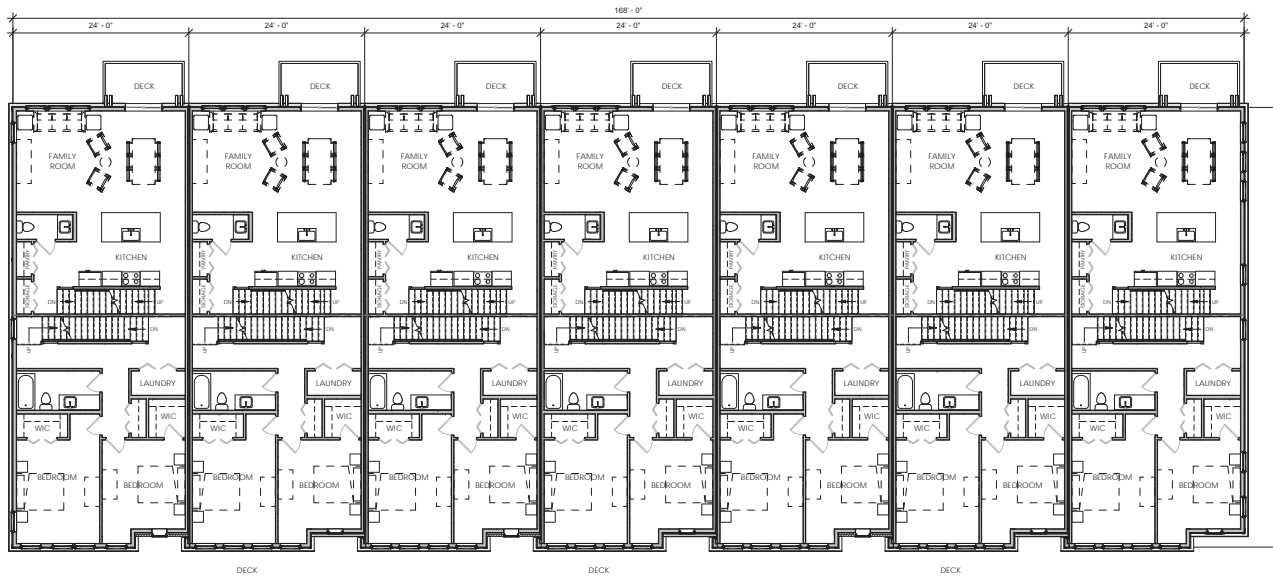
BUILDING ELEVATIONS

sheet number

A1.5



1 SD- FIRST FLOOR PLAN
A1.4 SCALE: 1/8" = 1'-0"



2 SD- SECOND FLOOR PLAN
A1.4 SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN SET

consultant

seal

issue date
revision

project title

SWEETWATER LANDING

for
JACOBI

drawing information
project number 19020
contact: BILL TUNNELL
drawn by: RLV
checked by: Checker

drawing date
3.26.2019

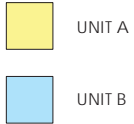
sheet title

BUILDING PLANS

sheet number

A1.4

PLAN LEGEND:



AREA CALCULATIONS:

UNIT A (3 BEDROOM):

FIRST FLOOR	631 SF
SECOND FLOOR	749 SF
THIRD FLOOR	631 SF
TOTAL	2,011 SF

UNIT B (2 BEDROOM):

FIRST FLOOR	214 SF
SECOND FLOOR	671 SF
THIRD FLOOR	789 SF
TOTAL	1,674 SF

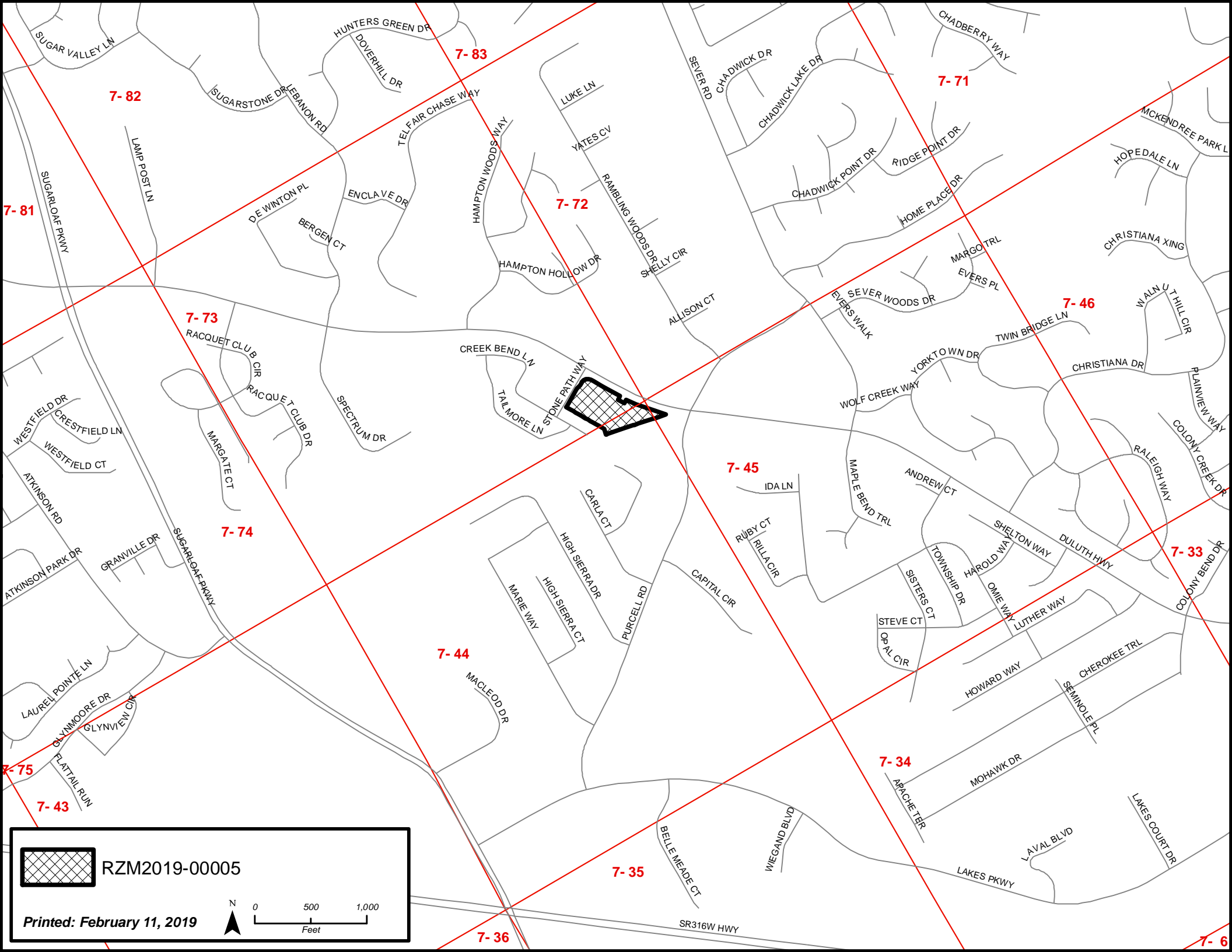


SWEETWATER LANDING

Scale 1/8" = 1'-0" Copyright. © All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of TSW Inc. and may not be used in any way without the written permission of TSW Inc.
3.27.2019

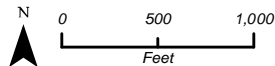
for: JACOBI
by: TSW





RZM2019-00005

Printed: February 11, 2019



7-6

Sweetwater Landing

PROPERTY ADDRESS:
1510 DULUTH HWY
LAWRENCEVILLE, GA 30043

PROPERTY OWNERS:
PID R7073 357
MK PROFESSIONAL SERVICES LLC

STORMWATER NOTE:
STORMWATER WILL BE DIVERTED TO AN
EXISTING MASTER STORMWATER
MANAGEMENT AREA LOCATED WITHIN THE
SWEETWATER TOWNHOMES DEVELOPMENT.

SEWER NOTE:
SANITARY LINE TO CONNECT WITH EXISTING
SEWER MANHOLE LOCATED WITHIN STONE
PATH WAY PROXIMITY. SEWER PROVIDED BY
GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY.
AVAILABLE WITHIN STONE PATH WAY PROXIMITY.

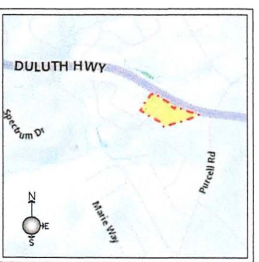
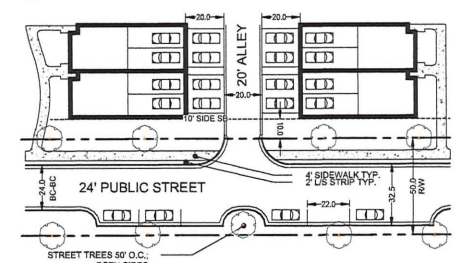
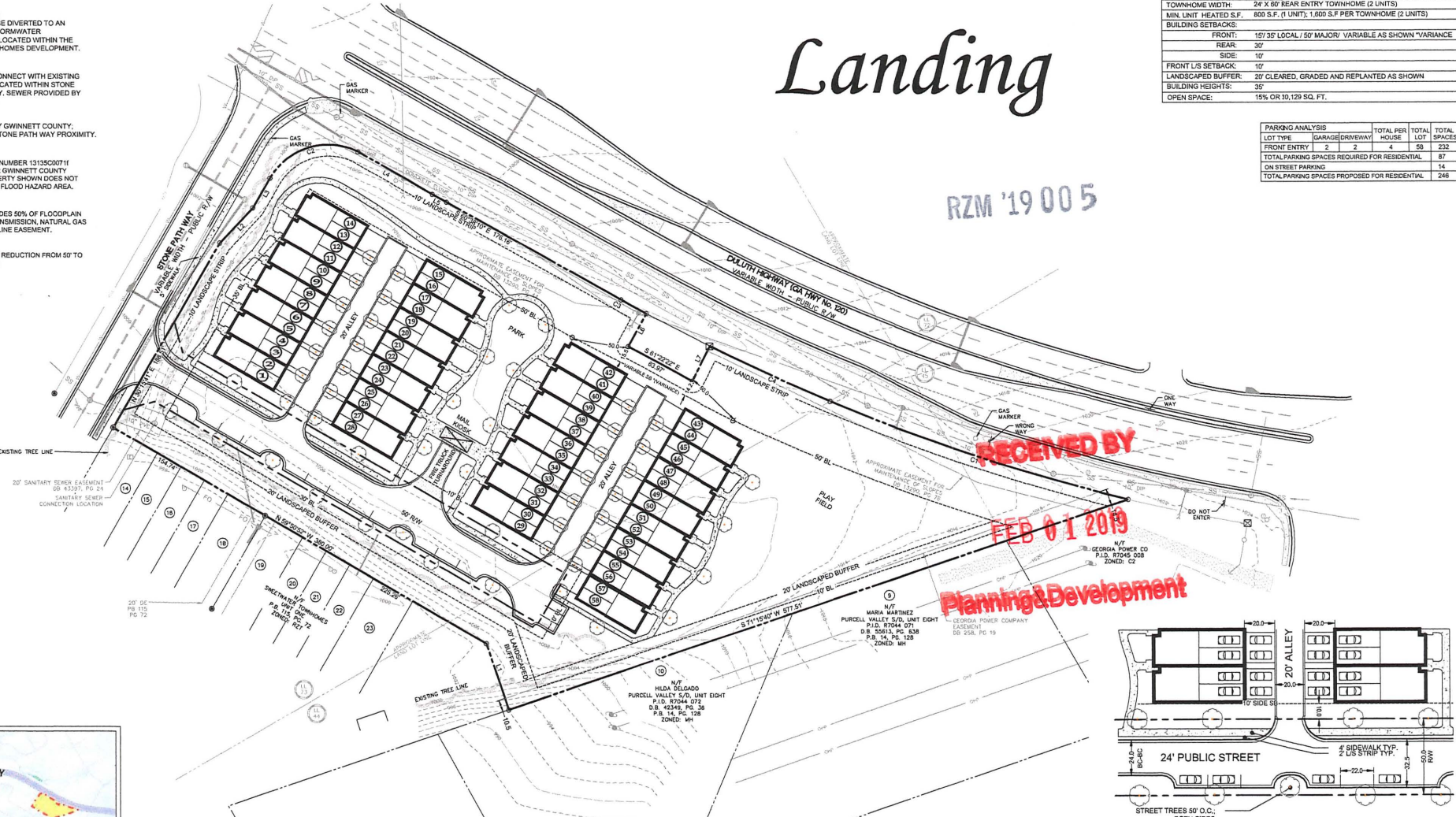
FEMA NOTE:
ACCORDING TO FIRM NUMBER 13135C00711
DATED 09/29/2006 FOR GWINNETT COUNTY
GEORGIA, THE PROPERTY SHOWN DOES NOT
LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

ACREAGE NOTE:
NET ACREAGE EXCLUDES 50% OF FLOODPLAIN
AND ELECTRICAL TRANSMISSION, NATURAL GAS
OR PETROLEUM PIPELINE EASEMENT.

VARIANCE:
FRONT BUILDING LINE REDUCTION FROM 50' TO
VARIABLE, AS SHOWN

GROSS ACRES:	4.611 AC	NET ACRES:	4.529 AC
EXISTING ZONING:	GEORGIA POWERLINE EASEMENT = 7,104 SF		
PROPOSED ZONING:	C2		
TOTAL UNITS:	58 UNITS		
GROSS DENSITY:	12,568 U/A	NET DENSITY:	12,80 U/A
TOWNHOME WIDTH:	24' X 50' REAR ENTRY TOWNHOME (2 UNITS)		
MIN. UNIT HEATED S.F.:	800 S.F. (1 UNIT); 1,000 S.F. PER TOWNHOME (2 UNITS)		
BUILDING SETBACKS:			
FRONT:	19' 30" LOCAL / 50' MAJOR/ VARIABLE AS SHOWN *VARIANCE		
REAR:	30'		
SIDE:	10'		
FRONT L/S SETBACK:	10'		
LANDSCAPED BUFFER:	20' CLEARED, GRADED AND REPLANTED AS SHOWN		
BUILDING HEIGHTS:	35'		
OPEN SPACE:	15% OR 10,129 SQ. FT.		

PARKING ANALYSIS	TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
LOT TYPE	GARAGE/DRIVEWAY		
FRONT ENTRY	2	2	4
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			58
ON STREET PARKING			14
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL			248



SITE VICINITY MAP - NOT TO SCALE
LAND LOT(S): 44, 45 & 73 DISTRICT: 71H
GWINNETT COUNTY, STATE OF GEORGIA

SURVEYING BY: ATWELL
WWW.ATWELL-CORP.COM
DAVID A. HARPER, GA, R.L.S. #3145
770-423-0607

DATED JANUARY 30, 2019
Scale: 1" = 40'
NORTH

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.09'	1707.02'	9°17'52"	S 71°47'39" E	278.72'
C2	89.86'	863.07'	85°3'20"	N 73°04'31" E	81.55'
C3	25.09'	1733.43'	1°39'26"	S 81°12'41" E	25.09'
C4	118.47'	1705.18'	3°54'32"	S 65°11'29" E	118.45'

LINE BEARING	DISTANCE
L1 N 18°44'20" W	61.44'
L2 N 43°29'13" E	42.82'
L3 N 30°15'45" E	36.10'
L4 S 59°58'48" E	75.38'
L5 S 60°38'10" E	14.34'
L6 S 28°46'43" W	33.30'
L7 N 28°45'32" E	35.00'

OWNER / APPLICANT
PARKLAND COMMUNITIES
PARKLAND COMMUNITIES, INC.
jim@parklandco.com
404.456.5562

REAR ENTRY TOWNHOME
TYPICAL LOT DETAIL
AEP ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
6845 Shiloh Road East #D3 | Alpharetta, GA 30005
Phone 770.225.4730 | AepAll.COM



STONE PATH WAY

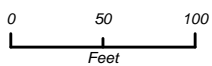
DULUTH HWY

CREEK BEND LN

TAILMORE LN




RZM2019-00005

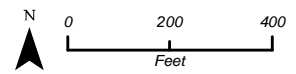


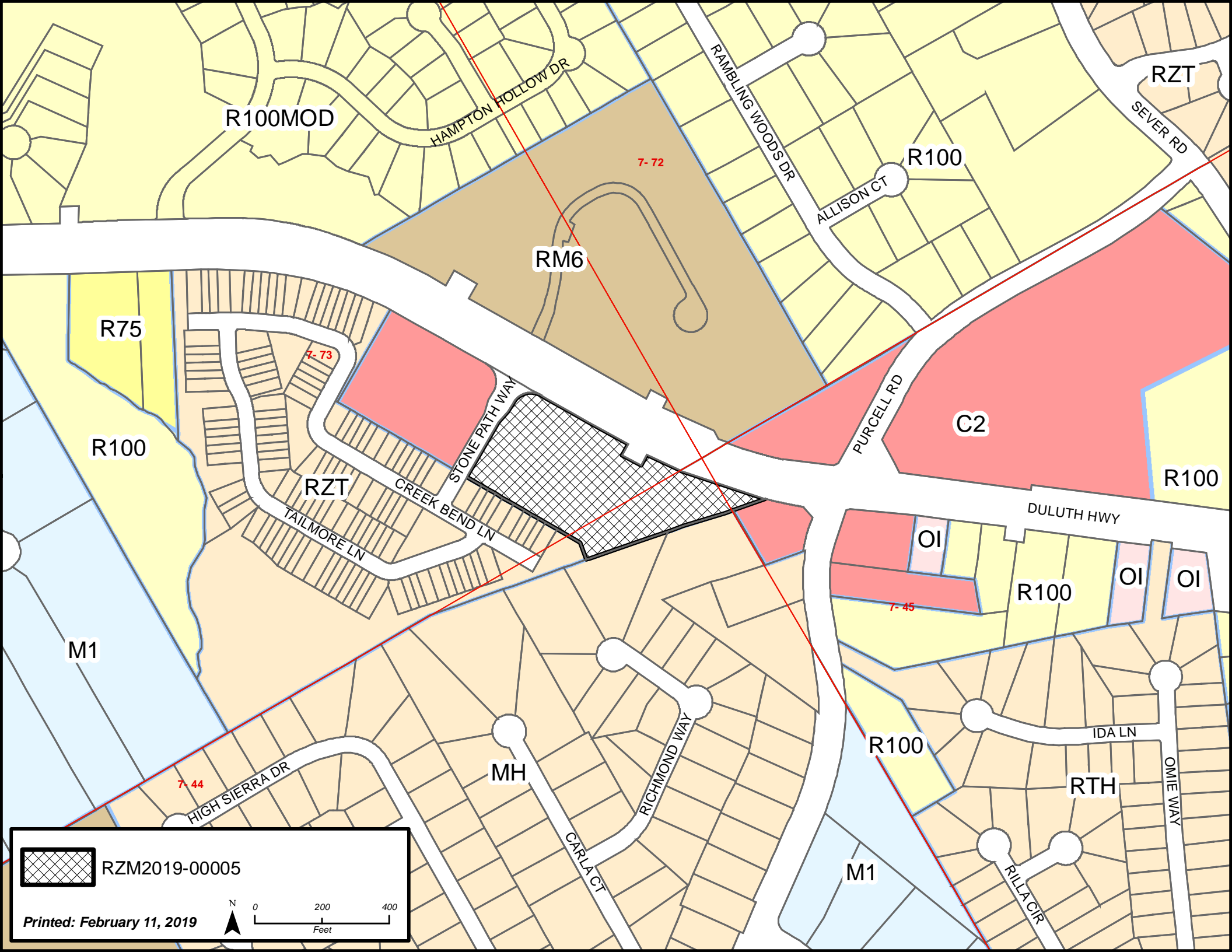
Printed: February 11, 2019




 RZM2019-00005

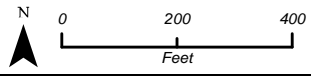
Printed: February 11, 2019





 RZM2019-00005

Printed: February 11, 2019



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZC2019-00007
ZONING CHANGE :R-100 TO O-I
LOCATION :2800 BLOCK OF CENTERVILLE HIGHWAY
MAP NUMBER :R6033 284
ACREAGE :4.40 ACRES
SQUARE FEET :2,744 SQUARE FEET
PROPOSED DEVELOPMENT :BUSINESS/PROFESSIONAL OFFICE
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP: **ESTABLISHED NEIGHBORHOODS**

APPLICANT: JOHN & CINDY CREWS
3662 BOWBRIDGE LANE
SNELLVILLE, GA 30039

CONTACT: CINDY CREWS PHONE: 770.355.8440

OWNERS: JOHN & CINDY CREWS
3662 BOWBRIDGE LANE
SNELLVILLE, GA 30039

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests rezoning of a 4.40-acre parcel from R-100 (Single-Family Residence District) to O-I (Office-Institutional District) to use the existing residence for office/professional uses. The subject property is located on the west side of Centerville Highway, north of its intersection with Parkwood Road. It is noted that the property is located within the Centerville Highway Overlay District.

The submitted site plan shows a single-story brick residence with a total of 2,744 square feet of space, to be occupied as a professional office. Modifications are not proposed to the structure at this time. Additionally, there is a detached garage to the rear of the residence. The site would be accessed by a single entrance/exit onto Centerville Highway. A total of 14 parking spaces would be provided, which exceeds County standards for vehicle parking and would require approval of a variance.

The O-I zoning district requires a 50-foot wide buffer adjacent to abutting residentially-zoned properties. Adequate area to provide the required buffer exists on the site.

ZONING HISTORY:

The subject property has been zoned R-100 since 1970.

GROUNDWATER RECHARGE AREA:

The subject property is located within an identified Significant Groundwater Recharge Area. The development would be served by sanitary sewer, resulting in minimal impact.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett County Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

A Specimen Tree Survey and a Specimen Tree Concept Plan must be submitted and approved prior to submittal of Development Plans for review.

Project access and required improvements along Centerville Highway will be subject to review and approval of Georgia Department of Transportation and Gwinnett County Department of Transportation.

A 200-foot deceleration lane with a 50-foot taper is required at the project entrance.

Five-foot wide sidewalk is required along the entire frontage of Centerville Highway.

Parking lots and interior driveways shall be in accordance with Chapter 240 of the Unified Development Ordinance.

A 10-foot landscape strip adjacent to street right of way shall be provided.

A 50-foot undisturbed buffer must be maintained adjacent to residential zoned properties. All proposed improvements shall be located at least 5 feet from the required buffer.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

Per County records, the property appears to contain stream buffers, which must be considered in the design of this development. The proposed conceptual plan may require revision to show the appropriate features.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

SR124 Centerville Highway is a Principal Arterial and 60 feet of right of way is required from the centerline, with 75 feet required within 500 feet of a major intersection and is a State Route and Georgia D.O.T. right of way requirements govern.

Entrances shall be provided to the site per current development regulations.

Coordinate with Georgia D.O.T. regarding access.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 24-inch water main located on the west right of way of Centerville Highway.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 150 feet south of parcel R6033 284 on parcel R6033 292. May be able to access by going south on Centerville Highway. If not, easement would be required.

The subject development is located within the Norris Lake service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall obtain a building code compliance inspection of the existing building by the Building Construction Section of Department of Planning and Development and shall comply with inspection results.
2. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
3. The applicant shall submit plans which clearly indicate any new construction as proposed by the applicant and as required by compliance inspection report for review and approval by Building Plan Review.
4. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
5. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval by Building Plan Review.
6. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2012 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.
7. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3.
8. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6000 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject property is located on the west side of Centerville Highway, north of its intersection with Parkwood Road. The property is currently developed with a single-family home, detached garage, and driveway.

The 2040 Unified Plan and Future Development Map indicate that the property lies within the Established Neighborhoods Character Area. The intention of this character area is to underscore areas where significant changes in land use are not anticipated or encouraged, and any new development, including residential infill properties should be consistent in scale, architecture, and use with surrounding properties. The Character

Area promotes neighborhood serving office or institutional uses, which would support the use as proposed by the applicant.

The surrounding area is characterized by office/institutional, single-family residential and multi-family residential uses. To the north are residences on acreage and a place of worship in R-100 zoning. West of the property is the Preserve at Parkwood subdivision zoned R-100CSO (Conservation Subdivision Overlay District). Homes within the Park Circle Estates subdivision zoned R-100, office buildings and a daycare zoned O-I are located to the south. Across Centerville Highway is the Open Fields townhome development zoned RM-8 (Multi-Family Residence District) and single-family homes zoned R-100. In 2004, the property to the south was rezoned to O-I for a daycare and two office buildings. In light of these factors, this location could be appropriate for an office use as proposed by the applicant.

The proposed office use could be compatible with the other existing office and institutional uses in the area, and could be consistent with the recommendations of the 2040 Unified Plan and Future Development Map; therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval as O-I for a professional office use, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to the following office uses:
 1. Accounting offices
 2. Architecture or engineering offices
 3. Doctor, dentist or chiropractor offices
 4. Insurance offices
 5. Law offices
 6. Real estate offices
 - B. Any new buildings shall be constructed of glass, brick, or stacked stone on all sides (stucco may only be used as an accent material). Masonry materials shall be of a natural color and shall not be painted. Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural buffer, replanted where sparsely vegetated to provide an effective visual screen, adjacent to residentially-zoned properties.
 - B. Provide a 10-foot wide landscape strip outside the right of way of Centerville Highway.
 - C. Ground signage shall be limited to one externally-illuminated monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed six feet in height.
 - D. Wall signage shall not be internally-illuminated, shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for any sign cabinet.

- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The proposed office use could be appropriate at this location; along a major corridor adjacent to existing office buildings.

ADVERSE IMPACTS

Adverse impacts could be minimized with appropriate conditions.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

An increase in traffic, stormwater runoff, and utilities usage could be anticipated from this request.

CONFORMITY WITH POLICIES

The 2040 Unified Plan and Future Development Map indicate that the property lies within the Established Neighborhoods Character Area. The Character Area promotes neighborhood serving office or institutional uses, which would support the use as proposed by the applicant.

CONDITIONS AFFECTING ZONING

In recent years several adjacent and nearby properties have been rezoned to O-I, suggesting that the subject request could be appropriate.

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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Limited Use

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (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 PROPOSED REZONING:

Approval should be granted due to current zoning and use of adjacent property

RECEIVED BY

John & Cindy Crews
3662 Bowbridge Lane
Snellville, GA 30039

2/14/19

Gwinnett County
Department of Planning and Development
446 West Crogan St., Suite 250
Lawrenceville, GA 30046

Re: Letter of Intent

To Whom It May Concern:

Our intent is to request rezoning for proposed development of office. Would like to convert the property from the current zoning of R100 to OI. Currently property is 2193 square feet on a 4.46 acre lot.

Cindy Crews will be the point of contact to answer any questions or provide any documentation needed regarding this application. She can be reached at 770 355 8440 or cindypcrews@gmail.com

Sincerely,



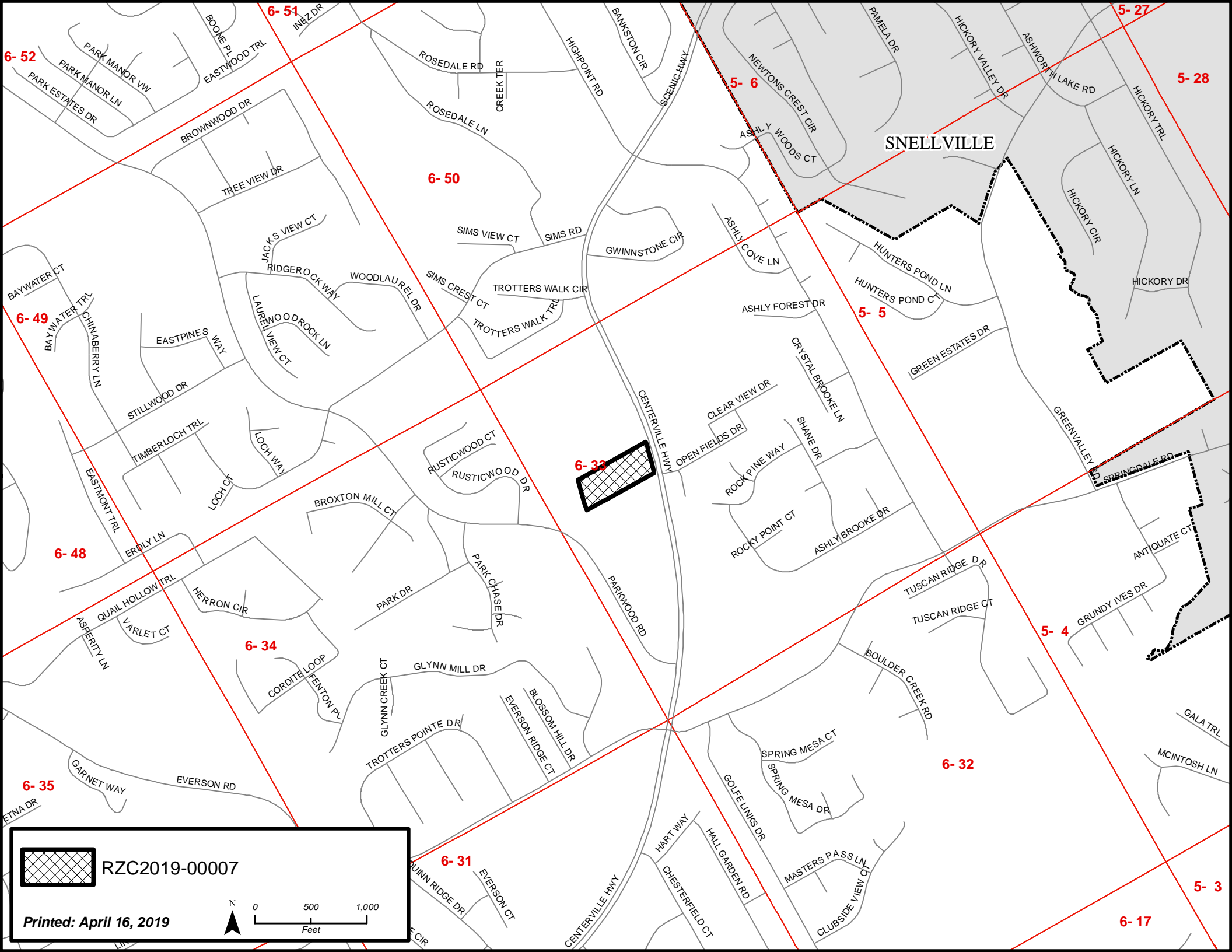
Cindy Crews
Co-Owner

RZC '19 007

RECEIVED BY

MAR 15 2019

Planning&Development

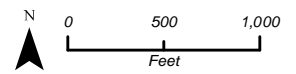


SNELLVILLE

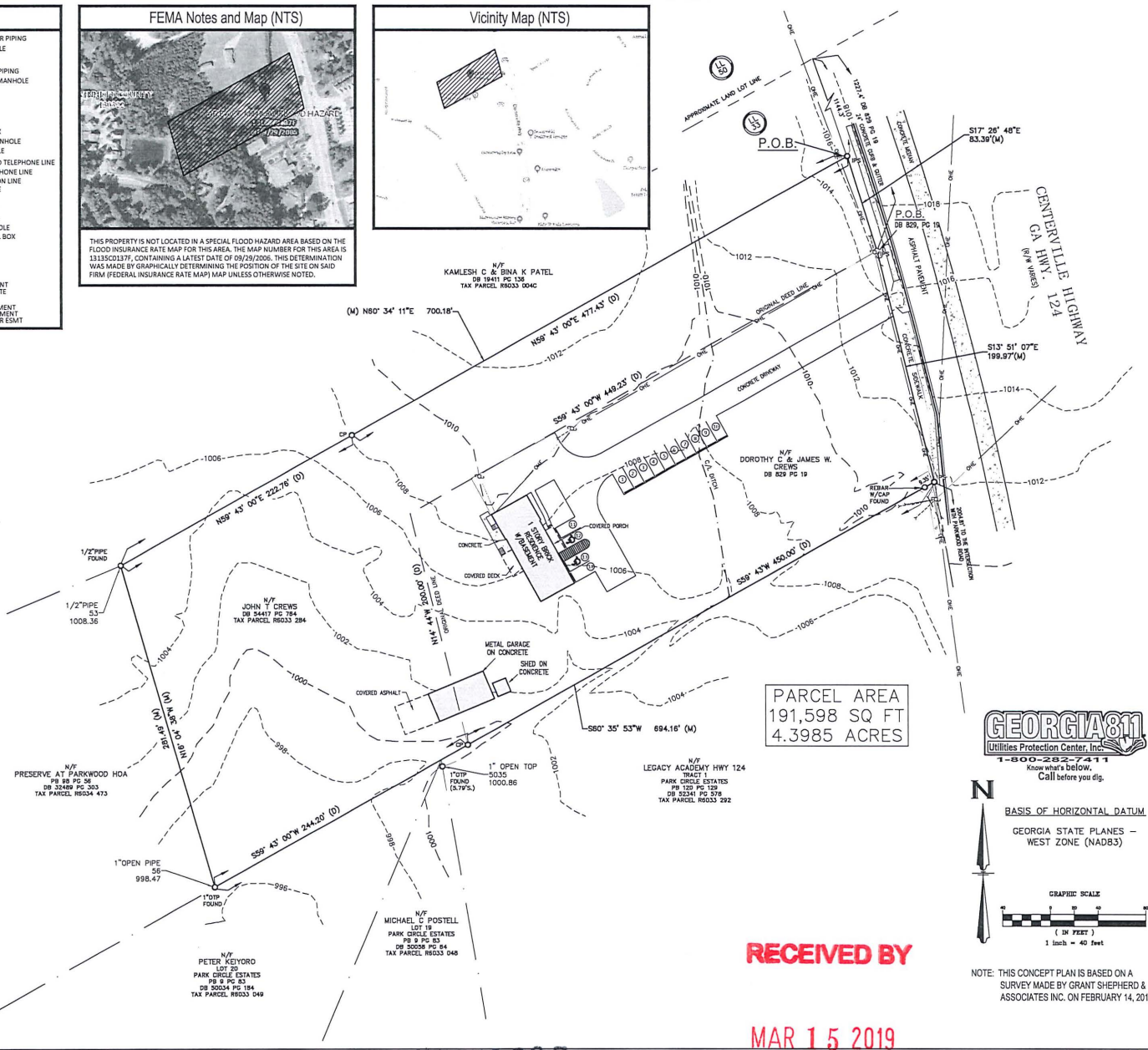
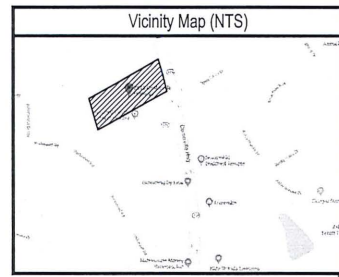
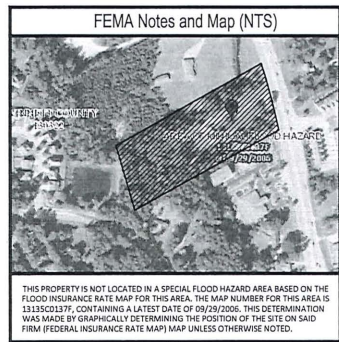
6-32

 RZC2019-00007

Printed: April 16, 2019



Symbols & Abbreviations		
○ 1/2" RFB	PP/TU POWERPOLE	SS SANITARY SEWER PIPING
○ 1/2" RBS	GW GUY WIRE	SM SEWER MANHOLE
○ P.K. NAIL FOUND	SL LIGHT POLE	CO CLEAN OUT
○ P.K. NAIL SET	SL/S STREET LIGHT POLE	SD STORM DRAIN PIPING
× FND X MARK	ST ELEC. TRANSFORMER	SI STORM INLET
× SET X MARK	AC AIR CONDITIONER	CI CURB INLET
▲ R.R. SPIKE FOUND	BE-BURIED ELECTRIC	DI DROP INLET
▲ R.R. SPIKE SET	OHE-OVERHEAD ELECTRIC	PP PAY PHONE
⊕ BENCHMARK	UG-UNDERGROUND ELECTRIC	TE TELEPHONE BOX
⊕ CONC. RW MARKER	EM ELECTRIC METER	TM TELEPHONE MANHOLE
(R) RECORD DATA	WL WATER LINE	TP TELEPHONE POLE
(M) MEASURED DATA	WM WATER MANHOLE	UT UNDERGROUND TELEPHONE LINE
(C) CALCULATED DATA	WV WATER VALVE	O/H T OVERHEAD TELEPHONE LINE
R/W RIGHT OF WAY	WM WATER METER	C-CABLE TELEVISION LINE
BSL BLDG SETBACK LINE	FH FIRE HYDRANT	O/H C OVERHEAD CABLE
RCP REINFORCED CONC PIPE	BF BACK FLOW PREVENTION	CB CABLE BOX
CMF CORRUGATED METAL PIPE	GV GAS VALVE	TS TRAFFIC SIGNAL
MFL METAL	GM GAS METER	TP TRAFFIC POLES
LS LANDSCAPING	GL GAS MANHOLE	TR TRAFFIC SIGNAL
○ TREE	GLS GAS LINE	TM TRAFFIC MANHOLE
⊕ EXCEPTIONS	B.H. BORE HOLE	TRB TRAFFIC SIGNAL BOX
IPS IRON PIN SET	MHW MONITORING WELL	STOP SIGN
1/2" RFB 1/2" REBAR FOUND	MB MAIL BOX	○ SIGN
1" TOP 1" TOP REBAR FOUND	UM UNKNOWN MANHOLE	○ BOLLARD
P.O.C. POINT OF COMMENCEMENT	FX FENCE LINE	BC/BOC BACK OF CURB
P.O.B. POINT OF BEGINNING	OTP OPEN TOP PIPE	IP EDGE OF PAVEMENT
T.M. TEMPORARY BENCH MARK	SW SIDEWALK	EC EDGE OF CONCRETE
	TV TRAVERSE POINT	PL PROPERTY LINE
	○ PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S. SANITARY SEWER EMT



SITE DEVELOPMENT DATA

CURRENT ZONING: R100
CURRENT PURPOSE AND INTENT:
 This zoning district is intended primarily for single-family detached residences and related uses.

PROPOSED ZONING: O-1
PROPOSED PURPOSE AND INTENT:
 This zoning district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings.

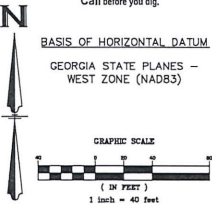
SITE AREA: 4.3985 ACRES
MAX. BUILDING HEIGHT: 35 FT
MIN. FRONT YARD: 15 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

Surveyor's Notes

1. THIS SURVEY IS CLASSIFIED AS A "SURVEYING EXHIBIT".
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GPS-1 GPS RECEIVER CONNECTED WITH THE I-NET REALTIME GPS NETWORK ON FEBRUARY 14, 2017.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 90% CONFIDENCE LEVEL AND HAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTIMETER SURVEY OF 0.07450 PPM.
4. THIS PLAN OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN 801,361".
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION AND/OR LAND DISTURBING ACTIVITIES.
6. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
8. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THIS SURVEY DOES NOT REFLECT ALL SITE IMPROVEMENTS.
10. TOPOGRAPHIC INFORMATION FOR CUMMETT COUNTY, GA.

IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-1-15 AUTHORITY O.C.G.A. SECS. 13-8-87, 43-15-4, 43-15-8, 43-15-19, 43-15-22.

Grant Shepherd
 GRANT SHEPHERD & ASSOCIATES, INC.
 03/13/2019
 Date of Surveyors Signature



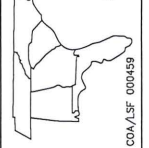
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Planning & Development

GRANT SHEPHERD & ASSOCIATES, INC.
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30096
 PHONE: 770.418.9823 FAX: 770.418.9289
 www.grantsurveying.com



NO.	DATE	DESCRIPTION
1	03/13/2019	SUBMITTAL

REZONING EXHIBIT FOR:
 JOHN CREWS
 2815 CENTERVILLE HIGHWAY
 LL 33, 6TH DIST.,
 GWINNETT COUNTY, GA

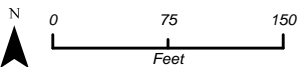
Date of Field Survey: 02/14/2017
 Scale: 1" = 40'
 Sheet No.: 1 of 1
 Job/File No.: 17-02-520

NOTE: THIS CONCEPT PLAN IS BASED ON A SURVEY MADE BY GRANT SHEPHERD & ASSOCIATES INC. ON FEBRUARY 14, 2017



RZC2019-00007

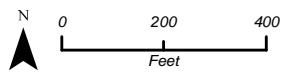
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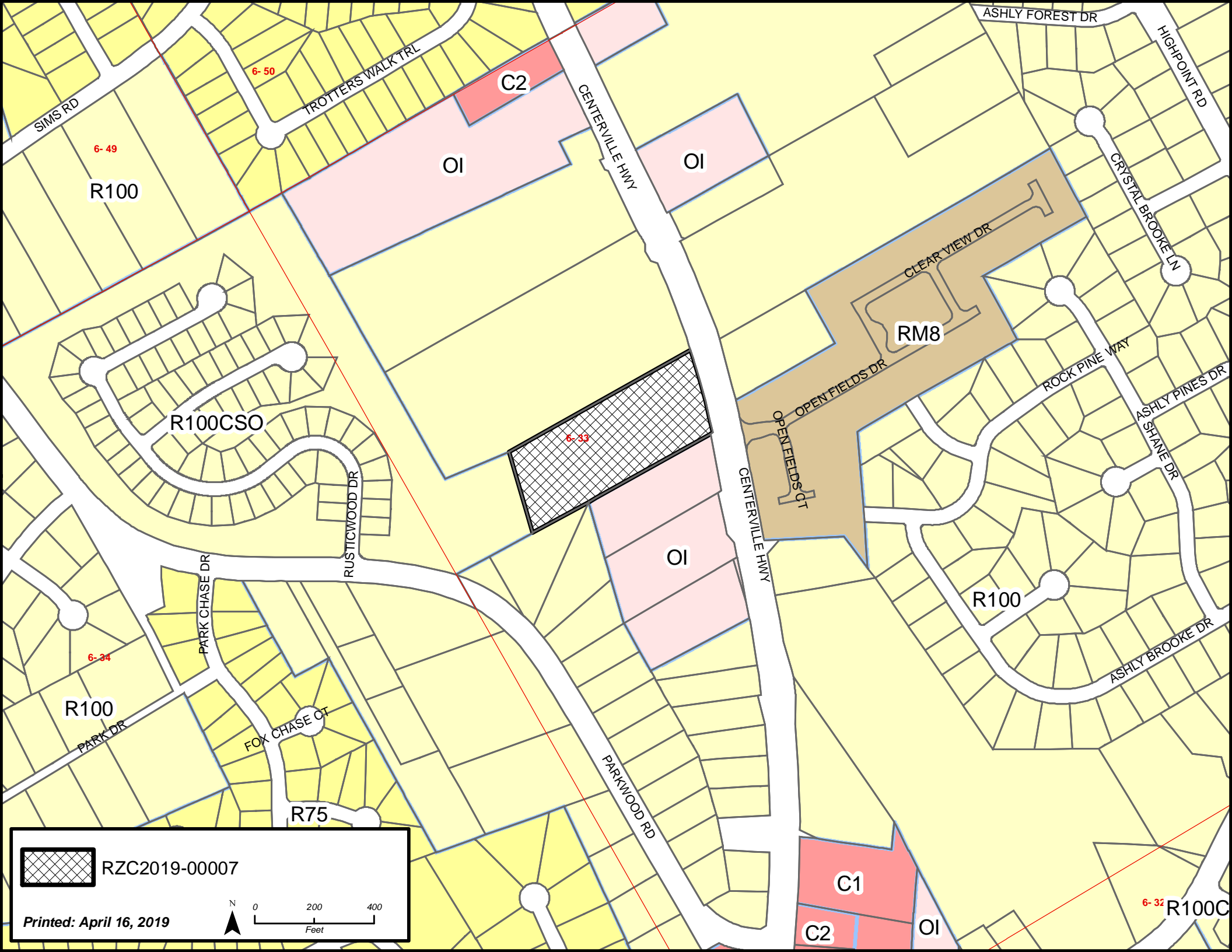




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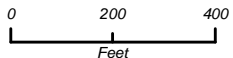
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Printed: April 16, 2019



6-32 R100C

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2019-00008**
ZONING CHANGE :C-2 & O-I TO MU-R
LOCATION :2900 BLOCK OF BUFORD DRIVE
:1200-1400 BLOCKS OF LAUREL CROSSING PARKWAY
MAP NUMBERS :R7146 002, 029 & 030
ACREAGE :34.5 ACRES
SQUARE FEET :276,500 SQUARE FEET
PROPOSED DEVELOPMENT :REGIONAL MIXED-USE DEVELOPMENT
COMMISSION DISTRICT :(4) FOSQUE

CASE NUMBER :**SUP2019-00045**
ZONING :MU-R (PROPOSED)
LOCATION :2900 BLOCK OF BUFORD DRIVE
:1200-1400 BLOCKS OF LAUREL CROSSING PARKWAY
MAP NUMBERS :R7146 002, 029 & 030
ACREAGE :34.5 ACRES
PROPOSED DEVELOPMENT :OUTDOOR SALES, STORAGE, OR DISPLAY (RETAIL)
COMMISSION DISTRICT :(4) FOSQUE

FUTURE DEVELOPMENT MAP: **REGIONAL ACTIVITY CENTER**

APPLICANT: FUQUA ACQUISITIONS II, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: MANSOUR PROPERTIES, LLC & LIFESTYLE FAMILY GROUP, LLC
669 ATLANTA COUNTRY CLUB DRIVE SE
MARIETTA, GA 30067

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests rezoning of a 34.5-acre property from C-2 (General Business District) and O-I (Office-Institutional District) to MU-R (Regional Mixed-Use District), as well as a Special Use Permit, to construct Phase II of The Exchange at Gwinnett, a regional mixed-use development. The development would consist of numerous buildings, which include 500 multifamily residential units, 137,500 square feet of retail

and restaurant space, 104,000 square feet of office space, and a 35,000 square-foot movie theater. The Special Use Permit is to allow for certain outdoor activities. The subject property is located at the intersection of Buford Drive and Laurel Crossing Parkway. Phase I of The Exchange at Gwinnett was approved in 2018 on the adjacent northern parcel, pursuant to cases RZC2018-00014 and SUP2018-00049. Currently the site remains undeveloped and heavily wooded. Located within the Mall of Georgia Overlay District, the project is subject to the corresponding overlay requirements as established in the Gwinnett County Unified Development Ordinance (UDO) Section 220-30.

The proposed project includes:

- Four (4) four-story multifamily developments with 350 units each
- One (1) four-story 150-unit multifamily developments with retail on the main floor
- Four (4) retail buildings
- Grocery store
- Food hall with permanent outdoor food trucks
- Three restaurant buildings
- Two-story office building
- Three-story medical office building
- Movie theater
- Central promenade for public gathering space
- Green space area with outdoor dining area, a town green and stage for hosting outdoor activities and events, including a farmers market
- Brewpub, microbrewery, and/or microdistillery

The site plan illustrates one proposed point of access off of Buford Drive, four entrances from Laurel Crossing Parkway, and three proposed points of access with Phase I of the development to the north. A total of 2,231 parking spaces would be provided throughout the development. The project as shown meets total parking space quantity requirements; however, it does not comply with the UDO, which requires that mixed-use projects exceeding 1,500 overall parking spaces provide a minimum of 25 percent of their total parking within decked or underground parking structures.

A Development of Regional Impact (DRI) review is currently being conducted by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) as of May 2019. The final DRI findings will be provided when made available.

ZONING HISTORY:

In 1970 the subject property was zoned RA-200 (Agriculture-Residence District). It was rezoned in 1996 to C-2 (General Business District) and O-I (Office-Institutional District), pursuant to RZ-96-148.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett County Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

Portions of this site appear to be heavily wooded and may include specimen trees which are required by the UDO to be preserved. Alternate designs to preserve specimen trees must be explored. A Specimen Tree Survey and a Specimen Tree Concept Plan must be submitted and approved prior to submittal of Development Plans for review.

A Concept Plan shall be submitted and approved by the Director after the rezoning process and prior to submittal of an application for Development Permit.

This project lies within an Activity Center/Corridor Overlay District (Mall of Georgia Overlay District), and is subject to all requirements set forth in Chapter 220 of the Unified Development Ordinance.

Project access and required improvements along Buford Drive and Laurel Crossing Parkway will be subject to review and approval of Georgia Department of Transportation and Gwinnett County Department of Transportation.

A 200-foot deceleration lane with a 50-foot taper is required at the project entrances.

Five foot wide sidewalks are required along the entire frontage of Buford Drive and Laurel Crossing Parkway.

Parking lots and interior driveways shall be in accordance with Chapter 240 of the Unified Development Ordinance.

Pedestrian connectivity/walkways must be provided between buildings entrances for all buildings in the same block, along both sides of the street frontage of all streets and thru all parking lots.

Trees within the Mixed Use Development must meet street tree, parking lot trees and 20 Tree Density Units per acre.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

Per county records, the property appears to contain stream buffers, which must be considered in the design of this development. The proposed conceptual plan may require revision to show the appropriate features.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

SR 20 Buford Drive is a Principal Arterial and 60 feet of right of way is required from the centerline, with 75 feet required within 500 feet of a major intersection and is a State Route and Georgia D.O.T. right of way requirements govern.

Laurel Crossing Parkway is a Local Street and 30 feet of right of way is required from the centerline.

A left turn lane shall be provided at the project entrances on Laurel Crossing Parkway.

Entrances shall be provided to the site per current development regulations.

Standard deceleration lane with appropriate taper and adequate right of way will be required.

Prior to the issuance of a development permit, a sight distance certification shall be provided.

The number and locations of driveways are subject to Gwinnett County D.O.T. approval.

Coordinate with the Georgia D.O.T. regarding access along SR 20 Buford Drive.

Minimum separation from a driveway, public road, or side street shall be provided as specified in the Gwinnett County Unified Development Ordinance.

Project must comply with Gwinnett County D.O.T. Criteria and Guidelines for left turn lanes.

Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the Traffic Impact Study, provided the improvements are approved by the Georgia D.O.T. and Gwinnett County D.O.T. All design and construction will be subject to D.O.T. review and approval.

If it is determined by the signal warrant study that a signal is warranted, and the signal is approved by the Georgia D.O.T. and Gwinnett County D.O.T., the applicant shall contract and pay for the signal design. The applicant shall also contract for the installation of the signal by a D.O.T. approved contractor. All design and construction will be subject to D.O.T. review and approval. The signal will be installed and operational prior to the issuance of the first certificate of occupancy.

Applicant will install a third northbound lane on SR 20 Buford Drive from Laurel Crossing to the northbound on-ramp of I-85.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 20-inch water main located on the east right of way of Buford Drive.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments,

including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer. The 8-inch sewer on parcel R7146 030 and R7146 002 may not have gravity flow from back of parcel to front, development of an additional phase of RZC2018-00014 (existing 8-inch does not have capacity).

The subject development is located within the Ivy Creek service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval by Building Plan Review.
3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2012 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.
4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3.
5. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6000 Monday through Friday from the hours of 8:00am to 5:00pm.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The applicant requests rezoning of a 34.5-acre property to MU-R (Regional Mixed-Use District), as well as a Special Use Permit, to construct Phase II of The Exchange at Gwinnett, a regional mixed-use development. The subject property is located at the intersection of Buford Drive and Laurel Crossing Parkway. Phase I of The Exchange at Gwinnett was approved in 2018 on the adjacent northern parcel, pursuant to cases RZC2018-00014 and SUP2018-00049. Currently the site remains undeveloped and heavily wooded.

The Gwinnett 2040 Unified Plan Future Development Map indicates that the property lies within a Regional Activity Center Character Area. This designation encourages mixed retail, office, and residential uses that are large in scale, high-density, high-intensity, and walkable. While meeting most of these criteria, there is an opportunity to

provide pedestrian-friendly interconnectivity through traffic calming measures, as well as the installation of sidewalks between all uses, along both sides of all street and driveway frontages, and through parking lots and parking structures. Additionally, substituting portions of the proposed surface parking with decks or underground parking would reduce the total square footage of surface parking, and in turn improve walkability among buildings and public gathering spaces. Insofar as conditions are established to encourage interconnected pedestrian access among all uses, and the project complies with the UDO with regard to walkability measures, the proposed rezoning for a regional mixed-use development could be compatible with the 2040 Unified Plan.

The surrounding area is characterized by intense regional-scale commercial and multifamily residential uses anchored by the Mall of Georgia and Coolray Field. Existing nearby properties include large retail establishments to the west across Buford Drive that are zoned C-2 (General Business District), an apartment complex zoned RM-10 (Multifamily Residence District) to the southeast off of Laurel Crossing Parkway, a small strip retail development zoned C-2 to the southwest on the other side of Laurel Crossing Parkway and along Buford Drive, and the Mall of Georgia and accessory retail on the opposite northern side of Interstate 85, which is also zoned C-2. The parcel to the south across Laurel Crossing Parkway was rezoned for multifamily apartments in 2017, although it remains undeveloped. Given the emerging development pattern of the area and the recent approval of Phase I of the Exchange at Gwinnett, the proposed mixed-use development would be appropriate.

With recommended conditions, the MU-R zoning request could be compatible with surrounding commercial and multifamily residential uses. Furthermore, the proposed scale, density, and intensity of mixed uses could also be consistent with the 2040 Unified Plan, provided the development adheres to conditions to improve pedestrian infrastructure and interconnectivity among all uses. For these reasons, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval as MU-R (Regional Mixed-Use District) subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. A mixed-use retail, office, and multifamily residential development, with outdoor activities and events as a special use. Final site and building/structure designs shall be in general accordance with the Zoning Exhibit or as approved by the Director of Planning and Development.
 - B. A maximum of 10 percent of the multifamily units may be three-bedrooms.
2. To abide by the following site development considerations:
 - A. The project shall be designed to promote internal pedestrian connectivity between uses. This shall include internal common space and gathering areas, as well as placement of buildings in close proximity with each other.
 - B. The applicant shall submit a design booklet that identifies all architectural features and building materials that will be used throughout the site.
 - C. The project design shall include parks, common areas, green spaces and landscape areas, and other public amenities for residents and visitors to the development. Such areas shall be located adjacent to pedestrian walkways and near building areas to facilitate public gathering spaces. A mandatory property owner's association shall be established for maintenance of these areas.
 - D. Provide a 20-foot landscape strip along Buford Drive and Laurel Crossing Parkway.
 - E. Conceptual site and signage plans to be approved by the Department Director.
 - F. Window signage (signs displayed on the interior or exterior of the businesses storefront windows) shall be allowed; notwithstanding the foregoing, window signage shall be prohibited on building facades that are both oriented towards and located within 100 feet of the right of way of Buford Drive. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
 - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or

bandit signs, sign-walkers and sign-twirlers shall be prohibited. This prohibition shall not include decorations associated with temporary conditions, such as grand opening events.

- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.
 - I. Peddlers and/or parking lot sales shall be prohibited.
 - J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - K. Outdoor storage shall be prohibited.
 - L. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District) except as set forth in these conditions or the Zoning Exhibit. This condition shall not preclude a variance application.
 - M. The development may include restaurant-related drive-through service windows.
 - N. The subject property is to be subdivided. Separate ownership of parts of the subject property and/or conveyance of part of the subject property to different owners shall not create non-conforming structures/uses of land and shall not require any changes to the Zoning Exhibit for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer, impervious surface limits, right of way frontage or other zoning requirements, except as may be reflect on Zoning Exhibit.
 - O. Sidewalks and crosswalks over speed bumps shall connect all apartments and offices with one another and with the central promenade, town green, courtyard area, and grocery store.
 - P. Sidewalks shall contain trees at regular intervals to help mitigate any heat-island effect between the buildings and surface parking.
3. To abide by the following requirements, dedications, and improvements:
- A. Comply with all applicable requirements of the Atlanta Regional Commission Development of Regional Impact #2945 and Georgia Regional Transportation Authority Notices of Decision.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the DRI Traffic Impact Study, provided the improvements are approved by the Georgia D.O.T and Gwinnett

- County D.O.T. All design and construction shall be subject to D.O.T. review and approval.
- C. The developer shall submit a signal warrant study. If it is determined by the study that a signal is warranted, the developer shall contract and pay for the design and installation of the signal. All design and construction shall be subject to review and approval by the Georgia D.O.T. and Gwinnett County D.O.T. The signal shall be installed and operational prior to the issuance of the first certificate of occupancy.
 - D. The developer shall install a third northbound lane on SR 20 Buford Drive from Laurel Crossing to the northbound on-ramp of I-85.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The proposed expansion of a previously approved regional mixed-use development could be consistent with surrounding and nearby commercial and multifamily residential properties, including the aforementioned adjacent land recently rezoned for The Exchange at Gwinnett Phase 1. The location provides regional access through the nearby interchange between Interstate 85 and Buford Drive, as well as easy access via Buford Drive to State Route 316, Interstate 985, and the Mall of Georgia Park-and-Ride.

ADVERSE IMPACTS

With the recommended conditions of rezoning and compliance with the requirements for projects within the Mall of Georgia Overlay District, adverse impacts from the proposed development on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

Increased impacts are expected with respect to utility demand, traffic, school-aged children, and stormwater runoff.

CONFORMITY WITH POLICIES

The 2040 Unified Plan Future Development Map demonstrates that the subject property lies within the Regional Activity Center Character Area. This character area promotes mixed retail, office, and residential uses that are large in scale, high-density, high-intensity, and pedestrian friendly. The proposed regional mixed-use development would be compatible with the policies and recommendations of the Unified Plan and consistent with the past Board action approving Phase 1 of the development.

CONDITIONS AFFECTING ZONING

The request represents an opportunity to introduce and expand a major economic development project and regional-scale investment for the County. The project would also be expected to generate additional private ventures in the greater area, attracted to the high-quality office and destination retail, dining, hotel and entertainment opportunities it will afford.

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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached

- (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 PROPOSED REZONING:

Please see attached

REZONING & SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development is adjacent to land recently zoned for a large-scale mixed-use development and is in close proximity with additional commercial, multifamily residential, and mixed-use zoning classifications and land uses. The proposed development includes points of ingress and egress on Buford Drive (SR 20) and Laurel Crossing Parkway as well as interparcel connectivity to the previously-approved mixed-use development to the north.
- (B) No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement existing commercial, residential, and employment centers. Further, the proposed development represents a continuation of the previously-approved mixed-use development to the north and complements and expands the land uses approved thereunder.
- (C) In light of the size, location, layout, topography, and natural features of the property and also in light of the nature of surrounding development, the Applicant submits that the subject Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The proposed development would have convenient access to Buford Drive, Laurel Crossing Parkway, Rock Springs Road, and Interstates 85 and 985.
- (E) Yes, the proposed development is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan which designates the property as within a Regional Activity Center. Mixed-use developments are specifically encouraged in the Regional Activity Center Character Area.
- (F) The Applicant submits that the character of surrounding development, recent zoning actions by the Gwinnett County Board of Commissioners, and the subject property's convenient access to major transportation corridors provide additional supporting grounds for approval of the proposed development.

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Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR
REZONING & SPECIAL USE PERMIT APPLICATIONS OF
FUQUA ACQUISITIONS II, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning and special use permit applications (the “Applications”) on behalf of Fuqua Acquisitions II, LLC (the “Applicant”) in order to allow the development of an approximately 34.5-acre property (the “Property”) located at the intersection of Buford Drive (State Route 20) and Laurel Crossing Parkway as a regional mixed-use development pursuant to the Regional Mixed Use (MU-R) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). The Property has frontage on Buford Drive and Laurel Crossing Parkway with convenient access to Interstate 85. The Property is currently zoned C-2 and O-I (the “Current Zoning”). The Property is located within the Mall of Georgia Activity Center/Corridor Overlay District as set forth in the UDO and the Regional Activity Center Character Area as set forth in the Gwinnett County 2040 Unified Plan (the “2040 Plan”). The Applicant is requesting to rezone the Property from the Current Zoning to the Regional Mixed Use (MU-R) zoning classification of the UDO with a special use permit for Outdoor Sales, Storage, or Display in order to accommodate the development of the Property for a mix of commercial/retail, restaurant, office, entertainment, and multi-family residential land uses as depicted on the site plan (the “Site Plan”) and building elevations/renderings (the “Building Elevations”) submitted with the Application.

Currently, planned commercial uses include a variety of retail and restaurant uses including both standalone commercial/retail buildings and vertically-mixed buildings such as Building 1100 which would include retail uses on the ground floor with up to five stories of multi-family residential units above. The proposed development would also include a movie theatre located at the southern end of a central promenade running north to south through the center of the proposed development. This central promenade extends into the Property from the

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RZC 19 00 8

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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adjacent recently-approved mixed-use development to the north and would provide an attractive pedestrian corridor and internal activity center creating a unique sense of place within the larger mixed-use development. To further accentuate and activate the central promenade, the proposed development includes a food hall adjacent to a central town green and courtyard which would provide a gathering place for residents and visitors to enjoy outdoor dining and a wide variety of events. The proposed food hall courtyard would also include a food truck alley with additional on-site dining options. The town green is designed to foster a strong sense of community by hosting educational and promotional events, cooking and kitchen equipment demonstrations, health and wellness seminars, fitness classes, yoga, and other similar activities. A proposed stage would accommodate live music, plays, and sporting event and concert streaming. The proposed town green and courtyard area would also include a brewpub, microbrewery, and/or microdistillery with a roof top patio complementing the retail, commercial, and entertainment components of the development and creating a true live/work/play environment. The Applicant is requesting approval of the special use permit for Outdoor Sales, Storage, or Display in order to further activate the town green by hosting, from time to time, outdoor markets such as farmers markets and art fairs, holiday festivals, holiday celebrations, and other events. Additional entertainment options on the town green would include outdoor recreation and activities, e.g., bocce ball, pickle ball, corn hole, and other similar activities.

A fashion hall catering to boutique and local retail shops is proposed on the ground floor of Building 700 at the northern end of the town green with two stories of office uses above. The town green area would include pedestrian amenities, outdoor seating and dining, and attractive landscaping including modern turf materials designed to accommodate large amounts of foot traffic. The proposed development would also include a standalone, three-story, full-service medical office building within Building 1200. The proposed medical office building would include doctor's offices as well as related, non-industrial, medical laboratory and testing facilities expanding residents' access to healthcare. The medical office building would be equipped to accommodate MRIs and other diagnostic care or procedures. Overall, the proposed development would include approximately 172,500 square feet of retail/restaurant space including the proposed movie theatre and approximately 500 units of multifamily dwellings all within buildings ranging from one story to five stories, or 60 feet, in height.

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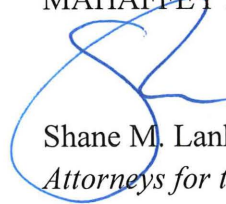
The proposed development is consistent with the policy goals set forth in the 2040 Plan which provides that the “Activity Center Character areas on the Future Development Map are those areas where the most intensive forms of future development are suggested.” Specifically, recommended potential development types for Regional Activity Centers include large-scale mixed-use developments, apartments, retail, shopping plazas, and large, multi-story office buildings. The 2040 Plan also encourages “a variety of small-scale, but intense open spaces for public gathering including plazas and pocket parks.” Proposed buildings would have varying heights and would include attractive architectural designs and building materials as set forth on the Building Elevations preserving the aesthetics of the proposed development and enhancing visitors’ pedestrian experience.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of this Application.

This 3rd day of April, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant

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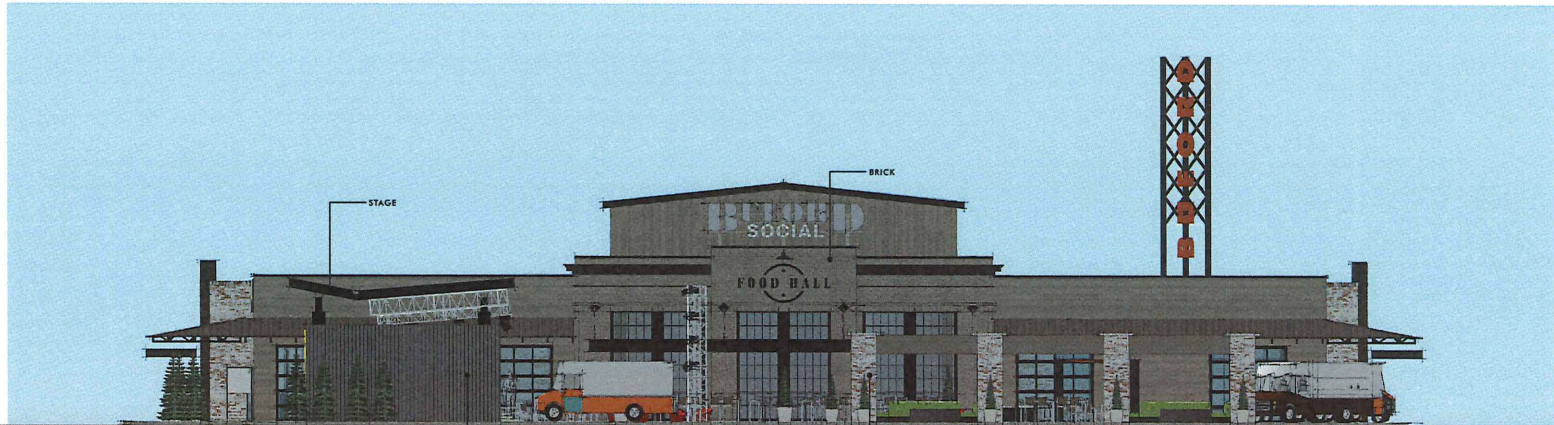
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Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County, June

Case #	Schools	Current Projections									Proposed Zoning
		2019-20			2020-21			2021-22			
		Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	
RZC2019-00008	Mountain View HS	2,689	2,300	389	2,741	2,300	441	2,793	2,300	493	80
SUP2019-00045	Twin Rivers MS	2,140	2,150	-10	2,160	2,150	10	2,180	2,150	30	60
	Woodward Mill ES	1,006	1,200	-194	1,019	1,200	-181	1,037	1,200	-163	110

Current projections do not include new developments



FOOD HALL COURTYARD ELEVATION



FOOD HALL SIDE ELEVATION

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FOOD HALL FRONT ELEVATION



FOOD HALL SIDE ELEVATION

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AERIAL VIEW OF FOOD HALL AND COURTYARD



AERIAL VIEW OF OFFICE AND APARTMENTS FROM HWY 20



VIEW OF APARTMENTS FROM MAIN STREET

4.04.2019

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FOOD HALL FRONT ENTRANCE



FOOD HALL COURTYARD



OUTDOOR DINING AREA

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OFFICE BUILDINGS



ROUND-A-BOUT



THEATER PLAZA AREA

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SEATING:
Inside = 110
 Tables and soft seating located within the common areas

Outside = 500
 Tables and soft seating Exceeds maximum 50% of inside seating



COMPACTOR
 ↓

PLAN | concept

GWINNETT EXCHANGE - FOOD HALL

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 April 4, 2019

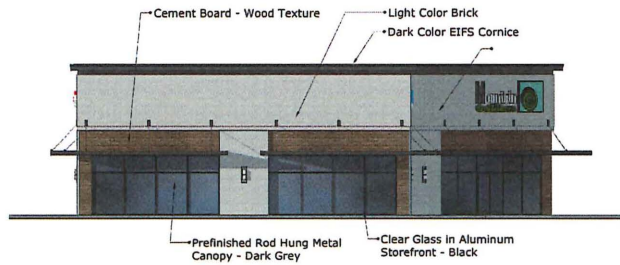


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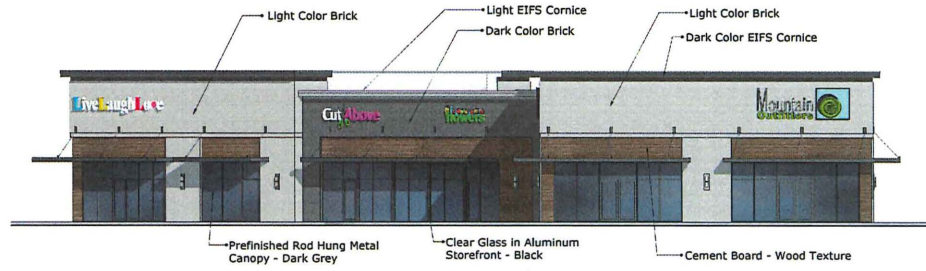
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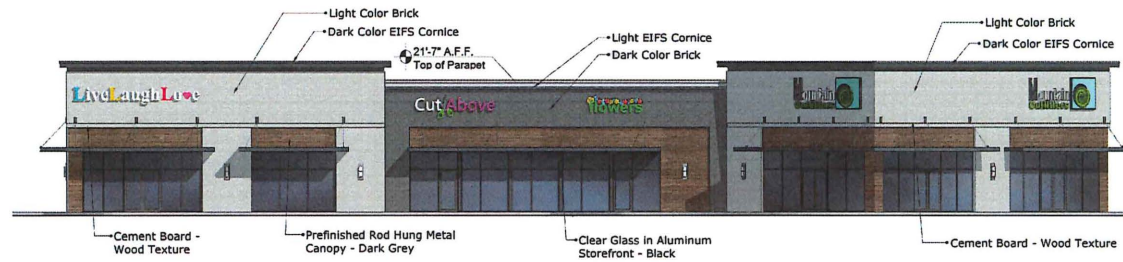
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NORTH ELEVATION



SOUTH ELEVATION



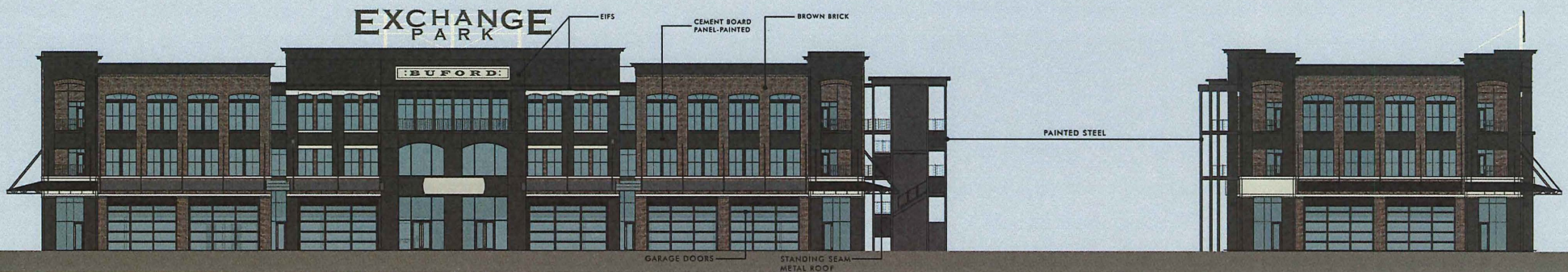
WEST ELEVATION



EAST ELEVATION

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4.04.2019



FRONT ELEVATION-
OFFICE BUILDING

RIGHT SIDE ELEVATION-
OFFICE BUILDING



REAR ELEVATION-
OFFICE BUILDING

LEFT SIDE ELEVATION-
OFFICE BUILDING

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THE EXCHANGE

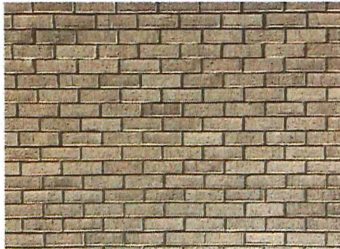
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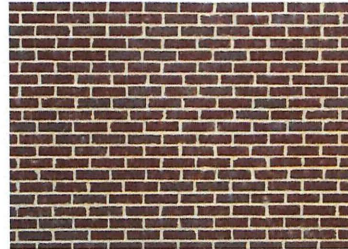


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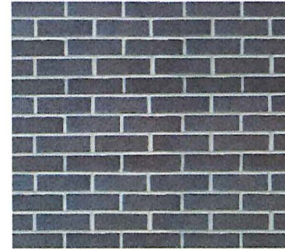
Building Materials



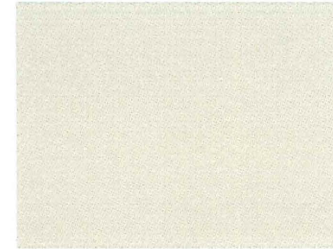
NEUTRAL COLOR BRICK



RED COLOR BRICK



DARK COLOR BRICK



NEUTRAL COLOR EIFS TRIM



DARK CEMENT BOARD
WOOD TEXTURE

LIGHT CEMENT BOARD
WOOD TEXTURE



BLACK ANODIZED ALUM STOREFRONT

THE EXCHANGE @ GWINNETT

PROPOSED MATERIALS

JUNE 25, 2018

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Multi-Family Elevations



FRONT ELEVATION



SIDE ELEVATION

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GWINNETT COUNTY, GEORGIA

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Multi-Family Elevations



REAR ELEVATION 1



REAR ELEVATION 2

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22/06/2018

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FRONT ELEVATION-
APARTMENT BUILDING



RIGHT SIDE ELEVATION-
APARTMENT BUILDING



REAR ELEVATION-
APARTMENT BUILDING



LEFT SIDE ELEVATION-
APARTMENT BUILDING

4.04.2019

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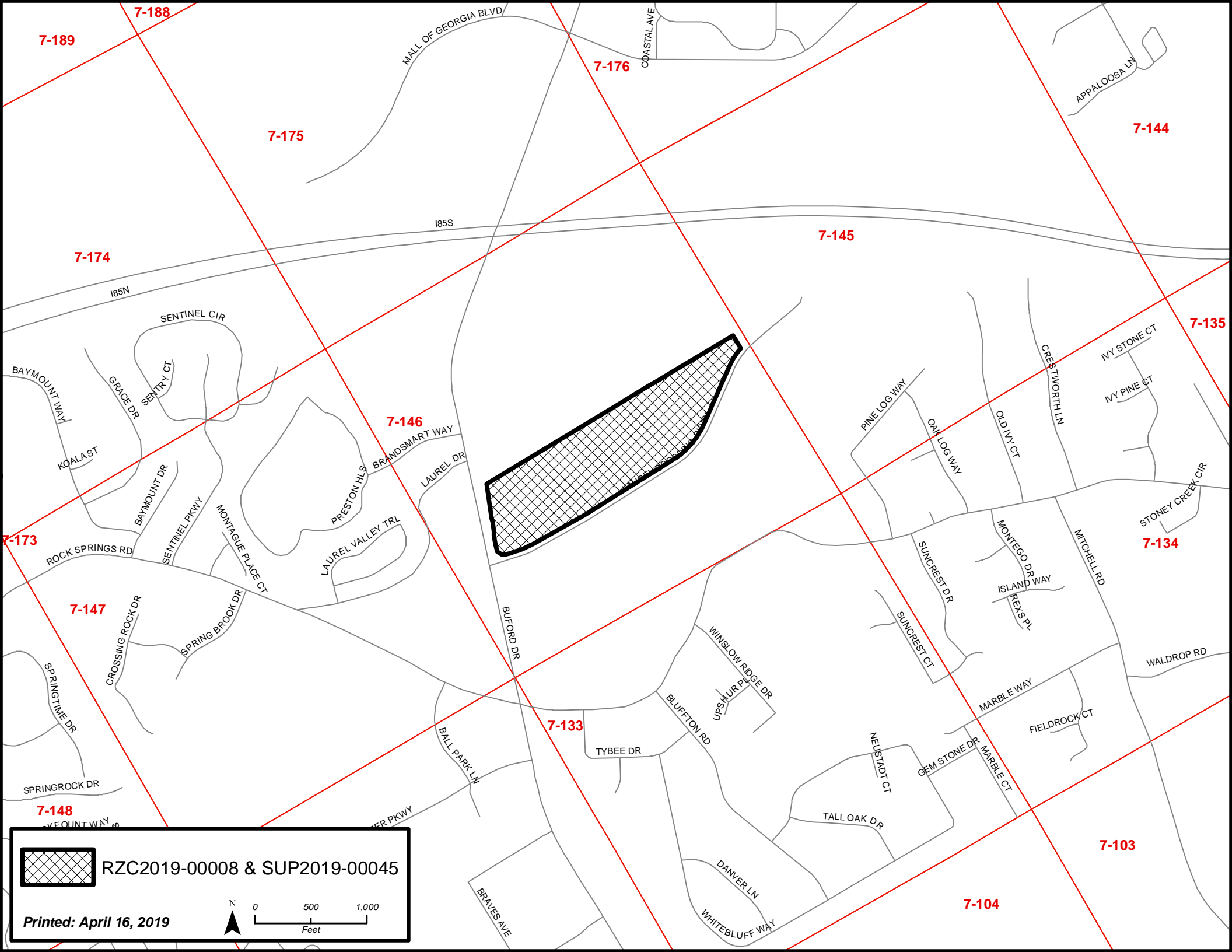
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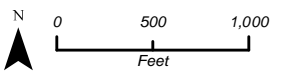
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 RZC2019-00008 & SUP2019-00045

Printed: April 16, 2019



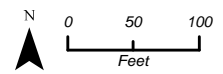


LAUREL CROSSING PKWY



RZC2019-00008 & SUP2019-00045

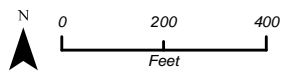
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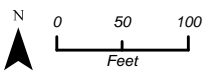
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RZC2019-00008 & SUP2019-00045

Printed: April 16, 2019





LAUREL DR

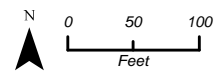
BUFORD DR

LAUREL CROSSING PKWY



RZC2019-00008 & SUP2019-00045

Printed: April 16, 2019



7-175

C2

MUR

7-145

RM10

C2

BRANDSMART WAY

7-146

OI

RM13

LAUREL DR

BUFORD DR

C2

RM13

RA200

LAUREL CROSSING PKWY

RM8

R100

ROCK SPRINGS RD

7-147

C2

RA200

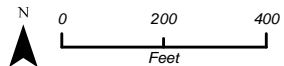
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RZC2019-00008 & SUP2019-00045

Printed: April 16, 2019



R100CSO

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2019-00009
ZONING :O-I
LOCATION :1900 BLOCK OF BEAVER RUIN ROAD
:1900 BLOCK OF RED OAK ROAD
MAP NUMBER :R6212A001
ACREAGE :0.51 ACRE
PROPOSAL :CHANGE IN CONDITIONS OF ZONING
(BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP: **VIBRANT COMMUNITIES**

APPLICANT: SATILMIS UZBEY
1936 BEAVER RUIN ROAD
NORCROSS, GA 30071

CONTACT: SATILMIS UZBEY PHONE: 770.895.8106

OWNER: SATILMIS UZBEY
1936 BEAVER RUIN ROAD
NORCROSS, GA 30071

DEPARTMENT RECOMMENDATION: **DENIAL**

PROJECT DATA:

The subject property was rezoned from R-75 (Single-Family Residence District) to O-I (Office-Institutional District) in 1999 for conversion to office uses. The applicant requests a Change in Conditions of the previous rezoning, RZ-99-104.

The subject request is the result of code enforcement action. The applicant replaced the traditional garage door of the building with a commercial style glass entryway without obtaining permit approval. The subject site is comprised of 0.51 acre located on the northwestern corner of the Beaver Ruin Road and Red Oak Road intersection. The property is currently developed with a residence and a single residential driveway. The applicant indicates in the letter of intent that the property will be used as an insurance office or other professional offices. The applicant also indicates an extension of the driveway along the front of the property to provide additional parking space.

Condition 1.A. currently reads as follows:

“To restrict the use of the subject property to an office in the existing structure, and that no modifications will be made to the exterior of the structure other than normal maintenance.”

The applicant requests that the condition be revised to allow a commercial storefront on the attached garage.

Condition 2.A. currently reads as follows:

“Provide a 50-foot wide natural undisturbed buffer except for existing encroachments (outbuilding) and approved perpendicular access and utility crossings and replantings where sparsely vegetated, adjacent to the rear (northerly) property line.”

The applicant is proposing a 6-foot high wood fence along the rear property line and a double staggered row of Leyland Cypress trees in the 25-foot proposed buffer. The Department notes that the outbuilding referenced in the conditions no longer exists on the property.

The site was approved for the residence to be converted to an office; however, this conversion was never completed. Although zoned O-I since 1999, the property has never been used for any non-residential use according to county records.

ZONING HISTORY:

In 1970, the subject property was zoned R-75. In 1999, the property was rezoned to O-I, pursuant to RZ-99-104. In 2006, a Change in Conditions application for revising the parking location was denied, pursuant to CIC-06-029. In 2017, Rezoning and Special Use Permit applications for C-2 (General Business District) zoning for a Landscape Contractor’s Office were denied, pursuant to RZC2017-00020 and SUP2017-00035.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

Most of the zoning conditions in place under REZ1999-00104 have not been met for landscaping, parking and screening.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Beaver Ruin Road is classified as a Major Arterial and 50 feet of right of way is required from the centerline, with 60 feet required within 500 feet of a major intersection.

Red Oak Road is a Local Street and 30 feet of right of way is required from the centerline.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the south right of way of Beaver Ruin Road.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to

the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer. Existing 8-inch sewer is approximately 1,050 feet west of parcel R6212A001 on parcel R6212 029. Easements may be required.

The subject development is located within the Beaver Ruin service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall obtain a building code compliance inspection of the existing building by the Building Construction Section of Department of Planning and Development and shall comply with inspection results.
2. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
3. The applicant shall submit plans which clearly indicate any new construction as proposed by the applicant and as required by compliance inspection report for review and approval by Building Plan Review.
4. Upon completion of plan review approvals, the applicant shall obtain a building permit for any required renovation work and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6000 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject site is comprised of 0.51 acre located on the northwest side of the Beaver Ruin Road and Red Oak Road intersection, west of Beaver Ruin Road's intersection with Satellite Boulevard. The property is currently zoned O-I (Office-Institutional District) and is developed with a single residential structure and associated driveway. The applicant seeks a Change in Conditions to allow for a glass commercial entry that was installed without a permit and to reduce the required 50-foot buffer to 25 feet. The site was approved for the residence to be converted to an office; however, this conversion was never completed.

The 2040 Unified Plan Future Development Map indicates that the property lies within the Vibrant Communities Character Area. The proposed Change in Conditions application may not be consistent with policies for this Character Area that aim to limit the impact of transitional properties based on the scale and intensity of surrounding development. Allowing reduced buffers could also adversely affect the adjacent single-family neighborhood in the form of increased noise, traffic and light intrusion.

The surrounding area consists of single family residential subdivisions, multi-family, commercial, and industrial uses in the city limits of Norcross. To the north and east, is the Beaver Bend Estates subdivision. West of the subject property is the Beaver Ridge Elementary School. South, across Beaver Ruin Road, is Carmax auto sales located in the

city limits of Norcross. There are two properties along this area of Beaver Ruin Road that were rezoned to

O-I; the subject property and the adjacent property. The conditions established by the Board of Commissioners in 1999 were designed to preserve the residential appearance of the property and afford adequate buffering to the residential neighbors to the rear. The requested Change in Conditions would be inconsistent with the Board's intent, and inappropriate in the department's view.

Given the prior precedent set by BOC actions which created a history protecting the residential character of the area, staff views this request as inappropriate. Additionally, the requested condition changes are inconsistent with policy of the 2040 Unified Plan which seeks to ensure compatibility between residential and non-residential uses. Given these factors, the Department of Planning and Development recommends **DENIAL**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve these requests.

RZ-99-104 conditions with:
Additions in **bold**
Deletions in ~~strikethrough~~

1. To restrict the use of the property as follows:
 - A. To restrict the use of the subject property to an office in the existing structure, ~~and that no modifications will be made to the exterior of the structure other than normal maintenance.~~
Any modifications to the exterior of the building shall be subject to the review and approval of the Director of Planning and Development.
 - B. Obtain necessary permits from the Development Division for business occupancy. **Obtain any necessary building permit for previous unpermitted modifications within 90 days of zoning approval.**
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer except for ~~existing encroachments (outbuilding) and approved perpendicular access and utility crossings,~~ and replantings where sparsely vegetated, adjacent to the rear (northerly) property line.
 - B. Provide a ten-foot wide landscaped strip outside the dedicated right-of-way of Beaver Ruin Road and Red Oak Road.
 - C. Provide a minimum six-foot high 100 percent opaque wood privacy fence adjacent to residentially-zoned properties.
 - D. Exit/entrance shall be limited to one driveway to Red Oak Road and shall be in accordance with the Gwinnett County Department Regulations and subject to the approval of the Development Division.
 - E. No billboards are permitted.
 - F. Dumpsters shall be screened by a masonry fence or wall. Dumpster pickup shall be limited to between the hours of 7:00 A.M. and 7:00 P.M.

- G. Provide interparcel access if required by the Development Division.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
- I. Enhance rear buffer adjacent to residentially zoned property with a ~~single~~ **double staggered** row, minimum six foot high Leyland Cypress trees on eight foot centers, inside the fence.
- J. All parking shall be located in front of the building.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested Change in Conditions may not be appropriate at this location in view of the established residential uses which are adjacent to and near the subject property. Additionally, the request would be inconsistent with past efforts to maintain the residential appearance of the property.

ADVERSE IMPACTS

Adverse impacts in terms of noise and visual intrusion from a reduced buffer and introduction of commercial style architecture into a residential area could be expected from the approval of this Change in Conditions.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

No change in impacts on public utilities would be anticipated from the approval of the requested Change in Conditions.

CONFORMITY WITH POLICIES

This request for a Change in Conditions could be considered inconsistent with the 2040 Unified Plan policies which are designed to protect neighboring residential properties.

CONDITIONS AFFECTING ZONING

Although currently zoned O-I, the request for approval of a Change in Conditions could set an unwanted precedent leading to further commercial encroachment into an established residential area by allowing a building façade that is incompatible with the residential character.

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Replace of Garage Door to Installation of Glass Exterior

YES

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

YES

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

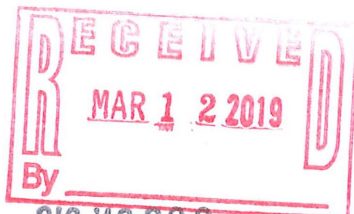
NO

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES

- (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 PROPOSED CHANGE IN CONDITIONS:

NO



Date: March 10, 2019.

Dear Board of Directors

To Whom It May Concern:

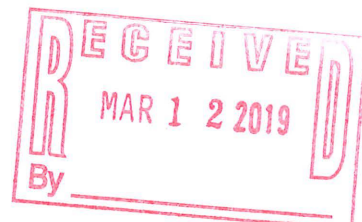
My name is Satilmis Uzbey, I bought the property located at 1936 Beaver Ruin Road Norcross, GA 30071 in 2011 and has been vacant since the purchase. The taxes have been paid yearly on this property and never missed a deadline. I began renovating the property's exterior and there are upgrades I would like to complete for the better of the property's appearance. I have installed a glass exterior panel to replace the wooden garage door not knowing the restrictions for the exteriors conditions that is listed on the current resolution that I recently took a possession. I have spent \$5,000.00 for the glass panel that Officer Julie Carter is stating that currently Condition 1-A is being violated. Because this an O-I, commercial property, I had installed the glass panel so it's more suitable for a business. Also, I would like to pour down concrete that's 70ft in length and 30ft width that is mandatory due to the regulation requiring parking lines for cars in the front of the building. This space will be big enough for 4 parking lines through the main entrance. This property will be used for either: Health/Home/Auto Insurance Companies, Medical Offices, Attorney or Law Offices. It is currently unknown at the time being. Before the property was in really bad condition, I have replaced all the exterior to the property. I would be gratefully appreciative of the approval of this amendment requested. I present this letter to propose these amendments to the current Resolution.



3-12-19

Sevil A. Avci

Thank You,
Satilmis Uzbey



CIC '19 009

CASE NUMBER RZ-99-104

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. MUISE, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

R-75 to O-I
by LAWRENCE L. BURLESON for the proposed use of
OFFICE (REDUCTION IN BUFFERS) on a
tract of land described by the attached legal description, which

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 24, 1999, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of AUGUST, 1999, that the aforesaid application to amend the Official Zoning Map from R-75 to O-I is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. To restrict the use of the subject property to an office in the existing structure, and that no modifications will be made to the exterior of the structure other than normal maintenance.
 - B. Obtain necessary permits from the Development Division for business occupancy.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer except for existing encroachments (outbuilding) and approved perpendicular access and utility crossings and replantings where sparsely vegetated, adjacent to the rear (northerly) property line.

- B. Provide a ten-foot wide landscaped strip outside the dedicated right-of-way of Beaver Ruin Road and Red Oak Road.
 - C. Provide a minimum six-foot high 100 percent opaque wood privacy fence adjacent to residentially-zoned properties.
 - D. Exit/entrance shall be limited to one driveway to Red Oak Road and shall be in accordance with the Gwinnett County Department Regulations and subject to the approval of the Development Division.
 - E. No billboards are permitted.
 - F. Dumpsters shall be screened by a masonry fence or wall. Dumpster pickup shall be limited to between the hours of 7:00 A.M. and 7:00 P.M.
 - G. Provide interparcel access if required by the Development Division.
 - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - I. Enhance rear buffer adjacent to residentially zoned property with a single row, minimum six foot high Leyland Cypress trees on eight foot centers, inside the fence.
 - J. All parking shall be located in front of the building.
3. To abide by the following requirements, dedications and improvements:

CASE NUMBER RZ-99-104

- A. Design any required on-site storm water detention facilities such that they are not located within any required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: 
F. Wayne Hill, Chairman

Date Signed: September 1, 1999

ATTEST:


County Clerk

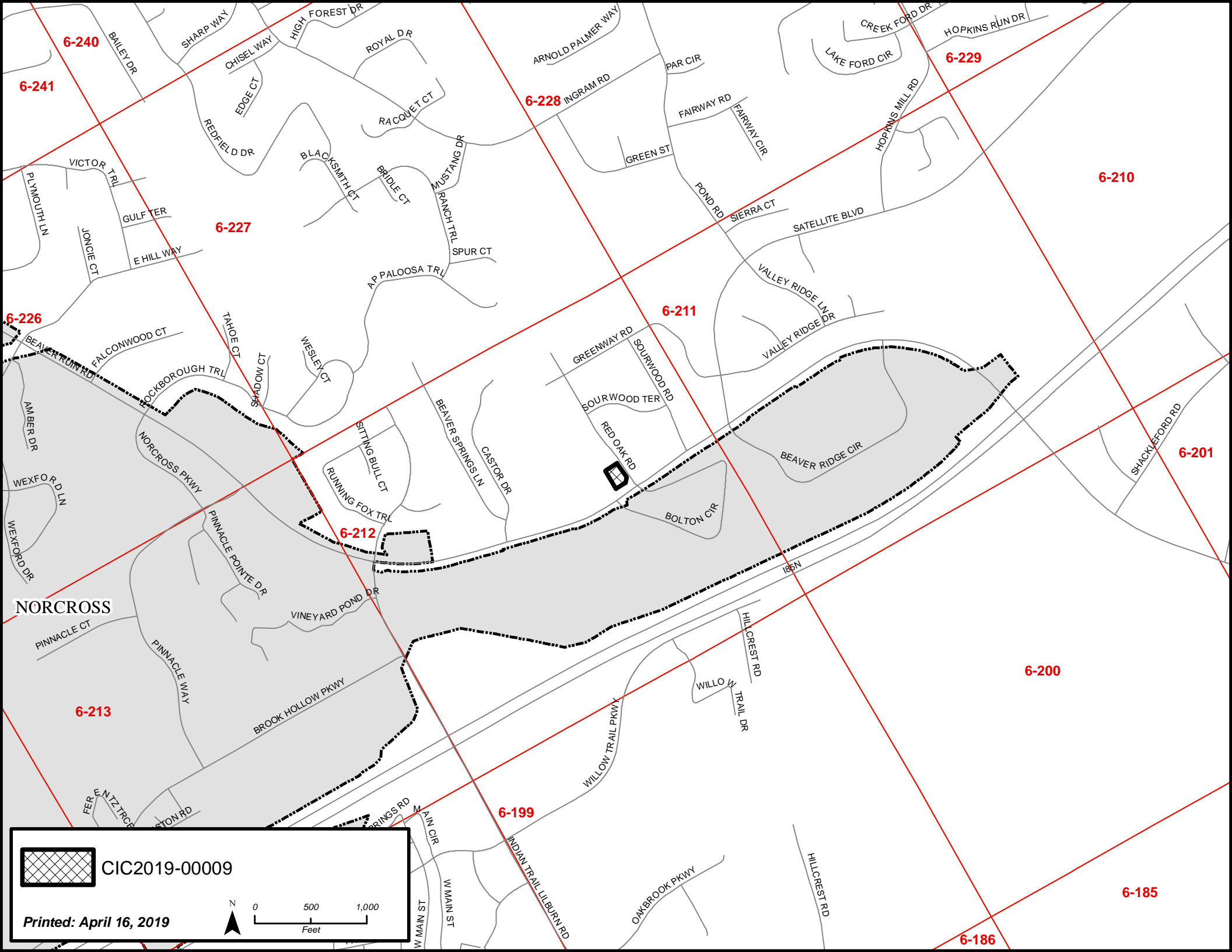


ORIGINAL GARAGE DOOR



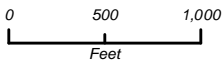
UPDATED DOOR

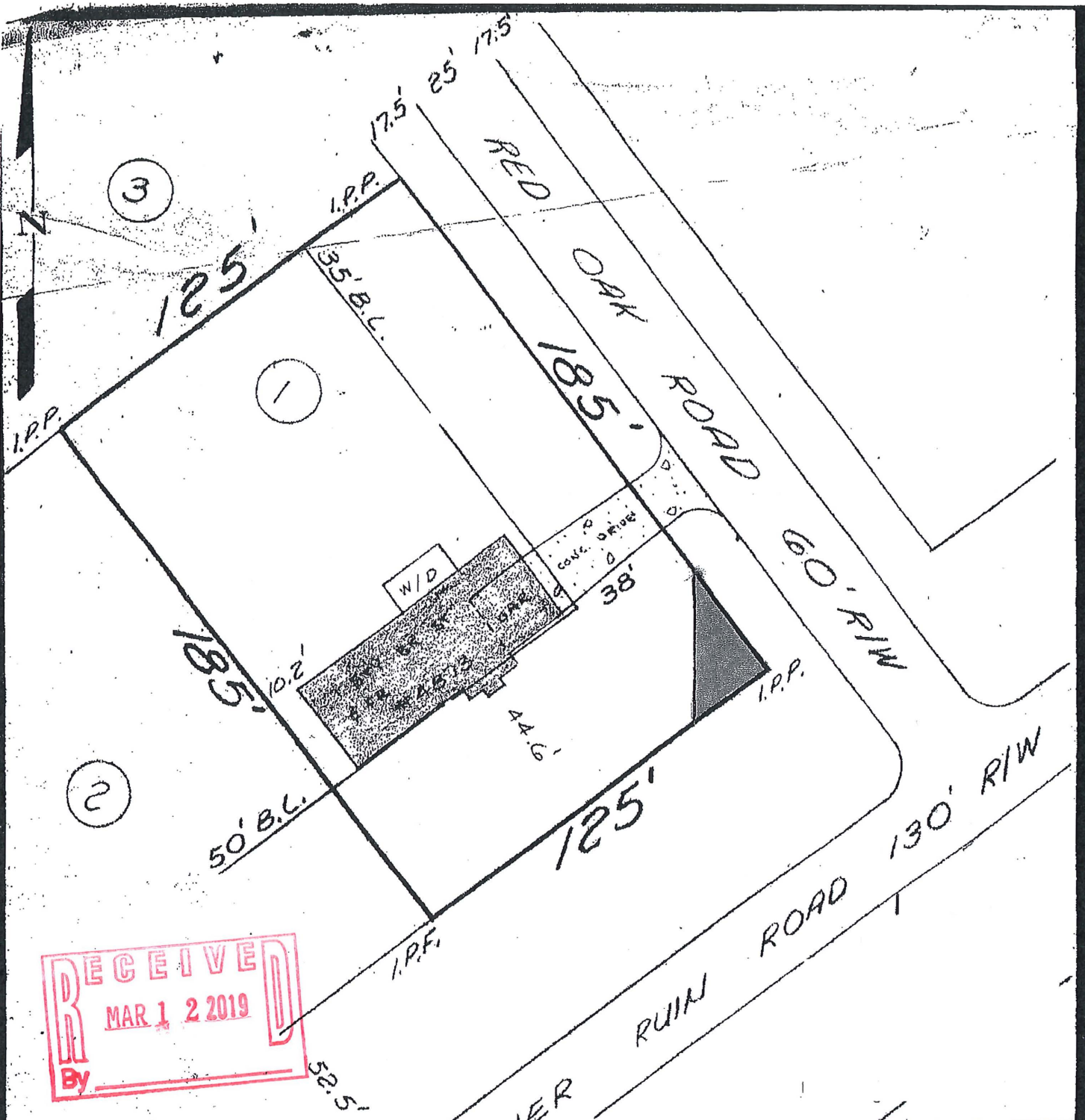




CIC2019-00009

Printed: April 16, 2019





RECEIVED
 MAR 1 2 2019
 By _____

CIC 19009

I certify that this plat
 is true and correct.

A. S. Giometti

L.S. #1125

Dwn: F.R.A. Ckd: _____ IC

LAWRENCE L. FURLESON
 LOT 1 BLOCK C
 BEAVER BEND ESTATES

LAND LOT 212 6 TH DISTRICT
 GWINNETT COUNTY GEORGIA
 SCALE: 1" = 40' DATE: 10-17-74

A. S. GIOMETTI & ASSOC. INC.
 #1816 ATLANTA, GEORGIA



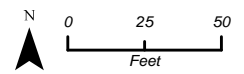
RED OAK RD

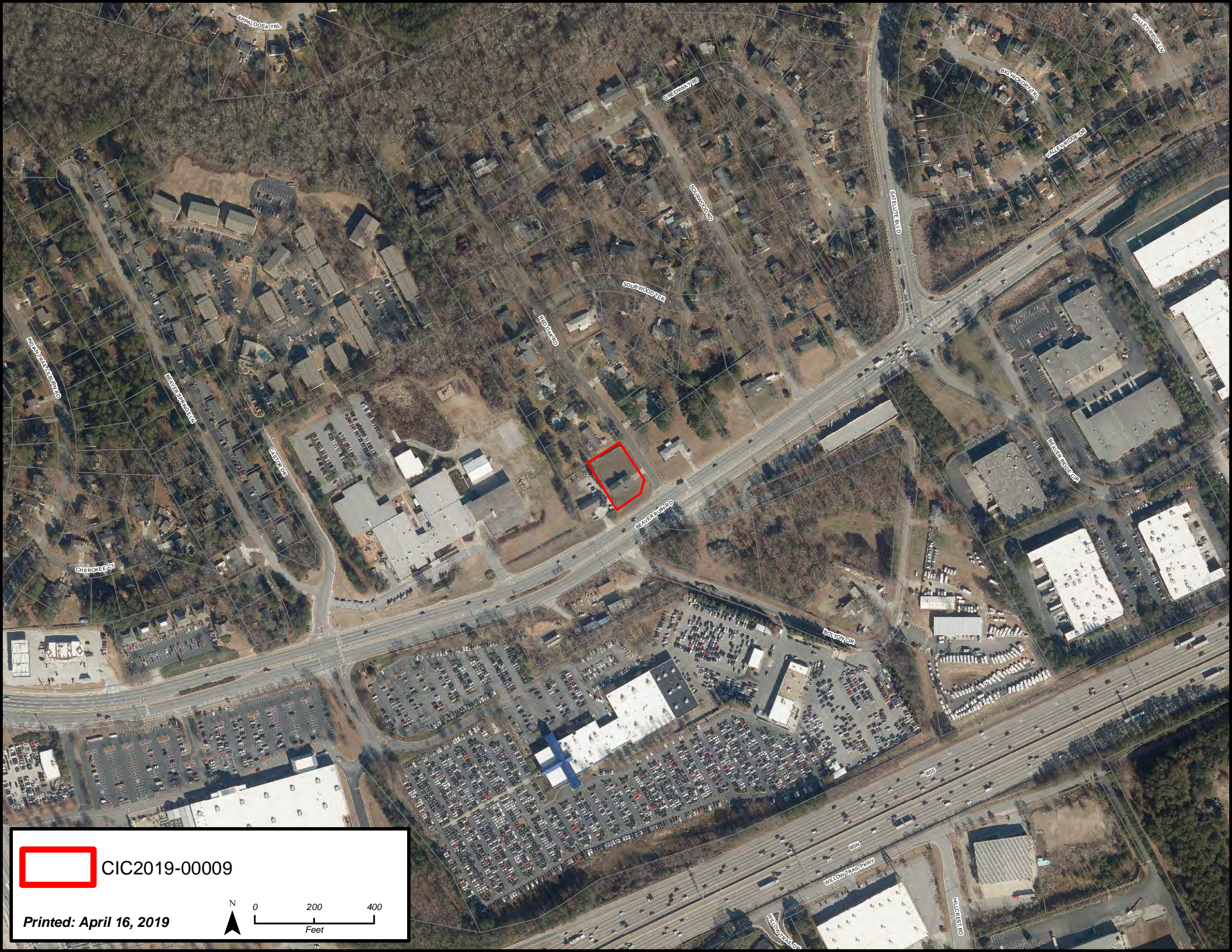
BEAVER RUIN RD

BOLTON CIR

 CIC2019-00009

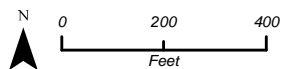
Printed: April 16, 2019

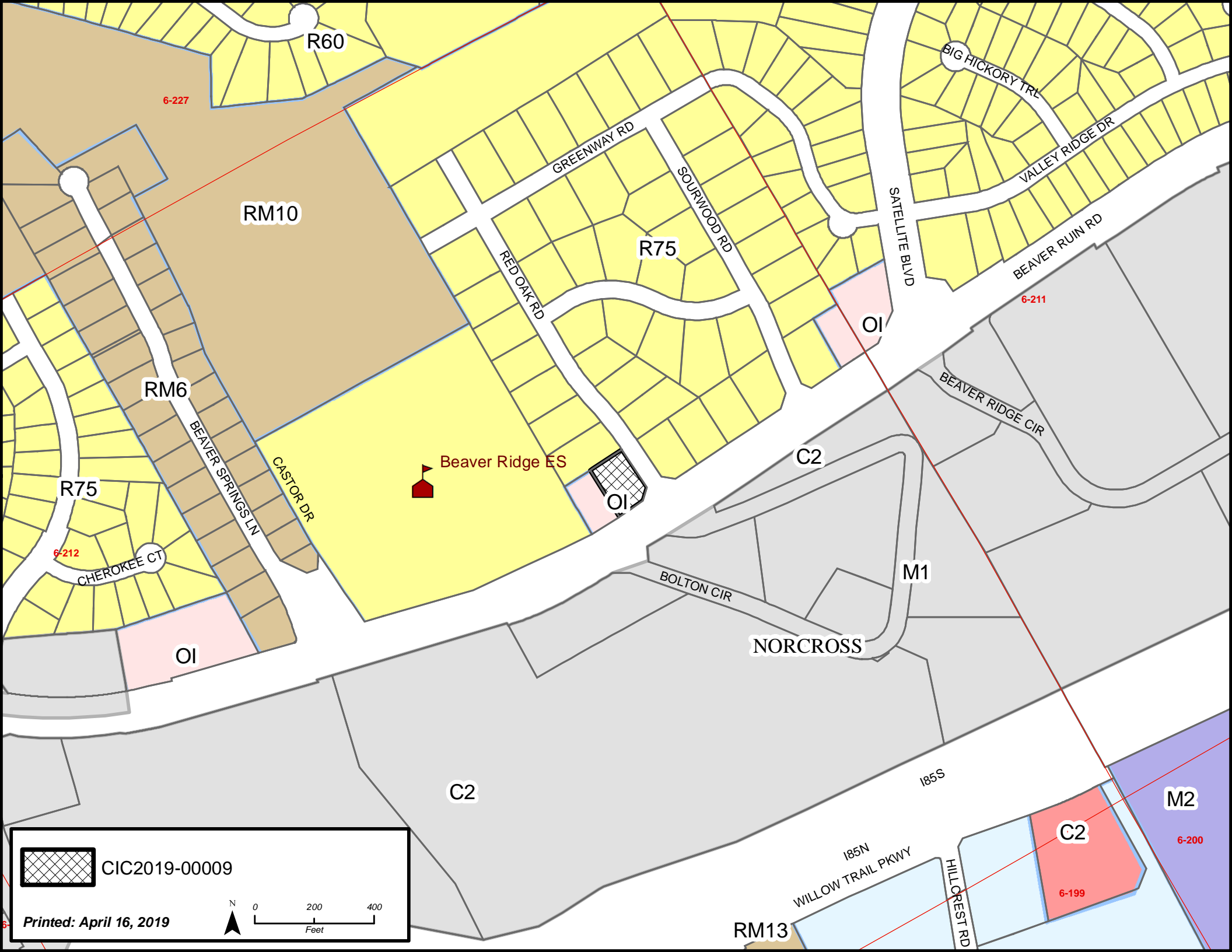




CIC2019-00009

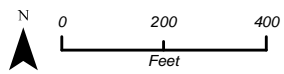
Printed: April 16, 2019





 CIC2019-00009

Printed: April 16, 2019



The site is developed with a one-story, brick, single-family dwelling, which was converted into commercial office space. The building contains a total floor area of 1,500-square feet. Access is provided by one driveway onto Loganville Highway, and there are three existing parking spaces in front of the building. Planning staff confirmed that the rear proposed parking area will not affect the property's existing septic system which is located in the front yard.

Condition 2.E of RZC2010-00013 limited the maximum number of vehicles parked in the rear yard to three, required the parking surface to be paved and currently reads as follows:

“Outdoor storage of equipment and materials shall be prohibited. Work or business vehicles shall be limited to a maximum of three, and shall be parked in the rear yard on a paved surface, within an area enclosed by a minimum six-foot high opaque stained wood privacy fence. Parking shall be prohibited in the 20-foot buffer. The fence shall be maintained in good condition by the property owner.”

The applicant requests a Change in Conditions in order to increase the maximum number of business vehicles allowed to be parked in the rear yard from three to eight and to allow the rear parking area to be gravel.

The current tenant has constructed a wooden carport structure in the location of the rear existing parking spaces, without obtaining a building permit, in order to house maintenance equipment and conduct repair activities. It is also noted that the existing gravel area was expanded. A site inspection conducted by staff revealed outdoor storage of equipment and materials in violation of Condition 2.E of the prior rezoning and the presence of six trucks and ten trailers in the rear of the property.

ZONING HISTORY:

In 1970, the property was zoned C-1 (Neighborhood Business District). In 2010, the property was rezoned to C-2 (General Business District) pursuant to RZC2010-00013.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

No comment.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

SR 20 Loganville Highway is a Principal Arterial and 60 feet of right of way is required from the centerline, with 75 feet required within 500 feet of a major intersection and is a State Route and Georgia D.O.T. right of way requirements govern.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the west right of way of Loganville Highway.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current

Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 390 feet northeast on Bay Crest Court. Easement may be required.

The subject development is located within the Lower Big Haynes service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject site is a 0.57-acre property located on the northeast side of Loganville Highway, northwest of Ozora Road. The site is currently developed with a one story single-family structure and associated parking and driveway.

The 2040 Unified Plan Future Development Map indicates the property lies within the Community Mixed-Use Character Area. Policies for this character area support a limited range of freestanding retail, commercial and office services along major corridors, such as Loganville Highway. If the proposed use is restricted to an indoor office with very limited outdoor activity, a Landscape Contractor's office could be compatible with the mix of uses in the area.

The subject property is located along a predominately commercial segment of Loganville Highway, and is characterized by a mixture of office and commercial uses extending from the intersection of Loganville Highway with Ozora Road. Adjacent and nearby uses include offices, a retail center, a veterinary clinic, used automotive dealers, and a vacant restaurant site. To the northeast is the Livingston Park subdivision, zoned R-100 CSO. Based on the similar commercially-zoned properties along Loganville Highway, and location within the established commercial node, a Landscape Contractor's Office could be compatible with adjacent and nearby land uses if limited with appropriate conditions restricting outdoor operations and requiring paved parking.

In conclusion, the requested Change in Conditions and associated Special Use Permit for a Landscape Contractor's Office could be consistent with the commercial nature of this segment of Loganville Highway; therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZC2010-00013 conditions with:

Additions in **bold**

Deletions in ~~striketrough~~

Approval as C-2 (Change in Conditions) with a Special Use Permit for a Landscape Contractor's Office, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to use as a **landscape** contractor's office, or other office use as permitted under Section 1308.B of the 1985 Zoning Resolution which includes:
 1. Accounting offices
 2. Architecture or engineering offices
 3. Doctor, dentist or chiropractor offices
 4. Insurance offices
 5. Law offices
 6. Medical clinics
 7. Other public or professional offices
 8. Real estate offices
 - B. **Within 180 days of zoning approval**, obtain necessary **development and building** permits, and bring **the property and** structures(s) up to all applicable zoning, development and building codes. ~~prior to commencement of business operations.~~
 - C. Abide by all requirements of ~~the Section 1315~~ (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. If the building exterior is renovated, stucco may only be used as an accent building material. Building elevations shall be subject to review and approval of the Director of Planning and Development.
 - D. **The existing unpermitted carport structure shall be removed within 30 days of zoning approval. On-site repair and servicing of lawn equipment or service vehicles shall be prohibited.**
2. To abide by the following site development considerations:
 - A. Provide and maintain the 20-foot wide natural undisturbed buffer and fence adjacent to residentially-zoned properties. The buffer shall be planted to provide

and effective visual screen with a minimum double-staggered row of evergreen trees, eight feet in height at the time of planting.

- B. Provide a ten-foot wide landscaped strip adjacent to Loganville Highway.
- C. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 6 feet in height.
- D. Billboards or oversized signs shall be prohibited.
- E. Outdoor storage of equipment and materials shall be prohibited. Work or business vehicles shall be limited to a maximum of ~~three~~, **twelve (six trucks and six trailers)**, and shall be parked in the rear yard on a paved surface, within an area enclosed by a minimum six-foot high opaque stained wood privacy fence. Parking shall be prohibited in the 20-foot buffer. The fence shall be maintained in good condition by the property owner.
- F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Outdoor loudspeakers shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

In light of the commercial uses surrounding and adjacent to the property, the requested Landscape Contractor's Office could be suitable if conditioned appropriately.

ADVERSE IMPACTS

With the recommended conditions, including adequate screening and a prohibition on outdoor storage, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

Few additional impacts on public facilities would be anticipated from the use as proposed.

CONFORMITY WITH POLICIES

The subject property lies within the Community Mixed-Use Character Area. Limited freestanding retail, commercial and service activities are supported by the Unified Plan in these character areas, and a Landscape Contractor's office could be compatible with the commercial uses in the area.

CONDITIONS AFFECTING ZONING

The rear parking area is adequately screened from Loganville Highway, and the property appears to be well maintained from the street frontage, suggesting that the requested Change in Conditions and Special Use Permit could be appropriate for this location.

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (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 PROPOSED CHANGE IN CONDITIONS:

No

RECEIVED BY

APR 02 2019

CIC '19 010

Letter of Intent

March 28, 2019

Gwinnett County Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Change of Conditions for 2642 Loganville Hwy, Grayson, GA 30017

We hereby submit this letter of intent to change condition 2.E of Case Number RZC2010-0013

“Work or business vehicles shall be limited to a maximum of three...”. The applicant respectfully requests a change in this condition increasing the maximum number of work or business vehicles to eight. These vehicles will all be parked in the rear of property behind six-foot high opaque wood privacy fence or mature Leyland cypress screening. The property is being used by a landscaping company for office operations and evening storage of company vehicles.

The lot size is .57 acres with a density of 2660 sq-ft/acre. Building height is 25ft. No change to buffers are being requested.

If you have any questions, I can be reached at 404-936-4856

Thank you,

Aaron Tulin

RE/MAX Legends

aaron@gahomes.com

RECEIVED BY

APR 02 2019

CIC '19 010

Planning&Development

CASE NUMBER RZC2010-00013
GCID 2010-0716

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>AYE</u>
Shirley Lasseter, District 1 (Vice Chairman)	<u>AYE</u>
Albert Nasuti, District 2	<u>ABSENT</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. BEAUDREAU, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by ALEN DELIC for the proposed use of CONTRACTOR'S OFFICE (WATER DAMAGE RESTORATION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 21ST, 2010 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 5TH day of OCTOBER 2010, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to use as a contractor's office, or other office use as permitted under Section 1308.B. of the 1985 Zoning Resolution which includes:
 1. Accounting offices
 2. Architecture or engineering offices
 3. Doctor, dentist or chiropractor offices
 4. Insurance offices
 5. Law offices
 6. Medical clinics
 7. Other public or professional offices
 8. Real estate offices
 - B. Obtain all necessary permits, and bring structure(s) up to all applicable zoning, development and building codes prior to commencement of business operations.
 - C. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. If the building exterior is renovated, stucco may only be used as an accent building material. Building elevations shall be subject to review and approval of the Director of Planning and Development.

2. To abide by the following site development considerations:
 - A. Provide and maintain the 20-foot wide natural undisturbed buffer and fence adjacent to residentially-zoned properties. The buffer shall be planted to provide an effective visual screen with a minimum double-staggered row of evergreen trees, eight feet in height at the time of planting.
 - B. Provide a ten-foot wide landscaped strip adjacent to Loganville Highway.
 - C. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 6 feet in height.
 - D. Billboards or oversized signs shall be prohibited.
 - E. Outdoor storage of equipment and materials shall be prohibited. Work or business vehicles shall be limited to a maximum of three, and shall be parked in the rear yard on a paved surface, within an area enclosed by a minimum six-foot high opaque stained wood privacy fence. Parking shall be prohibited in the 20-foot buffer. The fence shall be maintained in good condition by the property owner.
 - F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - G. Outdoor loudspeakers shall be prohibited.
 - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
 - J. Peddlers and/or parking lot sales shall be prohibited.

K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

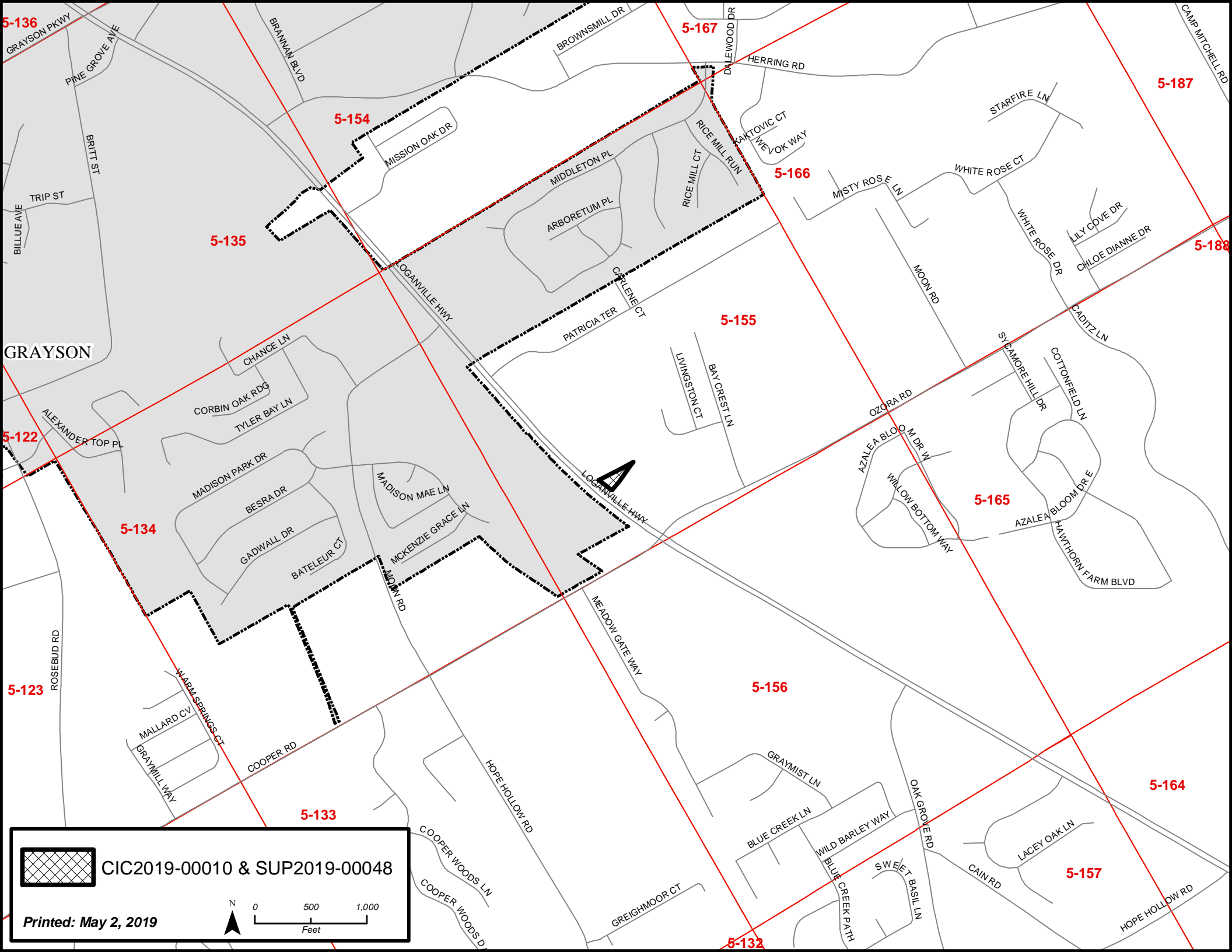
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: 
Shirley Lasseter, Vice Chairman

Date Signed: 11/1/10

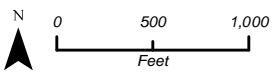
ATTEST:


County Clerk/Deputy County Clerk



CIC2019-00010 & SUP2019-00048

Printed: May 2, 2019



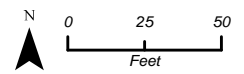


LOGANVILLE HWY
LOGANVILLE HWY



CIC2019-00010 & SUP2019-00048

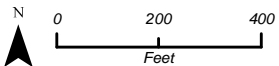
Printed: May 2, 2019

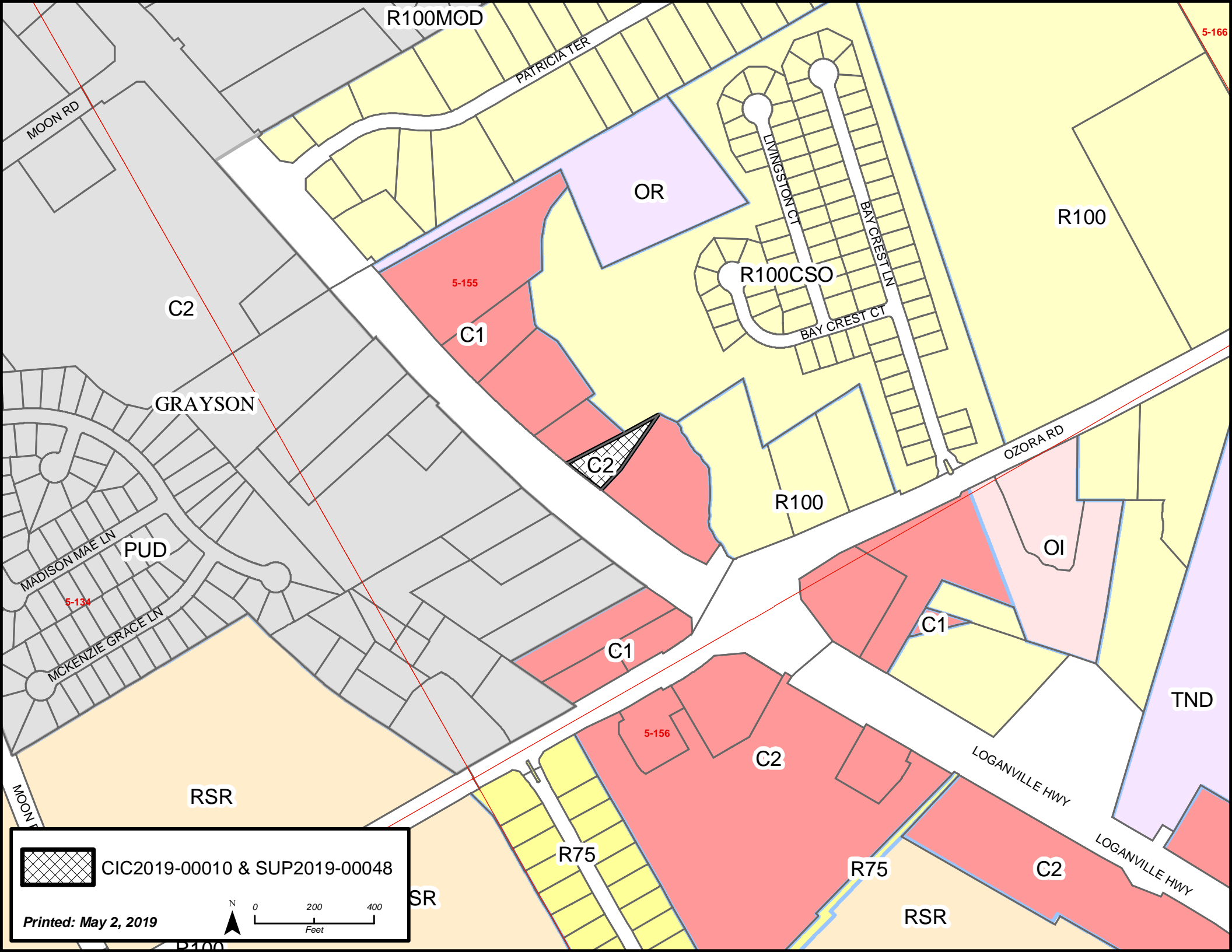




CIC2019-00010 & SUP2019-00048

Printed: May 2, 2019





MOON RD

R100MOD

PATRICIA TER

OR

R100CSO

R100

C2

5-155

C1

R100

GRAYSON

C2

OZORARD

MADISON MAE LN

PUD

5-134

MCKENZIE GRACE LN

C1

OI

TND

RSR

C1

5-156

C2

LOGANVILLE HWY

MOON

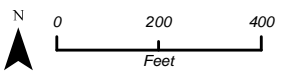
R75


R75

C2

LOGANVILLE HWY

Printed: May 2, 2019



 CIC2019-00010 & SUP2019-00048

R100

SR

RSR

5-166

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2019-00020**
ZONING :M-1
LOCATION :900 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 005
ACREAGE :2.01 ACRES
SQUARE FEET :9,700 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE & TRUCK REPAIR SHOP
COMMISSION DISTRICT :(4) FOSQUE

FUTURE DEVELOPMENT MAP: **COMMUNITY MIXED-USE**

APPLICANT: EFRAIN A. CHAVARRIA
965 CRYSTAL WATER DRIVE
LAWRENCEVILLE, GA 30045

CONTACT: EFRAIN A. CHAVARRIA PHONE: 404.664.2702

OWNER: C.E. SMITH
963-C BUFORD DRIVE
LAWRENCEVILLE, GA 30043

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests renewal of a Special Use Permit for a truck repair shop. The subject property is a 2.01-acre portion of a larger 8.29-acre parcel, zoned M-1 (Light Industry District) and located on the west side of Buford Drive at its intersection with Braselton Highway. The initial Special Use Permit was granted for truck repair in 2016 (SUP2016-00013) for a different applicant, and included a time limitation of two years. The remaining 6.28-acres are not used by the applicant for truck repair, but rather are used by the property owner for truck storage and are not part of this request. There are pending Code Enforcement cases on the site, and this request would serve to bring the truck repair business into zoning compliance.

The building is currently being used for truck repair, and has been used for truck repair in the past. The business provides general mechanic services for heavy trucks and semi-tractors. The site is developed with a 9,700-square foot single-story building, associated parking areas and driveways. The building includes a loading bay and three roll-up doors at the rear. Business hours would be Monday through Saturday from 8:30

a.m. to 5:00 p.m. according to the applicant's letter of intent. Access is from a single driveway onto Buford Drive.

ZONING HISTORY:

In 1970 the subject property was zoned M-1 and R-100 (Single-Family Residence District). In 1975, the property was rezoned to C-2 (General Business District) per an areawide rezoning. In 1976, the property was rezoned back to M-1 pursuant to case RZ-43-76 for a tractor dealership. In 2016, a Special Use Permit for a truck repair shop was approved, pursuant to SUP2016-00013. In 2018, a renewal Special Use Permit for a truck repair shop was denied, SUP2018-00050.

GROUNDWATER RECHARGE AREA:

The subject property is located within an identified Significant Groundwater Recharge Area. The Georgia Department of Community Affairs and the Georgia Department of Natural Resources have mandated that Significant Groundwater Recharge Areas be identified and that minimum lot sizes for septic tanks be increased in these resource areas. Please contact Gwinnett County Environmental Health for septic system information and/or Gwinnett County Department of Water Resources regarding availability of sanitary sewer for this site.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett County Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

Most of the zoning conditions in place under SUP2016-00013 have not been met: access entrance, landscaping, parking and outdoor storage, dumpster screening and ground signage.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

WATER/SEWER PLAN REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Buford Drive is a Principal Arterial and 60 feet of right of way is required from the centerline, with 75 feet is required within 500 feet of a major intersection. It is a State Route and Georgia D.O.T. right of way requirements govern.

Donate additional right of way along the property frontage of Buford Drive to Georgia D.O.T. for a total of 75 feet from the centerline of Buford Drive SR 20.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the west right of way of Buford Drive.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 15 feet south of parcel R7028 005 in parcel R7028 149. An easement will be required.

The subject development is located within the Patterson service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject site is a 2.01-acre parcel, located on the west side of Buford Drive, at its intersection with Braselton Highway. The site is currently developed with a single-story building, parking and driveways.

The 2040 Unified Plan Future Development Map indicates the site is located within a Community Mixed-Use Character Area. Although not strictly consistent with the Unified

Plan, the proposed truck repair business could be considered consistent with the industrial and retail uses in the immediate surrounding area. With appropriate conditions limiting outdoor repair, the business could be compatible with the existing uses in the area.

The area surrounding the property consists predominately of commercial and industrial businesses along the Buford Drive corridor, with residential uses lying beyond the corridor. This portion of Buford Drive is an established commercial corridor, developed with numerous automobile sales and service facilities. Adjacent to the south is a motorcycle dealership within the city limits of Lawrenceville. Adjacent to the north and west are large, undeveloped M-1 tracts. The requested Special Use Permit could be considered consistent with the existing uses in the area and may be suitable at this location.

It is noted that a renewal application in 2018 was not granted; however, it appears that the applicant's failure to appear at the public hearings may have contributed to its denial. The subject request would bring the truck repair business into compliance, while issues with the rear of the site will still be pursued by Code Enforcement actions with the property owner.

In conclusion, the requested Special Use Permit for truck repair could be considered consistent with zoning and land uses in the area; therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for truck service and repair, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial and accessory uses, which may include truck repair as a Special Use. No vehicle sales of any kind shall occur at this location.
 - B. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
 - C. All repair activities shall take place inside the existing building. No repairs may be conducted in the parking lot.
 - D. All trucks shall be parked behind the existing building to the rear of the property.
 - E. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.
 - F. The building shall be repainted.
 - G. New landscaping shall be required along the property frontage.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 10-foot wide landscape strip along the Buford Drive frontage.
 - B. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height.

- C. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
- D. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- E. Billboards or oversized signs shall be prohibited.
- F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- G. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
- H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- J. Outdoor loudspeakers shall be prohibited.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- M. Coordinate with Georgia D.O.T. intersection project at Buford Drive and Braselton Highway.
- N. Donate additional right of way along the property frontage of Buford Drive to Georgia D.O.T. for a total of 75 feet from the centerline of Buford Drive SR 20.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested Special Use Permit for truck repair could be considered suitable in light of the similar intensity of uses along the corridor.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

A minimal change in impacts on public facilities could be anticipated from the request.

CONFORMITY WITH POLICIES

The 2040 Unified Plan Future Development Map indicates the site is located within a Community Mixed-Use Character Area. Although not strictly consistent with the Unified Plan, the proposed truck repair business could be considered consistent with the industrial and retail uses in the immediate surrounding area. With appropriate conditions limiting outdoor repair the business could be compatible with the existing uses in the area.

CONDITIONS AFFECTING ZONING

In order to ensure compatibility with the existing area, conditions prohibiting outdoor repair of trucks, signage limitations, and landscaping could improve the appearance of this property.

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

yes

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

yes

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

yes

- (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 PROPOSED SPECIAL USE PERMIT:

Improvements to the building and the land.

RECEIVED BY

DEC 10 2018

SUP '19 020

Planning & Development

Letter of Intent

From: Efrain A. Chavarria

Date: December 5th, 2018

965 Crystal Water Dr.

Lawrenceville, GA. 30045

(404)664-2702

Anthony's General Services, LLC.

anthonysgslc@gmail.com

To: Gwinnett County

Department of Planning & Development / Planning Division

446 West Crogan Street, Suite 250

Lawrenceville, GA 30046

(678)518-6000

Dear Sirs:

I am writing to you, through this letter, to propose my intention to renew the permit to perform a VEHICLE AND TRUCK REPAIR SHOP on a tract of land lot N.28, where currently is a M1 zoning, with a building leased size of 9,700 square feet / 2.012 acres at 974 Buford Dr. Lawrenceville, GA 30043.

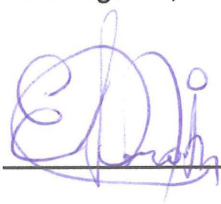
The number of employees would be three (3) people, including myself; with a working schedule from Monday to Saturday, from 8:30am to 5:00pm.

We have parking spaces for customers, in the front area of the building, but all repair services of vehicles or trucks will be made within the built area.

We want to keep a clean and tidy place, according to the GA laws, understanding the guidelines and regulations to follow for this kind of business, and I want to maintain a good behavior that benefits my own business record and my community, in the present and to the future.

I thank you in advance for your attention to this letter, and I am awaiting a favorable response.

Kind regards,



Efrain A. Chavarria

RECEIVED BY

DEC 10 2018

Planning & Development

SUP '19 020

At a regular meeting of the Municipal-Gwinnett Planning and Zoning Commission held on May 20, 1976 at 2:00 A. M. in the planning and Zoning Department, public hearing was held on the Zone Change Application for a rezoning amendment to the Guinnett County Zoning Resolution adopted June 2, 1970 and Map as amended June 9, 1970 of Mrs. Runelle Atkinson from present Zone C-2 and R-100 to M-1. Proposed use is Tractor Dealership.

The following described tract:

(SEE ATTACHED DESCRIPTION)

Opposition was Not voiced or filed on said application. Motion was made by Dana McDowall and duly seconded by D. H. Keever that the Municipal-Gwinnett Zoning and Planning Commission recommend to the Honorable Board of Guinnett County Commissioners Approval * of the application. Motion was unanimously carried.

* subject to applicant providing 50 foot buffer

Respectfully submitted

Lewis Brinkley III

Mrs. Runelle Atkinson
2947 Sunset Street
Duluth, Georgia 30136

A RESOLUTION

Commissioners of Roads and Revenues

Guinnett County, Georgia

WHEREAS, the Municipal-Gwinnett Planning and Zoning Commission has filed a formal recommendation with the Board of Guinnett County Commissioners upon application of Mrs. Runelle Atkinson for rezoning amendment to rezone a tract of land from C-2 and R-100 to M-1 for the proposed use of Tractor Dealership, and

WHEREAS, Notice to the Public regarding said amendment to Zoning Map and Ordinance has been published in The Home Weekly, the official news organ of Guinnett County, and

WHEREAS, Public Hearing was held in the Office of the Board of County Commissioners on June 22 1976 and objections were not filed.

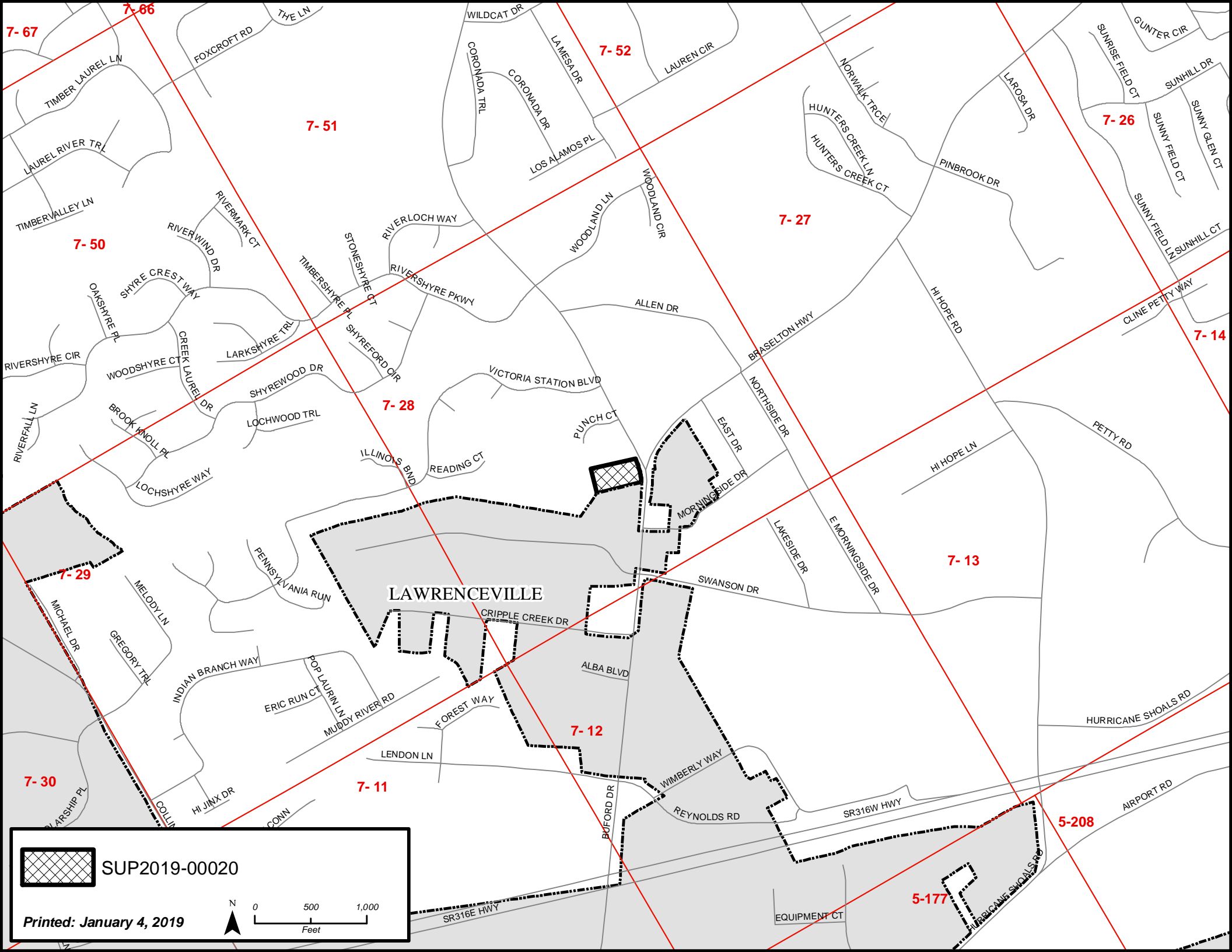
THEREFORE, BE IT RESOLVED that the Board of County Commissioners do hereby adopt * the rezoning from C-2 and R-100 to M-1.

This the 22nd day of June, 1976.

* 50' buffer is not required.

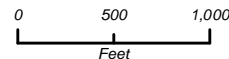
BOARD OF GWINNETT COUNTY COMMISSIONERS

Bill Atkinson



SUP2019-00020

Printed: January 4, 2019





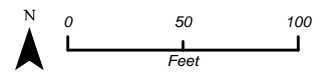
BUFORD DR

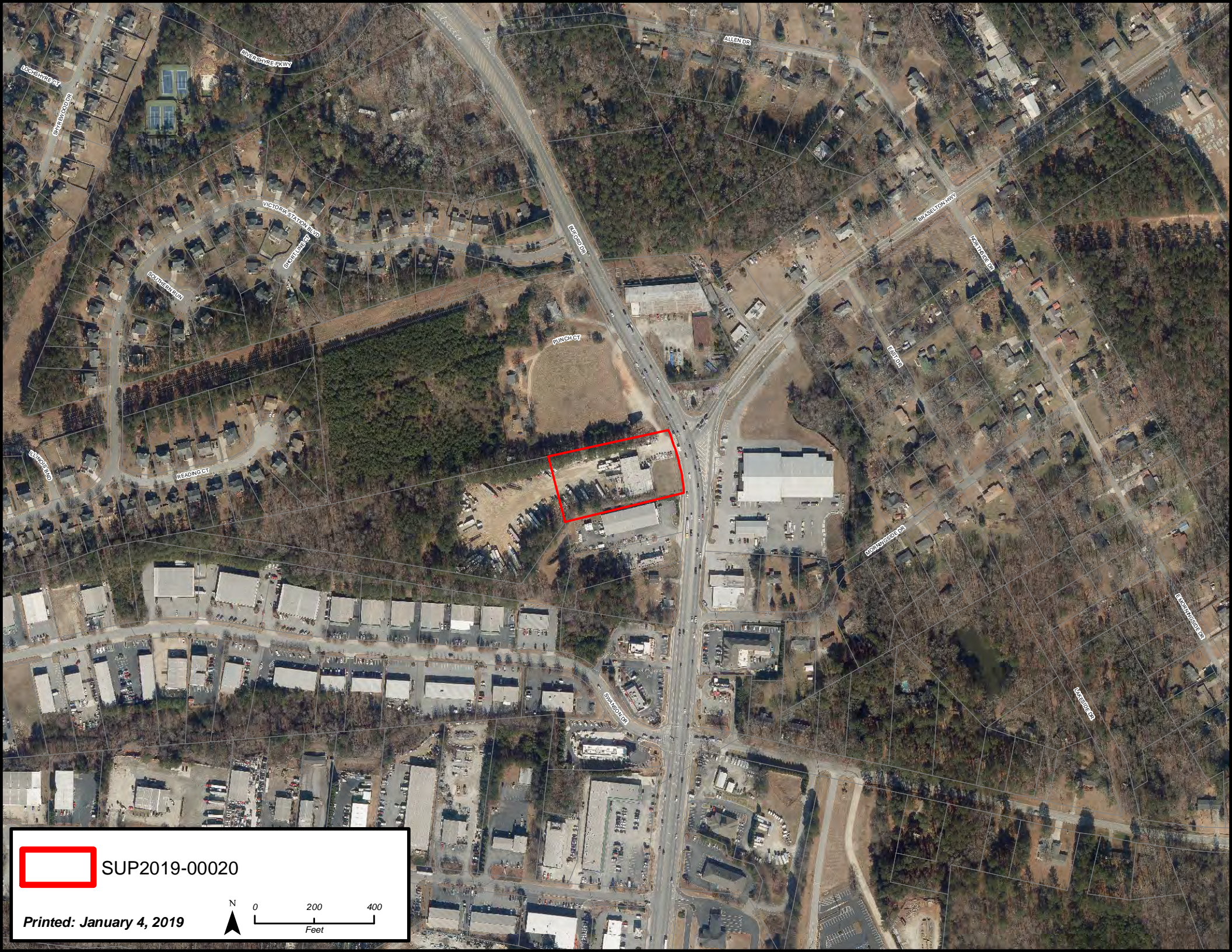
BRASELTON HWY



SUP2019-00020

Printed: January 4, 2019





LOOKSHIRE CT
SUNBROOK DR

ROVERSHIRE PKWY

ALLEN DR

VICTORIA STATION BLVD
STANBINE CT

WINDYBROOK

BASE LINE HWY

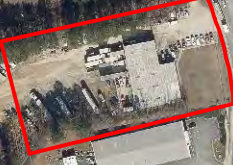
COYNE BLVD

WINDYBROOK

PUNCH CT

WINDYBROOK

READING CT



WINDYBROOK

WINDYBROOK

WINDYBROOK

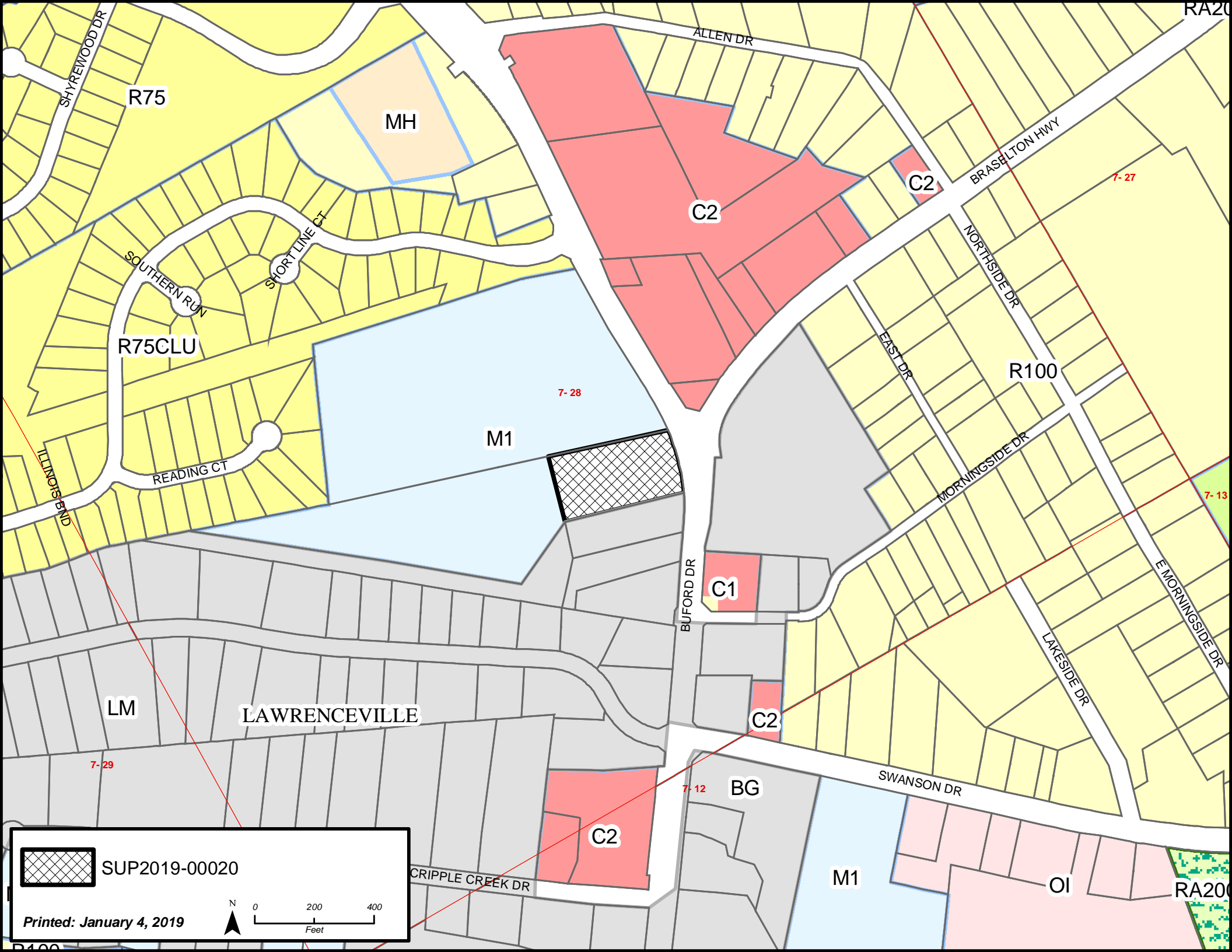


SUP2019-00020



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Feet

Printed: January 4, 2019



 SUP2019-00020

Printed: January 4, 2019

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2019-00044**
ZONING :C-2
LOCATION :3600 BLOCK OF BUFORD HIGHWAY
:3100 BLOCK OF CREEK DRIVE
:3700 BLOCK OF MAY ROAD
MAP NUMBER :R6266 057
ACREAGE :4.81 ACRES
SQUARE FEET :80,200 SQUARE FEET
PROPOSED DEVELOPMENT :SELF-STORAGE FACILITY (INDOOR AND OUTDOOR)
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP: **ESTABLISHED NEIGHBORHOODS**

APPLICANT: H.S. RANDALL
3055 ORCHARD RIDGE CIRCLE
DULUTH, GA 30096

CONTACT: H.S. RANDALL PHONE: 404.202.2029

OWNER: MBP, LLC
1655 BRANDON HALL DRIVE
SANDY SPRINGS, GA 30350

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant is requesting a Special Use Permit on a 4.81-acre tract to allow a self-storage facility. The proposed facility would feature ten buildings totaling approximately 80,200 square feet. Additionally, the applicant proposes outdoor storage of recreation vehicles, boats and automobiles. The property is located on the east side of Buford Highway and is zoned C-2 (General Business District). Currently, the property is wooded with a 200-foot wide Georgia Power easement along the rear property line. Additionally, the subject property is adjacent to the city limits of Duluth on all four boundaries.

The applicant is seeking to construct one, three-story climate controlled 16,333 square foot building and nine, one-story non-climate controlled buildings totaling 30,200 square feet, which would include exterior roll up door access. Per the submitted elevations, the structures would be constructed of brick, glass, and EFIS. The climate-controlled facility would include office space with restrooms and an elevator to service the storage units.

There are two points of access proposed for the development, one onto Buford Highway and another onto Creek Drive, both of which would be shared with the adjacent Autozone automotive parts store. The site plan indicates 55 parking spaces.

It is noted that the required 75 foot buffer adjacent to residentially zoned property at the rear of the site, adjacent to a power line easement was reduced to 25 feet in 2007, per BRD2007-00003.

ZONING HISTORY:

The property has been zoned C-2 (General Business District) since 1970. A requested buffer reduction was granted in 2007 along the Georgia Power easement, pursuant to BRD2007-00003.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

Portions of this site appear to be heavily wooded and may include specimen trees which are required by the UDO to be preserved. Alternate designs to preserve specimen trees must be explored. A Specimen Tree Survey and a Specimen Tree Concept Plan must be submitted and approved prior to submittal of Development Plans for review.

Project access and required improvements along Buford Highway will be subject to review and approval of Georgia Department of Transportation and Gwinnett County Department of Transportation.

A 200-foot deceleration lane with a 50-foot taper is required at the project entrance.

Parking lots and interior driveways shall be in accordance with Chapter 240 of the Unified Development Ordinance.

A minimum 15 foot building setback is required from the right of way of Buford Highway and a minimum 30 feet shall be maintained.

STORMWATER REVIEW SECTION COMMENTS:

All stormwater best management practices must be incorporated into this development plan for this property.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

SR 13 Buford Highway is a Major Arterial and 50 feet of right of way is required from the centerline, with 60 feet required within 500 feet of a major intersection and is a State Route and Georgia D.O.T. right of way requirements govern.

Creek Drive is a Local Residential Street and 25 feet of right of way is required from the centerline.

Entrances shall be provided to the site per current development regulations.

Coordinate with the Georgia D.O.T. regarding access.

A five-foot sidewalk will be required along the frontage of Creek Drive.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the south right of way of Buford Highway.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12-inch pipe size for commercial developments and a minimum of 8-inch pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is

the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 10 feet north on parcel R6266 073. There appears to be an existing easement per Autozone as-builts (S2000D0141).

The subject development is located within the Beaver Ruin service area. This does not guarantee there is sewer capacity to serve this development. Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be installed separately from county-maintained water mains.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval by Building Plan Review.
3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2012 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.
4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 1.
5. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6000 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The applicant is requesting a Special Use Permit on a 4.81-acre tract to allow a self-storage facility. The proposed facility would feature ten buildings totaling approximately 80,200 square feet. Additionally, the applicant proposes outdoor storage of recreation vehicles, boats and automobiles. The property is located on the east side of Buford Highway and is zoned C-2 (General Business District). Currently, the property is wooded with a 200-foot wide Georgia Power easement along the rear property line. Additionally, the subject property is adjacent to the city limits of Duluth on all four boundaries.

The 2040 Unified Plan Future Development Map identifies the subject property within the Established Neighborhoods Character Area. Corner/neighborhood-serving, non-residential or institutional developments/uses may be integrated into this Character Area. Additionally, this Character Area encourages new development and should be consistent in scale, architecture, and use with the surrounding properties. With appropriate conditions and limitations, the proposed development could be compatible with the 2040 Unified Plan.

The surrounding area is characterized primarily by commercial uses with residential properties to the southeast. Abutting the subject property to the north is an Autozone automotive parts store, zoned C-2, and various businesses located within the city limits of Duluth, including a day care facility, a maintenance shop, and a hardware store. Farther to the north is the Downtown Duluth revitalization district which includes new retail, entertainment, and mixed-use projects. To the southeast is the Regency Park single-family residential subdivision within the city limits of Duluth. On the west side of Buford Highway is a vehicle emissions inspections station. The proposed development of a self-storage facility along the Buford Highway commercial corridor is considered compatible with the zoning and development pattern of the area.

The Department notes, county records indicate that a cemetery may be located on site. Based on these records, staff recommends requiring an archeological study in order to locate and protect the existing graves and cemetery.

Given the existing C-2 zoning on the property as well as existing commercial development adjacent to the site and along the Buford Highway commercial corridor, the requested Special Use Permit may be appropriate for the subject property; therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for a climate-controlled self-storage facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include a climate-controlled self-storage facilities as a special use. Exterior roll up doors shall be prohibited.
 - B. All self-storage activities shall be indoors within the climate-controlled facility. Outdoor storage and truck rental shall be prohibited.
 - C. Building height shall not exceed 40 feet.
 - D. Buildings shall be constructed with primarily brick on all sides. The balance of the exterior treatments shall consist of glass, brick, stacked stone or EFIS. EFIS shall be limited to no more than 25% on all facades. All building colors shall be neutral earth tones.
2. To satisfy the following site development considerations:
 - A. Provide buffers along the power line easement per BRD2007-00003.
 - B. Prior to the issuance of a development permit, the applicant shall produce a study prepared by a registered archeologist identifying any potential cemeteries or gravesites. Any graves on the property shall be protected with a decorative fence and a 20-foot buffer around the perimeter of the cemetery site. Location and design of protective measures shall be subject to review by the Director of Planning and Development.
 - C. Property security enclosures shall be decorative masonry and/or wrought iron style fencing. Chain link fencing and barbed-wire shall be prohibited.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to a single monument-type sign, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base

- shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials.
- F. Billboards or oversized signs shall be prohibited.
 - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - I. Lights shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right of way.
 - J. Peddlers and/or parking lot sales shall be prohibited.
 - K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

Given the existing commercial zoning designation and similar development within the area, a self-storage facility may be a suitable use of the site.

ADVERSE IMPACTS

With the recommended conditions and limitations, adverse impacts would not be anticipated from the construction of a self-storage facility at this location.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

Additional impacts in the form of traffic, utility demand, and stormwater runoff would be anticipated from this request.

CONFORMITY WITH POLICIES

If limited to indoor storage activities only, a climate-controlled self-storage facility could be considered consistent with the policies and intent of the Unified Plan.

CONDITIONS AFFECTING ZONING

The location of the property in close proximity to the Downtown Duluth revitalization district, suggesting that introduction of outdoor storage and roll up door mini-warehouse structures may be inappropriate.

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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 A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, All Brick Exteriors with Architectural treatments are proposed

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, there will be no adverse affects to the adjacent property. Typical operating hours are weekends and mid-day.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes, C2

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed use will have no burden on the existing infrastructure. Very little utility and traffic. No residential.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, Buford Hwy is a major collector road with highway commercial uses.

(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 PROPOSED SPECIAL USE PERMIT:

Yes, the parcel has limited ingress / egress on to the adjacent roadways, however the proposed use utilizes existing drives

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SUP '19 044

APR 11 2019

H.S. Randall
3055 Orchard Ridge Circle
Duluth, Georgia 30096
Phone 404-202-2029

April 17, 2019

Gwinnett County Department of Planning & Development
75 Langley Drive
Lawrenceville, Georgia 30045

RE: Letter of Intent
Special Use Permit- 4.81 Acres Buford Hwy and Creek Drive
Sixth District of Gwinnett County and being in LL 266 Parcel 057

To whom it may concern:

Please use this Letter of Intent to give details of the proposed use of the above referenced property. The proposed use for the property is Self Storage. The tract size is 4.81 acres. The current zoning is C2. This zoning allows the intended use with a special use permit. We propose to construct 10 structures on the site. 1 - 3 story climate controlled brick and stucco building with 16,333 sf/fl or 50,000 sf, and 9 - 1 story brick and stucco with roll up doors totaling 30,200 sf, for a grand total of 80,200 sf. No permanent dwellings are proposed for the property. The 3 story building will have an office and bathrooms as well as an elevator in addition to the storage units. There are two existing driveways into the property. We propose to utilize these driveways to access the site. In addition, we request a buffer reduction from 75 feet to 25 feet along the southern property line. The southern property line is the centerline of a 200 foot wide Georgia Power easement. The property within this power easement is cleared and maintained by mowing.

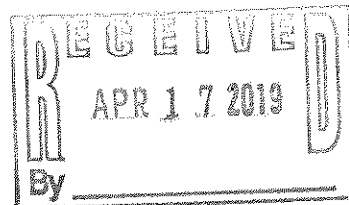
If you have any questions of need additional information please call us at 404-202-2029.

Sincerely,

H.S. Randall



SUP '19 044



CASE NUMBER BRD-07-003
GCID 2007-1479

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	VOTE
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>ABSENT</u>

On motion of COMM. GREEN, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO REDUCE THE BUFFER ON PROPERTY

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Reduce the Buffers on property from 75 FEET to 0 FEET by EDWARD E. LOUDERMILK on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Buffer Reduction Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 25, 2007, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of SEPTEMBER, 2007 that the aforesaid application for a Buffer Reduction is hereby **APPROVED** subject to the following enumerated conditions:

1. Provide a 25-foot wide enhanced buffer within the Georgia Power Easement planted with 4 staggered rows of 8-10 foot tall evergreen trees (per Georgia Power Company approved plant list). The design of the buffer shall be subject to review and approval of the Director of Planning and Development.
2. Prior to issuance of a Development Permit, the developer shall obtain written proof from Georgia Power Company of acceptance of the buffer plant species.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:


Charles E. Bannister, ~~Chairman~~

Date Signed: 10/8/07

ATTEST:


County Clerk





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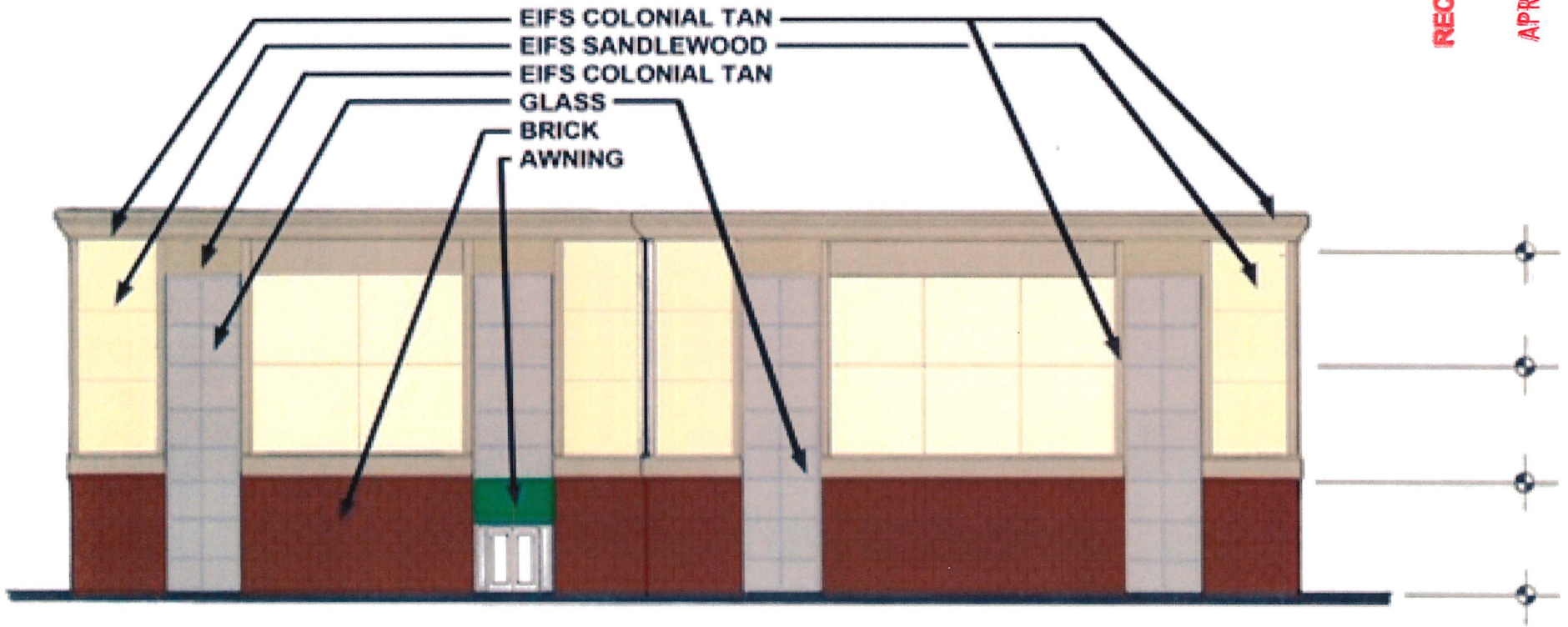


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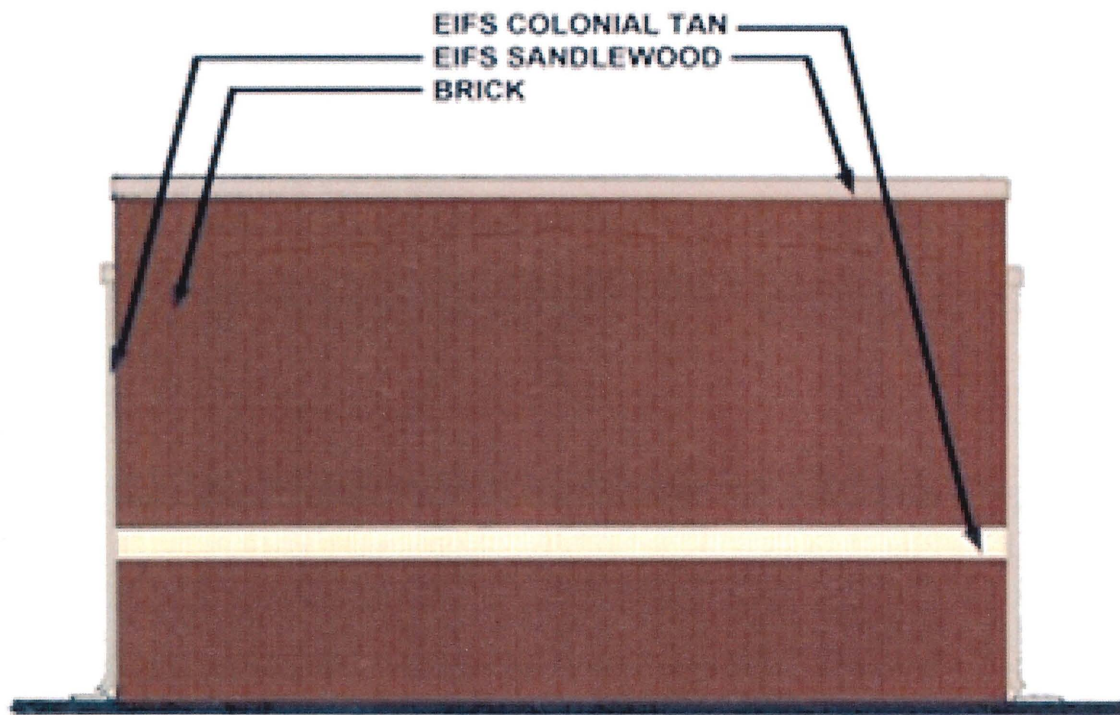
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Planning & Development

PROPOSED FRONT ELEVATION
(THREE STORY BUILDING)

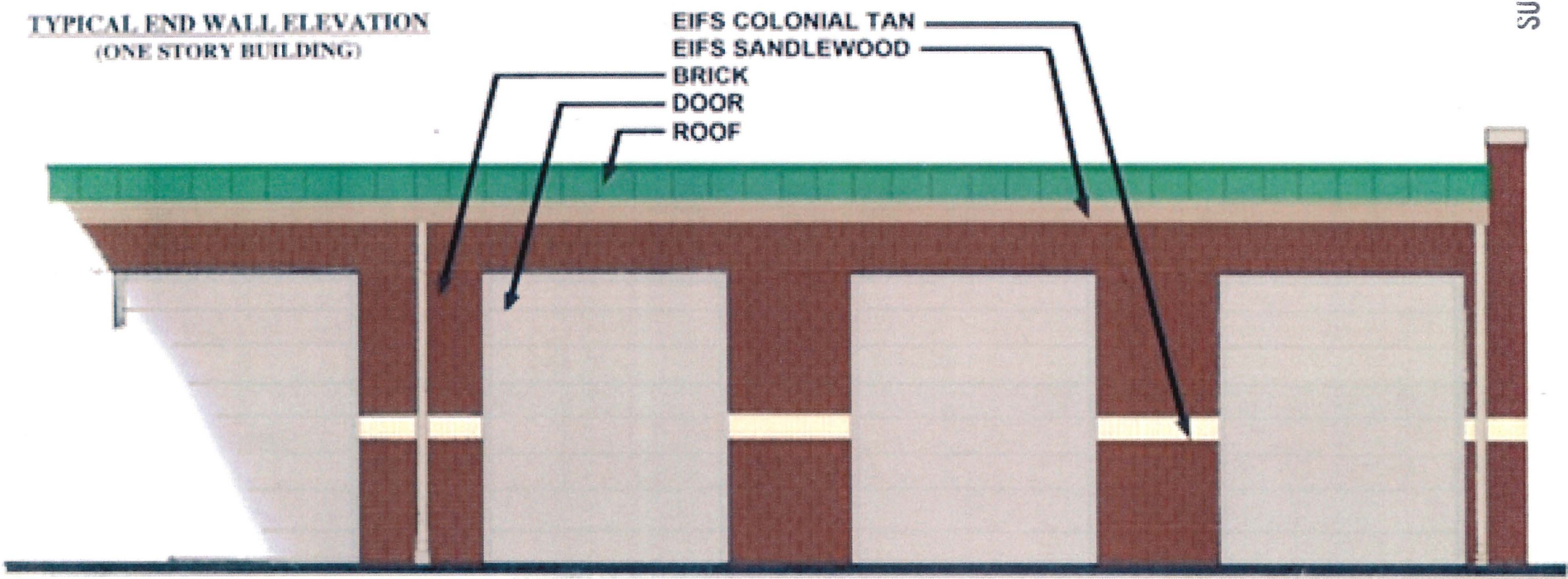
Self-Storage Facility, 3600 Block of Buford Highway, Duluth, Georgia

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EIFS COLONIAL TAN
EIFS SANDLEWOOD
BRICK

TYPICAL END WALL ELEVATION
(ONE STORY BUILDING)



EIFS COLONIAL TAN
EIFS SANDLEWOOD
BRICK
DOOR
ROOF

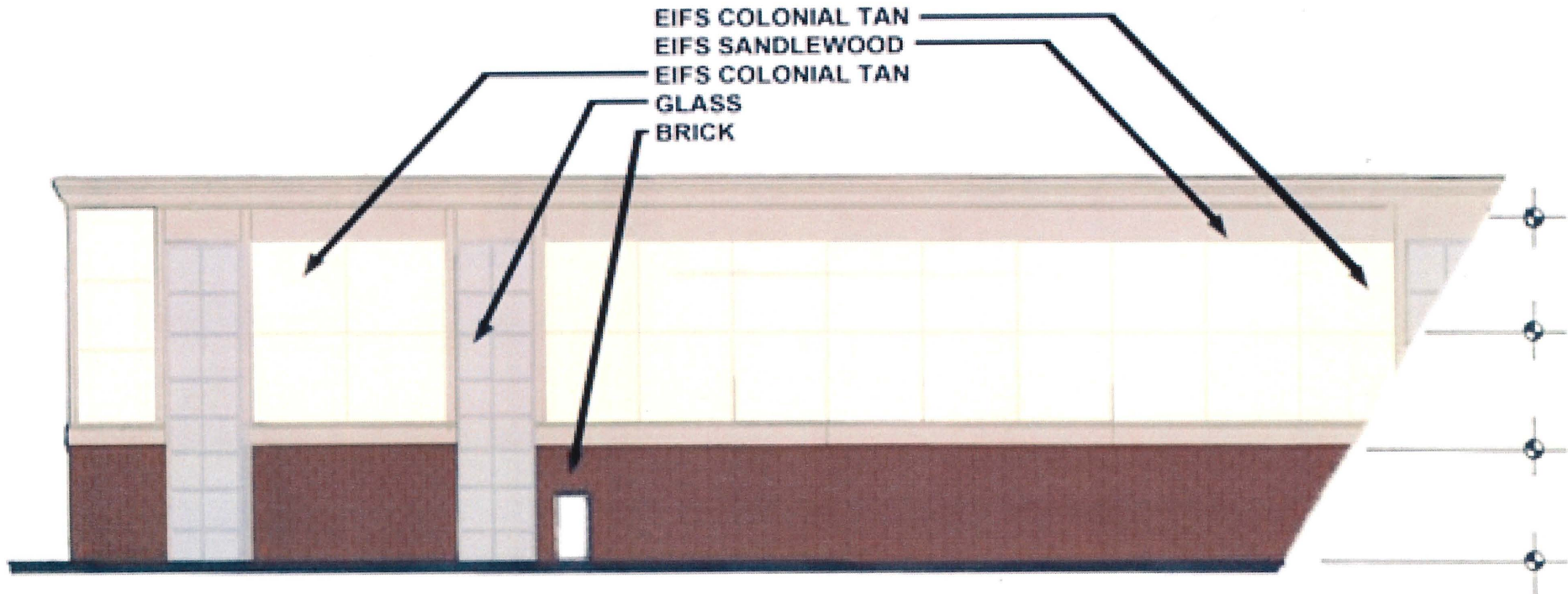
PARTIAL SIDE WALL ELEVATION

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Professional Measurement

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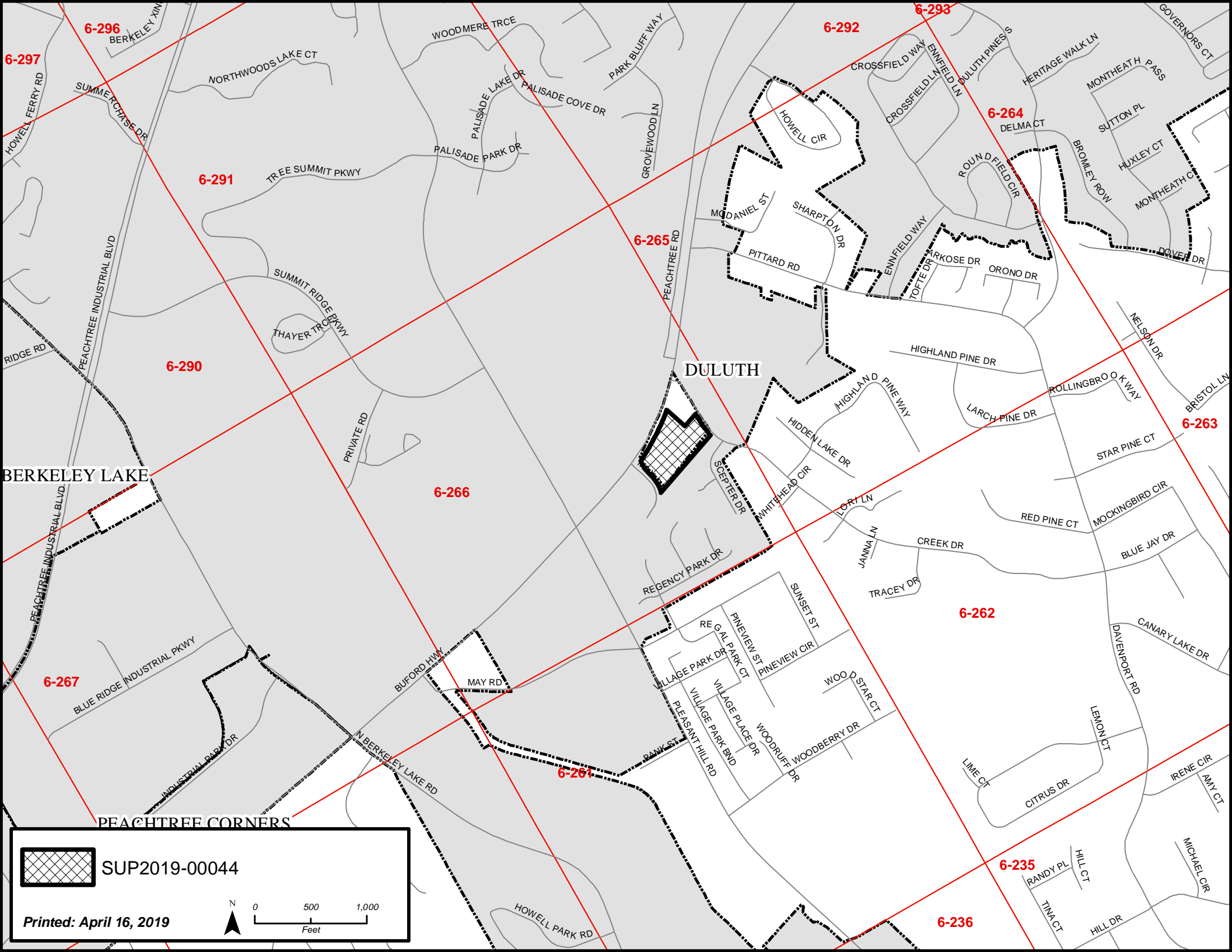
PROPOSED PARTIAL SIDE ELEVATION
(THREE STORY BUILDING)
Self-Storage Facility, 3600 Block of Buford Highway, Duluth, Georgia

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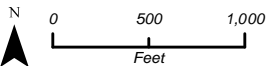
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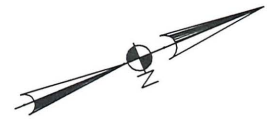
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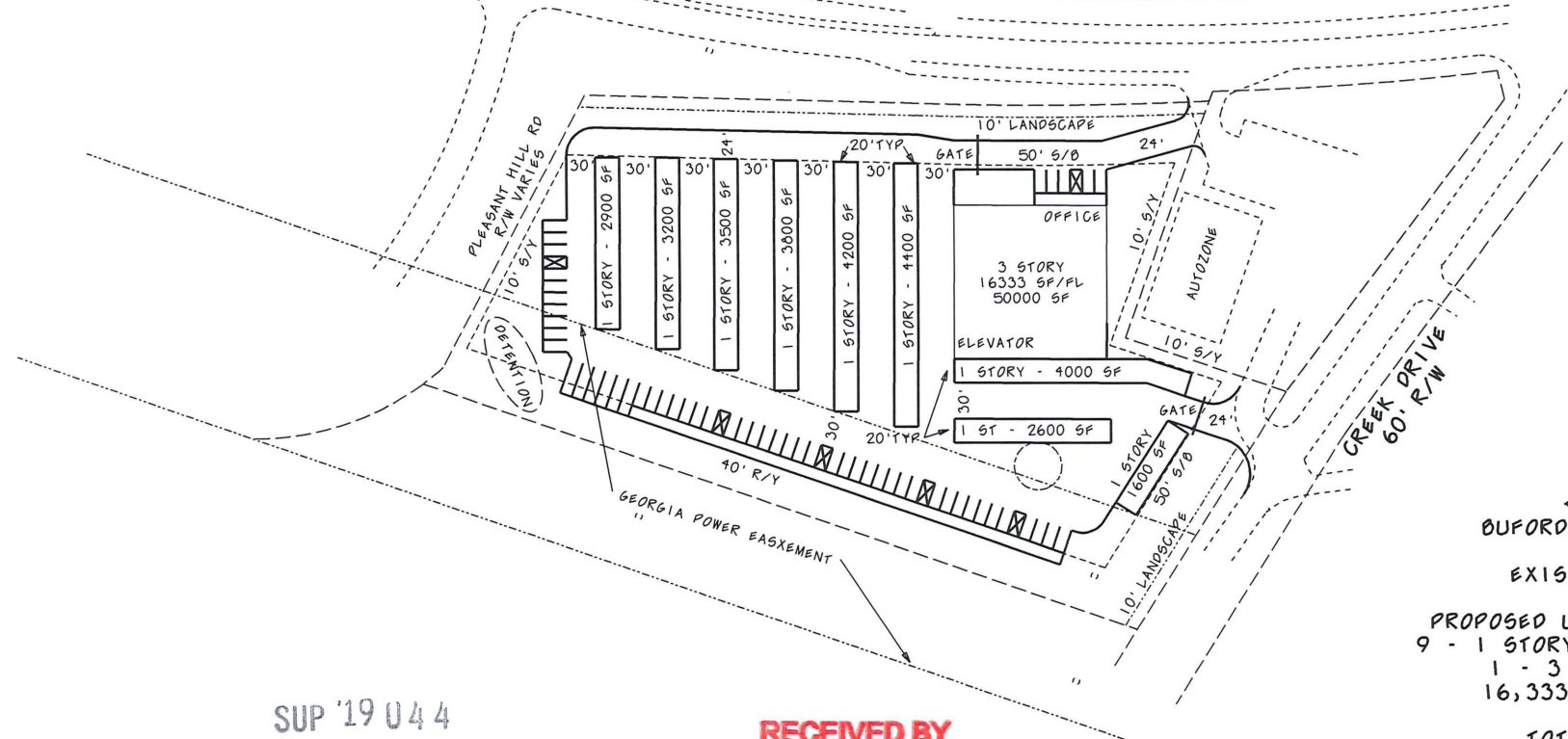
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Printed: April 16, 2019





BUFORD HWY - SR-13
R/W VARIES



SITE PLAN
-/- 4.8 ACRES
BUFORD HWY / CREEK DRIVE
EXISTING ZONING - C2
PROPOSED USE - STORAGE FACILITY
9 - 1 STORY BUILDINGS - 30,200 SF
1 - 3 STORY BUILDING -
16,333 SF/FL = 50,000 SF
TOTAL - 80,200 SF

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APRIL 2019



BUFORD HWY

CREEK DR

MAYRD

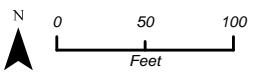
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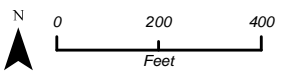
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SUP2019-00044

Printed: April 16, 2019



6-291

Duluth MS

M2

PEACHTREE RD
BUFORD HWY

PUD
PITTARD RD

C2

RM

6-285

M1

C2

OI

PUD

C2

DULUTH

6-266

C2

HC

MAY RD

HIGHLAND PINE WAY

HIDDEN LAKE DR

R75

WHITEHEAD CIR

CREEK DR

LORILN

JANNALN

M2

PUD

6-262

PLEASANT HILL RD

MAJESTIC PARK DR

JESTER CT

REGENCY PARK DR

REGAL PARK CT

6-261

SUNSET ST

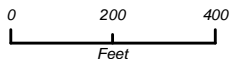
M2

C2

TND



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