

**CHANGE IN CONDITIONS APPLICATION**  
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Granite Hamilton Mill, LLC</u>	NAME: <u>Granite Hamilton Mill, LLC</u>
ADDRESS: <u>415 Pisgah Church Rd</u>	ADDRESS: <u>415 Pisgah Church Rd</u>
CITY: <u>Greensboro</u>	CITY: <u>Greensboro</u>
STATE: <u>NC</u> ZIP: <u>27455</u>	STATE: <u>NC</u> ZIP: <u>27455</u>
PHONE: <u>336-298-4672</u>	PHONE: <u>336-298-4672</u>
CONTACT PERSON: <u>Edward M. Tam</u> PHONE: <u>336-298-4672</u>	
CONTACT'S E-MAIL: <u>etam@bwdre.com</u> <u>Todd Seldomridge 770-447-8999 (local)</u> <u>Todd.Seldomridge@Wolverton-assoc.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: RZC-01-026

LAND DISTRICT(S): 1 LAND LOT(S): 1 (GMD 1397) ACREAGE: 0.964

ADDRESS OF PROPERTY: 2740 Hamilton Mill Road

PROPOSED CHANGE IN CONDITIONS: Remove conditions A thru J, excluding H which is proposed to be modified.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>2</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>8,483 S.F.</u>
GROSS DENSITY: _____	DENSITY: <u>8,800 S.F./AC</u>
NET DENSITY: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



# W Wolverton & Associates

March 4, 2011

Gwinnett County, GA  
Department of Planning & Development  
446 West Crogan Street, Suite 275  
Lawrenceville, Georgia 30045

RE: Letter of Intent for Change in Conditions Application  
Granite Hamilton Mill, LLC (Parcel 1-001-024A)  
2740 Hamilton Mill Road, Buford, Georgia  
W&A Project No.: 08-124

To Whom It May Concern:

The attached proposed Change In Conditions (CIC) application is being submitted by Wolverton & Associates on behalf of Granite Hamilton Mill, LLC. The site is referenced as Parcel 1-001-024A and is 0.964 acre (41,974 S.F.). It is surrounded by Parcel 1-001-856 (aka BWD Hamilton Mill, LLC) to the east, Parcel 1-001-032 (aka Holliday property) to the west and south, and Hamilton Mill Road to the north, as shown on the Site Plan. The intent of the proposed Change In Conditions request is to remove the majority of the conditions imposed by zoning case RZC-01-026, dated August 8, 2001, from Parcel 1-001-024A as the surrounding properties have since been rezoned from RA-200 to C-2 and the Hamilton Mill Overlay District is now in effect.

The proposed commercial development on the affected property consists of two one-story buildings totaling 8,483 S.F. and 66 parking spaces. The proposed buildings will be less than 35' in height per the C-2 zoning classification requirements. When Parcel 1-001-024A was rezoned in August 2001, the neighboring Holliday property to the west and south was zoned RA 200. Therefore, because of the non-similar zoning uses at the time, the conditions of the RZC-01-026 required a 25' landscape buffer along Hamilton Mill Road, a 75' undisturbed buffer along the south property line and a 20' undisturbed buffer along the western property line.

In October 2005, the Parcel 1-001-032 (to the west and south) was rezoned C-2 with conditions per RZC-05-054. In addition, Parcels 1-001-856/857 (to the east) were rezoned (case CIC 05-010) to C-2 and more recently amended in case CIC 2010-00018. The enclosed CIC application requests that RZC-01-026 be amended to remove all conditions except H from Parcel 1-001-024A. Many of the conditions in RZC-01-026 were based directly on Gwinnett County's Activity Center / Corridor Overlay District Requirements because the Georgia Highway 124/324/Hamilton Mill Overlay District did not exist when RZC-01-026 was approved. The attached summary lists each condition in case RZC-01-026 and explains in detail the justification for removal or modification thereof. It is the intent of this CIC request to allow Parcel 1-001-024A to be developed in accordance with Gwinnett County's current zoning code overlay



Gwinnett Co. Dept. of Planning & Development

March 4, 2011

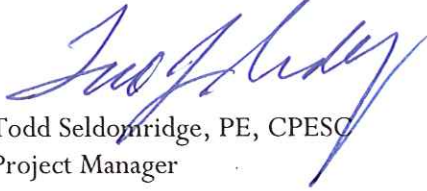
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district requirements and development regulations in an effort to simplify the review process for County staff and therefore minimize the County resources required to complete this project.

Should you have any questions or need any further information in order to process this Change In Conditions application, please do not hesitate to contact me.

Sincerely,

**Wolverton & Associates, Inc.**



Todd Seldonridge, PE, CPESC  
Project Manager

Enclosures: Summary of RZC-01-026  
CIC Application  
CIC Checklist (with corresponding information attached)  
Gwinnett County Land Use Map (with site identified)

C: Edward Tam, BWD Hamilton Mill, LLC



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Summary of Case Number RZC-01-026

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Note: Response comments by Applicant are shown in italics.

**Condition 1A** – Provide a 25' landscape buffer along Hamilton Mill Road, planted with evergreens to provide an effective visual screen.

*We would like to request that this condition be removed and allow the Hamilton Mill Overlay District and Section 4.1.1.a & 4.2.1 of Gwinnett County Buffer, Landscape & Tree Ordinance requirements to govern since the surrounding properties are zoned C-2. This would require a 10 ft landscape strip at the frontage of the property. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*

**Condition 1B** – Provide a 75' undisturbed buffer from the rear of the property, abutting RA-200 zoning, replanted where sparsely vegetated. The existing building encroachment in the buffer may remain.

*We would like to request removal of this condition and allow the Hamilton Mill Overlay District requirements to govern as the adjoining property to the north-west has been rezoned from RA-200 to C-2 (case number RZC-05-054). The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*

**Condition 1C** – Provide a 20' undisturbed buffer from north-west side, abutting an RA-200 use, replanted where sparsely vegetated.

*We would like to request removal of this condition and allow the Hamilton Mill Overlay District requirements to govern as the adjoining property to the north-west has been rezoned from RA-200 to C-2 (case number RZC-05-054). The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*

**Condition 1D** – Dumpster shall be screened with an opaque fence or wall. Hours of dumpster's pick-up shall be between 7:00 AM & 7:00 PM.

*Section 2.E of the Overlay ordinance requires the dumpsters to be screened on all four sides. We would like to request that this condition be removed and allow the Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*

**Condition 1E** – Billboards shall not be permitted.

*This condition is a requirement of the overlay ordinance (Section 4.A). We would like to request that this condition be removed and allow the Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*



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**Summary of Case Number RZC-01-026**

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**Condition 1F** – Signage shall be limited to a single monument-type ground sign, not to exceed six-feet in height, nor to exceed 32 square feet in area.

*We would like to request that this condition be removed and allow the County's signage ordinance and Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. This will allow the same signage rights as the adjacent surrounding properties.*

**Condition 1G** – Building and landscape plans shall be submitted for review and approval by the Director of Planning & Development.

*We would like to request this condition be removed since the project is governed by the landscaping and architectural requirements of the Hamilton Mill Overlay District. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*

**Condition 1H** – Access shall be limited to a single entrance/exit onto Hamilton Mill Road.

*We would like to have this condition revised to read as follows:*

*The number, design and location of exits/entrances shall be subject to review and approval of the Gwinnett County Department of Transportation.*

**Condition 1I** – Lighting shall be directed in toward the property so as to not reflect onto adjacent properties or roadways.

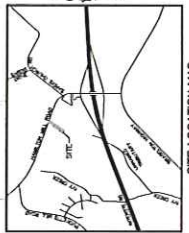
*We would like to request that this condition be removed and allow the lighting requirements of the Hamilton Mill Overlay District and Gwinnett County Zoning ordinance (Section 1008 a – d) to govern since the surrounding properties are zoned C-2.*

**Condition 1J** – Parking shall be provided to the rear of the existing structure.

*We would like to request that this condition be removed and allow the Hamilton Mill Overlay District parking requirements (Section 3.D) to govern the proposed development since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).*



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**NOTE:**  
 - THE SUBJECT SITE IS WITHIN HIGHWAY BUSINESS/COMMERCIAL ROAD DISTRICT.  
 - SMO 287, SPANNETT COUNTY DISTRICT 1, LAND LOT 9

**SITE AREA ANALYSIS**

TRACT 1	1.80 ± AC
TRACT 2	0.79 ± AC
TRACT 3	0.71 ± AC
TRACT 4	0.71 ± AC
TRACT 5	4.30 ± AC
TRACT 6	0.04 ± AC
<b>TOTAL SITE AREA</b>	<b>9.62 ± AC</b>

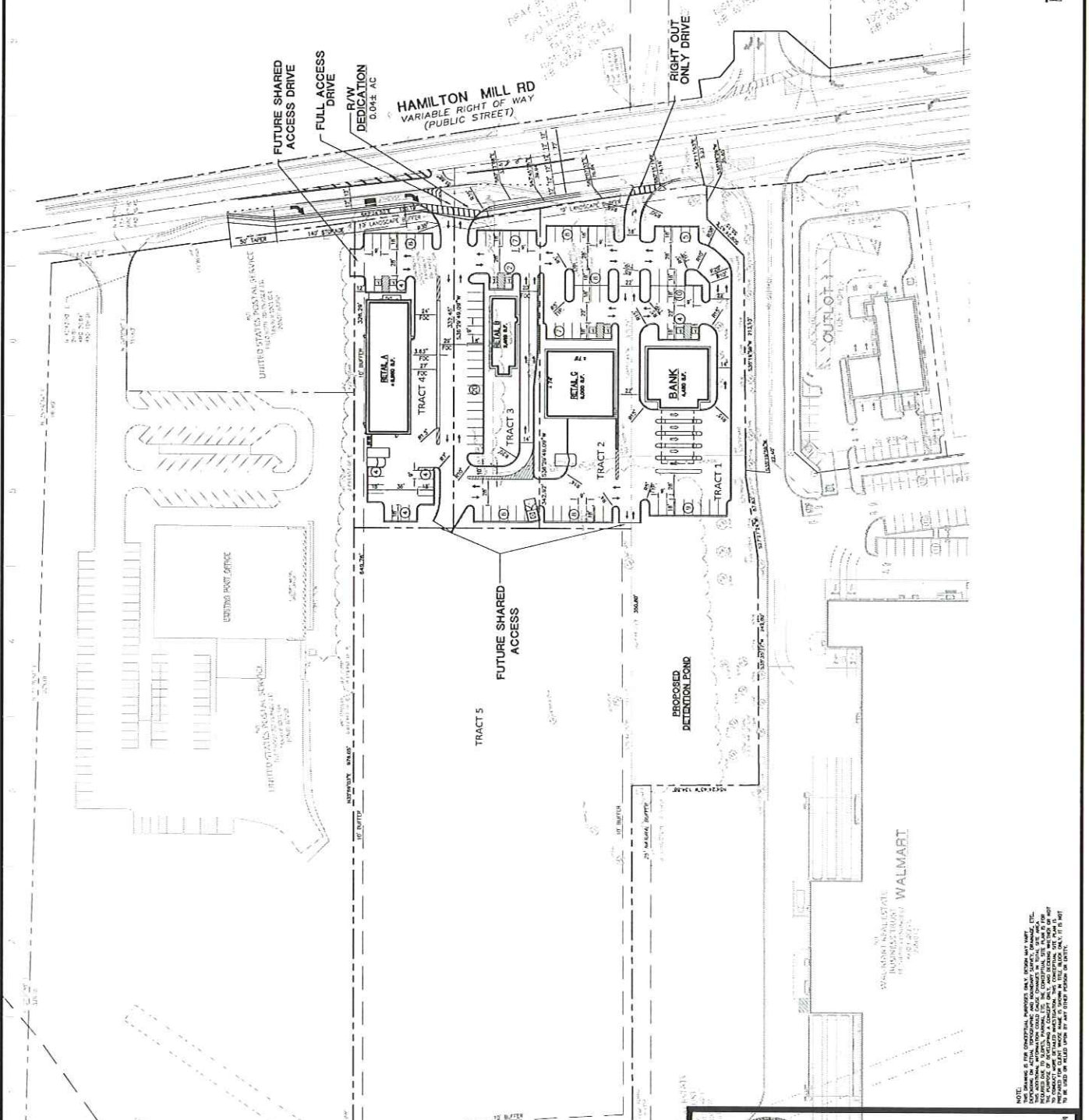
**OVERALL SITE ANALYSIS**

BANK	4,008 SF
TOTAL PARKING	20 SPACES
RETAIL A	6,660 SF
RETAIL B	2,443 SF
RETAIL C	2,443 SF
TOTAL PARKING	35 SPACES
RETAIL A	91,090 SF
RETAIL B	31,090 SF
TOTAL PARKING	19,023 SF
TOTAL PARKING	118 SPACES
RATIO	6.01/1,000 SF.

**DEVELOPER:**  
 EDWARD M. VAN DEVELOPMENT, LLC  
 418 PRIGAH CHURCH ROAD  
 GREENSBORO, NC 27409  
 PHONE: (336) 280-4072

**CHANGE IN CONDITIONS SITE PLAN**

GRAPHIC SCALE  
 1" = 40' (SEE NOTE 1)



**NOTE:**  
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY, GEORGIA. THE BOARD OF COMMISSIONERS SHALL HAVE THE FINAL SAY IN THE MATTER. THE BOARD OF COMMISSIONERS SHALL HAVE THE FINAL SAY IN THE MATTER. THE BOARD OF COMMISSIONERS SHALL HAVE THE FINAL SAY IN THE MATTER.



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