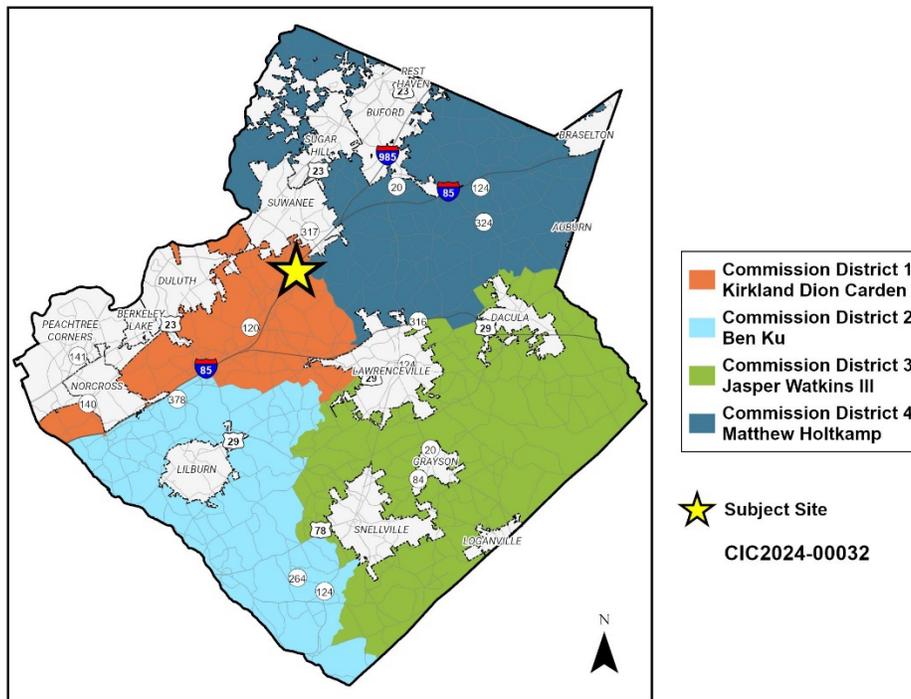


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2024-00032
Current Zoning: M-1 (Light Industry District)
Request: Change in Conditions
Address: 1125 Northbrook Parkway
Map Number: R7125 132
Site Area: 15.37 acres
Square Feet: 62,321
Proposed Development: Warehouse Addition
Commission District: District 1 – Commissioner Carden
Future Development Type: Workplace Center – Light

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Sanford "Sandy" Epstein, AIA
6285 Barfield Road, Suite 285
Atlanta, GA 30328

Owners: PIC GA Inc (Sharon Bi)
1125 Northbrook Parkway
Suwanee, GA 30024

Contact: Sandy Epstein

Contact Phone: 470.355.9440

Zoning History

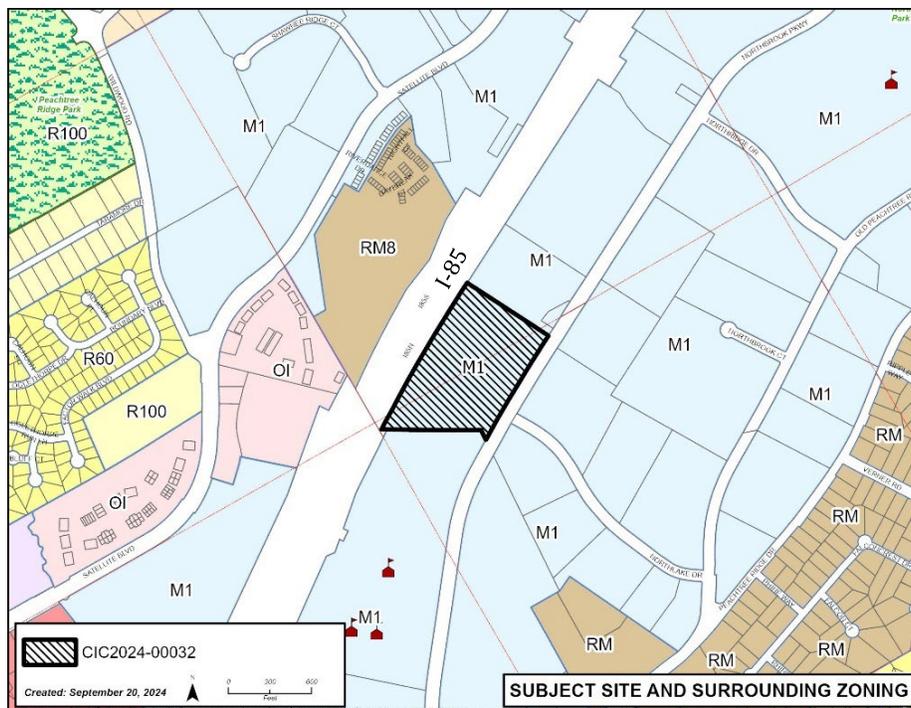
The subject property is zoned M-1 (Light Industry District). In 1985, the property was rezoned from O-I (Office-Institutional District) to M-1, as part of a 292-acre industrial park rezoning, pursuant to RZ-207-85.

Existing Site Condition

The subject property is a 15.37-acre parcel located along Northbrook Parkway and Interstate 85. The property is developed with a one-story, 202,368-square-foot brick warehouse building and 100 parking spaces. There are two full-access driveways on Northbrook Parkway providing access to the building and the loading area. There is an eight-foot-tall chain link fence with barbed wire along the rear lot line, and mature tree cover along the perimeter of the site and in the stormwater pond area. There is outdoor storage of pallets and other materials in the rear. There is no sidewalk along the Northbrook Parkway frontage. The nearest Gwinnett County Transit stop is approximately 2.2 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded primarily by industrial and institutional uses. The subject property abuts Northbrook Middle School to the south, Interstate 85 to the west, and light industrial uses to the north and east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Light Industrial	M-1
North	Light Industrial	M-1
East	Light Industrial	M-1
South	GCPS (Northbrook Middle School)	M-1
West	Interstate 85	N/A

Project Summary

The applicant requests a change in conditions to RZ-207-85 to modify the all-brick façade requirement and to increase the 25-foot height maximum, for a warehouse addition, including:

- A 62,321-square-foot warehouse addition that is approximately 37 feet tall, with 13 loading bays at the rear of the building.
- Exterior building materials consisting of brick on the east elevation facing Northbrook Parkway, partial brick on the south elevation, and tilt-up concrete panels on the remainder of the south elevation and the entirety of the rear elevation.
- Access to the proposed building via existing driveways along Northbrook Parkway.
- A new parking lot in front of the proposed building with eight parking spaces.
- Stormwater pond and underground stormwater management facility in the rear.
- Removal of the existing driveway along the southern portion of the existing building to accommodate the building addition resulting in one ingress/egress access for trucks.
- Expansion of the rear truck loading and maneuvering area to access the additional loading bays.

Zoning and Development Standards

The applicant is requesting a change in conditions for a warehouse addition on a property zoned M-1. The following is a summary of applicable development standards:

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.40	YES
Front Yard Setback	Minimum 100'	265'	YES
Side Yard Setback	Minimum 25'	42'	YES
Rear Yard Setback	Minimum 50'	123'	YES
Building Height	Maximum 25'	37'	NO*
Lot Coverage	Maximum 80%	≤80%	YES
Parking (Warehouse)	Minimum 90 spaces Maximum 177 spaces	98 spaces	YES
Loading Spaces	Minimum 3 loading spaces	13 spaces	YES

* Current zoning condition requires a maximum building height of 25 feet, and the applicant is requesting to change this condition. The maximum building height in the M-1 zoning district is 45 feet.

Public Participation

The applicant held a community meeting on October 10, 2024, at the subject site. No members of the public were present. The public participation plan and report are shown in Exhibit H.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit I). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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.

The site is surrounded by light industrial and institutional uses within the Northbrook Industrial Park. The proposed warehouse addition is an allowable use and is compatible with surrounding uses. The change in conditions request is only to revise the building façade material and maximum height requirements. The proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.

The proposed change in conditions would allow the proposed building to be approximately 37 feet in height and to not be required to have an entirely brick exterior. The proposed building is set back approximately 265 feet from Northbrook Parkway. In addition, the subject property has dense tree cover and vegetative buffering with adjacent properties, reducing any potential visual impacts. The proposed change in conditions would not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed change in conditions has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

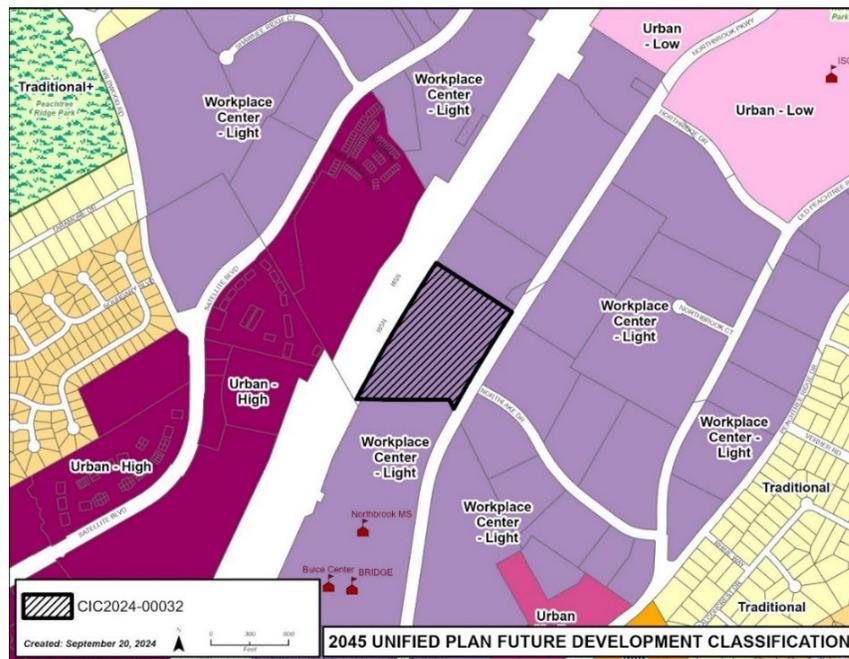
D. Whether the proposed change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates the proposal would generate 31 morning and 34 evening peak hour trips. The study recommends adding interior stop signs at existing driveways along Northbrook Parkway. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request are attached (Exhibit I).

E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The Unified Plan's Future Development Map identifies "Workplace Center – Light" for the subject property, which envisions non-residential uses, including office, flex/light industrial and institutional use.

This proposal will allow a building addition to an existing light industrial warehouse use. Industrial use is a recommended land use, and M-1 is a recommended zoning district. The building addition will be set back more than 75 feet from the right-of-way, which is another recommendation of the Unified Plan. The proposal is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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.

Other properties within the Northbrook Industrial Park have been granted a change in conditions to modify the building materials, height, and other conditions of RZ-207-85. These approved resolutions include: CIC-05-008, which increased maximum building height to 30 feet; CIC-07-022, which increased maximum height to 35 feet; CIC-15-005, which reduced the amount of required brick on the building façade; and CIC-2022-00022, which eliminated the 25-foot maximum height and brick requirements completely and conditioned the project to comply with the Gwinnett County Architectural Design Category 1 standards.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval of a change in conditions for a warehouse in M-1 (Light Industry District), subject to the following conditions:

1. **The development shall be limited to a warehouse and accessory uses and structures, not to exceed 270,000 square feet.**
2. **The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received September 26, 2024, and Exhibit C: Building Elevations dated received September 10, 2024, subject to the review and approval of the Department of Planning and Development.**
- ~~3. Exterior building materials on the warehouse addition that are not brick shall be painted to match the color of the brick, subject to the review and approval of the Department of Planning and Development.~~
3. **Interior stop signs shall be provided at existing driveways along Northbrook Parkway.**
- ~~1. No outside storage throughout the development unless adequately screened.~~
- ~~2. No truck terminals, truck repair or maintenance facilities.~~
- ~~3. No billboards, (except for billboard advertising development which will be removed when development is completed).~~
- ~~4. No airfields or landing pads unless approved by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing.~~
4. **A 75-foot-wide landscape strip buffer containing the natural tree line shall be provided along Northbrook Parkway, replanted where sparse, is to be left as a buffer adjacent to the existing right-of-way. In addition, the first 25 feet of the buffer is to be enhanced where necessary and where enhancement is required there shall contain a minimum of three (3) staggered rows of**

~~understory evergreen plantings to adequately screen the development from view from the level to a first floor window across the right-of-way. The minimum height of enhancement at the time of construction on the lots shall be 5 feet and 15 feet minimum height at maturity.~~

5. ~~The buildings in this area shall be all brick construction with a maximum height of 25 feet and limited to one story. These b~~Buildings shall be set-back a minimum of 100 feet from the existing right-of-way.
7. ~~No parking or driveway areas shall be between the rear of the buildings and the existing right-of-way unless approved by the Planning Commission.~~
7. ~~8.~~ No lighting shall be directed toward the existing right-of-way. **All lighting shall be cut-off type luminaires.** Cut-off type luminaires mounted on the building are permissible for security lighting requirements.
8. **A 12-foot-wide trail shall be provided along the Northbrook Parkway frontage, at no cost to Gwinnett County, subject to the review and approval by the Department of Community Services.**
9. ~~No access to existing right-of-way on Old Peachtree Road.~~
10. ~~All buildings to be of a similar style and architecture found in the developer's Gwinnett Park project. Each building site shall be heavily landscaped as in the same referenced project and all landscaped areas and buffers shall be under the control and responsibility of a single management entity.~~
11. ~~Existing tree stands are to be preserved wherever possible and be incorporated into the overall landscaping plan for the development. Three stands are to remain on the undeveloped lots until the commencement t of building activity on each lot.~~
12. ~~The entrances to the development at either end of Old Peachtree Road shall contain a minimum of 1/2 acre of heavy landscaping. Signage at these points shall be limited to 10 feet in height.~~
13. ~~All lighting shall be cut-off type luminaries.~~
14. ~~A final subdivision plan shall be submitted to the Planning Commission for approval prior to the issuing of any permits.~~

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps

Exhibit A: Site Visit Photos



View of property from Northbrook Parkway



View of location of proposed warehouse addition



View of front of existing building



View of rear of property behind location of warehouse addition



View of front of building across the street with painted walls



View of rear of building across the street with painted wall

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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09/10/2024



LETTER OF INTENT

Property Address: 1125 Northbrook Parkway (PIN ID#: 7125 132)

Application Type: Change in Conditions

Case Number: CIC2024-00032

Review Date: 9/6/2024

The project is a 60,000 SF addition to an approximate 200,000 SF warehouse/distribution facility. FCS Auto Parts is a distributor of automobile shock absorbers and similar parts. The building was originally constructed in 1986. Prior to the property being purchased by FCS, the building was occupied by Volvo.

FCS has requested the facility have a 32'-0" clear height to the lowest point under the steel roof structure. The average high point of the roof 37'-1". Highest point of the roof is 39'-8". The existing zoning height, 25 feet, is significantly lower than the current development standards for this type of use. An increase in height will make this addition would a greater volume and better use of the land, and will make the property much more attractive for a future prospective owner.

We are requesting the amount of brick on the building be reduced to the amount shown on the submitted elevations. This facility will be concrete, and the brick is thin brick which cast on the ground with the panels, not individual bricks laid with brick masons on scaffolding.

We appreciate your consideration.

Yours very truly,
SEA Studios, PC

Sandy Epstein, AIA, NCARB
President

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09/10/2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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 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: The current use is warehouse distribution of automobile parts, and current industries in the park are similar uses, and by current standards 25' is not standard in these industries
- (B) Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property: Change in conditions will in fact enhance the use of this property allowing for higher and denser storage of product following a trend typical in this industry, including nearby properties
- (C) Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned: Owner's building program required a 32' clear height to underside of structure at lowest point to gain additional additional necessary storage space, avoiding a need to move from location
- (D) Whether the proposed change in conditions will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Building was constructed in 1986, with additional land available specifically to allow future expansion of facility for growth. Intent of use has not changed and the zoning and use remains lights industrial
- (E) Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map: This Property and use of surrounding properties is zoned M-1 light Industrial, and is in conformity with the policy and intent of the Unified Plan and Future Development Map
- (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: The existing zoning height is significantly lower than current development standards for this type of use. Allowing an increase in height will make the property much more attractive for future perspective owners.

000718

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PLANNING AND ZONING
BOOK 5
09/10/2024

WHEREAS, the Municipal-Gwinnett County Planning Commission has filed a formal recommendation to the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RM to M-1 by A. R. Weeks & Associates, 4497 Park Drive, Norcross, Ga. 30093

for the proposed use of Office/Warehouse/Distribution Park on a tract of land described by the attached legal description, and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been published in BUSINESS GWINNETT, the Official News Organ of Gwinnett County, and

WHEREAS, a Public Hearing was held in the Commission Meeting Room by the Gwinnett County Board of Commissioners on OCTOBER 22, 1985 and objections were not filed.

THEREFORE, BE IT RESOLVED that the Gwinnett County Board of Commissioners do hereby APPROVED/CONDITIONS the Amendment to the Official Zoning Map from RM to M-1 on the 22 day of October, 1985

CONDITIONS:

SEE ATTACHMENT FOR LIST OF CONDITIONS.

GWINNETT COUNTY BOARD OF COMMISSIONERS

Lillian Webb

LILLIAN WEBB, CHAIRMAN

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09/10/2024

PLANNING AND ZONING
BOOKS

000712

CONDITIONS FOR APPROVAL OF
RZ-207-85

1. No outside storage throughout the development unless adequately screened.
2. No truck terminals, truck repair or maintenance facilities.
3. No billboards, (except for billboard advertising development which will be removed when development is completed).
4. No airfields or landing pads unless approved by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing.
5. A 75 foot widestrip of the natural treeline, replanted where sparse, is to be left as a buffer adjacent to the existing right-of-way. In addition the first 25 feet of the buffer is to be enhanced where necessary and where enhancement is required there shall contain a minimum of three (3) staggered rows of understory evergreen plantings to adequately screen the development from view from the level to a first floor window across the right-of-way. The minimum height of enhancement at the time of construction on the lots shall be 5 feet and 15 feet minimum height at maturity.
6. The buildings in this area shall be ~~all~~ brick construction with a maximum height of 25 feet and limited to one story. These buildings shall be set-back a minimum of 100 feet from the existing right-of-way.
39'-8" and average height of 37'-1"
on the front face and truncated corner exposed to the street
7. No parking or driveway areas shall be between the rear of the buildings and the existing right-of-way unless approved by the Planning Commission.
8. No lighting shall be directed toward the existing right-of-way. Cut-off type luminaires mounted on the building are permissible for security lighting requirements.
9. No access to existing right-of-way on Old Peachtree Road.
10. All buildings to be of a similar style and architecture found in the developer's Gwinnett Park project. Each building site shall be heavily landscaped as in the same referenced project and all landscaped areas and buffers shall be under the control and responsibility of a single management entity.
11. Existing tree stands are to be preserved wherever possible and be incorporated into the overall landscaping plan for the development. Three stands are to remain on the undeveloped lots until the commencement of building activity on each lot.
12. The entrances to the development at either end of Old Peachtree Road shall contain a minimum of 1/2 acre of heavy landscaping. Signage at these points shall be limited to 10 feet in height.
13. All lighting shall be cut-off type luminaries.
14. A final subdivision plan shall be submitted to the Planning Commission for approval prior to the issuing of any permits.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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09/10/2024

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>SANFORD EPSTEIN, AIA</u>	Name: <u>PIC GA INC (SHARON BI)</u>
Address: <u>6285 BARFIELD ROAD, STE. 285</u>	Address: <u>1125 NORTHBROOK PARKWAY</u>
City: <u>ATLANTA</u>	City: <u>SUWANE</u>
State: <u>GEORGIA</u> ZIP: <u>30328</u>	State: <u>GEORGIA</u> ZIP: <u>30024-3562</u>
Phone: <u>(404) 257-5902</u>	Phone: <u>(678) 376-9223</u>
Email: <u>SANDY@SEA-US.COM</u>	Email: <u>SHARONBI@FCSAUTOPARTS.COM</u>
Contact Person: <u>SANDY EPSTEIN</u> Phone: <u>(470) 355-9440</u>	
Contact's Email: <u>SANDY@SEA-US.COM</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>M-1 (LIGHT INDUSTRIAL)</u> Prior Zoning Case No.: <u>REZ1985-00207</u>	
Parcel Number(s): <u>7125 132</u> Acreage: <u>15.37</u>	
Property Address(es): <u>1125 NORTHBROOK PKWY, SUWANE, GA 30024</u>	
Proposed Change in Conditions: <u>CHANGE IN AVERAGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" AND TO NOT REQUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE BUILDING.</u>	
Variance(s): _____ Waiver(s): _____	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: _____	No. of Buildings: <u>1</u>
Dwelling Unit Sq. Ft.: _____	Total Building Sq. Ft.: <u>264,689 SF (62,321 ADDITION)</u>
Density: _____	Floor Area Ratio: <u>0.40</u>
Floor Area Ratio (LRR, MRR, HRR): _____	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____

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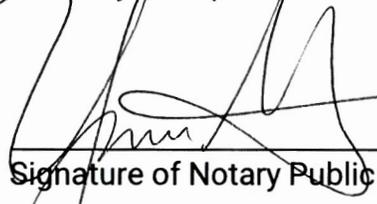
09/10/2024

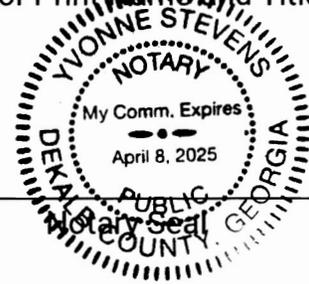
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 08/28/2024 SANFORD EPSTEIN - PRESIDENT
Signature of Applicant Date Type of Print Name and Title

 08/28/2024 SANFORD EPSTEIN - PRESIDENT
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 8/29/2024
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners?

Yes No SANFORD EPSTEIN (Your Name)

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



September 5, 2024

Cal Patterson
Fulcrum Construction
1945 The Exchange SE # 400
Atlanta, GA 30339

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-210-09	
Expiration Date: 09/05/2025	
P&D Number: EPN2024-02026	
Tie-In Manhole FID: 206621	

RE: Sewer Availability for Proposed Development – FCS Automotive Expansion
Parcel ID 7125 132

Dear Mr. Patterson:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 61,321-SF warehouse expansion and truck court with 20 employees on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **1.41 gpm** discharging to the sewer tie-in manhole at Facility ID **206621**. This request is for anticipated flows from the development’s toilet facilities only; no industrial processing discharges are covered as none were identified for this capacity request.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I;
Wendell Tumale Engineer III

Exhibit G: Traffic Impact Study

[attached]

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09/17/2024



Memorandum

To: Sharon Bi
FCS Automotive International, Inc.

Date: 9/16/2024

Project #: 64665.00

From: David Pickworth, PE

Re: 1125 Northbrook Parkway – Level 1 Traffic Impact Study

Introduction

The FCS Automotive warehouse and office building located in Suwanee, Georgia is expanding its existing footprint to include 62,321 SF of additional floor area. Per the Gwinnett County Department of Transportation Traffic Impact Study Guidelines, this development will require a Level 1 Traffic Impact Study (TIS)¹. This report addresses all the requirements needed for a Level 1 TIS.

Location Description

The warehouse is located at 1125 Northbrook Parkway in the City of Suwanee. There are two existing driveways that provide access to the site from Northbrook Parkway, one on the north side of the building and one on the south. The site, seen in Figure 1, is located parallel to I-85 and the closest interchange providing access to the interstate is Old Peachtree Road NW.

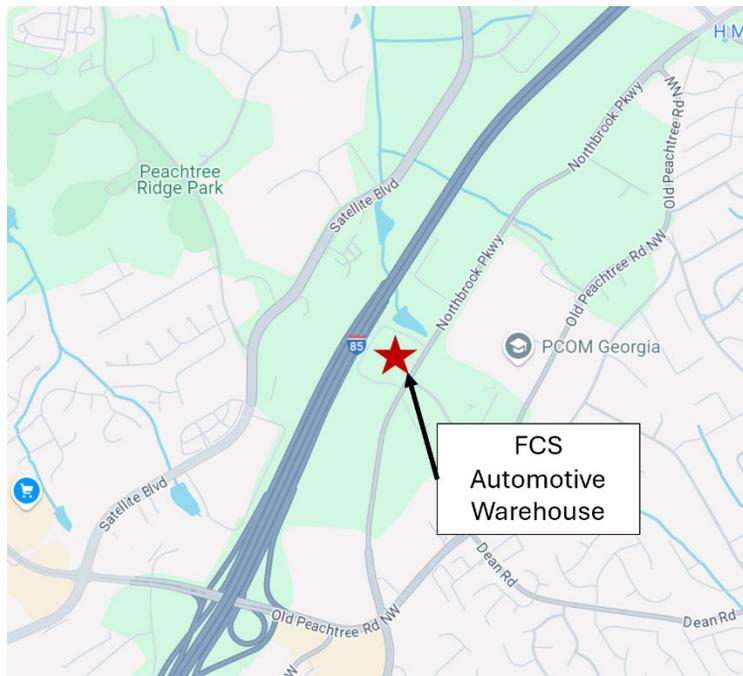


Figure 1: Site Location

¹ [Traffic Impact Study Guidelines, Gwinnett County Department of Transportation \(June 30, 2023\)](#)

Land Use

Existing

Currently the site contains the existing FCS Automotive Building, which is a one-story brick warehouse and office building. The current building footprint is 202,368 SF. There are several parking areas surrounding the warehouse and two existing driveways to Northbrook Parkway. Per the Gwinnett County Zoning Map the parcel is currently zoned as M1 – Workplace Center-Light.

Proposed

FCS Automotive is expanding the warehouse footprint with the addition of 62,321 SF of new warehouse space, attached to the southwest side of the existing building. New parking spaces will be added next to the addition and will tie into an existing driveway on Northbrook Parkway. The existing driveway geometry will not be changed. There is no proposed zoning change to the parcel.

Trip Generation Estimate

The Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition was used to estimate the trips created by the addition to the warehouse. Land use 150 - Warehousing was used in this analysis. The trips generated are based on the square footage of the new warehouse space. The manual proposes two ways to calculate the new trips – with an average rate or a fitted curve. The fitted curve was used in this analysis, as it is the more conservative method yielding more trips. Table 1 shows the weekday, AM Peak and PM Peak trips generated by the warehouse addition.

Table 1 ITE Trip Generation

Weekday Trips			AM Peak Hour Trips			PM Peak Hour Trips		
Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
136	68	68	31	24	7	34	10	24

Access Management

There are two existing driveways that provide access from the site to Northbrook Parkway. One is north of the warehouse building and one is on the south side. Currently neither driveway has control devices but operate as minor street stop-controlled intersections and have one lane in each direction. The proposed additional warehouse space will not change the access points on Northbrook Parkway.

Adjacent Access Spacing

From the north driveway, the closest adjacent access is the Thomco Specialty Products Inc. Truck Driveway approximately 150ft to the south. Looking north from the north driveway the closest access point is the Mazak Technology Center Driveway, approximately 500ft away. Both access points adjacent to the north driveway have no control devices but operate as a minor street stop-controlled intersection.

From the south driveway, the closest adjacent access is the Gwinnett County Public School Property Warehouse Driveway approximately 120 ft away. This access point has no control devices but operates as a minor street stop-controlled intersection. Looking north from the south driveway the closest adjacent access point is Northlake Drive approximately 150 ft away. This is a minor street (Northlake Drive) stop controlled intersection.

The proposed additional warehouse space will not impact the site access points or the spacing to the adjacent access points.

Intersection Sight Distance

With Northbrook Parkway being flat and straight at the project location, both the north and the south driveways meet the Georgia Department of Transportation's (GDOT) driveway sight distance minimums² for a four-lane road with a posted speed limit of 40 mph. The manual sets the minimum left turn sight distance as 445 ft and for right turns it is 500 ft. Figure 2 and Figure 3 below show clear sight lines at the required sight distances for both the north and south driveways. The additional warehouse space will not impact the existing driveways or the sight distances.

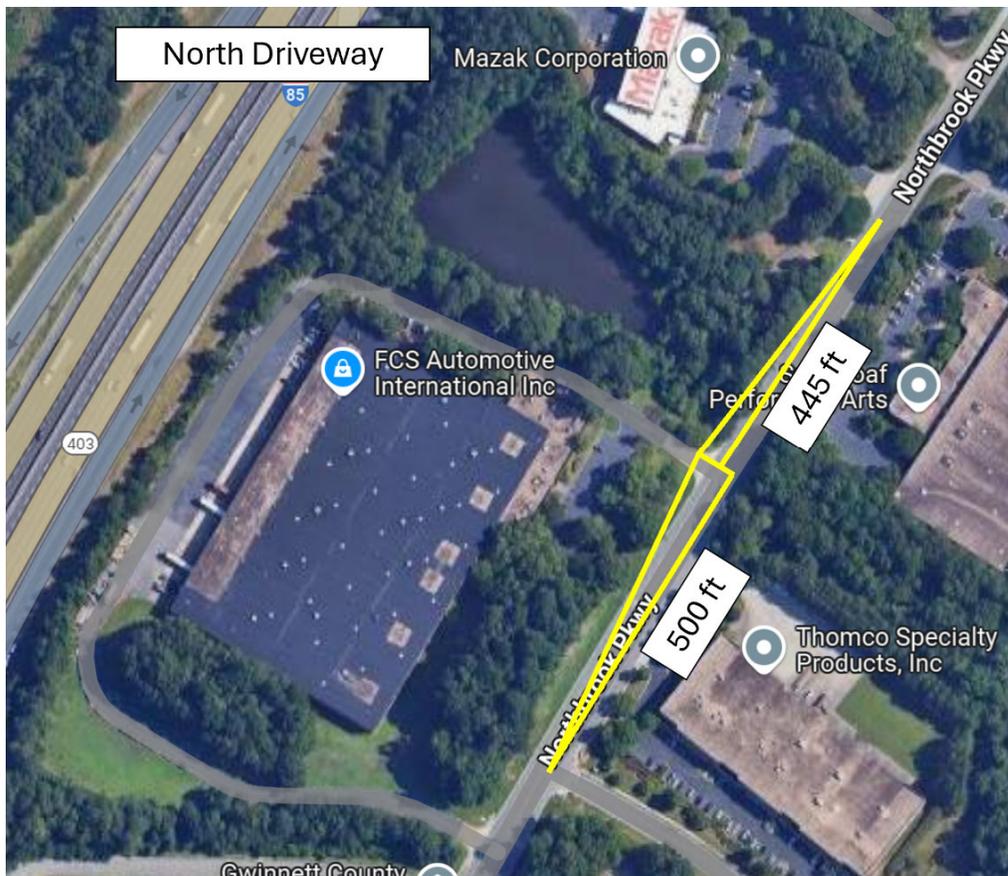


Figure 2 North Driveway Sight Distances

² [GDOT Regulations for Driveway and Encroachment Control](#)

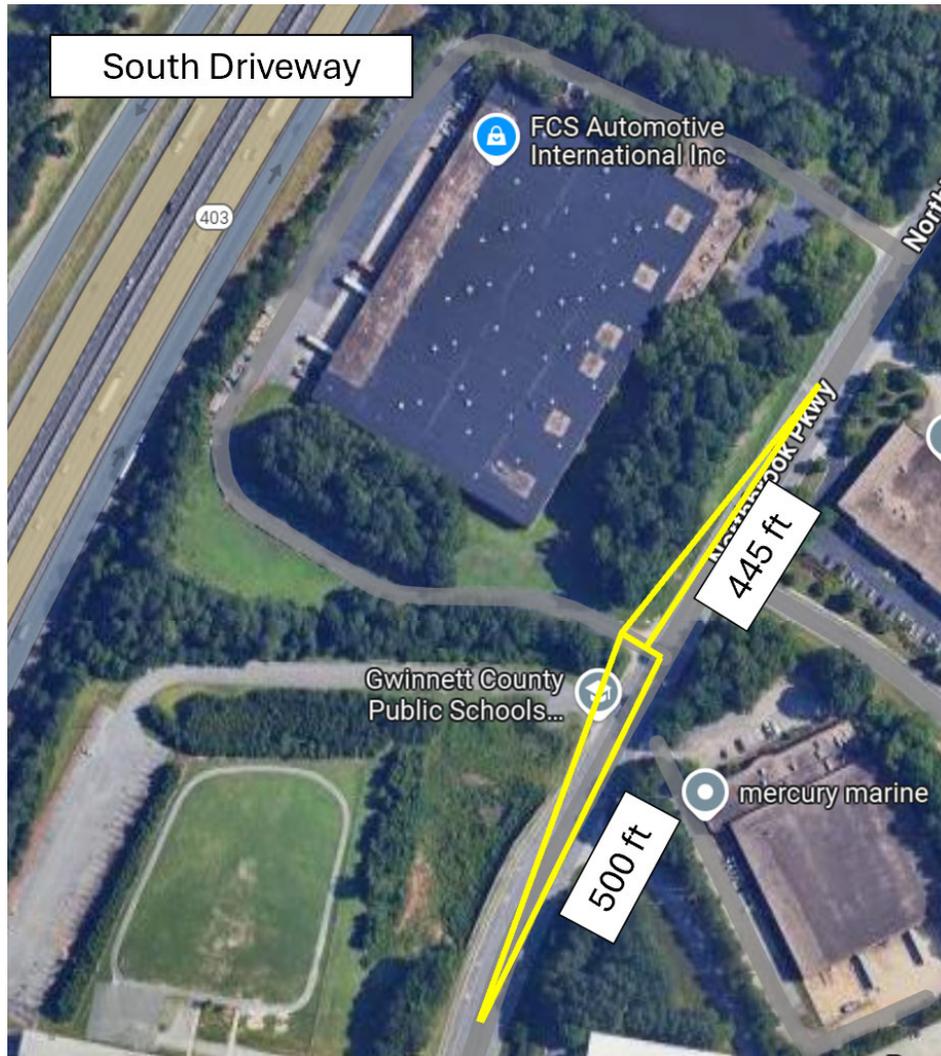


Figure 3: South Driveway Sight Distances

Connectivity and Circulation Review

Currently the site has two driveways on Northbrook Parkway that connect via a loop road around the existing warehouse. There are several small parking areas along the northern portion loop road. The new warehouse space will be built where the southern part of the loop road currently exists, closing internal access between the two driveways. A new parking lot will be added in front of the warehouse addition that will tie into the existing south driveway. Access from the south driveway will end in the new parking lot and not connect to the loop road. The new warehouse space will not impact any of the existing parking which will still be accessible through the north driveway.

Existing Street Functional Classification

Northbrook Parkway is classified as a local road.

Posted Speed Limits

The posted speed limit on Northbrook Parkway is 40mph. The site is in a school zone where the speed limit is reduced to 30mph during weekday mornings and afternoons when school is in session.

Future Identified Projects

One planned project was identified in the area. The 2023 Gwinnett Special Purpose Local Option Sales Tax³ (SPLOST) has programmed a Tier II project on Northbrook Parkway between Old Peachtree Road to Northridge Drive, which runs in front of the site. The project ID is F-1577 and consists of the addition of sidewalks and pedestrian safety improvements. The addition of the warehouse space will not interfere with the access on Northbrook Parkway or the development of the SPLOST project.

Existing Conditions – Traffic Operations

Currently the FCS Automotive Warehouse has two driveways on Northbrook Parkway. Both access points do not have control devices but are intended to operate as minor street stop control driveways. Both driveways have one lane in each direction and there have no turn lanes on the mainline.

The north and south driveways currently meet, forming a loop road around the warehouse. There are multiple parking areas along the northern portion of the loop road.

Intersection and Roadway Geometry Recommendations

The addition of the warehouse space will not alter the access points on Northbrook Parkway. A new parking lot will be added in front of the addition which will tie into the existing south driveway. While no geometry changes are being made to the driveways, it is recommended to add stop signs on the driveway approaches to reinforce it is a minor street stop-controlled intersection.

The new warehouse space will be built on in the space currently occupied by the southern part of the loop road. The access from the southern driveway will end in a parking lot in front of the new warehouse space. The existing parking areas will not be impacted by the new warehouse as they will still be accessible from the north driveway.

³ [Gwinnett County 2023 SPLOST](#)

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Report

1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.

See Attached

2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.

Public Participation meeting was held October 10, 2024, starting at 2:00 PM at the Office of FCS Auto Parts, 1125 Northbrook Parkway, Suwanee, GA 30024

3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.

There were only 2 participants, Sharon Bi, representative for FCS, and Sandy Epstein, SEA Studios. Sign in Sheet is attached

4. What issues and concerns were expressed by attendees at the meeting(s)?

There were no participants

5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?

N/A. There were no participants

Exhibit I: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		10.04.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		CIC2024-00032	
Case Address:		1125 Northbrook Parkway, Suwanee, 30024	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Northbrook Parkway is a minor arterial. The Average Daily Traffic (ADT) volume is 12,324.		
2	The nearest Ride Gwinnett facility is located 2.2 miles away at 1817 North Brown Road.		
3	Per section 360-100 of the UDO, a 12' concrete trail shall be provided along the site frontage, as Northbrook Parkway is classified as a Priority Trail within the GC Trails Master Plan. The full width of the trail shall be located within right-of-way.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:			
Department/Agency Name:	DOCS		
Reviewer Name:	Glenn Boorman		
Reviewer Title:	Division Director – Project Admin – Parks & Recreation		
Reviewer Email Address:	glenn.boorman@gwinnettcountry.com		
Case Number:			
Case Address:	1125 Northbrook Parkway		
Comments:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
1			
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	YES
		<input type="checkbox"/>	NO
1	Provide a 12 foot wide trail/side path along the frontage of Northbrook Pkwy as per the Gwinnett Countywide Trails Master Plan and the requirements of the Unified Development Ordinance Title 3, 900-110.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

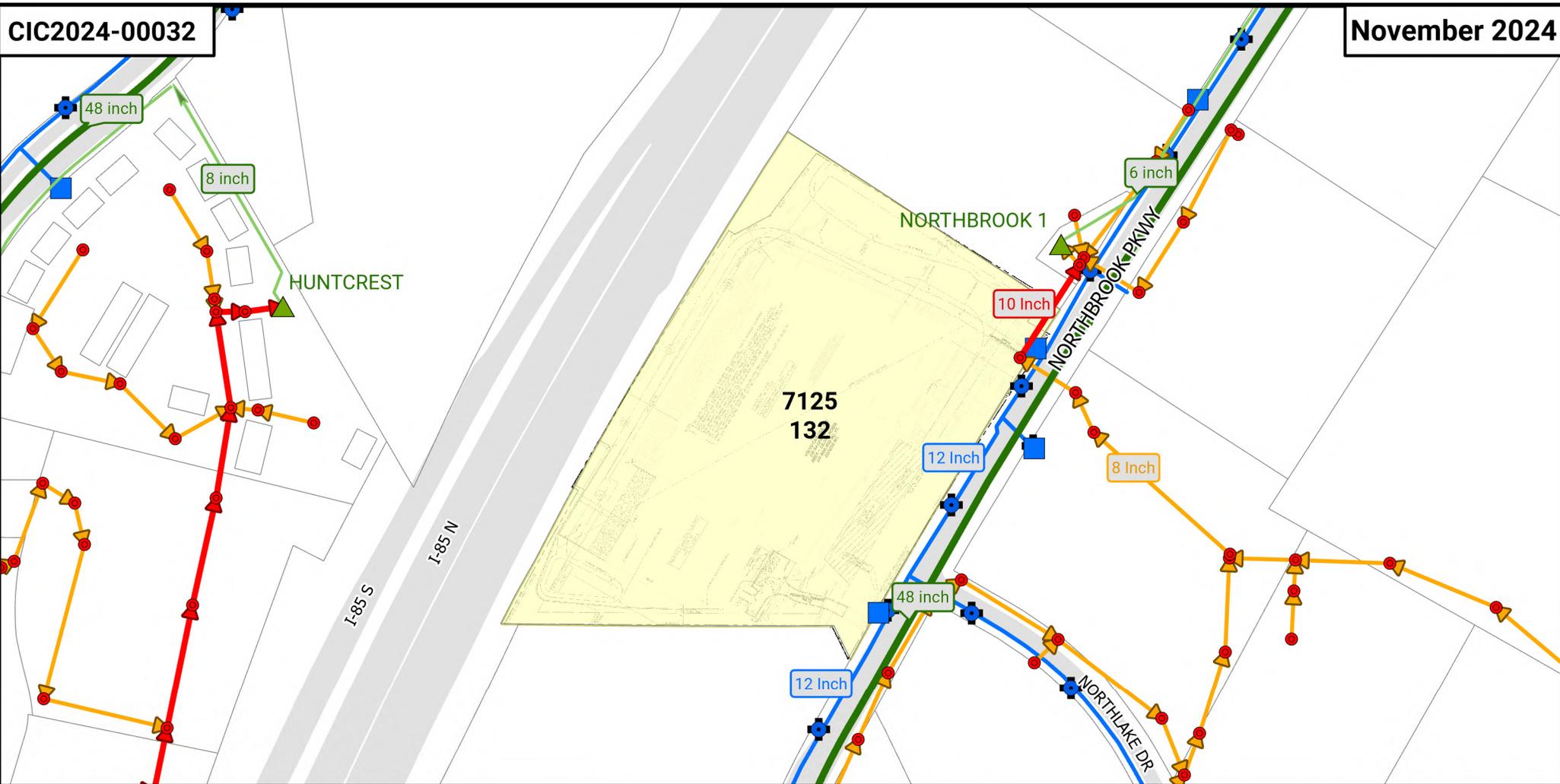


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		CIC2024-00032		
Case Address:		1125 Northbrook Parkway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: GCDWR does not have comments for this Change in Conditions Permit. The existing facility is connected to public water.			
2	Sewer: A Sewer Capacity Certification (C2024-210-09) has been approved for the 61,321 square foot warehouse. The existing facility is connected to public sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

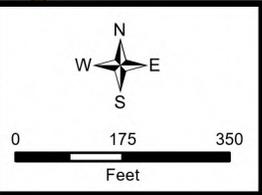


LEGEND

Water Main	Sewer Collector	Manhole
Hydrant	Sewer Interceptor	Pump Station
Master Vault	Sewer Force Main	

**1125 Northbrook Pkwy
M-1**

**Water & Sewer
Utility Map**



Water Comments: GCDWR does not have comments for this Change in Conditions Permit. The existing facility is connected to public water.

Sewer Comments: A Sewer Capacity Certification (C2024-210-09) has been approved for the 61,321 square foot warehouse. The existing facility is connected to public sewer.

Water Availability: Water 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. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer 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. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 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.

Private Road Developments: 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.

Exhibit J: Maps

[attached]



SATELLITE BLVD

I85N
I85S

Mazak

NORTHBROOK PKWY

NORTHLAKE DR

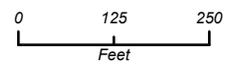


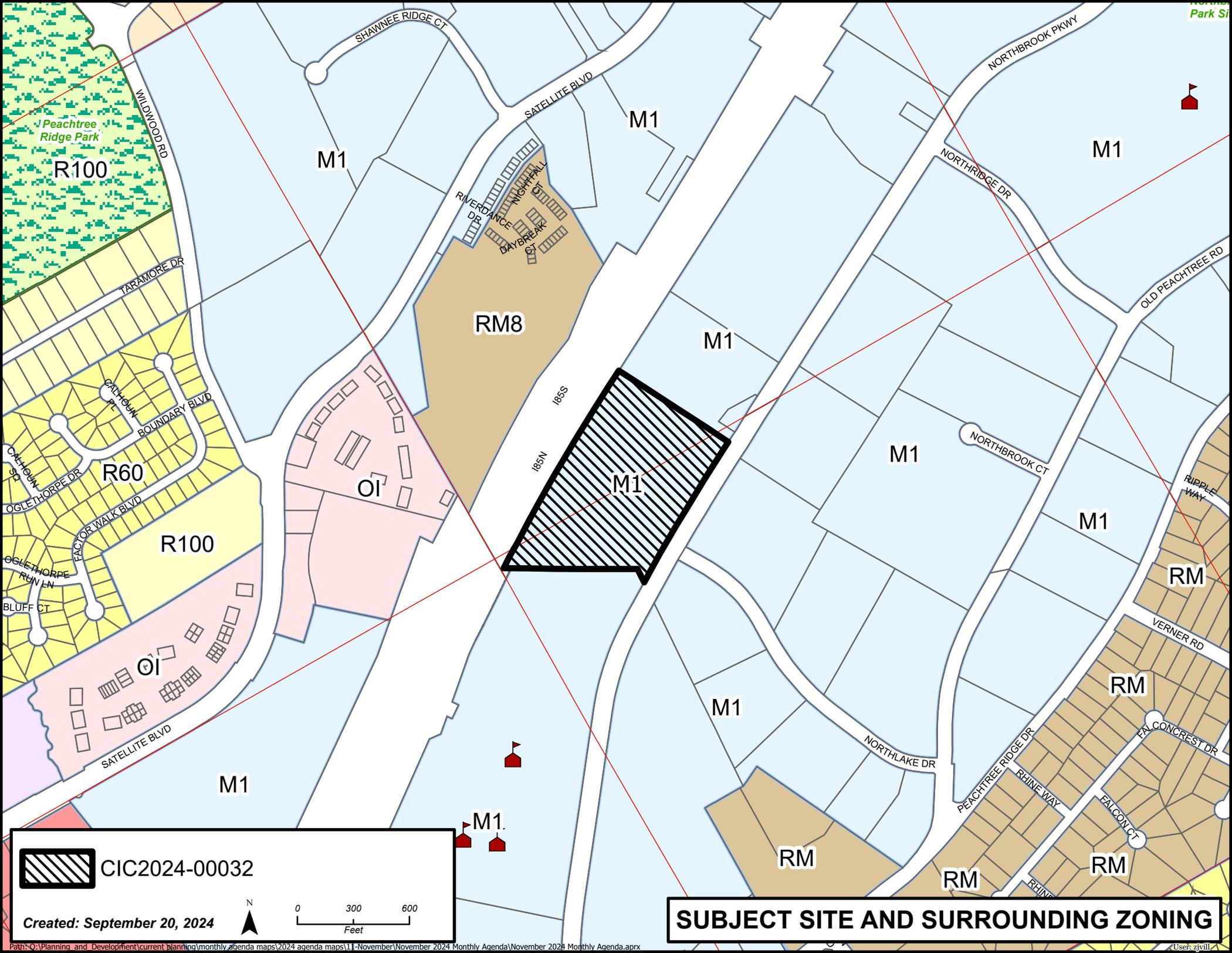
SIGN LOCATION



CIC2024-00032

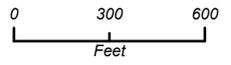
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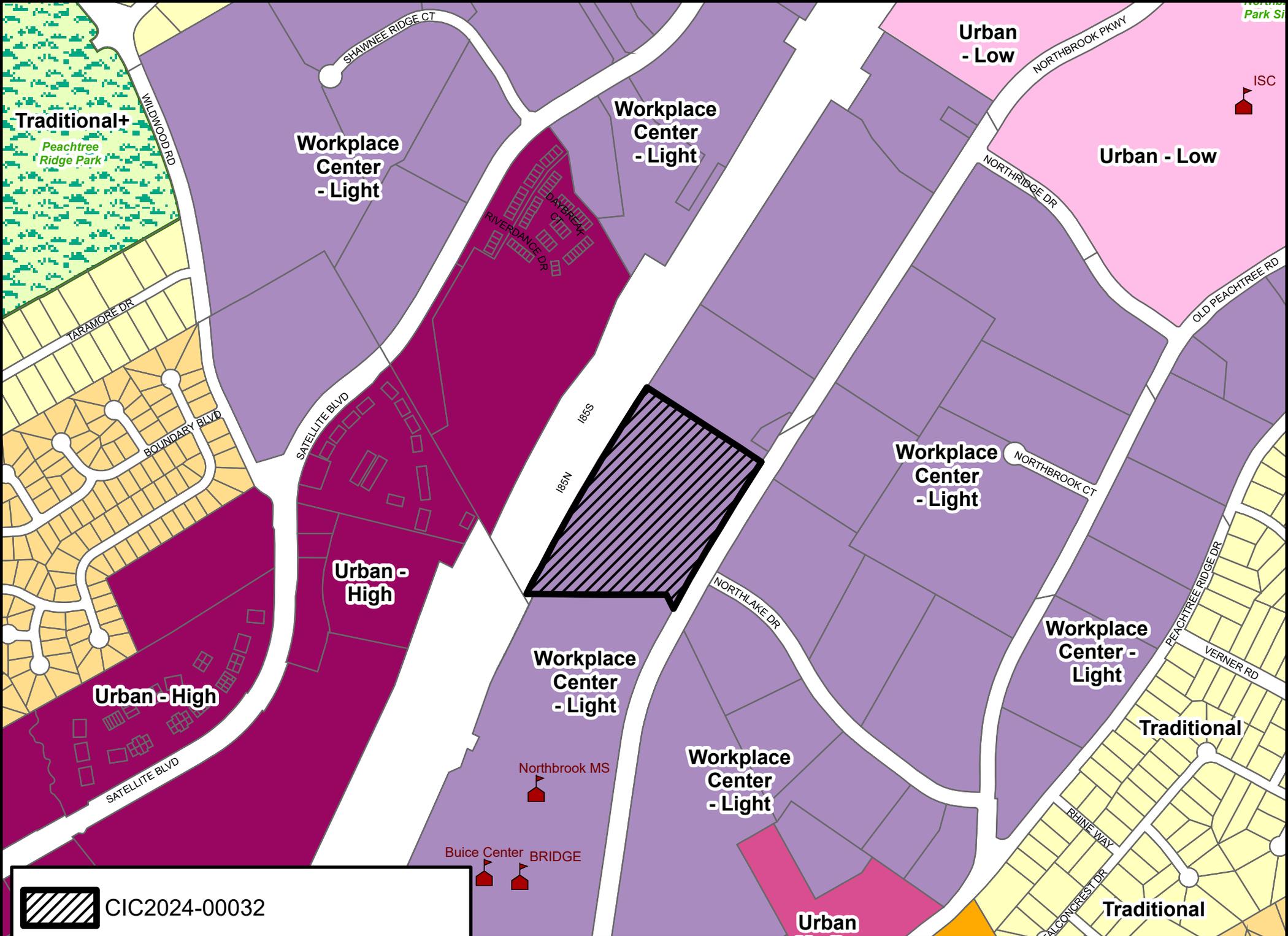


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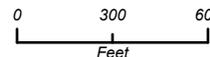
SUBJECT SITE AND SURROUNDING ZONING



 CIC2024-00032

Created: September 20, 2024

 N

 0 300 600 Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION