

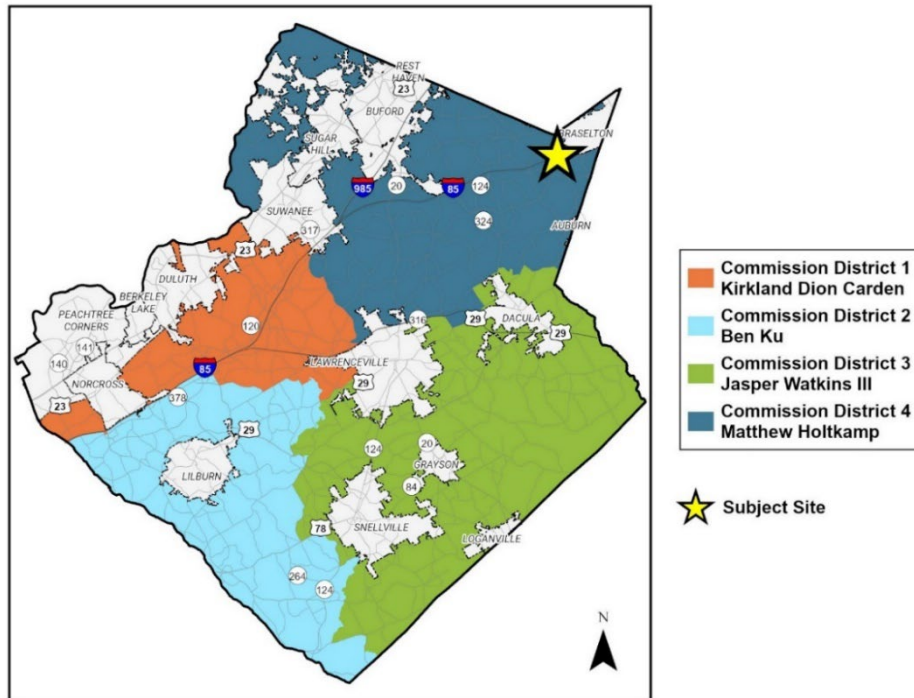


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2023-00002  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Change in Conditions  
**Address:** 2000 Block of Flowery Branch Road  
**Map Number:** R3007 185  
**Site Area:** 10.01 acres  
**Square Feet:** 88,920  
**Proposed Development:** Office Warehouse  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Emerging Suburban

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date:** 1/4/2023 (Public Hearing Tabled to 2/7/2023)  
**Board of Commissioners Advertised Public Hearing Date:** 1/24/2023 (Public Hearing Tabled to 2/28/2023)

**Applicant:** JR Wright  
3715 Northside Parkway, Building 400  
Atlanta, GA 30339

**Owner:** Mary Forehand  
247 Old Hardy Farm Road  
Jackson, GA 30233

**Contact:** Jack Cranford

**Contact Phone:** 678.877.9640

## **Zoning History**

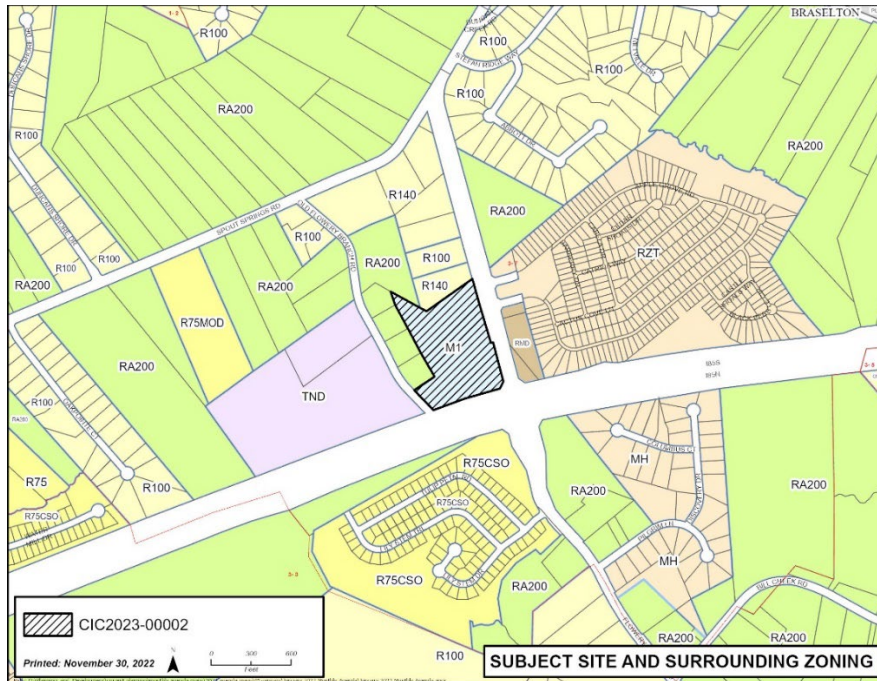
The subject property is zoned M-1 (Light Industry District). In 1987, rezoning case REZ1987-000171 rezoned the property from RA-200 (Agriculture-Residence District) to R-100 (Single-Family Residence District). In 1989, rezoning case REZ1989-00029 rezoned the property from R-100 to M-1. In 2001, change in conditions rezoning case RZM2001-00013 and SUP2001-00021 allowed a mini-warehouse development. This request is a change in conditions from this approval.

## **Existing Site Condition**

The subject site is a 10.01-acre parcel located along Flowery Branch Road, immediately north of Interstate 85 and south of its intersection with Spout Springs Road. The site is undeveloped with mature, dense tree canopy. The site has significant topography and slopes downward from the north to the south by approximately 76 feet. An existing billboard is located on the property. Overhead powerlines are located along the road frontage. Flowery Branch Road does not have sidewalks along this section of the road. The County's GIS indicates a stream located on the property; however, it is not shown on the survey provided by the applicant. The nearest Gwinnett County Transit stop is located 11.8 miles from the subject site.

## **Surrounding Use and Zoning**

The subject site is surrounded by single-family subdivisions and single-family residences on large lots to the north, south, east, and west. Residences on large lots are located to the north and west. To the east across Flowery Branch Road, is Willow Leaf, a single-family detached subdivision and a single-family residence on an individual lot. The right of way for Interstate 85 is located to the south of the subject property. Across the Interstate is Flowery Branch Crossing, another single-family detached subdivision. The City of Braselton and Hall County is located roughly a mile from the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Office Warehouse	M-1	N/A
North	Single-Family Residential	R-140	0.5 units per acre
East	Single-Family Residential	RMD	2.04 units per acre
	Single-Family Residential	R-ZT	5.20 units per acre
South	Single-Family Residential	R-75CSO	2.94 units per acre
West	Single-Family Residential	RA-200	0.94 units per acre
	Single-Family Residential	TND	7 units per acre

## Project Summary

The applicant requests a change in conditions for a 10.01-acre property zoned M-1 to construct an office warehouse building, including:

- A change in conditions of case RZM2001-00013. The applicant is requesting a revision to the following conditions:
  - Condition 1B, “Develop in general accordance with the site plan prepared by M.V. Ingram Enterprises, Inc., dated and received January 4, 2001, with modifications to accommodate conditions of zoning, or as otherwise approved by the Director of Planning and Development.” The applicant is requesting the condition be amended to reflect the site plan submitted with this application.
  - Condition 1C, “Limit the height of all buildings to no more than one story, except a mini-warehouse manager’s apartment which may be two stories.” The applicant is requesting the condition be amended to strike any reference to a mini-warehouse.
  - Condition 1F, “The only billboard allowed shall be the existing billboard located along Interstate 85. Prior to the issuance of a development permit for the property, the billboard shall be brought into compliance with Gwinnett County billboard height and setback location.” The applicant is requesting to remove the second sentence as the current billboard was permitted and meets current requirements.

- Condition 2B, “Provide a 50-foot-wide natural, undisturbed buffer adjacent to residentially zoned property”. The applicant is requesting to add any buffer required in addition to the 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property may be graded and replanted in accordance with the buffer standards set forth in the Unified Development Ordinance.
  - Condition 2D, “Buildings shall be finished with brick or stone on all sides facing exterior property lines. Overhead doors (for mini-warehouses) shall face inward. Contrasting accent colors on mini-warehouse buildings shall be limited to earth tones, forest green or dark brick red”. The applicant is requesting to allow painting and finished tilt-wall concrete as an allowed building material.
- One 88,920-square-foot office warehouse building.
  - Exterior building materials consisting of painted and finished tilt-wall concrete.
  - 71 employee parking spaces located in front of the building.
  - A 130-foot-long truck court that provides access to the rear loading docks/overhead doors.
  - Two stormwater facilities located along the southern property line, adjacent to Interstate 85, and one located near the northwest corner of the site.
  - A 25-foot-wide landscape buffer along the Flowery Branch Road frontage as required by the existing conditions of approval.
  - One full access driveway onto Flowery Branch Road.
  - A sidewalk along Flowery Branch Road extending the full length of the property frontage.
  - A 50-foot-wide buffer adjacent to the residentially zoned properties. An additional 25-foot-wide graded and landscaped buffer along the western property line to provide additional screening from the truck court.

## Zoning and Development Standards

The applicant is requesting a change in conditions in the R-100, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 40'	>50'	YES
Off-Street Parking	Minimum 36 spaces Maximum 178 spaces	71 spaces	YES
Zoning Buffer	Minimum 50'	50'	YES
Lot Size	Minimum 1 acre	10.01 acres	YES
Landscape Buffer	25' along Flowery Branch Road (RZM2001-00013)	25'	YES

## 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 G). Standard site and infrastructure improvements will also be required related to

transportation, stormwater, 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 a 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 270-20.5. 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 adjacent to single-family residential subdivisions and single-family residences on large lots. The proposed change in conditions is to change the site plan from a mini-warehouse/self-storage facility to a single, office-warehouse use. The current approved site plan is an older style self-storage facility which features multiple one-story, non-climate-controlled buildings with roll-up bay doors. The proposed site plan is an improvement to the currently approved site plan. However, allowing tilt-up painted concrete would be out of character and allow a lower quality exterior elevation.

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

The site, as currently zoned, allows for a self-storage facility containing multiple one-story buildings. The change in conditions request to allow a single office warehouse would not adversely affect the use or usability of adjacent or nearby property, if constructed with appropriate materials.

**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.

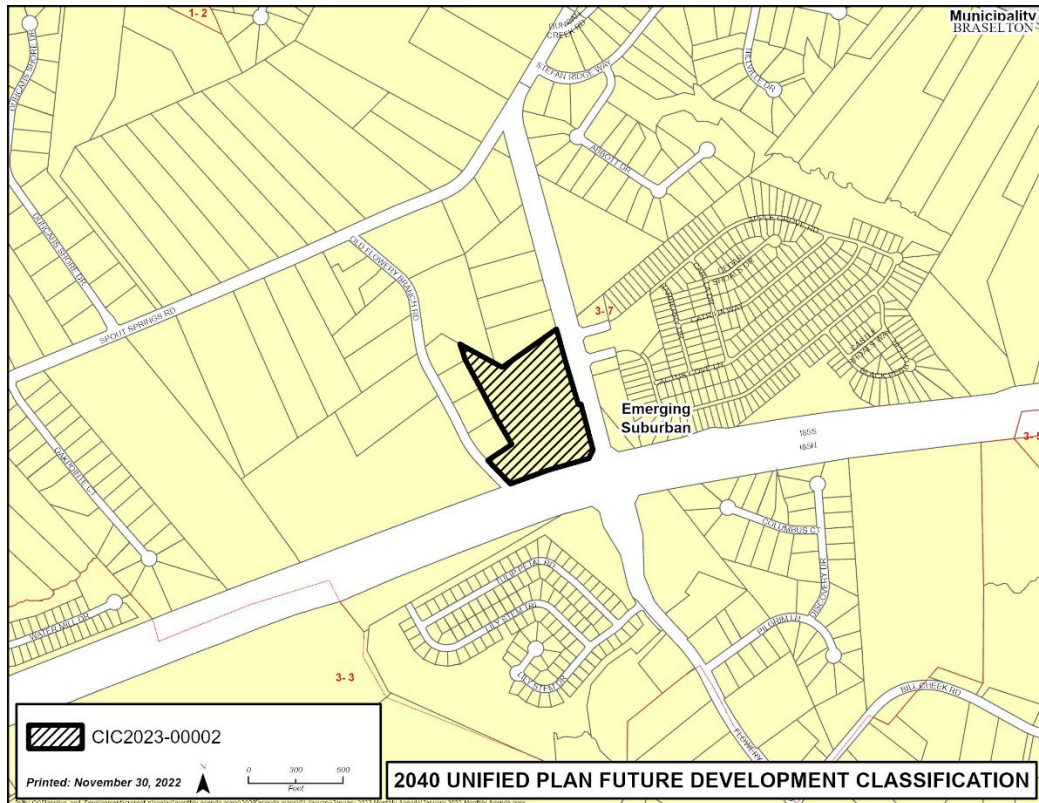
**D. Whether the proposed change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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. An increased impact is not anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and change in conditions request is attached (Exhibit G).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area. This character area designates areas that are

currently mainly residential but have not yet matured into established communities due to relatively large amount of remaining, undeveloped land. An office warehouse development does not conform to the vision of the Unified Plan however, the site has been zoned for light industrial uses since 1987. The proposed development is an improvement to the currently approved site plan which only allows for an older style of self-storage buildings.



**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 change in conditions request, while not conforming to the current vision of the Unified Plan, is an improvement to the approved site plan. The proposed site plan adheres to all current buffer standards. It also provides additional buffer and plantings beyond what is currently required. Maintaining the required brick exterior would allow the building to have matching materials to most of the homes in the area.

**Staff Recommendation**

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

## Staff Recommended Conditions

The conditions below are those from RZM2001-00013 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions for an office-warehouse, subject to the following conditions:

1. To restrict the use of the property as follows:
  - A. Office, office-warehouse, ~~light manufacturing and accessory uses, which may include a mini-warehouse storage development as a special use.~~
  - B. Develop in general accordance with the site plan prepared by M.V. Ingram Enterprises, Inc., dated and received January 4, 2001, with modifications to accommodate conditions of zoning, or as otherwise approved by the Director of Planning and Development. **The proposed development shall be constructed in general conformance with the site plan dated received November 16, 2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.**
  - C. Limit the height of all building to no more than one story, ~~except a mini-warehouse manager's apartment which may be two stories.~~
  - D. No outdoor storage shall be allowed. ~~Recreation vehicle and boat storage shall only be allowed in covered areas.~~
  - E. Provide a 20-foot landscape buffer adjacent to the Interstate 85 right-of-way.
  - F. The only billboard allowed shall be the existing billboard located along Interstate 85. ~~Prior to the issuance of a development permit for the property, the billboard shall brought into compliance with Gwinnett County billboard height and setback requirements.~~
2. To satisfy the following site development considerations:
  - A. Provide a five-foot-wide landscaped strip adjacent to any internal property lines.
  - B. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property. Buffer plantings shall be subject to review and approval of the Development Division. **An additional 25-foot-wide landscaped buffer shall be provided outside of the undisturbed buffer along the western property line.**
  - C. Provide a 25-foot wide landscaped buffer outside the right of way of Flowery Branch Road, planted with evergreens to provide an effective visually screen across Flowery Branch Road from residentially-zoned property.
  - D. ~~Buildings~~ **The building** shall be finished with brick or stone ~~all sides facing exterior property lines~~ **on the front façade and at least 50 percent of the south facing façade. Remaining facades may include painted and finished tilt-wall concrete.** ~~Overhead doors (for mini-warehouses) shall face inward. Contrasting accent colors on mini-warehouse buildings shall be limited to earth tones, forest green or dark brick red.~~

- E. Signage shall be limited to a single monument-type sign per entrance (only two entrances shall be allowed), which shall meet the minimum requirements of the 1985 Zoning Resolution and shall be finished with a brick base to match the buildings.
  - F. Dumpsters or trash compactors shall be screened on all four sides by a 100 percent opaque brick fence or wall at least six (6) feet in height and an opaque gate enclosure which shall match the buildings. Hours of dumpster pick-up shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
  - G. No temporary signs shall be permitted. No 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. No flags shall be flown on the site except the flags of the United States of America and the State of Georgia which shall be limited to no more than one of each type.
  - H. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed inward toward the property so as not to reflect into adjacent residential properties.
  - I. ~~The gate hours of operation for the mini-warehouse storage facility shall be between 6:00 a.m. and 10:00 p.m.~~
  - J. No access allowed to Old Flowery Branch Road.
  - K. No outdoor speakers or other public address system shall be permitted.
  - L. Provide an eight (8) foot high vinyl privacy fence along **the northern and western property lines**. ~~Chester F. Bartlett's common property line (Tax Parcel 3007 044).~~
3. To abide by the following requirements, dedications, and improvements:
- A. ~~Design stormwater detention facilities such that they do not encroach into require buffers.~~ **Stormwater management facilities shall be screened from view of the right of way and adjacent properties. The final design shall be subject to the review and approval of the Gwinnett County Department of Planning and Development.**
  - B. **A left turn lane and right turn lane into the development shall be constructed from Flowery Branch Road.**
  - C. **Natural vegetation shall remain on the property until the issuance of a development permit.**
  - D. **All grassed areas shall be sodded.**

### **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 **DENIAL** of the change in conditions request.

**Exhibits:**

- A. Site Visit Photos
- B. Previously Approved Resolution and Site Plan
- C. Proposed Site Plan
- D. Proposed Building Elevation
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps

**Exhibit A: Site Visit Photos**



**View of Property Frontage from Flowery Branch Road**



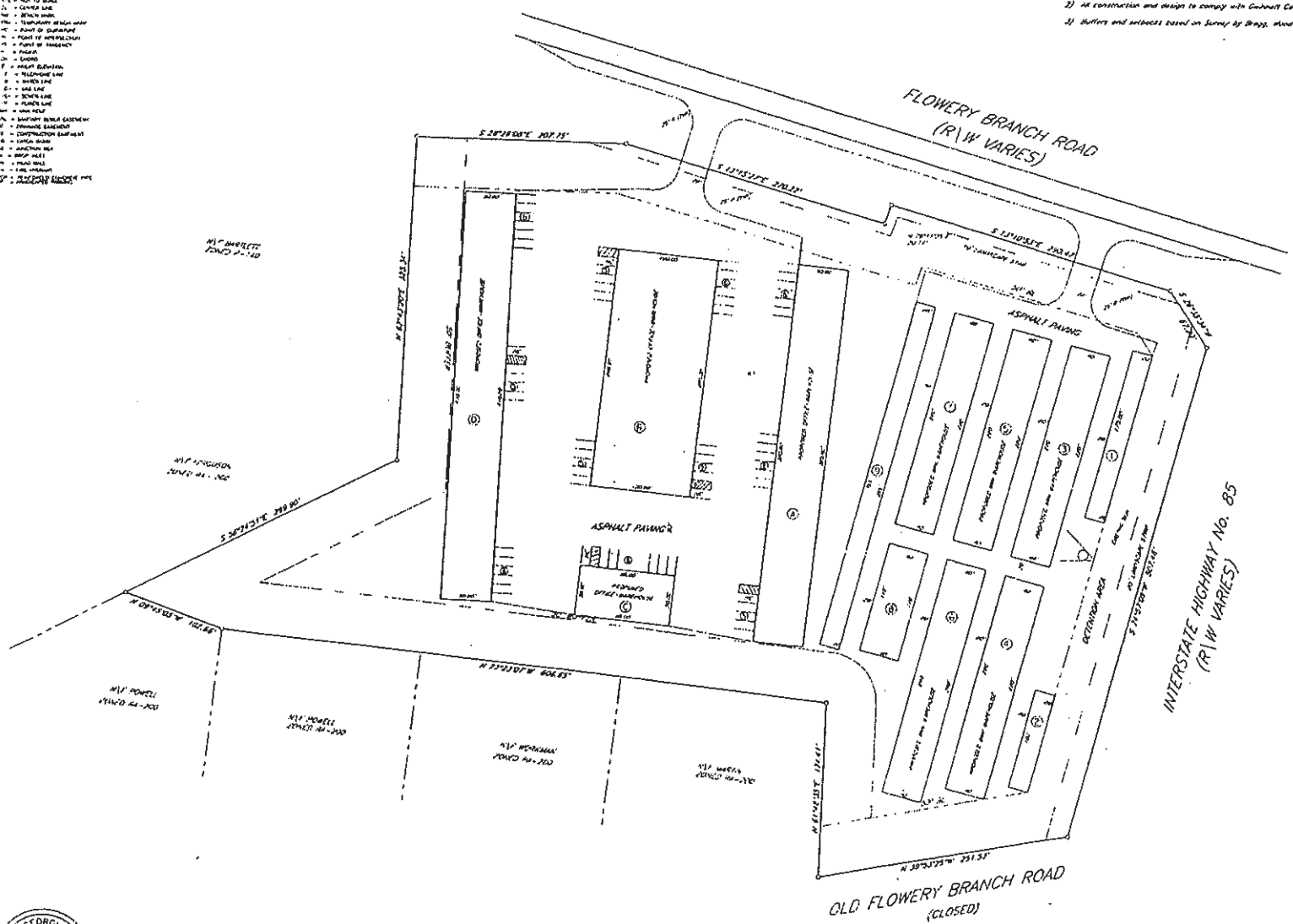
**View of Property from Interstate 85 (from Google Street View)**

**Exhibit B: Previously Approved Resolution and Site Plan**

**[attached]**

- "LEGEND"
- 1 - MAIN PIPE LINE
  - 2 - CONCRETE CURB AND GUTTER
  - 3 - SIDE WALK
  - 4 - SIDE WALK
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- GENERAL NOTES
- 1) Boundary information taken from plat for Hartman Engineering, Inc. dated 2-20-01
  - 2) All construction and design to comply with Gwinnett County Development Regulations.
  - 3) Buffers and setbacks based on Survey by Bragg, Wood and Assoc. dated 7-8-00.



PLANNING REQUIREMENTS FOR OFFICE/WAREHOUSE

Building Area	Number of Spaces
Office/warehouse	
1) 3500 Sq. Ft.	1
2) 2500 Sq. Ft.	1
3) 2000 Sq. Ft.	1
4) 1800 Sq. Ft.	1
5) 1600 Sq. Ft.	1
6) 1400 Sq. Ft.	1
7) 1200 Sq. Ft.	1
8) 1100 Sq. Ft.	1
<b>TOTAL</b>	<b>8</b>

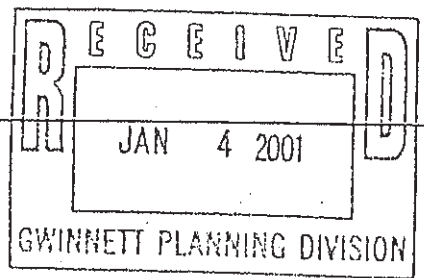
  

Building Area	Number of Spaces
Office/warehouse	
1) 1800 Sq. Ft.	1
2) 1600 Sq. Ft.	1
3) 1400 Sq. Ft.	1
4) 1200 Sq. Ft.	1
5) 1000 Sq. Ft.	1
<b>TOTAL</b>	<b>5</b>

CONCEPT PLAN FOR:  
**MARY FOREHAND**  
 G.M.D. No. 1749  
 GWINNETT COUNTY GEORGIA  
 1" = 50' JN10123-00 11-28-00  
 10.122 ACRES



M. V. INGRAM ENTERPRISES, INC.  
 LAND SURVEYING AND PLANNING  
 4000 WOODBRIDGE  
 LAWRENCEVILLE, GEORGIA 30046  
 (770) 962-0001



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>
Marcia Neaton-Griggs, District 1	<u>NAY</u>
Patti Muise, District 2	<u>AYE</u>
John Dunn, District 3	<u>NAY</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. MUISE, which carried 3-2, 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

M-1 to M-1 (CHANGE IN CONDITIONS)

by MARY FOREHAND for the proposed use of

MINI-WAREHOUSES 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     MAY 22    , 2001 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22<sup>ND</sup> day of     MAY    , 2001, that the aforesaid application to amend the Official Zoning Map from   M-1   to   M-1 (CHANGE IN CONDITIONS)   is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Office, office-warehouse, light manufacturing and accessory uses, which may include a mini-warehouse storage development as a special use.
  - B. Develop in general accordance with the site plan prepared by M.V. Ingram Enterprises, Inc., dated and received January 4, 2001, with modifications to accommodate conditions of zoning, or as otherwise approved by the Director of Planning and Development.
  - C. Limit the height of all buildings to no more than one story, except a mini-warehouse manager's apartment which may be two stories.
  - D. No outdoor storage shall be allowed. Recreational vehicle and boat storage shall only be allowed in covered areas.

- E. Provide a 20-foot landscape buffer adjacent to the Interstate 85 right-of-way.
- F. The only billboard allowed shall be the existing billboard located along Interstate 85. Prior to the issuance of a development permit for the property, the billboard shall be brought into compliance with Gwinnett County billboard height and setback requirements.

2. To satisfy the following site development considerations:

- A. Provide a five-foot wide landscaped strip adjacent to any internal property lines.
- B. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property. Buffer plantings shall be subject to review and approval of the Development Division.
- C. Provide a 25-foot wide landscaped buffer outside the right-of-way of Flowery Branch Road, planted with evergreens to provide an effective visual screen across Flowery Branch Road from residentially-zoned property.
- D. Buildings shall be finished with brick or stone on all sides facing exterior property lines. Overhead doors (for mini-warehouses) shall face inward. Contrasting accent colors on mini-warehouse buildings shall be limited to earth tones, forest green or dark brick red.
- E. Signage shall be limited to a single monument-type sign per entrance (only two entrances shall be allowed), which shall meet the minimum requirements of the 1985 Zoning Resolution and shall be finished with a brick base to match the buildings.
- F. Dumpsters or trash compactors shall be screened on all four sides by a 100 percent opaque brick fence or wall at least six (6) feet in height and an opaque gate enclosure which shall match the buildings. Hours of dumpster pick-up shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

- G. No temporary signs shall be permitted. No 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. No flags shall be flown on the site except the flags of the United States of America and the State of Georgia which shall be limited to no more than one of each type.
  - H. Outdoor 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. The gate hours of operation for the mini-warehouse storage facility shall be between 6:00 a.m. and 10:00 p.m.
  - J. No access allowed to Old Flowery Branch Road.
  - K. No outdoor speakers or other public address system shall be permitted.
  - L. Provide an eight (8) foot high vinyl privacy fence along Chester F. Bartlett's common property line (Tax Parcel 3-007-044).
3. To abide by the following requirements, dedications, and improvements:
- A. Design stormwater detention facilities such that they do not encroach into required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:

  
F. Wayne Hill, Chairman

Date Signed:

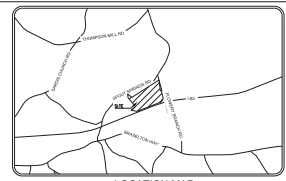
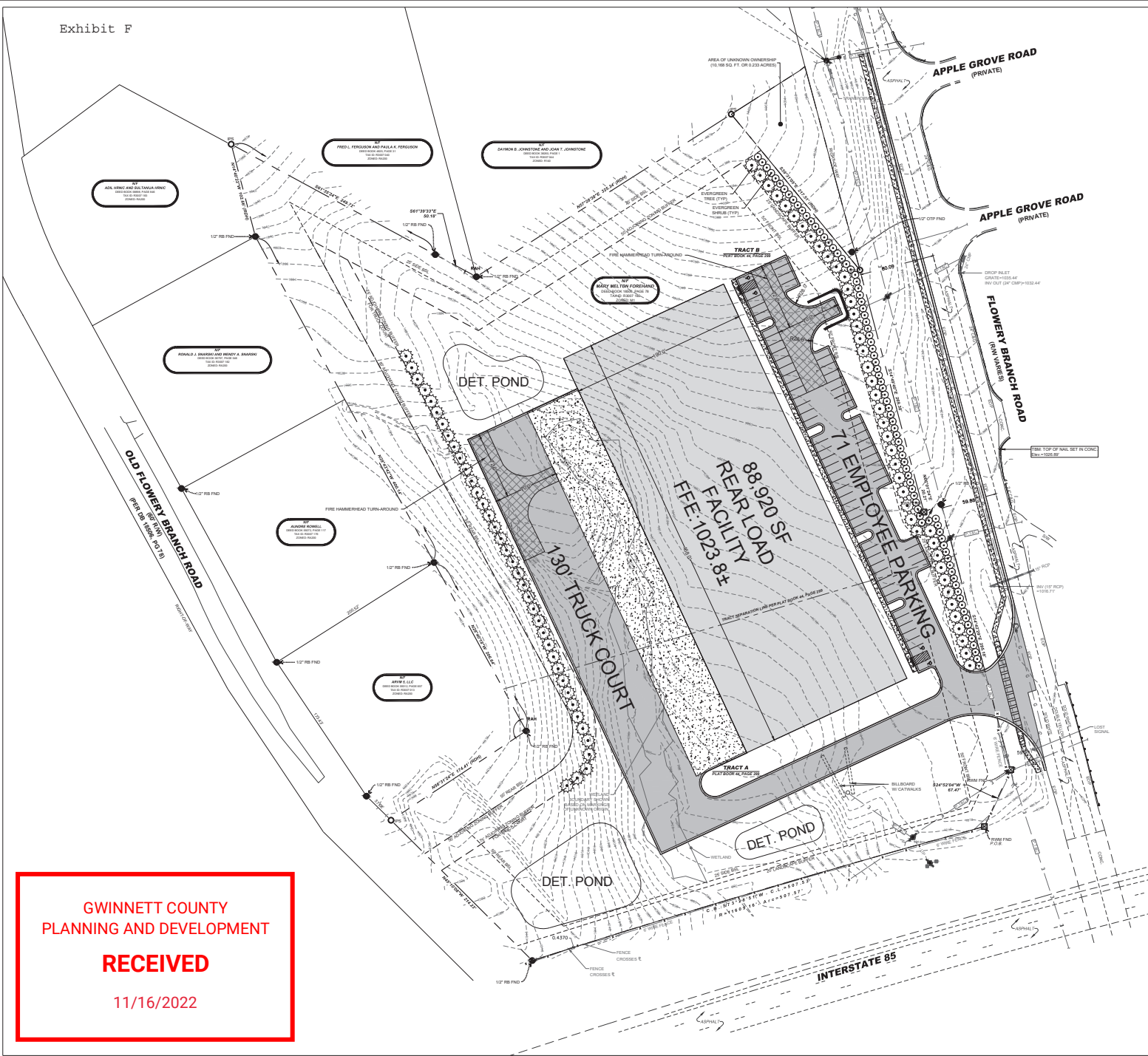
June 12, 2001

ATTEST:

  
County Clerk

**Exhibit C: Site Plan**

**[attached]**



**PROJECT INFORMATION**

**SITE DATA**  
 ZONING USE: M-1  
 TOTAL ACREAGE: 10.06  
 GWINNETT COUNTY, GA  
 LAND LOT 77N, 3RD DISTRICT  
 PARCEL # R3007 185

**BUILDING DATA**  
 BUILDING SQUARE FOOTAGE: 88,920 sq. ft.  
 MAX. BUILDING HEIGHT: 45 ft.

**PARKING DATA**  
 MINIMUM PARKING REQUIRED: 98,500 SQFT / (2,500 SP/50FT) = 36 SPACES  
 MAXIMUM PARKING: 98,500 SQFT / (100 SP/50FT) = 178 SPACES

**UTILITY PROVIDERS**  
 WATER: GWINNETT COUNTY  
 SEWER: GWINNETT COUNTY



TEL: 770.452.7949 FAX: 770.452.0086  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE

PROJECT: SREP FLOWERY BRANCH ROAD  
 LAND LOT 77N, 3RD DISTRICT, GWINNETT COUNTY, GEORGIA  
 FLOWERY BRANCH RD.

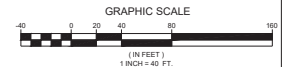
REVISIONS:

DATE	DESCRIPTION
11/16/22	GC/PD COMMENTS

**OWNER/DEVELOPER (PRIMARY PERMITTEE)**  
 STRATEGIC REAL ESTATE PARTNERS  
 3715 NORTHSIDE PARWAY  
 BUILDING 402, SUITE 425  
 ATLANTA, GA 30327  
 (404) 892-2214  
 JYOUNG@STRATEGICREPARTNERS.COM

**ENGINEER**  
 WESLEY REED, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341  
 (770) 452-7949  
 WREED@EBERLY.NET

**24 HOUR CONTACT**  
 JOHN YOUNG  
 (404) 452-7949  
 JYOUNG@STRATEGICREPARTNERS.COM



CALL 811 FREE THROUGHOUT THE U.S.  
 THREE WORKING DAYS BEFORE YOU DIG.  
 Know what's below. Call before you dig.

**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**  
**RECEIVED**  
 11/16/2022

REZONING PLAN  
 SCALE: 1" = 40'  
 DATE: 10/20/22  
 DRAWN BY: NBARAKY  
 PROJECT MANAGER: WESLEY REED, P.E.  
 CHECKED: DANIE CHECK

PROJECT NO.  
 SHEET NO.

**ZONING**  
 NOT ISSUED FOR CONSTRUCTION

**Exhibit D: Proposed Building Elevation  
[attached]**



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

**[attached]**



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

**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, the current zoning of M-1 allows for the proposed use. Applicant is requesting the approval of an alternate site plan, in addition to the site plan approved in RZM-01-013, which new site plan depicts the development of a single 89,920 SF warehouse. The proposed site plan will remain within the current zoning buffers and setbacks.

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

No, the proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby properties, is consistent with the current zoning, and is less intensive use.

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

Yes, however, applicant believes the proposed change in conditions is a less intensive use and has the opportunity to provide for greater economic benefit for job creation and tax revenue. Applicant estimates the proposed site plan will bring 25-40 new jobs to the area, versus 2-5 new jobs for a mini storage facility.

**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, the proposed use is less intense and will provide tax revenue for public services greater than proposed use will consume. Class-A industrial facilities generally consume 60-80% of the public services it generates tax revenue to fund.

**E. WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:**

The proposed use is consistent with the policy and intent of zoning and land use plan.

**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:**

Currently approved conditional use is for a mix of smaller warehouse/industrial buildings and self-storage/mini warehouses and applicant believes the proposed use will be a higher and better less intense use of the site for all stakeholders, and in conformity to the M-1 zoning classification standards, which should support approval of the change in conditions.



JR Wright, Jr.  
Strategic Development Partners, LLC  
3715 Northside Parkway  
Suite 4-425  
Atlanta, GA 30327  
404-836-4841

Dear Gwinnett County,

On behalf of Strategic Development Partners, we would like to inform the county and stakeholders that we are requesting a change in the conditions established in Case No. RZM-01-013 relating to that certain 10.06 acre a property fronting on Flowery Branch Road and Interstate Highway 85 in unincorporated Gwinnett County, and having Parcel ID:3007-185. We are proposing a change in the zoning conditions that will permit development of one (1) 88,920 SF Class-A office warehouse industrial building, in addition to the existing conditions in place. The proposed use is permitted under existing zoning ordinance, and will conform with all existing setbacks and buffers required by the Uniform Development Ordinance. The proposed development will include seventy (70) parking spaces, a 40' maximum building height, and the building footprint will utilize 20.2% of the site's acreage.

Specifically, the applicant is seeking the following changes to the conditions in RZM-01-013:

1. Condition 1B shall be deleted in its entirety and the following shall be inserted in lieu thereof:
  - "B. The proposed development shall be constructed in general conformance with the Site Plan dated received 11/16/2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development."
  
2. Condition 1C shall be amended as follows:
  - "C. Limit the height of all buildings to no more than one story.,-except a mini-warehouse manager's apartment which may be two stories.
  
3. Condition 1F shall be amended to delete the second grammatical sentence, as the existing Billboard has been reconstructed pursuant to and in accordance with permits issued by the County and is in compliance with the applicable height and setback requirements at the time the permits were issued for such reconstruction, as follows:
  - "F. The only Billboard allowed shall be the existing billboard located along Interstate 85. ~~Prior to the issuance of a development permit for the property, the billboard shall be brought into compliance with Gwinnett County billboard height and setback requirements.~~"

4. Condition 2B shall be amended to provide the option to grade and re-plant additional landscaping within any required buffer in addition to the 50-foot natural, undisturbed buffer adjacent to residentially zoned property, as follows:

“B. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property. Any buffer required in addition to the 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property may be graded and replanted in accordance with the buffer standards set forth in the Uniform Development Ordinance. Buffer plantings shall be subject to review and approval of the Development Division.

5. Condition 2D shall be amended to allow for a painted and finished tilt-wall concrete façade exterior finish of proposed buildings generally in accordance with conceptual rendering attached as Exhibit G to this application and subject to the review and approval of the Development Division, as follows:

“D. Buildings shall be finished with brick or stone on all sides facing exterior property lines, or with painted and finished tilt-wall concrete façade subject to the review and approval of the Development Division. Overhead doors (for mini-warehouses) shall face inward. Contrasting accent colors on mini-warehouse buildings shall be limited to earth tones, forest green or dark brick red.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project.

If you have any questions, comments, or concerns, please feel free to contact me directly at 404-836-4841, or by email at [jrwright@strategicrepartners.com](mailto:jrwright@strategicrepartners.com).

Best Regards,



J.R. Wright, Jr.

Enclosure Exhibits:

B: Standards Governing Exercise of the Zoning Power

C: Pre-Application Acknowledgement Form

D: Boundary Survey

E: Legal Description

F: Site Plan (One (1) digital copy)

G: Proposed Building Rendering

H: Proposed Sewer Tie In Plan

I: Building Façade Finish Schedule

**Exhibit F: Application and Disclosure of Campaign Contributions**

**[attached]**

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JR Wright</u> ADDRESS: <u>3715 Northside Parkway BLD 400</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30339</u> PHONE: <u>404-836-4846</u> EMAIL: <u>jrwright@strategicrepartners.com</u>	NAME: <u>Mary Forehand</u> ADDRESS: <u>247 old Hardy Farm Road</u> CITY: <u>Jackson</u> STATE: <u>GA</u> ZIP: <u>30233</u> PHONE: <u>770-880-6804</u> EMAIL: <u>mary.4hand@gmail.com</u>
CONTACT PERSON: <u>Jack Cranford (SREP)</u> PHONE: <u>678-877-9640w</u> CONTACT'S E-MAIL: <u>Jcranford@strategicrepartners.com</u>	

APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>03</u> PRIOR ZONING CASE: <u>RZ-29-89, RZM-01-03</u> PARCEL NUMBER(S): <u>3007-185</u> ACREAGE: <u>10.009</u> ADDRESS OF PROPERTY: <u>Intersection of Flowery Branch Rd and I-85. Parcel located at NW Corner.</u> PROPOSED CHANGE IN CONDITIONS: <u>Please, see attached letter of intent, Exhibit A.</u>	
<b>RESIDENTIAL DEVELOPMENT:</b> NO. OF LOTS/DWELLING UNITS: _____ DWELLING UNIT SIZE (Sq. Ft.): _____ GROSS DENSITY: _____ NET DENSITY: _____	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO. OF BUILDINGS/LOTS: <u>1</u> TOTAL GROSS SQUARE FEET: <u>88,920 SF</u> DENSITY: <u>20.3%, Based on Building Footprint.</u>

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

**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: See responses in Exhibit B.

(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:

---

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL 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 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:

---

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

---

(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:

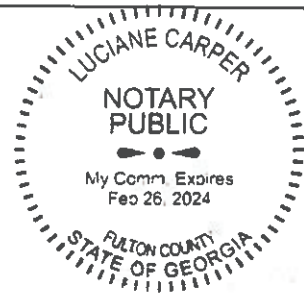
---

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*[Handwritten Signature]* \_\_\_\_\_ 10/27/2022  
Signature of Applicant Date

John R. Wright, Jr., as Manager \_\_\_\_\_  
Type or Print Name and Title




*Luciane Carper* \_\_\_\_\_ 10/27/2022 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Mary McHale Forehand 11/2/2022  
Signature of Property Owner Date

Mary McHale Forehand Property Owner  
Type or Print Name and Title

Stacy Baxley 11/2/2022   
Signature of Notary Public Date Notary Seal



**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      3      -      3007      -      185  
(Map Reference Number)      District      Land Lot      Parcel


      10/27/2022  
Signature of Applicant      Date

John R. Wright, Jr., AS Manager  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

      TSA II  
NAME      TITLE  
11/1/2020  
DATE

**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		12.14.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		CIC2023-00002	
Case Address:		Flowery Branch Road at I-85 (parcel 3007 185)	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Flowery Branch Road is a minor collector. ADT = 4,058.		
2	11.8 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall install a left turn lane and right turn lane into the development from Flowery Branch Road.		
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

Revised 7/26/2021

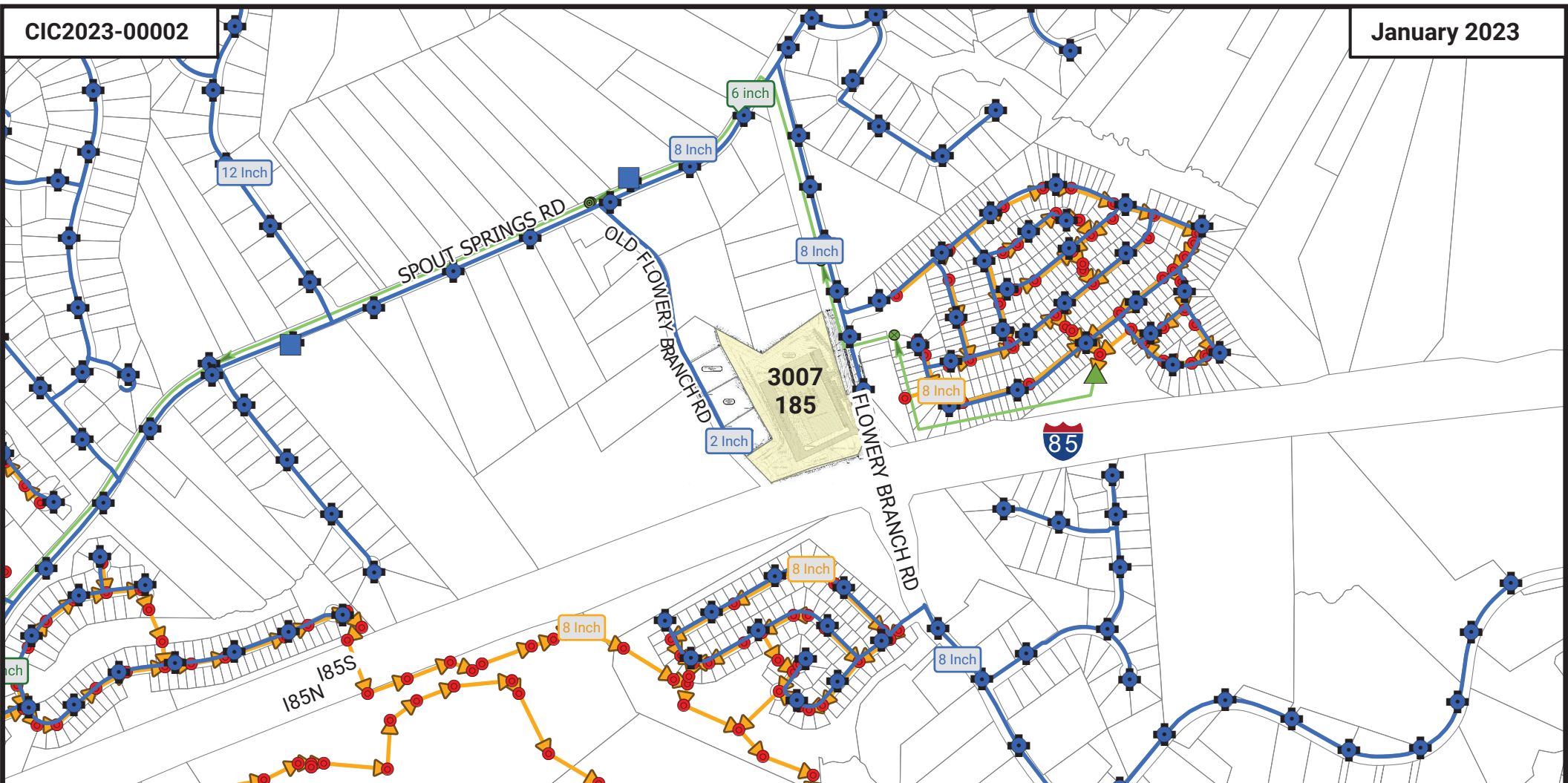


Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:	DWR			
Reviewer Name:	Mike Pappas			
Reviewer Title:	GIS Planning Manager			
Reviewer Email Address:	<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>			
Case Number:	CIC2023-00002			
Case Address:	Flowery Branch Road			
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The developer should contact DWR to discuss potential connection options for public water. A minimum 12-inch water main is required for the proposed non-residential developments.			
2	Sewer: A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
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7				

**Note:** Attach additional pages, if needed

Revised 7/26/2021

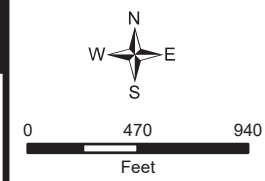


### Flowery Branch Road

## Water & Sewer Utility Map

LEGEND

- Flow Management
- Pump Station
- Regional
- Manhole
- Hydrant
- City
- Water Main
- Reuse Main
- Sewer Force Main
- Effluent Outfall
- Sewer Collector
- Sewer Interceptor



LOCATION



**Water Comments:** The developer should contact DWR to discuss potential connection options for public water. A minimum 12-inch water main is required for the proposed non-residential developments.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary 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 H: Maps**

**[attached]**



APPLE GROVE RD

APPLE GROVE RD

CACTUS COVE LN

FLOWERY BRANCH RD

OLD FLOWERY BRANCH RD

185S

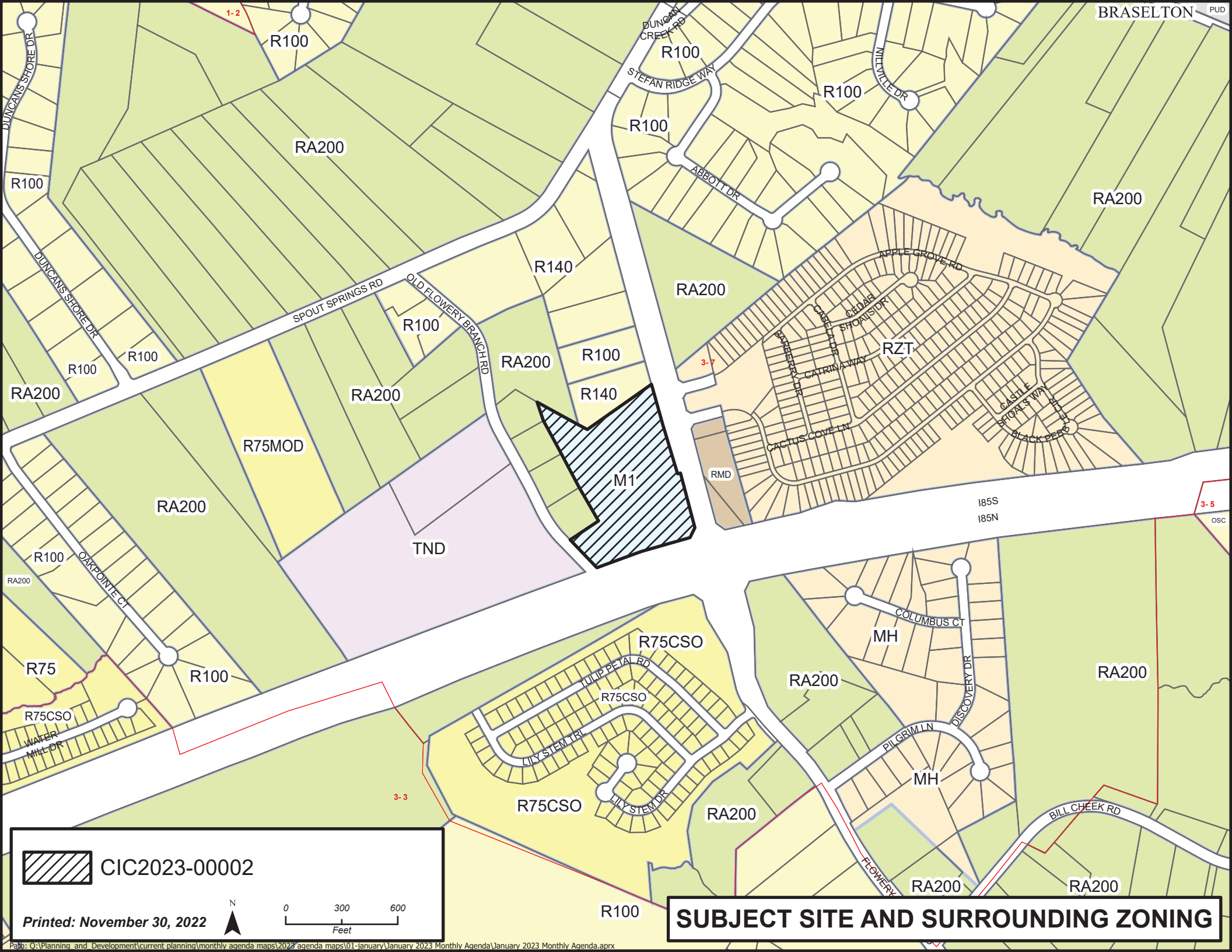
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 CIC2023-00002

Printed: November 30, 2022

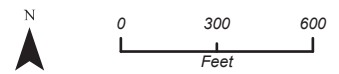


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Feet

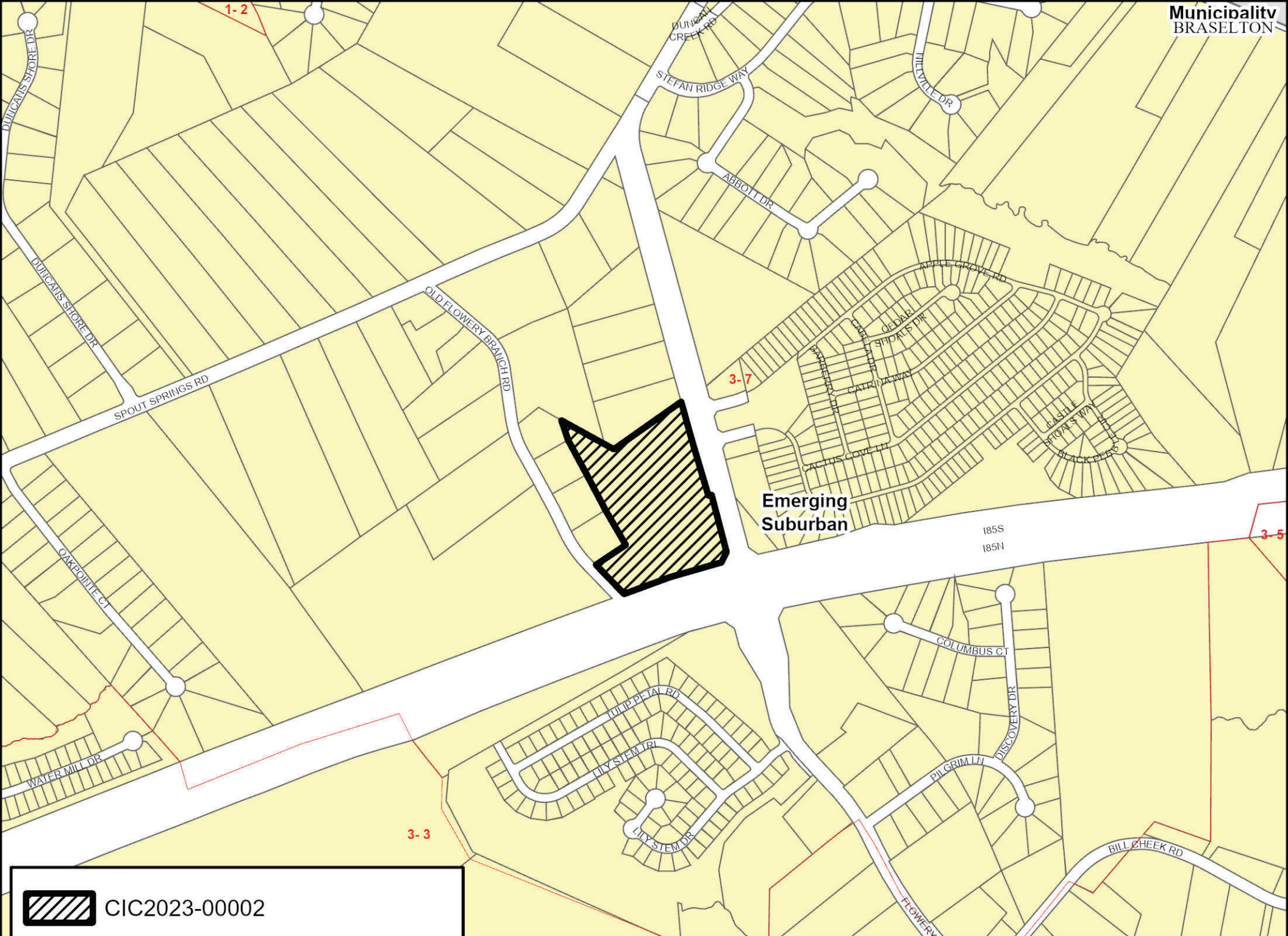


 CIC2023-00002

Printed: November 30, 2022

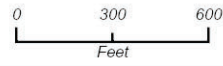


**SUBJECT SITE AND SURROUNDING ZONING**



 CIC2023-00002

Printed: November 30, 2022



# 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JR Wright</u> ADDRESS: <u>3715 Northside Parkway BLD 400</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30339</u> PHONE: <u>404-836-4846</u> EMAIL: <u>jrwright@strategicrepartners.com</u>	NAME: <u>Mary Forehand</u> ADDRESS: <u>247 old Hardy Farm Road</u> CITY: <u>Jackson</u> STATE: <u>GA</u> ZIP: <u>30233</u> PHONE: <u>770-880-6804</u> EMAIL: <u>mary.4hand@gmail.com</u>
CONTACT PERSON: <u>Jack Cranford (SREP)</u> PHONE: <u>678-877-9640w</u> CONTACT'S E-MAIL: <u>Jcranford@strategicrepartners.com</u>	

APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>03</u> PRIOR ZONING CASE: <u>RZ-29-89, RZM-01-03</u>	
PARCEL NUMBER(S): <u>3007-185</u> ACREAGE: <u>10.009</u>	
ADDRESS OF PROPERTY: <u>Intersection of Flowery Branch Rd and I-85. Parcel located at NW Corner.</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Please, see attached letter of intent, Exhibit A.</u>	
RESIDENTIAL DEVELOPMENT:  NO. OF LOTS/DWELLING UNITS: _____ DWELLING UNIT SIZE (Sq. Ft.): _____ GROSS DENSITY: _____ NET DENSITY: _____	NON-RESIDENTIAL DEVELOPMENT:  NO. OF BUILDINGS/LOTS: <u>1</u> TOTAL GROSS SQUARE FEET: <u>88,920 SF</u> DENSITY: <u>20.3%, Based on Building Footprint.</u>

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

**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: See responses in Exhibit B.

(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:

---

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL 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 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:

---

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

---

(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:

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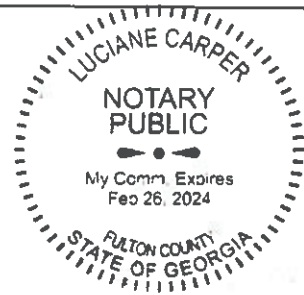
**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**


THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
\_\_\_\_\_  
Signature of Applicant

10/27/2022  
\_\_\_\_\_  
Date

John R. Wright, Jr., as Manager  
\_\_\_\_\_  
Type or Print Name and Title



  
\_\_\_\_\_  
Signature of Notary Public

10/27/2022  
\_\_\_\_\_  
Date


Notary Seal

**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Mary McHale Forehand 11/2/2022  
Signature of Property Owner Date

Mary McHale Forehand Property Owner  
Type or Print Name and Title

Stacy Baxley 11/2/2022   
Signature of Notary Public Date Notary Seal



**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      3      -      3007      -      185  
(Map Reference Number)      District      Land Lot      Parcel

      10/27/2022  
Signature of Applicant      Date

John R. Wright, Jr., AS Manager  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

      TSA II  
NAME      TITLE  
11/1/2020  
DATE

**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		12.14.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		CIC2023-00002	
Case Address:		Flowery Branch Road at I-85 (parcel 3007 185)	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Flowery Branch Road is a minor collector. ADT = 4,058.		
2	11.8 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall install a left turn lane and right turn lane into the development from Flowery Branch Road.		
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

Revised 7/26/2021

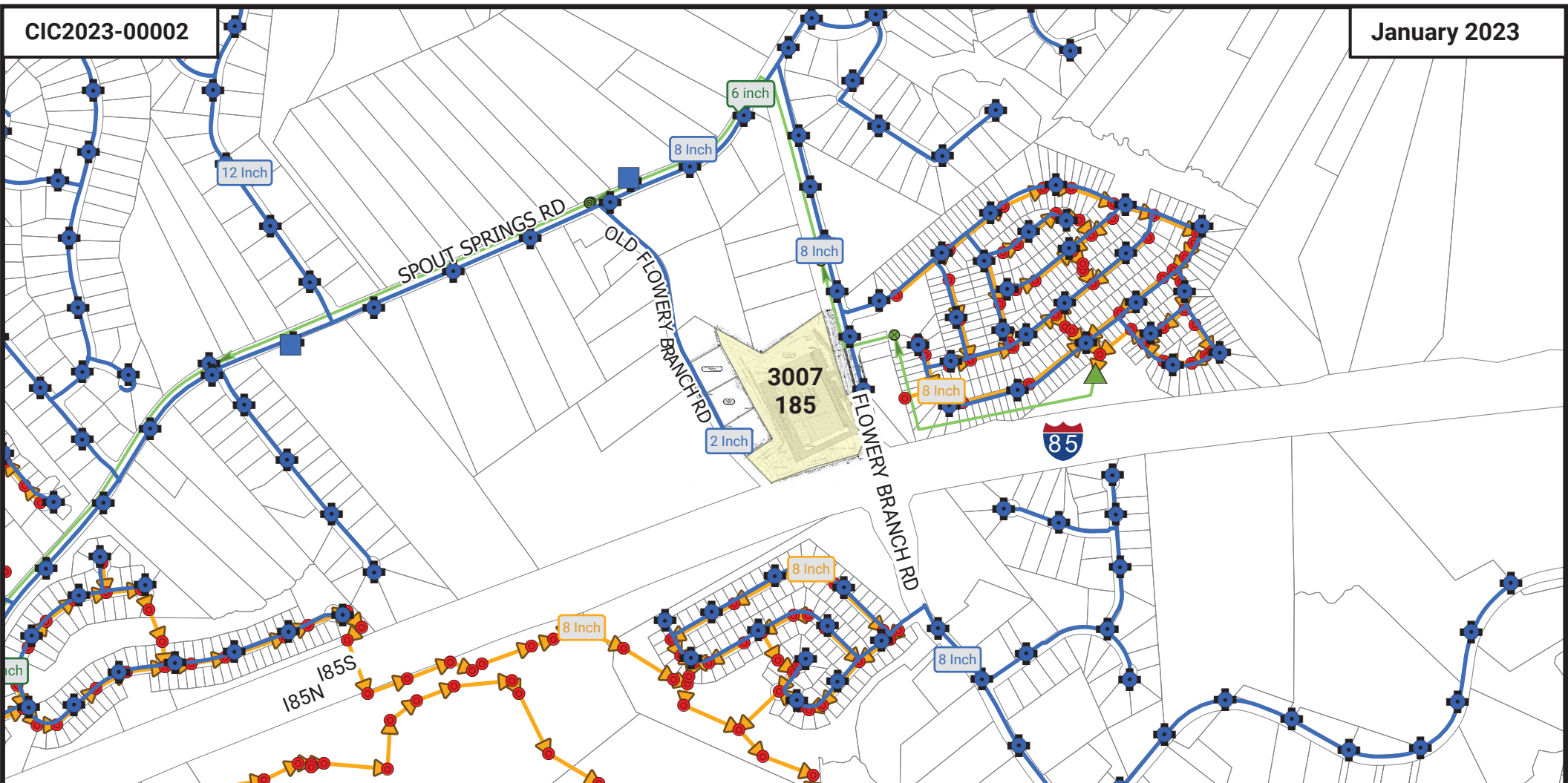


Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		CIC2023-00002		
Case Address:		Flowery Branch Road		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The developer should contact DWR to discuss potential connection options for public water. A minimum 12-inch water main is required for the proposed non-residential developments.			
2	Sewer: A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

**Note:** Attach additional pages, if needed

Revised 7/26/2021

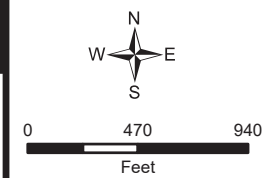


### Flowery Branch Road

## Water & Sewer Utility Map

LEGEND

- |  |                 |  |            |  |                   |
|--|-----------------|--|------------|--|-------------------|
|  | Flow Management |  | Hydrant    |  | Sewer Force Main  |
|  | Pump Station    |  | City       |  | Effluent Outfall  |
|  | Regional        |  | Water Main |  | Sewer Collector   |
|  | Manhole         |  | Reuse Main |  | Sewer Interceptor |



LOCATION



**Water Comments:** The developer should contact DWR to discuss potential connection options for public water. A minimum 12-inch water main is required for the proposed non-residential developments.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary 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.

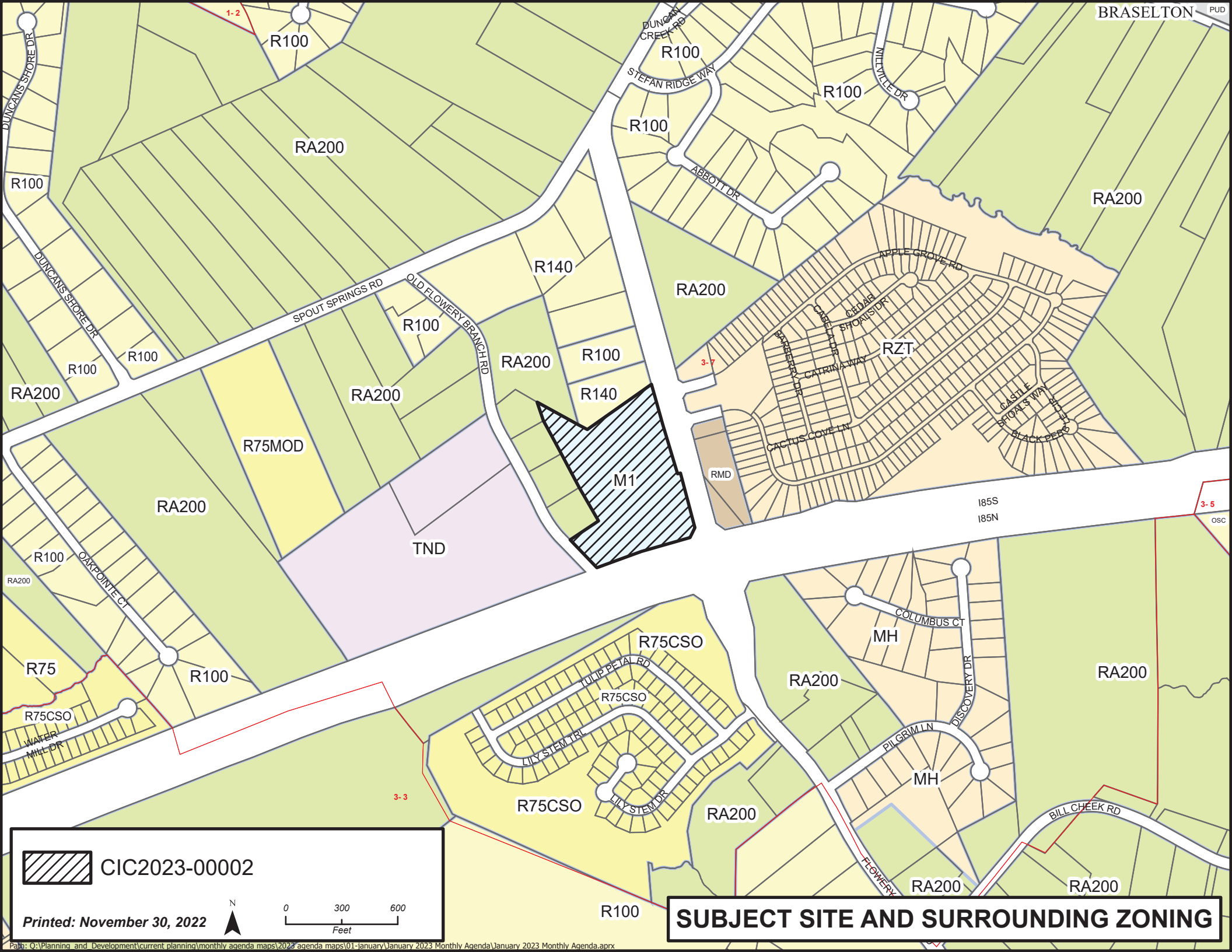
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump 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 H: Maps**

**[attached]**



 CIC2023-00002

Printed: November 30, 2022

0 300 600  
Feet

**SUBJECT SITE AND SURROUNDING ZONING**



APPLE GROVE RD

APPLE GROVE RD

CACTUS COVE LN

FLOWERY BRANCH RD

OLD FLOWERY BRANCH RD

185S

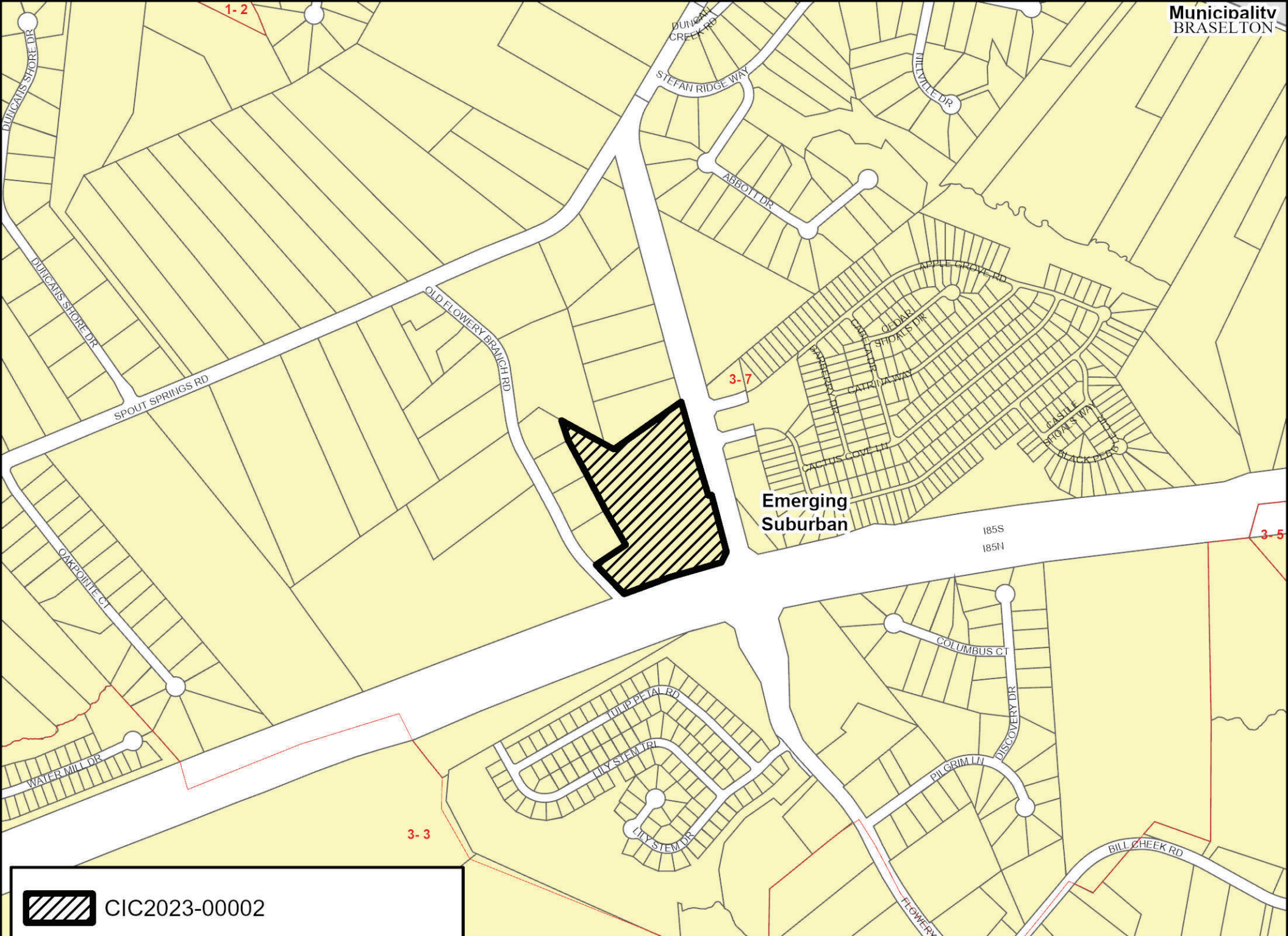
185N

 CIC2023-00002

Printed: November 30, 2022

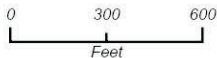


0 80 160  
Feet



 CIC2023-00002

Printed: November 30, 2022



# 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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11.3.2022

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JR Wright</u>	NAME: <u>Mary Forehand</u>
ADDRESS: <u>3715 Northside Parkway BLD 400</u>	ADDRESS: <u>247 old Hardy Farm Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Jackson</u>
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: <u>GA</u> ZIP: <u>30233</u>
PHONE: <u>404-836-4846</u>	PHONE: <u>770-880-6804</u>
EMAIL: <u>jrwright@strategicrepartners.com</u>	EMAIL: <u>mary.4hand@gmail.com</u>
CONTACT PERSON: <u>Jack Cranford (SREP)</u> PHONE: <u>678-877-9640w</u>	
CONTACT'S E-MAIL: <u>Jcranford@strategicrepartners.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>03</u> PRIOR ZONING CASE: <u>RZ-29-89, RZM-01-03</u>	
PARCEL NUMBER(S): <u>3007-185</u> ACREAGE: <u>10.009</u>	
ADDRESS OF PROPERTY: <u>Intersection of Flowery Branch Rd and I-85. Parcel located at NW Corner.</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Please, see attached letter of intent, Exhibit A.</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>88,920 SF</u>
GROSS DENSITY: _____	DENSITY: <u>20.3%, Based on Building Footprint.</u>
NET DENSITY: _____	

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

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11.3.2022

**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: See responses in Exhibit B.

(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:

---

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL 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 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:

---

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

---

(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:

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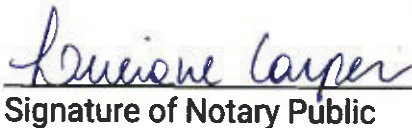
**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

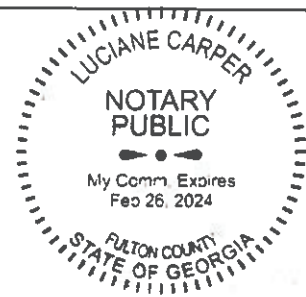
  
Signature of Applicant

10/27/2022  
Date

John R. Wright, Jr., as Manager  
Type or Print Name and Title

  
Signature of Notary Public

10/27/2022  
Date



Notary Seal

**RECEIVED**

11.3.2022

**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Mary McH... Forehand*

Signature of Property Owner

*11/2/2022*

Date

*Mary McH... Forehand*

Type or Print Name and Title

*Property Owner*

*Stacy M Baxley*

Signature of Notary Public

*11/2/2022*

Date



Notary Seal



**RECEIVED**

11.3.2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      3      -      3007      -      185  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      10/27/2022  
Signature of Applicant      Date

John R. Wright, Jr., AS Manager  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Rickie Sahoby      TSA II  
NAME      TITLE  
11/1/2020  
DATE

**RECEIVED**

11.3.2022

### CHANGE IN CONDITIONS CHECKLIST

The following is a checklist of information required for submission of a Change in Conditions application. The Planning and Development Department reserves the right to reject any incomplete applications.

- Pre-Application Acknowledgement Form (if applicable) -Exhibit C
- Application Form
- Boundary Survey -Exhibit D
- Legal Description -Exhibit E
- Site Plan (One (1) digital copy) -Exhibit F
- Standards Governing Exercise of the Zoning Power - Exhibit B
- Letter of Intent -Exhibit A
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

**Additional Exhibits (if required):**

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact

**Please bring this checklist when filing for a Change in Conditions.**

11.3.2022



JR Wright, Jr.  
Strategic Development Partners, LLC  
3715 Northside Parkway  
Suite 4-425  
Atlanta, GA 30327  
404-836-4841

Dear Gwinnett County,

On behalf of Strategic Development Partners, we would like to inform the county and stakeholders that we are requesting a change in the conditions established in Case No. RZM-01-013 relating to that certain 10.06 acre a property fronting on Flowery Branch Road and Interstate Highway 85 in unincorporated Gwinnett County, and having Parcel ID:3007-185. We are proposing a change in the zoning conditions that will permit development of one (1) 88,920 SF Class-A office warehouse industrial building, in addition to the existing conditions in place. The proposed use is permitted under existing zoning ordinance, and will conform with all existing setbacks and buffers required by the Uniform Development Ordinance. The proposed development will include seventy (70) parking spaces, a 40' maximum building height, and the building footprint will utilize 20.2% of the site's acreage.

Specifically, the applicant is seeking the following changes to the conditions in RZM-01-013:

1. Condition 1B shall be deleted in its entirety and the following shall be inserted in lieu thereof:
  - "B. The proposed development shall be constructed in general conformance with the Site Plan dated received 11/16/2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development."
2. Condition 1C shall be amended as follows:
  - "C. Limit the height of all buildings to no more than one story.,-except a mini-warehouse manager's apartment which may be two stories.
3. Condition 1F shall be amended to delete the second grammatical sentence, as the existing Billboard has been reconstructed pursuant to and in accordance with permits issued by the County and is in compliance with the applicable height and setback requirements at the time the permits were issued for such reconstruction, as follows:
  - "F. The only Billboard allowed shall be the existing billboard located along Interstate 85. ~~Prior to the issuance of a development permit for the property, the billboard shall be brought into compliance with Gwinnett County billboard height and setback requirements.~~"

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4. Condition 2B shall be amended to provide the option to grade and re-plant additional landscaping within any required buffer in addition to the 50-foot natural, undisturbed buffer adjacent to residentially zoned property, as follows:

“B. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property. Any buffer required in addition to the 50-foot wide natural, undisturbed buffer adjacent to residentially zoned property may be graded and replanted in accordance with the buffer standards set forth in the Uniform Development Ordinance. Buffer plantings shall be subject to review and approval of the Development Division.

5. Condition 2D shall be amended to allow for a painted and finished tilt-wall concrete façade exterior finish of proposed buildings generally in accordance with conceptual rendering attached as Exhibit G to this application and subject to the review and approval of the Development Division, as follows:

“D. Buildings shall be finished with brick or stone on all sides facing exterior property lines, or with painted and finished tilt-wall concrete façade subject to the review and approval of the Development Division. Overhead doors (for mini-warehouses) shall face inward. Contrasting accent colors on mini-warehouse buildings shall be limited to earth tones, forest green or dark brick red.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project.

If you have any questions, comments, or concerns, please feel free to contact me directly at 404-836-4841, or by email at [jrwright@strategicrepartners.com](mailto:jrwright@strategicrepartners.com).

Best Regards,



J.R. Wright, Jr.

Enclosure Exhibits:

B: Standards Governing Exercise of the Zoning Power

C: Pre-Application Acknowledgement Form

D: Boundary Survey

E: Legal Description

F: Site Plan (One (1) digital copy)

G: Proposed Building Rendering

H: Proposed Sewer Tie In Plan

I: Building Façade Finish Schedule

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11.3.2022



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

**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, the current zoning of M-1 allows for the proposed use. Applicant is requesting the approval of an alternate site plan, in addition to the site plan approved in RZM-01-013, which new site plan depicts the development of a single 89,920 SF warehouse. The proposed site plan will remain within the current zoning buffers and setbacks.

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

No, the proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby properties, is consistent with the current zoning, and is less intensive use.

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

Yes, however, applicant believes the proposed change in conditions is a less intensive use and has the opportunity to provide for greater economic benefit for job creation and tax revenue. Applicant estimates the proposed site plan will bring 25-40 new jobs to the area, versus 2-5 new jobs for a mini storage facility.

**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, the proposed use is less intense and will provide tax revenue for public services greater than proposed use will consume. Class-A industrial facilities generally consume 60-80% of the public services it generates tax revenue to fund.

**E. WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:**

The proposed use is consistent with the policy and intent of zoning and land use plan.

**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:**

Currently approved conditional use is for a mix of smaller warehouse/industrial buildings and self-storage/mini warehouses and applicant believes the proposed use will be a higher and better less intense use of the site for all stakeholders, and in conformity to the M-1 zoning classification standards, which should support approval of the change in conditions.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440

678.518.6000

GwinnettCounty.com

**PRE-APPLICATION INFORMATION FORM**

**NOTE:** Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

**Applicant Information:**

Name: Jack Cranford

Company: SDP Acquisitions, LLC

Mailing Address: 3715 Northside PKWY Building 400 Suite 425

City, State, Zip Code: Atlanta, GA 30327

Phone Number: 678-877-9640 Email Address: jcranford@strategicrepartners.com

**Project Summary:**

Address of Project: Flowery Branch Road Gwinnett County Parcel ID:3007-185

Name of Project: Buford 85 Commerce Center

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Change in Conditions:Condition placed on property is specific to a 2001 self storage site plan.

Total Project Acreage: 10.06 Total Square Footage: 88,920 Total Number of Lots/Units: 1

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

A speculative Class A light industrial warehouse.

**Pre-Application Information Form Submittal Checklist:**

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

**For Internal Use Only:**

Pre-Application Meeting Date: 10/20/22

Staff Printed Name: Tarika Peeks Signed: Tarika Peeks



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11.3.2022

**DESCRIPTION OF  
Flowery Branch Road Property**

All that tract or parcel of land lying and being in G.M.D. 1749 & Land Lot 7 of the Duncan & 3rd District, Gwinnett County, Georgia and being more particularly described as follows:

**BEGINNING** at a Right-of-Way monument found at the southwestern miter of the northwesterly intersection of Flowery Branch Road (Right-of-Way varies) and Interstate 85, THENCE along a curve to the left with a radius of 11609.16 feet and an arc length of 507.57 feet, said curve having a chord bearing of South 73 degrees 28 minutes 51 seconds West and a chord distance of 507.53 feet to a 1/2" rebar found; THENCE North 45 degrees 10 minutes 08 seconds West a distance of 214.23 feet to an iron pin set; THENCE North 56 degrees 31 minutes 24 seconds East a distance of 174.41 feet to a 1/2" rebar found; THENCE North 28 degrees 40 minutes 18 seconds West a distance of 206.64 feet to a 1/2" rebar found; THENCE North 28 degrees 43 minutes 42 seconds West a distance of 400.14 feet to a 1/2" rebar found; THENCE North 14 degrees 40 minutes 22 seconds West a distance of 102.66 feet to an iron pin set; THENCE South 61 degrees 35 minutes 24 seconds East a distance of 249.72 feet to a 1/2" rebar found; THENCE South 61 degrees 39 minutes 33 seconds East a distance of 50.18 feet to a 1/2" rebar found; THENCE North 57 degrees 28 minutes 38 seconds East a distance of 325.34 feet to an iron pin set; THENCE South 39 degrees 31 minutes 05 seconds East a distance of 217.51 feet to an iron pin set on the westerly Right-of-Way Line of Flowery Branch Road (Right-of-Way varies); THENCE proceeding along said Right-of-Way Line of Flowery Branch Road the following courses and distances: South 14 degrees 49 minutes 40 seconds East a distance of 269.38 feet to a Right-of-Way monument found; THENCE North 66 degrees 01 minutes 24 seconds East a distance of 20.21 feet to a 1/2" rebar found; THENCE South 14 degrees 42 minutes 29 seconds East a distance of 295.18 feet to a Right-of-Way monument at the northeastern miter of the northwesterly intersection of Flowery Branch Road and Interstate 85; THENCE South 24 degrees 52 minutes 04 seconds West a distance of 67.47 feet to a Right-of-Way monument at the southwestern miter of the northwesterly intersection of Flowery Branch Road and Interstate 85, said Right-of-Way monument being the **TRUE POINT OF BEGINNING**.

Said tract contains 436,013 square feet or 10.009 acres.



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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11.3.2022





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11.3.2022

## EXTERIOR FINISH SCHEDULE

101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: SW 7636 ORIGAMI WHITE	COLOR LEGEND SEE ELEVATION
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: SW 6002 ESSENTIAL GRAY	COLOR LEGEND SEE ELEVATION
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: SW 2819 DOWNING SLATE	COLOR LEGEND SEE ELEVATION