

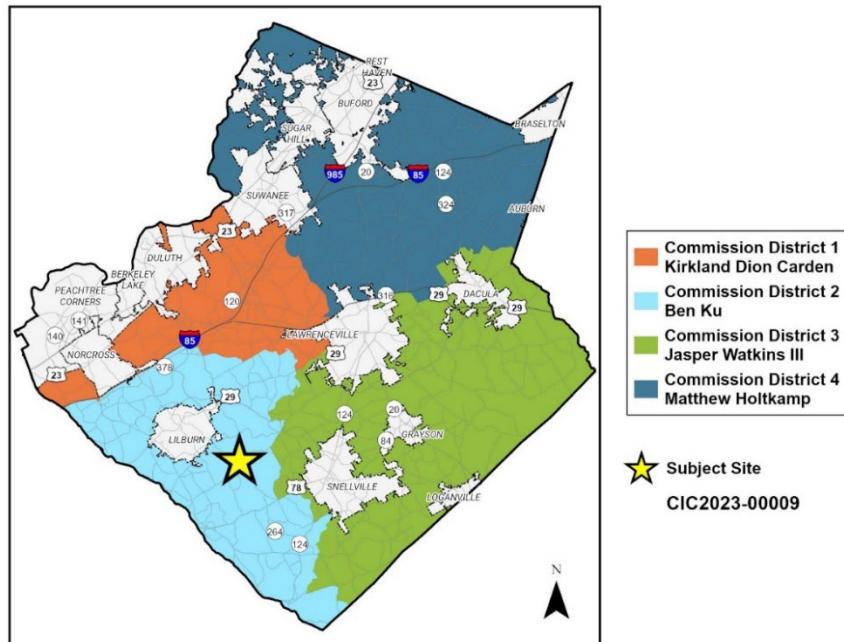


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	CIC2023-00009
Current Zoning:	C-3 (Highway Business District)
Requests:	Change in Conditions
Additional Requests:	Waiver and Variances
Address:	4139 Five Forks Trickum Road
Map Number:	R6090 117
Site Area:	2.14 acres
Square Feet:	54,000 (proposed) and 23,068 (existing)
Proposed Development:	Self-Storage Facility
Commission District:	District 2 – Commissioner Ku
Character Area:	Neighborhood Node
Staff Recommendation:	APPROVAL WITH CONDITIONS

Planning Commission

Recommendation:	APPROVAL WITH CONDITIONS
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Planning Commission Advertised Public Hearing Date: 3/7/2023 (Public Hearing Tabled to 4/11/2023)

Board of Commissioners Advertised Public Hearing Date: 3/28/2023 (Public Hearing Tabled to 4/25/2023)

Applicant: Stor Lilga Five Forks, LLC
c/o Dillard Sellers
1776 Peachtree Street NW, Suite 415-S
Atlanta, GA 30309

Owner: Stor Lilga Five Forks
1776 Peachtree Street NW, Suite
415-S
Atlanta, GA 30309

Contact: Baxter Russell

Contact Phone: 404.665.1224

Zoning History

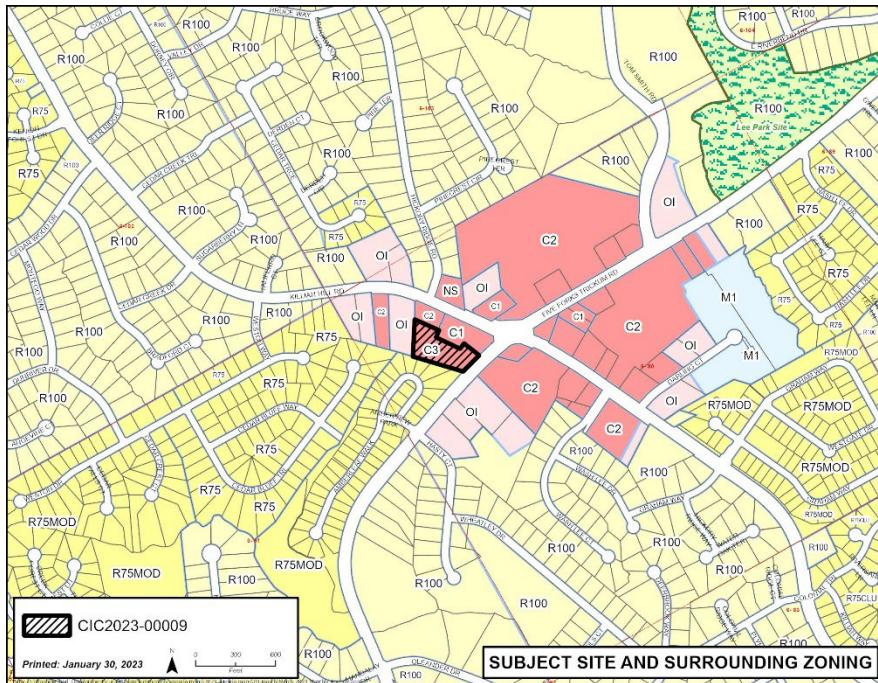
The subject property is zoned C-3 (Highway Business District). In 1971, case RZ-45-71 was denied for a rezoning request from R-100 (Single-Family Residence District) to C-1 (Neighborhood Business District) for a shopping center. In 1973, rezoning case RZ-31-73 rezoned the property from R-100 to C-1 (Neighborhood Business District) for a shopping center. In 1980, the eastern portion of the site was rezoned from C-1 to C-2 (General Business District) for a veterinary hospital, pursuant to RZ-123-80. In 1981, rezoning case RZ-132-81 rezoned a portion of the property from C-1 to C-2 for a mini-warehouse storage facility. In 1986, rezoning case RZ-137-86 rezoned the entire property from C-1 and C-2 to C-3 for a self-storage warehouse. This request is a change in conditions from this approval.

Existing Site Condition

The subject site is a 2.14-acre parcel located along Five Forks Trickum Road, southwest of its intersection with Killian Hill Road. The site is developed with 10, one-story self-storage buildings and a small parking area at the front of the property. Each building is constructed of cinderblock and contains multiple self-storage units with rollup style doors. The building closest to Five Forks Trickum Road also contains the office for the business. The site sits approximately 8 feet below grade from Five Forks Trickum Road and 14 feet below the adjacent property to the north. The site is surrounded all on sides by fencing. The western and southern property lines are fenced by chain-link fencing with barbed wire. The northern property line is fenced with chain-link fencing. A mechanical security gate is located near the front parking area limiting access to self-storage buildings. The Five Forks Trickum Road frontage is fenced by a decorative wrought iron style fence. A landscape strip and a sidewalk exist along Five Forks Trickum Road. The nearest Gwinnett County Transit stop is located 3.6 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by a single-family detached subdivision and commercial uses. A small convenience store and a vacant building previously a pharmacy are located on the properties to the north. A multi-tenant shopping center containing several retail establishments and a convenience store with fuel pumps is located to the east, across Five Forks Trickum Road. To the south is Amberleaf, a single-family detached subdivision. To the west is a gymnastic center. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-3	N/A
North	Vacant Commercial	C-1 C-2	N/A N/A
East	Commercial Commercial	C-1 C-2	N/A N/A
South	Single-Family Residential	R-75MOD	2.7 units per acre
West	Commercial	O-I	N/A

Project Summary

The applicant requests a change in conditions for a 2.14-acre property zoned C-3 for a self-storage facility, including:

- A change in conditions of case RZ-137-86. The applicant is requesting a revision to the following conditions:
 - Condition 1, *"The restriction of the property be to a mini warehouse development at a maximum density of 17,000 gross square feet per acre."* The applicant is requesting the condition be amended to allow a maximum density of 36,500 gross square feet per acre.
 - Condition 2, *"Limit the height of the building to one story except Building E, which will not exceed the roof height of Building G and will be two stories."* The applicant is requesting to eliminate this condition to allow the maximum height of the building to be 45 feet.
- Demolition of four existing self-storage building with exterior roll-up doors.
- One, 54,000-square-foot, three-level climate-controlled self-storage building with split-level construction resulting in the appearance of a two-story building along Five Forks Trickum Road.
- Maintaining six existing, one-story, non-climate controlled self-storage buildings on the site with a total floor area of 23,068 square feet.
- An existing stormwater management area located to the northwestern corner.

- A total of 7 parking spaces and 2 loading spaces located in front of the building, both requiring a variance.
- A 15-foot-wide landscaped buffer along a portion of the southern property line. The buffer tapers to 0 feet at the rear of the site.
- An existing full access driveway onto Five Forks Trickum Road to remain.
- An existing sidewalk along Five Forks Trickum Road extending the full length of the property frontage.
- A buffer reduction request to reduce the zoning buffer from 85 feet to 0 feet along the southern property line, adjacent to the R-75MOD zoned parcels.
- Exterior building materials of painted Aluminum, EIFS and brick and glass.
- A code violation (CEU2021-09086) was reported on the property regarding roof repairs, truck parking in the front, outdoor storage without permits. Most of the violations occurred under the previous ownership. Inspection workflow is attached. (See Exhibit G)

Zoning and Development Standards

The applicant is requesting a change in conditions in the C-3, Highway Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum one story	<45'	NO*
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	<30'	YES**
Off-Street Parking	Minimum 17 spaces Maximum 40 spaces	7 spaces	NO***
Loading Spaces	3 (40,000 to 65,000 Floor Area)	2	NO***
Zoning Buffer	Minimum 85'	0'	NO****
Landscape Strip	10'	10'	YES
Inter-parcel Access	Between adjacent non-residential properties	None	NO*****

*Height limited to one-story per current zoning condition (RZ-137-86). The applicant is requesting to revise this condition.

**The rear setback for C-3 when the property was developed was 15 feet. Therefore, the building encroaching into the rear setback is legally nonconforming.

***Applicant requests a variance to reduce the required parking from 17 spaces to 7 spaces, and a variance to reduce the required loading spaces from 3 spaces to 2 spaces.

****Applicant requests a buffer reduction from 85 feet to 0 feet along the property's southern boundary line adjacent to parcels zoned R-75 MOD.

***** Applicant requests a variance from the inter-parcel access to adjacent non-residential properties requirement.

Variance Requests

In addition to the change in conditions request, the applicant is seeking variances from the following provision of Title II of the UDO:

1. *Section 240-20.1, Off-Street Parking Requirements, minimum parking requirement for self-storage facility is 2 for office, plus 1 per 5,000 sq. ft.*
2. *Section 240-120.3, Off-Street Loading Requirements, minimum loading requirement for self-storage facility is three spaces for the gross floor area between 40,000 to 65,000.*
3. *Section 240-70.1.B, Interior Driveways, Inter-parcel driveway connection or provision of a future inter-parcel driveway stub shall be required between adjacent non-residential properties.*

The applicant requests a variance to reduce the required parking from 17 spaces to 7 spaces and a variance to reduce the required loading spaces from 3 spaces to 2 spaces. The applicant is also requesting a variance to eliminate the inter-parcel access requirement to the adjacent commercial properties to the north and west.

Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. *Section 610-20.5. Minimum Buffer Requirements: A 85-foot-wide undisturbed zoning buffer adjacent to R-75 MOD property is required.*

The applicant is requesting a waiver to eliminate the required 85-foot-wide undisturbed buffer to the adjacent R-75 MOD zoned property to the south of the site and replace it with a landscaped buffer of varying width.

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 surrounded by commercial uses except to the south where it is adjacent to a single-family residential subdivision. The self-storage facility use has been operating on the site since 1986. The property has operated continuously as a self-storage facility but has not been

significantly renovated since the original construction. The proposed change in conditions will allow the applicant to redevelop a portion of the site as a new, high-quality and modern self-storage building. The applicant is in the process of securing permits to make improvements to existing, one-story non-climate-controlled buildings in need of repairs. Renovating the existing buildings with similar exterior materials, color, and architectural features would improve the overall development. In addition, there is an opportunity for additional landscaping along the property line abutting the single-family neighborhood which would make the proposed development more suitable.

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

The change in conditions request would allow a larger self-storage facility building replacing four, one-story individual self-storage buildings. The new building would provide modern features associated with current storage designs, such as internal climate-controlled storage units, an office center, and more contemporary architectural design. This new storage building is designed as split-level construction for two-stories along the Five Forks Trickum Road frontage with basement access at the lower grade along the rear. Despite being larger and taller than the current buildings, the proposal would not adversely affect the use or usability of adjacent or nearby property if constructed with appropriate materials, additional landscaping, and with improvements to the remaining buildings to match the proposed building.

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

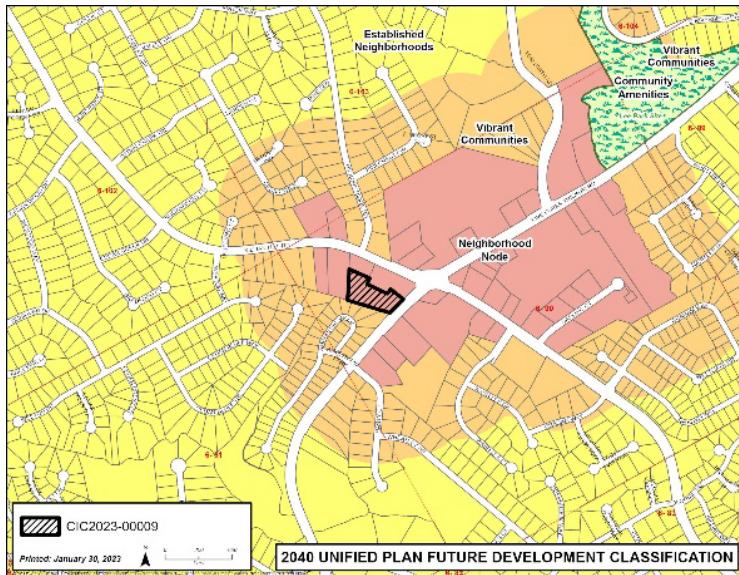
The property has a reasonable economic use as currently zoned.

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 Neighborhood Node Character Area and is intended for smaller commercial/retail nodes. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small areas with a mixture of uses. The intersection of Five Forks Trickum and Killian Hill Road consists of various commercial uses which serve the nearby surrounding single-family residences. Generally, a self-storage facility development does not conform to this vision. However, the proposed change in conditions would allow reinvestment and redevelopment of an existing use in operation since the 1980s that does not meet current industry standards.



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 existing site condition. This site has had several code enforcement violations regarding property maintenance under the previous owner. Approving the request would allow reinvestment into an aging facility that no longer meets industry standards. It should be noted that the land adjacent to the subject property, where the single-family neighborhood currently exists, was zoned O-I (Office-Institutional District) when the self-storage facility was developed so no zoning buffer was required. The proposed site plan does not encroach any further into the required buffer which was established when the single-family subdivision was built in 2015. The request also provides an opportunity for additional landscaping adjacent to the single-family residential subdivision to provide further screening. A new self-storage building along with additional landscaping, and the renovation of the existing one-story self-storage building would be an improvement and gives supporting grounds for approval.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant requests to eliminate the required 85-foot-wide undisturbed zoning buffer to the adjacent R-75MOD zoned property to the south. The applicant seeks this buffer reduction to maintain the buffer width currently existing on the property. The property currently has 15 feet of buffer and landscaping along eastern portions of the southern boundary line. The buffer tapers to 0 feet at the rear of the site. Again, it should be noted that when the subject property was developed, no buffer was required as the adjacent property was zoned O-I. The applicant intends to enhance the existing landscaping in the buffer area to deliver extensive, dense plantings greater than what exists on the property. These plantings will enhance the area

between the residential subdivision and storage use. Therefore, the waiver request would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance requests:

The requested variances to reduce the number of required parking and loading spaces and eliminate the inter-parcel access requirement to the adjacent nonresidential properties is reasonable given the nature of the business and site topography. Self-storage facilities generally generate lower number of vehicle trips. In addition, as proposed, six of the 10 existing buildings will remain as drive-up storage units, reducing any need for specific parking spaces for these units. With regards to the inter-parcel access requirement, there is a severe and steep drop in topography from the adjacent site to the north of the subject property, which creates a natural hardship to provide such access. Therefore, the requested variances will not cause a substantial detriment to the public good nor impair the purpose or intent of Title 2 of the UDO.

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.

In addition, staff recommends **APPROVAL** of the following variance requests:

1. Section 240-20.1, To reduce the required parking spaces from 17 spaces to 7 spaces
2. Section 240-20.3, To reduce the required loading spaces from 3 spaces to 2 spaces.
3. Section 240-70.1.B, To eliminate the inter-parcel access requirements to the adjacent commercial property to the north and west.

In addition, staff recommends **APPROVAL** of the following waiver request:

1. Section 610-20.5, to eliminate the required 85-foot-wide undisturbed buffer to the adjacent R-75 MOD zoned property to the south of the site, and replace it with a landscaped buffer of varying width as shown on Exhibit C.

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.

In addition, the Planning Commission recommends **APPROVAL** of the following variance requests:

1. Section 240-20.1, To reduce the required parking spaces from 17 spaces to 7 spaces.
2. Section 240-20.3, To reduce the required loading spaces from 3 spaces to 2 spaces.
3. Section 240-70.1.B, To eliminate the inter-parcel access requirements to the adjacent commercial property to the north and west.

In addition, the Planning Commission recommends **APPROVAL** of the following waiver request:

1. Section 610-20.5, to eliminate the required 85-foot-wide undisturbed buffer to the adjacent R-75 MOD zoned property to the south of the site, and replace it with a landscaped buffer of varying width as shown on Exhibit C.

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

The conditions below are those from RZ-137-86 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions for a self-storage facility, subject to the following conditions:

1. **The proposed development shall be constructed in general conformance with Exhibit C: Site Plan dated received January 18, 2023, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.**
2. **The proposed development shall be constructed in general conformance with the architectural elevations by SAA Architects dated April 4, 2023, and as submitted and reviewed at the Planning Commission public hearing on April 11, 2023. ~~The development shall adhere to Architectural Design Standards Category 3 of the Gwinnett County Architectural Standards for commercial and non-residential buildings. The façade oriented towards Five Forks Trickum Road shall have the appearance of a retail storefront, subject to the review and approval of the Department of planning and Development.~~**
3. **The buffer area along the southern property line as indicated on Exhibit C shall be planted to buffer standards line as reviewed and approved by the Department of Planning and Development shall be planted as indicated on the landscape buffer Exhibit dated October 26, 2022, and as submitted and reviewed at the Planning Commission public hearing on April 11, 2023.**
4. **Outdoor storage shall be prohibited.**
5. **All existing fencing shall be replaced with decorative wrought iron style fencing. Barbed wire shall be prohibited.**
6. **~~All remaining storage buildings shall be painted and repaired in compliance with all building and zoning regulations within 120 days of SUP approval. Code Violation (CEU2021-09086) shall be resolved prior to issuance of any building permits for a new storage building approved by this change in conditions.~~**
7. **All existing site lighting shall be brought into compliance with the UDO.**
8. **Building height for a new storage building approved by this change in condition shall be a maximum of 35 feet with building height measured from grade at frontage facing Five Forks Trickum Road to the highest roof surface at this building elevation.**
9. **~~1. The restriction of the property be to a mini warehouse development at a maximum density of 17,000 gross square feet per acre.~~**

10. 2. ~~Limit the height of the building to one story except Building E, which will not exceed the roof height of Building G, and will be two stories.~~

11. 3. ~~To satisfy the following site development considerations:~~

- A. ~~Be limited development to one access – limit development to one access point which shall be Five Forks Trickum Road, prohibit access to the development from Killian Hill Road.~~
- B. ~~Provide a 10-foot landscape strip on the north, south & west property line.~~
- C. ~~Provide a 10-foot landscape strip outside the right of way adjacent to Five Forks Trickum Road except for the approved access point. Also, to be placed with a six-foot wooden fence with at least four brick columns along the entire front of Five Forks Trickum Road with the exception of the 40-foot entrance. This will be completely visually screened and will be in place before any new buildings are added.~~
- D. ~~That the applicant dedicates at no cost to Gwinnett County 50 feet right of way from centerline of Five Forks Trickum Road to widen curb and gutter the entire frontage of the site to the Gwinnett County specifications.~~
- E. ~~That the property be completely fenced except for the entrance, it be secured and completely lie to County specifications.~~

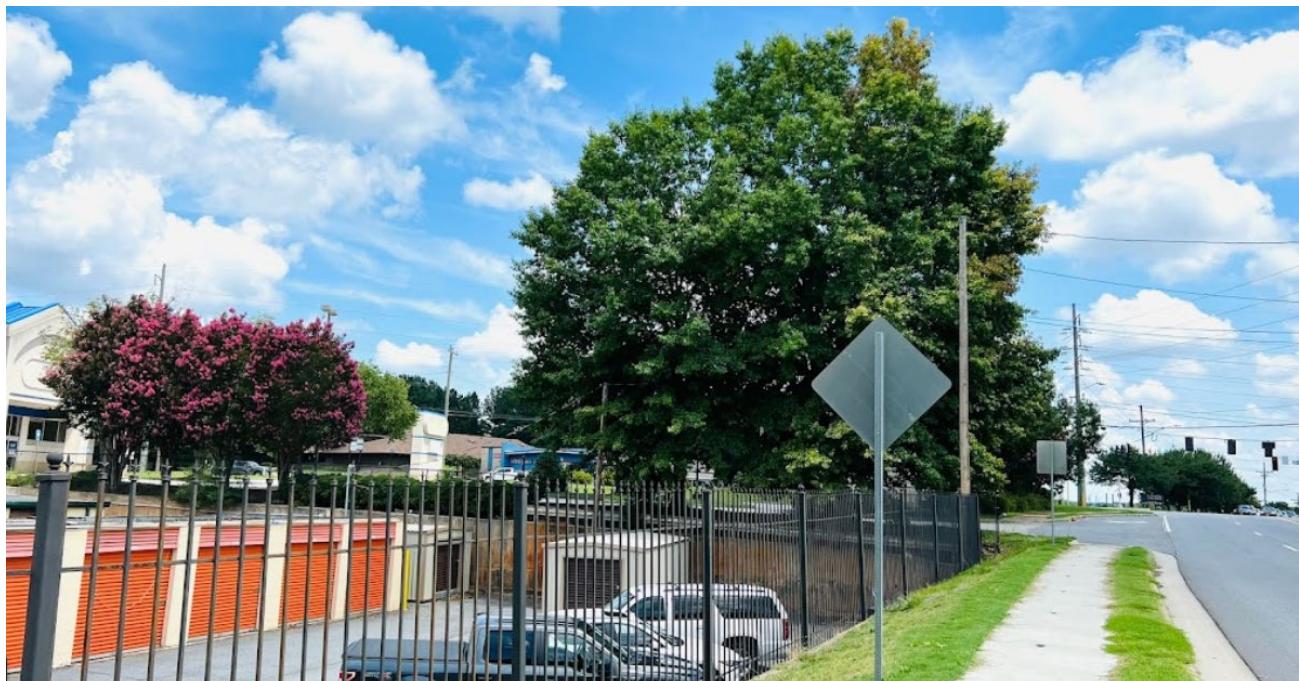
Exhibits:

- A. Site Visit Photos
- B. Previously Approved Resolution
- C. Site Plan
- D. Building Elevations
- 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. Code Enforcement Inspection Workflow
- I. Maps
- J. Elevation Presented at the April 11, 2023, Planning Commission Public Hearing
- K. Landscape Buffer Plan Presented at the April 11, 2023, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of Property Frontage from Five Forks Trickum Road



View of Property Frontage from Five Forks Trickum Road



View of the Site



View of the Site

Exhibit B: Previously Approved Resolution

[attached]

PLANNING AND ZONING
BOOK 5

1547

R7-137-86

GWINNETT COUNTY BOARD OF COMMISSIONERS
A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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 C-2 to C-3 by CHARLES A. LOTZ, JR., 4000 CUMBERLAND PARKWAY,
BUILDING 1900, ATLANTA, GA 30339 for the proposed use of SELF STORAGE WAREHOUSES.

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

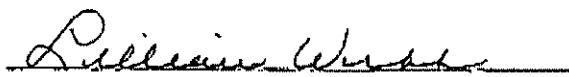
WHEREAS, a Public Hearing was held in the Commission Meeting Room by the Gwinnett County Board of Commissioners on SEPTEMBER 23, 1986 and objections were filed.

THEREFORE, BE IT RESOLVED that the Gwinnett County Board of Commissioners do hereby approved* the Amendment to the Official Zoning Map from C-2 to C-3 on the 23rd day of September, 1986.

CONDITIONS:

* SEE ATTACHED

GWINNETT COUNTY BOARD OF COMMISSIONERS


LILLIAN WEBB

PLANNING AND ZONING
BOOK 5

1548

RZ-137-86

* CONDITIONS

1. The restriction of the property be to a miniwarehouse development at a maximum density of 17,000 gross square feet per acre.
2. Limit the height of the building to one story except Building E, which will not exceed the roof height of Building G, and will be two stories.
3. To satisfy the following site development considerations:
 - A. Be limited development to one access -- limit development to one access point which shall be Five Forks Trickum Road, prohibit access to the development from Killian Hill Road.
 - B. Provide a 10 foot landscape strip on the north, south & west property line.
 - C. Provide a 10 foot landscape strip outside the right of way adjacent to Five Forks Trickum Road except for the approved access point. Also to be placed with a six-foot wooden fence with at least four brick columns along the entire front of Five Forks Trickum Road with the exception of the 40 foot entrance. This will be completely visually screened and will be in place before any new buildings are added.
 - D. That the applicant dedicate at no cost to Gwinnett County 50 feet of right of way from centerline on Five Forks Trickum Road to widen curb and gutter the entire frontage of the site to the Gwinnett County specifications.
 - E. That the property be completely fenced except for the entrance, it be secured and completely lit to County specifications.

PLANNING AND ZONING
BOOK 5

1149

All that tract or parcel of land lying and being in Land Lot 90 of the 6th District of Gwinnett County, Georgia being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the point of intersection of the Southerly right-of-way line of Killian Hill Road (80-foot right-of-way) with the Northwesterly right-of-way line of Five Forks Trickum Road (80-foot right-of-way); thence Southwesterly along said Northwesterly right-of-way line of Five Forks Trickum Road a distance of 200.41 feet to a point on said Northwesterly right-of-way line; thence North $50^{\circ} 10' 50''$ West 10.0 feet to a point which point is the POINT OF BEGINNING; thence continuing North $50^{\circ} 10' 50''$ West 139.78 feet to a point; thence South $36^{\circ} 07' 41''$ West 50.00 feet to a point; thence North $64^{\circ} 27' 15''$ West at a distance of 205.00 feet to a point; thence North $24^{\circ} 27' 25''$ East at a distance of 57.75 feet to a point; thence North $65^{\circ} 16' 15''$ West at a distance of 200.03 feet to a point; thence South $03^{\circ} 34' 51''$ West at a distance of 276.60 feet to a point; thence South $73^{\circ} 45' 23''$ East at a distance of 400.40 feet to a point located on said Northwesterly right-of-way line of Five Forks Trickum Road; thence North $46^{\circ} 06' 04''$ East along said Northwesterly right-of-way line at a distance of 40.0 feet to a point; thence North $73^{\circ} 45' 23''$ West at a distance of 10.00 feet to a point; thence North $46^{\circ} 06' 04''$ East along said Northwesterly right-of-way line at a distance of 123.95 feet to a point, said point also being the true POINT OF BEGINNING; said property containing 2.045 acres of land as shown on site plan prepared by Southland Services, Inc. dated July 25, 1986.

Amended Legal
RECEIVED BY GWINNETT
COUNTY PLANNING DEPARTMENT

7-25-86
PJ

Exhibit C: Site Plan

[attached]

RECEIVED

1/18/2023

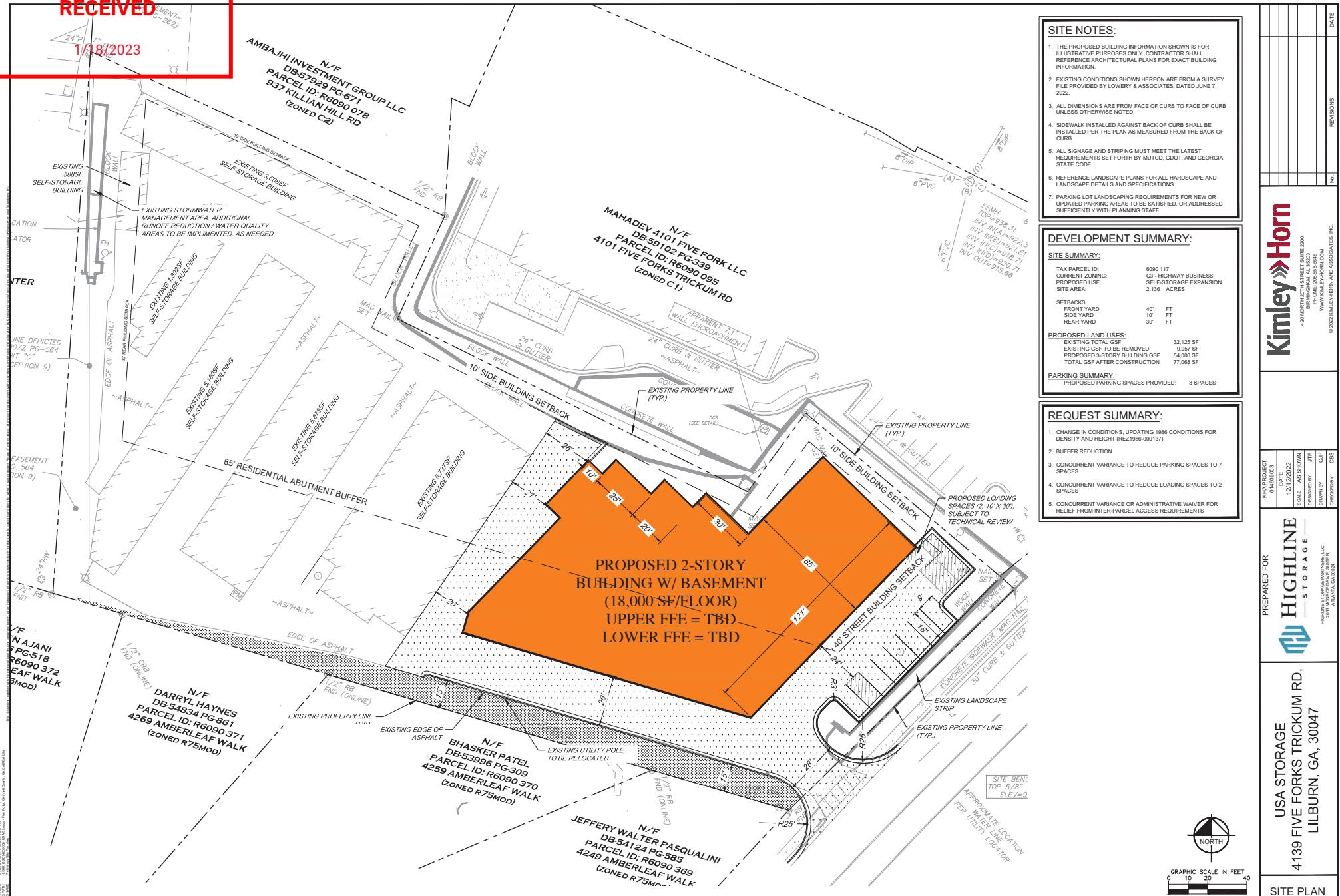


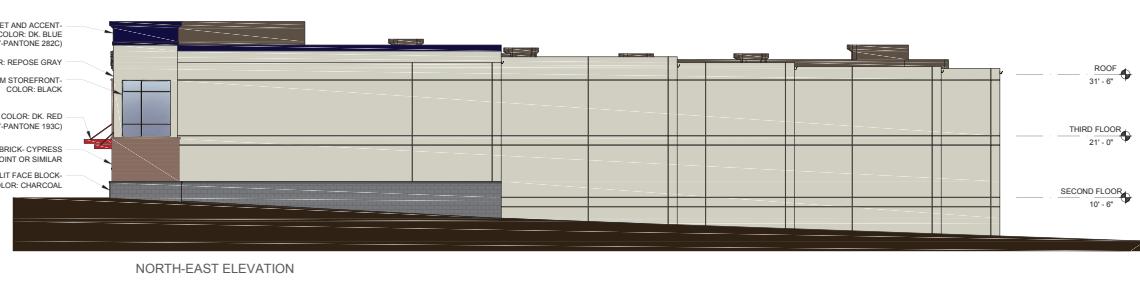
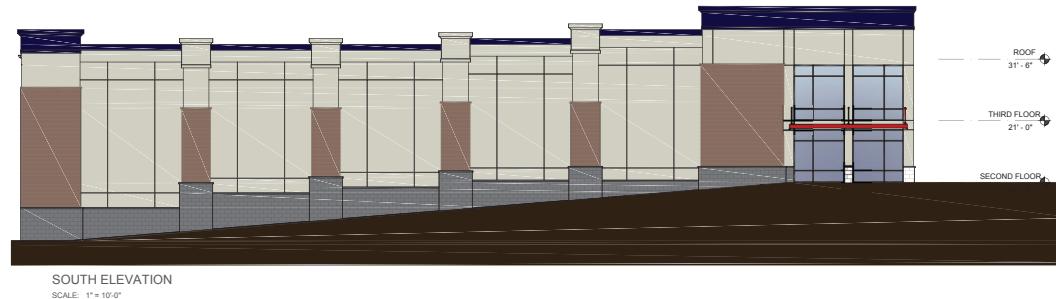
Exhibit D: Proposed Building Elevation

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2.8.2023



02/03/2023

USA Storage Centers
4139 Five Forks Trickum Road SW,
Lilburn, GA. 30047

SK-003- ELEVATIONS

SAA architects

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

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/18/2023

**First Amendment
to
Letter of Intent and Impact Analysis**

Gwinnett County

**Change in Conditions
Buffer Reduction
Concurrent Variances
Administrative Waiver**

Applicant-Property Owner:
Stor Lilga Five Forks, LLC
c/o Dillard Sellers

Property:
4139 Five Forks Trickum Road

Tax Parcel ID:
6090-117

Submitted for Applicant by:

Julie Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1224
brussell@dillardsellers.com

RECEIVED

I. INTRODUCTION
1/18/2023

The subject property is approximately 2.13 acres of land located at 4139 Five Forks Trickum Road in unincorporated Gwinnett County and more specifically identified as Parcel ID 6090-117 (“Property”). The Property was rezoned to C-3 for self-storage use in 1986.¹ The Property has operated continuously as this use but has not been significantly renovated since original construction. The Applicant-Owner (“Applicant”) purchased the Property in 2022 with the intent to maintain self-storage use and redevelop a portion of the site as a new high-quality and modern self-storage building.

Applicant’s redevelopment plans seek to demolish four (4) of the ten (10) existing single-story storage buildings and replace these buildings with one (1) new storage building. The new building provides modern features associated with current storage designs, such as internal climate-controlled storage units, an office center, and contemporary architectural design. This new storage building is designed as split-level construction for two-stories along the Five Forks Trickum Road frontage with a basement access at the lower grade along the rear. The new storage building will be approximately +/- 54,000 sf., increasing the available building density to +/- 77,100 total gross sf.²

The Applicant now submits three requests in order to redevelop the Property and establish a new, modern storage facility: (i) change in conditions, (ii) buffer reduction, (iii) concurrent variances for parking and loading spaces, and (iv) concurrent variance/administrative waiver for relief from inter-parcel access requirement. Although self-storage use is permitted by-right under the C-3 zoning, the Property’s 1986 rezoning conditions limit the commercial density of the use and the height of the building. Current zoning regulations also impose an extensive buffer on any redevelopment against the adjacent residential properties, despite the 28-year gap between the 1986 self-storage development and approval for the residential subdivision in 2014. Applicant also requests relief from overly restrictive parking, loading, and inter-parcel access requirements for the low traffic storage use. These individual requests are discussed in greater detail below.

Applicant’s zoning requests and proposed self-storage redevelopment are consistent with the Property’s Neighborhood Node Character Area as outlined in the 2040 Unified Plan and its recommendations for low-intensity commercial development.³ Additionally, Applicant’s redevelopment of the Property is consistent with the desired goal for high-quality commercial renewal along the Five Forks Trickum corridor and in the surrounding area. Applicant’s requests should be approved as the proposed redevelopment will benefit and promote the public health and general welfare by providing new attractive and high-quality storage to complement and enhance the Property and the adjacent commercial node. Applicant’s proposed redevelopment is consistent with the County’s vision, and the approval of these requests allows the Applicant to reimagine and improve an existing, productive use with dated building. For all of these reasons and satisfaction

¹ See Rezoning Case REZ1986-000137.

² Actual new building square footage subject to final design and necessary adjustments during technical review with appropriate Gwinnett County departments. Final design may require square footage adjustments. For these reasons, Applicant requests approval of modified condition language with flexibility to provide 36,500 sf. per acre.

³ See Gwinnett 2040 Unified Plan, Appendix F: “Commercial” land use recommends “service uses” and includes C-3 as a recommended zoning district. Self-storage use is permitted by-right in the C-3 district. Applicant’s request is consistent with these zoning and development recommendations.

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of the criteria below, Applicant respectfully requests that the change in conditions, buffer reduction, and concurrent variances be approved by the Board.

Change in Conditions

In 1986, the Board of Commissioners rezoned the Property to C-3 for self-storage use. This rezoning attached three (3) zoning conditions, including one condition restricting commercial density and another restrict building height. The third condition is not impact by or relevant to the proposed redevelopment.

Applicant requests approval of a change in conditions in order to redevelop the Property with a new, modern self-storage building. The new self-storage building increases the commercial density of the Property by approximately 45,000 sf. The new building is also three levels, constructed as a two-story building with basement. Applicant provides modified condition language below to change the 1986 conditions and allow for redevelopment of the site with an attractive, modern storage building.

Original Conditions (1) and (2) from REZ1986-000137

1. The restriction of the property be to a miniwarehouse development at a maximum density of 17,000 gross square feet per acre.
2. Limit the height of the building to one story except Building E, which will not exceed the roof height of Building G, and will be two stories.

Applicant's Requested Revisions to Conditions (1) and (2)

1. The restriction of the property be to a miniwarehouse development at a maximum density of **36,500** 17,000 gross square feet per acre.
2. *Eliminate Condition (2), any redevelopment will comply with current C-3 height restrictions (45 ft.)* ~~Limit the height of the building to one story except Building E, which will not exceed the roof height of Building G, and will be two stories.~~

Buffer Reduction—Enhance and Maintain Existing Buffer

Applicant requests a buffer reduction from 85 feet to 0 feet along the Property's southern boundary line adjacent to parcels zoned R-75 MOD. The Applicant seeks this buffer reduction to maintain the buffer width provided on the Property. The Property was developed with and provides 17-feet of buffer and landscaping along eastern portions of the southern boundary line. The buffer tapers to 0 feet at the rear of the site. The Applicant also requests buffer modification to enhance the existing landscaping in the buffer area. Applicant's buffer proposal delivers extensive, dense plantings greater than exists on the Property. These plantings will enhance the area between the residential subdivision and storage use.

Applicant does not intend to intrude upon an existing buffer or impose any greater burden on adjacent residences than exists today. When the Property was approved in 1986 and developed as self-storage, the County did not require 85 feet of buffer space. The adjacent residential subdivision did not exist at that time and would not be approved for 28 years. If current buffer requirements were imposed on any redevelopment, the Property would be severely burdened as 85 ft of buffer width would occupy approximately half of the site. Applicant's buffer reduction benefits adjacent residents by allowing buffer enhancement and allows productive redevelopment of the Property.

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Concurrent Variances—Parking and Loading Space Reductions

1/18/2023

Applicant requests two concurrent variances: (i) variance to reduce the required parking from 19 spaces to 8 spaces, and (ii) variance to reduce the required loading spaces from 3 spaces to 2 spaces. Applicant seeks relief from the strict application of the County's parking and loading space requirements to overcome the hardship presented by these regulations. Applicant has extensive experience developing self-storage with less restrictive parking and loading ratios. Given current storage trends and customer patterns, the County's requirements will result in an overparking of the site and excess of available parking and loading spaces if not reduced by variance. Additionally, approximately 30% of the gross sf. will remain in existing buildings as drive-up storage units, reducing any need for specific parking spaces for these storage buildings. Applicant's requested variances for 8 parking and 2 loading spaces provide sufficient access for storage customers at the new building.

Concurrent Variance/Administrative Waiver—Inter-Parcel Access Relief

Applicant requests a concurrent variance or an administrative waiver for relief from the inter-parcel access requirements, as described in Sec. 240-70.1(B). Under these requirements, Applicant's redevelopment must provide access to the adjacent commercial properties. These commercial properties are fully developed with sufficient points of access. Additionally, there is a severe and steep drop in topography from these sites to the Property. For these reasons, inter-parcel access is not only unnecessary but also an impossibility. Applicant requests that the Director waive this requirement, or if unable to do so, that a variance be granted by the Board.

II. IMPACT ANALYSIS

The Applicant satisfies the standards for approving the change in conditions request together with the buffer reduction and concurrent variances, as set forth in the Unified Development Ordinance of Gwinnett County ("UDO"), Section 270-20.5. For this reason, these requests should be granted as described by the Applicant.

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, Applicant's proposed change in conditions with associated buffer reduction and concurrent variances allow the continuation of a productive service use that has been in existence on the Property for over 35 years. Additionally, Applicant's requests allow redevelopment of the property with a new, modern building and enhanced buffer landscaping to the benefit of adjacent residential properties and the surrounding area.

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

Applicant's requests and site redevelopment will have no adverse impact on the use or value of surrounding properties. These requests do not allow a different, negative use on the Property. On the contrary, the proposal for new high-quality, storage building will complement and enhance the value of surrounding uses on nearby properties. The new

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1/18/2023 storage building provides greater storage services to area residents. New enhanced landscaping and building aesthetics also benefits adjacent residential properties.

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

The Property's C-3 zoning, as approved in 1986, severely restricts redevelopment and future use opportunities for the property owner. The Property's zoning conditions are no longer consistent with development patterns for new storage construction, business operations, or customer expectations. Applicant submits these requests to be able to redevelop the site for continued productive use.

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;

Applicant's requests allow continuation of a productive storage use and will have no impact upon area services or facilities. The Applicant will work with the County if infrastructure or public service upgrades are determined to be necessary.

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

Yes, Applicant's requests and redevelopment proposal are consistent with the Property's Neighborhood Node Character Area as outlined in the 2040 Unified Plan and its recommendations for low-intensity commercial development. As described in these future planning documents, "commercial" land use recommends "service uses" and includes C-3 as a recommended zoning district. Self-storage use is permitted by-right in the C-3 district. Applicant's request is consistent with these zoning and development recommendations. Additionally, Applicant's redevelopment of the Property is consistent with the desired goal for high-quality commercial renewal along the Five Forks Trickum corridor and in the surrounding area.

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.

Applicant's requests are consistent with the land use policies established in the Unified Plan, updated as recently as fall 2022. Applicant's redevelopment plan is also consistent with current self-storage operations, which have significantly updated and improved since the 1980s. This proposed redevelopment will allow for continued use of the Property and provide a new, high-quality storage building with modern features and contemporary architectural design.

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III. CONCLUSION
1/18/2023

For the foregoing reasons, the Applicant respectfully requests that this application be granted. If there are any questions about the change in conditions request together with the buffer reduction and concurrent variances, you may contact me at 404-665-1224 or brussell@dillardsellers.com.

Sincerely,

DILLARD SELLERS, LLC

/s/ R. Baxter Russell

Julie Sellers

R. Baxter Russell

Attorney for the Applicant

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

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1/5/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Stor Lilga Five Forks, LLC c/o Dillard Sellers</u>	NAME: <u>Applicant is Property Owner</u>
ADDRESS: <u>1776 Peachtree Street NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
EMAIL: <u>brussell@dillardsellers.com</u>	EMAIL: _____
CONTACT PERSON: <u>Baxter Russell</u>	PHONE: <u>404-665-1224</u>
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	_____

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>C-3</u>	PRIOR ZONING CASE: <u>RZ-137-86</u>	
PARCEL NUMBER(S): <u>6090-117</u>	ACREAGE: <u>2.13 ac.</u>	
ADDRESS OF PROPERTY: <u>4139 Five Forks Trickum Road</u>		
PROPOSED CHANGE IN CONDITIONS: <u>Modify commercial density and building height conditions to allow redevelopment of existing buildings.</u>		
RESIDENTIAL DEVELOPMENT:		NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____		NO. OF BUILDINGS/LOTS: <u>1 new building, 2-story + basement</u>
DWELLING UNIT SIZE (Sq. Ft.): _____		TOTAL GROSS SQUARE FEET: <u>New building approx. 52,437 SF</u>
GROSS DENSITY: _____		DENSITY: _____
NET DENSITY: _____		_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/5/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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.

Signature of Property Owner

11-28-22
Date

Type or Print Name and Title

James A. Berry, President

Signature of Notary Public

11-28-22
Date



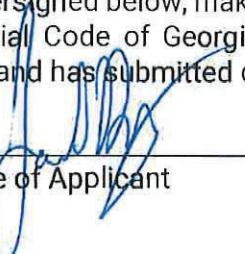
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1/5/2023

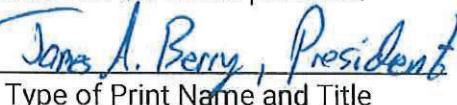
Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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.


Signature of Applicant

11-28-22
Date


James A. Berry, President
Type of Print Name and Title

Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title


Signature of Notary Public

11-28-22
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 or a member of the Gwinnett County Planning Commission?

YES

NO



12-21-2022

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.

RECEIVED

1/5/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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.

Signature of Applicant

Date

Type of Print Name and Title



12/21/2022



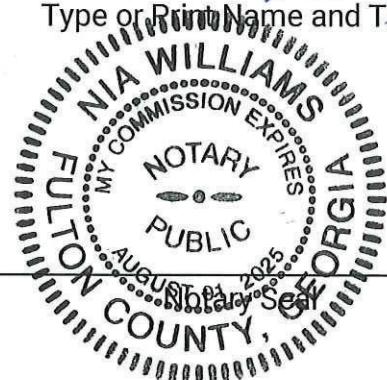
Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title



1/02/23



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 or a member of the Gwinnett County Planning Commission?

YES

NO

R. Baxter Russell w/ Dillon Scottos

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)
<u>Ben Ky, District 2 BOC</u>	<u>\$1400</u>	<u>3.22.2022</u>

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

RECEIVED

1/5/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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: R6090 - 117
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

11-28-22

Type or Print Name and Title

James A. Berry, President

*****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)

V. Schoky

NAME

1/3/2023

DATE

TSA II

TITLE

Exhibit G: Internal and External Agency Review Comments

[attached]



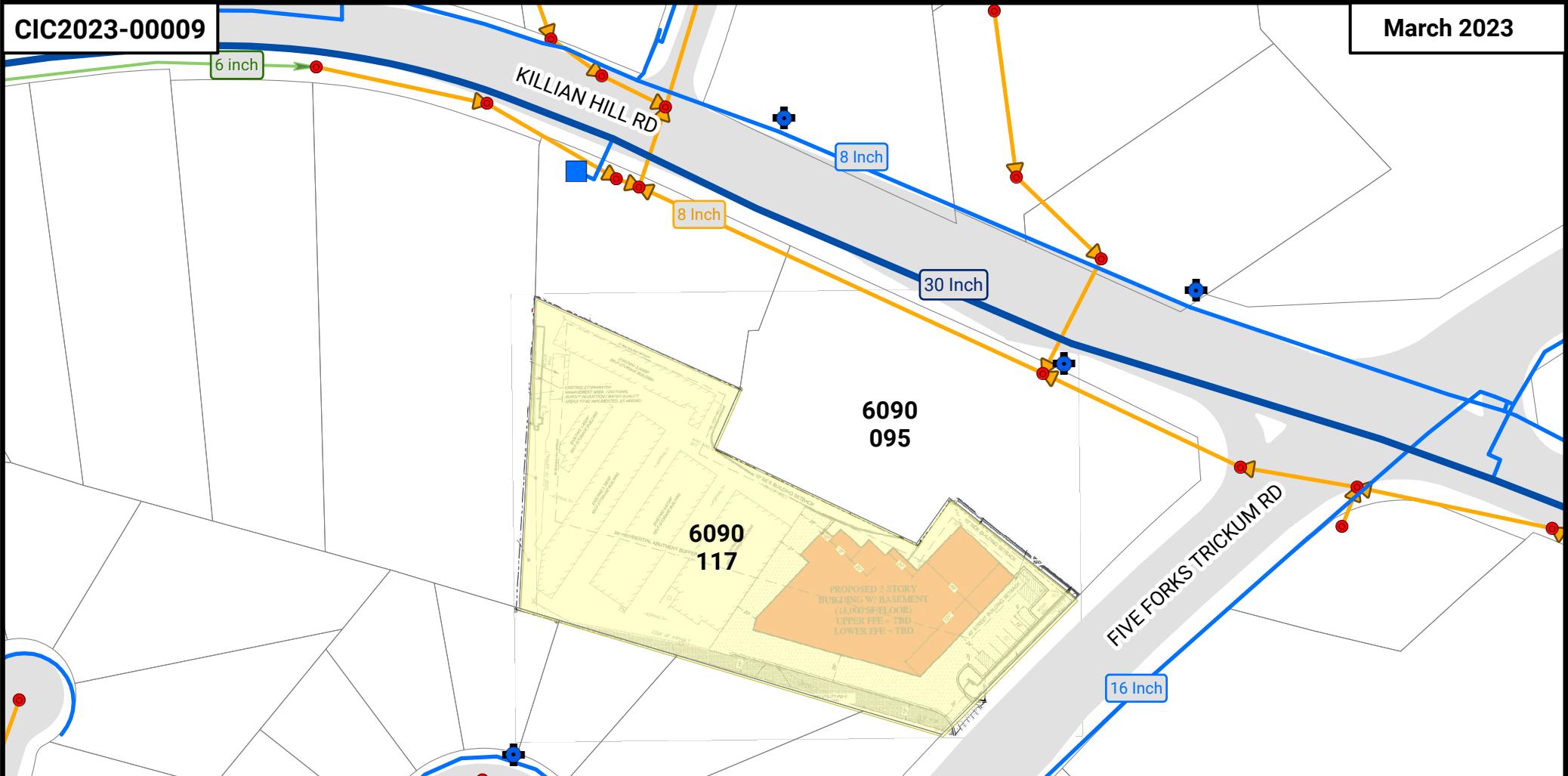
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 2.15.2023			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com			
Case Number: CIC2023-00009			
Case Address: 4139 Five Forks Trickum Road			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Five Forks Trickum Road is a minor arterial. ADT = 20,660.		
2	3.6 miles to the nearest transit facility (#2334758) Lawrenceville Highway and Indian Trail Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			



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: CIC2023-00009	
Case Address: 4139 Five Forks Trickum Road	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The development may connect to an existing 16-inch water main along the eastern right-of-way of Five Forks Trickum Road.
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main north on Parcel 6090 095.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
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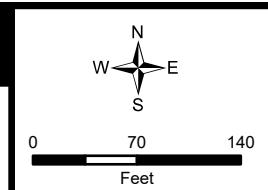


LEGEND

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

4139 Five Forks Trickum Road

C-3

Water & Sewer
Utility Map

LOCATION



Water Comments: The development may connect to an existing 16-inch water main along the eastern right-of-way of Five Forks Trickum Road.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main north on Parcel 6090 095.

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: Code Enforcement Inspection Workflow

[attached]

GWINNETT COUNTY

CASE NUMBER : CEU2021-09086

PRIMARY ADDRESS:	4139 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
RECEIVED DATE:	7/30/2021
APPLICATION STATUS:	RINSP
DESCRIPTION:	ROOF IN DISREPAIR

OWNER NAME	ADDRESS	CITY/STATE/ZIP	
Stor Lilga Five Forks LLC	2821 2nd Avenue South Suite M	Birmingham, AL, 35233	
CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Registered Agent	CT System	289 South Culver Street	Lawrenceville GA 30046
Organization Contact	Wilson Covington	2033 Monroe Drive Suite B	Lawrenceville GA 30046

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	2/13/2023	2/27/2023		Scheduled	Tisharna Halliday	
Re-Inspection	2/8/2023	2/27/2023		Rescheduled	Nicole Tucker	
Re-Inspection	1/18/2023	2/8/2023	2/8/2023	Extension Granted	Nicole Tucker	Property still in violation with roof repair needed, plan review still in progress for interior work, granted ext
Re-Inspection	12/19/2022	1/19/2023	1/18/2023	Extension Granted	Nicole Tucker	Property still in violation, roof still in disrepair. Per building inspector on their case "PO waiting on architect to submit drawings to obtain permit" Extension granted
Re-Inspection	11/28/2022	12/19/2022	12/19/2022	Extension Granted	Malek Simpson	violation remains, property owner has already started taking steps to get the roofs repaired. extension granted
Re-Inspection	11/23/2022	11/29/2022	11/28/2022	Mailed Official Notice	Shenita Hampton	New owners- roof damage and operating with no occupation tax certificate. During this inspection business was closed. I have spoken with new owners, and they stated they are working to get roof repaired and occupation tax certificate. Notice was emailed to new owners as well.
Court Hearing	9/8/2022	11/16/2022	11/23/2022	Nolle Prosequi	Shenita Hampton	Defendant sold property and Citation was dismissed. I will contact new owners
Sworn Citation Service	10/5/2022	10/5/2022	10/17/2022	Served	Ed Wallace	CITATIONS (CE00756) FORWARDED TO GCSO FOR SERVICE.
Sworn Citation Service	10/5/2022	10/5/2022	10/17/2022	Served	Ed Wallace	Citation served by GCSO (#SO333) to Barbara Baccus o/b/o BGB Construction Inc.
Sworn Citation Service	9/19/2022	9/19/2022	9/27/2022	Other - See Comment	Ed Wallace	CITATION FORWARDED TO GCSO FOR SERVICE.
Sworn Citation Service	9/19/2022	9/19/2022	9/27/2022	Other - See Comment	Ed Wallace	GCSO #498 ATTEMPTED SERVICE TO BCB CONSTRUCTION C/O CHERYL BODECHON. WITH FURTHER RESEARCH INCORRECT INFORMATION PROVIDED TO GCSO.
Court Inspection	9/8/2022	11/15/2022		Scheduled	Shenita Hampton	
Re-Inspection	8/12/2022	8/31/2022	9/7/2022	Citation Issued	Shenita Hampton	Roof still not repaired with tarp as a cover
Court Inspection	7/27/2022	8/9/2022		Scheduled	Shenita Hampton	
Court Hearing	7/27/2022	8/10/2022		Scheduled	Shenita Hampton	
Court Hearing	5/17/2022	6/15/2022	7/25/2022	Trial Scheduled	Shenita Hampton	Trail scheduled for 08/10/2022
Court Inspection	5/17/2022	6/14/2022	6/14/2022	Not Complied	Shenita Hampton	roof in disrepair
Re-Inspection	4/22/2022	5/13/2022	5/17/2022	Citation Issued	Shenita Hampton	Citation # 00164- roof disrepair

GWINNETT COUNTY

CASE NUMBER : CEU2021-09086

Re-Inspection	4/22/2022	4/22/2022	4/22/2022	Further Investigation	Shenita Hampton	
Re-Inspection	1/26/2022	3/1/2022		Scheduled	Edward Jackson	
Re-Inspection	1/26/2022	1/25/2022	1/26/2022	Extension Granted	Edward Jackson	Talked to the Storage manager and he was aware of the violations. contracts have been pulled and the work has started to repair the roofs.
Re-Inspection	10/21/2021	10/15/2021	10/15/2021	Further Investigation	Travis Butler	storage units under renovation
Re-Inspection	7/31/2021	8/13/2021	8/14/2021	Mailed Notice of Violation	Ed Wallace	NO PERMIT SUBMITTED FOR ROOF REPAIRS. TRUCK PARKING/STORAGE REMAINS IN FRONT PARKING LOT; NON-PERMITTED USE. MULTIPLE ACCESSORY STRUCTURES ADDED TO PROPERTY WITHOUT PERMITS. MUST ADD BLDG PERMITS REQ'D TO VIOLATION TABLE. NOV TO BE MAILED.
Initial Inspection	7/30/2021	7/30/2021	7/30/2021	Field Courtesy Notice	Travis Butler	Roof to storage buildings in disrepair. Illegal truck parking on property.

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	7/30/2021	12/16/2022	11/28/2022	Mailed Official Notice	Shenita Hampton	1. Obtain occupational tax certificate. 2. Repair roof and obtain required permits
Enforcement	7/30/2021	9/23/2022	9/8/2022	Mailed Official Notice	Shenita Hampton	1. Remove outdoor storage containers from side of building.
Enforcement Intake	7/30/2021	7/30/2021	7/30/2021	Complaint Accepted	Thor Neff	

Exhibit I: Maps

[attached]

KILLIAN HILL RD

HICKORY RIDGE RD

FIVE FORKS TRICKUM RD

AMBERLEAF WALK

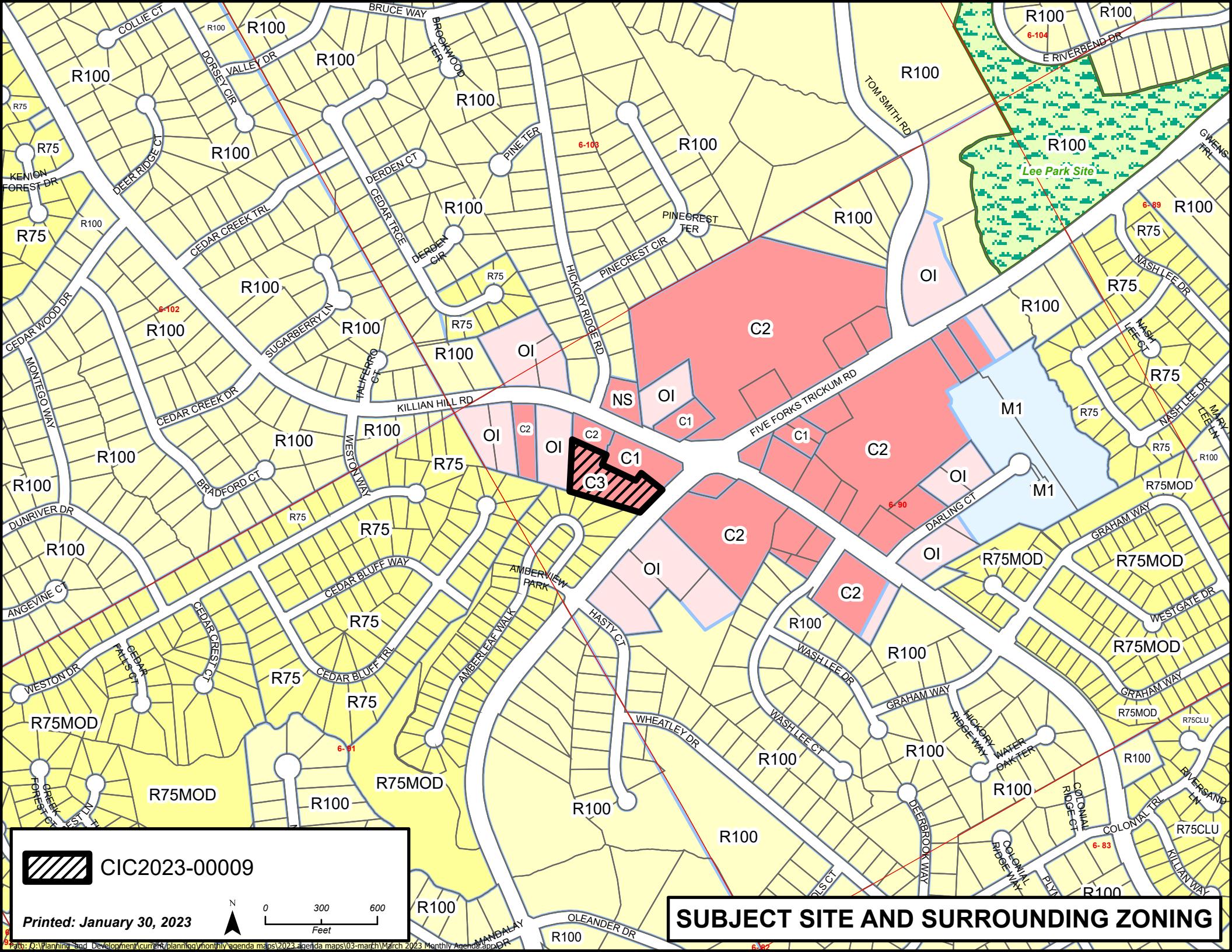
 CIC2023-00009

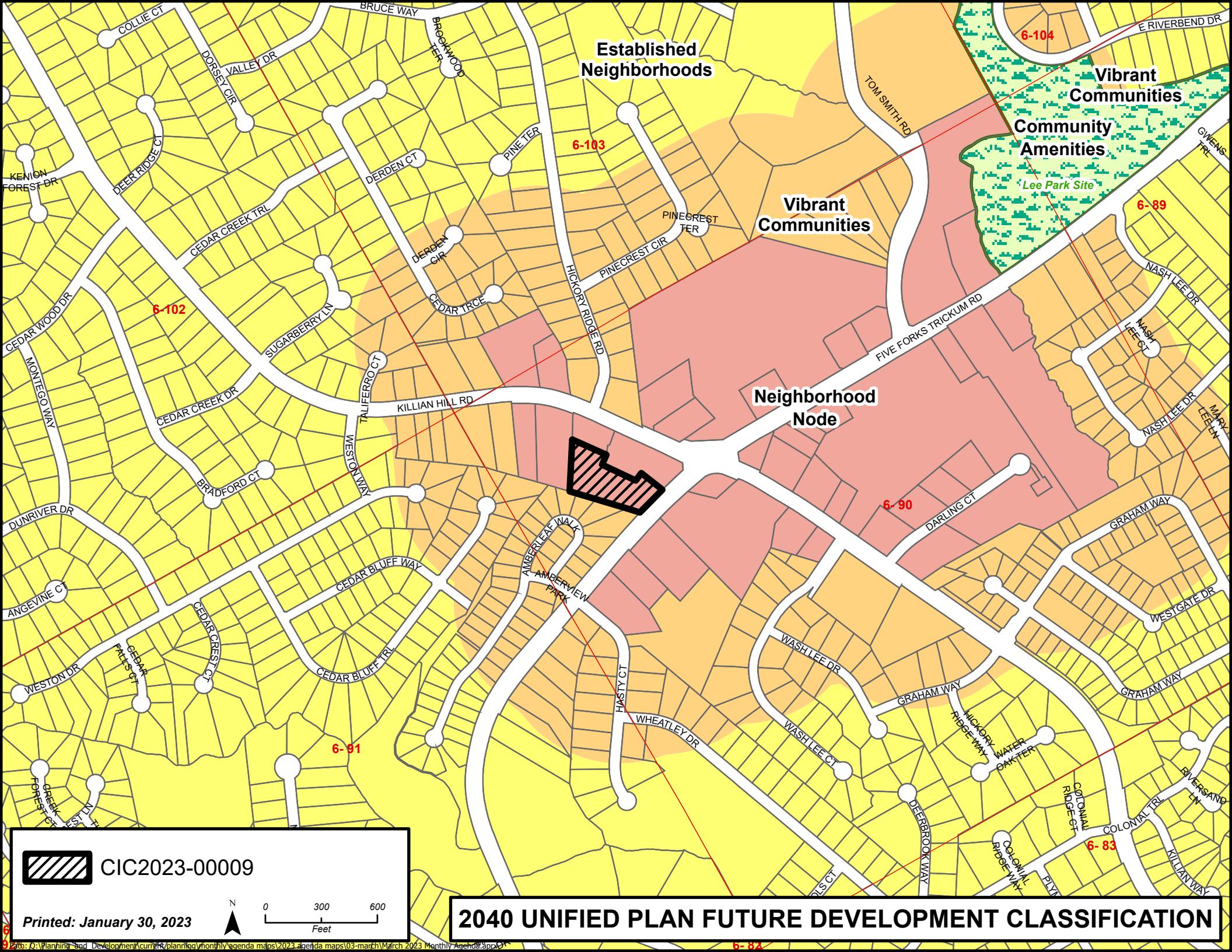


0 60 120
Feet

Printed: January 30, 2023

Gwinnett County GIS





CIC2023-00009

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A horizontal number line representing distance in feet. The line starts at 0 and ends at 600. There is a tick mark at 300, with the label "300" written above the line. Below the line, the word "Foot" is written, indicating the unit of measurement.

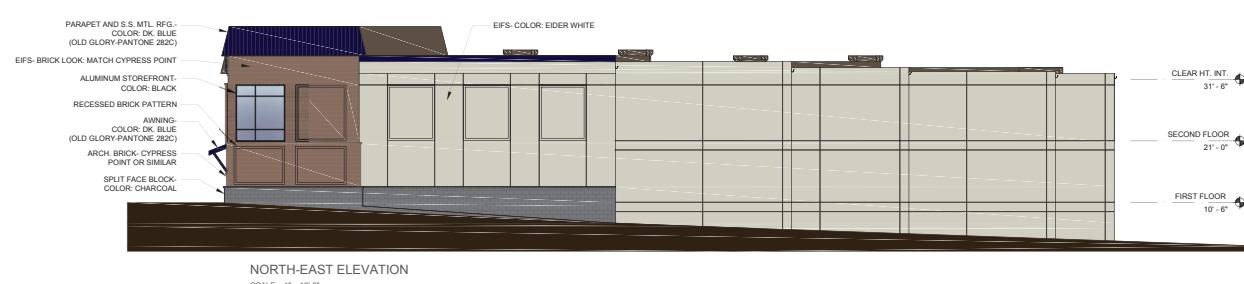
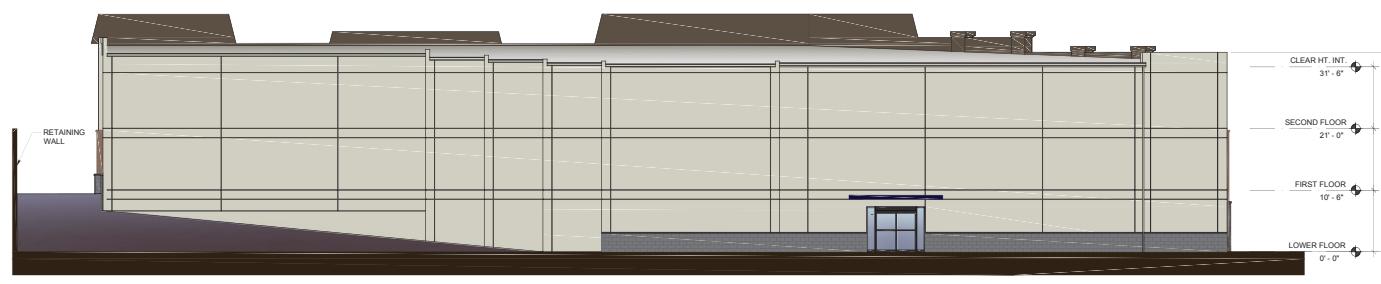
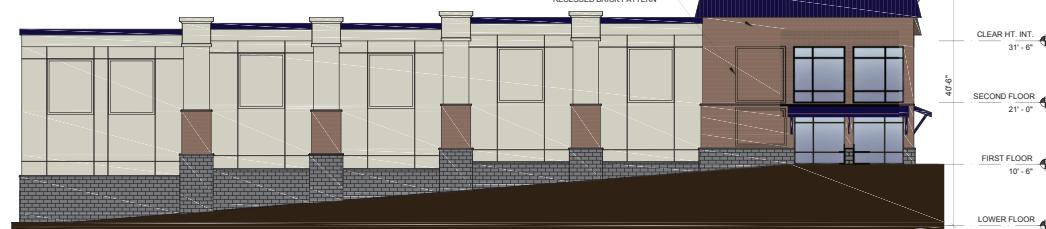
Printed: January 30, 2023

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit J: Elevation Presented at the April 11, 2023, Planning Commission Public Hearing
[attached]**

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**Exhibit K: Landscape Buffer Plan Presented at the April 11, 2023, Planning Commission
Public Hearing**

[attached]

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SWEET OSMANTHUS



BRODIE JUNIPER



EMERALD THUJA

- PLANT SELECTION BASED ON:
 - FAST GROWING
 - EVERGREEN
 - HEIGHT AT INSTALLATION
 - ACHIEVES FULL SCREEN
 - VARIOUS COLORS AND TEXTURES



Kimley Horn

420 NORTH 20TH STREET SUITE 2200
BIRMINGHAM, AL 35203
PHONE: 205-658-6645
WWW.KATEEV.HORN.COM

420 NORTH 20TH STREET | SUITE 200
BIRMINGHAM, AL 35203
PHONE: 205-558-6645
WWW.KWALEYHOBBN.COM

PREPARED FOR **HIGHSCHOOL**

HIGHLINE — **STORAGE** —
HIGHLINE STORAGE PARTNERS, LLC
20331 MONROE DRIVE, SUITE B

—STORAGE—

USA STORAGE
4139 FIVE FORKS TRICKLE
LILBURN, GA, 30004

LILBURN, GA, 30004

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