

**RECEIVED**

03/28/2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LiftOne LLC</u> c/o Alliance Engineering and Planning	NAME: <u>PP TANGO GA LLC</u>
ADDRESS: <u>4525 S. Lee Street</u>	ADDRESS: <u>PO BOX A3879</u>
CITY: <u>Buford</u>	CITY: <u>CHICAGO</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>IL</u> ZIP: <u>60690-3879</u>
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
EMAIL: <u>tlasser@allianceco.com</u>	EMAIL: <u>tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>tlasser@allianceco.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>46,866</u>
PARCEL NUMBER(S): <u>7147 281</u>	ACREAGE: <u>43.7</u>
ADDRESS OF PROPERTY: <u>2408 Tech Center Parkway</u>	
SPECIAL USE REQUESTED: <u>Heavy Equipment Rental, Sales, and Service</u>	

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

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03/22/2023

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

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

Please see attached

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

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

Please see attached

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

Please see attached

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- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

Please see attached

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3/22/2023

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

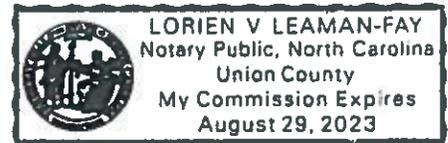
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

Liftone LLC

Stacy Gray - SVP  
Signature of Applicant

February 13, 2023  
Date

Stacy Gray - SVP  
Type or Print Name and Title



Lorien V. Leaman-Fay  
Signature of Notary Public

2/13/2023  
Date

Notary Seal

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

03/22/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT 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.

DocuSigned by: <i>Glenn E. Wylie</i>	2/15/2023
<hr/> B63554CB07C242B Signature of Property Owner	<hr/> Date

Glenn E. Wylie	Vice President
<hr/>	
Type or Print Name and Title	

DocuSigned by: <i>Amy Geddes</i>	2/15/2023
<hr/> D675D117E3114CZ... Signature of Notary Public	<hr/> Date

**Amy M Geddes**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**  
**My Commission Expires**  
**02/23/2026**

Notary Seal

**RECEIVED**

03/22/2023

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

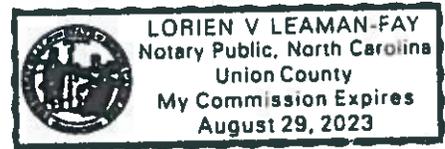
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

LiftOne LLC

Stacy Gray      2-13-23      Stacy Gray - SVP  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

Stacy Gray      2-13-23      Stacy Gray - General Counsel  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE

Lorien V. Leaman - Fay      2/13/2023  
SIGNATURE OF NOTARY PUBLIC      DATE



NOTARY SEAL

**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    Stacy Gray  
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.

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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 SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**      7      -      147      -      281  
(Map Reference Number)      District      Land Lot      Parcel

*LitOne LLC*

*Stan Gray*      2-13-23  
Signature of Applicant      Date

*Stan Gray - SVP*  
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)

Jacquleen Garcia      Tax Associate I  
\_\_\_\_\_  
NAME      TITLE  
02/16/2023  
\_\_\_\_\_  
DATE

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**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Liftone LLC</u> c/o Alliance Engineering and Planning	NAME: <u>PP Tango GA LLC</u>
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CITY: <u>Buford</u>	CITY: <u>Chicago</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>IL</u> ZIP: <u>60690-3879</u>
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
EMAIL: <u>tlasser@allianceco.com</u>	EMAIL: <u>tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>tlasser@allianceco.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>M-1</u>	PRIOR ZONING CASE: <u>REZ2000-00137</u>
PARCEL NUMBER(S): <u>7147 281</u>	ACREAGE: <u>43.7</u>
ADDRESS OF PROPERTY: <u>2407 Tech Center Parkway</u>	
PROPOSED CHANGE IN CONDITIONS: <u>1.A.</u>	
<b>RESIDENTIAL DEVELOPMENT:</b>	<b>NON-RESIDENTIAL DEVELOPMENT:</b>
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>46,866</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

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

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

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Please see attached

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Please see attached

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Please see attached

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Please see attached

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Please see attached

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Change in Conditions Application  
Last Updated 10/2021

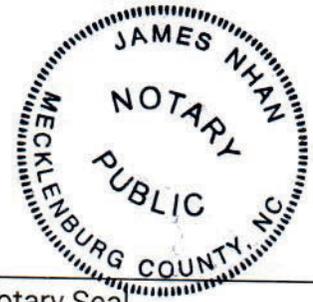
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*[Handwritten Signature]* 3-14-2023  
Signature of Applicant Date

Matthew Nazzaro COO/CFO  
Type or Print Name and Title

*James Nhan* - JAMES NHAN 3/14/2023  
Signature of Notary Public Date Notary Seal  
*my commission expires April 21, 2023*



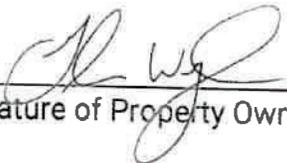
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Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

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

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\_\_\_\_\_  
Signature of Property Owner 3/20/23  
Date

Glenn Wylie, Authorized Signatory  
\_\_\_\_\_  
Type or Print Name and Title

 3/20/23  
\_\_\_\_\_  
Signature of Notary Public Date

Notary Seal  
**Amy M Geddes**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**  
**My Commission Expires**  
**02/23/2026**



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

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FOR CHANGE IN CONDITIONS**

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**PARCEL I.D. NUMBER:**      7      -      147      -      281  
(Map Reference Number)      District      Land Lot      Parcel

Matthew Nazzaro      3-14-2023  
Signature of Applicant      Date

Matthew Nazzaro COO/CFO  
Type or Print Name and Title

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Jacqueleen Garcia      Tax Associate I  
NAME      TITLE  
03/21/2023  
DATE

## Applicant's Letter of Intent

Parcel # 7147 281

### Special Use Permit and Change-in-Conditions Request

Liftone, a material handling and warehouse solutions supplier, has been in operation since 1926. Currently with 20 locations throughout the Southeast, Liftone is now pursuing to expand further into the Metro-Atlanta market by opening their newest location in the existing industrial building located at 2408 Tech Center Parkway. The primary focus for the new location is sales, rental, and service of numerous types of forklifts. Additionally, Liftone offers automated products including warehouse software, order fulfillment technologies, conveyor systems, etc. The proposed new location will employ 50-60 employees in a variety of positions including sales, rental, operations, and service technicians. Hours of operation for the business would be 7am – 5-pm Monday – Friday. To operate in the proposed location, Liftone requests a special use permit for heavy equipment sales or service, per the Unified Development Ordinance. The approximately 43-acre parcel is part of the Technology Center of Georgia industrial park and includes three large industrial buildings with various suites. Liftone intends to operate out of Suite 200 of the 2408 building, which is 46,866 square feet in size. Suite 200 is located at the far end of the building away from Tech Center Parkway, surrounded by other industrial uses. The site's layout will remain the same apart from creating a fenced-in portion of the existing truck court adjacent to the rear of the suite. The improved area is intended to safely contain a few spotter trucks, and for short periods of time, lift trucks that have arrived at the facility or are pending delivery. No junk parts or partial lift trucks will be stored outside. The fencing will be slatted chain-link and will exceed the height of the tallest vehicle for year-round screening and will not be visible from Tech Center Parkway or internal to site form adjacent suites. No vehicles or products contained in the fenced area will exceed the height of the fence. As proposed, Liftone's business will remain consistent with the surrounding warehouse, manufacturing, and industrial uses; most of which likely utilize forklifts or similar material handling machinery daily.

In addition to the special use permit request, the Applicant requests a change in conditions from the original zoning case, REZ2000-00137. Specifically, to alter condition 1.A. to include heavy equipment as a permitted use. Below is the Applicant's proposed amendment to condition 1.A.

*"1. To restrict the use of the property as follows:*

*A. Office, office/distribution, light manufacturing, **heavy equipment rental, sales and services, and accessory uses, excluding truck terminals, building materials sales with outdoor storage; wholesale membership clubs (i.e., Costco, Sam's Club, etc.), recovered materials processing facilities, and yard-trimming composting facilities."***

The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns. Please see attached site plan and additional materials within the application package for more information.

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- A. WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use will be within an existing industrial park with various industrial, manufacturing and warehousing uses.

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

No, the adjacent or nearby uses are consistent with the proposed use and are within an existing industrial development.

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

No, the suite currently does not have a long-term Tenant. As proposed, Liftone will be providing over 50 jobs within the County. The Applicant submits that the proposed use is more beneficial economically.

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

The SUP will not result in excessive or burdensome use of streets, transportation facilities, utilities, or schools. Liftone will only be occupying an existing suite in an existing building suite.

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

Yes, the business will be within an existing building that was constructed as a result of the property being rezoned in 2000 with the intention for manufacturing, industrial and warehouse uses. The use will remain consistent.

- F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

The site is within an existing industrially zoned building. The use will remain consistent with existing and prior uses surrounding the site.

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The site is within an existing industrially zoned building. The use will remain consistent with existing and prior uses surrounding the site.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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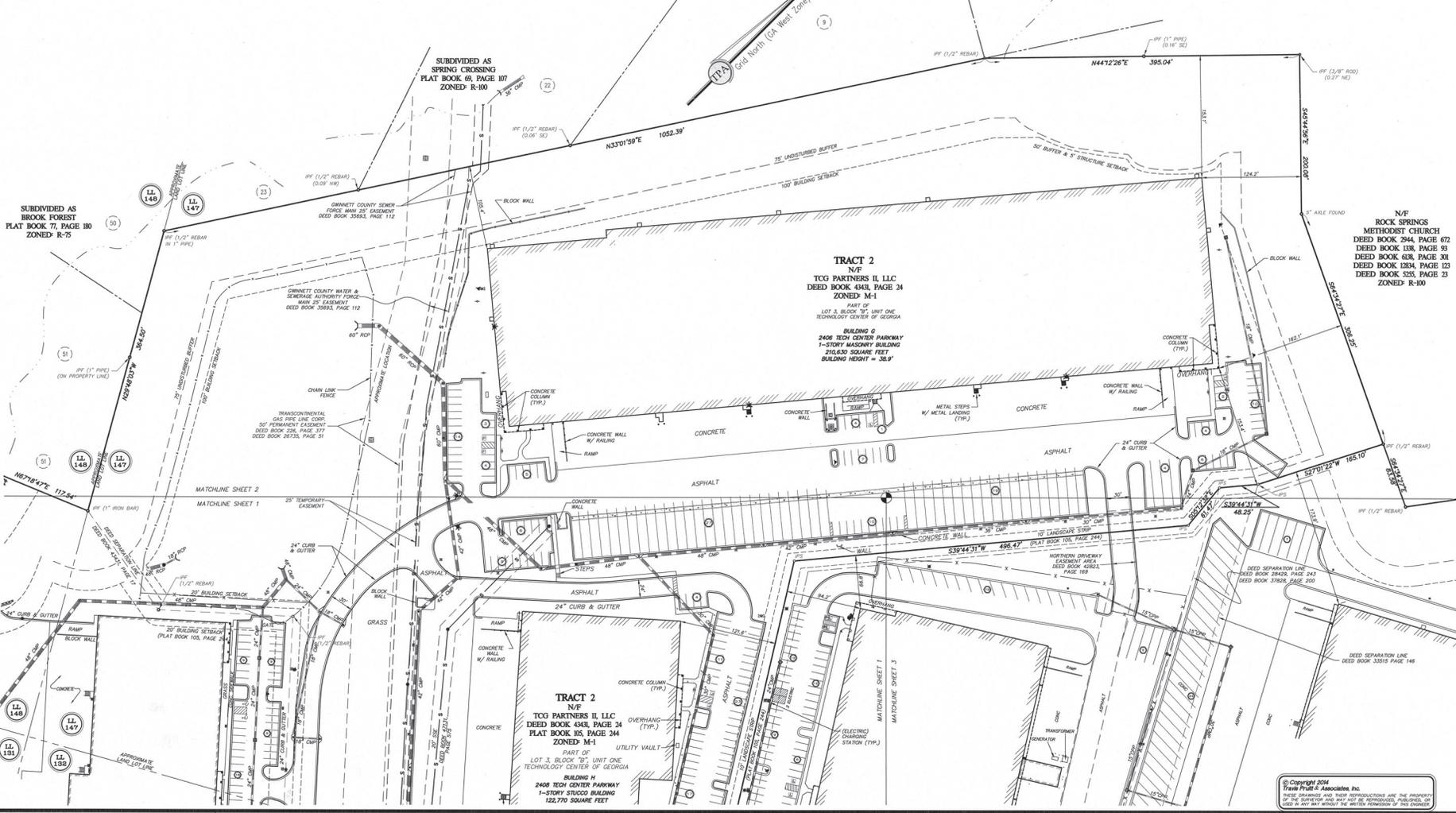




**LEGEND:**

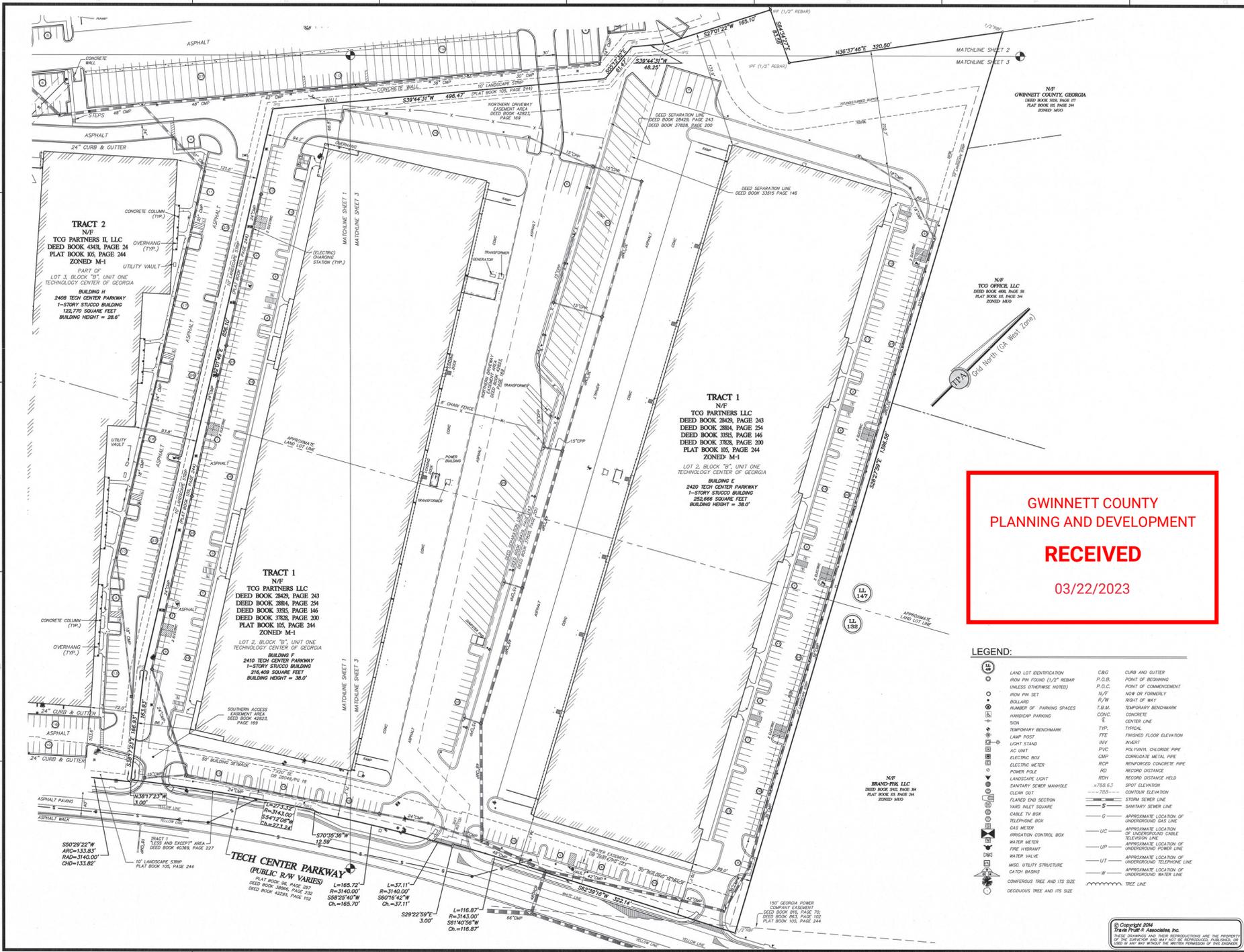
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| <ul style="list-style-type: none"> <li>LAND LOT IDENTIFICATION</li> <li>IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)</li> <li>IRON PIN SET</li> <li>BOLLARD</li> <li>NUMBER OF PARKING SPACES</li> <li>HANDICAP PARKING</li> <li>SIGN</li> <li>TEMPORARY BENCHMARK</li> <li>LAMP POST</li> <li>LIGHT STAND</li> <li>AC UNIT</li> <li>ELECTRIC BOX</li> <li>ELECTRIC METER</li> <li>POWER POLE</li> <li>LANDSCAPE LIGHT</li> <li>SANITARY SEWER MANHOLE</li> <li>CLEAN OUT</li> <li>FLARED END SECTION</li> <li>YARD INLET SQUARE</li> <li>CABLE TV BOX</li> <li>TELEPHONE BOX</li> <li>GAS METER</li> <li>IRRIGATION CONTROL BOX</li> <li>WATER METER</li> <li>FIRE HYDRANT</li> <li>WATER VALVE</li> <li>MISC. UTILITY STRUCTURE</li> <li>CATCH BASINS</li> <li>CONIFEROUS TREE AND ITS SIZE</li> <li>DECIDUOUS TREE AND ITS SIZE</li> </ul> | <ul style="list-style-type: none"> <li>C&amp;G CURB AND GUTTER</li> <li>P.O.B. POINT OF BEGINNING</li> <li>P.O.C. POINT OF COMMENCEMENT</li> <li>N/F NOW OR FORMERLY</li> <li>R/W RIGHT OF WAY</li> <li>T.E.M. TEMPORARY BENCHMARK</li> <li>CONC. CONCRETE</li> <li>C.L. CENTER LINE</li> <li>TYPICAL</li> <li>FFE FINISHED FLOOR ELEVATION</li> <li>IRVY IRVY</li> <li>P.V.C. POLYVINYL CHLORIDE PIPE</li> <li>C.M.P. CORRUGATED METAL PIPE</li> <li>R.C.P. REINFORCED CONCRETE PIPE</li> <li>R.D. RECORD DISTANCE</li> <li>R.D.H. RECORD DISTANCE HELD</li> <li>+788.6.3 SPOT ELEVATION</li> <li>-788.6.3 CONTOUR ELEVATION</li> <li>S STORM SEWER LINE</li> <li>S SANITARY SEWER LINE</li> <li>○ APPROXIMATE LOCATION OF UNDERGROUND GAS LINE</li> <li>○ APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE</li> <li>○ APPROXIMATE LOCATION OF UNDERGROUND POWER LINE</li> <li>○ APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE</li> <li>○ UNDERGROUND WATER LINE</li> <li>○ TREE LINE</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**  
  
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 03/22/2023



	<p style="text-align: center;"><b>REALTY ASSOCIATES FUND X, L.P., TCG PARTNERS II, LLC AND CHICAGO TITLE INSURANCE COMPANY</b></p> <p style="text-align: center; font-size: small;">           AUTHORIZED BY HEATHER KENNEDY            ALL OF LOT 2 &amp; PART OF LOT 4, BLOCK 7, UNIT ONE OF THE TECHNOLOGY CENTER OF GEORGIA - LAND LOT 11, 12, 13, 14, 15, 16 &amp; 17 - 2ND DISTRICT, GWINNETT COUNTY, GEORGIA         </p>	<p style="font-size: x-small;">           4317 Park Drive, Suite 400            Norcross, Georgia 30052            Phone: (770) 446-6799            Fax: (770) 446-6799            www.travispruit.com            Certificate of Authorization Number 423         </p>
	<p style="text-align: center;"><b>REALTY ASSOCIATES FUND X, L.P., TCG PARTNERS II, LLC AND CHICAGO TITLE INSURANCE COMPANY</b></p> <p style="text-align: center; font-size: small;">           AUTHORIZED BY HEATHER KENNEDY            ALL OF LOT 2 &amp; PART OF LOT 4, BLOCK 7, UNIT ONE OF THE TECHNOLOGY CENTER OF GEORGIA - LAND LOT 11, 12, 13, 14, 15, 16 &amp; 17 - 2ND DISTRICT, GWINNETT COUNTY, GEORGIA         </p>	<p style="font-size: x-small;">           4317 Park Drive, Suite 400            Norcross, Georgia 30052            Phone: (770) 446-6799            Fax: (770) 446-6799            www.travispruit.com            Certificate of Authorization Number 423         </p>
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**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**

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**LEGEND:**

	LAND LOT IDENTIFICATION		C&G CURB AND GUTTER
	IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)		P.O.B. POINT OF BEGINNING
	RIGHT OF WAY SET		P.O.C. POINT OF COMMENCEMENT
	RIGHT OF WAY FORMERLY		N/F NOW OR FORMERLY
	RIGHT OF WAY		R/W RIGHT OF WAY
	NUMBER OF PARKING SPACES		T.S.M. TEMPORARY BENCHMARK
	HANDICAP PARKING		CONC. CONCRETE CENTER LINE
	SIGN		TYP. TYPICAL CENTER ELEVATION
	TEMPORARY BENCHMARK		FFE FINISHED FLOOR ELEVATION
	LAMP POST		INV. INVERT
	LIGHT STAND		PVC POLYVINYL CHLORIDE PIPE
	AC UNIT		CMP CORRUGATED METAL PIPE
	ELECTRIC BOX		RFP REINFORCED CONCRETE PIPE
	ELECTRIC METER		RDI RECORD DISTANCE
	POWER POLE		RDH RECORD DISTANCE HELD
	LANDSCAPE LIGHT		SPOT ELEVATION
	SANITARY SEWER MANHOLE		CONTOUR ELEVATION
	CLEAN OUT		STORM SEWER LINE
	FLARED END SECTION		SANITARY SEWER LINE
	YARD INLET SQUARE		APPROXIMATE LOCATION OF UNDERDRAIN CABLE
	CABLE TV BOX		APPROXIMATE LOCATION OF TELEVISION LINE
	TELEPHONE BOX		APPROXIMATE LOCATION OF UNDERDRAIN POWER LINE
	GAS METER		APPROXIMATE LOCATION OF UNDERDRAIN TELEPHONE LINE
	REGULATION CONTROL BOX		APPROXIMATE LOCATION OF UNDERDRAIN WATER LINE
	WATER METER		TREE LINE
	FIRE HYDRANT		
	WATER VALVE		
	MISC. UTILITY STRUCTURE		
	CATCH BASINS		
	CONIFEROUS TREE AND ITS SIZE		
	DECIDUOUS TREE AND ITS SIZE		

4317 Park Drive, Suite 400  
 Norcross, Georgia 30095  
 Phone: (770) 446-9799  
 Fax: (770) 446-9799  
 www.travispratt.com

Travis Pratt  
 Associates, Inc.  
 LICENSED PROFESSIONAL SURVEYOR  
 LICENSE NO. 10001

Certificate of Authorization Number 013

ALL OF LOT 2, BLOCK "9", UNIT ONE OF THE TECHNOLOGY CENTER OF GEORGIA, LAND LOT 153, 142 & 141 - 78 DISTRICT, GWINNETT COUNTY, #\*\*\*\*\*

REALTY ASSOCIATES ADVISORS, LLC, THE REALTY ASSOCIATES FUND X, L.P., TCG PARTNERS, LLC, TCG PARTNERS II, LLC AND CHICAGO TITLE INSURANCE COMPANY

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT

For The Firm  
 Travis Pratt & Associates, Inc.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 13-6-2.

PLAT DATE: August 6, 2018  
 FIELD DATE: August 1, 2018  
 SCALE: 1"=40'  
 DATE: 03/22/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 03/22/2023  
 SCALE: 1"=40'  
 SHEET NO. 3 OF 4

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**LEGAL DESCRIPTION  
(AS SURVEYED):**

**LEGAL DESCRIPTION**  
Tract 2

All that tract or parcel of land lying and being in land lots 131, 132, 147 and 148 of the 7th district, Gwinnett County, Georgia, being a portion of Lot 3, Block "B", Unit One of Technology Center of Georgia, as recorded in Plat Book 105, Page 244, and being more particularly described as follows:

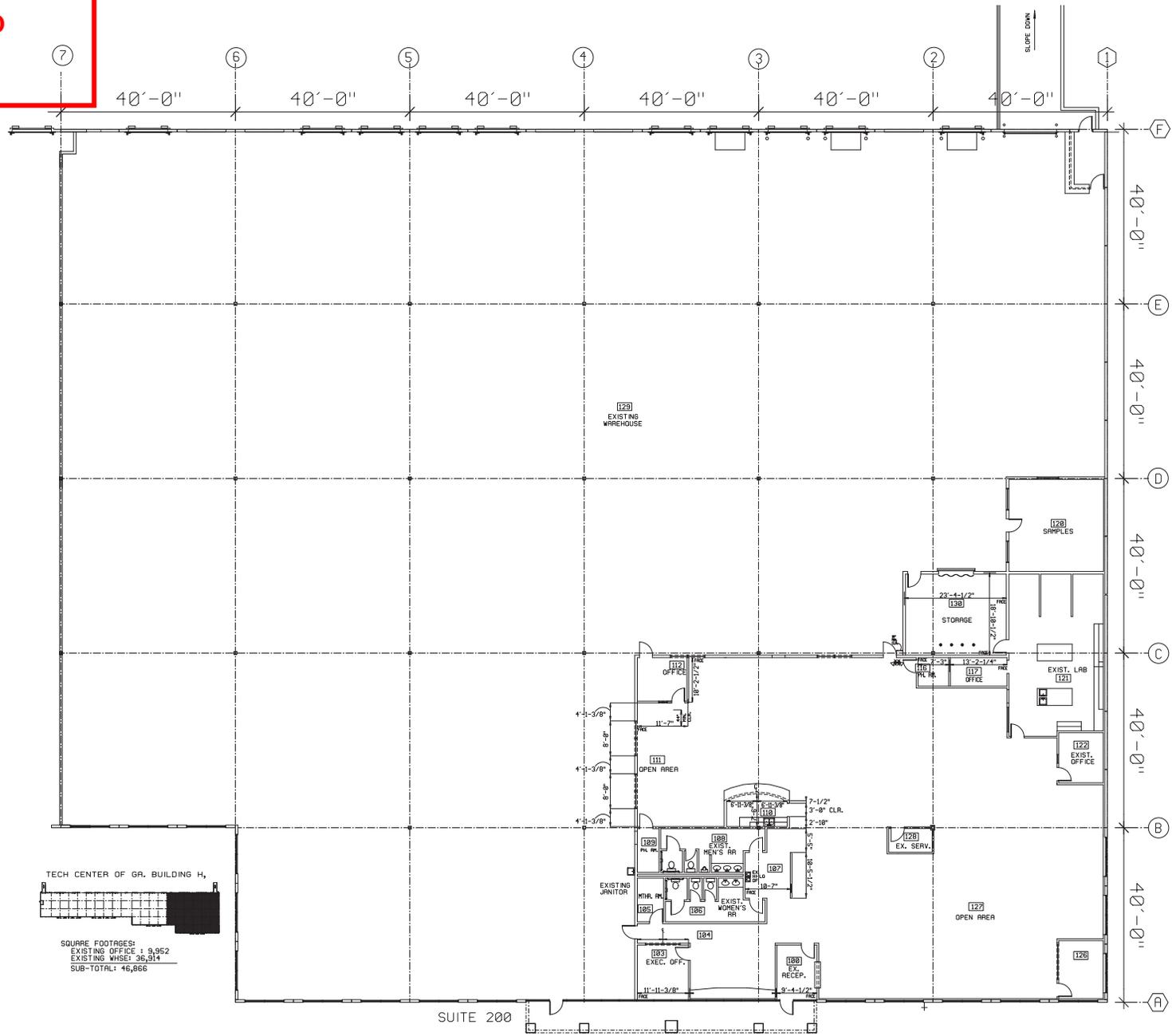
Commencing at the southwesterly end of the mitered intersection of the northerly right of way of Old Peachtree Road (80 foot right of way) and the northwesterly right of way of Tech Center Parkway (right of way width varies); thence proceeding northeasterly along said right of way of Tech Center Parkway a distance of 1,670.17 feet to a point on the centerline of the creek, thence leaving said right of way of Tech Center Parkway and proceeding along said centerline of the creek North 70 degrees 08 minutes 26 seconds West a distance of 3.09 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence from the TRUE POINT OF BEGINNING, as thus established, continuing along said centerline of the creek the following courses and distances: North 27 degrees 38 minutes 46 seconds West a distance of 24.07 feet to a point, North 03 degrees 39 minutes 43 seconds East a distance of 49.07 feet to a point, North 59 degrees 39 minutes 24 seconds West a distance of 74.44 feet to a point, North 46 degrees 41 minutes 36 seconds West a distance of 53.11 feet to a point, North 35 degrees 44 minutes 16 seconds West a distance of 91.21 feet to a point, North 57 degrees 28 minutes 57 seconds West a distance of 24.78 feet to a point, South 86 degrees 33 minutes 59 seconds West a distance of 104.65 feet to a point, South 44 degrees 18 minutes 35 seconds West a distance of 30.66 feet to a point, South 11 degrees 26 minutes 58 seconds West a distance of 31.57 feet to a point, North 32 degrees 53 minutes 36 seconds West a distance of 62.51 feet to a point, North 21 degrees 24 minutes 47 seconds West a distance of 42.92 feet to a point, North 42 degrees 32 minutes 39 seconds West a distance of 40.94 feet to a point, North 44 degrees 25 minutes 58 seconds East a distance of 18.65 feet to a point; North 09 degrees 11 minutes 38 seconds West a distance of 31.47 feet to a point, North 53 degrees 28 minutes 32 seconds West a distance of 17.82 feet to a point, South 47 degrees 28 minutes 11 seconds West a distance of 31.58 feet to a point, North 49 degrees 25 minutes 21 seconds West a distance of 34.89 feet to a point, North 15 degrees 22 minutes 59 seconds West a distance of 26.89 feet to a point, North 42 degrees 57 minutes 37 seconds West a distance of 33.72 feet to a point, North 39 degrees 01 minutes 24 seconds West a distance of 25.72 feet to a point, North 20 degrees 33 minutes 22 seconds West a distance of 13.39 feet to a point, North 08 degrees 33 minutes 39 seconds East a distance of 24.56 feet to a point, North 25 degrees 44 minutes 48 seconds West a distance of 20.44 feet to a point, North 58 degrees 25 minutes 07 seconds West a distance of 37.40 feet to a point, North 14 degrees 05 minutes 41 seconds West a distance of 62.20 feet to a point, North 41 degrees 38 minutes 01 seconds West a distance of 28.30 feet to a point, North 20 degrees 04 minutes 02 seconds West a distance of 30.44 feet to a point, North 13 degrees 03 minutes 19 seconds East a distance of 27.75 feet to a point, North 48 degrees 38 minutes 17 seconds East a distance of 16.01 feet to a point, South 71 degrees 23 minutes 23 seconds East a distance of 27.00 feet to a point, North 65 degrees 00 minutes 15 seconds East a distance of 21.32 feet to a point, North 04 degrees 29 minutes 05 seconds East a distance of 5.68 feet to a point, North 21 degrees 12 minutes 01 seconds West a distance of 23.11 feet to a point, North 49 degrees 18 minutes 09 seconds West a distance of 82.30 feet to a point, North 43 degrees 28 minutes 31 seconds West a distance of 24.29 feet to a point, North 76 degrees 25 minutes 46 seconds West a distance of 46.75 feet to a point, North 11 degrees 46 minutes 08 seconds West a distance of 51.22 feet to a point, North 29 degrees 03 minutes 17 seconds East a distance of 32.26 feet to a point, North 41 degrees 38 minutes 01 seconds West a distance of 29.87 feet to a point, North 19 degrees 28 minutes 51 seconds East a distance of 20.36 feet to a point, North 37 degrees 37 minutes 34 seconds East a distance of 31.65 feet to a point, North 14 degrees 22 minutes 53 seconds West a distance of 42.06 feet to a point, and North 14 degrees 40 minutes 31 seconds West a distance of 23.17 feet to a point; thence leaving said centerline of the creek and proceeding North 67 degrees 18 minutes 47 seconds East a distance of 117.54 feet to a 1" iron bar found; thence North 29 Degrees 48 Minutes 03 Seconds West a distance of 364.50 feet to a 1/2 inch rebar found in a 1 inch pipe; thence North 33 Degrees 01 Minutes 59 Seconds East a distance of 1052.39 feet to a 1/2 inch rebar found; thence North 44 Degrees 12 Minutes 26 Seconds East a distance of 395.04 feet to a point; thence South 45 Degrees 44 Minutes 56 Seconds East a distance of 200.08 feet to a 5 inch axle found; thence South 64 Degrees 34 Minutes 27 Seconds East a distance of 306.25 feet to a 1/2 inch rebar found; thence South 27 Degrees 01 Minutes 22 Seconds West a distance of 165.10 feet to a 1/2 inch rebar set; thence South 39 Degrees 44 Minutes 31 Seconds West a distance of 48.25 feet to a 1/2 inch rebar set; thence South 05 Degrees 12 Minutes 32 Seconds East a distance of 61.47 feet to a 1/2 inch rebar set; thence South 39 Degrees 44 Minutes 31 Seconds West a distance of 496.47 feet to a 1/2 inch rebar set; thence South 32 Degrees 01 Minutes 49 Seconds East a distance of 856.10 feet to a 1/2 inch rebar set; thence South 38 Degrees 17 Minutes 23 Seconds East a distance of 166.93 feet to a 1/2 inch rebar found on the northerly right of way of Tech Center Parkway (right of way width varies); thence along said right of way, following a counterclockwise curve with an arc distance of 133.83 feet, having a radius of 3140.00 feet, subtended by a chord bearing and distance of South 50 Degrees 29 Minutes 22 Seconds West, 133.82 feet to a point; thence South 62 Degrees 23 Minutes 22 Seconds West a distance of 13.10 feet to a point; thence following a counterclockwise curve with an arc distance of 315.09 feet, having a radius of 3143.00 feet, subtended by a chord bearing and distance of South 46 Degrees 09 Minutes 50 Seconds West, 314.96 feet to a 1/2 inch rebar set on the northerly right of way of Tech Center Parkway (right of way width varies); thence along a curve to the left with a radius of 3143.00 feet and an arc length of 151.68 feet (said curve having a chord bearing of South 41 degrees 54 minutes 33 seconds West and a chord distance of 151.67 feet) to a point, thence South 56 degrees 28 minutes 08 seconds West a distance of 7.25 feet to a point, thence along a curve to the left with a radius of 3145.00 feet and an arc length of 214.65 feet (said curve having a chord bearing of South 38 degrees 26 minutes 40 seconds West and a chord distance of 214.61 feet) to a point, thence South 53 degrees 30 minutes 39 seconds East a distance of 2.00 feet to a point, thence along a curve to the left with a radius of 3143.00 feet and an arc length of 170.84 feet (said curve having a chord bearing of South 34 degrees 55 minutes 55 seconds West and a chord distance of 170.82 feet) to the TRUE POINT OF BEGINNING.

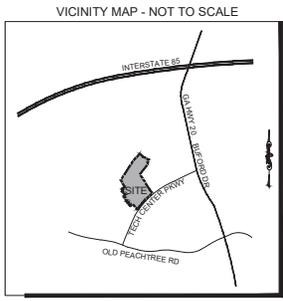
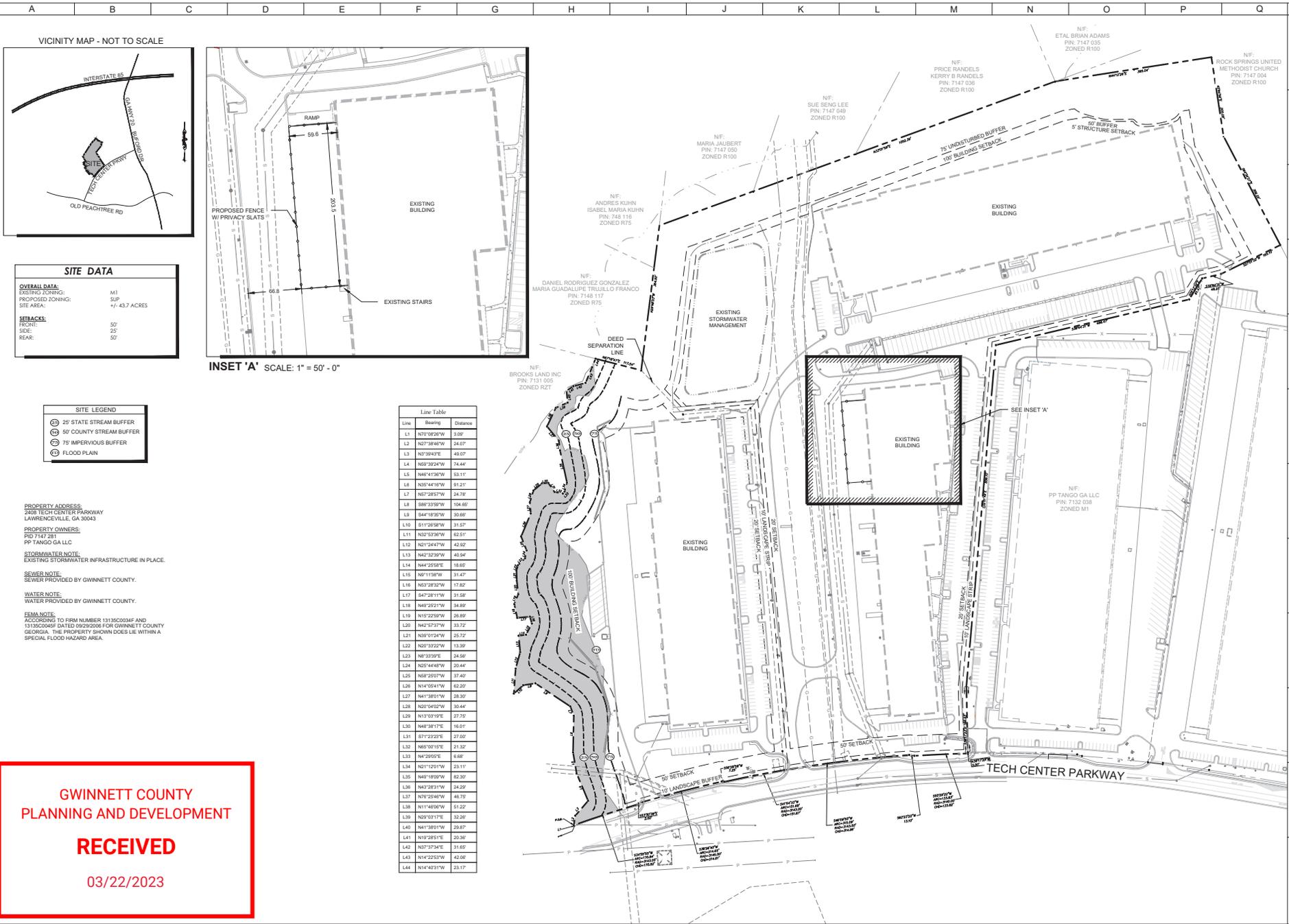
Said parcel of land contains 43.7789 acres

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TECH CTR. OF GA., 2408 TECHNOLOGY CTR. PKWY., BUILDING H, SUITE 200, LAWRENCEVILLE, GEORGIA



**SITE DATA**

OVERALL DATA:  
 EXISTING ZONING: M1  
 PROPOSED ZONING: SUP  
 SITE AREA: 47.43.7 ACRES

SETBACKS:  
 FRONT: 50'  
 SIDE: 25'  
 REAR: 50'

**SITE LEGEND**

- 20' STATE STREAM BUFFER
- 50' COUNTY STREAM BUFFER
- 75' IMPERVIOUS BUFFER
- FLOOD PLAIN

PROPERTY ADDRESS:  
 2408 TECH CENTER PARKWAY  
 LAWRENCEVILLE, GA 30043

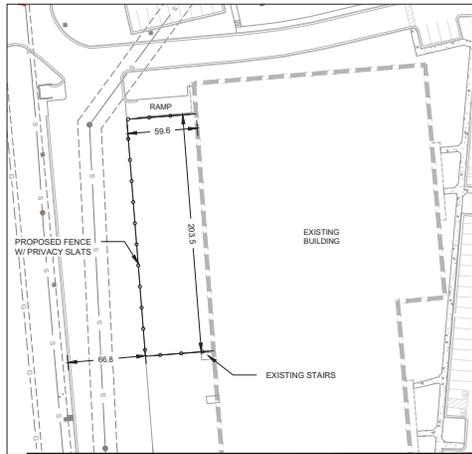
PROPERTY OWNERS:  
 PPD 7147 281  
 PP TANGO GA LLC

STORMWATER NOTE:  
 EXISTING STORMWATER INFRASTRUCTURE IN PLACE.

SEWER NOTE:  
 SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:  
 WATER PROVIDED BY GWINNETT COUNTY.

FEMA NOTE:  
 ACCORDING TO FIRM NUMBER 13135C0034F AND 13135C0034F DATED 09/28/2008 FOR GWINNETT COUNTY GEORGIA, THE PROPERTY SHOWN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



**Line Table**

Line	Bearing	Distance
L1	N70°08'28"W	3.09
L2	N27°38'48"W	24.07
L3	N3°39'45"E	40.07
L4	N69°39'24"W	74.44
L5	N46°17'36"W	33.11
L6	N32°44'18"W	21.21
L7	N27°29'52"W	24.76
L8	S86°33'59"W	104.40
L9	S44°18'50"W	30.66
L10	S11°09'58"W	31.67
L11	N32°03'38"W	62.51
L12	N21°24'47"W	42.92
L13	N42°32'39"W	40.94
L14	N44°25'58"E	18.69
L15	N6°11'38"W	31.47
L16	N63°28'52"W	17.82
L17	S47°38'11"W	31.58
L18	N46°25'27"E	34.89
L19	N45°22'59"W	26.89
L20	N42°57'57"W	33.72
L21	N38°01'24"W	25.72
L22	N20°33'22"W	13.39
L23	N8°33'39"E	24.66
L24	N25°44'48"W	20.44
L25	N58°25'07"W	37.40
L26	N14°08'44"W	62.20
L27	N41°38'01"W	28.30
L28	N20°04'52"W	30.44
L29	N13°03'19"E	27.79
L30	N46°38'17"E	18.01
L31	S71°52'25"E	27.80
L32	N62°01'17"E	21.20
L33	N4°39'07"E	4.68
L34	N21°12'01"W	23.11
L35	N46°18'59"W	82.30
L36	N43°09'31"W	24.29
L37	N76°25'48"W	46.70
L38	N11°40'08"W	51.22
L39	N20°01'17"E	32.28
L40	N41°38'01"W	29.87
L41	N19°28'51"E	20.36
L42	N37°37'34"E	31.69
L43	N42°22'53"W	42.08
L44	N14°42'31"W	23.17

**GWINNETT COUNTY  
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**ALLIANCE**  
 ENGINEERING & PLANNING, INC.  
 299 SOUTH MARI ST., SUITE A | LAWRENCEVILLE, GA 30049  
 770.225.4730 | www.allianceco.com

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GEORGIA  
 No. 1773  
 3/21/2023  
 TRAVIS L. PRUITT  
 SURVEYOR

DEVELOPER  
**Liftone, LLC**  
 24 HR CONTACT: CHARLES SWANSON, 704.622.2487  
 CHARLES@PARCHER.COM

Site Zoning Plan for  
**Forklift Building**  
 2408 TECH CENTER PARKWAY  
 LAWRENCEVILLE, GA 30043  
 LL 147 - DISTRICT 7TH  
 PARCEL # 7147 281

Orig. Issue 3.21.2023  
 Designed by KN  
 Checked by BW  
 Project # 23022

NORTH

SCALE: 1" = 100'  
 0 100 200

ZONING PLAN

3.21.23

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CASE NUMBER RZ-00-137

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to M-1 by TAYLOR & MATHIS, INC. for the proposed use of OFFICE/WAREHOUSE/DISTRIBUTION on a tract of land described by the attached legal description, which

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CASE NUMBER RZ-00-137

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 NOVEMBER 28, 2000 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28<sup>TH</sup> day of NOVEMBER, 2000, that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Office, office/distribution, light manufacturing and accessory uses, excluding truck terminals, building materials sales with outdoor storage, wholesale membership clubs (i.e., Costco, Sam's Club, etc.), recovered materials processing facilities, and yard trimming composting facilities.
  - B. Development shall be subject to the requirements of the Mall of Georgia Overlay District.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot wide natural, undisturbed buffer adjacent to Rock Springs Road and Old Peachtree Road, except for approved access and utility crossings.

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CASE NUMBER RZ-00-137

- B. Provide a 75-foot wide natural, undisturbed buffer adjacent to all residentially zoned property, except for approved access and utility crossings. Where sparsely vegetated, the buffer shall be enhanced with a double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting.
- C. Provide a ten-foot wide landscaped strip along the proposed internal roadway.
- D. Provide a minimum 100-foot building setback adjacent to all residentially zoned property.
- E. Provide ten-foot wide landscaped strips adjacent to all internal property lines.
- F. Except for approved access, maintain a minimum 50-foot buffer adjacent to any streams/tributaries located on the property.
- G. Prior to the issuance of a development permit, design and submit a comprehensive pedestrian access plan for review and approval of the Development Division and Gwinnett County Department of Transportation. At a minimum, the pedestrian access plan shall include provision of sidewalks, designated crosswalks, bicycle parking areas and other features as required by the Department of Planning and Development.
- H. Billboards shall be prohibited.
- I. Buildings in the development shall be finished with architectural treatments of glass and/or brick, architectural precast concrete or stone. Architectural renderings shall be submitted for review and approval to the Director of Planning and Development prior to the issuance of building permits.
- J. All ambient lighting shall be directed to the interior streets or parking lots and away from any adjoining residentially zoned property.

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CASE NUMBER RZ-00-137

- K. Building G as shown on the site plan prepared by Hughes, Good, O'Leary & Ryan dated August 23, 2000 will have loading docks along the front of the building and shall have no loading docks in the rear.
  - L. During the construction process, the developer agrees to meet with the representatives of the Collins Hill Coalition, Mill Creek Coalition, and the Rock Springs Coalition monthly to inform them of the construction process and status.
3. Abide by the following requirements, dedications, and improvements:
- A. The Gwinnett Department of Transportation has received the applicant's traffic study. The Department is reviewing the study and its conclusions, and will provide comments and recommended conditions prior to the scheduled public hearings.
  - B. Prior to the issuance of certificates of occupancy totaling 250,000 square feet on the M-1 property, the Developer shall acquire right-of-way and easements, and design and construct modifications on Rock Springs Roads at its intersection with Buford Drive. The modifications shall be the addition of east bound, dual left turn lanes, and the addition of a dedicated, east bound right turn lane onto Buford Drive. This work shall also include modifications to west bound Rock Springs Road to align the lanes across the intersection. All design and construction will be subject to review and approval by the Gwinnett and Georgia Department of Transportation.
  - C. Prior to the issuance of certificates of occupancy totaling 250,000 square feet on the M-1 property, acquire right-of-way and easements to widen Rock Springs Road to a three lane road between Buford Drive and the western property line. The Developer shall design, construct, and stripe the road to provide a center turn lane. All design and construction will be subject to review and approval by the Gwinnett and Georgia Departments of Transportation.

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- D. Prior to the issuance of the first development permit on the C-2 property, prepare signal warrant studies for the two proposed signals on Buford Drive. If the proposed median cut is approved by the Georgia Department of Transportation and if the warrant studies support the signals, Gwinnett Department of Transportation will recommend to the Georgia Department of Transportation that signal permits be approved. Prior to the first certificate of occupancy on the C-2 property, design and construct the median cut and the proposed signals with connection to, and extension of, the existing fiber optics interconnect cable on Buford Drive. All design and construction will be subject to review and approval by the Gwinnett and Georgia Departments of Transportation. If any of the proposed signals, median cuts, and/or driveways on Buford Drive are denied by the Georgia Department of Transportation, the Developer shall be responsible for revising the traffic impact study accordingly.
- E. Prior to the issuance of the first development permit on the R-ZT property, prepare a signal warrant study for the proposed signal on Old Peachtree Road for review and approval by the Gwinnett Department of Transportation. Provided the signal is approved, acquire all necessary right-of-way and easements, and design and install the proposed signal prior to issuance of the first certificate of occupancy on the R-ZT property. All design and construction will be subject to the review and approval of the Gwinnett Department of Transportation.
- F. Prior to the issuance of the first Certificate of Occupancy (CO) on the R-ZT property, acquire all right-of-way and easements and design and construct a center left turn lane on Old Peachtree Road at the proposed driveway. All design and construction will be subject to review and approval by the Gwinnett Department of Transportation.

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- G. Prior to the issuance of certificates of occupancy totaling 500,000 square feet on the M-1 property and certificate of occupancy for 400 units on the R-ZT property, acquire all necessary right-of-way and easements on Old Peachtree Road, and design and construct a dedicated east bound right turn lane onto south bound Buford Drive. All design and construction will be subject to review and approval by the Gwinnett and Georgia Departments of Transportation.
- H. The Traffic Impact Study prepared by Street Smarts, dated September, 2000 indicates that dual left turn lanes will be needed, in the future, on Old Peachtree Road (east bound) at its intersection with Buford Drive. The developer will be required to contribute 50% of the actual costs to acquire necessary right-of-way and easements, and design and construct the left turn lanes, and modify the existing signal at the intersection. All design and construction will be subject to review and approval of the Georgia and Gwinnett Departments of Transportation. This money will be paid prior to the issuance of the final certificate of occupancy on the R-ZT property and the final certificate of occupancy on the M-1 property.
- I. The Traffic Impact Study prepared by Street Smarts, dated September, 2000 indicates that dual left turn lanes will be needed, in the future, on Buford Drive (north bound) at its intersection with Old Peachtree Road. The developer will be required to contribute 25% of the actual costs to acquire necessary right-of-way and easements, and design and construct the left turn lanes, and modify the existing signal at the intersection. All design and construction will be subject to review and approval of the Georgia Department of Transportation. This money will be paid prior to the issuance of the final certificate of occupancy on the R-ZT property and the final certificate of occupancy on the M-1 property.

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- J. The Traffic Impact Study prepared by Street Smarts, dated September, 2000 indicates that dual left turn lanes will be needed, in the future, on Buford Drive (north bound) at the proposed south driveway to the project. The Developer shall acquire all necessary right-of-way and easements, and design and construct the dual left turn lanes, and modifications to the signal. All design and construction will be subject to review and approval of the Georgia Department of Transportation. This work will be done no later than the issuance of the first certificate of occupancy on the C-2 property.
- K. Prior to the issuance of a development permit, submit an Alternate Mode Transportation Plan for review and approval by the Gwinnett County Department of Transportation and the Gwinnett County Department of Planning and Development. - At a minimum, - this plan shall include the following transportation management strategies to be incorporated into the development:
- a. Pedestrian facilities,
  - b. Bicycle facilities,
  - c. Provision of shuttle service, including connection to Gwinnett County's transit system,
  - d. Provision of shuttle and bus drop-off/pick-up areas near main building entrances,
  - e. Participation in a Transportation Management Association,
  - f. Incorporation of alternate fuel vehicles for on-site maintenance and services,
  - g. Provision of electric vehicle recharging stations for use by employees and visitors, and

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- h. Other potential transportation demand management strategies not specifically identified here, but which may be feasible or desirable at the time the Alternate Mode Transportation Plan is written and reviewed.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:

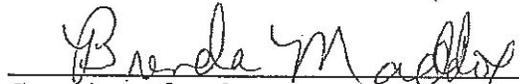


F. Wayne Hill, Chairman

Date Signed:

Dec. 11, 2000

ATTEST:

  
Brenda Madley  
County Clerk