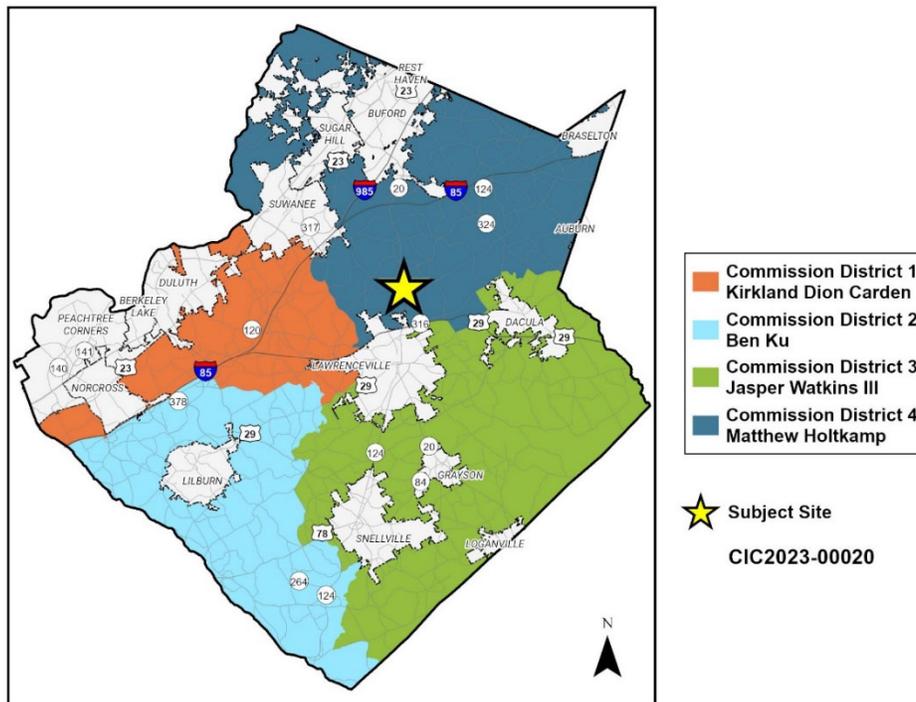


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2023-00020  
**Current Zoning:** C-2 (General Business District)  
**Request:** Change in Conditions  
**Overlay District:** Mall of Georgia  
**Additional Requests:** Variances  
**Address:** 720 Ridge Road  
**Map Number:** R7065 398  
**Site Area:** 0.99 acres  
**Square Feet:** 7,200  
**Proposed Development:** Convenience Store with Fuel Pumps and Retail Uses  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Community Node

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 8/1/2023**  
**Board of Commissioners Advertised Public Hearing Date: 8/22/2023 (Public Hearing Tabled to 10/24/2023)**

**Applicant:** Teresa Curry, P.E.,  
AXIS Infrastructure, LLC  
70 Mansell Court, Suite 200  
Roswell, GA 30076

**Owners:** Mohammad Faizahmed  
2160 Lockett Court  
Duluth, GA 30097

**Contact:** Lorraine Canada

**Contact Phone:** 678.778.1617

## Zoning History

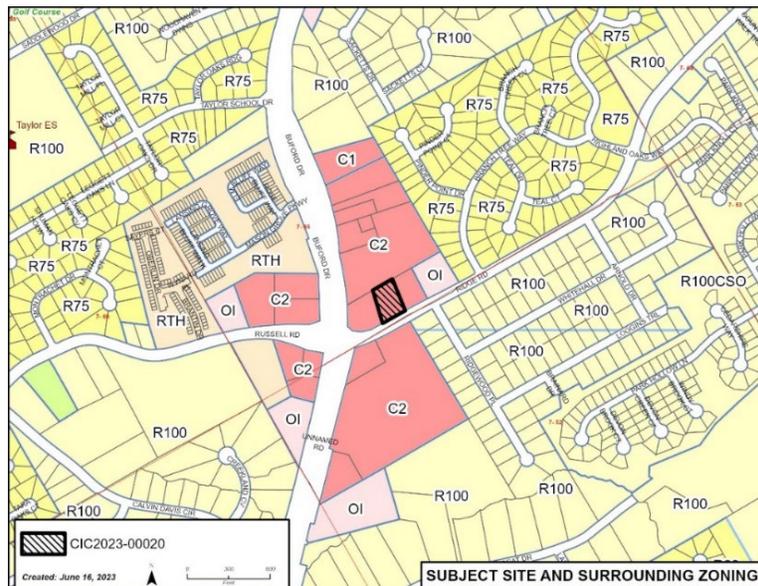
The subject property is zoned C-2 (General Business District). In 1988, the site was part of a larger 5.32-acre tract that was rezoned from R-100 (Single-Family Residence District) to C-2 and O-I (Office-Institutional District) for retail and office related uses, pursuant to RZ-43-88. The site is located within the Mall of Georgia Overlay District.

## Existing Site Condition

The subject property is a 0.99-acre parcel located on the north side of Ridge Road, east of its intersection with Buford Drive. The property is currently undeveloped with dense vegetation covering most of the site. The site slopes downward approximately 20 feet from northwest to southeast. There is a shared driveway with the adjacent property to the east, accessed from Ridge Road. No sidewalks exist along the property frontage. The nearest Gwinnett County Transit stop is approximately 3.1 miles from the subject property.

## Surrounding Use and Zoning

The subject property is surrounded by commercial, institutional, and office uses. To the north of the site is a United States Postal Office facility. A pharmacy is located to the west of the site. A veterinary office is located to the east. Across Ridge Road to the south is the Russell Ridge Shopping Center, which is a grocery store-anchored, multi-tenant shopping center. Also across Ridge Road to the south is Ridgewood, a single-family detached residential subdivision. The following is a summary of surrounding uses and zoning:



| Location | Land Use                                | Zoning       | Density                    |
|----------|---|--------------|----------------------------|
| Proposed | Convenience Store with Fuel Pumps       | C-2          | N/A                        |
| North    | Commercial                              | C-2          | N/A                        |
| East     | Commercial                              | C-2          | N/A                        |
| South    | Commercial<br>Single-Family Residential | C-2<br>R-100 | N/A<br>1.85 units per acre |
| West     | Commercial                              | C-2          | N/A                        |

## Project Summary

The applicant requests a change in conditions for a 0.99-acre parcel zoned C-2 for a convenience store with fuel pumps, including:

- A change in conditions of case RZ-43-88, including the revision of the following conditions:
  - Condition 1A, *“Retail and service commercial uses at a maximum density of 15,000-square feet and office and accessory uses at a maximum density of 14,000-square feet.”* The applicant is requesting to eliminate the maximum square footage per use to allow for a 7,200 square foot multi-tenant commercial building, including a convenience store with fuel pumps.
  - Condition 2A, *“Provide a 50-foot natural buffer for the O-I tract and a 75-foot natural buffer for the C-2 tract, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated, adjacent to the north property line.”* The applicant is requesting to eliminate this condition.
  - Condition 2D, *“Provide a five-foot wide landscape strip along internal property lines.”* The applicant is requesting to eliminate this condition.
- A 7,200 square-foot, single-story multi-tenant commercial building including a convenience store with fuel pumps and three leasable tenant suites.
- A canopy with four fuel pumps located at the front portion of the site along Ridge Road.
- 12 surface parking spaces located in front of the building, and 11 parking spaces located along the site’s Ridge Road frontage.
- A five-foot-wide sidewalk along the property frontage on Ridge Road.
- An internal five-foot-wide sidewalk leading from the Ridge Road sidewalk to the front of the building, along the western property boundary and adjacent to the dumpster enclosure.
- A reinforced concrete retaining wall in the northwest corner of the site, and along the sidewalk connecting the entrance of the building to Ridge Road.
- A retaining wall with a guardrail east of the convenience store, adjacent to the access driveway.
- A dumpster enclosure located in southwest corner of the front yard with a six-foot tall brick or masonry fence.
- Two vehicular access points via the internal driveway shared with the property to the east. No direct access to Ridge Road is proposed.
- A five-foot-wide landscape strip along the Ridge Road property frontage.
- A monument sign on the property frontage of Ridge Road.

## Zoning and Development Standards

The applicant is requesting a Change in Conditions for a property zoned C-2 (General 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 45'                            | ≤20'       | YES             |
| 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 14 spaces<br>Maximum 58 spaces | 23 spaces  | YES             |
| Dumpster Location        | Side or Rear Yard                      | Front Yard | NO*             |
| Interior Driveway Widths | 40'                                    | 37.5'      | NO*             |
| Landscape Strip          | Minimum 10'                            | 5'         | NO**            |

\*The applicant has requested a variance to allow the dumpster enclosure in the front yard and to exceed the maximum driveway width.

\*\* The applicant has not requested relief from the 10-foot-wide landscape standards per Chapter 620 of the UDO. If this request is approved, the site must be developed with a 10-foot-wide landscape strip outside the Ridge Road right-of-way, which is also a condition of approval from RZ-43-88.

In addition, the following standards apply to development in the Mall of Georgia Overlay District:

| Standard   | Meets Standard? |
|--|-----------------|
| Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Director only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.  | NO*             |
| Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building, with the balance of parking located to the rear the building. | NO*             |

\* The applicant has requested variances to allow all parking in front of the building and to not provide interparcel access.

### Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. *Section 220-30.3.A.1 Transportation/Infrastructure*

**Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts.**

The applicant is proposing to not provide inter-parcel connection to the parcel west of the development.

2. *Section 220-30.3.E.3 Parking and Accessory Structures*

**Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building, with the balance of parking located to the rear the building.**

The applicant is proposing to locate all of the parking in front of the proposed building.

3. *Section 230-120.13.A Dumpsters*

**Dumpsters shall be located in the rear or side yard. Dumpsters are not allowed in front yards. Dumpsters, including the enclosure structure, shall be located a minimum of 5 feet from property lines and buffers.**

The applicant is proposing to locate the dumpster in the northwest corner of the front yard of the development, along the Ridge Road frontage.

4. *Section 240-70.1.E Interior Driveways*

**Interior driveways surrounding gasoline pumps shall be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).**

The applicant is proposing an interior driveway width of 37.5-feet. Interior driveways around gasoline pump islands are required to be 40-feet in width according to UDO.

## **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 F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## **Staff Analysis**

**Change in Conditions Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. 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.**

In order to accommodate the size of the building, multiple variances to the UDO are necessary. These variances will diminish the intent of the respective standards, which suggests the use is not suitable for the size of the property or its location relative to other uses. There are already

two existing gas stations just south and southwest of the site across Ridge Road on either side of Buford Drive. Although the commercial tenant suites might be appropriate at this location, a convenience store with fuel pumps that requires several variances from the UDO is not suitable.

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

The proposed multi-tenant commercial building with a convenience store with fuel pumps would share a driveway with the postal office to the north of the site, and a veterinary office to the east. These surrounding uses are generally low traffic generators while the proposed development would generate significantly more trips along the shared driveway and Ridge Road. In addition, the development proposes to locate the dumpster enclosure in the front of the site which would diminish the aesthetics of Ridge Road, impede traffic flow within the site, and result in a safety concern for employees. In addition, the site offers limited maneuverability for any fuel truck entering the site.

**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.**

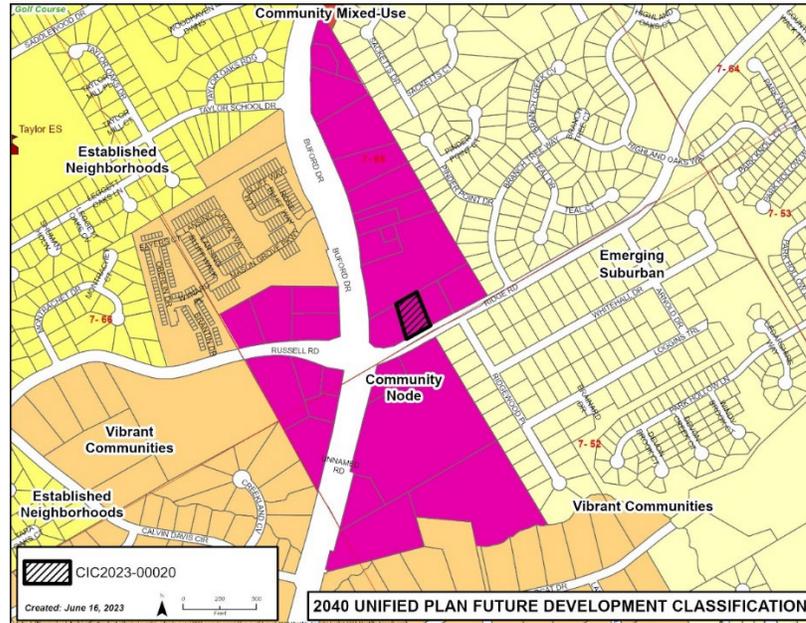
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request are attached (Exhibit F).

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

The subject property is located within the Community Node Character Area, which is characterized by high-density mixed-use developments, incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses located at major intersections throughout the County. The Character Area intends future development and redevelopment to focus on making these nodes more pedestrian-oriented to serve surrounding residential communities and County residents by providing shopping, dining, and entertainment venues.

The proposed convenience store with fuel pumps and retail uses would not further the intent of the Community Node Character Area due its lack of a pedestrian-friendly design, and its compatibility to adjoining residential uses. Although the substantially small development includes three tenant suites, it is unlikely that businesses which include shopping, in house dining, or entertainment space would lease the approximately 1,000 square-foot spaces adjacent to a convenience store with fuel pumps. The design of the site, including the location of the pedestrian sidewalk next to the dumpster and the parking in the front along Ridge Road, is not an ideal design for developments within the Community Node Character Area. As such, the proposed change in conditions to allow a 7,200 square-foot building with a convenience store

and fuel pumps is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



**F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed change in conditions.**

The previous rezoning of the site limited the amount of retail and office space allowed at this location. Although the site is designated Community Node and the proposed development will include three tenant suites, a convenience store with fuel pumps will generate excessive vehicular traffic and does not introduce a service that would mostly benefit the surrounding residential area or promote appropriate future development of remaining undeveloped parcels nearby. Two convenience stores with fuel pumps are located just across Ridge Road. Another convenience store with fuel pumps would not be the best use of this site.

**Variance Request Analysis:** The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant requests four variances in order to facilitate the development of the multi-tenant building with a convenience store with fuel pumps. The variance specific to providing interparcel connection to the parcel to the west may be reasonable given the location of the building on the parcel and the difference in topography between the two sites. However, the request to reduce driveway width requirements for gas stations, and the request to locate the dumpster in the front yard suggests the development of a building that is too large for the overall site. The request to locate surface parking in front of the building represents an incompatibility with the pedestrian-friendly intent of the Mall of Georgia Overlay District standards. Approval of these variances would not benefit the area, and an alternative design could be proposed that aligns with UDO standards.

## Staff Recommendation

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

In addition, staff recommends **DENIAL** of the following variances:

1. To not provide inter-parcel connection to the adjacent non-residential property west of the site.
2. To located one hundred percent of parking in the front yard of the building.
3. To locate a dumpster enclosure within the front yard of the site.
4. To construct a 37.5' wide interior driveway surrounding gasoline pumps.

## Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

The conditions below are those from RZ-43-88 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions for a convenience store with fuel pump, subject to the following conditions:

1. To restrict the use of the property as follows:
  - a. Retail and service commercial uses ~~at a maximum density of 15,000 square feet~~ and office and accessory uses **including a convenience store with fuel pumps. at a maximum density of 14,000 square feet.**
2. To satisfy the following site development considerations:
  - a. ~~Provide a 50-foot natural buffer for the O-1 tract and a 75-foot natural buffer for the C-2 tract, undisturbed except for approved access and utility crossings and replanting where vegetated, adjacent to the north property line.~~ **Provide landscaping along the northern boundary of the parcel. Trees shall be evergreen, planted a minimum of five feet on center, and a minimum of 6-feet in height at the time of planting, subject to the review and approval of the Department of Planning and Development.**
  - b. Provide a 50-foot natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated, adjacent to the east property line.
  - c. Provide a ten-foot wide landscape strip outside the new dedicated rights-of-way of Ridge Road and Georgia Highway 20.
  - d. ~~Provide a five-foot wide landscape strip along internal property lines.~~
  - e. Provide interparcel access as may be required by the ~~Development Division.~~ **Department of Planning and Development.**
  - f. No billboards are permitted.
  - g. ~~Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum~~

~~standards for this development.~~

- ~~h. Dumpsters shall be screened by a fence or wall. **The dumpster enclosure shall meet the screening requirements of the UDO.**~~
  - i. Garbage pick-up shall be limited to between the hours of 8:00 a.m. and 6:00 p.m.
  - j. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
  - k. Buildings shall ~~be finished with architectural treatments of brick, stone, stucco or other masonry finish.~~ **comply with Category 3 of the Gwinnett County Architectural Design Requirements.**
  - ~~l. Curb cut locations subject to the review and approval of the Engineering Department.~~
  - m. The proposed convenience store with fuel pumps shall be constructed in general conformance with Exhibit B: Site Plan dated received June 8, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.**
3. To abide by the following requirements, dedications, and improvements:
- ~~a. Dedicate at no cost to Gwinnett County 50 feet of right-of-way from the centerline of Ridge Road.~~
  - ~~b. Dedicate at no cost to Gwinnett County right-of-way from the centerline of Georgia Highway 20 as required by the Georgia Department of Transportation.~~
  - ~~c. Design required on-site storm water detention facilities such that they are not located within any required buffers.~~

### **Planning Commission Recommendation**

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

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

1. To not provide inter-parcel connection to the adjacent non-residential property west of the site.
2. To located one hundred percent of parking in the front yard of the building.
3. To locate a dumpster enclosure within the front yard of the site.
4. To construct a 37.5' wide interior driveway surrounding gasoline pumps.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Previously Approved Resolution (RZ-43-88)
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

**Exhibit A: Site Visit Photos**



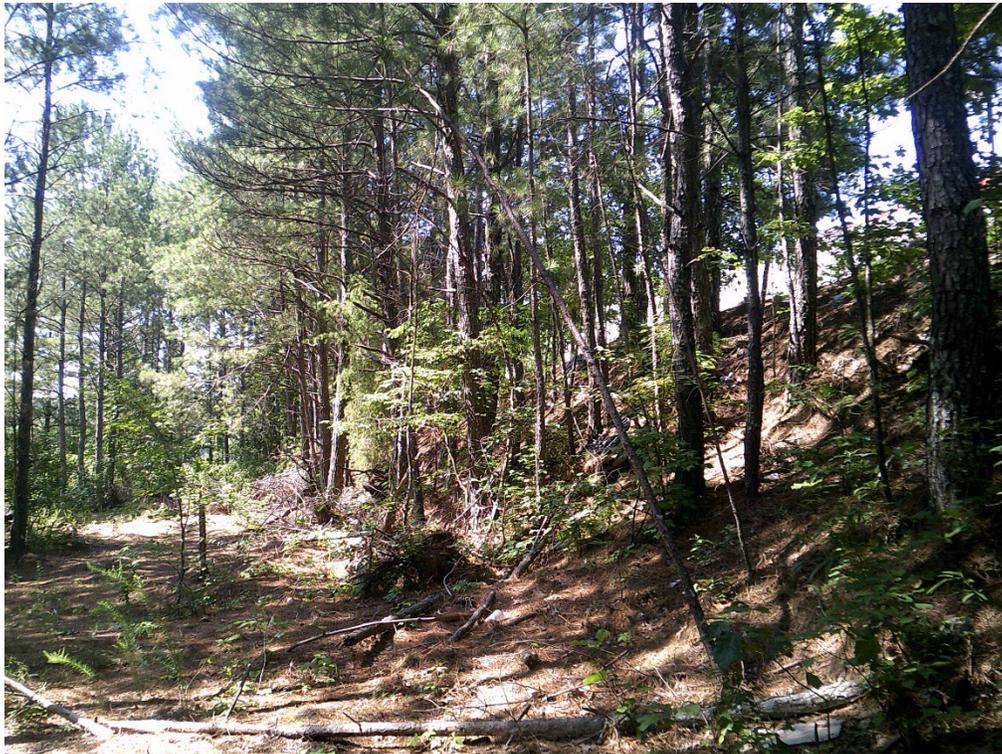
**View of Site Street Frontage Along Ridge Road**



**View of Site Street Frontage Along Ridge Road Towards the Southwestern Corner**



**View of Internal Driveway East of Site**



**View of Topographic Shift in Land Between the Site and Adjacent Parcel to the West**

**Exhibit B: Site Plan**

**[attached]**

RECEIVED

6/8/2023

N/F  
UNITED STATES POSTAL SERVICE  
(DB 18851, PG 136)  
TAX PARCEL No.: R7065 004A

N/F  
RIDGEBACK REAL ESTATE LLC  
(DB 51065, PG 464)  
TAX PARCEL No.: R7065 380

N/F  
AND T VELASCO REVOCABLE TRUST  
(DB 58276, PG 889)  
TAX PARCEL No.: R7065 233

| SITE DATA   |                 |              |
|---|-----------------|--------------|
| STREET LOCATION: 720 RIDGE ROAD LAWRENCEVILLE, GA 30043 |                 |              |
| CURRENT ZONE: C-2 GENERAL BUSINESS DISTRICT             |                 |              |
| CURRENT SITE AREA: 0.99 AC (43,293.15 S.F.)             |                 |              |
| BUILDING TYPE: PROPOSED (7,200 S.F.)                    |                 |              |
| ZONING REQUIREMENTS                                     | REQUIRED        | PROPOSED     |
| FRONT LANDSCAPE SETBACK                                 | 10              | 10           |
| BUILDING SETBACKS                                       |                 |              |
| FRONT   | 15              | 15           |
| RIGHT   | 10              | 10           |
| LEFT  | 10              | 10           |
| REAR  | 30              | 30           |
| PARKING REQUIREMENT                                     | 1 PER 500 SF    | 1 PER 500 SF |
| PARKING:  | 15              | 24           |
| MAX HEIGHT OF BUILDING                                  | 45              | 20           |
| BUILDING INFO   |                 |              |
| OVERHANG DOORS:   | NONE            |              |
| ROOF OVERHANGS:   | NONE            |              |
| SPRINKLERED OR NON-SPRINKLERED                          | NON-SPRINKLERED |              |
| OCCUPANCY TYPE  | M (MERCANTILE)  |              |
| FIRE-RESISTANCE RATING OF THE EXTERIOR                  | 0               |              |
| NUMBER OF STORY   | SINGLE STORY    |              |

**CONCRETE PAVING SPECS.**  
4000 P.S.I. WITH FIBER MESH:  
-USE MIN. 517 LBS. OF CEMENT  
-40 FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE  
-ACCEPTABLE AIR CONTENT 3%-6%  
-MAX AGGREGATE SIZE OF 1 1/2"  
-MAX SLOPE OF 3'-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF MCDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.

| PROPOSED CONCRETE CURBS/CUTTERS, PADS AND PAVING ON SITE |                             |   |
|--|-----------------------------|---|
| KEY  | DESCRIPTION                 | SPECIFICATION   |
| (P-1)  | CONCRETE PAVEMENT           | 6" THK. 4,000 PSI CONCRETE WITH WELDED WIRE FABRIC OVER 6" GAB & 98% COMP. SUBGRADE |
| (P-2)  | CONCRETE SIDEWALK           | 4" THK. 4,000 PSI CONCRETE WITH FIBERMESH   |
| (P-3)  | CONCRETE CURB & GUTTER      | 4,000 PSI CONCRETE WITH FIBERMESH   |
| (P-4)  | CONCRETE SLAB FOR GAS TANKS | 8" THICK 4,000 PSI CONCRETE SLAB  |

| STRIPING LEGEND |  | PROPOSED SIGNS |   |
|-----------------|--|----------------|---|
| (A-1)           | INGRESS/EGRESS SIGN  | (S-1)          | BOLLARD MOUNTED MUTCD SIGN R7-8 & R7-8a - ADA ACCESSIBLE HANDICAP PARKING |
| (A-2)           | ADA ACCESSIBLE STALL WHITE STRIPING W/BLUE SYMBOL PER ADA REQUIREMENTS | (S-2)          | STOP SIGN   |
| (A-3)           | HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.              |                |   |
| (A-4)           | WHITE PARKING STRIPES  |                |   |
| (A-5)           | THERMOPLASTIC 24" WHITE STOP LINE                                      |                |   |
| (A-6)           | THERMOPLASTIC 5" DOUBLE YELLOW CENTER LINES                            |                |   |

- NOTES:**
- EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 504.3, 504.4 & 506.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
  - A SEPARATE BUILDING PERMIT IS REQUIRED FOR SITE LIGHTING (GCCC 107.1.1).
  - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
  - SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. TIE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING, WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DOT.
  - SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - CONTRACTOR TO CONTACT BRITTON LOCKHART AT 678.639.8800/ BRITTON.LOCKHART@GWINNETTCOUNTY.COM OR TOM WHITLOCK AT 678.639.8814/HARDOLD.WHITLOCK@GWINNETTCOUNTY.COM PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.
  - ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



| NO. | DATE    | ADDED NOTES | REVISIONS |
|-----|---------|-------------|-----------|
| 1   | 4.18.23 |             |           |

| NO. | DATE    | ADDED NOTES | REVISIONS |
|-----|---------|-------------|-----------|
| 1   | 4.18.23 |             |           |



| SITE PLAN     |   |
|---------------|---|
| PROJECT NAME: | DREAM 720 LLC<br>720 RIDGE ROAD LAWRENCEVILLE, GA 30043         |
| CLIENT:       | DREAM 720 LLC<br>2180 SANDLITE BLVD, SUITE 400 DULUTH, GA 30097 |

|                 |             |
|-----------------|-------------|
| PROJECT NO.:    | PROJ. NO.:  |
| DATE:           | DRAWN BY:   |
| SCALE:          | CHECKED BY: |
| DRAWING SERIES: |             |
| SHEET NO.:      |             |

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

**[attached]**

6/8/2023

June 8, 2023

GWINNETT COUNTY  
Department of Planning and Development  
446 West Crogan Street, Suite 300  
Lawrenceville, GA 30046

RE: 720 Ridge Road  
Lawrenceville, GA  
PARCEL ID: R7065-398  
**CHANGE IN CONDITIONS**

TO WHOM IT MAY CONCERN:

Please accept this Letter of Intent for A Change in Conditions for the above referenced parcel which is currently zoned C2, for a convenience store/gas station at 720 Ridge Road, Lawrenceville. The changes include:

- Increase in allowable building square footage from 4,343 sf to 7,200 sf. (RZ-043-1988)
- Allow dumpster in front yard (UDO 230-120.14A)
- Allow 100% of parking in front of building (UDO 220-30.E.3)
- Allow a reduction in drive aisle width surrounding gas pumps (UDO 240-70.1.E)
- Allow removal of Condition 2A of RZ-43-88
- Allow a variance to not provide interparcel access to all adjacent commercial, office, industrial parcels (UDO 220-30.3.A.1)
- Allow a removal of Condition 2D of RZ-43-88. The site provides 5' setback on all sides except the east where there is an existing shared road that cannot be removed.

A copy of RZ-043-1988 is attached which states:

- Retail and service commercial uses at a maximum density of 15,000 sf and office and accessory uses at a maximum density of 14,000 sf. Currently, the total square footage of the existing Tract C (zoned C2) is 10,538 sf and Tract C (zoned O&I) is 9,710 sf.

Currently, the UDO states:

- 230-120.14A: Dumpsters are to be located in the rear or side yard. They are not allowed in front yards and to be a minimum of 5' from property lines.
- 220-30.E.3: Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front

**RECEIVED**

6/8/2023 of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear of the building(s).

- 240-70.1.E: Interior driveways surrounding gasoline pumps shall be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).

**RZ-043-1988**

In order for the project to be viable financially, the site needs to yield 7,200 SF. Code would support a building of this size; however, there is an old zoning condition from 1988 that limits the SF of this overall commercial parcel to 15,000 SF of which CVS has used 10,500.

**230-120.14A**

There is no space in the rear or side yard to place the dumpster because of the retaining wall placement due to topographic conditions. The proposed dumpster is more than 5' from the property lines. The constraints are due to the topographical condition since it is related to the general grading of the site. We would like to move the dumpster to the front yard because the existing topography requires the dumpster to be the front. Granting this variance will not affect the neighboring properties, and it will be screened with minimal visibility. In fact our layout will be very similar to the Chevron across the street that has their screened dumpster in the front yard. The requested variance will not cause harm to health, safety, morals, convenience, order, prosperity, or the general welfare of the present and future inhabitants of Gwinnett County.

**220-30.E.3**

100 percent of the parking space is being proposed in the front of the building since the gas station canopy is to be placed in front of the building with parking spaces surrounding the gas station canopy for customers to provide a safer environment and better accessibility. Granting this variance will not affect the neighboring properties and the requested variance will not cause harm to health, safety, morals, convenience, order, prosperity, or the general welfare of the present and future inhabitants of Gwinnett County. In fact all of the surrounding parcels have their parking in the front of their establishments.

**240-70.1.E**

The 40' wide driveway surrounding the gas pumps requirement cannot be met due to the small size of the property. However, we're meeting the minimum driveway requirements for fire trucks and providing truck turns for fuel trucks. Granting this variance will not affect the neighboring properties and the requested variance will not cause harm to health, safety, morals, convenience, order, prosperity, or the general welfare of the present and future inhabitants of Gwinnett County.

Thanks,



Teresa Curry, P.E.

RECEIVED

6/8/2023

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

(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 proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby properties.*

---

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY: *The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.*

---

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
*The property affected by a change in conditions has reasonable economic use as currently zoned.*

---

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
*The proposed change in conditions will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

---

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN: *The property affected by a change in conditions is in conformity with the policy and intent of the land use plan.*

---

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:  
*None known.*

---

**Exhibit D: Previously Approved Resolution (RZ-43-88)**

**[attached]**

RECEIVED

6/8/2023

CASE NUMBER RZ-43-88

0898

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 Berkmar High School Cafeteria, 405 Pleasant Hill Road, Lilburn, Georgia.

Present

VOTE

Lillian Webb, Chairman  
Ken Suffridge, District 1  
Scott Ferguson, District 2  
Mike Berg, District 3  
Don Loggins, District 4

OPPOSED  
OPPOSED  
AYE  
AYE  
AYE

On motion of COMM. LOGGINS, which carried 3-2, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 AND C-1 (AMENDED TO C-2 AND O-1)

RECEIVED

6/8/2023

CASE NUMBER RZ-43-88

by CONSOLIDATED EQUITIES GROUP, INC. for the proposed use of SHOPPING CENTER AND RETAIL USES (AMENDED TO RETAIL AND OFFICE USES) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY NEWS, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 1988 and objections were filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of MAY, 1988 that the aforesaid application to amend the Official Zoning Map from R-100 to C-1 AND C-2 (AMENDED TO C-2 AND O-I) is hereby APPROVED as O-I for Tract C and C-2 for Tract B, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial uses at a maximum density of 15,000 square feet and office and accessory uses at a maximum density of 14,000 square feet.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot natural buffer for the O-I tract and a 75-foot natural buffer for the C-2 tract, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated, adjacent to the north property line.

RECEIVED

6/8/2023

PLANNING BOOK

8

0900

CASE NUMBER RZ-43-88

- B. Provide a 50-foot natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated, adjacent to the east property line.
  - C. Provide a ten-foot wide landscape strip outside the new dedicated rights-of-way of Ridge Road and Georgia Highway 20.
  - D. Provide a five-foot wide landscape strip along internal property lines.
  - E. Provide interparcel access as may be required by the Development Division.
  - F. No billboards are permitted.
  - G. Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum standards for this development.
  - H. Dumpsters shall be screened by a fence or wall.
  - I. Garbage pick-up shall be limited to between the hours of 8:00 a.m. and 6:00 p.m.
  - J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
  - K. Buildings shall be finished with architectural treatments of brick, stone, stucco or other masonry finish.
  - L. Curb cut locations subject to the review and approval of the Engineering Department.
3. To abide by the following requirements, dedications and improvements:
- A. Dedicate at no cost to Gwinnett County 50 feet of right-of-way from the centerline of Ridge Road.
  - B. Dedicate at no cost to Gwinnett County right-of-way from the centerline of Georgia Highway 20 as required by the Georgia Department of Transportation.
  - C. Design required on-site storm water detention facilities such that they are not located within any required buffers.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

6/8/2023

PLANNING BOOK 8

0901

CASE NUMBER RZ-43-88

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb  
Lillian Webb, Chairman

ATTEST:

Charlotte J. Pash  
Clerk

RECORDED: June 3, 1988

RECEIVED

W. L. JORDEN & CO., INC.

6/8/2023

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

WILLIAM J. JORDEN, P.E. • JOHN D. ROSSER, L.S., P.E. • GRANT BRIDGEMAN, L.S. • GREGORY L. DELANEY, P.E.

TRACT "B"

All that tract or parcel of land lying and being in land lot 65 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the northeast intersection of Georgia Highway 20 (60' R/W) and Ridge Road (80' R/W) and thence continuing along the east right-of-way line of Georgia Highway 20 N 03° 21' 26" E, a distance of 64.08 feet to a point; thence continuing N 02° 19' 56" E, a distance of 185.23 feet to a point; thence leaving said right-of-way N 60° 13' 16" E, a distance of 457.40 feet to a point; thence S 29° 46' 44" E, a distance of 258.32 feet to a point, said point being on the north right-of-way line of Ridge Road; thence continuing along said right-of-way line S 62° 20' 00" W, a distance of 91.67 feet to a point; thence continuing S 60° 09' 00" W, a distance of 91.43 feet to a point; thence continuing along the arc of a curve to the right 411.10 feet, said curve having a radius of 1869.86 feet to the TRUE POINT OF BEGINNING. Containing 3.00 acres.

RECEIVED

6/8/2023

-  RZ-40-88
-  RZ-41-88
-  RZ-42-88
-  RZ-43-88

TRACT A PRESENT ZONING R-100 PROPOSED ZONING C-1  
TRACT B PRESENT ZONING R-100 PROPOSED ZONING C-2  
TRACT C PRESENT ZONING R-100 PROPOSED ZONING C-2  
TRACT D PRESENT ZONING R-100 PROPOSED ZONING C-2  
TRACT E PRESENT ZONING R-100 PROPOSED ZONING C-1  
TRACT F PRESENT ZONING R-100 PROPOSED ZONING C-1  
TRACT G PRESENT ZONING R-100 PROPOSED ZONING C-1  
TRACT H PRESENT ZONING H-100 PROPOSED ZONING C-2

CVS=10,538

1ST FLOOR 6,810  
2ND FLOOR 2,900

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

**[attached]**

**RECEIVED**

6/8/2023

**CHANGE IN CONDITIONS APPLICATION**

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

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION*                     |
|---|---|
| NAME: <u>Teresa Curry, P.E., AXIS Infrastructure, LLC</u>         | NAME: <u>Mohammad Faizahmed</u>                 |
| ADDRESS: <u>70 Mansell Ct. Suite 200</u>                          | ADDRESS: <u>2160 Lockett Court</u>              |
| CITY: <u>Roswell</u>  | CITY: <u>Duluth</u>                             |
| STATE: <u>Georgia</u> ZIP: <u>30076</u>                           | STATE: <u>Georgia</u> ZIP: <u>30097</u>         |
| PHONE: <u>678-778-1617</u>  | PHONE: <u>678-778-1617</u>                      |
| EMAIL: <u>lorraine canada@axiscompanies.com</u>                   | EMAIL: <u>lorraine canada@axiscompanies.com</u> |
| CONTACT PERSON: <u>Lorraine Canada</u> PHONE: <u>678-778-1617</u> |   |
| CONTACT'S E-MAIL: <u>lorraine canada@axiscompanies.com</u>        |   |

| APPLICANT IS THE:   |  |
|---|--|
| <input checked="" type="checkbox"/> OWNER'S AGENT                   | <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER  |
| ZONING DISTRICTS(S): <u>C-2</u>                                     | PRIOR ZONING CASE: <u>RZ-043-1988</u>  |
| PARCEL NUMBER(S): <u>R7065-398</u>                                  | ACREAGE: <u>0.99</u>   |
| ADDRESS OF PROPERTY: <u>720 Ridge Road, Lawrenceville, GA 30043</u> |  |
| PROPOSED CHANGE IN CONDITIONS:                                      | <ol style="list-style-type: none"> <li>Increase allowable building square footage from 4,343 sf to 7,200 sf.</li> <li>Allow dumpster in front yard</li> <li>Allow 100% of parking in front of the building.</li> <li>Allow a reduction in drive aisle width surrounding gas pumps.</li> <li>Allow a removal of Condition 2A of RZ-43-88.</li> <li>Allow a variance to not provide interparcel access to all adjacent commercial, office, industrial parcels (UDO 220-30.3.A.1)</li> <li>Allow a removal of Condition 2D of RZ-43-88. The site provides 5' setback on all sides except the east where there is an existing shared road that cannot be removed.</li> </ol> |
| <b>RESIDENTIAL DEVELOPMENT:</b>                                     | <b>NON-RESIDENTIAL DEVELOPMENT:</b>  |
| NO. OF LOTS/DWELLING UNITS: _____                                   | NO. OF BUILDINGS/LOTS: <u>1 bldg/1 lot</u>   |
| DWELLING UNIT SIZE (Sq. Ft.): _____                                 | TOTAL GROSS SQUARE FEET: <u>7,200 sf</u>   |
| GROSS DENSITY: _____  | DENSITY: _____   |
| NET DENSITY: _____  |  |

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

RECEIVED

6/8/2023

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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

*Miley*

5-25-23

Signature of Applicant

Date

Teresa Curry, Partner - Axis Infrastructure, LLC

Type or Print Name and Title

*Lorraine Wynn*

5-25-23

Signature of Notary Public

Date



Notary Seal

RECEIVED

6/8/2023

**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.



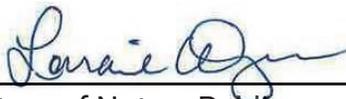
5-25-23

Signature of Property Owner

Date

Mohammad Faizahmed, Owner

Type or Print Name and Title



5-25-23

Signature of Notary Public

Date



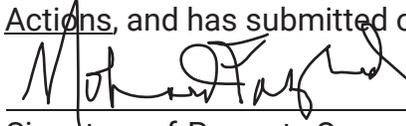
Notary Seal

**RECEIVED**

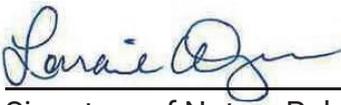
6/8/2023

**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.

 5-25-23 Mohammad Faizahmed, Owner  
Signature of Property Owner Date Type of Print Name and Title

 5-25-23 Teresa Curry, Partner  
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title  
Axis Infrastructure, LLC

 5-25-23  
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 \_\_\_\_\_  
Mohammad Faizahmed, Owner  
Your Name

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

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

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



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

**[attached]**



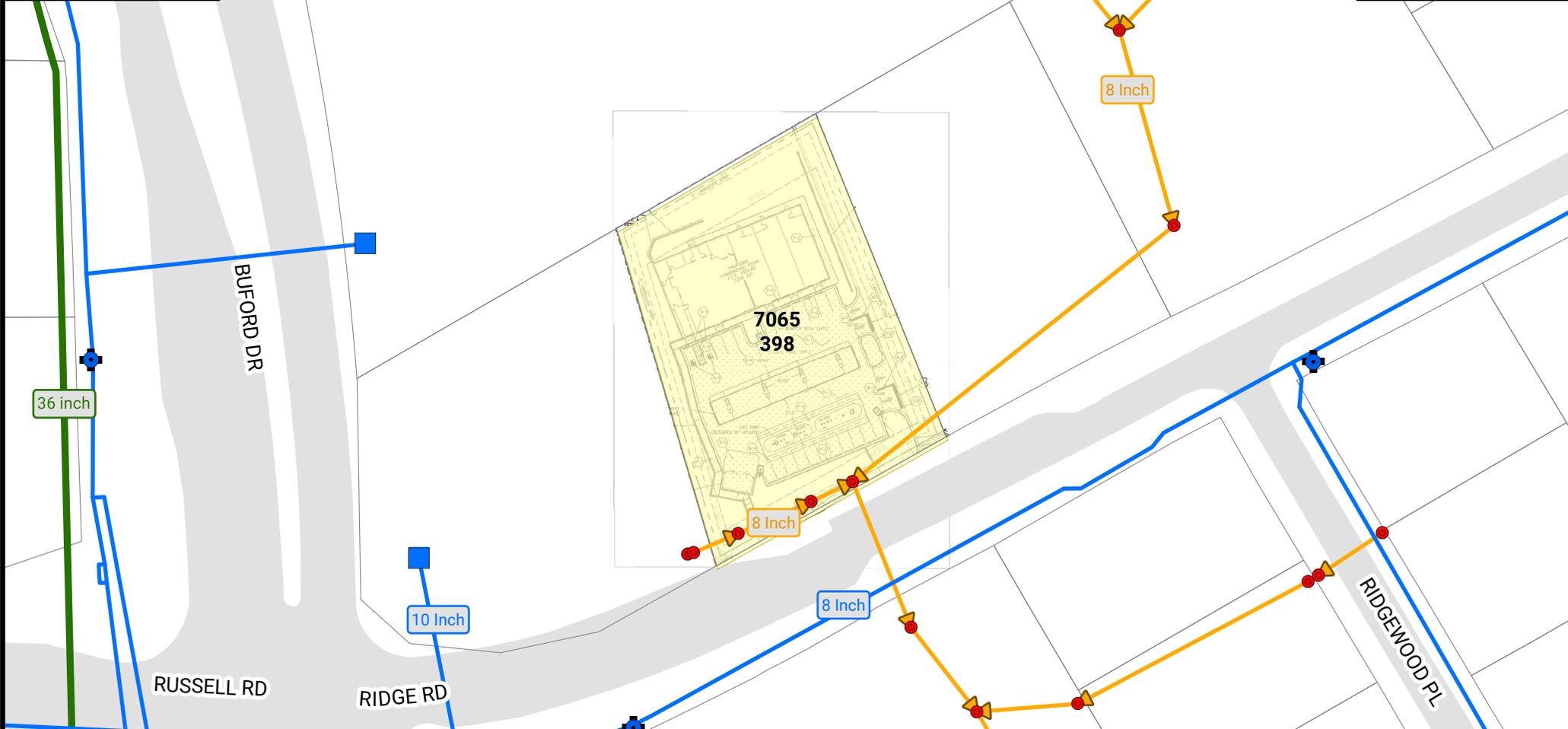
Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

|                                       |  |  |                                     |
|---------------------------------------|--|--|-------------------------------------|
| <b>TRC Meeting Date:</b>              |  | 07.05.2023   |                                     |
| Department/Agency Name:               |  | Transportation   |                                     |
| Reviewer Name:                        |  | Brent Hodges   |                                     |
| Reviewer Title:                       |  | Construction Manager 1   |                                     |
| Reviewer Email Address:               |  | <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a> |                                     |
| Case Number:                          |  | CIC2023-00020  |                                     |
| Case Address:                         |  | 720 Ridge Road, Lawrenceville, 30043   |                                     |
| <b>Comments:</b>                      |  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
|                                       |  | <b>YES</b>   | <b>NO</b>                           |
| 1                                     | Ridge Road is a major collector. ADT = 6,046.  |  |                                     |
| 2                                     | 3.1 miles to the nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way. |  |                                     |
| 3                                     |  |  |                                     |
| 4                                     |  |  |                                     |
| 5                                     |  |  |                                     |
| 6                                     |  |  |                                     |
| 7                                     |  |  |                                     |
| <b>Recommended Zoning Conditions:</b> |  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
|                                       |  | <b>YES</b>   | <b>NO</b>                           |
| 1                                     |  |  |                                     |
| 2                                     |  |  |                                     |
| 3                                     |  |  |                                     |
| 4                                     |  |  |                                     |
| 5                                     |  |  |                                     |
| 6                                     |  |  |                                     |
| 7                                     |  |  |                                     |



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

|                                       |   |  |                          |                                     |
|---------------------------------------|---|--|--------------------------|-------------------------------------|
| <b>TRC Meeting Date:</b>              |   |  |                          |                                     |
| Department/Agency Name:               |   | DWR  |                          |                                     |
| Reviewer Name:                        |   | Mike Pappas  |                          |                                     |
| Reviewer Title:                       |   | GIS Planning Manager   |                          |                                     |
| Reviewer Email Address:               |   | <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a> |                          |                                     |
| Case Number:                          |   | CIC2023-00020  |                          |                                     |
| Case Address:                         |   | 720 Ridge Rd   |                          |                                     |
| <b>Comments:</b>                      |   | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>1</b>                              | Water: Contact GCDWR to discuss a potential variance to allow connection to an 8-inch water main.   |  |                          |                                     |
| <b>2</b>                              | Sewer: A Sewer Capacity Certification (C2023-107-05) has been approved for 3,200 square feet of retail and 8 gas pumps. The development may connect to an existing 8-inch gravity sewer main located on the subject parcel. |  |                          |                                     |
| <b>3</b>                              |   |  |                          |                                     |
| <b>4</b>                              |   |  |                          |                                     |
| <b>5</b>                              |   |  |                          |                                     |
| <b>6</b>                              |   |  |                          |                                     |
| <b>7</b>                              |   |  |                          |                                     |
| <b>Recommended Zoning Conditions:</b> |   | <input type="checkbox"/>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>1</b>                              |   |  |                          |                                     |
| <b>2</b>                              |   |  |                          |                                     |
| <b>3</b>                              |   |  |                          |                                     |
| <b>4</b>                              |   |  |                          |                                     |
| <b>5</b>                              |   |  |                          |                                     |
| <b>6</b>                              |   |  |                          |                                     |
| <b>7</b>                              |   |  |                          |                                     |



**LEGEND**

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Force Main

**720 Ridge Rd**  
C-2 to RZ-043-1988

## Water & Sewer Utility Map

0 50 100  
Feet

**LOCATION**

**Water Comments:** Contact GCDWR to discuss a potential variance to allow connection to an 8-inch water main.

**Sewer Comments:** A Sewer Capacity Certification (C2023-107-05) has been approved for 3,200 square feet of retail and 8 gas pumps. The development may connect to an existing 8-inch gravity sewer main located on the subject parcel.

**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 G: Maps**

**[attached]**



BUFORD DR

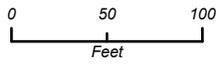
RUSSELL RD

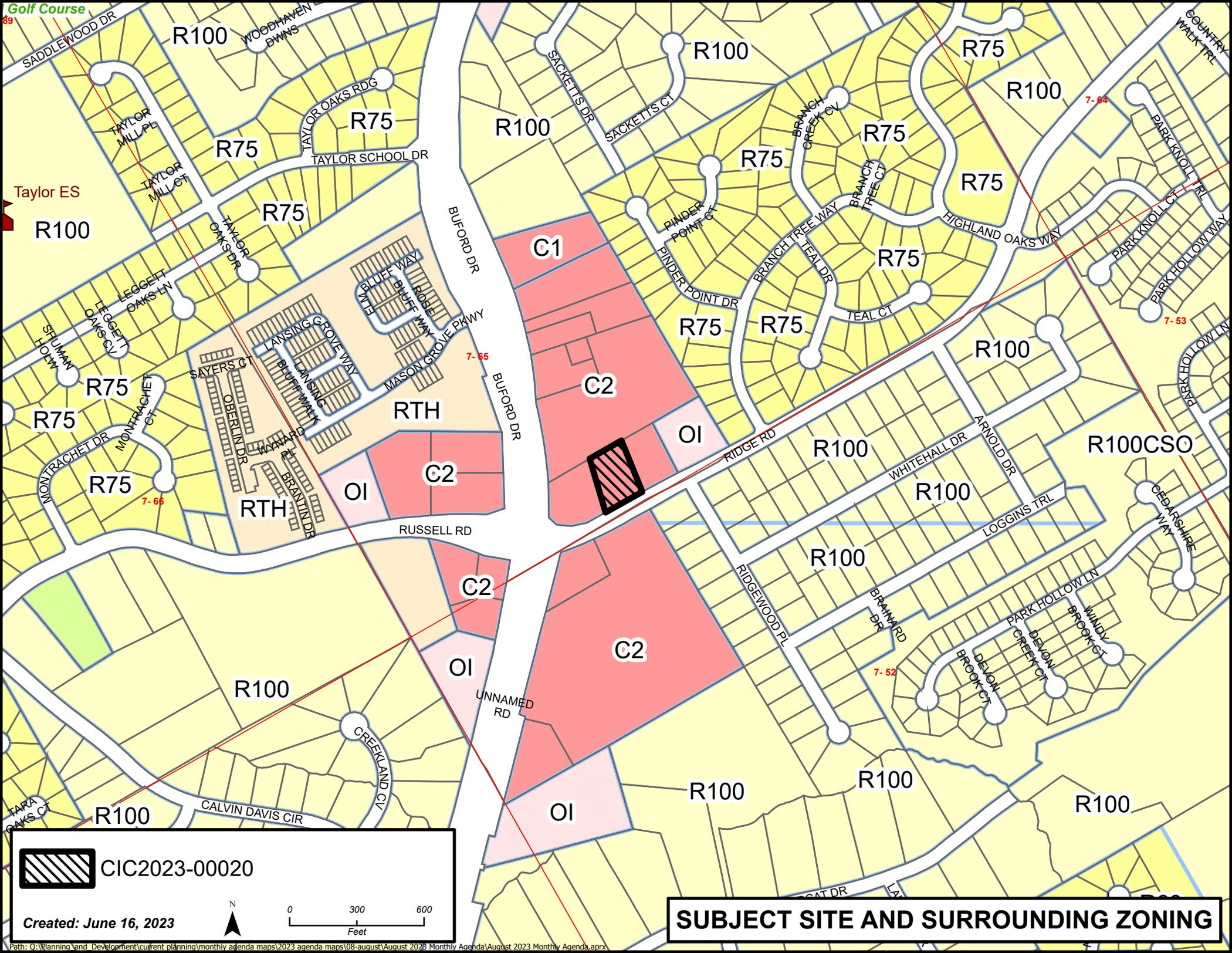
RIDGE RD

RIDGEWOOD PL

 CIC2023-00020

Created: June 16, 2023

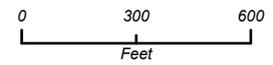




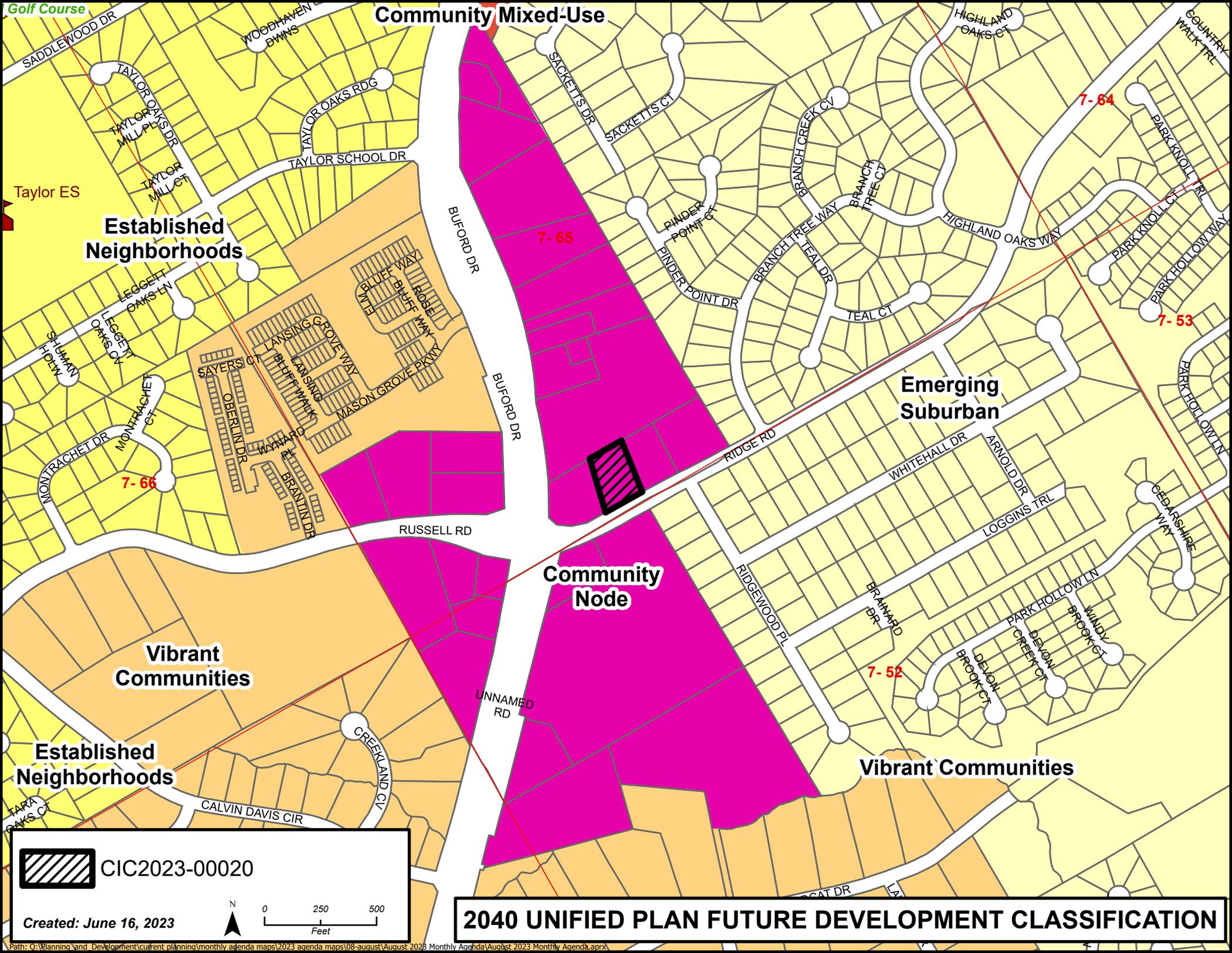
Taylor ES

 CIC2023-00020

Created: June 16, 2023



**SUBJECT SITE AND SURROUNDING ZONING**



Taylor ES

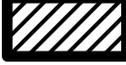
7-64

7-65

7-53

7-66

7-52

 CIC2023-00020

Created: June 16, 2023

N

0 250 500  
Feet

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**