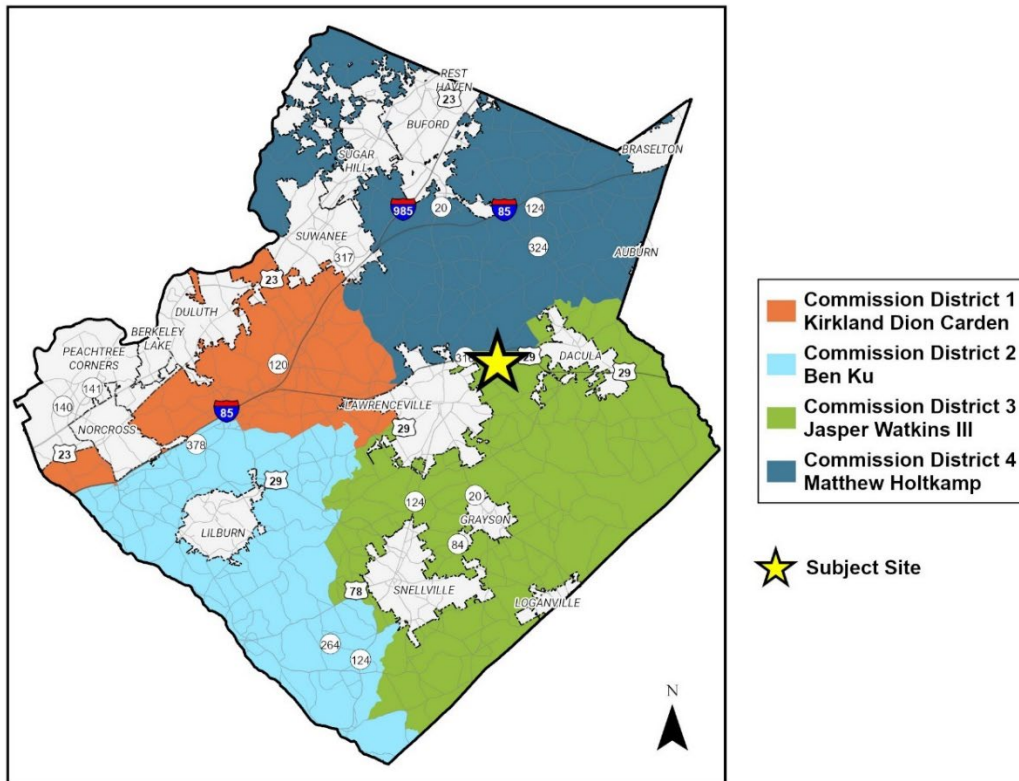




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00002  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Special Use Permit  
**Address:** 1750 Cedars Road  
**Map Number:** R5210 063  
**Site Area:** 3.87 acres  
**Square Feet:** 8,000  
**Proposed Development:** Heavy Truck Service  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Innovation District

**Staff Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Ever Becerra  
1795 Angus Lee Drive  
Lawrenceville, GA 30045

**Owner:** Stelf, LLC  
4402 McBrayer Road  
Oakwood, GA 30566

**Contact:** Ever Becerra

**Contact Phone:** 678.429.3998

## Zoning History

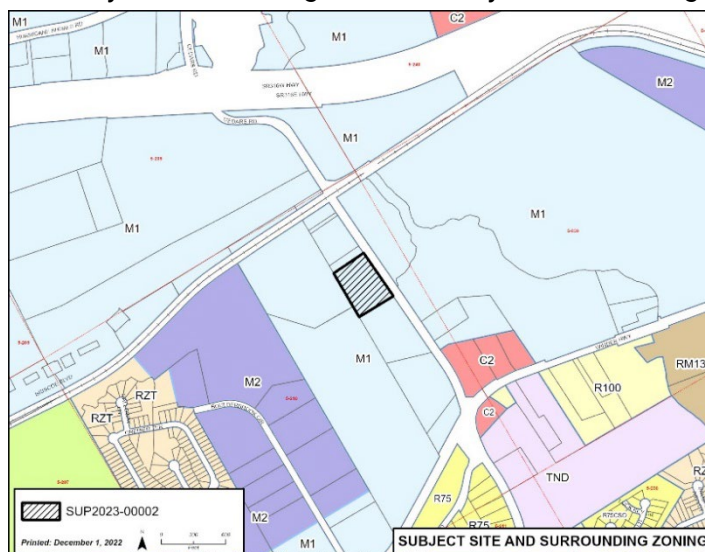
The subject property is zoned M-1 (Light Industry District). The site was part of a larger rezoning (REZ1987-00132) which rezoned the property from R-75 (Single-Family Residence District) to M-1 in 1987. Rezoning case number REZ1998-00176 modified the conditions of approval from the previous zoning case to remove conditions related to transportation improvements.

## Existing Site Condition

The subject site is a 3.87-acre parcel located on Cedars Road northwest of its intersection with Winder Highway. The parcel contains an 8,000 square-foot building and surface parking lot constructed in 1999. The one-story building is constructed of brick and metal siding with an overhead bay door on the south side of the building. Employee and customer parking is located on a paved lot to the north and east side of the building. A graveled area is located on the western side of the building. The southern half of the property remains undeveloped and heavily wooded. This area contains stream buffers and floodplain. A landscape strip exists along the frontage of the property; however, it is only grassed without trees and only a few shrubs. There are no sidewalks located along Cedars Road. The nearest Gwinnett County Transit stop is 3.1 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by light industrial and institutional uses. A small property owned by Gwinnett County and a non-profit ministry are located to the north of the subject property. Further north is the Gwinnett County airport. Across Cedars Road to the east is a trucking facility owned by the applicant. Undeveloped properties are located to the south and west of the subject property, which are also owned by Gwinnett County. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Heavy Truck Service	M-1	N/A
North	Institutional	M-1	N/A
East	Light Industrial	M-1	N/A
South	Undeveloped	M-1	N/A
West	Undeveloped	M-1	N/A

## Project Summary

The applicant requests a special use permit on a 3.87-acre property zoned M-1 to allow a heavy truck service facility, including:

- An 8,000-square foot heavy truck service facility located within an existing building.
- 26 paved parking spaces for customers and employees.
- The letter of intent states that the majority of the trucks serviced at this location will be those owned by EMK Trucking whose trucking terminal is located across Cedars Road from the subject property.
- A code enforcement case CEU2021-00860 was opened in response to violations occurring on the site including trucks parked in the front yard, outdoor storage, junk vehicles, parking on unpaved surfaces, dumpster enclosure, and others (Exhibit F). This notice of violation was provided to the previous property owner. A code enforcement inspection workflow is attached.

## Zoning and Development Standards

The applicant is requesting a special use permit for a heavy truck service facility in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	41'	YES
Lot Size	Minimum 1 acre	3.87 acres	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Landscape Strip	Minimum: 10'	>10'	YES

## Internal and External Agency Review

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

## Staff Analysis

**Special Use Permit Analysis:** According to the UDO, the staff analysis and recommendation on each application for a special use permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For special use permits, 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 special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The surrounding area consists of light industrial and institutional uses. The requested special use permit for heavy truck service will be located across the street from a trucking terminal owned by the applicant. Therefore, the proposed special use permit is suitable in view of the use of nearby property.

**B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

The requested special use permit will not adversely affect the existing use or usability of adjacent or nearby property. The subject property is surrounded on two sides by undeveloped property. As previously mentioned, a trucking terminal owned by the applicant is located across the street. Therefore, the proposed special use permit will not adversely affect nearby property.

**C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

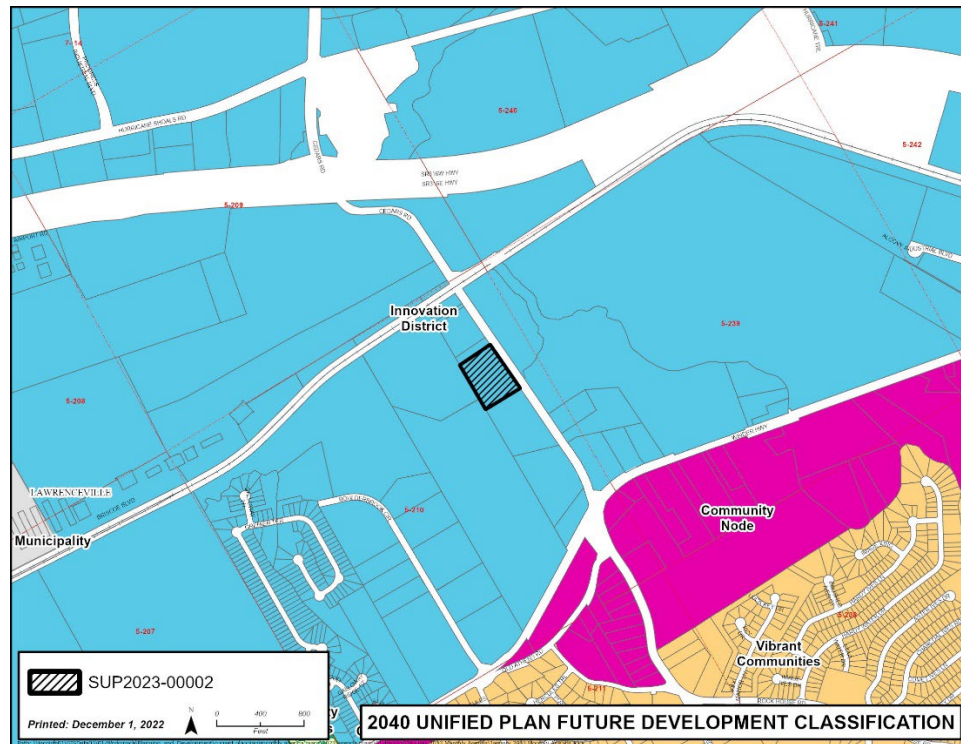
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed special use would create minimal impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this request are attached (Exhibit E).

**E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.**

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Innovation District Character Area which is one of two Employment Centers in the Plan. The Innovation District is intended to accommodate research and development, technology uses, industrial parks, and areas where there are colleges and universities. The requested special use permit for a heavy truck service facility is an adaptive reuse of an existing building and would provide support to an existing industrial business in the area. Therefore, the request conforms 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 special use permit.**

The heavy truck service facility would mainly serve the trucks owned by EMK Trucking, which is in the trucking terminal across Cedars Road from the subject property. Having the facility in proximity to the trucking terminal reduces the number of miles the trucks are driving to be serviced, which reduces unnecessary trips and traffic on the surface streets in the area.

### Staff Recommendation

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

### Staff Recommended Conditions

Approval of a special use permit for a heavy truck service facility, subject to the following conditions:

1. The proposed development shall be constructed and operated in general conformance with Exhibit B: Site Plan dated received October 27, 2022, by the Department of Planning and Development, with revisions and elevations required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Salvage/junkyard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.

3. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
6. All vehicles awaiting repair shall be parked in the area along the side and rear of the building behind the existing fence and gate. The existing fence shall be fitted with screening slats or fabric, to provide an effective screen from view of Cedars Road. The paved area at the front of the lot, between Cedars Road and the front building facade shall remain free of vehicles awaiting repair at all times and shall be utilized for employee and customer parking only.
7. The 10-foot-wide landscape strip shall be replanted to meet the standards of the Unified Development Ordinance prior to issuance of a certificate of occupancy.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions Form
- E. Internal and External Agency Review Comments
- F. Code Enforcement Case CEU2021-00860 Inspection Workflow
- G. Maps

## Exhibit A: Site Visit Photos



**Front of Building from Cedars Road Entrance**



**Front Parking Area along Cedars Road**

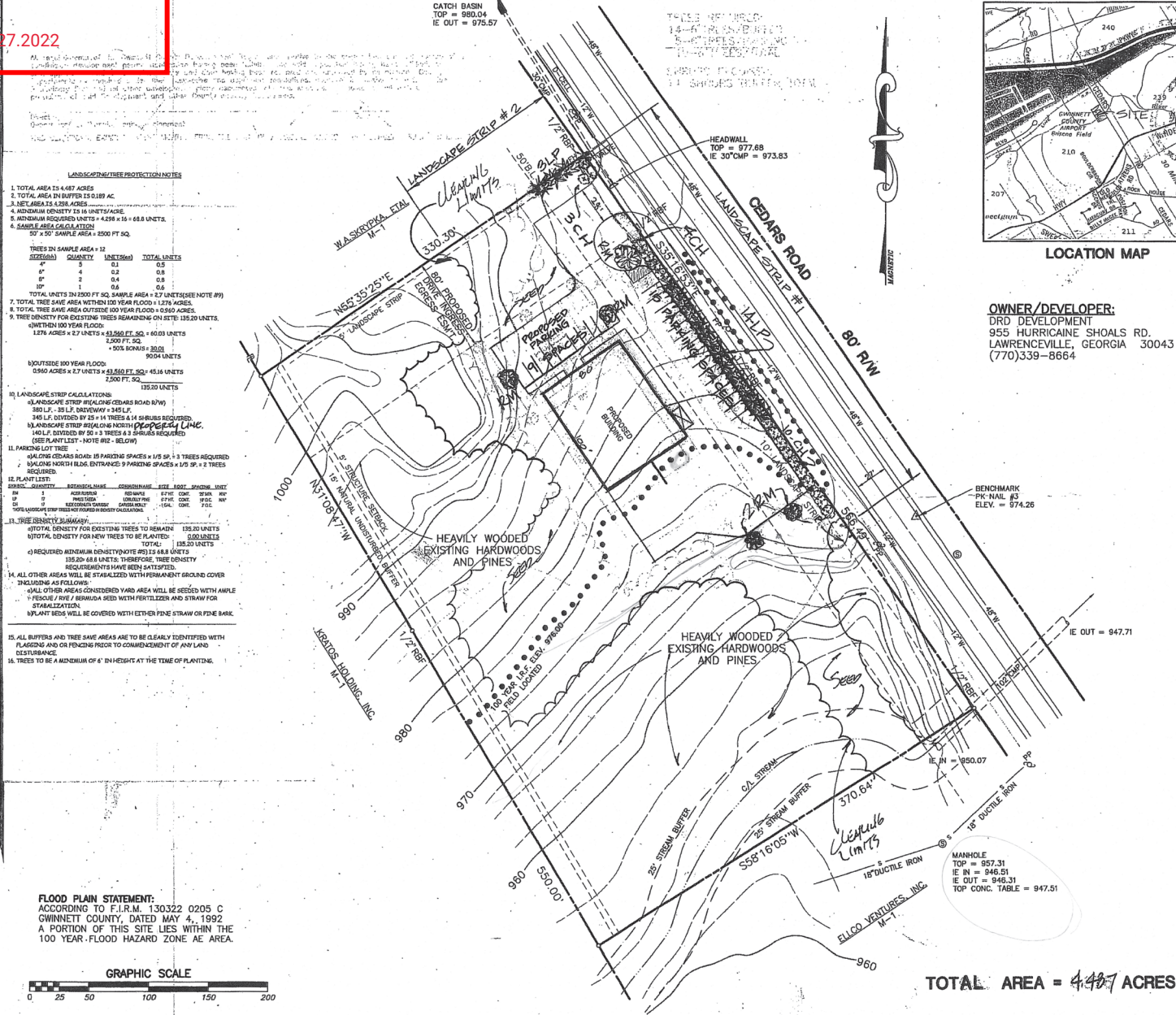
**Exhibit B: Site Plan**

**[attached]**



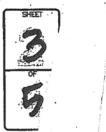
RECEIVED

10.27.2022



**Cornerstone Planning Co.**  
 440 S. PEACHREE ST. ■ WOODBRIDGE, GA. 30092 ■ FAX 271-8477 ■ OFFICE 271-7700  
 ■ LAND PLANNING ■ DEVELOPMENT ■ MANAGEMENT ■ SURVEYING

**LANDSCAPE PLAN FOR  
DRD DEVELOPMENT  
LAND LOT 210 - 5TH DISTRICT  
GWINNETT COUNTY, GEORGIA**





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

**[attached]**

RECEIVED

10.27.2022

**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:

*No*

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

*No*

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

*NO*

- (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:

*NO*

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

*yes*

- (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:

*NO*

**RECEIVED**

10.27.2022

## Letter of Intent

October 24<sup>th</sup>, 2022

Ever Becerra  
EMK Trucking, INC  
1795 Angus Lee Drive  
Lawrenceville, GA 30045

Dear:

**GWINNET COUNTY PLANNING & DEVELOPMENT**

I am writing to you, to express my intentions to obtain a SPECIAL USE PERMIT at the Property located at:

**1750 Cedars Rd, Lawrenceville GA 30045**

As an Owner of a Trucking Business, I have made a positive contribution to the City of Lawrenceville, GA, and Gwinnett County, operating my Business since March 28<sup>th</sup>, 2011.

It is my intention to continue Growing in the Trucking Industry, and that is why, I want to obtain this Permit to Operate a **Heavy Truck Service Facility**. The majority Repairs will be for the Maintenance of the Fleet from EMK TRUCKING, INC, which has its Terminal across the Street.

I am very concerned and willing to Comply with all Regulations of the City of Lawrenceville, GA and Gwinnett County on behalf of this Property.

Thank you very much for your Consideration!

Blessings.

Ever Becerra  
EMK TRUCKING, INC  
Owner and President

**Exhibit D: Application and Disclosure of Campaign Contributions Form**

**[attached]**



RECEIVED

10.27.2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Ever Becerra</u>		NAME: <u>Stelf, LLC</u>	
ADDRESS: <u>1795 Angus Lee Drive</u>		ADDRESS: <u>4402 McBrayer Rd.</u>	
CITY: <u>Lawrenceville</u>		CITY: <u>Oakwood</u>	
STATE: <u>GA</u> ZIP: <u>30045</u>		STATE: <u>GA</u> ZIP: <u>30566</u>	
PHONE: <u>678-429-3998</u>		PHONE: <u>404-312-2776</u>	
EMAIL: <u>EMKtrucking2008@gmail.com</u>		EMAIL: <u>crs7704664121@aol.com</u>	
CONTACT PERSON: <u>Ever Becerra</u>	PHONE: <u>678-429-3998</u>		
CONTACT'S E-MAIL: <u>emktrucking2008@gmail.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>8,000</u>
PARCEL NUMBER(S): <u>R5210 063</u>	ACREAGE: <u>3.87</u>
ADDRESS OF PROPERTY: <u>1750 Cedars Rd. Lawrenceville, GA. 30045</u>	
SPECIAL USE REQUESTED: <u>Heavy Truck Service Facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

10.27.2022

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.



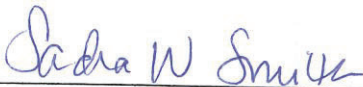
Signature of Applicant

10/27/2022

Date

CEO

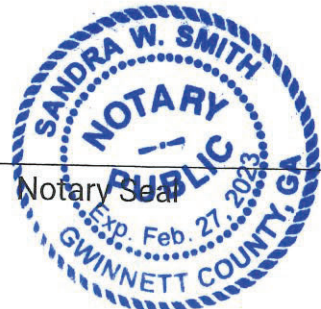
Type or Print Name and Title



Signature of Notary Public

10/27/2022

Date



Notary Seal



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10.27.2022

**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.

Carol R. Stephens  
Signature of Property Owner

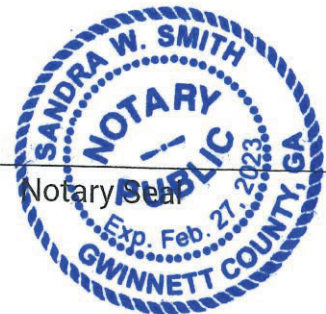
10/27/2022  
Date

Carol R. Stephens  
Type or Print Name and Title

Manager

Sandra W. Smith  
Signature of Notary Public

10/27/2022  
Date



RECEIVED

10.27.2022

**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:  
(Map Reference Number)

Gwinnett County - 3.87 - R5210 063  
District Land Lot Parcel

Signature of Applicant

10/25/2022

Date

Type or Print Name and Title

Ever Becerra CEO

**\*\*\*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)

NAME

TITLE

DATE

10/25/22

2022 Taxes Due  
November 01, 2022



RECEIVED

10.27.2022

**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.

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

☐ YES ☒ NO

EVER BECERRA

YOUR NAME

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

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

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

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

**[attached]**



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		12.14.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00002	
Case Address:		1750 Cedars Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
		<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
1	Cedars Road is a major collector. ADT = 6,224.		
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 type="checkbox"/> <b>YES</b>
		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*



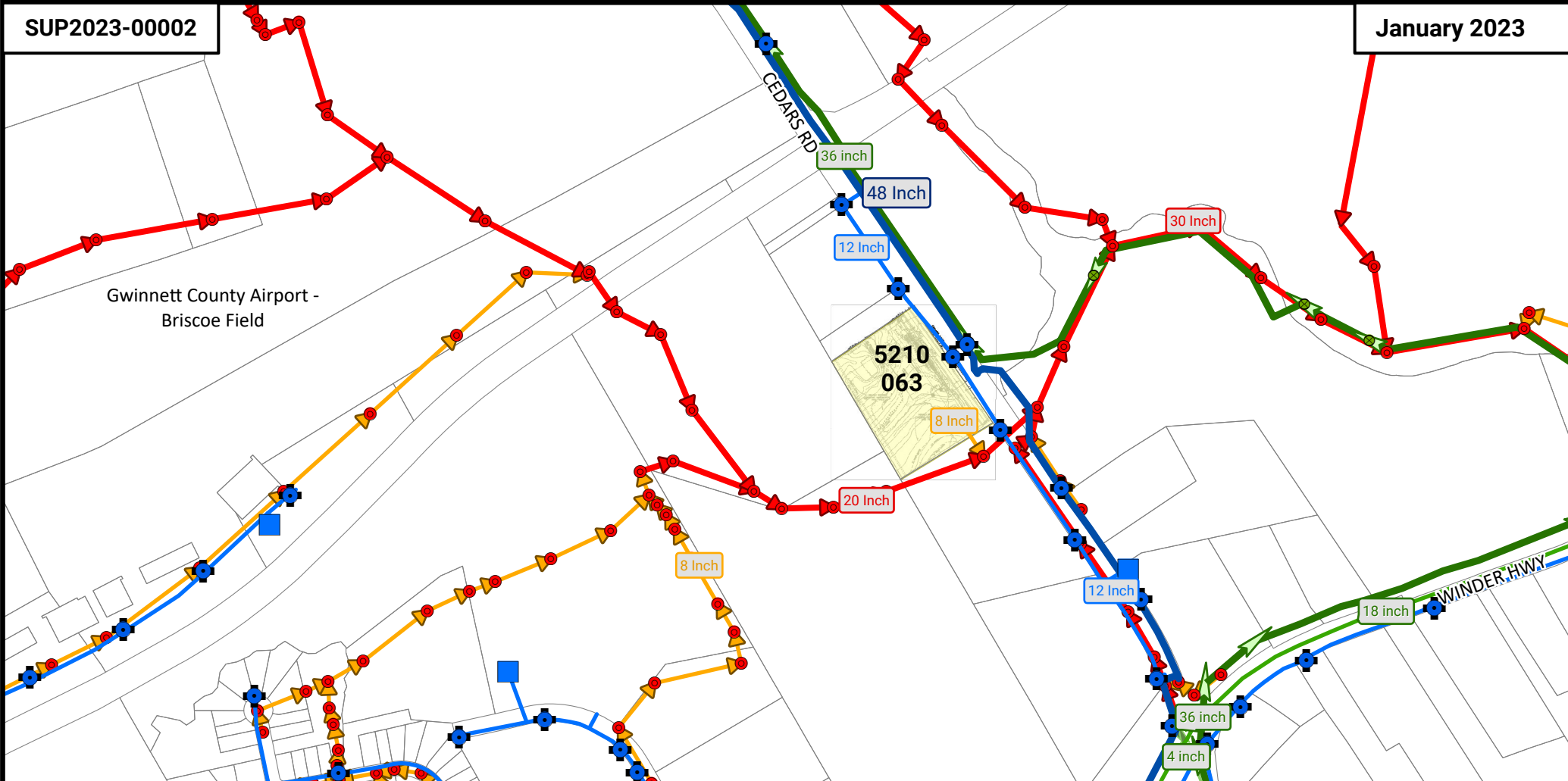
Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		SUP2023-00002		
Case Address:		1750 Cedars Road		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.			
2	Sewer: DWR does not have comments for this development. The existing building is connected to public sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X NO
1				
2				
3				
4				
5				
6				
7				

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

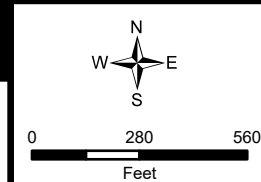
*Revised 7/26/2021*





1750 Cedars Road  
M-1

## Water & Sewer Utility Map



LOCATION



**Water Comments:** DWR does not have comments for this development. The existing building is connected to public water.

**Sewer Comments:** DWR does not have comments for this development. The existing building is connected to public sewer.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit F: Code Enforcement Case CEU2021-00860 Inspection Workflow**

**[attached]**

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-00860**

<b>PRIMARY ADDRESS:</b>	1750 CEDARS RD, LAWRENCEVILLE, GA 30045
<b>RECEIVED DATE:</b>	2/9/2021
<b>APPLICATION STATUS:</b>	Court Hearing - Scheduled
<b>DESCRIPTION:</b>	A new trucking company has moved into this location and they are doing truck repairs. Are working on trucks in the parking lot and have made a mess of the property. Trucks are parked in the front with no screening. Some trucks have been taken apart and are in pieces.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
STELF LLC	4402 MCBRAYER RD	OAKWOOD, GA, 30566-3510

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Registered Agent	CRAIG OAKES	REG AGENT: STELF, LLC	SUWANEE GA 30024
Business Owner	Stevo Hrnjak	REG AGENT: MMDR Truck and Trailer Repair LLC	SUWANEE GA 30024
Business/Site Contact	MMDR Truck and Trailer Repair LLC	C/O BUSINESS OWNER/MANAGER	SUWANEE GA 30024
Property Owner	Ever Becerra		SUWANEE GA 30024

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Court Hearing	12/9/2022	2/1/2023		Scheduled	Travis Butler	
Court Inspection	12/9/2022	1/31/2023		Scheduled	Travis Butler	
Court Hearing	10/20/2022	12/7/2022	12/7/2022	Continued	Travis Butler	Case continued to 2/1/2023
Court Inspection	10/20/2022	12/6/2022	12/6/2022	Not Complied	Travis Butler	MMDR Trucking has left property. Most outdoor storage removed. Dumpster still on property.
Court Hearing	8/5/2022	10/19/2022	10/19/2022	Continued	Travis Butler	COUNTINUED TO 12/7
Court Inspection	8/5/2022	10/18/2022	10/18/2022	Not Complied	Travis Butler	ALL VIOLATIONS STILL EXIST. IN THE PROCESS OF MOVING OFF PROPERTY
Sworn Citation Service	8/6/2022	8/8/2022	8/16/2022	Served	Ed Wallace	CITATIONS FORWARDED TO GCSO FOR SERVICE
Sworn Citation Service	8/6/2022	8/8/2022	8/16/2022	Served	Ed Wallace	CITATIONS SERVED BY GCSO (#SO1512).
Re-Inspection	6/8/2022	6/28/2022	8/5/2022	Citation Issued	Travis Butler	Business does not have OTC, No SUP, Prohibited truck parking, O/S, Dumpster not enclosed
Re-Inspection	2/11/2022	2/24/2022	4/14/2022	Not Complied-Citation Pending	Travis Butler	business does not have BL, or sup to do work on this property.
Re-Inspection	1/26/2022	1/26/2022	1/27/2022	Further Investigation	Travis Butler	Trucks parked in front and back of property.
Initial Inspection	4/25/2021	4/26/2021	4/25/2021	Mailed Notice of Violation	Ed Wallace	TRUCKS PARKED IN FRONT, OUTDOOR STORAGE, JUNK VEHS, PARKING ON UNPAVED, DUMPSTER NOT ENCLOSED. FURTHER INVESTIGATION REQ'D INTO OTHER POTENTIAL VIOLATIONS.

# GWINNETT COUNTY

CASE NUMBER : CEU2021-00860

## WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	2/10/2021	5/27/2021	4/26/2021	Mailed Notice of Violation	Jacinta Parlor	<p>1) A SPECIAL USE PERMIT IS REQUIRED FOR CURRENT LAND USE (TRUCK SALES, LEASING AND/OR SERVICE, HEAVY). TO OBTAIN THE APPROPRIATE PERMISSIONS THE PROPERTY OWNER, OR BUSINESS OWNER, MUST EMAIL THE PLANNING SECTION AT P&amp;DZONING@GWINNETTCOUNTY.COM. BE SURE TO INCLUDE THE PROPERTY ADDRESS, APPLICANT NAME AND AFFILIATION WITH THE PROPERTY, AND A DETAILED DESCRIPTION OF WHAT IT IS YOU ARE SEEKING TO BE APPROVED TO DO. YOUR REQUEST WILL BE RECEIVED AND REVIEWED BY A PLANNER WHO WILL PROVIDE FURTHER INSTRUCTION AND/OR FEEDBACK. PLEASE BE SURE TO COPY THE OFFICER BELOW ON THE EMAIL SO THAT WE REMAIN IN THE LOOP AS TO YOUR EFFORTS TOWARD COMPLIANCE.</p> <p>2) MMDR TRUCK AND TRAILER REPAIR LLC MUST OBTAIN A VALID OCCUPATION TAX CERTIFICATE.</p> <p>3) A DEVELOPMENT PERMIT MUST BE OBTAINED FOR NEW GRAVEL DRIVEWAY INTO REAR OF PROPERTY. ADDITIONALLY, DUMPSTERS MUST BE MAINTAINED WITHIN AN APPROVED ENCLOSURE; CONSTRUCT OF SUCH ENCLOSURE SHALL ALSO BE SUBJECT TO OBTAINING A DEVELOPMENT PERMIT.</p> <p>4) ALL OUTDOOR STORAGE MUST BE MAINTAINED ACCORDING TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED HEREIN.</p> <p>5) ALL REPAIR ACTIVITIES MUST BE CONDUCTED WITHIN THE BUILDING. NO PARKING AREAS MAY BE USED FOR THE SALE, REPAIR, DISMANTLING, SERVICING OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT.</p> <p>6) REMOVE ANY AND ALL JUNK VEHICLES WHICH ARE NOT IN THE CONTINUAL PROCESS OF REPAIR, RECONDITIONING OR REMODELING FROM THE PROPERTY.</p> <p>7) ALL VEHICLES MUST BE PARKED ON APPROVED PAVED PARKING SURFACES.</p>

# GWINNETT COUNTY

CASE NUMBER : CEU2021-00860

Enforcement	2/10/2021	5/27/2021	4/26/2021	Mailed Notice of Violation	Jacinta Parlor	<p>1) A SPECIAL USE PERMIT IS REQUIRED FOR CURRENT LAND USE (TRUCK SALES, LEASING AND/OR SERVICE, HEAVY).</p> <p>TO OBTAIN THE APPROPRIATE PERMISSIONS THE PROPERTY OWNER, OR BUSINESS OWNER, MUST EMAIL THE PLANNING SECTION AT P&amp;DZONING@GWINNETTCOUNTY.COM.</p> <p>BE SURE TO INCLUDE THE PROPERTY ADDRESS, APPLICANT NAME AND AFFILIATION WITH THE PROPERTY, AND A DETAILED DESCRIPTION OF WHAT IT IS YOU ARE SEEKING TO BE APPROVED TO DO. YOUR REQUEST WILL BE RECEIVED AND REVIEWED BY A PLANNER WHO WILL PROVIDE FURTHER INSTRUCTION AND/OR FEEDBACK. PLEASE BE SURE TO COPY THE OFFICER BELOW ON THE EMAIL SO THAT WE REMAIN IN THE LOOP AS TO YOUR EFFORTS TOWARD COMPLIANCE.</p> <p>2) MMDR TRUCK AND TRAILER REPAIR LLC MUST OBTAIN A VALID OCCUPATION TAX CERTIFICATE.</p> <p>3) A DEVELOPMENT PERMIT MUST BE OBTAINED FOR NEW GRAVEL DRIVEWAY INTO REAR OF PROPERTY. ADDITIONALLY, DUMPSTERS MUST BE MAINTAINED WITHIN AN APPROVED ENCLOSURE; CONSTRUCT OF SUCH ENCLOSURE SHALL ALSO BE SUBJECT TO OBTAINING A DEVELOPMENT PERMIT.</p> <p>4) ALL OUTDOOR STORAGE MUST BE MAINTAINED ACCORDING TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED HEREIN.</p> <p>5) ALL REPAIR ACTIVITIES MUST BE CONDUCTED WITHIN THE BUILDING. NO PARKING AREAS MAY BE USED FOR THE SALE, REPAIR, DISMANTLING, SERVICING OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT.</p> <p>6) REMOVE ANY AND ALL JUNK VEHICLES WHICH ARE NOT IN THE CONTINUAL PROCESS OF REPAIR, RECONDITIONING OR REMODELING FROM THE PROPERTY.</p> <p>7) ALL VEHICLES MUST BE PARKED ON APPROVED PAVED PARKING SURFACES.</p>
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# GWINNETT COUNTY

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Enforcement	2/10/2021	5/27/2021	4/26/2021	Mailed Notice of Violation	Jacinta Parlor	<p>1) A SPECIAL USE PERMIT IS REQUIRED FOR CURRENT LAND USE (TRUCK SALES, LEASING AND/OR SERVICE, HEAVY).</p> <p>TO OBTAIN THE APPROPRIATE PERMISSIONS THE PROPERTY OWNER, OR BUSINESS OWNER, MUST EMAIL THE PLANNING SECTION AT P&amp;DZONING@GWINNETTCOUNTY.COM.</p> <p>BE SURE TO INCLUDE THE PROPERTY ADDRESS, APPLICANT NAME AND AFFILIATION WITH THE PROPERTY, AND A DETAILED DESCRIPTION OF WHAT IT IS YOU ARE SEEKING TO BE APPROVED TO DO. YOUR REQUEST WILL BE RECEIVED AND REVIEWED BY A PLANNER WHO WILL PROVIDE FURTHER INSTRUCTION AND/OR FEEDBACK. PLEASE BE SURE TO COPY THE OFFICER BELOW ON THE EMAIL SO THAT WE REMAIN IN THE LOOP AS TO YOUR EFFORTS TOWARD COMPLIANCE.</p> <p>2) MMDR TRUCK AND TRAILER REPAIR LLC MUST OBTAIN A VALID OCCUPATION TAX CERTIFICATE.</p> <p>3) A DEVELOPMENT PERMIT MUST BE OBTAINED FOR NEW GRAVEL DRIVEWAY INTO REAR OF PROPERTY. ADDITIONALLY, DUMPSTERS MUST BE MAINTAINED WITHIN AN APPROVED ENCLOSURE; CONSTRUCT OF SUCH ENCLOSURE SHALL ALSO BE SUBJECT TO OBTAINING A DEVELOPMENT PERMIT.</p> <p>4) ALL OUTDOOR STORAGE MUST BE MAINTAINED ACCORDING TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED HEREIN.</p> <p>5) ALL REPAIR ACTIVITIES MUST BE CONDUCTED WITHIN THE BUILDING. NO PARKING AREAS MAY BE USED FOR THE SALE, REPAIR, DISMANTLING, SERVICING OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT.</p> <p>6) REMOVE ANY AND ALL JUNK VEHICLES WHICH ARE NOT IN THE CONTINUAL PROCESS OF REPAIR, RECONDITIONING OR REMODELING FROM THE PROPERTY.</p> <p>7) ALL VEHICLES MUST BE PARKED ON APPROVED PAVED PARKING SURFACES.</p> <p>—</p>
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# GWINNETT COUNTY

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Enforcement Intake	2/9/2021	2/9/2021	2/10/2021	Complaint Accepted	Thor Neff	

**Exhibit G: Maps**

**[attached]**





CEDARS RD



SUP2023-00002

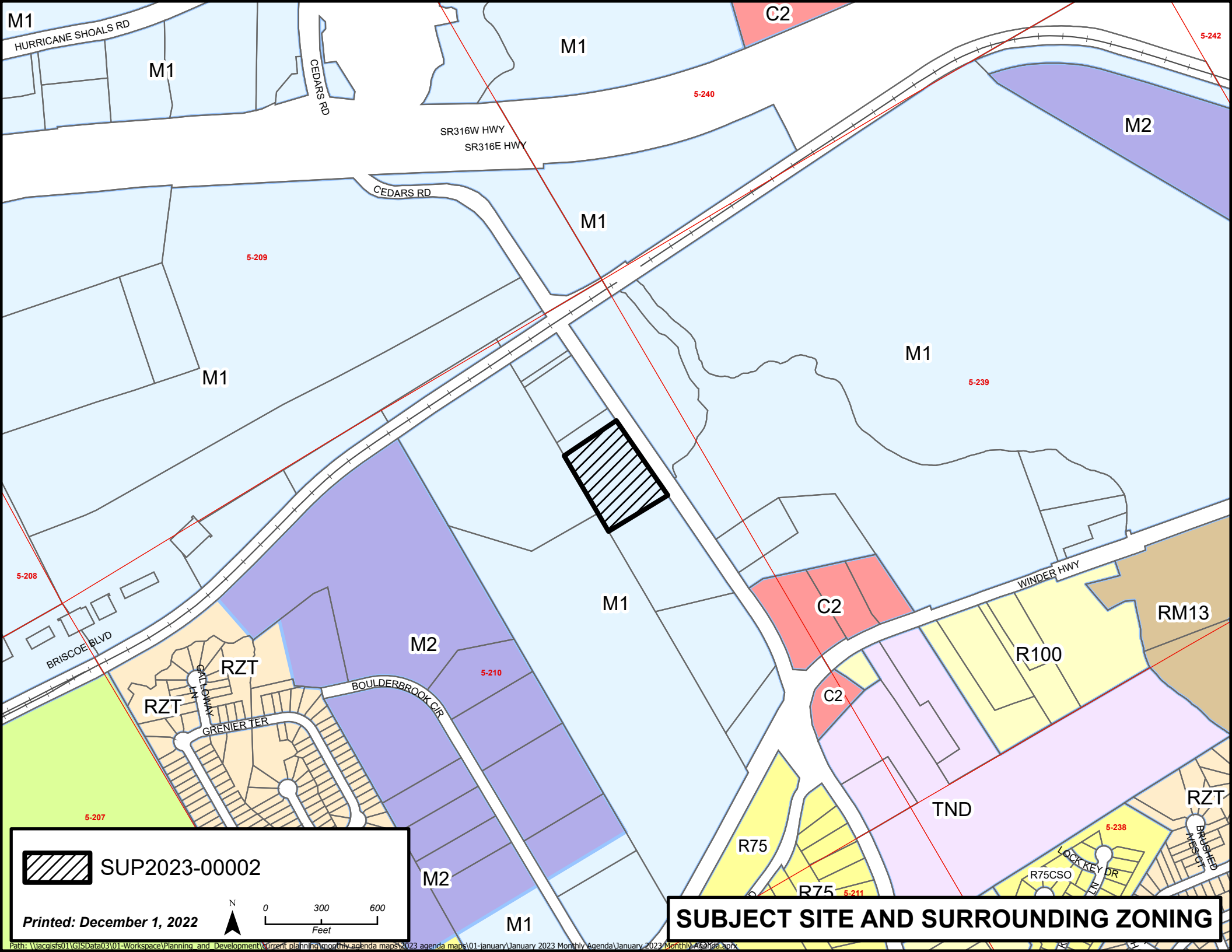
Printed: December 1, 2022




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Feet

Gwinnett County GIS





 SUP2023-00002

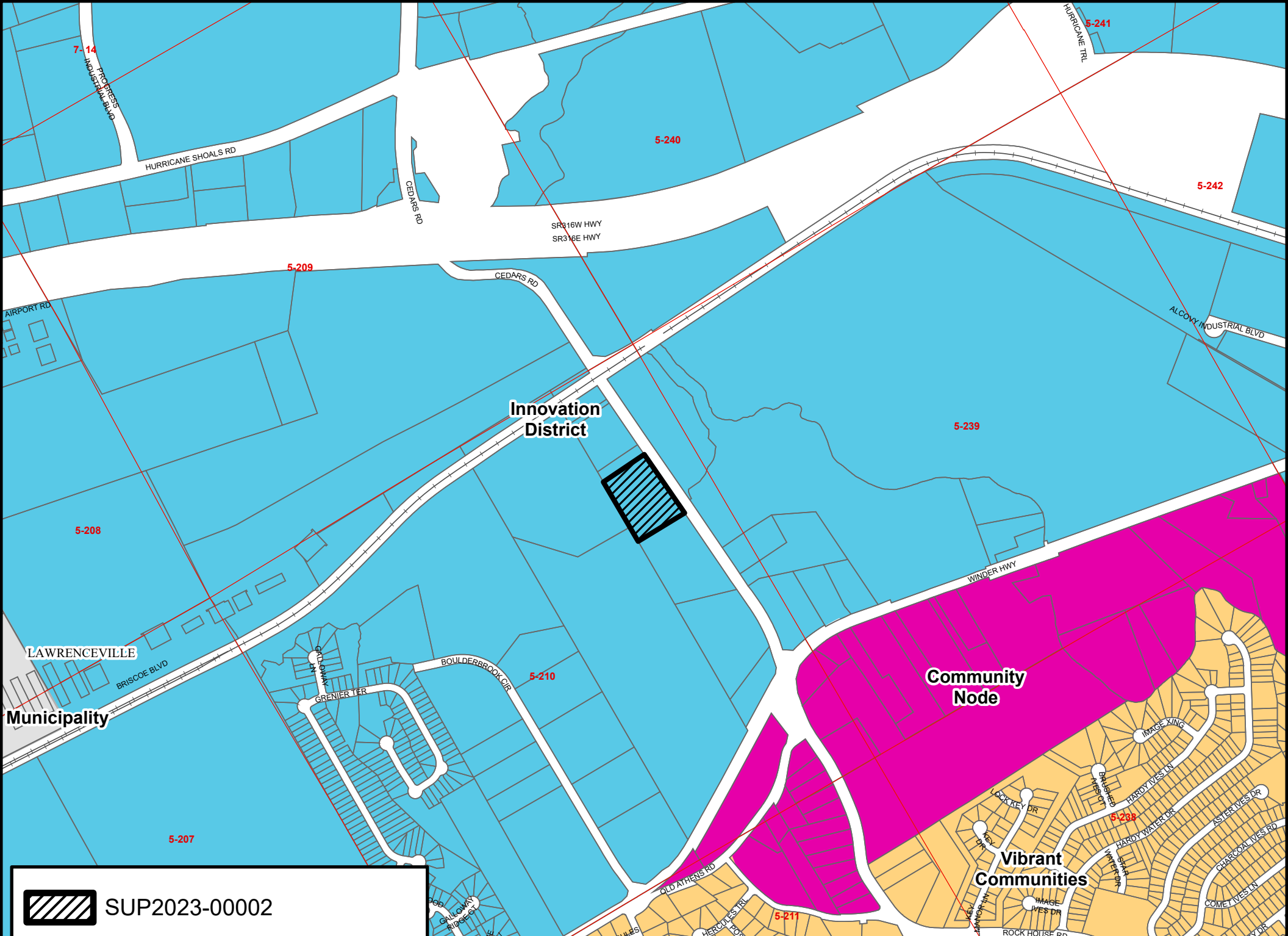
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# SUBJECT SITE AND SURROUNDING ZONING



**SUP2023-00002**

**Printed: December 1, 2022**

**0 400 800 Feet**

# 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

10.27.2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Ever Becerra</u>		NAME: <u>Stelf, LLC</u>	
ADDRESS: <u>1795 Angus Lee Drive</u>		ADDRESS: <u>4402 McBrayer Rd.</u>	
CITY: <u>Lawrenceville</u>		CITY: <u>Oakwood</u>	
STATE: <u>GA</u> ZIP: <u>30045</u>		STATE: <u>GA</u> ZIP: <u>30566</u>	
PHONE: <u>678-429-3998</u>		PHONE: <u>404-312-2776</u>	
EMAIL: <u>EMKtrucking2008@gmail.com</u>		EMAIL: <u>crs7704664121@aol.com</u>	
CONTACT PERSON: <u>Ever Becerra</u>	PHONE: <u>678-429-3998</u>		
CONTACT'S E-MAIL: <u>emktrucking2008@gmail.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>8,000</u>
PARCEL NUMBER(S): <u>R5210 063</u>	ACREAGE: <u>3.87</u>
ADDRESS OF PROPERTY: <u>1750 Cedars Rd. Lawrenceville, GA. 30045</u>	
SPECIAL USE REQUESTED: <u>Heavy Truck Service Facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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10.27.2022

**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:

*No*

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

*No*

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

*NO*

- (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:

*NO*

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

*yes*

- (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:

*NO*

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10.27.2022

**LEGAL DESCRIPTION**  
**1740 & 1750 Cedars Road**

All that tract or parcel(s) of land lying and being in Land Lot 210 of the 5<sup>th</sup> District of Gwinnett County, Georgia, containing 3.876 acres, more or less, designated as Lot 1 and Lot 2, according to a Final Plat prepared by R&V Land Surveying, Inc., dated June 30, 2000, and being more particularly described as follows:

BEGINNING at a point marked by an iron pin set at the point of the intersection of the southwesterly right-of-way line of US Highway 29 (having a 60 foot right-of-way) with the southwesterly right-of-way of Cedars Road (having an 80 foot right-of-way); thence northwesterly along the southwesterly right-of-way of Cedars Road, North 20 degrees 56 minutes 00 seconds West a distance of 243.31 feet to an iron pin; thence continuing along the southwesterly right-of-way of Cedars Road (along an arc having a radius of 778.51 feet and a chord bearing North 28 degrees 06 minutes 30 seconds West and chord distance of 194.47 feet) a distance of 194.98 feet to a point; thence running North 35 degrees 17 minutes 00 seconds West a distance of 843.41 feet to an iron pin and the TRUE POINT OF BEGINNING; thence leaving said right-of way, run South 58 degrees 16 minutes 17 seconds West a distance of 370.64 feet to an iron pin; thence running North 31 degrees 06 minutes 41 seconds West a distance of 470.00 feet to an iron pin; thence North 55 degrees 36 minutes 39 seconds East a distance of 336.06 feet to an iron pin located at the southwesterly right-of-way of Cedars Road; thence running southeasterly along the southwesterly right-of-way line of Cedars Road, South 35 degrees 15 minutes 01 seconds East a distance of 486.49 feet to an iron pin and the TRUE POINT OF BEGINNING.



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10.27.2022

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.



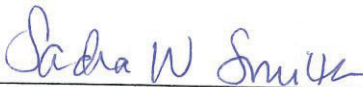
Signature of Applicant

10/27/2022

Date

CEO

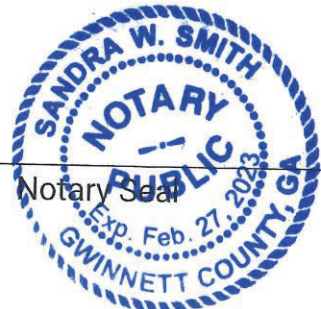
Type or Print Name and Title



Signature of Notary Public

10/27/2022

Date



RECEIVED

10.27.2022

**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.

Carol R. Stephens  
Signature of Property Owner

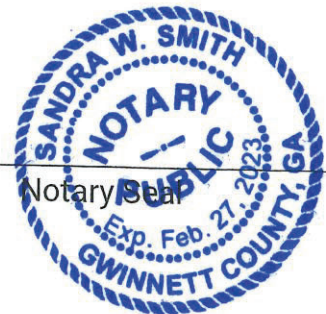
10/27/2022  
Date

Carol R. Stephens  
Type or Print Name and Title

Manager

Sandra W. Smith  
Signature of Notary Public

10/27/2022  
Date



RECEIVED

10.27.2022

**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:  
(Map Reference Number)

Gwinnett County - 3.87 - R5210 063  
District Land Lot Parcel

Signature of Applicant

10/25/2022

Date

Type or Print Name and Title

Ever Becerra CEO

**\*\*\*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)

NAME

TITLE

DATE

10/25/22

2022 Taxes Due  
November 01, 2022



**RECEIVED**

10.27.2022

## Letter of Intent

October 24<sup>th</sup>, 2022

Ever Becerra  
EMK Trucking, INC  
1795 Angus Lee Drive  
Lawrenceville, GA 30045

Dear:

**GWINNET COUNTY PLANNING & DEVELOPMENT**

I am writing to you, to express my intentions to obtain a SPECIAL USE PERMIT at the Property located at:

**1750 Cedars Rd, Lawrenceville GA 30045**

As an Owner of a Trucking Business, I have made a positive contribution to the City of Lawrenceville, GA, and Gwinnett County, operating my Business since March 28<sup>th</sup>, 2011.

It is my intention to continue Growing in the Trucking Industry, and that is why, I want to obtain this Permit to Operate a **Heavy Truck Service Facility**. The majority Repairs will be for the Maintenance of the Fleet from EMK TRUCKING, INC, which has its Terminal across the Street.

I am very concerned and willing to Comply with all Regulations of the City of Lawrenceville, GA and Gwinnett County on behalf of this Property.

Thank you very much for your Consideration!

Blessings.

Ever Becerra  
EMK TRUCKING, INC  
Owner and President

RECEIVED

10.27.2022

**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.

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

☐ YES ☒ NO

EVER BECERRA

YOUR NAME

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

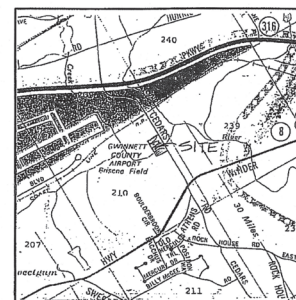
NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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









### LOCATION MAP

**OWNER/DEVELOPER:**  
DRD DEVELOPMENT  
955 HURRICAINA SHOALS RD.  
LAWRENCEVILLE, GEORGIA 30043  
(770)339-8664

**Cornerstone Planning Co.**

440 S. PEACHTREE ST. ■ NORCROSS, GA. 30092 ■ FAX: 271-8477 ■ OFFICE: 271-7700

LANDSCAPE PLAN FOR  
**DRD DEVELOPMENT**  
LAND LOT 210 - 5TH DISTRICT  
GWINNETT COUNTY, GEORGIA



3 of 5

TOTAL AREA = 4.437 ACRES