

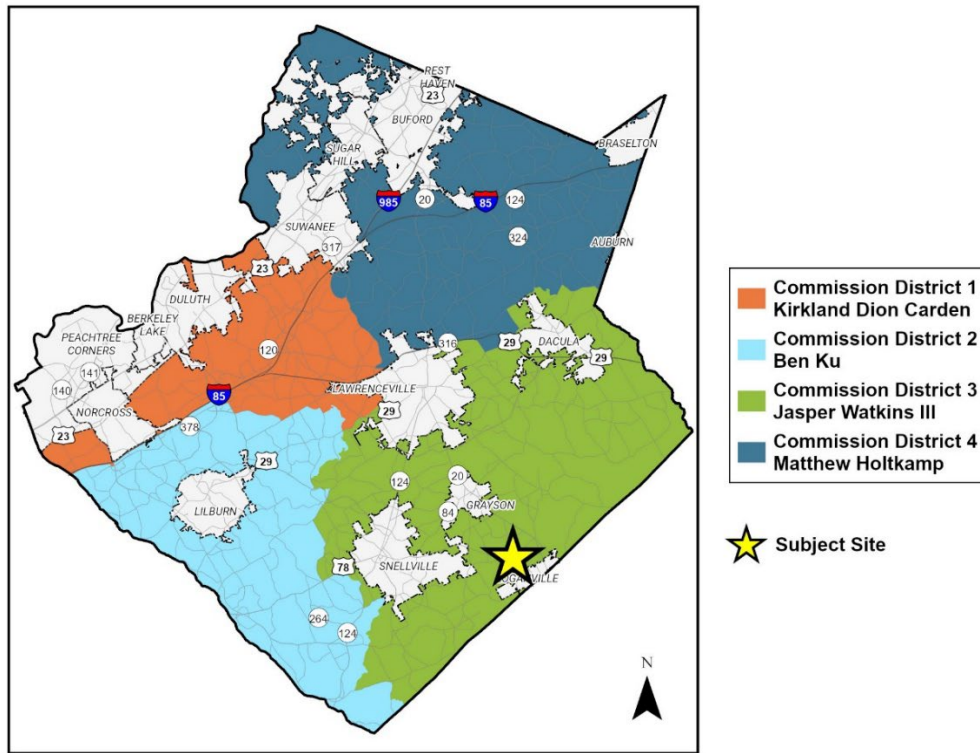


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00005
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 473 Athens Highway
Map Number: R5131 259
Site Area: 2.17 acres
Square Feet: 8,000
Proposed Development: Automobile Customization, Modification and Rebuilding
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 2/7/2023
Board of Commissioners Advertised Public Hearing Date: 2/28/2023

Applicant: Mitchell Construction
c/o Alliance Engineering and Planning
4525 South Lee Street
Buford, GA 30518

Owner: North Bay Avalon LLLP
6701 John Tyler Memorial Highway
Charles City, VA 23030

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

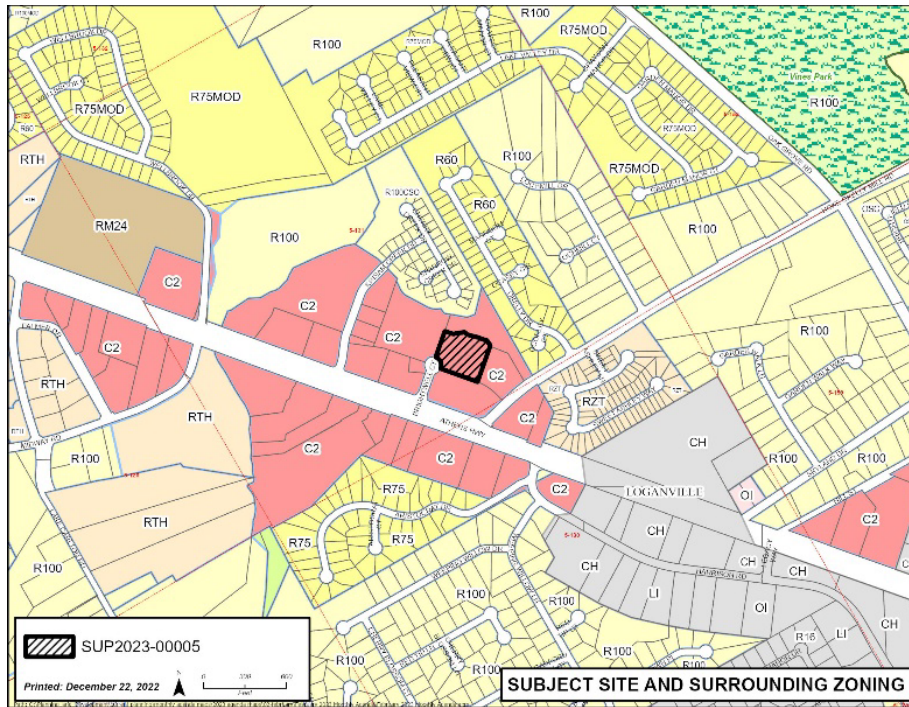
The subject property is zoned C-2 (General Business District). As a part of an area wide rezoning in 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 (Single Family Residence District). In 1986, the eastern portion of the property was rezoned from R-100 to C-2, pursuant to REZ1986-00187. A special use permit was approved on the eastern portion for a used car sales lot in 1991, pursuant to SUP1991-00034. In 2004 the remaining portion of the property was rezoned to C-2, pursuant to RZC2004-00075.

Existing Site Condition

The subject site is a 2.17-acre parcel located on Brightwell Court just north of Athens Highway. While there is no building currently on the site, the parcel has been partially developed. It has been graded and underground utilities have been installed. The site is accessed by two driveways. One driveway is from the private drive which accesses Hoke O’Kelly Mill Road father to the east. The second driveway is an inter-parcel connection to the property to the west. The site has been mostly cleared of trees except for an area along the northern property line. A sidewalk is located on both sides of Brightwell Court. The nearest Gwinnett County Transit stop is 7.8 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial uses. The master detention pond for the commercial subdivision is located to the north of the subject property. An undeveloped commercial parcel is located to the east and a self-storage facility is currently under construction on the parcel to the south. An indoor recreational facility is located on the parcel to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile Customization, Modification and Rebuilding	C-2	N/A
North	Open Space/Detention Area	C-2	N/A
East	Undeveloped	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit on a 2.17-acre property zoned C-2 to allow an Automobile Customization, Modification, and Rebuilding facility, including:

- A new 8,000-square foot building containing office space and garage area.
- Vehicle access into the garage by overhead doors on the front, side, and rear of the building.
- 8 workstations/bays within the garage area of the building.
- 29 outdoor paved parking spaces.
- Access to the site via a driveway onto the private drive and through an inter-parcel driveway from the parcel to the west.
- A walkway to the building entrance from the existing sidewalk on Brightwell Court.
- A five-foot-wide sidewalk along the private drive extending the length of the property.
- A ten-foot-wide landscape strip adjacent to the cul-de-sac right of way and five-foot-wide landscape strips along internal property lines.
- A dumpster enclosure in the rear yard.

Zoning and Development Standards

The applicant is requesting a special use permit for an automobile customization, modification and rebuilding facility in the 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'	25'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	Minimum: 10'	>10'	YES
Off-street Parking	Minimum 8 spaces Maximum 24 spaces	29 spaces	NO*

*The applicant is proposing 29 parking spaces which exceeds the maximum allowable spaces in C-2 zoning district. The development will need to meet the maximum number of parking spaces or seek a variance.

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 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 proposed automobile customization, modification, and rebuilding facility would be located within a commercial subdivision which contains an indoor recreation facility and a self-storage facility, currently under construction. However, the site is located in close proximity to two single-family subdivisions located just north of the site. Developing an intense commercial use, such as the proposed automobile-related business, would create conflicts with nearby residents. Therefore, the proposed special use permit is not 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 would adversely affect the existing use or usability of adjacent or nearby property. Automobile-related uses such as customization, modification, rebuilding facilities typically produce ample amounts of noise due to the tools used for many services. This particular automotive use is geared towards performance vehicles, which often include modifications that increase vehicular noise. Therefore, the proposed special use permit could adversely affect nearby property.

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

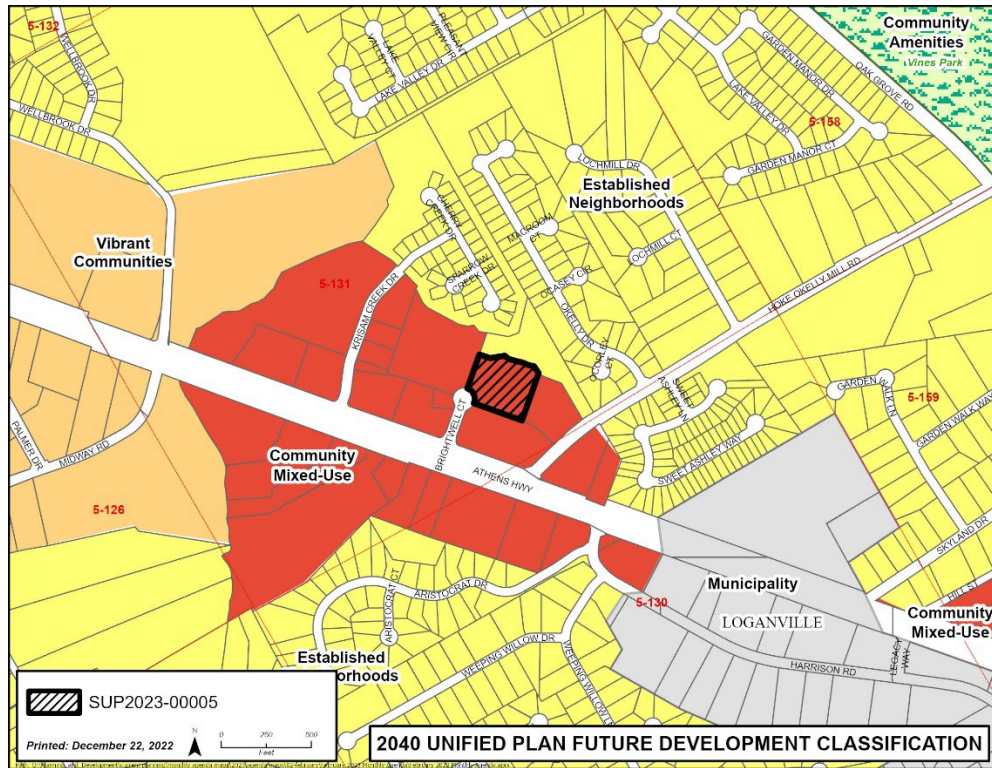
The property has a reasonable economic use as currently zoned.

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 F).

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 Community Mixed-Use Character Area. This Character Area is intended for a mixture of uses including commercial uses. Developments should focus on making these areas more pedestrian friendly with mixture of uses that integrate high quality aesthetics and site design. An automobile customization facility would provide additional services for the community; however, the potential noise associated with the business may negatively impact residences. This area should feature non-automobile-related uses because of its proximity to nearby residences and recreational and retail businesses. The request does not conform 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 proposed special use permit for an automobile customization, modification, and rebuilding facility is not appropriate at this location. This area is surrounded by residences to the north and commercial businesses serving the community. An automobile-related use such as the one proposed would not make the area more inviting or interesting to nearby residents and may result in noise pollution. An opportunity exists for other commercial businesses that offer services, not requiring a special use permit, which are more suitable at this location and would serve a broader customer base.

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 special use permit request.

Staff Recommended Conditions

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

Approval of an automobile customization, modification, and rebuilding facility, subject to the following conditions:

1. The proposed development shall be constructed and operated in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received December 15, 2022, by the Department of Planning and Development, with revisions and as 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 customization, modification, and rebuilding activities shall take place indoors. No automobile related work may be conducted in the parking lot.
5. All vehicles awaiting customization, modification, and/or rebuilding shall be parked in the area along the side and rear of the building.
6. Hours of operation shall not extend past 6:00 pm.

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 special use permit request.

Exhibits:

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

Exhibit A: Site Visit Photos



Property from Brightwell Court



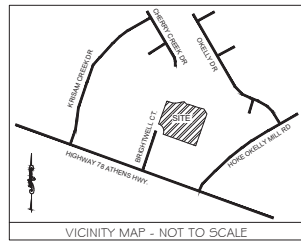
Property from Brightwell Court

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED
12/15/2022



PROJECT SITE DATA

- GROSS PROPERTY SIZE: +/- 2.17 AC. / 150,296.6 SF
- EXISTING ZONING: C-2
- PROPOSED ZONING: SUP
- PROPOSED BUILDING TOTAL: 7,800 SF
- SALES OFFICE: 1,235 SF
- SERVICE: 6,565 (8 BAYS)
- PROPOSED USE: CAR RESTORATION
- PROPOSED BUILDING HEIGHT: 25'
- SETBACKS (REQUIRED)
 - FRONT: 15' BUILDING
 - REAR: 30' BUILDING
 - SIDE: 10' BUILDING
- PARKING
 - REQUIRED (SALES):
 - MINIMUM (1 SP. / 400 SQUARE FEET): 3 SPACES
 - MAXIMUM (1 SP. / 150 SQUARE FEET): 8 SPACES
 - REQUIRED (SERVICE):
 - MINIMUM (1 SP. / BAY) 1 X 8 BAYS = 8 SPACES
 - MAXIMUM (3 SP. / BAY) 3 X 8 BAYS = 24 SPACES
 - TOTAL REQUIRED:
 - MINIMUM: 3 + 8 = 12 SPACES
 - MAXIMUM: 8 + 24 = 32 SPACES
- PROVIDED:
 - STORE: 8 (8x18)
 - SERVICE: 24 (8x18)
 - TOTAL: 32 SPACES

PROPERTY OWNERS:
PID: 5131 259 NORTH BAY AVALON LLLP

PROJECT OWNER / APPLICANT
MITCHELL CONSTRUCTION
218 ROCKBRIDGE ROAD SW
LILBURG, GEORGIA 30047

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MAINLINE WITHIN THE VICTORY MOTORSPORTS PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

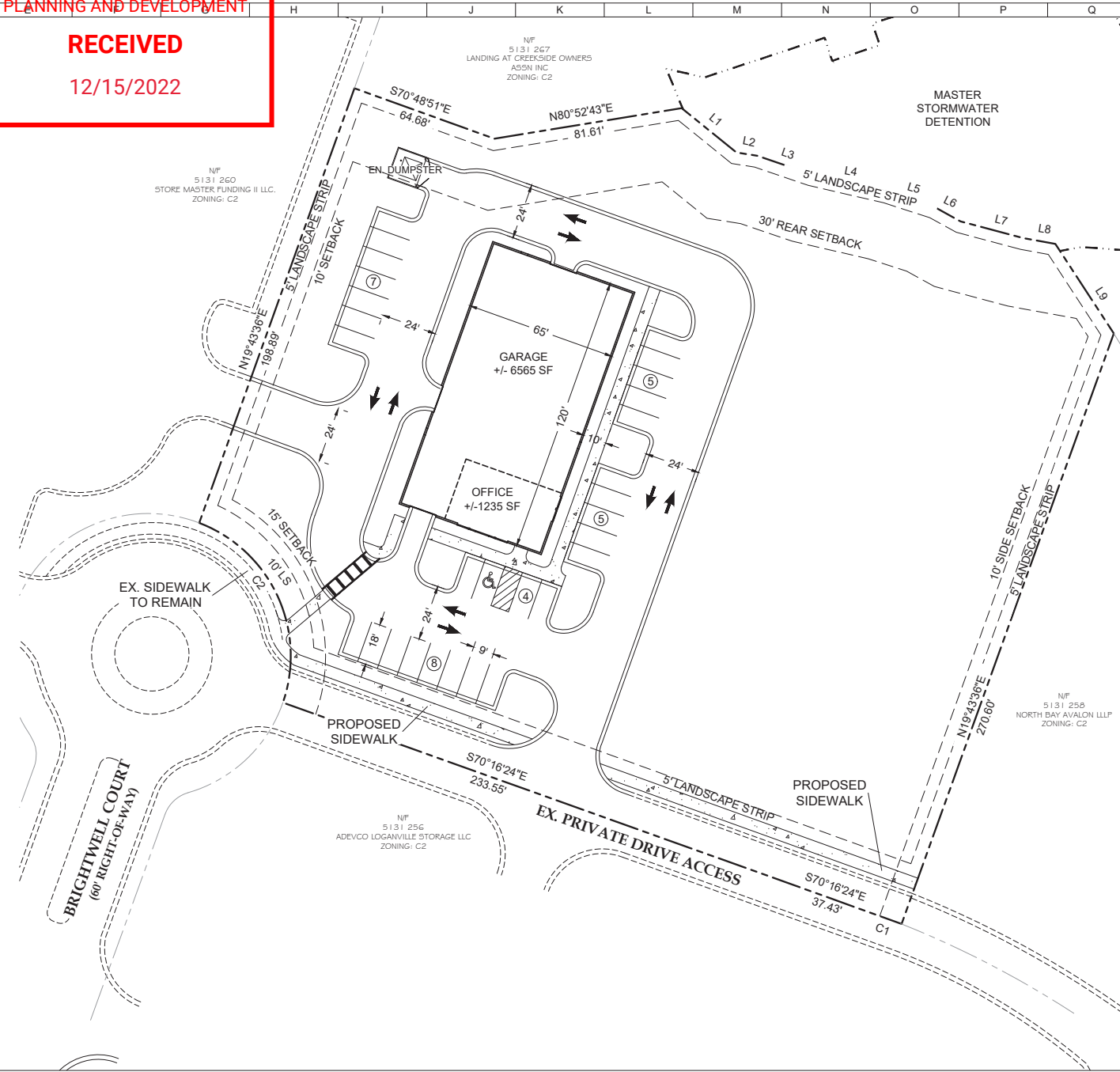
WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT RW PROXIMITY.

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 1313001131E, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN."

STORMWATER NOTE:
EXISTING MASTER DETENTION AREA FOR THE SITE PROVIDED.

LINE	BEARING	DISTANCE
L1	S50°50'20"E	29.63'
L2	S80°56'01"E	9.61'
L3	S72°33'12"E	24.95'
L4	S78°22'46"E	33.21'
L5	S72°13'57"E	21.52'
L6	S61°01'04"E	13.15'
L7	S75°07'14"E	27.82'
L8	S79°25'52"E	13.55'
L9	S33°12'32"E	46.58'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	13.28'	13.36'	N69°10'25"W
C2	60.00'	94.25'	94.85'	N25°16'24"W



ALLIANCE
ENGINEERING & PLANNING, INC.
299 South Main St., Suite A / Atlanta, GA 30309
770.225.4730 | www.alliancepa.com

Copyright © 2022, Alliance Engineering & Planning, Inc. This drawing is the intellectual property of Alliance Engineering & Planning, Inc. It is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Alliance Engineering & Planning.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
ROBERT L. BAYLOR

DEVELOPER
MITCHELL CONSTRUCTION
218 ROCKBRIDGE ROAD SW, LILBURG, GEORGIA 30047
24 HR CONTACT: GREG MITCHELL, 770.264.8308
SWEHARBORDE@MIDCOM.COM

Zoning Exhibit for
VICTORY MOTORSPORTS
4737 ATHENS HWY., LOGANVILLE, GA 30052
LILBURG, GA 30047
PARCEL # 5131 259

Orig. Issue 12.1.22
Designed by KN
Checked by BW
Project # 22238

NORTH

SCALE: 1" = 30'

ZONING PLAN

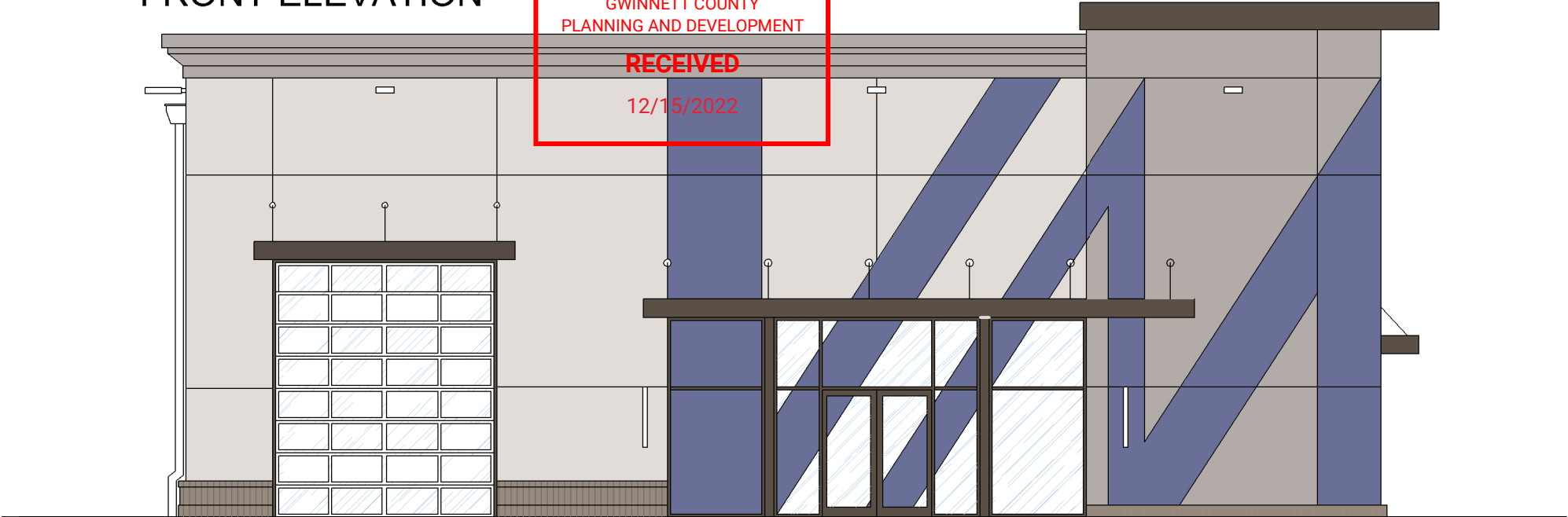
12.13.22

Exhibit C: Building Elevations

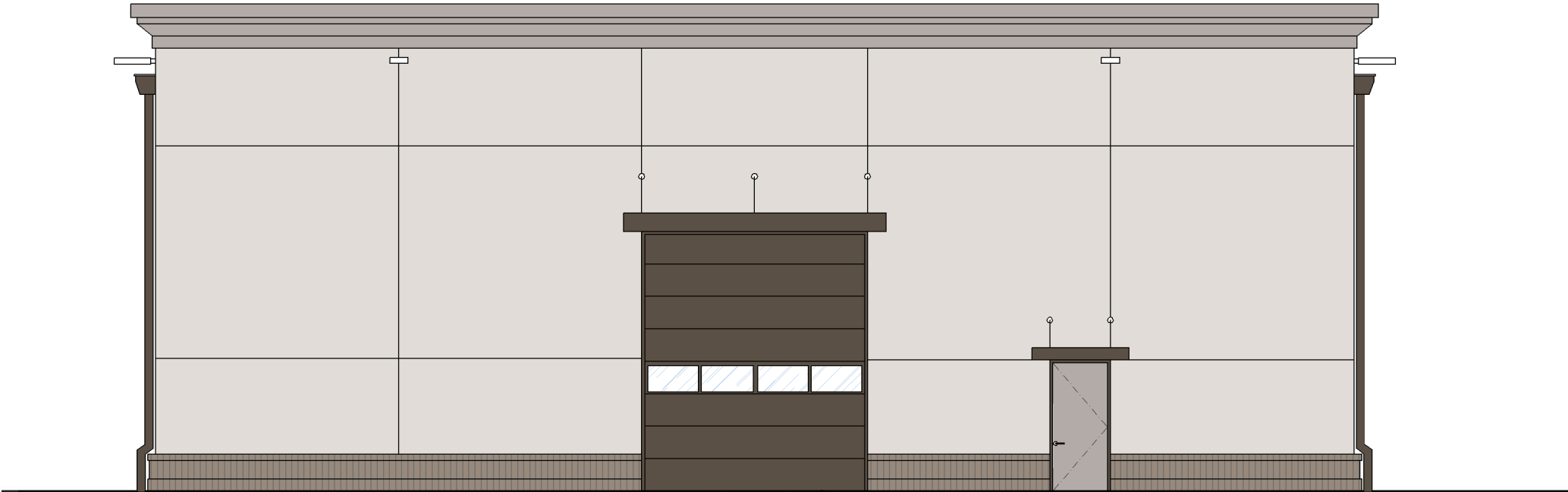
[attached]

FRONT ELEVATION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12/15/2022



BACK ELEVATION

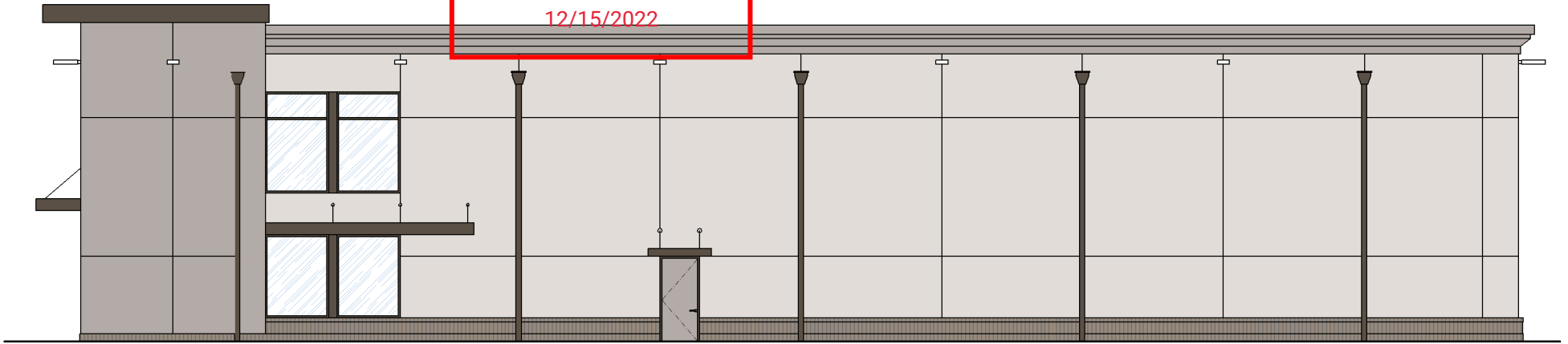


RIGHT ELEVATION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/15/2022



LEFT ELEVATION

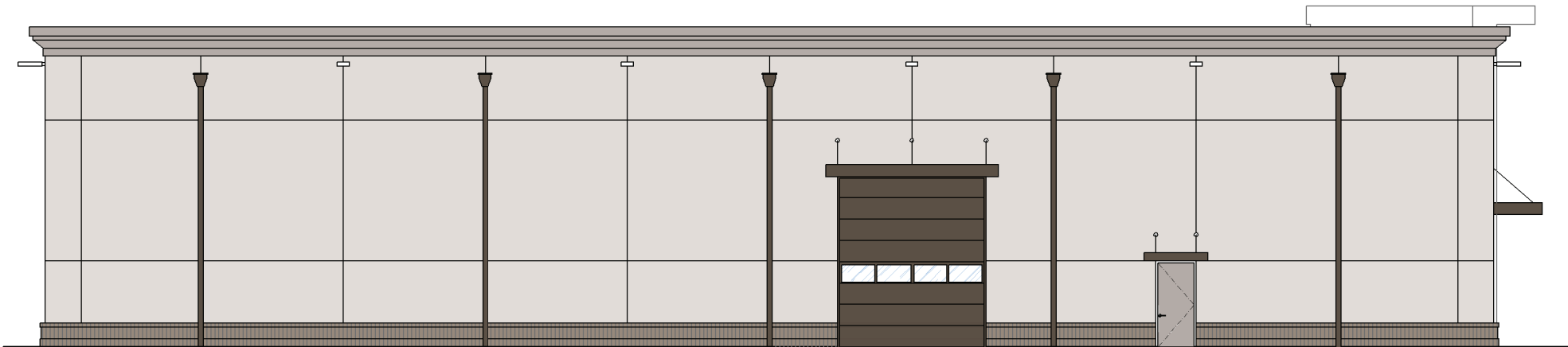


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

12/15/2022

Applicant's Letter of Intent

Parcel # 5131 259
Special Use Permit Request

The applicant, Victory Motorsports, requests a special use permit to construct an automotive performance shop. Victory Motor Sports' automotive performance shop has been operating in Gwinnett County since 2018, where they specialize in the customization and modification of performance vehicles. Victory Motorsports is now looking to expand into a new facility to continue their successful business in Gwinnett County.

The approximately 2.17-acre site was previously cleared and graded as part of the nine-lot Landing at Creekside commercial subdivision on Athens Highway. The subject parcel (Lot 7) is located internal to the subdivision, with its adjacent parcels fronting Hoke O'Kelly Mill Road and U.S. Highway 78.

The facility will include a sizeable garage space with eight car bays, which can be accessed through garage doors on the rear, side, and front façade of the building. The front office section of the building will include a reception area, offices, a lounge room, a break room, restrooms, and storage rooms. Exterior to the building, site access will be provided via existing driveways and curb cuts that were constructed at the time of the commercial subdivision. Stormwater management will be handled by the existing master detention pond north of the site. For enhanced screening, 10-foot-wide landscape strip will be provided adjacent to the right-of-way, and a 5-foot-wide landscape strip will be provided adjacent to internal property lines. The subject site is within both, the Community Mixed Use character area of the Gwinnett County 2040 Comprehensive Plan. Because the subject site is situated within the Athens Highway corridor between higher intensity nodes, the Applicant submits that the proposed development meets the intent of the character area as it will provide a commercial use integrating a high-quality aesthetic and site design.

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

RECEIVED

12/15/2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- A. WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The site is part of an existing commercial subdivision intended for commercial uses.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The Applicant submits the SUP would allow for a use more compatible for the site.
- 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 special use permit will not result in an excessive use of existing streets, transportation facilities, utilities, or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the development is in conformity with the intent of the 2040 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 SPECIAL USE PERMIT:
The site is part of an existing subdivided commercial property. Please see attached letter of intent.

Exhibit E: Application and Disclosure of Campaign Contributions Form

[attached]

RECEIVED

12/15/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mitchell Construction c/o Alliance Engineering and Planning</u> ADDRESS: <u>4525 S Lee Street</u> CITY: <u>Buford</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>770.225.4730 ext.819</u>	NAME: <u>NORTH BAY AVALON LLLP</u> ADDRESS: <u>6701 JOHN TYLER MEMORIAL HWY</u> CITY: <u>CHARLES CITY</u> STATE: <u>VA</u> ZIP: <u>23030-3312</u> PHONE: <u>770.225.4730 ext.819</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u> CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>8,000</u>	
PARCEL NUMBER(S): <u>5131 259</u> ACREAGE: <u>2.17</u>	
ADDRESS OF PROPERTY: <u>473 Athens Highway, Loganville, GA 30052</u>	
SPECIAL USE REQUESTED: <u>Automobile Customization, Modification and Rebuilding</u>	

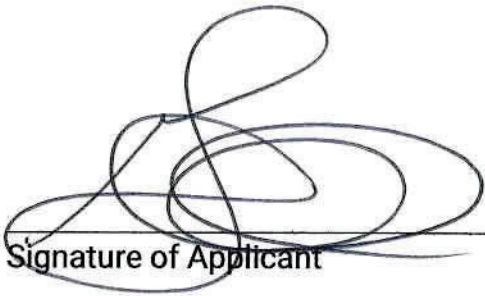
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/15/2022

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.



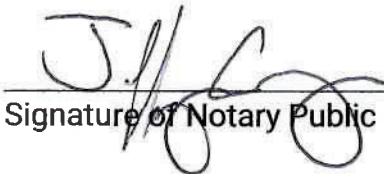
Signature of Applicant

11/30/22

Date

Gregory Mitchell VP

Type or Print Name and Title



Signature of Notary Public

11-30-2022

Date



Notary

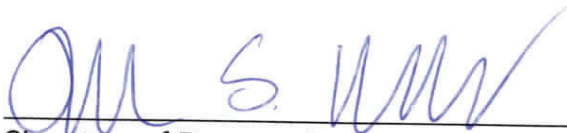
RECEIVED

12/15/2022

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.

North Bay Avalon LLLP
by North Bay Land Company, its Managing Partner



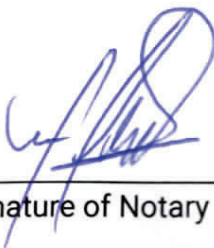
Signature of Property Owner

11.28.2022

Date

Jeanine S. Hinson, President, North Bay Land
Company

Type or Print Name and Title



Signature of Notary Public

11/27/2022

Date



Notary Seal

RECEIVED

12/15/2022

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 131 - 259
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

11/22/2022

Date

Gregory Mitchell VP

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia
NAME

Tax Associate I
TITLE

11/29/2022
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



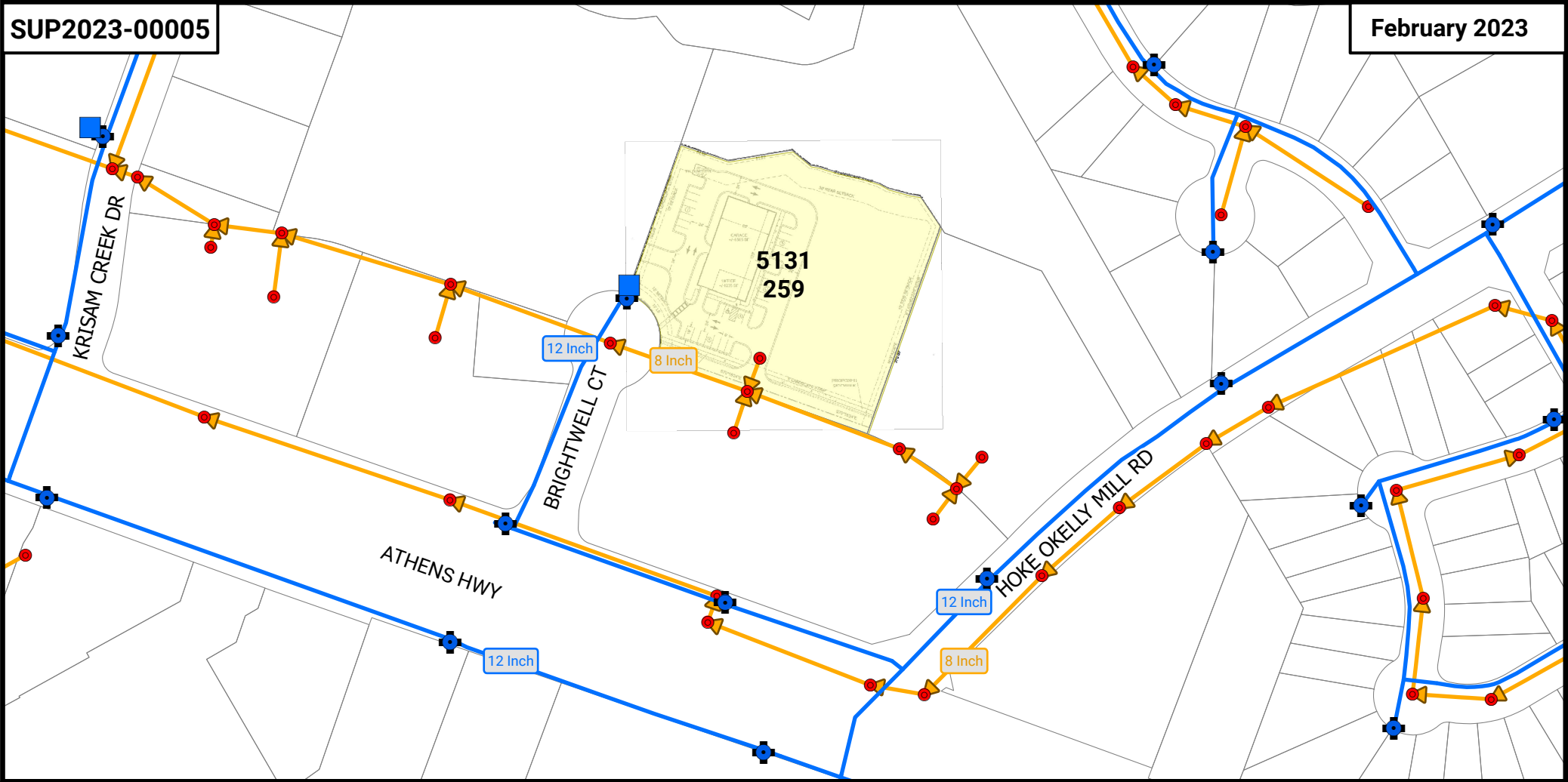
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		1.18.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00005	
Case Address:		473 Athens Highway, Loganville, 30052	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Athens Highway/SR 10 is a principal arterial. ADT = 33,200.		
2	7.8 miles to the nearest transit facility (#2454884) Grayson Highway and Veterans Organization (VFW Post 5255).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



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

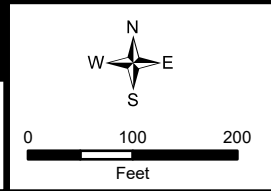
TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		SUP2023-00005		
Case Address:		473 Athens Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Brightwell Court.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity sewer on the subject property.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



LEGEND

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

**473 Athens Highway
C-2
Water & Sewer
Utility Map**



Water Comments: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Brightwell Court.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity sewer on the subject property.

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]



KRISAM CREEK DR

SPARROW CREEK DR

CHERRY CREEK DR

O CASEY CIR

BRIGHTWELL CT

O CORLEY CT

O KELLY DR

H OKE OKELLY MILL RD

A THENS HWY

SWEET ASHLEY WAY

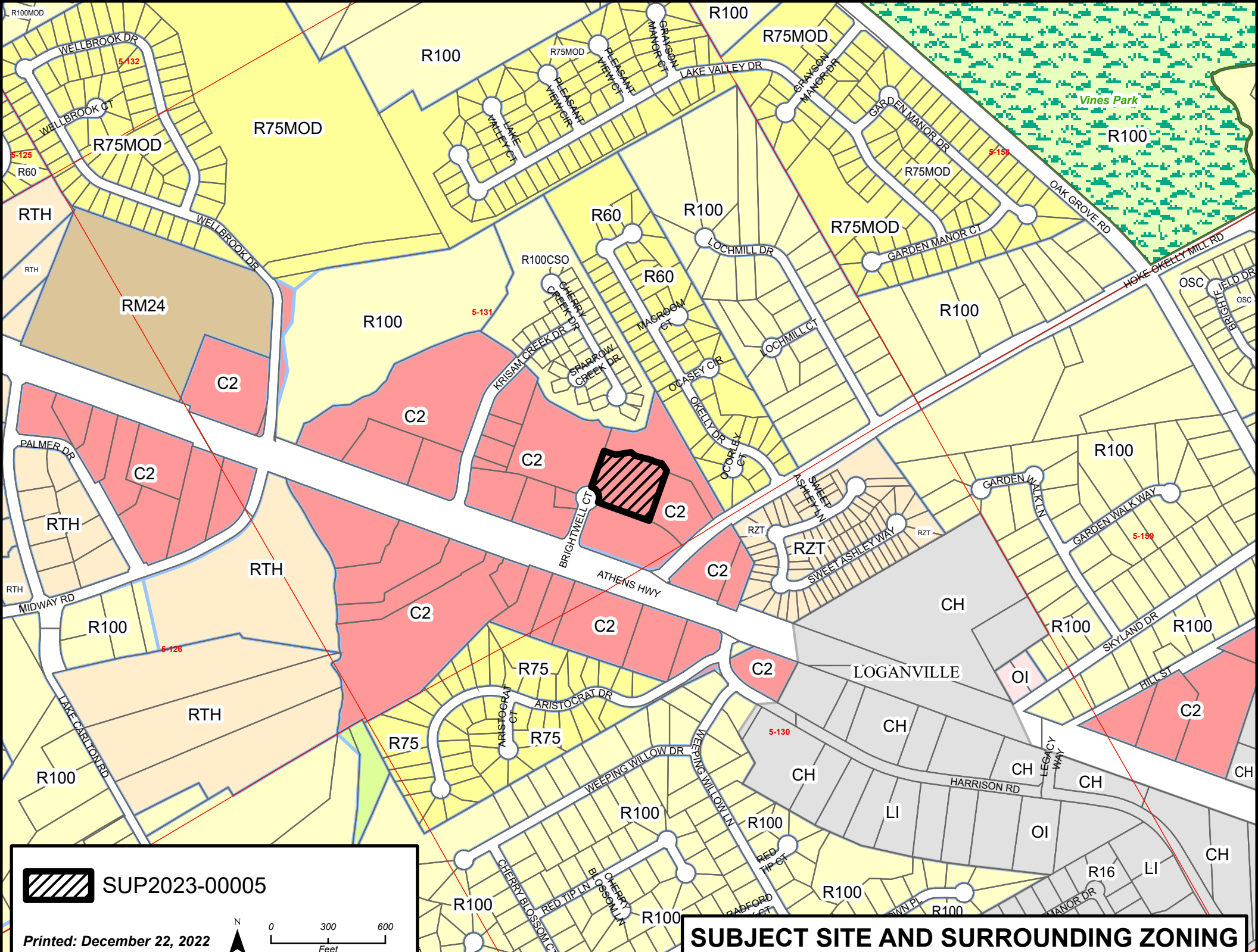
 SUP2023-00005

Printed: December 22, 2022




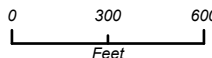
0 80 160
Feet

Gwinnett County GIS



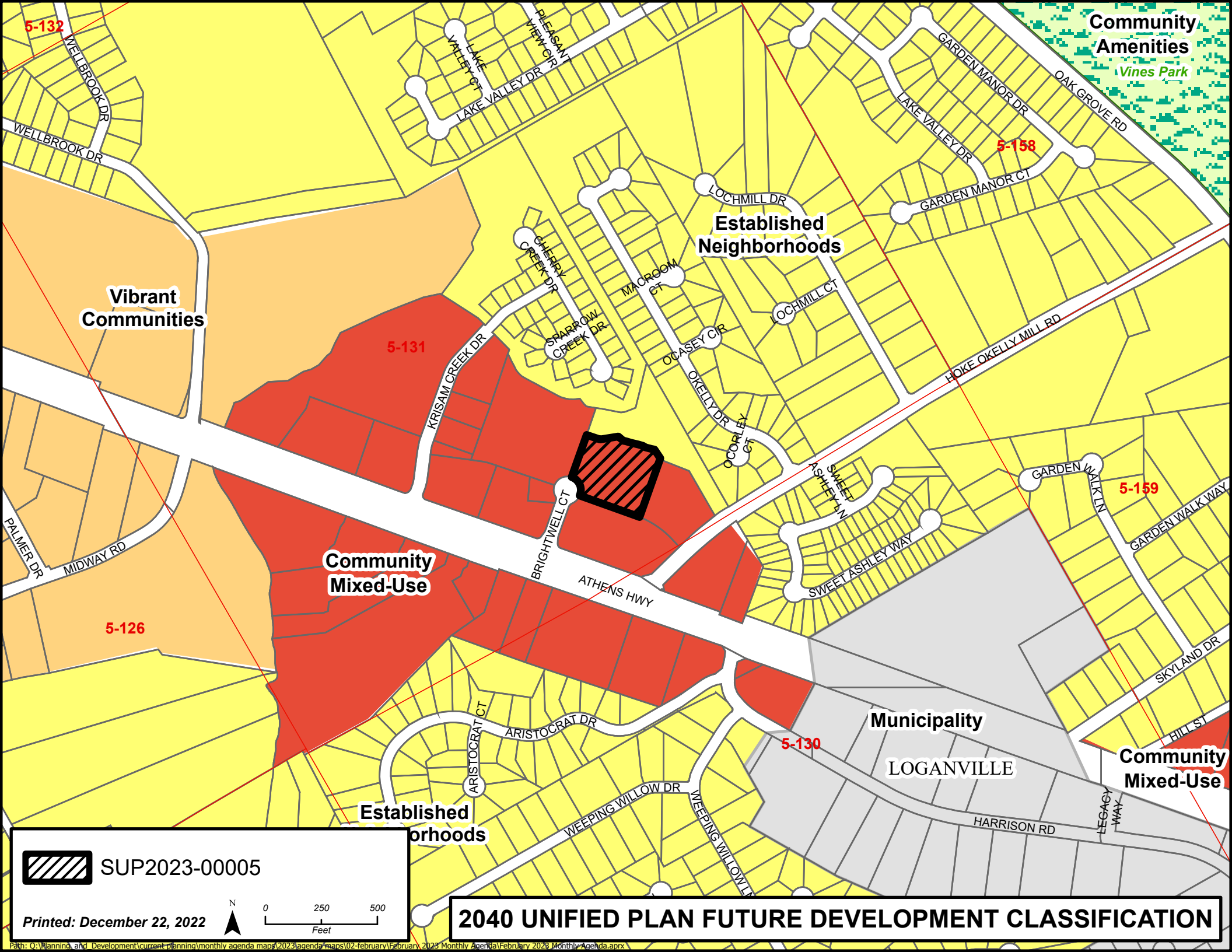
 SUP2023-00005

Printed: December 22, 2022

0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



Community Amenities
Vines Park

5-132

5-158

5-131

5-159

5-126

5-130

Vibrant Communities

Established Neighborhoods


Community Mixed-Use

Municipality

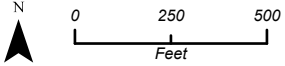
LOGANVILLE

Community Mixed-Use

Established Neighborhoods

 SUP2023-00005

Printed: December 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

12/15/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mitchell Construction c/o Alliance Engineering and Planning</u> ADDRESS: <u>4525 S Lee Street</u> CITY: <u>Buford</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>770.225.4730 ext.819</u>	NAME: <u>NORTH BAY AVALON LLLP</u> ADDRESS: <u>6701 JOHN TYLER MEMORIAL HWY</u> CITY: <u>CHARLES CITY</u> STATE: <u>VA</u> ZIP: <u>23030-3312</u> PHONE: <u>770.225.4730 ext.819</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u> CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>	

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

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>8,000</u>
PARCEL NUMBER(S): <u>5131 259</u> ACREAGE: <u>2.17</u>
ADDRESS OF PROPERTY: <u>473 Athens Highway, Loganville, GA 30052</u>
SPECIAL USE REQUESTED: <u>Automobile Customization, Modification and Rebuilding</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/15/2022

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:

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

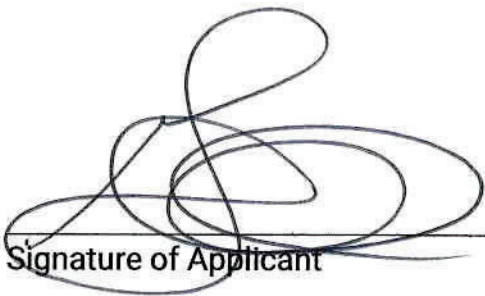
Please see attached

RECEIVED

12/15/2022

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.



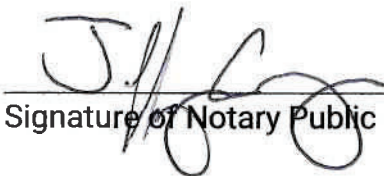
Signature of Applicant

11/30/22

Date

Gregory Mitchell VP

Type or Print Name and Title



Signature of Notary Public

11-30-2022

Date



Notary

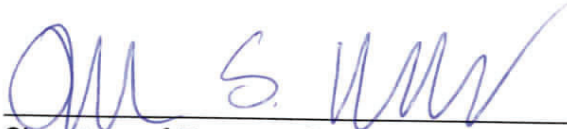
RECEIVED

12/15/2022

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.

North Bay Avalon LLLP
by North Bay Land Company, its Managing Partner



Signature of Property Owner

11.28.2022

Date

Jeanine S. Hinson, President, North Bay Land
Company

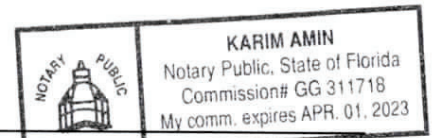
Type or Print Name and Title



Signature of Notary Public

11/27/2022

Date



Notary Seal

RECEIVED

12/15/2022

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 131 - 259
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

11/22/2022

Date

GREGORY MITCHELL VP

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia
NAME

Tax Associate I
TITLE

11/29/2022
DATE

RECEIVED

12/15/2022

Applicant's Letter of Intent

Parcel # 5131 259
Special Use Permit Request

The applicant, Victory Motorsports, requests a special use permit to construct an automotive performance shop. Victory Motor Sports' automotive performance shop has been operating in Gwinnett County since 2018, where they specialize in the customization and modification of performance vehicles. Victory Motorsports is now looking to expand into a new facility to continue their successful business in Gwinnett County.

The approximately 2.17-acre site was previously cleared and graded as part of the nine-lot Landing at Creekside commercial subdivision on Athens Highway. The subject parcel (Lot 7) is located internal to the subdivision, with its adjacent parcels fronting Hoke O'Kelly Mill Road and U.S. Highway 78.

The facility will include a sizeable garage space with eight car bays, which can be accessed through garage doors on the rear, side, and front façade of the building. The front office section of the building will include a reception area, offices, a lounge room, a break room, restrooms, and storage rooms. Exterior to the building, site access will be provided via existing driveways and curb cuts that were constructed at the time of the commercial subdivision. Stormwater management will be handled by the existing master detention pond north of the site. For enhanced screening, 10-foot-wide landscape strip will be provided adjacent to the right-of-way, and a 5-foot-wide landscape strip will be provided adjacent to internal property lines. The subject site is within both, the Community Mixed Use character area of the Gwinnett County 2040 Comprehensive Plan. Because the subject site is situated within the Athens Highway corridor between higher intensity nodes, the Applicant submits that the proposed development meets the intent of the character area as it will provide a commercial use integrating a high-quality aesthetic and site design.

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

RECEIVED

12/15/2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- A. WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The site is part of an existing commercial subdivision intended for commercial uses.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The Applicant submits the SUP would allow for a use more compatible for the site.
- 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 special use permit will not result in an excessive use of existing streets, transportation facilities, utilities, or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the development is in conformity with the intent of the 2040 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 SPECIAL USE PERMIT:
The site is part of an existing subdivided commercial property. Please see attached letter of intent.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/15/2022

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/15/2022

Exhibit "B"
Property Legal Description

All that tract of Land lying and being in Land Lots 130 and/or 131, 5th District, Gwinnett County, Georgia, being Lot 7 of The Landing at Creekside, formerly known as Meridian Development Office Park, as shown on plat recorded in Plat Book 121, Pages 207 – 209, Gwinnett County records.

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

12/15/2022

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

GWINNETT COUNTY
 ZONING: C-2
 FRONT SETBACK - 50'
 SIDE SETBACK - 10'
 REAR SETBACK - 15'

FIELD DATA:
 DATE OF FIELD SURVEY 11-14-22.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.020 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SN: 6129500077
 NETWORK: TRIMBLE VRS Now RTK GNSS

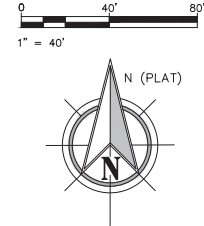
TOTAL AREA: 94,716 SQ FT, 2.174 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 73,356 FEET
 SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52887 PG 619-620
 PROPERTY OWNER AT TIME OF SURVEY: NORTH BAY AVALON LLLP
 PARCEL NUMBER: R5131 259

REFERENCE: PB 121 PG 207-209
 DB 52887 PG 619-6620

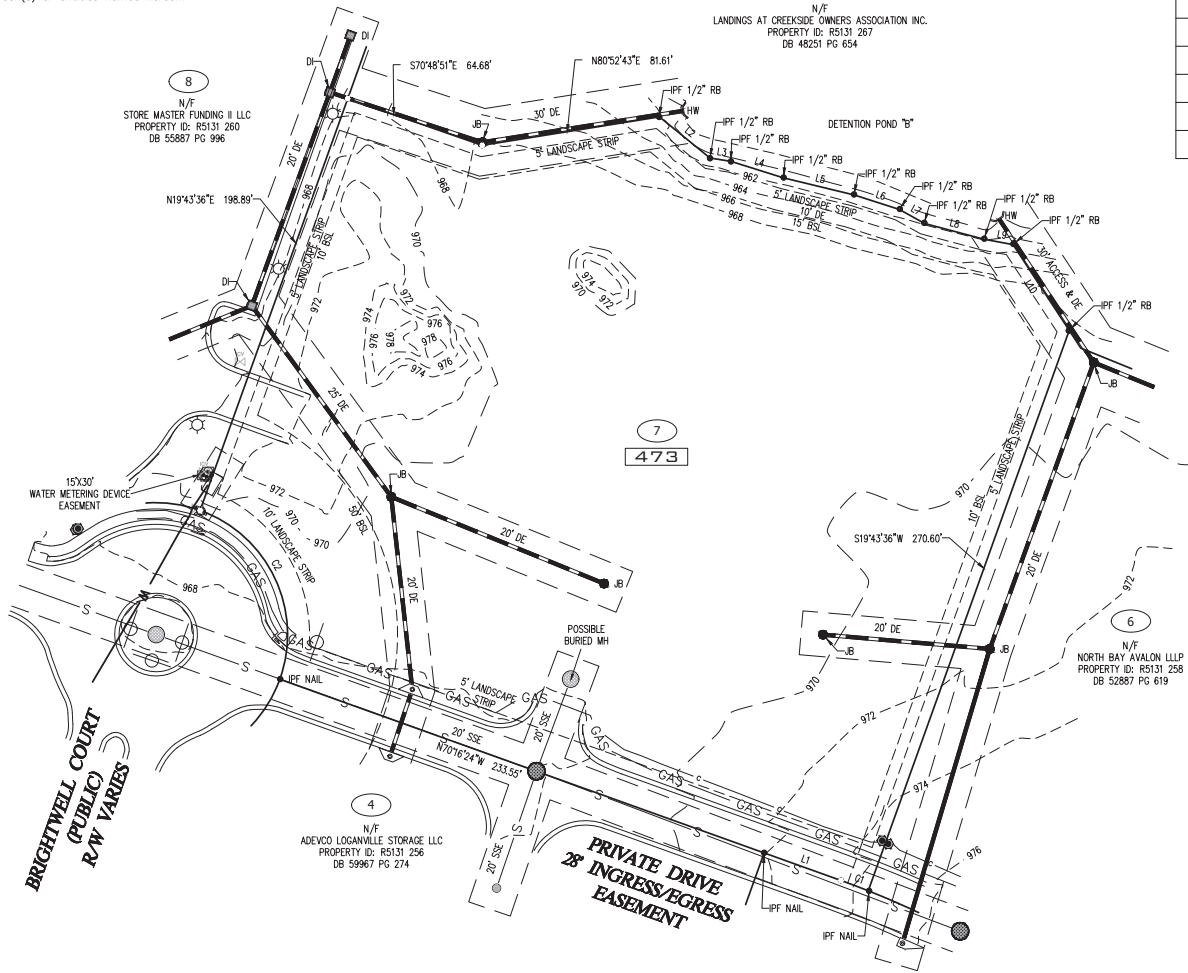
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 1313500131F EFFECTIVE DATE SEPTEMBER 29, 2006

Curve Table					Line Table		
Curve #	Length	Radius	Direction	Chord Length	Line #	Length	Direction
C1	13.26	400.00	N69°19'26"W	13.26	L1	37.43	N70°16'24"W
C2	94.24	60.00	N25°16'24"W	84.85	L2	29.63	S50°50'20"E
					L3	9.61	S80°56'01"E
					L4	24.95	S72°33'12"E
					L5	33.21	S76°22'46"E
					L6	21.52	S72°13'50"E
					L7	13.15	S61°01'04"E
					L8	27.82	S75°07'14"E
					L9	13.55	S79°25'52"E
					L10	46.58	S33°12'32"E



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

REVISIONS		
Date	Description	By

KEYSTONE LAND SURVEYING, INC.
 162 E. CROGAN ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770-545-8700
 www.keystonelandsurveying.com

COPY RIGHT 2019 - THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR
 GREG MITCHELL
 473 BRIGHTWELL COURT, LOGANVILLE, GEORGIA 30052

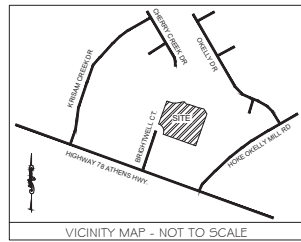
LOT 7, THE LANDING AT CREEKSIDE
 LAND LOT 131, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

FOR KEYSTONE LAND SURVEYING, INC.

Date: 12-1-2022
 Scale: 1" = 40'
 Client: GREG MITCHELL
 Drawn By: JTF
 Sheet 1 of 1

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

**RECEIVED
12/15/2022**



PROJECT SITE DATA

- GROSS PROPERTY SIZE: +/- 2.17 AC. / 150,296.6 SF
- EXISTING ZONING: C-2
- PROPOSED ZONING: SUP
- PROPOSED BUILDING TOTAL: 7,800 SF
- SALES OFFICE: 1,235 SF
- SERVICE: 6,565 (8 BAYS)
- PROPOSED USE: CAR RESTORATION
- PROPOSED BUILDING HEIGHT: 25'
- SETBACKS (REQUIRED)
 - FRONT: 15' BUILDING
 - REAR: 30' BUILDING
 - SIDE: 10' BUILDING
- PARKING
 - REQUIRED (SALES):
 - MINIMUM (1 SP. / 400 SQUARE FEET): 3 SPACES
 - MAXIMUM (1 SP. / 150 SQUARE FEET): 8 SPACES
 - REQUIRED (SERVICE):
 - MINIMUM (1 SP. / BAY) 1 X 8 BAYS = 8 SPACES
 - MAXIMUM (3 SP. / BAY) 3 X 8 BAYS = 24 SPACES
 - TOTAL REQUIRED:
 - MINIMUM: 3 + 8 = 12 SPACES
 - MAXIMUM: 8 + 24 = 32 SPACES
 - PROVIDED:
 - STORE: 8 (8x18)
 - SERVICE: 24 (8x18)
 - TOTAL: 32 SPACES

PROPERTY OWNERS:
PID: 5131 259 NORTH BAY AVALON LLLP

PROJECT OWNER / APPLICANT:
MITCHELL CONSTRUCTION
218 ROCKBRIDGE ROAD SW
LILBURN, GEORGIA 30047

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MANHOLE WITHIN THE VICTORY MOTORSPORTS PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

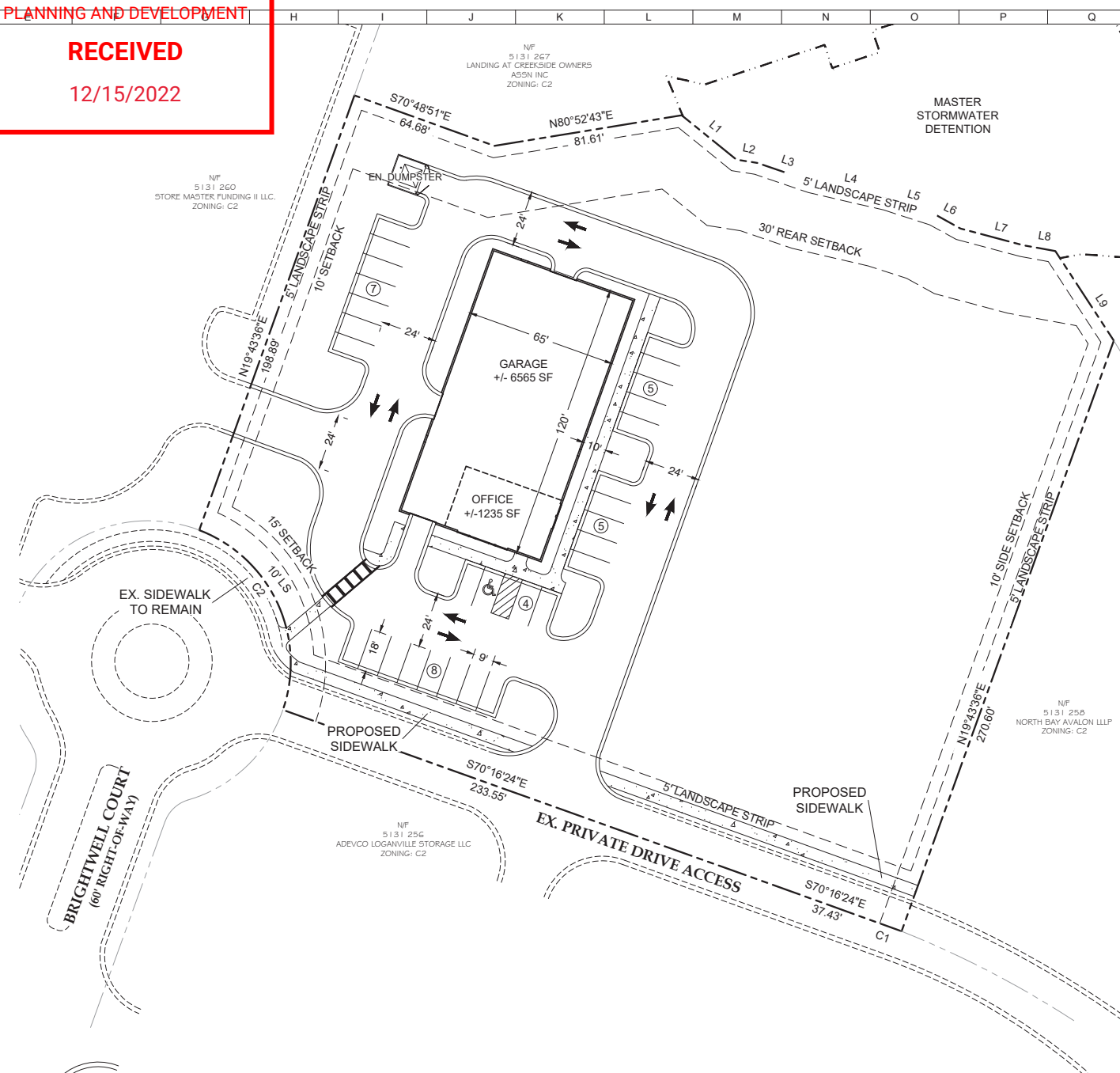
WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT RW PROXIMITY.

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 131300131E, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN."

STORMWATER NOTE:
EXISTING MASTER DETENTION AREA FOR THE SITE PROVIDED.

LINE	BEARING	DISTANCE
L1	S50°50'20"E	29.63'
L2	S80°56'01"E	9.61'
L3	S72°33'12"E	24.95'
L4	S78°22'46"E	33.21'
L5	S72°13'57"E	21.52'
L6	S61°01'04"E	13.15'
L7	S75°07'14"E	27.82'
L8	S78°25'52"E	13.55'
L9	S33°12'32"E	46.58'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	13.28'	13.36'	N69°10'25"W
C2	60.00'	94.25'	94.85'	N25°16'24"W



ALLIANCE
ENGINEERING & PLANNING, INC.
180 WILKINSON • LAWRENCEVILLE • LAWRENCEVILLE, GA 30046
299 SOUTH MOUNTAIN, SUITE A1 • ALPHARETTA, GA 30009
770.225.4730 | www.alliancepa.com

Copyright © 2022, Alliance Engineering & Planning, Inc. The issuing of this set of plans of Alliance Engineering & Planning, Inc. is the result of the professional services of the registered professional engineers and professional architects employed by Alliance Engineering & Planning, Inc. in accordance with the professional seal of the registered professional engineers and professional architects of the State of Georgia. No other person shall be permitted to use the name of Alliance Engineering & Planning, Inc. or the name of any of its employees in connection with the preparation of any engineering or architectural drawings or plans without the written consent of Alliance Engineering & Planning, Inc.

ROBERT L. BAYLOR

DEVELOPER

MITCHELL CONSTRUCTION
218 ROCKBRIDGE ROAD SW, LILBURN, GEORGIA 30047
24 HR CONTACT: GREG MITCHELL, 770.284.8300
SWEHARBORDE@MINDO.COM

Zoning Exhibit for

VICTORY MOTORSPORTS
473 ATHENS HWY., LOGANVILLE, GA 30052
LILBURN, GA 30047
PARCEL # 5131 259

Orig. Issue

12.1.22

Designed by

KN

Checked by

BW

Project #

22238

NORTH

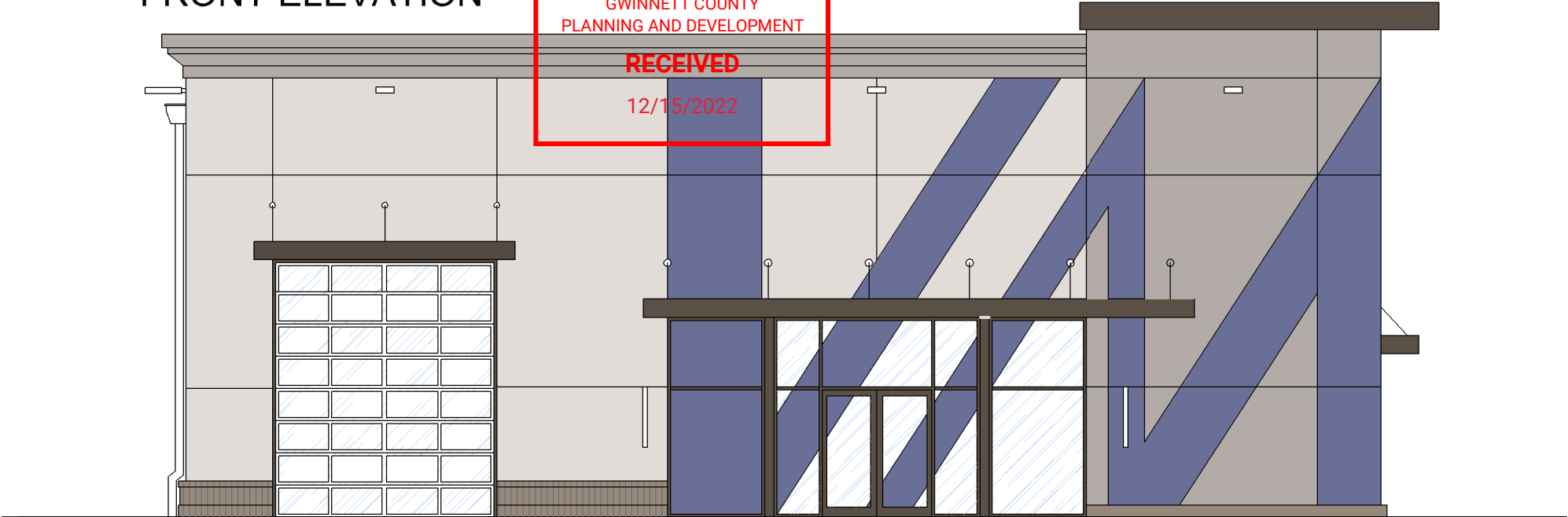
SCALE: 1"=30'

ZONING PLAN

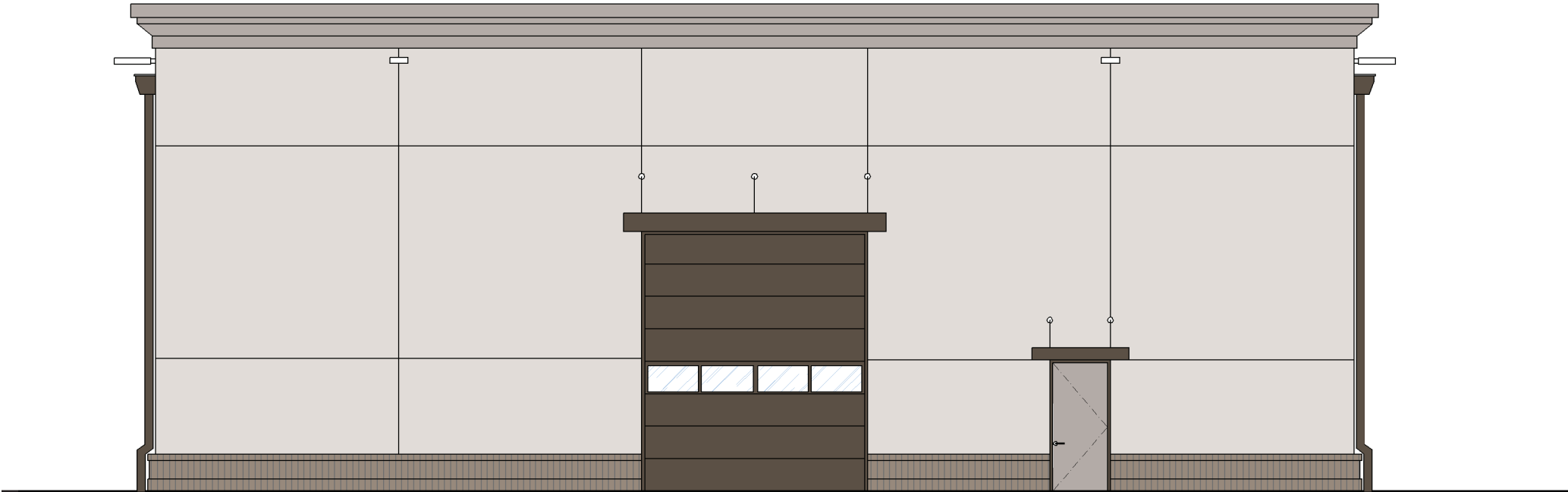
12.13.22

FRONT ELEVATION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12/15/2022



BACK ELEVATION

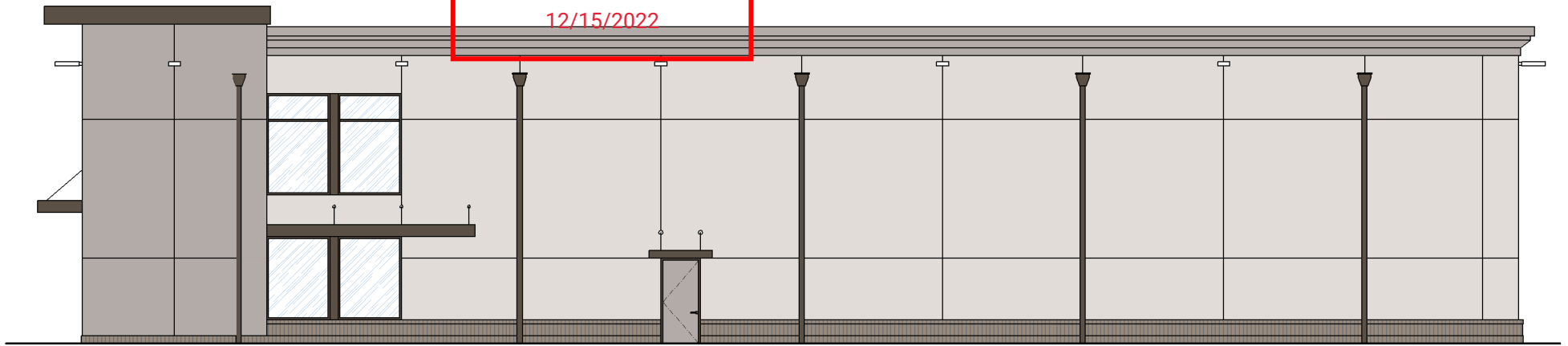


RIGHT ELEVATION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/15/2022



LEFT ELEVATION

