

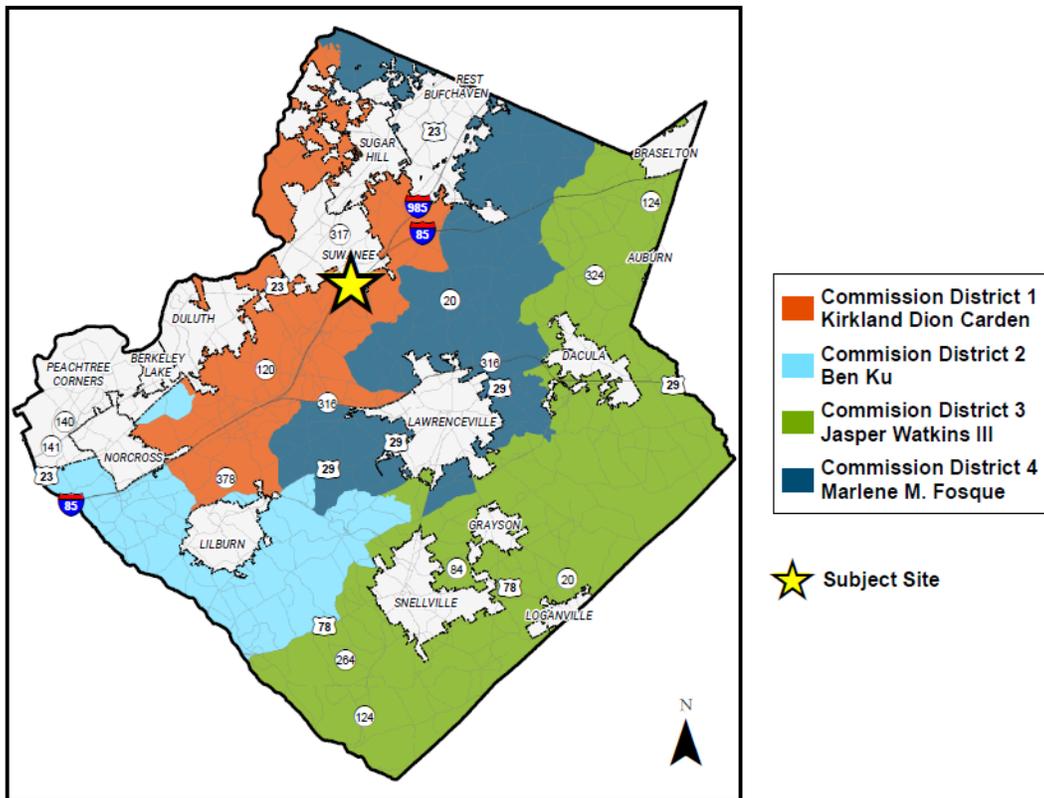


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2022-00028  
**Current Zoning:** C-2 (General Business District)  
**Request:** Change in Conditions  
**Address:** 2984 McGinnis Ferry Road  
**Map Number:** R7152 270  
**Site Area:** 2.73 acres  
**Square Footage:** 50,000  
**Proposed Development:** Extended Stay Hotel  
**Commission District:** District 1 – Commissioner Carden  
**Character Area:** Workplace Center

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 11/1/2022**  
**Board of Commissioners Advertised Public Hearing Date: 11/15/2022 (Public Hearing Tabled to 12/13/2022)**

**Applicant:** Turnstone Group, LLC  
1170 Peachtree Street NE  
Suite 1150  
Atlanta, GA 30309

**Owner:** Nancy G. Lail, et al.  
4026 Muddy River Lane  
Buford, GA 30519

**Contact:** Jack Wilson

**Contact Phone:** 770.962.9780

## **Zoning History**

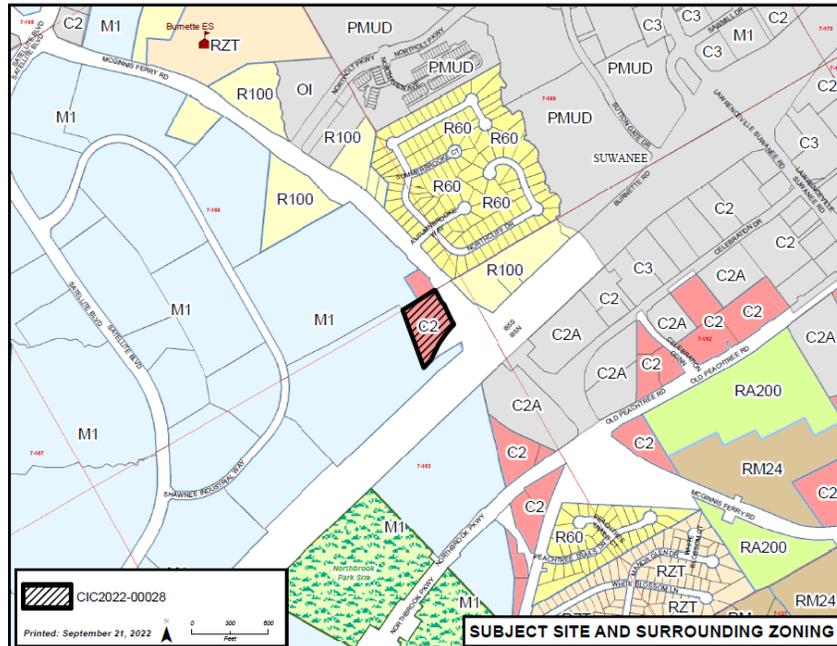
The subject property is zoned C-2 (General Business District). In 2016, a rezoning case from R-100 (Single-Family Residence District) to M-1 (Light Industry District) was approved as C-2 to allow for retail, service-commercial, and office uses, pursuant to RZC2016-00016. This request is a change in conditions from this approval.

## **Existing Site Condition**

The subject site is a 2.73-acre parcel located along McGinnis Ferry Road, adjacent to the future interchange with Interstate 85. The property is currently developed with a 1,316 square foot single-family residence, built in 1938. The parcel is heavily wooded with mature vegetation but has been cleared around the existing residence and along McGinnis Ferry Road. The site slopes generally down from the McGinnis Ferry Road frontage towards the rear of the property by approximately 24 feet. There are no streams or ponds located on the site. Overhead electrical utilities and sidewalks are present along McGinnis Ferry Road. The nearest Gwinnett County Transit facility is approximately 3.6 miles from the subject site.

## **Surrounding Use and Zoning**

The subject site is surrounded by a mixture of uses. The property to the north was recently rezoned to allow a 5,000 square foot commercial building. An industrial park that accesses Shawnee Industrial Way is located to the west of the subject property. Interstate 85 is located to the south. Across McGinnis Ferry Road to the east are single-family residences within subdivisions and on large lots. Suwanee city limits are nearby to the north and east. Commercial zonings nearby within the City of Suwanee provide a variety of commercial uses, including hotels. These properties are on the opposite side of Interstate 85. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Extended Stay Hotel	C-2	N/A
North	Single-Family Residential Undeveloped	R-60 C-2	3.15 units per acre N/A
East	Single-Family Residential	R-100	0.17 units per acre
South	Light Industrial	M-1	N/A
West	Light Industrial	M-1	N/A

## Project Summary

The applicant requests a change in conditions for a 2.73-acre property zoned C-2 to allow an extended stay hotel, including:

- A change in conditions of case RZC2016-00016. The applicant is requesting a revision to the following condition:
  - Condition 1A., "To restrict the use of the property as follows: Retail, service-commercial, office and accessory uses. The following uses shall be prohibited: extended stay hotels or motels." The applicant is requesting the condition be amended to allow an extended stay hotel.
- A 50,000 square foot, four-story building with 125 suites with kitchens.
- 132 parking spaces on all sides of the hotel. The site does not indicate a customer drop off area.
- Access provided via an interparcel access easement with the property to the north. The driveway to access both parcels is a limited access driveway from McGinnis Ferry Road.
- A stormwater management facility to the rear of the property, behind the hotel along the northern and western property lines.
- Exterior façade materials are comprised of stacked stone and EIFS/stucco on the second through fourth floors.
- A required 10-foot-wide landscape strip along McGinnis Ferry Road.

## Zoning and Development Standards

The applicant is requesting a change in conditions 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'	45'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 125 spaces Maximum 250 spaces	132 spaces	YES
Landscape Strip	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

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

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

The site is adjacent to industrial uses and will be located next to the future interchange of I-85 at McGinnis Ferry Road. Commercial uses are currently allowed on the site, including a non-extended stay hotel. Similar hotels with suites are located nearby within the City of Suwanee. A non-extended stay hotel would provide a greater mix of lodging options in the area. The change in conditions request to allow for an extended stay hotel would not be suitable in consideration of nearby properties.

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

The existing use and usability of adjacent or nearby properties would be impacted by the zoning change and may adversely affect the surrounding uses and nearby property. The site, as currently zoned, allows for a variety of commercial and other uses that would better serve the needs of nearby residents.

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

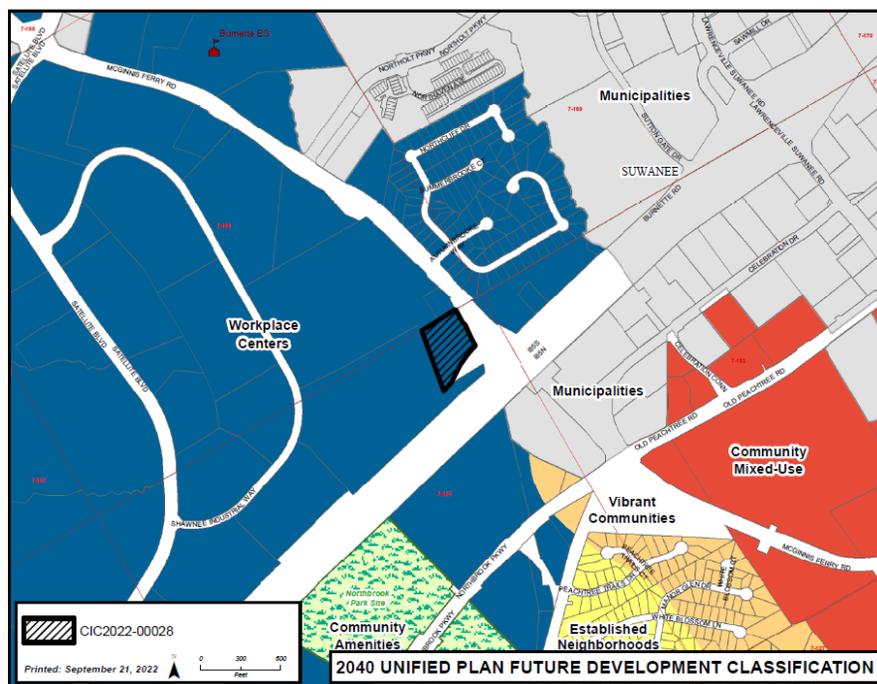
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is not anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and change in conditions request is attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Workplace Center Character Area. This designation is primarily for predominantly employment-oriented uses and includes office parks, industrial parks, and locations for freight oriented and logistic uses. Incorporating service employment opportunities would provide employment opportunities for local residents. However, a non-extended stay hotel would provide a better mix of lodging types for the area.



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

The future access to Interstate 85, makes the site a prime location for a commercial use serving travelers and nearby residents. An extended stay hotel is more likely to accommodate longer term customers.

**Staff Recommendation**

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

**Staff Recommended Conditions**

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

The conditions below are those from RZC2016-00016 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions for an extended stay hotel, subject to the following conditions:

1. Development shall be in general conformance with Exhibit: C Site Plan, received on ~~May 5, 2016~~ **September 21, 2022**, by the Department of Planning and Development.

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- Adult bookstores or entertainment
- Automotive parts stores
- Contractors offices
- Emissions inspection stations
- Equipment rental
- ~~Extended stay hotels or motels~~
- Recovered materials processing facilities
- Smoke shops/novelty stores
- Tattoo parlors
- Taxidermists
- Yard trimmings composting facilities

B. Buildings shall be finished with architectural treatments of glass, brick, and/or stone. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.

C. Outdoor storage of equipment or materials shall be prohibited.

- ~~A. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially-zoned property along the northern property line.~~
- B. Provide a minimum ten-foot wide landscaped strip along McGinnis Ferry Road frontage.
- C. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
- D. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- E. Outdoor loudspeakers shall be prohibited.
- F. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height, and shall not be internally-illuminated.
- G. Billboard or oversized signs shall be prohibited.
- H. The developer shall coordinate with GDOT regarding project #0013104, McGinnis Ferry Road at I-85 interchange.**

### **Planning Commission Recommendation**

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

**Exhibits:**

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

**Exhibit A: Site Visit Photos**



**View from McGinnis Ferry Road**



**View from McGinnis Ferry Road**

**Exhibit B: Previously Approved Resolution and Site Plan**

**[attached]**

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Amendment to the Official Zoning Map of Gwinnett County

**ADOPTION DATE:** OCTOBER 25, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**WHEREAS**, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to M-1 by NANCY G. LAIL & STEPHANIE HUMPHREY for the proposed use as OFFICE/WAREHOUSE (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

**WHEREAS**, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2016 and objections were not filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby **APPROVED AS C-2** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - automotive parts stores
    - contractors offices
    - emissions inspection stations
    - equipment rental
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - tattoo parlors
    - taxidermists
    - yard trimmings composting facilities
  - B. Buildings shall be finished with architectural treatments of glass, brick, and/or stone. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.
  - C. Outdoor storage of equipment or materials shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide natural, undisturbed buffer adjacent to residentially-zoned property along the northern property line.
  - B. Provide a minimum ten-foot wide landscaped strip along the McGinnis Ferry Road frontage.
  - C. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.

- D. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- E. Outdoor loudspeakers shall be prohibited.
- F. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height, and shall not be internally-illuminated.
- G. Billboards or oversized signs shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

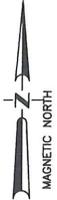
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 11/15/16

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





### LEGEND

- R/W RIGHT OF WAY
- WM WATER METER
- B/L BUILDING LINE
- ^ FIRE HYDRANT
- VALVE
- WATER MAIN
- MH○ MANHOLE
- GAS LINE
- PP POWER POLE
- N&C NAIL IN CAP
- LP ⊕ LIGHT POLE
- FES FLARED END SECTION
- JB JUNCTION BOX
- HW HEADWALL
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- E ELECTRIC POWER
- R RADIUS OF CURVATURE
- PP ○ POWER POLE
- A ARC OF CURVE
- INV INVERT
- DI DROP INLET

TOTAL AREA:  
143,786 SQ. FT / 3.30 ACRES

SUWANEE RIDGE - UNIT THREE  
PREPARED BY PRECISION PLANNING INC.  
RECORDED IN PLAT BOOK 95, PAGE 227

LOT 2  
ZONED M-1

NOW OR FORMERLY  
SUNTRUST BANK  
PIN: 7-168-056  
DEED BOOK 48953, PAGE 71

IPF 1/2" RB  
16.7  
IPF 1/2" RB  
50.4

NOW OR FORMERLY  
WILLIAM H. ERWIN ETAL TRUST  
PIN: 7-168-005  
DEED BOOK 13099, PAGE 199

ZONED R-100

IPF 5/8" RB  
N 59°49'23"E 328.77

50' BUFFER  
(TO R-100)

NOW OR FORMERLY  
NANCY G. LAIL & STEPHANIE G. HUMPHREY  
PIN: 7 152 007

PROPOSED OFFICE  
WAREHOUSE/OFFICE  
60,000 SQ. FT

SUWANEE RIDGE - UNIT THREE  
PREPARED BY PRECISION PLANNING INC.  
RECORDED IN PLAT BOOK 95, PAGE 227

LOT 1  
ZONED M-1

NOW OR FORMERLY  
CHI ATLANTA I-85 LLC  
PIN: 7 153-130  
DEED BOOK 48866, PAGE 482

N 18°36'33"W 424.42

50' B/L  
75.5

NOW OR FORMERLY  
CHI ATLANTA I-85 LLC  
PIN: 7 153-130  
DEED BOOK 48866, PAGE 482

(3)  
LOADING/UNLOADING  
10' X 50'

IPF 1/2" RB  
10.3'

(2)  
DUMPSTER PAD  
10' X 10'

25' B/L  
364.39

INTERSTATE 85

RZC '16016

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MAY 05 2016



**OWNERS/DEVELOPERS**

NANCY G. LAIL &  
STEPHANIE G. HUMPHREY

**Rezoning Notes:**

PROPERTY ZONED R-100  
PROPOSED ZONING M-1

PROPOSED OFFICE WAREHOUSE = 60,000 SQ. FT.

**Parking Requirements:**

WAREHOUSE WITH OFFICE (1 SPACE PER 2,500 SQ. FT)  
60,000/2,500 = 24 REQUIRED SPACES  
SPACES PROVIDED = 24

**Building Setback Requirements:**

FRONT = 15'  
SIDE = 10'  
REAR = 30'

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
FLOOD DISTRICT AS PER F.I.R.M. PANEL NO.  
13135C0043F, EFFECTIVE DATE SEPTEMBER 29, 2006



**Zoning Exhibit**

PROPERTY ADDRESS:  
2984 MCGINNIS FERRY ROAD

COUNTY: GWINNETT LAND LOT (S): 153 DISTRICT: 7 STATE: GEORGIA

SCALE: 1" = 40'	DATE: 2/23/16	DRAWN: J.S.S.	CHECKED: J.S.S.	JOB NO. 16137
--------------------	------------------	------------------	--------------------	------------------

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**

LAND SURVEYING  
RESIDENTIAL & COMMERCIAL SITE DESIGN  
2700 BRASELTON HIGHWAY - SUITE 10-430  
DACLUA, GEORGIA 30019  
PH. 770-614-7095 - FAX 770-614-7099  
EMAIL: DtgSurvey@yahoo.com  
Web: DtgSurvey.com

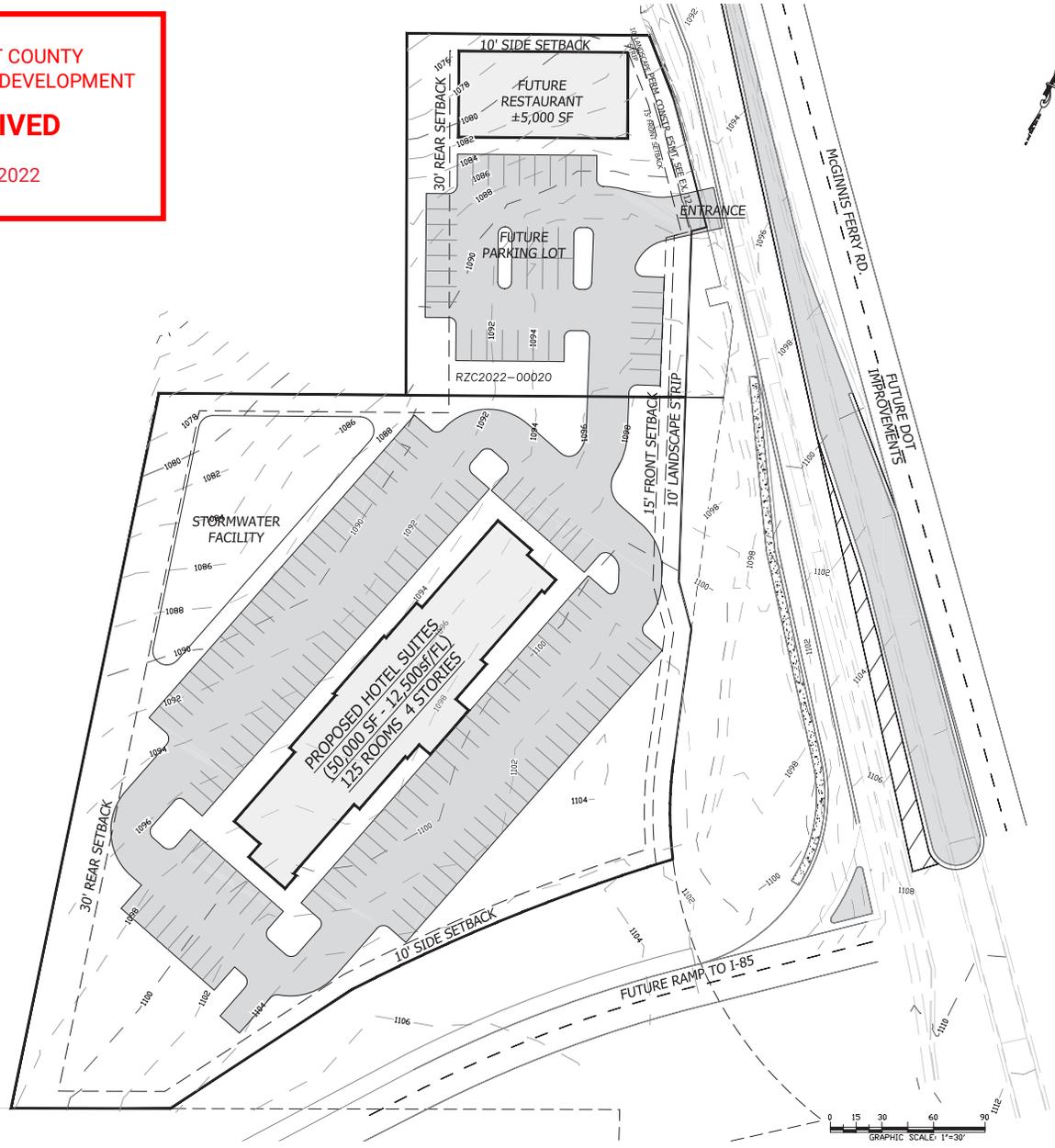
**Exhibit C: Site Plan and Elevation**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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**SYMBOL LEGEND**

●	BURN PIN FOUND
○	1/2" REBAR SET
○	UTILITY POLE
○	SEWER MANHOLE
---	PROPERTY LINE
---	ADJACENT LOT LINE
---	LAND LOT LINE
---	STORM DRAIN LINE
---	OVERHEAD POWER LINE
---	BARBED WIRE FENCE
---	ASPHALT AREA
---	CONCRETE AREA
---	GRAVEL AREA
---	LANDSCAPE AREA

**OWNER/PRIMARY PERMITTEE:**  
TURNSTONE GROUP  
1170 PEACHTREE ST. NE, SUITE 1150  
ATLANTA, GA 30309  
**24 HR. CONTACT:** Ms. JACQUEE MANCHER  
PHONE: 404-477-6805  
CELL: 203-628-0213  
EMAIL: jmancher@turnstonegroup.com

- GENERAL NOTES**
- OWNER/CONTACT:  
TURNSTONE GROUP  
1170 PEACHTREE ST. NE, SUITE 1150  
ATLANTA, GA 30309  
MS. JACQUEE MANCHER,  
PHONE: 404-477-6805  
CELL: 203-628-0213  
EMAIL: jmancher@turnstonegroup.com
  - ENGINEER:  
SCANLON ENGINEERING SERVICES, INC.  
231 E. BANK STREET  
GRIFIN, GA 30223  
CONTACT: MICHAEL J. SCANLON, P.E. (ENGINEER OF RECORD)  
PHONE: 678-967-2051
  - SITE DATA:  
TAX PARCEL I.D. NO. 7168-005, 7152-270  
TOTAL ACREAGE OF SITE: 2.6 ACRES
  - POTABLE WATER SERVICE SHALL BE PROVIDED BY GWINNETT CO. UTILITIES.  
SANITARY SEWER SERVICE SHALL BE PROVIDED BY GWINNETT CO. UTILITIES.
  - BOUNDARY/TOPOGRAPHIC INFORMATION PROVIDED BY SCANLON ENGINEERING SERVICES, INC. DATED SEPT. 2022.
  - PROPERTY IS NOT LOCATED INSIDE A FLOOD HAZARD AREA BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM)
  - ZONING DATA:  
GWINNETT CO.  
ZONING: C2  
SETBACKS FROM PROPERTY LINE:  
FRONT 15'  
SIDE 10'  
REAR 30'
  - WATERS OF THE STATE ARE NOT PRESENT ON THIS SITE. WATERS OF THE US (WETLANDS) ARE NOT PRESENT ON THIS SITE. THE DESIGN PLANS FOR THIS PROJECT DO NOT INCLUDE DISTURBING WATERS OF THE STATE OR WATERS OF THE US.
  - HORIZONTAL CONTROL STATE PLAIN GA. WEST  
VERTICAL DATUM - NAVD 88

**PARKING REQUIREMENTS:**  
SPACE SIZE  
STANDARD: 9'X18', HC: 8'X18'

**HOTEL:**  
1 SPACE PER ROOM  
125 ROOMS = 125 SPACES REQD.  
PROVIDED SPACES: 132 (INCLD. 8 HVC SPACES-4 MIN ACCESSIBLE)

**RESTAURANT:**  
PROVIDED SPACES: 39 (INCLD. 4 HVC SPACES-4 MIN ACCESSIBLE)



**SCANLON ENGINEERING SERVICES, INC.**  
231 E. BANK STREET  
GRIFIN, GEORGIA 30223  
PHONE: (678) 967-2051 www.scanloneng.com

CONCEPTUAL SITE PLAN FOR  
**PROPOSED HOTEL & RESTAURANT**  
CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	09/01/2022	PRELIMINARY SITE PLAN



**PRELIMINARY SITE PLAN**  
Design by: RLL  
Project #: C2125486  
Date: 09/01/2022

**SHEET TITLE**  
C-01  
SHEET # 01 OF 01



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9/1/2022



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

**[attached]**

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9/1/2022

LETTER OF INTENT  
2984 McGinnis Ferry Road  
Turnstone Group, LLC  
Parcel No. R7152 270

The Applicant requests changes in conditions of zoning to allow a hotel on the property. Anticipated road improvements at the intersection of McGinnis Ferry and Interstate 85, including the creation of an interchange immediately adjacent to the subject property provide support for this rezoning. The property is designated in the Workplace Center character area of the County's Comprehensive Plan. A hotel in this location would complement and provide valuable service to surrounding work centers. A hotel in this location could also serve visitors to the Gwinnett County Convention Center and Arena. For these reasons, the Applicant and Owner respectfully request approval of the change in conditions application. The Applicant proposes a four (4) story hotel building with a 12,500 s.f. footprint (50,000 total s.f.) The Applicant is happy to meet with staff and neighboring property owners regarding this request.

To satisfy the requirements of Georgia law, the Applicant and Owner note that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

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9/1/2022

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

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

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

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

Yes; the proposed use is suitable in view of nearby commercial, industrial, and office development.

---

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

No; the proposed use will not adversely affect any neighboring property.

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

No; the property does not have reasonable economic use as currently zoned because of the property lost to right-of-way acquisition for ramps at I-85 and McGinnis Ferry.

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- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS No.
- 

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

Yes; the 20/40 Plan identifies the property in a work force development zone.

---

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

Yes; providing needed services and accommodations close to work centers and convenient to Interstate 85 supports the application.

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

**[attached]**



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

<b>TRC Meeting Date:</b>		10.7.2022	
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:		CIC2022-00028	
Case Address:		2894 McGinnis Ferry Road	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	McGinnis Ferry Road is a major arterial. ADT = 13,787.		
2	3.6 miles to nearest transit facility (#2334860) N. Brown Road and Sugarloaf Parkway.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall coordinate with GDOT regarding project #0013104, McGinnis Ferry Road at I-85 interchange.		
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021

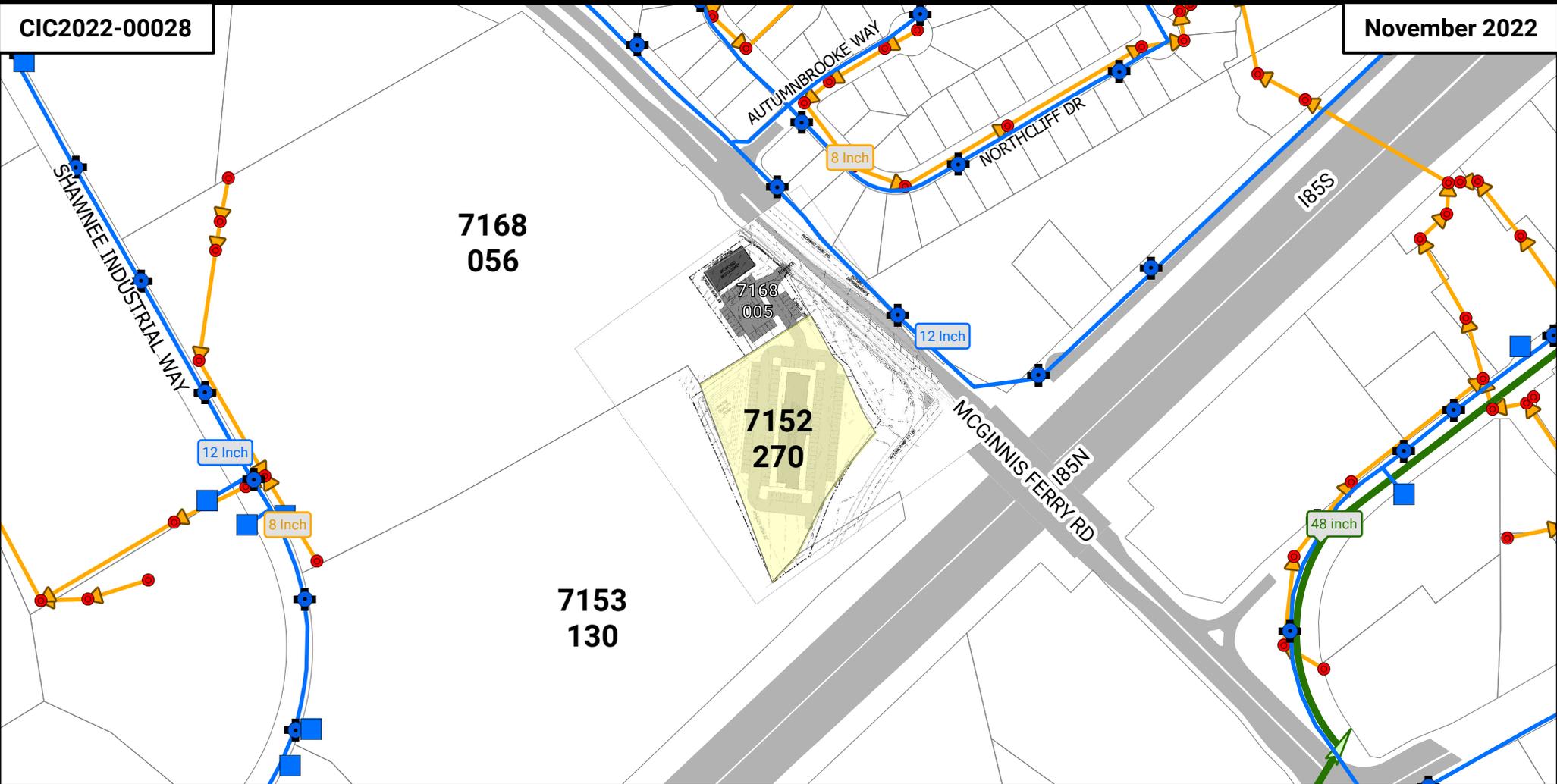


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		November Cases		
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:		CIC2022-00028		
Case Address:		2894 McGinnis Ferry Road		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The development may connect to an existing 12-inch water main located on the northeast right-of-way of McGinnis Ferry Road.			
<b>2</b>	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located east of Shawnee Industrial Way approximately 970 feet west on parcel 7168 056. An easement will be required to access this sewer.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				

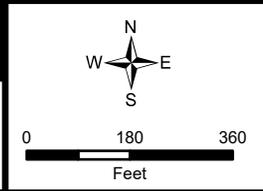
**Note:** Attach additional pages, if needed

Revised 7/26/2021



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

**2894 McGinnis Ferry Rd**  
C-2  
**Water & Sewer**  
**Utility Map**



**Water Comments:** The development may connect to an existing 12-inch water main located on the northeast right-of-way of McGinnis Ferry Road.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located east of Shawnee Industrial Way approximately 970 feet west on parcel 7168 056. An easement will be required to access this 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: Maps**

**[attached]**



NORTHCLIFF DR

BURNETTE RD

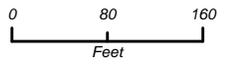
MCGINNIS FERRY RD  
MCGINNIS FERRY RD

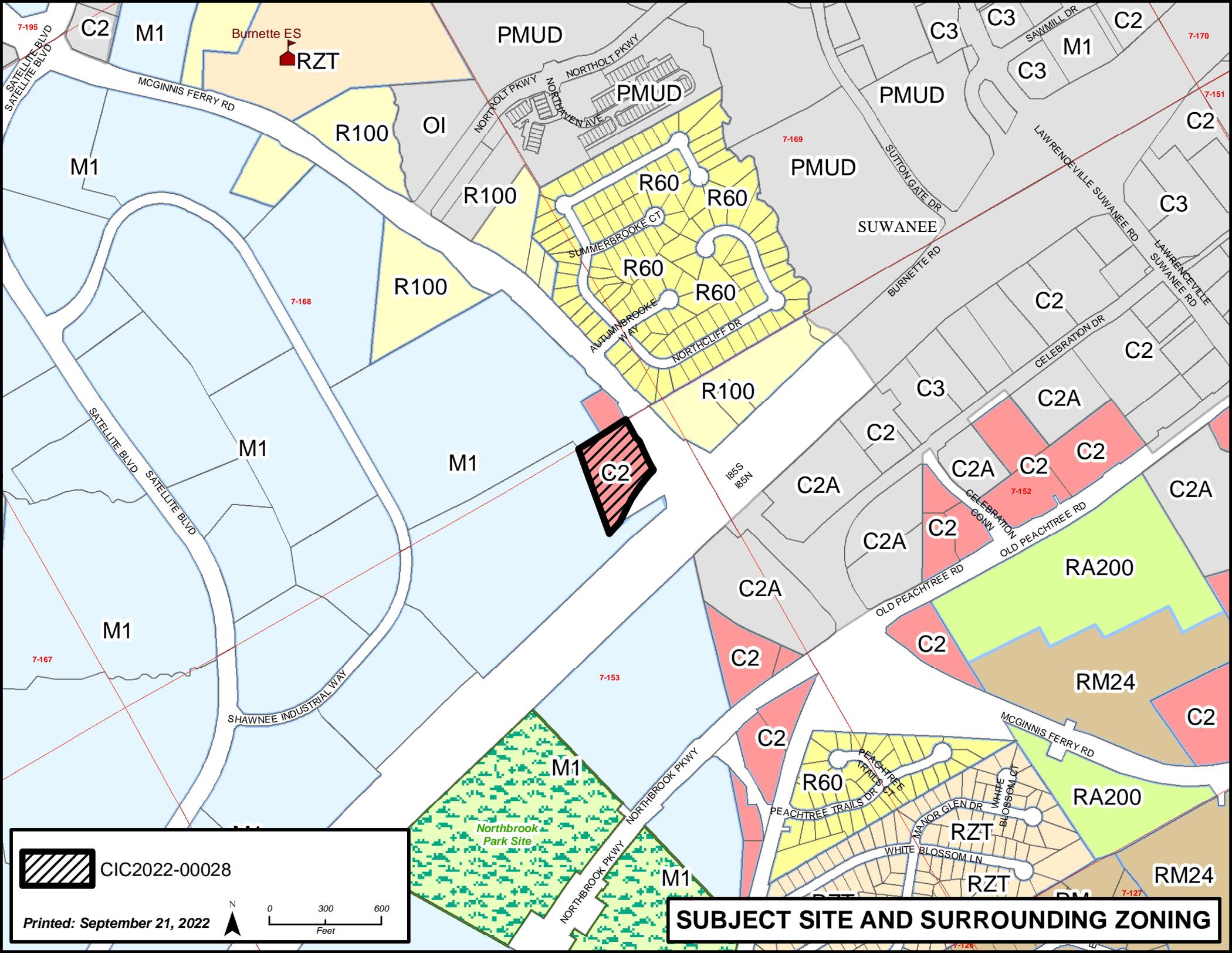
185S

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 CIC2022-00028

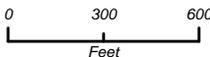
Printed: September 21, 2022



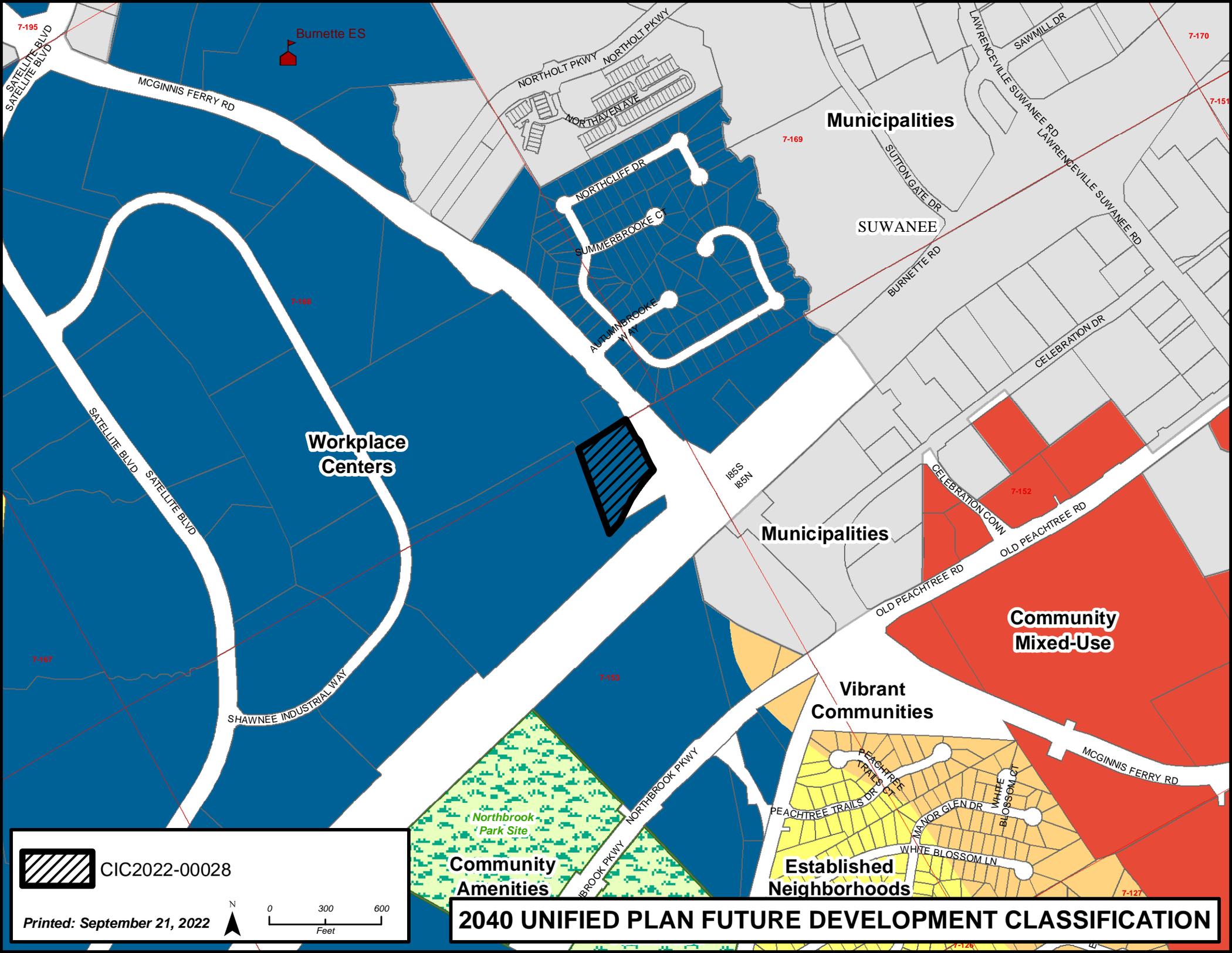


 CIC2022-00028

Printed: September 21, 2022



**SUBJECT SITE AND SURROUNDING ZONING**



Burnette ES

Municipalities

SUWANEE

Workplace Centers

Municipalities

Community Mixed-Use

Vibrant Communities

Community Amenities

Established Neighborhoods

 CIC2022-00028

Printed: September 21, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

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

**[attached]**

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

<b>APPLICANT IS THE:</b>		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): _____ PRIOR ZONING CASE: _____		
PARCEL NUMBER(S): _____ ACREAGE: _____		
ADDRESS OF PROPERTY: _____		
PROPOSED CHANGE IN CONDITIONS: _____		

<p align="center"><b>RESIDENTIAL DEVELOPMENT:</b></p> <p>NO. OF LOTS/DWELLING UNITS: _____</p> <p>DWELLING UNIT SIZE (Sq. Ft.): _____</p> <p>GROSS DENSITY: _____</p> <p>NET DENSITY: _____</p>	<p align="center"><b>NON-RESIDENTIAL DEVELOPMENT:</b></p> <p>NO. OF BUILDINGS/LOTS: _____</p> <p>TOTAL GROSS SQUARE FEET: _____</p> <p>DENSITY: _____</p>
---	---

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

RECEIVED

9/1/2022

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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

*Jacqueline Mancher*  
\_\_\_\_\_  
Signature of Applicant

*8/30/22*  
\_\_\_\_\_  
Date

**Jacqueline Mancher, Manager**  
\_\_\_\_\_

Type or Print Name and Title

*Nancy Sarmiento*  
\_\_\_\_\_  
Signature of Notary Public

*8/30/2022*  
\_\_\_\_\_  
Date

NANCY SARMIENTO  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA  
My Commission Expires  
October 16, 2022

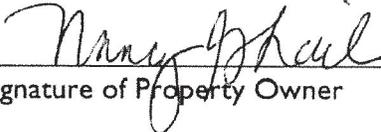
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Notary Seal

RECEIVED

9/1/2022

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

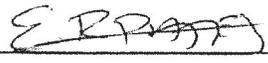
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

  
\_\_\_\_\_  
Signature of Property Owner

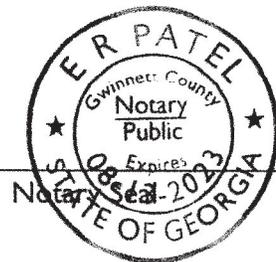
09/01/2022  
\_\_\_\_\_  
Date

Nancy G. Lail, Owner

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

ETCP  
09  
09/01/2022  
\_\_\_\_\_  
Date

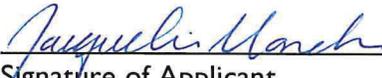
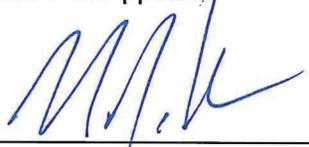
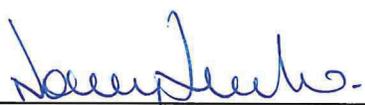


**RECEIVED**

9/1/2022

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

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

	8/30/22	Jacqueline Mancher, Manager
Signature of Applicant	Date	Type of Print Name and Title
	8/30/22	Robert Jackson Wilson, President
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	8/30/2022	NANCY SARMIENTO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires October 16, 2022
Signature of Notary Public	Date	Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES     NO

\_\_\_\_\_  
Your Name

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

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

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

**RECEIVED**

9/1/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:** 7 - 152 - 270  
(Map Reference Number) District Land Lot Parcel

8/22/2022

Signature of Applicant

Date

**Robert Jackson Wilson, Attorney**

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)

Vukio Schokry  
NAME

TSA II  
TITLE

8/31/2022  
DATE

**RECEIVED**

9/1/2022

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Turnstone Group, LLC</u>	NAME: <u>Nancy G. Lail, et al.</u>
ADDRESS: <u>1170 Peachtree St., N.E., Suite 1150</u>	ADDRESS: <u>4026 Muddy River Ln.</u>
CITY: <u>Atlanta</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>(404) 477-6805</u>	PHONE: _____
CONTACT PERSON: <u>Jack Wilson</u> PHONE: <u>(770) 962-9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>C-2</u>
PARCEL NUMBER(S): <u>R7152-270</u>	ACREAGE: <u>2.6</u>
ADDRESS OF PROPERTY: <u>2894 McGinnis Ferry Road</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Change Conditions from RZC 2016-16 to allow hotel</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>50,000</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

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

**RECEIVED**

9/1/2022

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

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

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

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

Yes; the proposed use is suitable in view of nearby commercial, industrial, and office development.

---

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

No; the proposed use will not adversely affect any neighboring property.

---

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

No; the property does not have reasonable economic use as currently zoned because of the property lost to right-of-way acquisition for ramps at I-85 and McGinnis Ferry.

---

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS No.
- 

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

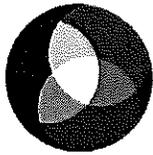
Yes; the 20/40 Plan identifies the property in a work force development zone.

---

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

Yes; providing needed services and accommodations close to work centers and convenient to Interstate 85 supports the application.

---



Gwinnett

WINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440  
678.518.6000  
GwinnettCounty.com

**PRE-APPLICATION INFORMATION FORM**

**NOTE:** Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

**Applicant Information:**

Name: Jacqueline Mancher  
Company: Turnstone Group  
Mailing Address: 1170 Peachtree Street NE, Suite 1150  
City, State, Zip Code: Atlanta, GA, 30309  
Phone Number: 404-477-6805 Email Address: jmancher@turnstonegroup.com  
jwilson@rjwplaw.com

**Project Summary:**

Address of Project: 2894 McGinnis Ferry Road, Suwanee, GA, 30024  
Name of Project: Woodspring Suites Atlanta Suwanee

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):  
Rezoning to C-2 to allow hotel

Total Project Acreage: 2.6 Total Square Footage: 50,000 Total Number of Lots/Units: 1

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):  
New four story hotel 50,000 s.f. total

**Pre-Application Information Form Submittal Checklist:**

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

*CAN FILE 9/1*

**For Internal Use Only:**  
Pre-Application Meeting Date: 8/19/22  
Staff Printed Name: Logan Winter Signed: [Signature]

**RECEIVED**

9/1/2022

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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

*Jacqueline Mancher*  
\_\_\_\_\_  
Signature of Applicant

*8/30/22*  
\_\_\_\_\_  
Date

**Jacqueline Mancher, Manager**  
\_\_\_\_\_

Type or Print Name and Title

*Nancy Sarmiento*  
\_\_\_\_\_  
Signature of Notary Public

*8/30/2022*  
\_\_\_\_\_  
Date

NANCY SARMIENTO  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA  
My Commission Expires  
October 16, 2022

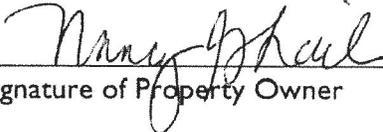
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Notary Seal

RECEIVED

9/1/2022

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

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

  
\_\_\_\_\_  
Signature of Property Owner

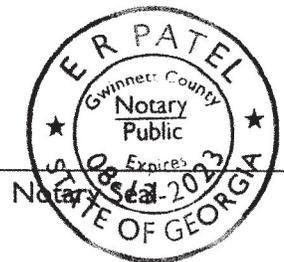
09/01/2022  
\_\_\_\_\_  
Date

Nancy G. Lail, Owner

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

ETCP  
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09/01/2022  
\_\_\_\_\_  
Date

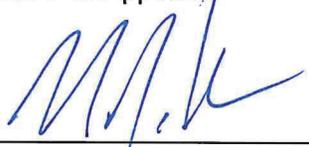


**RECEIVED**

9/1/2022

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

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

	8/30/22	Jacqueline Mancher, Manager
Signature of Applicant	Date	Type of Print Name and Title
	8/30/22	Robert Jackson Wilson, President
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	8/30/2022	NANCY SARMIENTO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires October 16, 2022
Signature of Notary Public	Date	Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES     NO

\_\_\_\_\_  
Your Name

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

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

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

**RECEIVED**

9/1/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:** 7 - 152 - 270  
(Map Reference Number) District Land Lot Parcel

8/22/2022

Signature of Applicant

Date

**Robert Jackson Wilson, Attorney**

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)

Vukob Scholey  
NAME

TSA II  
TITLE

8/31/2022  
DATE

**RECEIVED**

9/1/2022

LETTER OF INTENT  
2984 McGinnis Ferry Road  
Turnstone Group, LLC  
Parcel No. R7152 270

The Applicant requests changes in conditions of zoning to allow a hotel on the property. Anticipated road improvements at the intersection of McGinnis Ferry and Interstate 85, including the creation of an interchange immediately adjacent to the subject property provide support for this rezoning. The property is designated in the Workplace Center character area of the County's Comprehensive Plan. A hotel in this location would complement and provide valuable service to surrounding work centers. A hotel in this location could also serve visitors to the Gwinnett County Convention Center and Arena. For these reasons, the Applicant and Owner respectfully request approval of the change in conditions application. The Applicant proposes a four (4) story hotel building with a 12,500 s.f. footprint (50,000 total s.f.) The Applicant is happy to meet with staff and neighboring property owners regarding this request.

To satisfy the requirements of Georgia law, the Applicant and Owner note that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

**RECEIVED**

9/1/2022

REZONING LEGAL DESCRIPTION

2984 McGinnis Ferry Road

All that tract or parcel of land lying and being in Land Lot 153 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of-way of McGinnis Ferry Road (R/W Varies) and the Land Lot Line common to Land Lots 153 & 168; thence along said

right-of-way the following calls: thence South 28°35'34" East, a distance of 106.80 feet to a point; thence South 45°18'39" East, a distance of 29.00 feet to a point; thence South

22°55'25" East, a distance of 76.78 feet to a point; thence 57.82 feet along a curve to the left, said curve having a chord of South 30°17'09" East 57.66 feet and a radius of 225.00 feet

to a point on the westerly right-of-way of Interstate 85 (R/W Varies); thence along said right-of-way the following calls: 201.66 feet along a curve to the left, said curve having a chord of

South 37°13'47" West 201.40 feet and a radius of 1133.00 feet to a point; thence South 26°07'45" West, a distance of 126.51 feet to a point; thence South 59°26'10" West, a distance of

92.53 feet to a 1 inch pipe found; thence leaving said right-of-way North 18°59'16" West, a distance of 424.42 feet to a 1/2 inch rebar found on the Land Lot Line common to Land Lots

153 & 168; thence along said Land Lot Line North 59°46'20" East, a distance of 143.71 feet to a 1/2 inch rebar found; thence continuing along said Land Lot Line North 59°43'22" East, a

distance of 162.63 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.726 acres of land.

WINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

9/2/2022

REFERENCES & NOTES

**CLIENT OWNER:**  
WILLIAM H. ERWIN ETAL TRUST (#3012)  
NANCY G. LAIL & STEPHANIE G. HUMPHREY (#2984)

**DEEDS:**  
98 10399 PG 199 (#3012)

**PARCEL LOG:**  
87168 009 (#3012)  
87152 270 (#2984)

EXCEPTIONS & EASEMENTS

**TRACT 'B' - #2984**

Chicago Title Insurance Company  
Issuing Office File Number: CONS5-221009  
Commitment Date: June 25, 2022

9. Right of Way Deed from Roy Teague to State Highway Department of Georgia, dated January 30, 1957, filed for record April 19, 1957 at 9:00 a.m., recorded in Deed Book 135, Page 140, Winnetts County, Georgia Records (As noted on survey).

10. Final Consent Order against Gwinnett County, Georgia Via Peggy T. Garner; L282 acres of required right of way; 0.111 acres of permanent construction easement; 0.231 acres of temporary demolition easement; for Civil Action File No. 09407669-10, dated April 21, 2009, filed for record June 12, 2009 at 11:24 a.m., recorded in Deed Book 49536, Page 481, aforesaid Records (Does not affect subject property).

11. Declaration of Taking against Gwinnett County, Georgia Via Peggy T. Garner; L282 acres of required right of way; 0.111 acres of permanent construction easement; 0.231 acres of temporary demolition easement, dated April 21, 2009, filed for record June 12, 2009 at 11:24 a.m., recorded in Deed Book 49536, Page 480, aforesaid Records (Does not affect subject property).

12. Right of Way Deed between Nancy G. Lail and Stephanie G. Humphrey and Gwinnett County, a political subdivision, dated May 17, 2021, filed for record May 24, 2021 at 4:03 a.m., recorded in Deed Book 58762, Page 284, aforesaid Records (As noted on survey).

EXCEPTIONS & EASEMENTS

**TRACT 'A' - #3012**

Chicago Title Insurance Company  
Issuing Office File Number: CONS5-221010  
Commitment Date: June 25, 2022

9. Right of way deed to Gwinnett County dated August 1, 1963, filed for record August 1, 1963 at 4:30 p.m., in Deed Book 199, Page 498, aforesaid records (As noted on survey).

10. Right of Way Deed between The Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated April 22, 2009, filed for record April 29, 2009 at 8:18 a.m., recorded in Deed Book 49439, Page 803, Gwinnett County, Georgia Records (Does not affect subject property - superseded at Deed Book 59759, Page 182).

11. Permanent Construction Easement between The Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated April 22, 2009, filed for record April 29, 2009 at 8:18 a.m., recorded in Deed Book 49439, Page 806, aforesaid Records (Does not affect subject property).

12. Permanent Construction Easement between The Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated April 22, 2009, filed for record April 29, 2009 at 8:18 a.m., recorded in Deed Book 49439, Page 813, aforesaid Records (As shown on survey).

13. Driveway Easement between The Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated April 22, 2009, filed for record April 29, 2009 at 8:18 a.m., recorded in Deed Book 49439, Page 818, aforesaid Records (Does not affect subject property).

14. Right of Way Deed between William Howard Erwin or Thelma S. Erwin, as Trustee of the Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated March 1, 2022, filed for record March 8, 2022 at 3:30 p.m., recorded in Deed Book 59758, Page 182, aforesaid Records (As shown on survey).

15. Temporary Driveway Easement between William Howard Erwin or Thelma S. Erwin, as Trustee of the Revocable Trust of William Howard Erwin and Thelma S. Erwin and Gwinnett County, a political subdivision of the State of Georgia, dated March 1, 2022, filed for record March 8, 2022 at 3:30 p.m., recorded in Deed Book 59759, Page 186, aforesaid Records (As shown on survey).

LEGAL DESCRIPTION:

**2984 McGinnis Ferry Road**

All that tract or parcel of land lying and being in Land Lot 153 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of-way of McGinnis Ferry Road (R/W Varied) and the Land Lot Line common to Land Lots 153 & 158; thence along said right-of-way the following calls: thence South 28°55'31" East, a distance of 1062.00 feet to a point; thence South 49°18'39" East, a distance of 290.00 feet to a point; thence South 2°59'25" East, a distance of 76.78 feet to a point; thence 57.82 feet along a curve to the left, said curve having a chord of South 39°17'09" East 57.26 feet and a radius of 22,000 feet to a point on the westerly right-of-way of Interstate 95 (R/W Varied); thence along said right-of-way the following calls: 201.65 feet along a curve to the left, said curve having a chord of South 13°13'47" West 201.40 feet and a radius of 11330.00 feet to a point; thence South 20°47'45" West, a distance of 1362.1 feet to a point; thence South 59°28'07" West, a distance of 92.73 feet to a 1/2 inch rebar found; thence bearing said right-of-way North 18°59'16" West, a distance of 424.42 feet to a 1/2 inch rebar found on the Land Lot Line common to Land Lots 153 & 159; thence along said Land Lot Line North 59°28'07" East, a distance of 452.7 feet to a 1/2 inch rebar found; thence continuing along said Land Lot Line North 59°28'07" East, a distance of 162.63 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.726 acres of land.

LEGAL DESCRIPTION:

**3012 McGinnis Ferry Road**

All that tract or parcel of land lying and being in Land Lot 168 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of-way of McGinnis Ferry Road (R/W Varied) and the Land Lot Line common to Land Lots 153 & 168; thence bearing said right-of-way and along said Land Lot Line South 59°47'22" West, a distance of 162.63 feet to a 1/2 inch rebar found; thence bearing said Land Lot Line North 30°31'15" West, a distance of 230.27 feet to a 1/2 inch rebar found; thence North 59°49'21" East, a distance of 162.63 feet to a 1/2 inch rebar with cap found on the southerly right-of-way of McGinnis Ferry Road (R/W Varied); thence along said right-of-way the following calls: South 51°48'11" East, a distance of 38.70 feet to a point; thence South 45°08'12" East, a distance of 77.62 feet to a point; thence South 44°48'05" West, a distance of 120.00 feet to a point; thence South 28°55'34" East, a distance of 96.63 feet to a point, being the POINT OF BEGINNING.

Said tract contains 0.780 acres of land.

The term "Certification" as used in Rule 1100-0-02(2) and (3) and relating to professional engineering is defined as follows: "Certification" means the act of certifying or attesting to the accuracy of a survey or other work, based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) (OCAG), in that the same comply with both the act of certification, the requirements of said act.

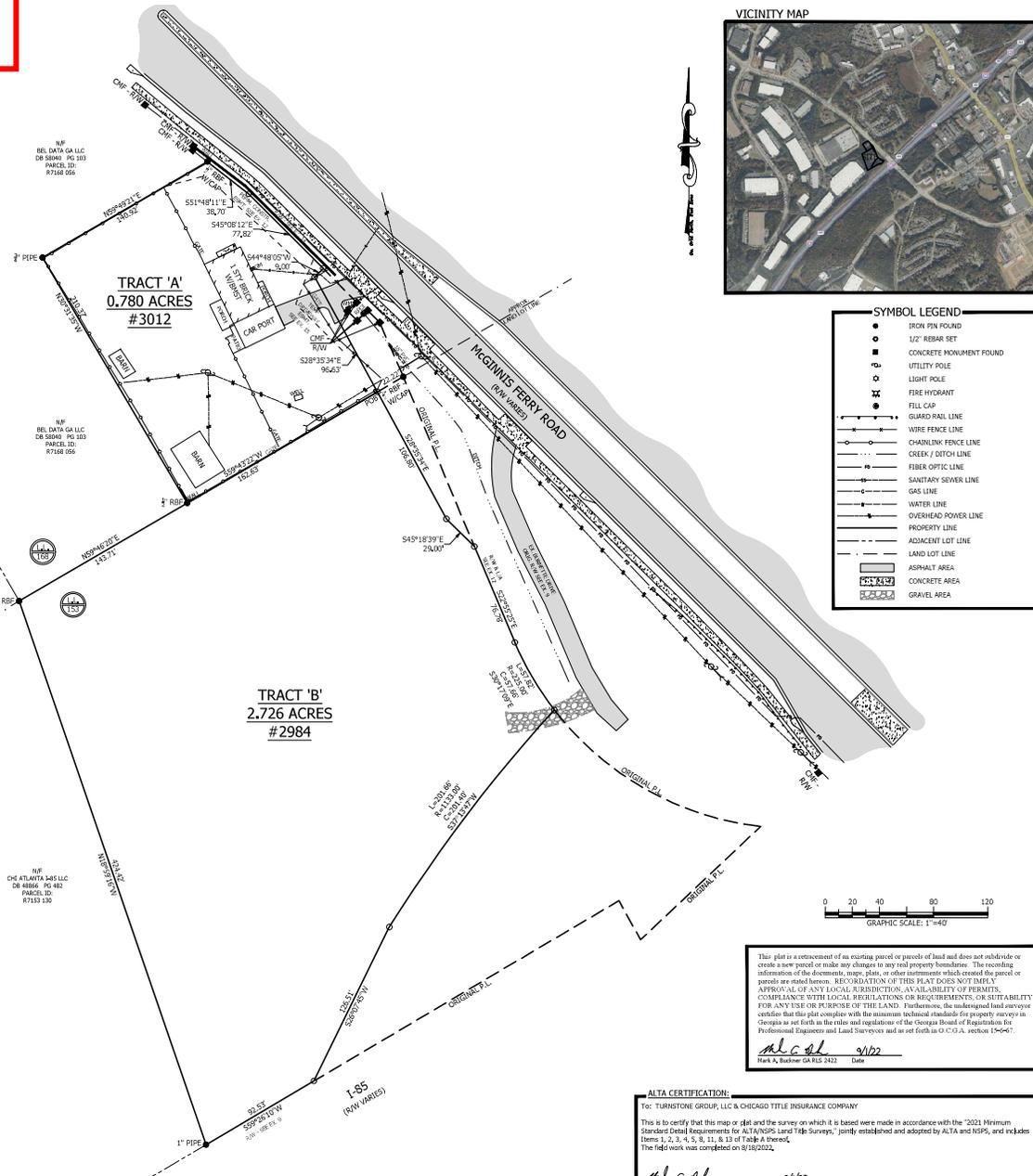
THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

PLAT CERTIFICATION:

The field data (approximately 85%) upon which this plat is based, and completed on 8/18/2022, was obtained using a Geomax Zenith 35 GPS and the HVCN SmartNet network (network adjusted real time kinematics). The average relative positional accuracy is 0.2078 feet. The remainder of the field work, linear and angular measurements, was completed using a Geomax Robotic Total Station.

This plat has been calculated for closure and is found to be accurate within one foot in (TRACT X) 134.76 feet. (TRACT Y) 231.071 feet.



This plat is a representation 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, plans, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AS AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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., sections 13-60-01.

*M.C. Baker* 9/1/22 Date  
Mark A. Baker, G.S. 2422

ALTA CERTIFICATION:

For: TURNSTONE GROUP, LLC & CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11 & 13 of Table A thereof.

The field work was completed on 8/18/2022.

*M.C. Baker* 9/1/22 Date  
Mark A. Baker, G.S. 2422

**SES**

ENGINEERING  
PLANNING  
SURVEYING

THE SERVICES OF THE SURVEYOR OF GEORGIA UNDER THE PROVISIONS OF THE GEORGIA PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND 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., SECTIONS 13-60-01 THROUGH 13-60-07, AND AS APPLICABLE TO THIS PROJECT.

SCANNON ENGINEERING SERVICES, INC.

231 EAST BANK STREET  
GRIFFIN, GEORGIA 30223  
PHONE: (678) 467-8481 www.scanning.com

ALTA / NSPS LAND TITLE SURVEY FOR  
TURNSTONE GROUP, LLC &  
CHICAGO TITLE INSURANCE COMPANY  
LOCATED IN LAND LOTS 153 & 168 OF THE 7TH DISTRICT,  
WINNETTS COUNTY, GEORGIA

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GEORGIA  
BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS  
AND LAND SURVEYORS

NO. 2422

MARK A. BAKER

ALTA / NSPS LAND  
TITLE SURVEY

Revised by: \_\_\_\_\_  
Date: \_\_\_\_\_

Drawn by: \_\_\_\_\_  
Date: \_\_\_\_\_

Project #: \_\_\_\_\_  
Date: \_\_\_\_\_

Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

SHEET TITLE  
471D  
SHEET # 01 OF 01



**RECEIVED**

9/1/2022



**RECEIVED**

9/1/2022

### CHANGE IN CONDITIONS CHECKLIST

The following is a checklist of information required for submission of a Change in Conditions application. The Planning and Development Department reserves the right to reject any incomplete applications.

- Application Form
- Boundary Survey
- Legal Description
- Site Plan (Four (4) copies and one (1) 8-1/2" X 11" reduction)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

**Additional Exhibits (if required):**

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection

**Please bring this checklist when filing for a Change in Conditions.**