



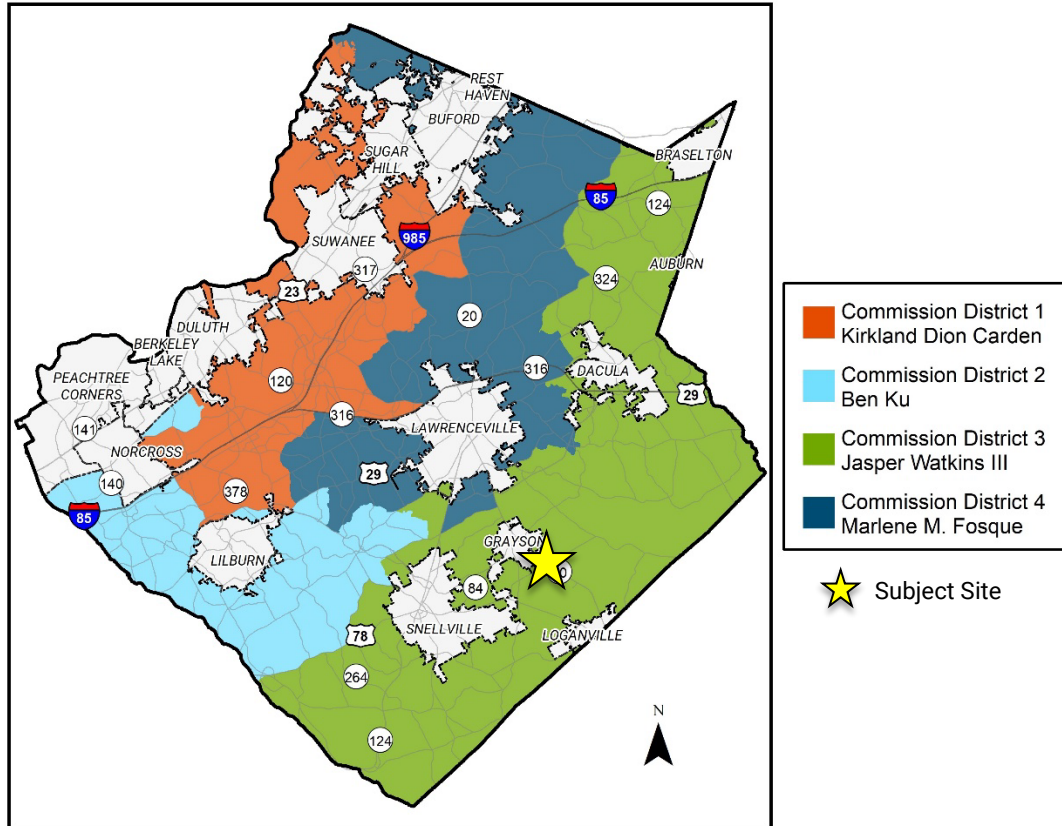
PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2022-00019
Current Zoning: C-1 (Neighborhood Business District)
Overlay District: Grayson/Highway 20 Corridor Overlay
Request: Rezoning to C-2 (General Business District)
Additional Request: Buffer Reduction Waiver and Variance
Address: 2500 Block of Loganville Highway
Map Number: R5155 090
Site Area: 3.47 acres
Square Feet: 106,800
Proposed Development: Self-Storage Facility
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed Use

Staff Recommendation: APPROVAL WITH CONDITIONS

Case Number: SUP2022-00031
Current Zoning: C-1 (Neighborhood Business District)
Overlay District: Grayson/Highway 20 Corridor
Request: Special Use Permit in a Proposed C-2 Zoning District
Address: 2500 Block of Loganville Highway
Map Number: R5155 090
Site Area: 3.47 acres
Square Feet: 106,800
Proposed Development: Self-Storage Facility
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Krist Biba
4430 Hastings Drive
Cumming, GA 30041

Owner: Bulldog Property Investors, LLC
287 Highway 11
Social Circle, GA 30025

Contact: John Cunningham

Contact Phone: 404.245.0646

Zoning History

The subject property is zoned C-1 (Neighborhood Business District). In 1995, rezoning case REZ1995-00036 rezoned three parcels including the subject property from R-100 (Single-Family Residence District) to C-1 and special use permit SUP1995-00022 was approved for the subject property for gymnastics school, office, and restaurant. The development as proposed in 1995 was never developed.

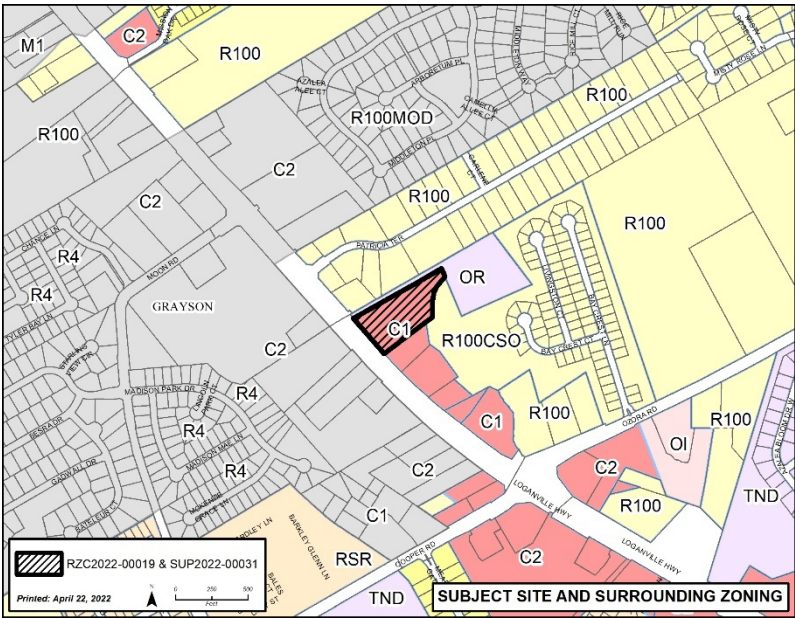
Existing Site Condition

The subject site is a 3.47-acre property located along Loganville Highway, west of its intersection with Ozora Road. The property is undeveloped with dense vegetation towards the rear of the site. A line of Cypress trees is planted along the northern property line. The site is encumbered by a stream that runs along the eastern property line and its associated buffers. The site slopes down approximately 26 feet from Loganville Highway towards the rear of the site. There is an existing sidewalk and curb cut for the

property on Loganville Highway. The nearest Gwinnett County Transit stop is approximately 4.70 miles from the subject site.

Surrounding Use and Zoning

The subject property is surrounded by a mix of commercial and residential uses. Commercial uses are located along Loganville Highway and concentrated at its intersection with Cooper Road/Ozora Road to the southeast. A retail pharmacy, two convenience stores with fuel pumps, grocery store, and shopping center are present at this intersection. To the north of the subject property is a gravel driveway which serves the adjacent property. To the east, is a lake in the conservation area of the Livingston Park single-family detached subdivision. To the west, across Loganville Highway are commercial uses located within the Grayson City limits. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Single-Family Residential	O-R	0.19 units per acre
East	Single-Family Residential	R-100CSO	2.69 units per acre
South	Vacant	C-1	N/A
West	Commercial	C-2 (City of Grayson)	N/A

Project Summary

- The applicant requests rezoning of a 3.47-acre property from C-1 to C-2 and a special use permit, to allow a self-storage facility, including:
- A three-story climate controlled self-storage building containing 100,000 square feet with internally accessed storage spaces and two tenant spaces, containing 1,000 square feet each.
 - A 4,800 square foot one story, non-climate controlled self-storage building behind the three story self-storage building.
 - A stormwater management facility located in the northeastern corner of the site.

- A single, limited access driveway from Loganville Highway.
- A total of 28 parking spaces located in front and to the side of the building.
- A loading zone with capacity for 4 loading spaces located to the side of the building.
- A 10-foot-wide landscape strip along Loganville Highway.
- A 40-foot-wide landscaped buffer and a 5-foot-wide structure setback along the northern property line in lieu of the required 40-foot undisturbed zoning buffer.
- 50-foot undisturbed zoning buffer and 25-foot landscaped buffer along the eastern property line in lieu of the required 75-foot undisturbed zoning buffer.
- The required 50-foot undisturbed stream buffer and 25-foot impervious setback along the eastern property line.
- An inter-parcel connection to the adjacent property to the south.
- An internal sidewalk connecting the building to the existing sidewalk along Loganville Highway.

Zoning and Development Standards

The applicant is requesting a rezoning to C-2, General Business District, and a special use permit for a self-storage facility. 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: 23 spaces Maximum 55 spaces	28 spaces	YES
Loading Space	Minimum 4	4	YES
Zoning Buffer	40' adjacent to O-R 75' adjacent to R-100CSO	0' 50'	NO* NO**
Landscape Strip	10'	10'	YES

* The applicant requests a waiver to reduce the required undisturbed zoning buffer along the northern property line from 40 feet to 0 feet. The applicant proposes a 40-foot wide landscaped buffer along the northern property line.

** The applicant requests to reduce the required undisturbed zoning buffer along the eastern property line from 75 feet to 50 feet. The applicant proposes a 50-foot wide undisturbed zoning buffer and 25-foot landscaped buffer, along the eastern property.

In addition, the following standards apply to development in Grayson/Highway 20 Corridor Overlay District:

Standard	Meets Standard?
No more than 20 percent of parking areas in the front of building(s)	NO
No more than 20 percent of off-street parking areas to the sides of building(s)	

The site is located in the Grayson/Highway 20 Corridor Overlay District. The submitted site plan does not comply with this requirement. Section 220-10.2 of the UDO states that "In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence." Therefore, a

condition allowing exemption from this requirement would allow the development to proceed as proposed by the applicant, if approved.

Waiver Request

In addition to the rezoning and special use permit request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements:

A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

I. A 40-foot undisturbed zoning buffer adjacent to O-R zoned property.

II. A 75-foot undisturbed zoning buffer adjacent to R-100CSO zoned property.

The applicant requests a reduction in the required 40-foot-wide undisturbed zoning buffer along the northern property line to 0 feet and a reduction in the required 75-foot-wide undisturbed zoning buffer along the eastern property line to 50 feet. The applicant proposes a 40-foot-wide landscape buffer along the northern property line and a 50-foot-wide undisturbed buffer and 25-foot-wide landscaped buffer along the eastern property line.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

Section 220-30.3. E. *Parking and Accessory Structures.*, to allow more than 20 percent of parking areas in the front of building and to allow more than 20 percent of off-street parking areas to the sides of building.

The applicant proposes 21 parking spaces in the front of the building and 7 spaces to the side, which accounts for 75 percent and 25 percent respectively.

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 D). The 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

Rezoning and Special Use Permit Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification 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. For Special Use Permits, the Department shall also 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, the staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by residential uses to the north and east. The properties along Loganville Highway are comprised of several commercial uses, such as a dental office, hair salon, and veterinary hospital. Commercial and retail uses are also concentrated at the intersection of Loganville Highway and Cooper Road/Ozora Road to the southeast. The proposed self-storage facility will provide a transition between the commercial uses to the south and the residential uses to the north. The proposed zoning and special use permit would permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The applicant is proposing landscape buffers along the northern and eastern property lines. The adjacent property to the north is a flag lot with only its driveway running along the property line. The house sits to the east of the subject property across the lake. Although the development would not adversely affect the properties to the north and east, it could adversely impact the state waters and its associated buffer along the eastern property line. Therefore, limiting the site to one climate-controlled building would provide sufficient space for the stormwater management facility and reduce the potential negative impact on the stream buffers. Therefore, with appropriate conditions, the proposed rezoning and special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

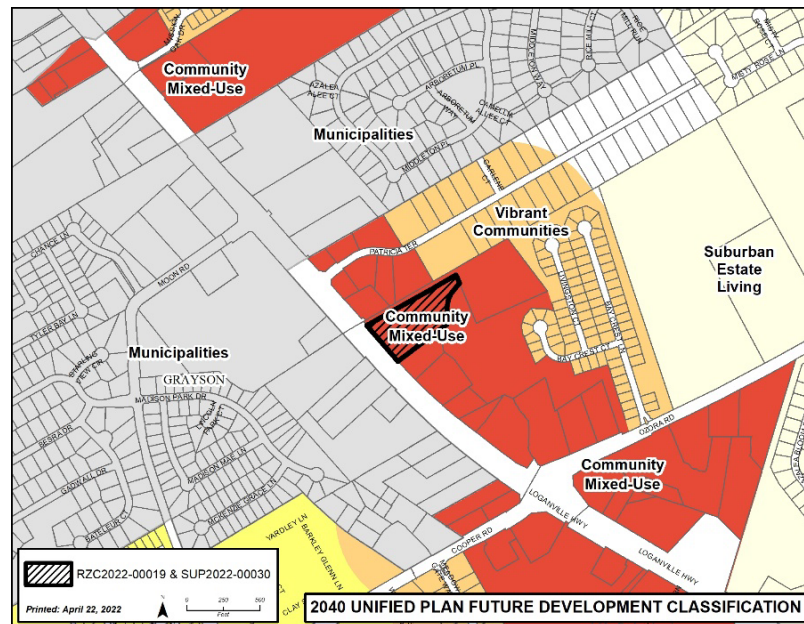
D. Whether the proposed rezoning and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

E. Whether the proposed rezoning and 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 indicates that the subject property lies within the Community Mixed-Use Character Area. Developments in this area should focus on making these corridors more pedestrian oriented. Additionally, the character area encourages mixed use developments and shopping plazas. The proposed self-storage facility is a stand-

alone facility with two 1,000 square foot tenant spaces. The proposed development is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The subject property is surrounded by commercial and residential properties. Commercial uses are located along Loganville Highway and concentrated at its intersection with Cooper Road/Ozora Road to the southeast. The proposed storage facility would provide a transition moving from more intense commercial uses to the southeast to less intense single-family residential uses to the northwest. The proposed development would provide a transitional, relatively low impact use, which gives the supporting ground for approval.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The northern property line is adjacent to O-R. The applicant requests to reduce the required 40-foot-wide undisturbed zoning buffer to 0 feet and proposes a 40-foot landscaped buffer. A driveway is located along the entire length of eastern property line of the subject property. The reduced buffer would be adjacent to this driveway. Also, there is a line of evergreen trees planted along the property line. The eastern property line is adjacent to R-100CSO. The applicant requests to reduce the required 75-foot wide undisturbed zoning buffer to a 50-foot wide undisturbed zoning buffer and 25-foot wide landscaped buffer. The portion of the R-100CSO directly adjacent to the subject property contains a lake. Therefore, reducing the buffer would likely not adversely affect the general public welfare or nullify the intent of the Development Regulations.

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

The proposed request is to allow more than 20 percent of parking areas in the front of building and to allow more than 20 percent of off-street parking areas to the sides of building. The intent of the overlay is to enhance the viability and livability of the area surrounding major activity centers and to achieve and maintain a unified and pleasing aesthetic/visual quality. The proposed parking in the front and side of the storage facility along Loganville Highway would not be aesthetically pleasant and hence, would not meet the intent of the overlay district.

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 **APPROVAL WITH CONDITIONS** of the rezoning and special use permit request.

In addition, staff recommends **APPROVAL** of the following Waiver request:

1. To reduce the required 40-foot zoning buffer adjacent to the O-R Zoning District to 0 feet.
2. To reduce the required 75-foot zoning buffer adjacent to the R-100CSO Zoning District to 50 feet.

In addition, staff recommends **DENIAL** of the following Variance request:

1. To allow more than 20 percent of parking areas in the front of building and to allow more than 20 percent of off-street parking areas to the sides of building

Staff Recommended Conditions

RZC2022-00019

Approval as C-2 (General Business District) for a self-storage facility subject to the following conditions:

1. Uses on the property shall be limited to retail and service commercial, accessory uses, and a self-storage facility, as a special use.
2. Individual storage units shall be accessed from internal corridors in a single building not to exceed 100,000 square feet with a maximum building height of 45 feet.
3. The architectural design of buildings shall adhere to the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 4.
4. All grassed areas shall be sodded.
5. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.

6. An internal sidewalk shall be provided from the building entrance to the sidewalk along the right-of-way of Loganville Highway, subject to review and approval by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. No dumpster shall be located within 150 feet of residentially zoned property.
9. Outside storage shall be prohibited.
10. Developer shall construct a minimum 10' or 12' concrete trail along the property frontage per Gwinnett County Trails Master Plan, subject to review and approval by the Department of Planning and Development.

SUP2022-00031

Approval of Special Use Permit for a self-storage facility, subject to the following conditions:

1. Individual storage units shall be accessed from internal corridors in a single building not to exceed 100,000 square feet with a maximum building height of 45 feet.
2. The architectural design of buildings shall adhere to the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 4.
3. All grassed areas shall be sodded.
4. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.
5. An internal sidewalk shall be provided from the building entrance to the sidewalk along the right-of-way of Loganville Highway, subject to review and approval by the Department of Planning and Development.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. No dumpster shall be located within 150 feet of residentially zoned property.
8. Outside storage shall be prohibited.
9. Developer shall construct a minimum 10' or 12' concrete trail along the property frontage per Gwinnett County Trails Master Plan, subject to review and approval by the Department of Planning and Development.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos

[attached]



View of a driveway of the adjacent property



View of the property from Loganville Highway

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/3/2022

NOTE: A DUMPSTER IS NOT PROPOSED FOR THIS SITE. IF ONE IS REQUIRED BY GWINNETT COUNTY A MINIMUM 6' HIGH BRICK OR MASONRY WALL WITH ACCESS VIA AN OPAQUE GATE WILL BE PROVIDED.

NOTE: SITEWORK SHALL MEET STORMWATER REGULATIONS IN CHAPTER 800 OF THE CODE.

NOTE: 50' STREAM BUFFER AND THE ASSOCIATED 25' ADDITIONAL SETBACK WILL BE PROVIDED FROM THE TOP OF BANK OF THE EAST PROPERTY LINE. THE FINAL LIMITS OF THIS BUFFER WILL BE DETERMINED ONCE A NEW BOUNDARY AND TOPOGRAPHIC SURVEY IS PROVIDED.

PARKING AND PAVING NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, CITY, COUNTY, AND STATE. IT IS THE CONTRACTORS RESPONSIBILITY THAT ALL THE CONSTRUCTION BE IN ACCORDANCE WITH THE CITY OF GRAYSON AND GDOT STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY AND STATE FOR APPROVAL.
4. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGNS OR LIGHT POLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN. ALL PAVEMENT MARKINGS SHALL BE FOUR (4") WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PAINT SHALL BE APPLIED IN TWO COATS FOR A MINIMUM DRY FILM THICKNESS OF 15 MIL. THERMOPLASTIC STRIPING, IF REQUIRED, SHALL BE SPRAY TYPE, APPLIED IN ACCORDANCE WITH DOT STANDARDS. CONTRACTOR SHALL RE-STRIP ALL PAVEMENT MARKINGS SIX MONTHS AFTER GRAND OPENING.
7. CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
8. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINING TOOL.
9. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL @ ALL INTERSECTIONS)
10. PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAWCUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ADJUTING HOT ASPHALT.
11. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED ACROSS EXISTING ASPHALT.
13. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS.
14. BASE AND ASPHALT THICKNESSES ARE MINIMUM REQUIRED. REFER TO SPECIFICATIONS FOR TYPE OF PAVING AND BASE TO BE USED.
15. ALL CONCRETE SHALL BE CLASS A 4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
16. ALL RAMPS CONSTRUCTED ARE NOT TO EXCEED A SLOPE OF 1:12. ALL SIDEWALKS SHALL NOT HAVE A CROSS-SLOPE GREATER THAN 1:50.
17. CONCRETE DUMPSTER PADS TO BE FLUSH WITH PAVEMENT UNLESS INDICATED OTHERWISE.
18. SEE SHEET C-6 FOR ADDITIONAL DETAILS ON STRIPING, SIGNS, ETC.

PROJECT DATA

CLIMATE STORAGE-----100,000 SF
OFFICE-----2,000 SF
NON-CLIMATE STORAGE--4,800 SF

TOTAL DEVELOPMENT-----104,800 SF

PARKING REQUIRED

STORAGE--102,800 /5000=21+2=23 SPCS
OFFICE-----2000 / 500=4 SPCS

TOTAL PARKING REQUIRED=27 SPACES
PARKING PROVIDED=28 SPACES

SITE PLAN



PRELIMINARY

MILLER MCCOY, INC.
CONSULTING ENGINEERS
810 CECILIA ROAD
NATASHA, TENNESSEE 37060
TEL (615) 887-3881

BIBAR SELF STORAGE, LLC
2307 LYONS LANE
SODDY DAISSY, TENNESSEE

CLIMATE & NON CLIMATE
SELF-STORAGE
LOGANVILLE HIGHWAY
GRAYSON, GEORGIA 30017

REVISIONS

NO.	DESCRIPTION	DATE
1	GWINNETT COMMENTS	4.19.22
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:

SITE PLAN

DATE: 05-02-22

DRAWN BY: SCE

CHECKED BY: RWM

PROJECT NO.: 22032

SHEET NUMBER:

SP-1A

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

[attached]

Letter of Intent

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6/1/2022

April 19, 2022

Gwinnett County Planning and Development
446 West Crogan St,
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning Application and Special Use Permit for Parcel 5155 090

Krist Biba of Cumming, GA submits this letter for the purpose of rezoning Parcel 5155 090 and to obtain a Special Use Permit for climate-controlled storage. The property is located along Loganville Hwy near Grayson, GA and is currently zoned C-1. It also lies in the Community Mixed Use character area of the 2040 Unified Plan.

The property is currently vacant and slopes towards an existing pond located on an adjacent property. Water service is available on the property but sewer service is not currently available at the site.

Mr. Biba proposes to rezone the property to C-2 so that a 3-level, 102,000 SF building consisting of climate-controlled storage (100,000 sf) and two tenant spaces (1,000 sf each) and non-climate controlled storage can be developed on the property. Per Gwinnett County requirements, this site will allow access to the adjacent commercially zoned property along Loganville Highway. This development will meet the storage needs of the surrounding residential area while meeting the 2040 Unified Plan intention of having mixed use retail in commercially-zoned properties.

The proposed development will have the mixed-use climate-controlled storage building fronting along Loganville Hwy, with an access drive going to the rear of the site. All necessary landscape or water quality buffers will be met around the perimeter of the site. Stormwater detention and water quality requirements will be met with a pond located at the rear of the property. The exterior materials of all buildings will meet Gwinnett County requirements as well. A prototype front elevation of the proposed building is provided in the submittal package for Gwinnett County comment.

The variances and waivers requested are summarized below:

Waiver request:

1. To reduce the required 40-foot zoning buffer adjacent to the O-R Zoning District to 0 feet.
2. To reduce the required 75-foot zoning buffer adjacent to the R-100CSO Zoning District to 50 feet.

Variance request:

1. To allow more than 20 percent of parking areas in the front of the building and allow more than 20 percent of off-street parking areas to the sides of the building

In summary, the proposed development will provide a service that will meet the needs of the surrounding residential properties. In addition, the development will meet all Gwinnett County requirements.

Sincerely,

Krist Biba
4430 Hastings Dr.
Cumming, GA 30041

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

This Project should complement & address the need for additional storage.

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

Should not adversely affect. Adjacent properties are zoned C-1 and O-R With R-100SCO Conservation Subdivision.

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

The property that is proposed to be rezoned has reasonable economic use as currently zoned.

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

Should not cause a burden on streets, transportation facilities, utilities, or schools.

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

Project conforms to the community mixed use character area of the 2040 unified 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 REZONING:

The need for more storage facilities support the approval of the proposed zoning.

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:

This Project should complement & address the need for additional storage.

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

Should not adversely affect. Adjacent properties are zoned C-1 and O-R with R 100SCO Conservation Subdivision

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

The property that is proposed to be rezoned has 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:

Should not cause a burden on 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:

Project conforms to the community mixed use character area of the 2040 unified 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 need for more storage facilities support the approval of the proposed zoning.

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZC2022-00019 and SUP2022-00031	
Case Address:		2500 block of Loganville Highway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Loganville Highway is a principal arterial. ADT = 30,200.		
2	4.7 miles to the nearest transit facility (#2334939) Grayson Highway and Associated Credit Union.		
3	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access off Loganville Highway (SR 20).		
4	Developer shall provide for future interparcel access to adjacent parcels fronting Loganville Highway (SR 20).		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The proposed development is located within the GC Trails network and classified as a Core Trail. Developer shall construct a minimum 10' or 12' concrete trail along the property frontage.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

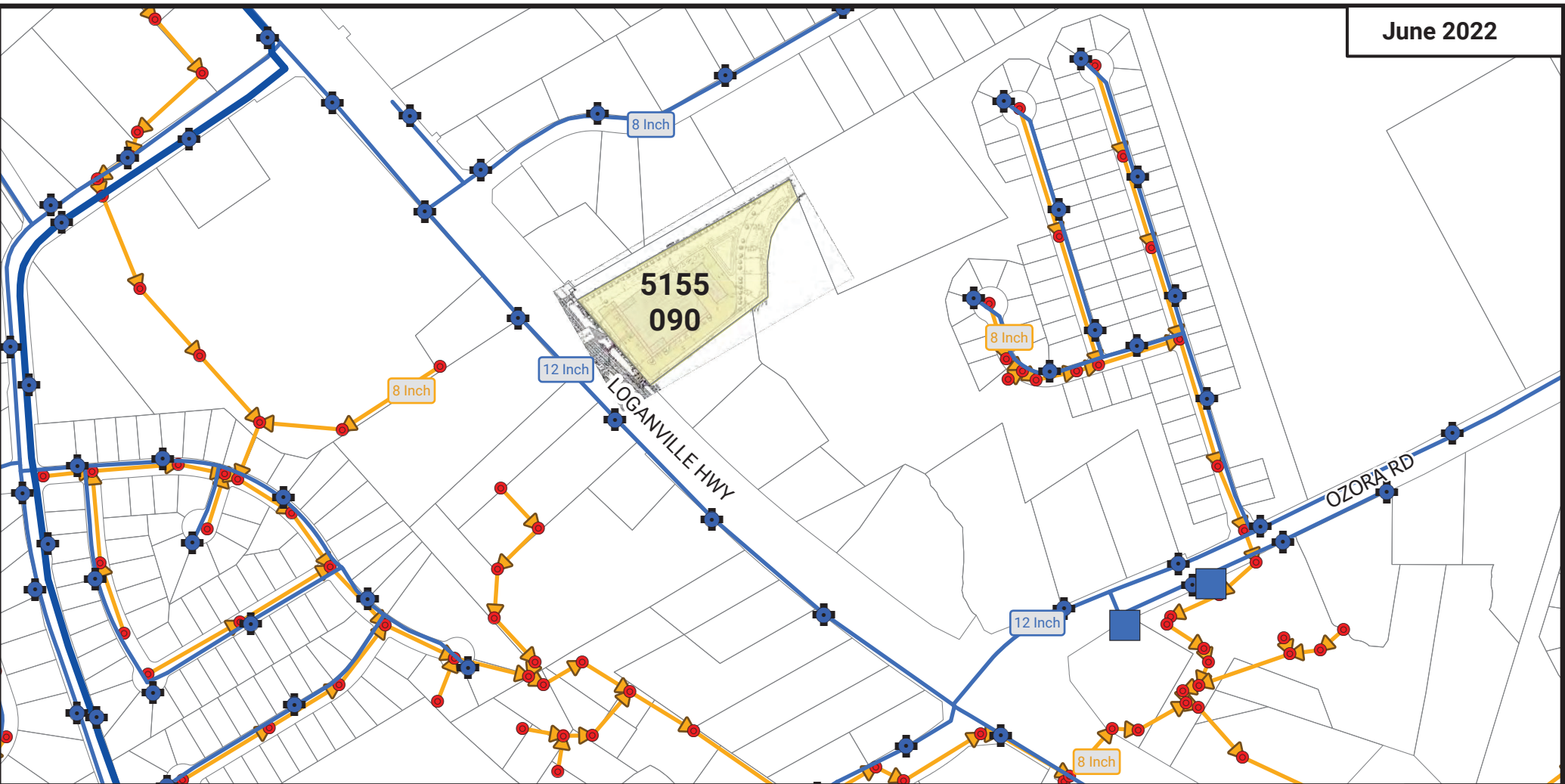


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		RZC2022-00019 & SUP2022-00031		
Case Address:		2500 Block of Loganville Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to a 12-inch water main located on the west right-of-way of Loganville Highway.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: The developer should contact DWR to discuss sewer connection options.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

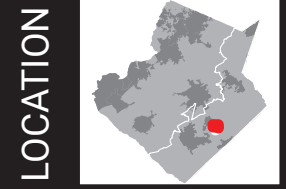
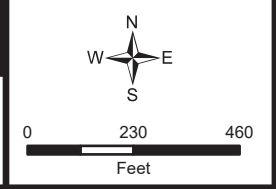


LEGEND

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

RZC2022-00019 & SUP2022-00031
C-1 to C-2

Water & Sewer
Utility Map



Water Comments: The development may connect to a 12-inch water main located on the west right-of-way of Loganville Highway.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. The developer should contact DWR to discuss sewer connection options.

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: Any development of 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 2017. Subsequent to design, construction, inspection, and final acceptance, 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.

RZC2022-00019 and SUP2022-00031
Page 22 of 25

SA

Exhibit E: Maps

[attached]

PATRICIA TER

LOGANVILLE HWY

LOGANVILLE HWY

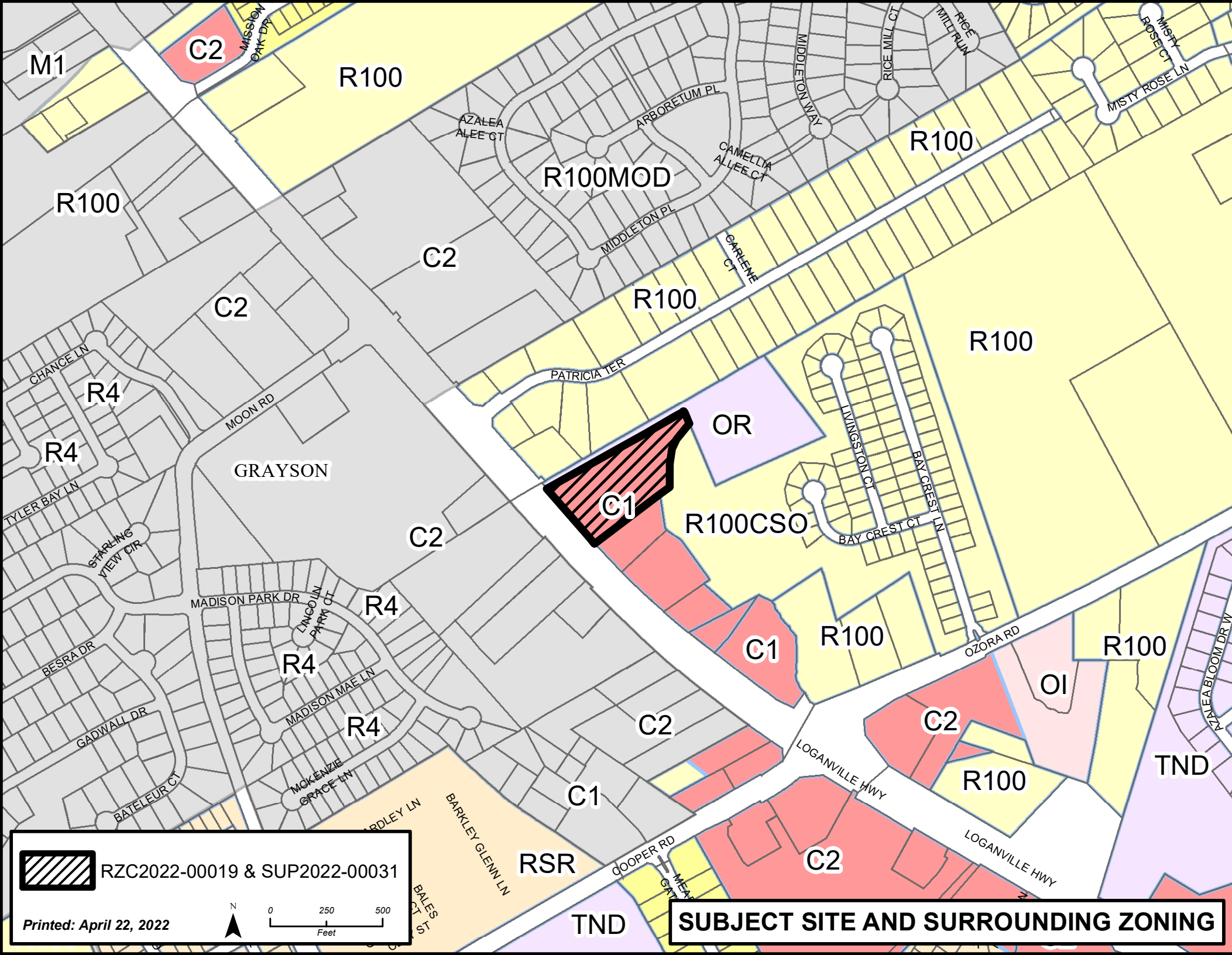


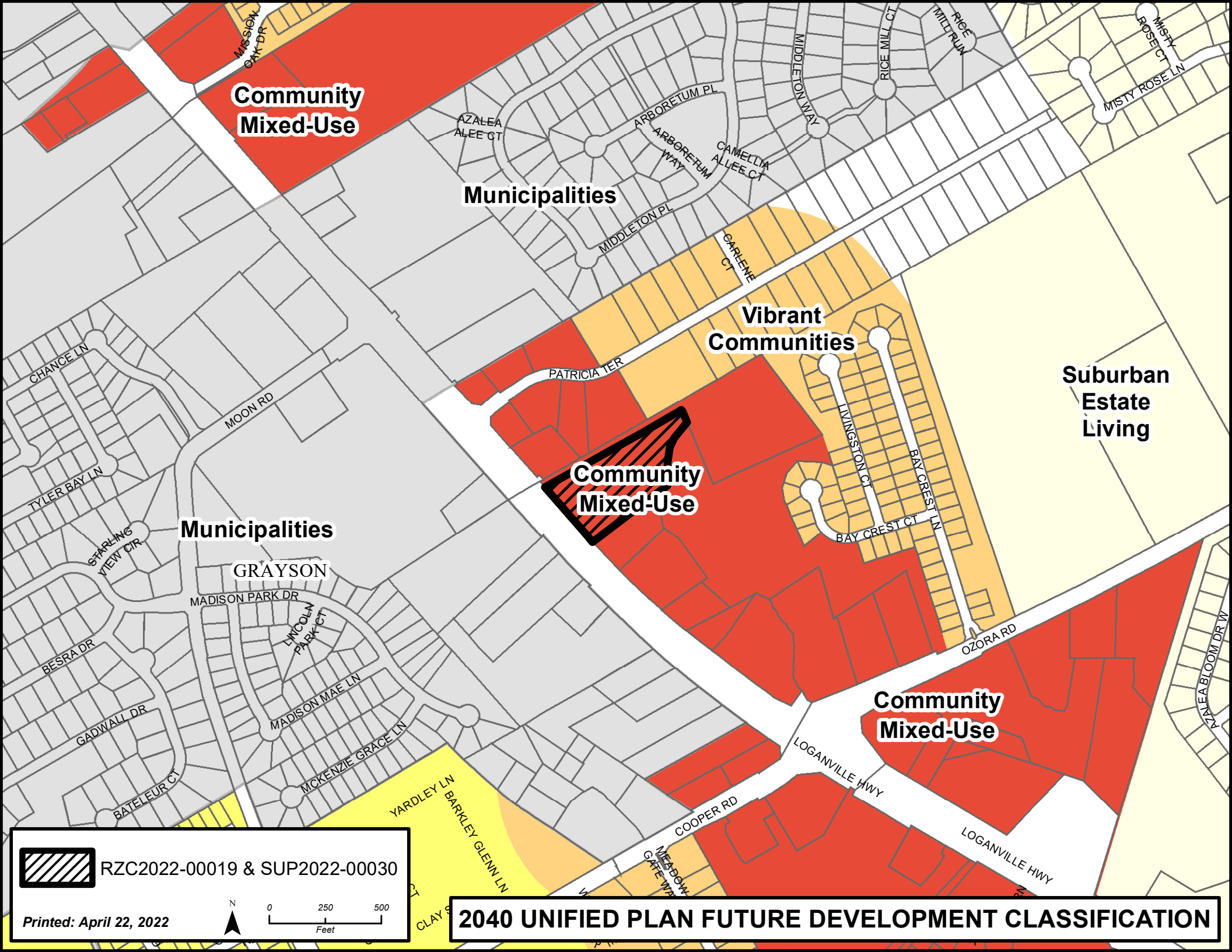
RZC2022-00019 & SUP2022-00031

Printed: April 22, 2022



0 60 120
Feet





**Community
Mixed-Use**

Municipalities

**Vibrant
Communities**

**Suburban
Estate
Living**

**Community
Mixed-Use**

Municipalities

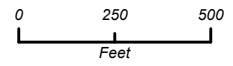
GRAYSON

**Community
Mixed-Use**



RZC2022-00019 & SUP2022-00030

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Krist Biba</u>	NAME: <u>Bulldog Property Investors, Inc.</u>
ADDRESS: <u>4430 Hastings Dr.</u>	ADDRESS: <u>287 Highway 11</u>
CITY: <u>Cumming</u>	CITY: <u>Social Circle</u>
STATE: <u>GA</u> ZIP: <u>30041</u>	STATE: <u>GA</u> ZIP: <u>30025-3201</u>
PHONE: <u>770-337-9582</u>	PHONE: <u>404-819-2520</u>
EMAIL: <u>KristBiba@yahoo.com</u>	EMAIL: <u>nathanepurvis@gmail.com</u>
CONTACT PERSON: <u>John Cunningham</u> PHONE: <u>404-245-0646</u>	
CONTACT'S E-MAIL: <u>JohnBiba@gmail.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>C-1</u> REQUESTED ZONING DISTRICT: <u>C-2</u>	
PARCEL NUMBER(S): <u>R5155 090</u> ACREAGE: <u>3.48</u>	
ADDRESS OF PROPERTY: <u>Loganville Highway</u>	
PROPOSED DEVELOPMENT: <u>Climate Controlled Storage; Non-Climate Controlled Storage;</u> <u>Office Retail Shop</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>3 BLDG/1 Lot</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>110,600 S.F.</u>
Gross Density: _____	Density: <u>31,782 S.F./Acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4/06/2022 4:33PM

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

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Krist Biba</u>	NAME: <u>Bulldog Property Investors, LLC</u>
ADDRESS: <u>4430 Hastings Dr.</u>	ADDRESS: <u>287 Highway 11</u>
CITY: <u>Cumming</u>	CITY: <u>Social Circle</u>
STATE: <u>GA</u> ZIP: <u>30041</u>	STATE: <u>GA</u> ZIP: <u>30025-3201</u>
PHONE: <u>770-337-9582</u>	PHONE: <u>404-819-2520</u>
EMAIL: <u>KristBiba@yahoo.com</u>	EMAIL: <u>nathanepurvis@gmail.com</u>
CONTACT PERSON: <u>John Cunningham</u> PHONE: <u>404-245-0646</u>	
CONTACT'S E-MAIL: <u>JohnBiba@gmail.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-1/C-2</u> BUILDING/LEASED SQUARE FEET: <u>N/A</u>	
PARCEL NUMBER(S): <u>R5155 090</u> ACREAGE: <u>3.48</u>	
ADDRESS OF PROPERTY: <u>Loganville Highway</u>	
SPECIAL USE REQUESTED: <u>One 3-story Climate Controlled 102,000 SF, Two Non-Climate Controlled 8,600 SF with office/retail as part of Climate Controlled.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Land Description

All that tract or parcel of land lying and being in Land Lot 155, 5th District, Gwinnett County, Georgia, containing 3.472 acres, more or less, and more particularly described as follows:

Beginning at the intersection of Ozora Road and Georgia Highway 20; thence traveling Northwesterly along the Northern right of way of Georgia Highway No. 20 a distance of 1312.84 feet to a ½ inch rebar found and the True Point of Beginning. From said Point of Beginning continue thence North 41 degrees 13 minutes 38 seconds West a distance of 215.16 feet to a concrete monument found; thence North 44 degrees 17 minutes 56 seconds West a distance of 104.08 feet to an iron pin set; thence North 58 degrees 31 minutes 27 seconds East a distance of 712.35 feet to a ¾ inch open top found; thence South 07 degrees 19 minutes 44 seconds East a distance of 52.73 feet to a ½ inch rebar found; thence South 37 degrees 17 minutes 08 seconds West a distance of 89.51 feet to a point; thence South 21 degrees 44 minutes 43 seconds West a distance of 45.92 feet to a point; thence South 06 degrees 34 minutes 36 seconds West a distance of 65.69 feet to a point; thence South 02 degrees 50 minutes 08 seconds East a distance of 103.03 feet to a point; thence South 55 degrees 15 minutes 26 seconds West a distance of 54.92 feet to a ½ inch rebar found; thence South 49 degrees 11 minutes 19 seconds West a distance of 371.24 feet to a ½ inch rebar found and the True Point of Beginning as per that survey for Bulldog Property Investors, LLC, prepared by W. T. Dunahoo and Associates, L.L.C., certified by W. T. Dunahoo, GRLS No. 1577, dated December 22, 2016.

This being the same property as conveyed to Legacy State Bank by Deed Under Power of Sale dated February 11, 2015 and recorded at Deed Book 53388, page 308, Gwinnett County, Georgia Deed Records; and,

This is also the same property as conveyed to Wolf Creek Land Company, LLC by Warranty Deed dated July 16, 2007 and recorded at Deed Book 48131, page 612, Gwinnett County, Georgia Deed Records; and,

This is also the same property as conveyed to RCM Commercial Investments, LLC by Warranty Deed dated July 6, 2005 and recorded at Deed Book 43882, page 188, Gwinnett County, Georgia Deed Records.

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

This Project should complement & address the need for additional storage.

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

Should not adversely affect. Adjacent properties are zoned C-1 and O-R With R-100SCO Conservation Subdivision.

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

The property that is proposed to be rezoned has reasonable economic use as currently zoned.

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

Should not cause a burden on streets, transportation facilities, utilities, or schools.

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

Project conforms to the community mixed use character area of the 2040 unified 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 REZONING:

The need for more storage facilities support the approval of the proposed zoning.

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:

This Project should complement & address the need for additional storage.

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

Should not adversely affect. Adjacent properties are zoned C-1 and O-R with R 100SCO Conservation Subdivision

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

The property that is proposed to be rezoned has 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:

Should not cause a burden on 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:

Project conforms to the community mixed use character area of the 2040 unified 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 need for more storage facilities support the approval of the proposed zoning.

RECEIVED

4/19/2022

April 19, 2022

Letter of Intent

Gwinnett County Planning and Development
446 West Crogan St,
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning Application and Special Use Permit for Parcel 5155 090

Krist Biba of Cumming, GA submits this letter for the purpose of rezoning Parcel 5155 090 and to obtain a Special Use Permit for climate-controlled storage. The property is located along Loganville Hwy near Grayson, GA and is currently zoned C-1. It also lies in the Community Mixed Use character area of the 2040 Unified Plan.

The property is currently vacant and slopes towards an existing pond located on an adjacent property. Water service is available on the property but sewer service is not currently available at the site.

Mr. Biba proposes to rezone the property to C-2 so that a 3-level, 102,000 SF building consisting of climate-controlled storage (100,000 sf) and two tenant spaces (1,000 sf each) and non-climate controlled storage can be developed on the property. Per Gwinnett County requirements, this site will allow access to the adjacent commercially zoned property along Loganville Highway. This development will meet the storage needs of the surrounding residential area while meeting the 2040 Unified Plan intention of having mixed use retail in commercially-zoned properties.

The proposed development will have the mixed-use climate-controlled storage building fronting along Loganville Hwy, with an access drive going to the rear of the site. All necessary landscape or water quality buffers will be met around the perimeter of the site. Stormwater detention and water quality requirements will be met with a pond located at the rear of the property. The exterior materials of all buildings will meet Gwinnett County requirements as well. A prototype front elevation of the proposed building is provided in the submittal package for Gwinnett County comment.

Due to the layout of the property and the required perimeter buffers, the proposed building façade is located between 67.37' and 78.96' off the ROW of Loganville Highway. Because of this, a variance is requested on the 70' distance from the public ROW to the building.

In summary, the proposed development will provide a service that will meet the needs of the surrounding residential properties. In addition, the development will meet all Gwinnett County requirements.

Sincerely,

Krist Biba
4430 Hastings Dr.
Cumming, GA 30041

RECEIVED

5/3/2022

PARKING AND PAVING NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, CITY, COUNTY, AND STATE. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL THE CONSTRUCTION BE IN ACCORDANCE WITH THE CITY OF GRAYSON AND GDOT STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY AND STATE FOR APPROVAL.
4. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGNS OR LIGHT POLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN. ALL PAVEMENT MARKINGS SHALL BE FOUR (4") WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PAINT SHALL BE APPLIED IN TWO COATS FOR A MINIMUM DRY FILM THICKNESS OF 15 MIL. THERMOPLASTIC STRIPING, IF REQUIRED, SHALL BE SPRAY TYPE, APPLIED IN ACCORDANCE WITH DOT STANDARDS. CONTRACTOR SHALL RE-STRIPE ALL PAVEMENT MARKINGS SIX MONTHS AFTER GRAND OPENING.
7. CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
8. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINING TOOL.
9. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL @ ALL INTERSECTIONS)
10. PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAWCUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ADJUTING HOT ASPHALT.
11. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED ACROSS EXISTING ASPHALT.
13. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS.
14. BASE AND ASPHALT THICKNESSES ARE MINIMUM REQUIRED. REFER TO SPECIFICATIONS FOR TYPE OF PAVING AND BASE TO BE USED.
15. ALL CONCRETE SHALL BE CLASS A 4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
16. ALL RAMPS CONSTRUCTED ARE NOT TO EXCEED A SLOPE OF 1:12. ALL SIDEWALKS SHALL NOT HAVE A CROSS-SLOPE GREATER THAN 1:50.
17. CONCRETE DUMPSTER PADS TO BE FLUSH WITH PAVEMENT UNLESS INDICATED OTHERWISE.
18. SEE SHEET C-6 FOR ADDITIONAL DETAILS ON STRIPING, SIGNS, ETC.

PRELIMINARY

MILLER MCCOY, INC.
CONSULTING ENGINEERS
818 CEDARWOOD ROAD
NANTAWOOD, TENNESSEE 37066
PHONE (615) 887-3881 FAX (615) 887-3881

BIBAR SELF STORAGE, LLC
2307 LYONS LANE
SODDY DAVIS, TENNESSEE

CLIMATE & NON CLIMATE
SELF-STORAGE
LOGANVILLE HIGHWAY
GRAYSON, GEORGIA 30017

PROJECT DATA

CLIMATE STORAGE-----100,000 SF
OFFICE-----2,000 SF
NON-CLIMATE STORAGE--4,800 SF
TOTAL DEVELOPMENT----104,800 SF

PARKING REQUIRED

STORAGE--102,800 /5000=21+2=23 SPCS
OFFICE-----2000 / 500=4 SPCS

TOTAL PARKING REQUIRED=27 SPACES
PARKING PROVIDED=28 SPACES

REVISIONS

NO.	DESCRIPTION	DATE
1	GWINNETT COMMENTS	4.19.22
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:

SITE PLAN

DATE: 05-02-22

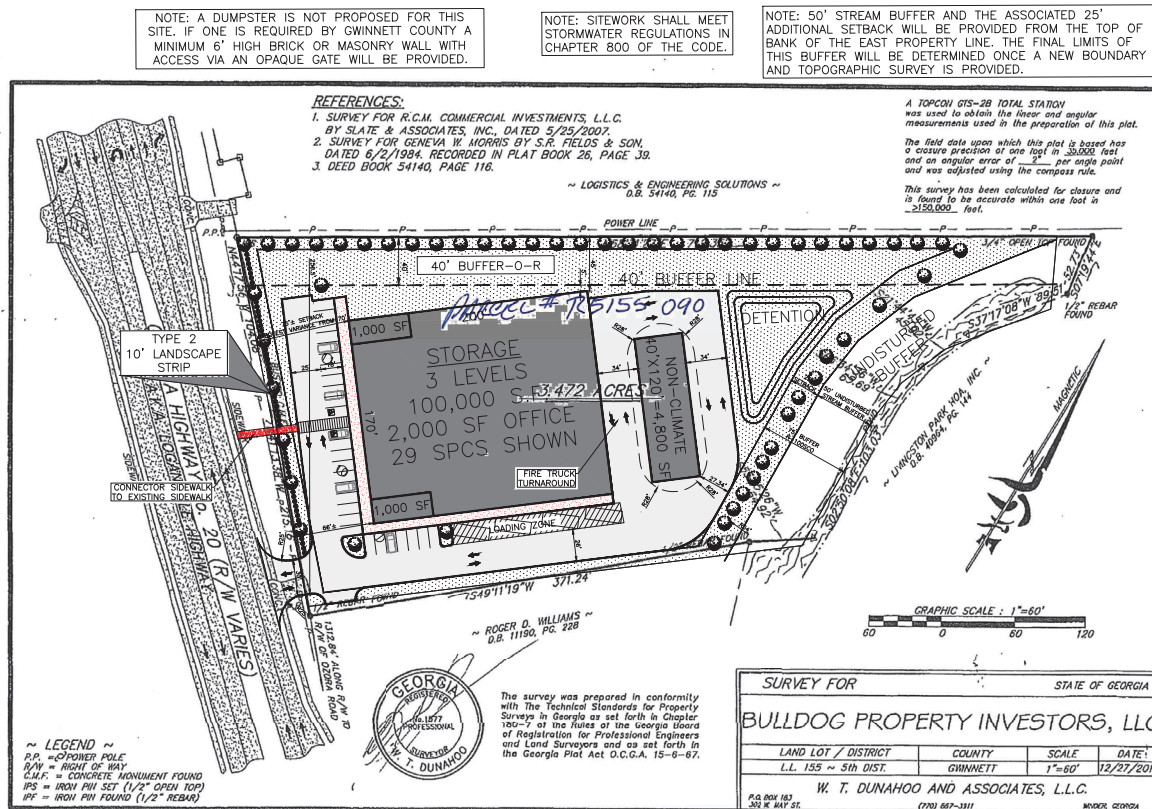
DRAWN BY: SCE

CHECKED BY: RWM

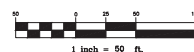
PROJECT NO.: 22032

SHEET NUMBER:

SP-1A



SITE PLAN



RECEIVED

4/06/2022 4:33PM

REFERENCES:

1. SURVEY FOR R.C.M. COMMERCIAL INVESTMENTS, L.L.C. BY SLATE & ASSOCIATES, INC., DATED 5/25/2007.
2. SURVEY FOR GENEVA W. MORRIS BY S.R. FIELDS & SON, DATED 6/2/1984. RECORDED IN PLAT BOOK 26, PAGE 39.
3. DEED BOOK 54140, PAGE 116.

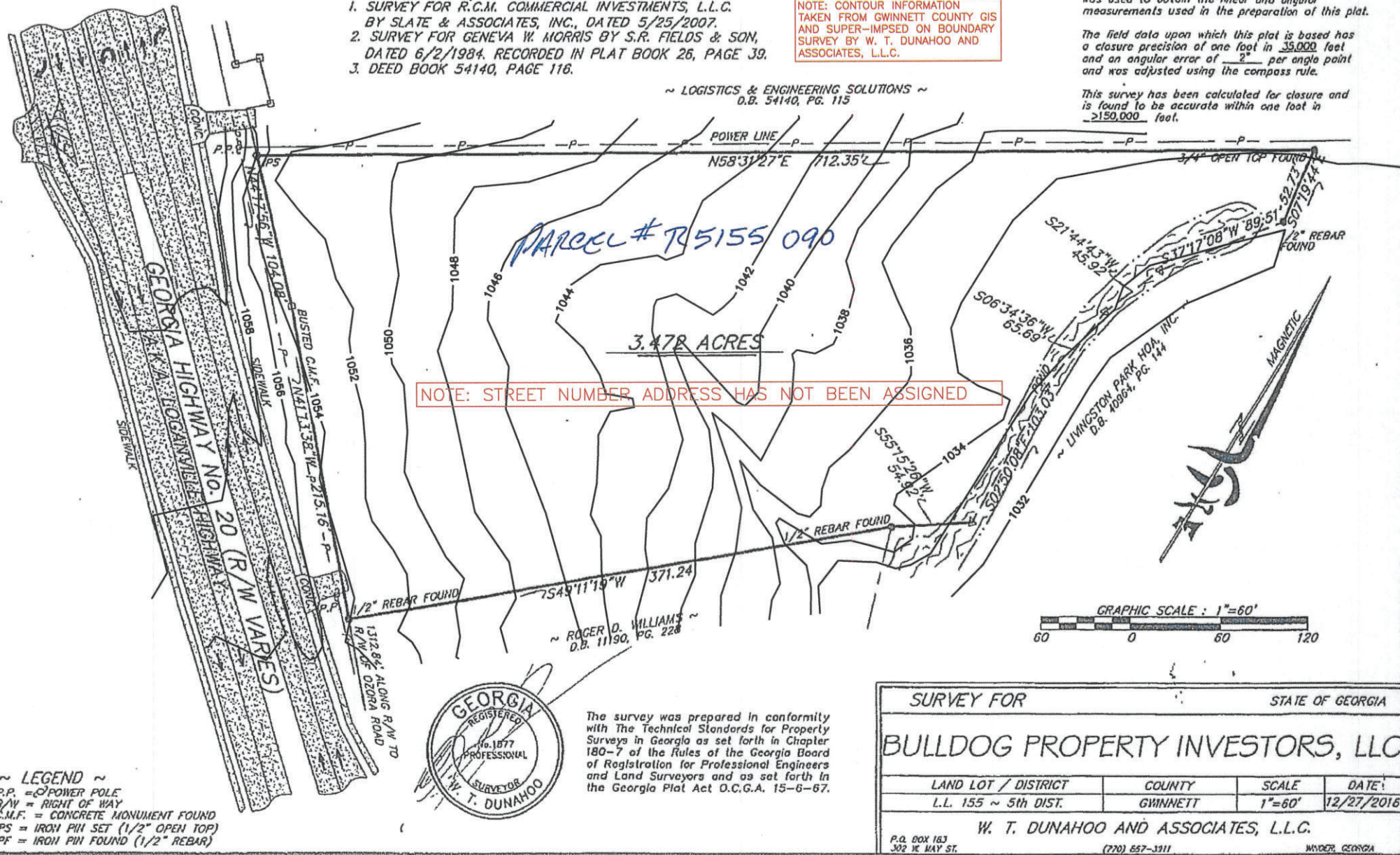
NOTE: CONTOUR INFORMATION
TAKEN FROM WINNETT COUNTY GIS
AND SUPER-IMPOSED ON BOUNDARY
SURVEY BY W. T. DUNAHOO AND
ASSOCIATES, L.L.C.

A TOPCON GTS-2B TOTAL STATION
was used to obtain the linear and angular
measurements used in the preparation of this plat.

The field data upon which this plat is based has
a closure precision of one foot in 35,000 feet
and an angular error of 2" per angle point
and was adjusted using the compass rule.

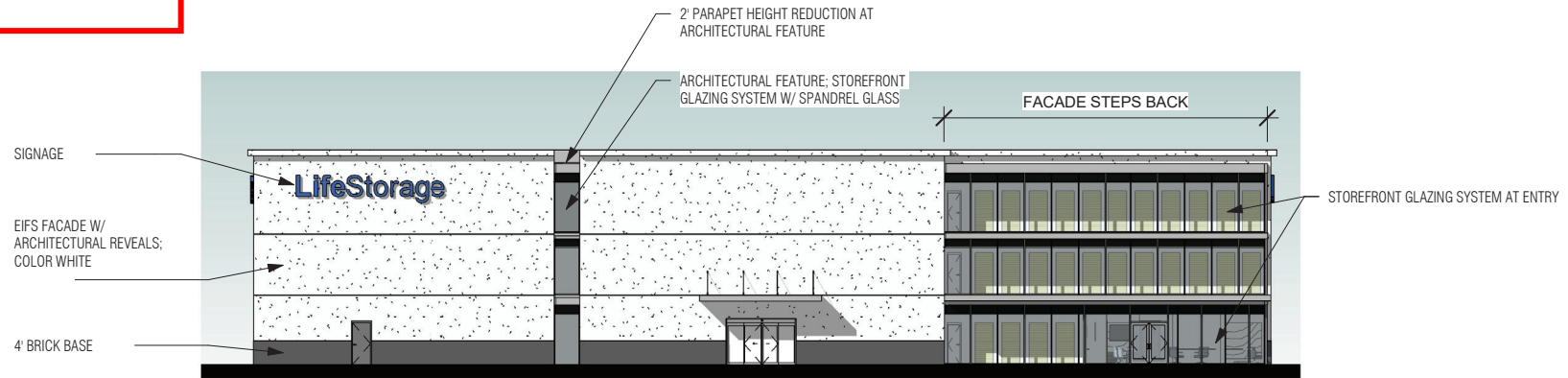
This survey has been calculated for closure and
is found to be accurate within one foot in
2150,000 feet.

~ LOGISTICS & ENGINEERING SOLUTIONS ~
O.B. 54140, PG. 115

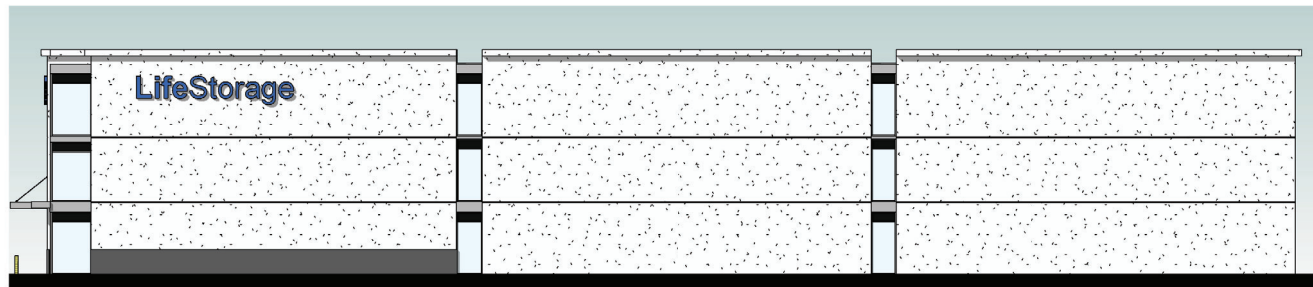


RECEIVED

4/19/2022



2 STORAGE FRONT ELEVATION
1" = 20'-0"



1 STORAGE SIDE ELEVATION
1" = 20'-0"

WINNETT LIFESTORAGE

LOGANVILLE HWY
WINNETT, GA

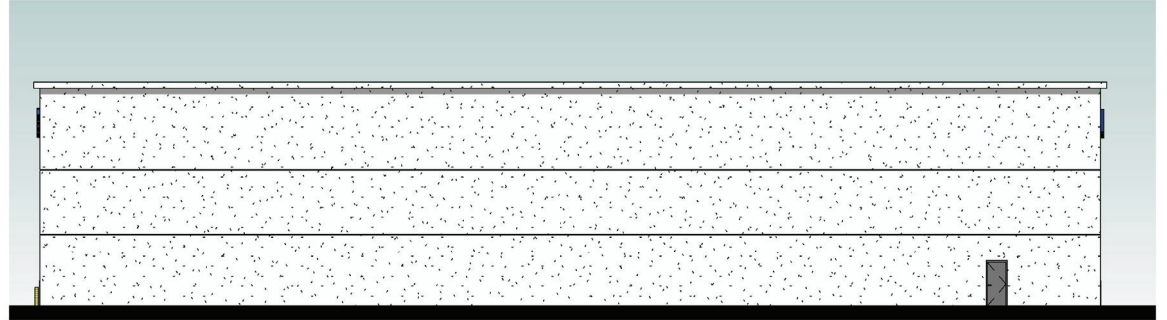
CONCEPT ELEVATIONS

DATE	2021.09.03
DRAWN BY	JDP
PROJECT NUMBER	21011

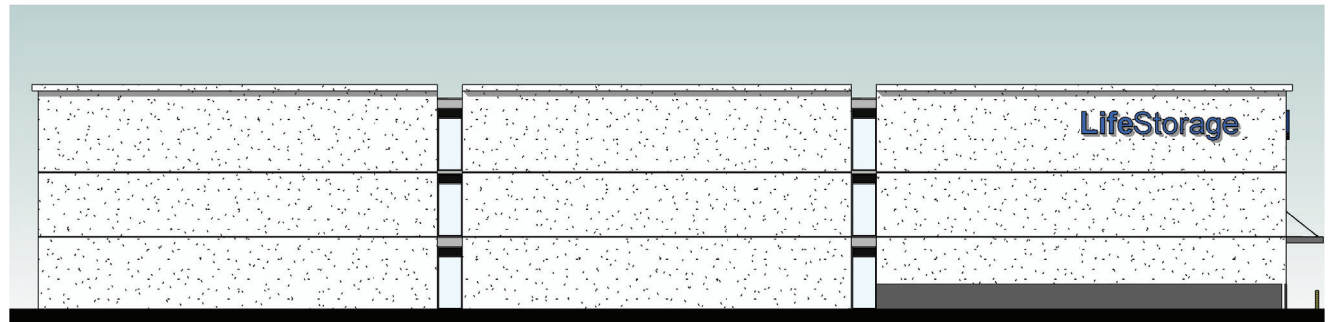
SD 001

RECEIVED

4/19/2022



2 STORAGE REAR ELEVATION
1" = 20'-0"



1 STORAGE SIDE ELEVATION
1" = 20'-0"

WINNETT LIFESTORAGE

LOGANVILLE HWY
WINNETT, GA

CONCEPT ELEVATIONS

DATE	2021.09.03
DRAWN BY	JDP
PROJECT NUMBER	21011

SD 002

REZONING 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.

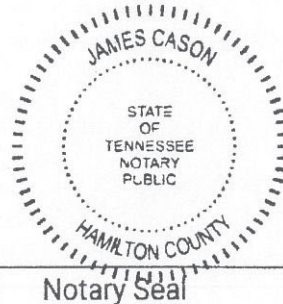
X James Bump
Signature of Applicant

4-5-22
Date

X Kristi Bibe Owner
Type or Print Name and Title

X James Bump
Signature of Notary Public

4-5-2022
Date



Notary Seal

REZONING 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.

X Ronald C. Grace 4/4/22
Signature of Property Owner Date

X RONALD C. GRACE - MANAGER
Type or Print Name and Title

X Cassey Weaver 4/4/22
Signature of Notary Public Date



RECEIVED

4/06/2022 4:33PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.

X ICRIST Biba 4-5-22 ICRIST Biba OWNER
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

X _____
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

X James Cason 4-5-2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

X ☐ YES ☒ NO _____
YOUR NAME

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

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

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

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: 5th - 155 - R5155-090
(Map Reference Number) District Land Lot Parcel

* *[Signature]* 4-5-22
Signature of Applicant Date

* Krist Bida Owner
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)

NAME TITLE

DATE

RECEIVED

4/06/2022 4:33PM

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

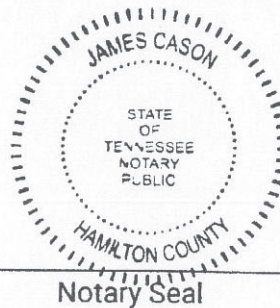
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

X Jeffrey Briel 4-5-22
Signature of Applicant Date

X Krist Biba owner
Type or Print Name and Title

X James Cason 4-5-2022
Signature of Notary Public Date



RECEIVED

4/06/2022 4:33PM

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

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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

X Ronald C. Livi
Signature of Property Owner

4/4/22
Date

X RONALD C. GRICE - MANAGER
Type or Print Name and Title

X Cassey Weaver 4/4/22
Signature of Notary Public Date



RECEIVED

4/06/2022 4:33PM

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

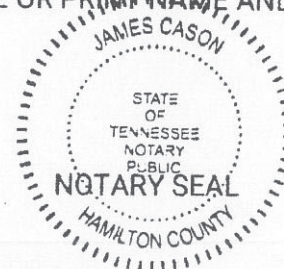
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

x John B. Bump 4-5-22 John B. Bump
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

x _____
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

x James Cason 4-5-2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

x ☐ YES ☒ NO _____
YOUR NAME

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

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

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

RECEIVED

4/06/2022 4:33PM

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

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5TH - 155 - R155 090
(Map Reference Number) District Land Lot Parcel

X [Signature] 4-5-22
Signature of Applicant Date

X Krist Biba Owner.
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)

NAME TITLE

DATE

RECEIVED

4/06/2022 4:33PM



John Cunningham <johnbiba@gmail.com>

Property tax

Nathan Purvis <nathanepurvis@gmail.com>
To: John Cunningham <johnbiba@gmail.com>
Cc: kristbiba@yahoo.com

Fri, Apr 1, 2022 at 8:20 AM

Class Codes

300-Commercial Vacant Land

Assessments

Live
CHAT

	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$3,568.05	\$0.00
<u>School Taxes</u>	\$5,178.65	\$0.00
Total Tax	\$8,746.70	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/
INST 1	24571519	10/15/2021	2021	\$0.00	\$0
Total Due:				\$0.00	\$0

RECEIVED

4/06/2022 4:33PM

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24571519	B21.145039	\$8,746.70	10/15/2021

Tax Account

Mailing Address:

BULLDOG PROPERTY
INVESTORS LLC
287 HIGHWAY 11
SOCIAL CIRCLE, GA 30025-
3201

SITUS:

0 LOGANVILLE HWY

Tax District:

COUNTY
Unincorporated

Live
CHAT

Parcel ID	Property Type	Last Update
R5155 090	Real Property	3/31/2022 8:04:17 PM

RECEIVED

4/06/2022 4:33PM

Legal Description

GA HWY 20

Tax Values

Description	Market Value	Assessed Value
Land	\$606,400.00	\$242,560.00
Improvement	\$0.00	\$0.00
Total	\$606,400.00	\$242,560.00
Class Codes	300-Commercial Vacant Land	

Assessments

On Fri, Apr 1, 2022 at 7:40 AM John Cunningham <johnbiba@gmail.com> wrote:

[Quoted text hidden]

--

[Quoted text hidden]