



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZC2022-00026  
**Current Zoning:** C-1(Neighborhood Business District) and C-2 (General Business District)  
**Overlay District:** Centerville/Highway 124 Corridor Overlay District  
**Request:** Rezoning to C-2 (General Business District)  
**Additional Request:** Variance  
**Address:** 2980 Centerville Highway  
**Map Number:** R6033 290  
**Site Area:** 2.89 Acres  
**Square Feet:** 88,350  
**Proposed Development:** Self-Storage Facility  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Vibrant Communities  
Neighborhood Node

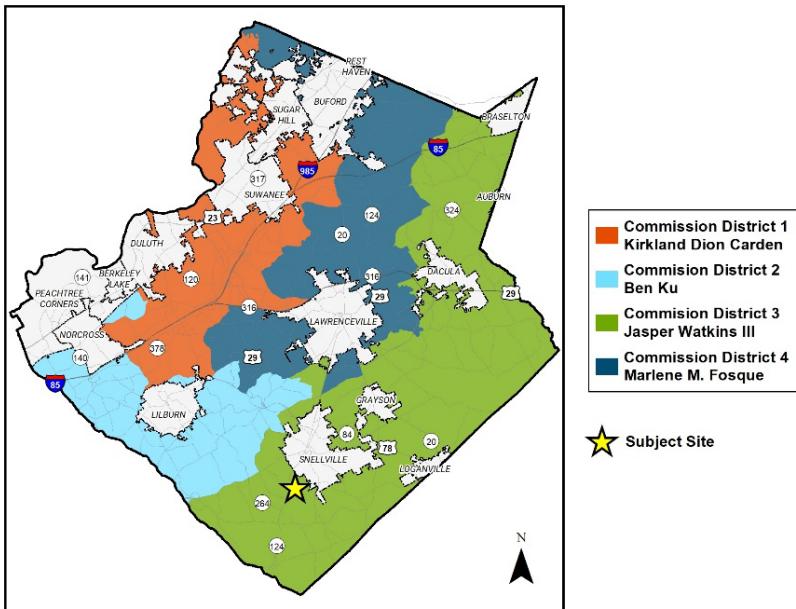
**Staff Recommendation:** DENIAL

**Planning Commission  
Recommendation:** DENIAL

**Case Number:** SUP2022-00042  
**Current Zoning:** C-1 (Neighborhood Business District) and C-2 (General Business District)  
**Overlay District:** Centerville/Highway 124 Corridor Overlay District  
**Request:** Special Use Permit  
**Additional Request:** Variance  
**Address:** 2980 Centerville Highway  
**Map Number:** R6033 290  
**Site Area:** 2.89 Acres  
**Square Feet:** 88,350  
**Proposed Development:** Self-Storage Facility  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Vibrant Communities  
Neighborhood Node

**Staff Recommendation:** DENIAL

**Planning Commission  
Recommendation:** DENIAL



**Applicant:** William Warren Properties, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
1550 North Brown Road, Suite 125  
Lawrenceville, GA 30043

**Owner:** John Hardy Jones  
1000 Peachtree Industrial Boulevard  
Suwanee, GA 30024

**Contact:** Shane Lanham

**Contact Phone:** 770.232.0000

## Zoning History

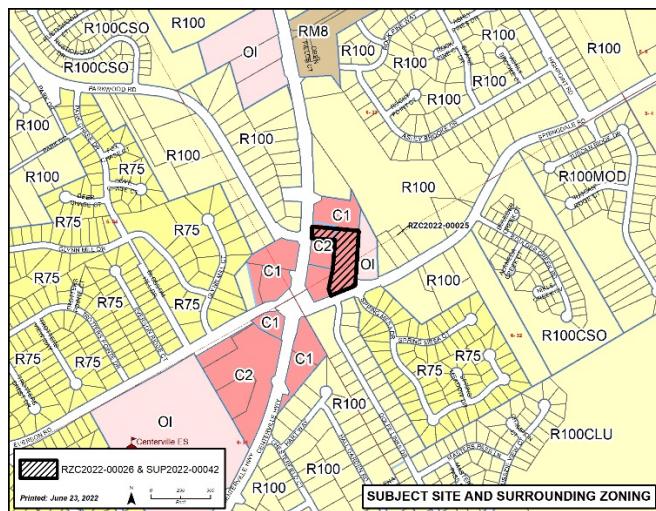
The subject property is zoned C-1 (Neighborhood Business District) and C-2 (General Business District). In 2004, RZC2004-00009 rezoned a 1.6-acre portion of the property from C-1 to C-2 for an automobile service use with a special use permit, SUP2004-00015.

## Existing Site Condition

The subject property is a 2.89-acre "L" shaped parcel located along Centerville Highway and Springdale Road. The parcel is mostly undeveloped with a mature tree canopy within the interior of the site. There is an interparcel access easement along the frontage of the site, parallel to Centerville Highway. This easement contains a concrete driveway with access onto Centerville Highway and provides access between parcels R6033 280 and R6033 001A on either side of the subject parcel. Driveway easements also exist from Springdale Road, providing access to parcels R6032 150 and R6033 001A. This driveway easement contains an asphalt driveway with curb and gutter. In addition, there are multiple easements running through the site and a detention pond easement in the northeast corner of the site. The site slopes down roughly 20 feet from the Centerville Highway frontage to the rear of the site. A sidewalk and powerlines are located along Centerville Highway. Powerlines and a deceleration lane are located along the frontage of Springdale Road. The nearest Gwinnett County Transit stop is located 7.3 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by developed commercial and single-family residences to the north, west, and south. East of the site is a Department of Water Resources Facility and large lot residential properties. Commercial uses at the Centerville Highway and Springdale Road intersection include a multi-tenant commercial building anchored by a grocery store, convenience stores with fuel pumps, a medical office and restaurants. Uses along Springdale Road include single-family subdivisions and large undeveloped single-family lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Commercial	C-1	N/A
East	Utility	O-I	N/A
South	Single-Family Residential	R-100	2.63 units per acre
West	Commercial	C-2	N/A

## Project Summary

The applicant requests a rezoning and special use permit for a 2.89-acre property zoned C-1 and C-2 to C-2 for a self-storage facility, including:

- A self-storage facility within three buildings, totaling 88,350 square feet.
- An 1,800 square foot leasing office along Centerville Highway. The proposed leasing office will be 45 feet tall and will be setback nearly 70 feet from Centerville Highway.
- A three story, 69,510 square foot self-storage building located behind the leasing office.
- A two story, 17,040 square foot self-storage building setback approximately 77 feet from Springdale Road.
- Building facades constructed of stucco, CMU, metal panels, and brick.
- A total of 23 parking spaces and 6 loading spaces located throughout the site.
- A sidewalk connected from the existing sidewalk along Centerville Highway to the proposed leasing office.
- Two full access driveways. One located along Centerville Highway and one along Springdale Road, both from existing driveways and interparcel access easements.
- Maintenance of the interparcel access between neighboring commercial properties.

- A 10-foot-wide landscape strip and 5-foot-wide sidewalks along Springdale Road. The existing sidewalk along Centerville Highway will remain.
- Internal sidewalks located through portions of the site, adjacent to the proposed building.
- Two monument signs located at each entrance.
- A vinyl coated chain link fence with an unspecified height enclosing most of the site, including the frontage of Springdale Road. The fence includes a sliding gate with Knox box across an internal driveway leading to the side and rear of the proposed storage buildings.
- Two stormwater management facilities located along the eastern property boundary.
- A dumpster and enclosure located to the rear of the leasing office.

## **Zoning and Development Standards**

The applicant is requesting a rezoning from C-1, Neighborhood Business District and C-2, General Business District to C-2 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):

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Standard?</b>
Building Height	Maximum 45'	45'	YES
Front Yard Setback	Minimum 15'	77.4'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 20 spaces Maximum 47 spaces	23 spaces	YES
Loading Spaces	4 spaces	6 spaces	YES
Landscape Strip	10'	10'	YES

In addition, the following standards apply to development in Centerville/Highway 124 Corridor Overlay District:

<b>Standard</b>	<b>Meets Standard?</b>
Primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street	NO

The site is located within the Centerville/Highway 124 Corridor Overlay District. Any freestanding building exceeding 7,500 square feet shall have the primary building façade and entrance located no further than 70 feet from the right of way. The proposed building along Springdale Road exceeds the maximum building entrance setback allowed for developments within the Centerville/Highway 124 Corridor Overlay District. The applicant is requesting a variance from this requirement.

## **Variance Request**

In addition to the change in conditions and special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 220-30.3.E.4., to allow the primary building façade of a development exceeding 7,500 square feet to be located more than 70 feet from the public rights-of-way.

The applicant requests to allow the primary building façade along Springdale Road to be located nearly 77 feet from the right of way.

## **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**

**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 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 rezoning and special use will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is surrounded by commercial and residential uses. The property is located within the Centerville/Highway 124 Corridor Overlay District which calls for active uses and pedestrian-friendly design. A standalone self-storage facility will permit a use that is not suitable in view of use and development of adjacent and nearby property. The use will be gated and completely automobile dependent, which does not provide desirable uses for a neighborhood node.

**B. Whether a proposed rezoning and special use permit 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 rezoning and special use permit. The site is an "L" shaped property with frontage on a major corridor, Centerville Highway, and a local street, Springdale Road. The unique features of the site would allow the site to develop into a small mixed-use development that would serve the nearby residential community and support commercial businesses adjacent to the site. Therefore, allowing a use that adversely affects the existing use or usability of adjacent or nearby property would encourage nearby vacant properties to develop in a similar manner.

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

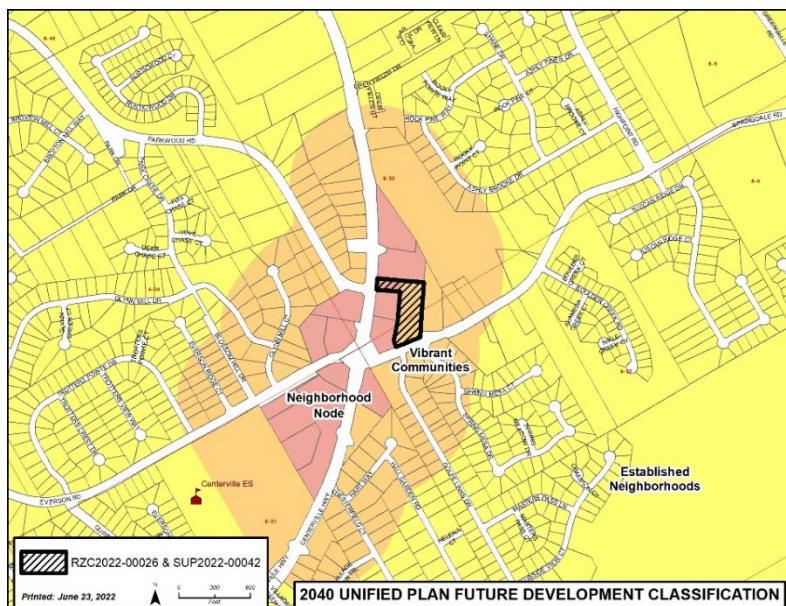
The property has a reasonable economic use as currently zoned.

**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.**

An increased impact 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 regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and special use permit request is attached (Exhibit E).

**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 Future Development Map indicates that the subject property lies within the Vibrant Communities and the Neighborhood Node Character Areas. The portion of the site located along Centerville Highway is within the Neighborhood Node Character Area. This Character Area is intended for smaller commercial/retail nodes at various intersections and should mainly serve the residents of the surrounding residential neighborhoods. These areas should maintain the community-oriented feel of the area, with a focus on creating small mixed-use centers combining retail, low intensity office uses, and medium density residential uses in a pedestrian friendly environment and allowing nearby residents to safely walk to and within them. The portion of the development located along Springdale Road is located within the Vibrant Communities Character Area which is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas. Corner or neighborhood serving non-residential developments may be integrated into Vibrant Communities but should function as a buffer between neighborhoods nodes or mixed-use areas and the larger, established residential areas and should maintain the scale and intensity of surrounding development. The proposed development would not be pedestrian friendly, nor would it be a neighborhood serving use. The proposed development is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The proposed development is located within the Centerville/Highway 124 Corridor Overlay District. This Overlay District is intended to promote high quality design and aesthetics to the area while also maintaining a pedestrian friendly environment. The proposed development is a relatively inactive use and approval as such would be a missed opportunity to introduce a high-quality development in the area. Further, the development of this site into a self-storage facility would encourage other nearby properties to develop in a similar manner. Allowing the development of this site as proposed would not be pedestrian friendly and would not allow a desirable amenity to nearby neighborhoods. This gives supporting grounds for the disapproval of the rezoning and special use permit request.

**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 requests:

The requested variance is to allow the primary building façade to be further than 70 feet from the right of way and not be oriented towards the street. While the location of easements impact development of the site, a small-scale mixed-use development could be constructed meeting this requirement. Therefore, the building could be located 70 feet from the right of way and oriented toward Springdale Road.

**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 special use permit and rezoning requests.

Staff recommends **DENIAL** of the following variance request:

1. Section 220-30.3.E.4., to allow the primary building façade of a development exceeding 7,500 square feet to be located more than 70 feet from the public rights-of-way.

**Staff Recommended Conditions:**

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

RZC2022-00026

Approval as C-2 (General Business District), subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, June 22, 2022, and Exhibit C: Building Elevations dated received, June 14, 2022, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.
2. The site shall be limited to indoor climate controlled self-storage and accessory uses limited to a maximum of 90,000 square feet.

3. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be subject to the review and approval of the Department of Planning and Development.
4. All surface parking areas shall be screened from the right of way with buildings, landscaping, or other means, subject to the review and approval of the Department of Planning and Development.
5. The developer shall construct a 10-foot-wide multiuse path and a 10-foot-wide landscape strip along the frontage of Centerville Highway and a 4-foot-wide sidewalk and 10-foot-wide landscape strip along Springdale Road.
6. Stormwater management facilities shall be screened from view of the right of way and adjacent properties. The final design shall be subject to the review and approval of the Gwinnett County Department of Planning and Development.
7. Outdoor loudspeakers shall be prohibited.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas shall be sodded.
10. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.

SUP2022-00042

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, June 22, 2022, and Exhibit C: Building Elevations dated received, June 14, 2022, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.
2. All fencing visible from the right of way shall be a decorative wrought iron style fence, a minimum of four feet in height with brick or stacked stone columns no greater than 50 feet on center. The fencing shall also include attractive landscaping, subject to the review and approval of the Department of Planning and Development.
3. Outdoor loudspeakers shall be prohibited.
4. Natural vegetation shall remain on the property until the issuance of a development permit.
5. All grassed areas shall be sodded.
6. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.
7. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be subject to the review and approval of the Department of Planning and Development.

## **Planning Commission Recommendation**

Based on staff's evaluation of the rezoning 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 rezoning request.

**Exhibits:**

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

## Exhibit A: Site Visit Photos



**Frontage along Springdale Road**



**Existing Driveway along Springdale Road**



**Frontage of site along Centerville Highway**



**Existing Driveway and Interparcel Access along Frontage of Centerville Highway**

**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**

# GWINNETT COUNTY

## PLANNING AND DEVELOPMENT

RECEIVED

6/14/2022

METAL PANELS  
COLOR - "MEDIUM BRONZE"  
BY: MBCI



1. LEASING OFFICE

ALUMINUM STOREFRONT/DOORS  
COLOR - "CLEAR #14"  
BY: KAWNEER



SOUTH ELEVATION

CORNICE, CANOPY  
COLOR - "CRIMSON RED"  
BY: MBCI



EAST ELEVATION

STUCCO  
COLOR - AESTHETIC WHITE  
BY: SHERWIN WILLIAMS



NORTH ELEVATION

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS



KEY PLAN



2. STORAGE BUILDING A

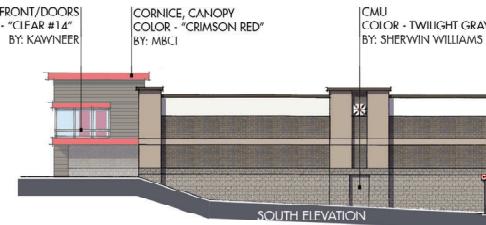


WEST ELEVATION

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS

STUCCO  
COLOR - AESTHETIC WHITE  
BY: SHERWIN WILLIAMS

TRIM CAP  
COLOR - "MEDIUM BRONZE"  
BY: MBCI



SOUTH ELEVATION

THIN BRICK  
COLOR - MANCHESTER  
BY: MCNEAR BRICK & BLOCK

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS

STUCCO  
COLOR - DIVERSE BEIGE  
BY: SHERWIN WILLIAMS

3. STORAGE BUILDING B



WEST ELEVATION



SOUTH ELEVATION

TRIM CAP  
COLOR - "MEDIUM BRONZE"  
BY: MBCI

METAL PANELS  
COLOR - "MEDIUM BRONZE"  
BY: MBCI

THIN BRICK  
COLOR - MANCHESTER  
BY: MCNEAR BRICK & BLOCK

CORNICE, CANOPY  
COLOR - "CRIMSON RED"  
BY: MBCI



WEST ELEVATION



NORTH ELEVATION

DATE: 05.12.2022  
MCG JOB #: 22274.01

DATE REVISIONS  
09.02.18

## ELEVATIONS

SCALE: 1/16" = 1'-0"



2980 CENTERVILLE HIGHWAY  
SNELLVILLE, GA

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NOTE: This information is conceptual in nature and is subject to  
adjustments pending further verification and Client, Tenant, and  
Government Agency approvals. No warranties or guarantees of  
any kind are given or implied by the Architect.

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

**[attached]**



Matthew P. Benson  
 Catherine W. Davidson  
 Gerald Davidson, Jr.\*  
 Rebecca B. Gober  
 Brian T. Easley  
 Christopher D. Holbrook

Shane M. Lanham  
 Jeffrey R. Mahaffey  
 Jessica R. Pickens  
 Steven A. Pickens  
 Andrew D. Stancil  
 R. Lee Tucker, Jr.

\*Of Counsel

**COMBINED LETTER OF INTENT FOR**  
**REZONING AND SPECIAL USE PERMIT APPLICATIONS**

On behalf of William Warren Properties, Inc. (the “Applicant”), Mahaffey Pickens Tucker, LLP respectfully submits this Combined Letter of Intent and attached Rezoning and Special Use Permit Applications (the “Applications”) requesting rezoning and approval of a special use permit relative to an approximately 2.89-acre tract of land located at 2980 Centerville Highway (the “Property”) in order to develop the Property for use as an indoor, climate-controlled self-storage facility. The surrounding area is characterized by a mix of commercial/retail and residential uses with the more intense commercial/retail uses focused at the intersection of Centerville Highway (State Route 124) and Springdale Road. The Property is currently split-zoned C-1 and C-2 and is located in the Neighborhood Node and Vibrant Communities Character Areas according to the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property to include two indoor, climate-controlled self-storage buildings and a leasing office with a total of approximately 88,350 square feet. Building A, located to the interior of the Property, would be three stories and would include approximately 69,510 square feet of floor area. Building B, located on the southerly portion of the Property along Springdale Road would be two stories and would include approximately 17,040 square feet. The proposed leasing office would be located along the Property’s frontage on Centerville Highway and would include approximately 1,800 square feet. The proposed buildings

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would feature attractive architectural elements and building materials. The Property is surrounded by land zoned C-1, C-2, and O-I, including an undeveloped tract owned by Gwinnett County which houses sewer infrastructure related to the No Business Creek Sewer Tunnel. Adjacent land uses also include an auto repair facility, a car wash, and a CVS Pharmacy. To the west across Centerville Highway is a convenience store with fuel pumps. To the southwest, caddy corner from the subject property, is a large, Kroger-anchored shopping center with various retail suites and an outparcel fuel pump station.

The established activity node at the intersection of Springdale/Everson Roads and Centerville Highway transitions to less-intense single-family residential uses moving east. The Property is not adjacent to any residentially-zoned land and would provide an appropriate transition of land uses stepping down away from the activity node. Specifically, more intense land uses such as the existing commercial/retail, grocery, and restaurant uses would step down to the proposed self-storage facility, before stepping down again to less intense residentially-zoned property. The proposed development is compatible with the established land use pattern and would complement other less-intense commercial uses such as the adjacent day care facility. The proposed development is also compatible with the land use policies of the 2040 Unified Plan, which encourages neighborhood-serving commercial uses in the Neighborhood Node Character Area.

In order to develop the Property as depicted on the site plan, the Applicant also requests a variance, waiver, and/or other relief, as necessary, from the requirements of the Gwinnett County Unified Development Ordinance (the “UDO”). Specifically, the Applicant requests relief from UDO Section 220-30.3(E)(4) to allow the building façade of Building B (as designated on the site plan) to sit back more than 70 feet from the right-of-way of Springdale Road. The Property is encumbered with a large easement that runs right through the middle of the Property which includes the No Business Creek Sewer Tunnel. There is also an interparcel access easement which runs across the Property’s frontage on Centerville Highway. Moreover, Building B fronts on Springdale Road and is located across the street from two single-family detached communities. The Applicant respectfully submits that a setting the building further back from the right-of-way of Springdale Road is an appropriate design.

The Applicant welcomes the opportunity to work alongside Gwinnett County Planning & Development Staff to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 26th day of May, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

**RECEIVED**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

5/27/2022

- A. Approval of the Applications will allow a use that is suitable in view of the use and development of adjacent and nearby property. The subject Property is located along Centerville Highway (State Route 124) adjacent to established commercial uses. The less-intense nature of the proposed self-storage facility provides an appropriate transition of land uses from the more intense commercial uses located at the intersection of Springdale Road and Centerville Highway and the less-intense residential uses to the east.
- B. Approval of the Applications will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding commercial land uses by providing a neighborhood-serving use that would serve residents and employees of the surrounding area.
- C. The Applicant submits that due to its size, location, physical characteristics, and layout, the subject property does not have a reasonable economic use as currently zoned without the proposed special use permit.
- D. Approval of the Applications will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has direct access to both Springdale Road and Centerville Highway (State Route 124) with access to utilities.
- E. Approval of the Applications is in conformity with the policy and intent of the 2040 Plan which encourages less intense neighborhood-serving uses in the Neighborhood Node Character Area.
- F. The physical development challenges of the Property, the transitional nature of the proposed use, and the strong market demand for the proposed use provide additional supporting grounds for approval of the Applications.

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

**[attached]**



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

<b>TRC Meeting Date:</b> 7.13.22	
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: RZC2022-00026 and SUP2022-00042	
Case Address: 2980 Centerville Highway	
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Centerville Highway (SR 124) is a principal arterial. ADT = 30,900. Springdale Road is a minor collector. ADT = 9,104.
2	7.3 miles to nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.
3	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access along Centerville Highway (SR 124).
4	A 5' sidewalk shall be required along the property frontage of Springdale Road.
5	The developer shall provide an inter-parcel access agreement that confirms the ability to utilize the existing access.
6	
7	
<b>Recommended Zoning Conditions:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
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**Note:** Attach additional pages, if needed

Revised 7/26/2021

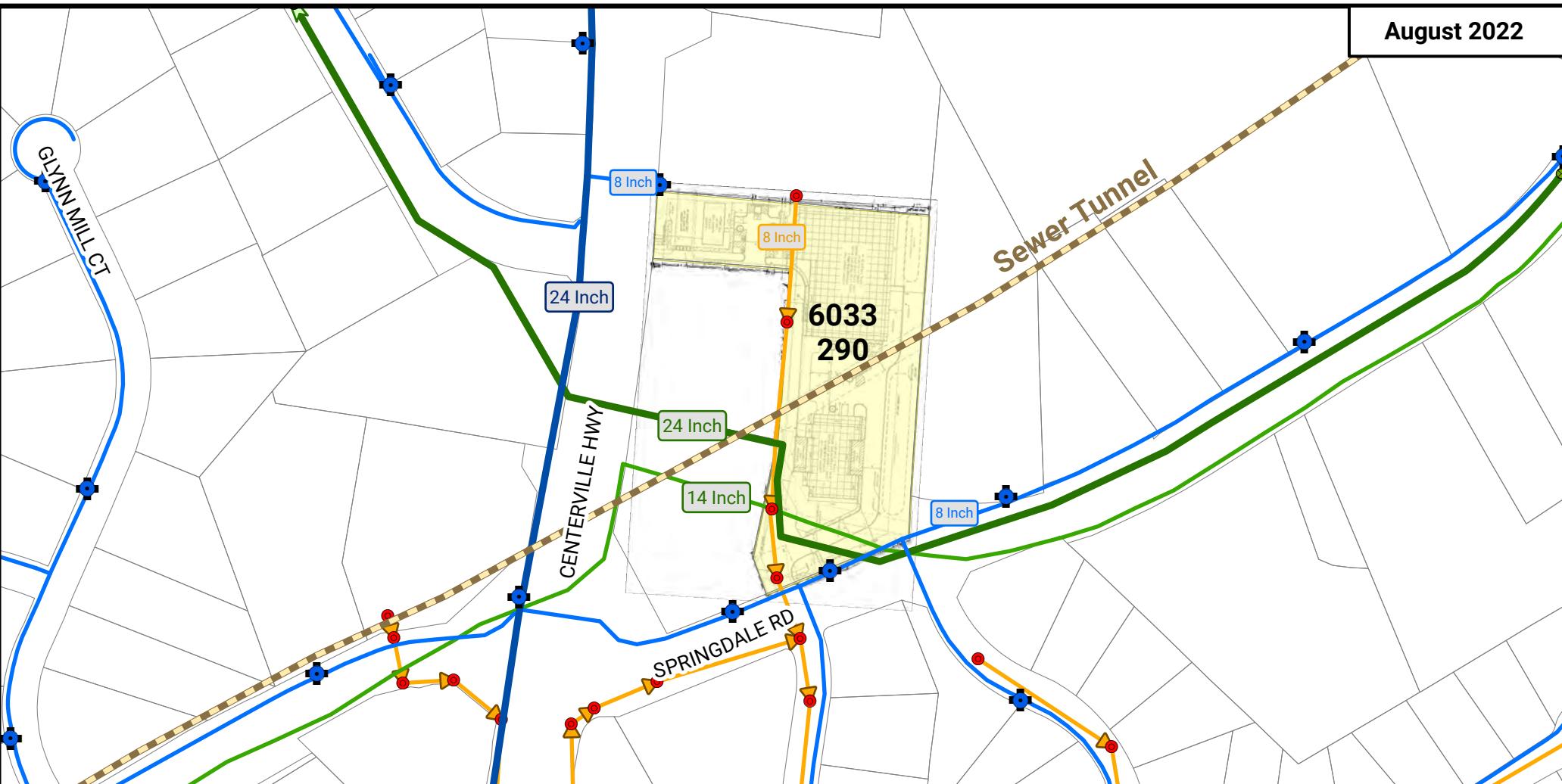


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b> 7/13/2022			
Department/Agency Name: DWR			
Reviewer Name: Mike Pappas			
Reviewer Title: GIS Planning Manager			
Reviewer Email Address: <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number: RZM2022-00026, RZM2022-00027 & RZM2022-00028			
Case Address: 1151, 1173 Rock Springs Road, 2650 Buford Drive, 1117 Ballpark Lane, and 2445, 2455 Tech Center Parkway			
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The development may connect to a 12-inch water main located on the west right-of-way of Ball Park Drive or the north right-of-way of Tech Center Parkway.		
2	Sewer: The proposed development is located within an area targeted by GCDWR for a capacity expansion project. The project is currently under design.		
3	Sewer: Sewer capacity shall be available after completion of the project.		
4	Sewer: The developer should contact GCDWR for further information. A sewer capacity request is required to reserve future available capacity.		
5	Sewer: A sewer capacity request is required to reserve future available capacity.		
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES
1			
2			
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4			
5			
6			

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

*Revised 7/26/2021*



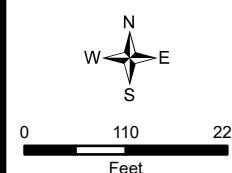
## LEGEND

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

SUP2022-00042 &amp; RZC2022-00026

C-1 &amp; C-2 to C-2

## Water & Sewer Utility Map



## LOCATION



**Water Comments:** The development may connect to a 8-inch water main located on the north right-of-way of Springdale Road and the east right-of-way of Centerville Highway. A variance shall be required to connect a non-residential facility to less than a 12-inch water main.

**Sewer Comments:** A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located on the subject property. The 24-inch and 14-inch sewer force mains that run through this site must be avoided during all phases of construction. The NBC Tunnel runs under this site at a depth greater than 150 feet.

**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 to 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 (24-124) effective April 1, 2022. Subsequent to design, construction, inspection, and final acceptance of 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.

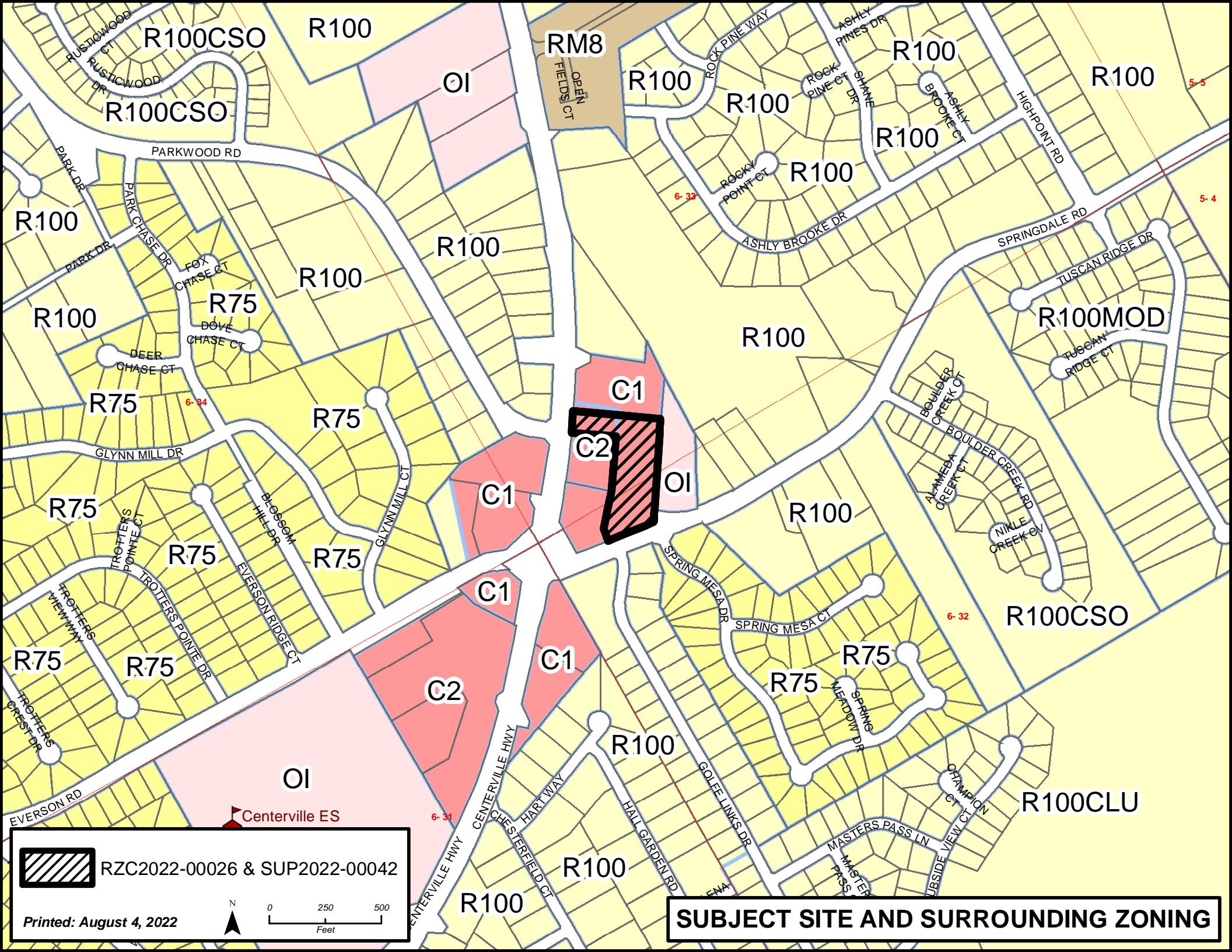
**Exhibit F: Maps**

**[attached]**



RZC2022-00026 & SUP2022-00042





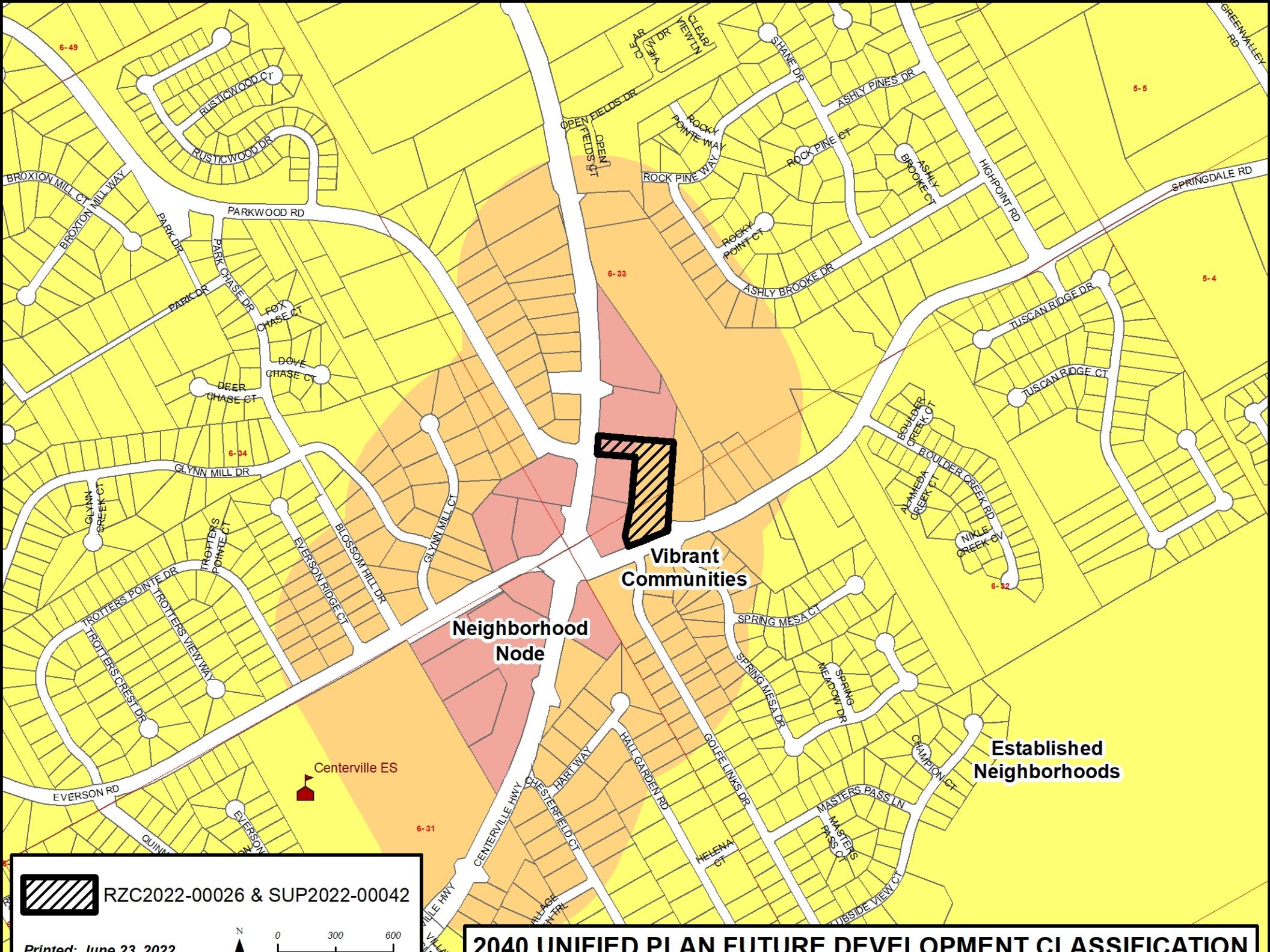
RZC2022-00026 & SUP2022-00042

Printed: August 4, 2022

N

A number line starting at 0 and ending at 500. The tick marks are at 0, 250, and 500. The word "Feet" is written below the line.

## **SUBJECT SITE AND SURROUNDING ZONING**



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5/27/2022

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>William Warren Properties, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>John Hardy Jones</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>1000 Peachtree Industrial Blvd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Suwanee</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30024</u>
PHONE: <u>770-232-0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>C-1 &amp; C-2</u> REQUESTED ZONING DISTRICT: <u>C-2 w/ SUP</u>	
PARCEL NUMBER(S): <u>6033 290</u> ACREAGE: <u>+/- 2.89</u>	
ADDRESS OF PROPERTY: <u>2980 Centerville Highway</u>	
PROPOSED DEVELOPMENT: <u>Self-storage facility</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>NA</u>	No. of Buildings/Lots: <u>3/1</u>
Dwelling Unit Size (Sq. Ft.): <u>NA</u>	Total Building Sq. Ft. <u>+/- 88,350</u>
Gross Density: <u>NA</u>	Density: <u>+/- 30,744 square feet per acre</u>
Net Density: <u>NA</u>	

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



Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook

Shane M. Lanham  
Jeffrey R. Mahaffey  
Jessica R. Pickens  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**COMBINED LETTER OF INTENT FOR**  
**REZONING AND SPECIAL USE PERMIT APPLICATIONS**

On behalf of William Warren Properties, Inc. (the “Applicant”), Mahaffey Pickens Tucker, LLP respectfully submits this Combined Letter of Intent and attached Rezoning and Special Use Permit Applications (the “Applications”) requesting rezoning and approval of a special use permit relative to an approximately 2.89-acre tract of land located at 2980 Centerville Highway (the “Property”) in order to develop the Property for use as an indoor, climate-controlled self-storage facility. The surrounding area is characterized by a mix of commercial/retail and residential uses with the more intense commercial/retail uses focused at the intersection of Centerville Highway (State Route 124) and Springdale Road. The Property is currently split-zoned C-1 and C-2 and is located in the Neighborhood Node and Vibrant Communities Character Areas according to the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property to include two indoor, climate-controlled self-storage buildings and a leasing office with a total of approximately 88,350 square feet. Building A, located to the interior of the Property, would be three stories and would include approximately 69,510 square feet of floor area. Building B, located on the southerly portion of the Property along Springdale Road would be two stories and would include approximately 17,040 square feet. The proposed leasing office would be located along the Property’s frontage on Centerville Highway and would include approximately 1,800 square feet. The proposed buildings

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

[www.mptlawfirm.com](http://www.mptlawfirm.com)

would feature attractive architectural elements and building materials. The Property is surrounded by land zoned C-1, C-2, and O-I, including an undeveloped tract owned by Gwinnett County which houses sewer infrastructure related to the No Business Creek Sewer Tunnel. Adjacent land uses also include an auto repair facility, a car wash, and a CVS Pharmacy. To the west across Centerville Highway is a convenience store with fuel pumps. To the southwest, caddy corner from the subject property, is a large, Kroger-anchored shopping center with various retail suites and an outparcel fuel pump station.

The established activity node at the intersection of Springdale/Everson Roads and Centerville Highway transitions to less-intense single-family residential uses moving east. The Property is not adjacent to any residentially-zoned land and would provide an appropriate transition of land uses stepping down away from the activity node. Specifically, more intense land uses such as the existing commercial/retail, grocery, and restaurant uses would step down to the proposed self-storage facility, before stepping down again to less intense residentially-zoned property. The proposed development is compatible with the established land use pattern and would complement other less-intense commercial uses such as the adjacent day care facility. The proposed development is also compatible with the land use policies of the 2040 Unified Plan, which encourages neighborhood-serving commercial uses in the Neighborhood Node Character Area.

In order to develop the Property as depicted on the site plan, the Applicant also requests a variance, waiver, and/or other relief, as necessary, from the requirements of the Gwinnett County Unified Development Ordinance (the “UDO”). Specifically, the Applicant requests relief from UDO Section 220-30.3(E)(4) to allow the building façade of Building B (as designated on the site plan) to sit back more than 70 feet from the right-of-way of Springdale Road. The Property is encumbered with a large easement that runs right through the middle of the Property which includes the No Business Creek Sewer Tunnel. There is also an interparcel access easement which runs across the Property’s frontage on Centerville Highway. Moreover, Building B fronts on Springdale Road and is located across the street from two single-family detached communities. The Applicant respectfully submits that a setting the building further back from the right-of-way of Springdale Road is an appropriate design.

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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6/22/2022

The Applicant welcomes the opportunity to work alongside Gwinnett County Planning & Development Staff to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 26th day of May, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

5/27/2022

- A. Approval of the Applications will allow a use that is suitable in view of the use and development of adjacent and nearby property. The subject Property is located along Centerville Highway (State Route 124) adjacent to established commercial uses. The less-intense nature of the proposed self-storage facility provides an appropriate transition of land uses from the more intense commercial uses located at the intersection of Springdale Road and Centerville Highway and the less-intense residential uses to the east.
- B. Approval of the Applications will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding commercial land uses by providing a neighborhood-serving use that would serve residents and employees of the surrounding area.
- C. The Applicant submits that due to its size, location, physical characteristics, and layout, the subject property does not have a reasonable economic use as currently zoned without the proposed special use permit.
- D. Approval of the Applications will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has direct access to both Springdale Road and Centerville Highway (State Route 124) with access to utilities.
- E. Approval of the Applications is in conformity with the policy and intent of the 2040 Plan which encourages less intense neighborhood-serving uses in the Neighborhood Node Character Area.
- F. The physical development challenges of the Property, the transitional nature of the proposed use, and the strong market demand for the proposed use provide additional supporting grounds for approval of the Applications.

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN  
LAND LOTS 32 & 33 OF THE 6TH DISTRICT, GWINNETT COUNTY,  
GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT AT THE INTERSECTION OF THE RIGHT OF  
WAY OF SPRINGDALE ROAD (HAVING A VARIABLE WIDTH PUBLICLY  
DEDICATED RIGHT OF WAY) AND THE RIGHT OF WAY OF  
CENTERVILLE HIGHWAY (HAVING A 100 FOOT PUBLICLY DEDICATED  
RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF  
SPRINGDALE ROAD AND CONTINUING ALONG SAID RIGHT OF WAY  
OF CENTERVILLE HIGHWAY THE FOLLOWING COURSES AND  
DISTANCES: NORTH 28 DEGREES 22 MINUTES 41 SECONDS WEST A  
DISTANCE OF 163.22 FEET TO A POINT; NORTH 10 DEGREES 09  
MINUTES 50 SECONDS EAST A DISTANCE OF 180.13 FEET TO A  
POINT; ALONG A CURVE TURNING TO THE LEFT WITH AN ARC  
DISTANCE OF 218.37 FEET, WITH A RADIUS OF 3933.46 FEET, WITH  
A CHORD BEARING OF NORTH 7 DEGREES 10 MINUTES 22  
SECONDS EAST, WITH A CHORD LENGTH OF 218.34 FEET TO A  
MAG NAIL SET ON THE EASTERN RIGHT OF WAY OF CENTERVILLE  
HIGHWAY, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CENTERVILLE  
HIGHWAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC  
DISTANCE OF 105.59 FEET, WITH A RADIUS OF 3935.11 FEET, WITH  
A CHORD BEARING OF NORTH 04 DEGREES 48 MINUTES 52  
SECONDS EAST, WITH A CHORD LENGTH OF 105.58 FEET TO A  
CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING  
SAID RIGHT OF WAY OF CENTERVILLE HIGHWAY SOUTH 85 DEGREES  
46 MINUTES 58 SECONDS EAST A DISTANCE OF 392.01 FEET TO A  
1/2 INCH CAPPED REBAR FOUND; THENCE SOUTH 04 DEGREES 12  
MINUTES 41 SECONDS WEST A DISTANCE OF 474.89 FEET TO A  
1/2 INCH CAPPED REBAR FOUND ON THE NORTHERN RIGHT OF  
WAY OF SPRINGDALE ROAD; THENCE CONTINUING ALONG SAID  
RIGHT OF WAY OF SPRINGDALE ROAD SOUTH 67 DEGREES 58  
MINUTES 45 SECONDS WEST A DISTANCE OF 219.65 FEET TO A  
1/2 INCH CAPPED REBAR FOUND; THENCE LEAVING SAID RIGHT OF  
WAY OF SPRINGDALE ROAD NORTH 20 DEGREES 27 MINUTES 07  
SECONDS WEST A DISTANCE OF 56.18 FEET TO A 1/2 INCH  
CAPPED REBAR FOUND; THENCE NORTH 12 DEGREES 06 MINUTES  
09 SECONDS EAST A DISTANCE OF 170.61 FEET TO A 1/2 INCH  
CAPPED REBAR FOUND; THENCE NORTH 04 DEGREES 46 MINUTES  
29 SECONDS EAST A DISTANCE OF 246.18 FEET TO A 1/2 INCH  
REBAR FOUND; THENCE NORTH 85 DEGREES 43 MINUTES 27  
SECONDS WEST A DISTANCE OF 198.49 FEET TO A MAG NAIL  
FOUND ON THE EASTERN RIGHT OF WAY OF CENTERVILLE HIGHWAY,  
SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.894 ACRES (126,059 ACRES).





# GWINNETT COUNTY

## PLANNING AND DEVELOPMENT

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6/14/2022

METAL PANELS  
COLOR - "MEDIUM BRONZE"  
BY: MBCI

6/14/2022



1. LEASING OFFICE

ALUMINUM STOREFRONT/DOORS  
COLOR - "CLEAR #14"  
BY: KAWNEER

SOUTH ELEVATION

CORNICE, CANOPY  
COLOR - "CRIMSON RED"  
BY: MBCI

EAST ELEVATION

STUCCO  
COLOR - AESTHETIC WHITE  
BY: SHERWIN WILLIAMS

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS

NORTH ELEVATION



KEY PLAN



2. STORAGE BUILDING A

STUCCO  
COLOR - AESTHETIC WHITE  
BY: SHERWIN WILLIAMS

METAL PANELS  
COLOR - "MEDIUM BRONZE"  
BY: MBCI

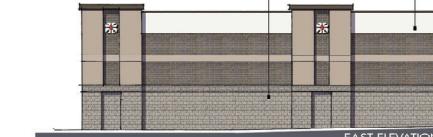
TRIM CAP  
COLOR - "MEDIUM BRONZE"  
BY: MBCI

ALUMINUM STOREFRONT/DOORS  
COLOR - "CLEAR #14"  
BY: KAWNEER

CORNICE, CANOPY  
COLOR - "CRIMSON RED"  
BY: MBCI

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS

STUCCO  
COLOR - DIVERSE BEIGE  
BY: SHERWIN WILLIAMS



WEST ELEVATION

THIN BRICK  
COLOR - MANCHESTER  
BY: MCNEAR BRICK & BLOCK

CMU  
COLOR - TWILIGHT GRAY  
BY: SHERWIN WILLIAMS

STUCCO  
COLOR - DIVERSE BEIGE  
BY: SHERWIN WILLIAMS

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

3. STORAGE BUILDING B

DATE: 05.12.2022

MCG JOB #: 22274.01

DATE REVISIONS

09.02.18

## ELEVATIONS

SCALE: 1/16" = 1'-0"



2980 CENTERVILLE HIGHWAY  
SNELLVILLE, GA

© MCG ARCHITECTS 2017. ALL RIGHTS RESERVED.  
NOTE: This information is conceptual in nature and is subject to  
adjustments pending further verification and Client, Tenant, and  
Governmental Agency approvals. No warranties or guarantees of  
any kind are given or implied by the Architect.

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GLENDALE  
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/27/2022

# Gwinnett

## 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: Shane Lanham, attorney

Company: William Warren Properties, Inc. c/o Mahaffey Pickens Tucker, LLP

Mailing Address: 1550 North Brown Road, Suite 125

City, State, Zip Code: Lawrenceville, GA, 30043

Phone Number: 770 232 0000

Email Address: slanham@mptlawfirm.com

#### Project Summary:

Address of Project: 2980 Centerville Highway

Name of Project: Centerville Highway Self-Storage

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Rezoning and Special Use Permit

Total Project Acreage: +/- 2.89 Total Square Footage: +/- 88,850 Total Number of Lots/Units: \_\_\_\_\_

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use): \_\_\_\_\_

Self-storage facility

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

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

For Internal Use Only:

Pre-Application Meeting Date: 5/20/22

Staff Printed Name: David Schlifka

Signed:

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/27/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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.

Signature of Applicant

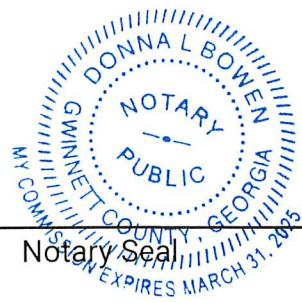
5/26/22  
Date

Shane Lanham, attorney for the Applicant  
Type or Print Name and Title

Signature of Notary Public

5/26/22  
Date

Notary Seal



RECEIVED

5/27/2022

**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.

Signature of Applicant

Date

Edward Zinke - Sr. Vice President

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

\*Please see attached notary certificate

GWINNETT COUNTY

PLANNING AND DEVELOPMENT  
**RECEIVED**  
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

5/27/2022

State of California

County of Orange)

Subscribed and sworn to (or affirmed) before me on this 24th day of May, 2022, by  
Edward Zinke \_\_\_\_\_, proved to me on the  
basis of satisfactory evidence to be the person(s) who appeared before me.



(Place Notary Seal Above)

Signature Gina Panuco

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Rezoning Applicant's Certification  
GA - SNELLVILLE - 2980 Centerville Hwy Document Date: 5/24/22

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

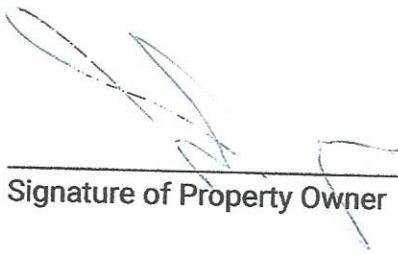
RECEIVED

5/27/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

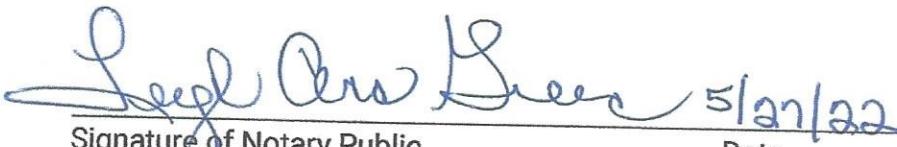
**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

  
Signature of Property Owner

5/27/2022  
Date

John Hardy Jones  
Type or Print Name and Title

  
Signature of Notary Public

5/27/22  
Date



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5/27/2022

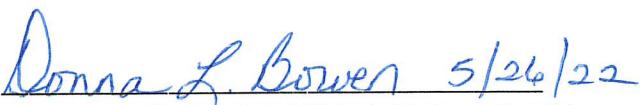
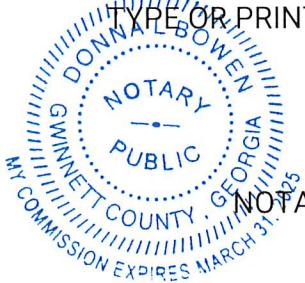
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 5/26/22 Shane Lanham, attorney for the Applicant

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

 5/26/22  NOTARY SEAL

SIGNATURE OF NOTARY PUBLIC DATE

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO Mahaffey Pickens Tucker, LLP  
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)
Kirkland Carden	\$2,800	11/18/2021

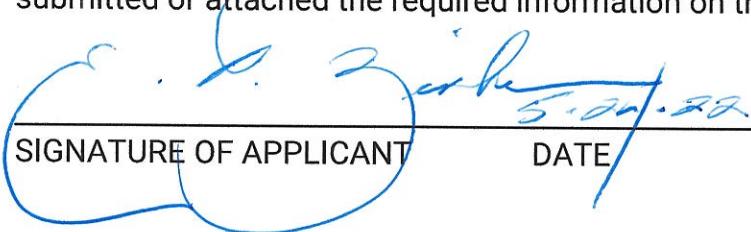
Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

5/27/2022

**CONFFLICT 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.

  
SIGNATURE OF APPLICANT

5/27/22  
DATE

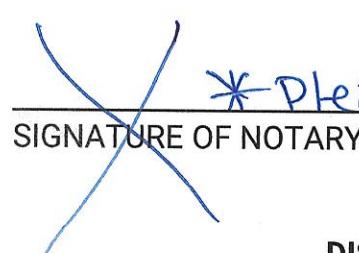
Edward Zinke - Sr. Vice President

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF NOTARY PUBLIC

DATE

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

  
EDWARD ZINKE

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.

GWINNETT COUNTY

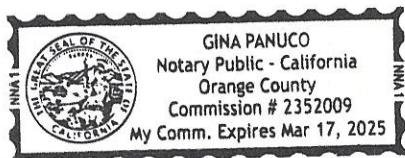
A ~~NOTARY PUBLIC OR OTHER~~ officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**RECEIVED**  
5/27/2022

State of California

County of Orange)

Subscribed and sworn to (or affirmed) before me on this 24th day of May, 2022, by  
Edward Zinke \_\_\_\_\_, proved to me on the  
basis of satisfactory evidence to be the person(s) who appeared before me.



(Place Notary Seal Above)

Signature Gina Panuco

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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GA - SNELLVILLE - 2980 Centerville Hwy Document Date: 5/24/22

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

RECEIVED

5/27/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

Centerville Hwy

**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:  
(Map Reference Number)

6 - 033 - 290  
District Land Lot Parcel

Signature of Applicant

5/26/22

Date

Shane Lanham, attorney for the Applicant

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)

Tomia M.

NAME

5.26.2022

DATE

TSA

TITLE

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

5/27/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

---

Signature of Applicant

5/26/22

---

Date

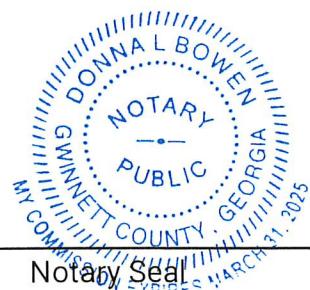
Shane Lanham, attorney for the Applicant  
Type or Print Name and Title

---

Signature of Notary Public

5/26/22

Date

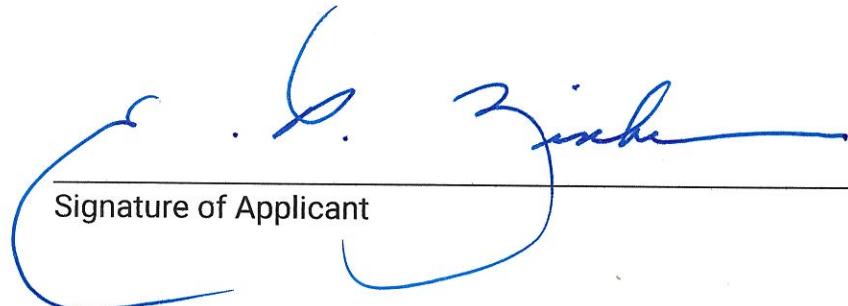


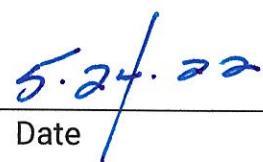
**RECEIVED**

5/27/2022

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

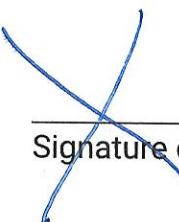
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Signature of Applicant

  
Date

**Edward Zinke - Sr. Vice President**

Type or Print Name and Title

  
Signature of Notary Public

Date

Notary Seal

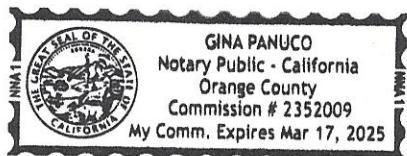
*\* Please see attached notary certificate*

A notary ~~public~~ ~~public~~ ~~other~~ officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California

County of Orange )

Subscribed and sworn to (or affirmed) before me on this 24th day of May, 2022, by  
Edward Zinke \_\_\_\_\_, proved to me on the  
basis of satisfactory evidence to be the person(s) who appeared before me.



(Place Notary Seal Above)

Signature Gina Panuco

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Special Use Permit Applicant's Certification  
Title or Type of Document: GA - SNELLVILLE - 2980 Centerville Hwy Document Date: 5/24/22

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

5/27/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2015

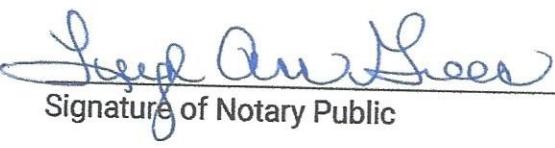
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

  
Signature of Property Owner

5/27/2022  
Date

John Hardy Jones,  
Type or Print Name and Title

  
Signature of Notary Public

5-27-22  
Date

Date



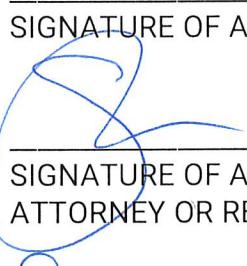
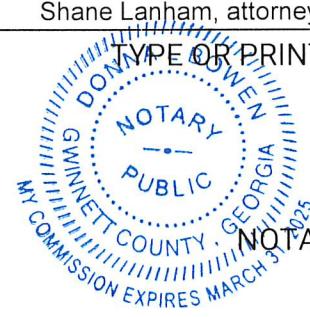
RECEIVED

5/27/2022

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2015

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

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	5/26/22	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	5/26/22	
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 Mahaffey Pickens Tucker, LLP  
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)
Kirkland Carden	\$ 2,800	11/18/2021

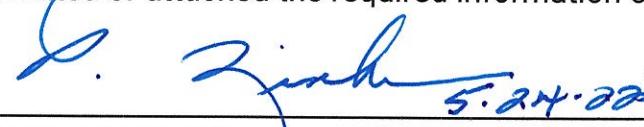
Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

**CONFFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

5/27/2022

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Edward Zinke - Sr. Vice President

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

~~SIGNATURE OF NOTARY PUBLIC~~

DATE

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YES

NO

Edward Zinke

YOUR NAME

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RECEIVED  
State of California 5/23/2022

County of Orange )

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Edward Zinke \_\_\_\_\_, proved to me on the  
basis of satisfactory evidence to be the person(s) who appeared before me.



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Signature Gina Panuco

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PLANNING AND DEVELOPMENT

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Tomia M.

NAME

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TSA

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