

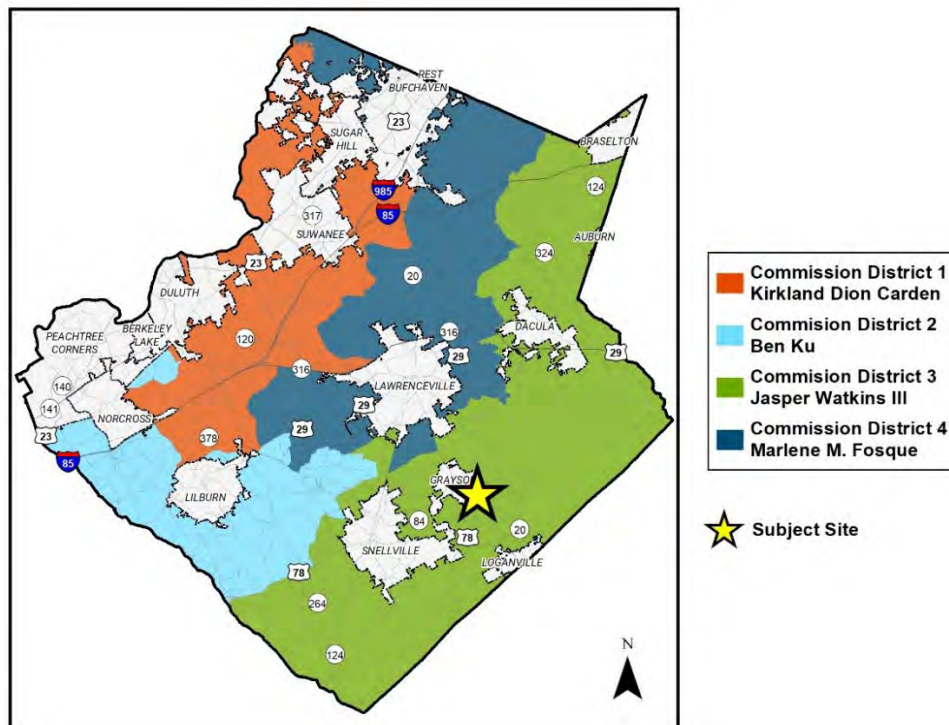


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2022-00028
Current Zoning: R-100 (Single-Family Residence District)
Overlay District: Grayson/Georgia Highway 20
Request: Rezoning to C-2 (General Business District)
Additional Request: Buffer Reduction Waivers
Address: 2534 Loganville Highway
Map Number: R5155 027
Site Area: 0.93 acres
Square Feet: 7,253
Proposed Development: Specialty Trade Contractor's Office
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/6/2022 (Public Hearing Held/
Recommendation Tabled to 10/4/2022)
Board of Commissioners Advertised Public Hearing Date: 9/27/2022 (Public Hearing Tabled to
10/25/2022)

Applicant: Canon Manley
45 West Crossville Road, Suite 511A
Roswell, GA 30075

Owner: Jaime Rodríguez
1612 Maple Trace Court
Grayson, GA 30017

Contact: Canon Manley

Contact Phone: 678.462.3225

Zoning History

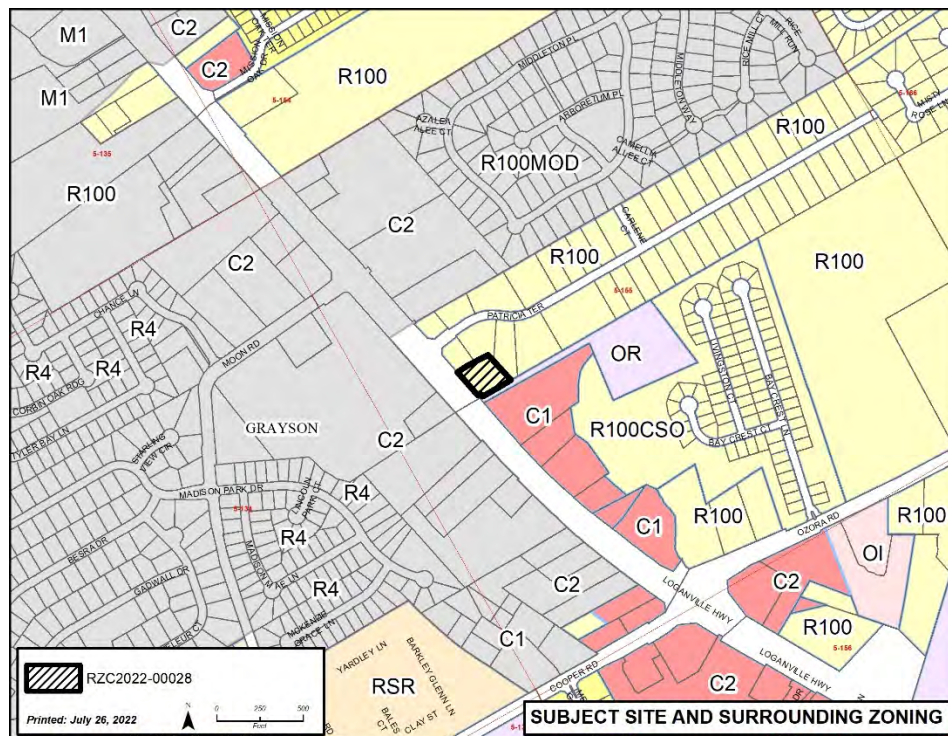
The subject property is zoned R-100 (Single-Family Residence District). A 1973 areawide rezoning amended the property's zoning from RA-200 (Agriculture-Residence District) to R-100.

Existing Site Condition

The subject property is a 0.93-acre parcel located along the east side of Loganville Highway, north of its intersection with Ozora Road. The property is undeveloped and wooded with a relatively flat topography. There is a single curb cut on Loganville Highway at the northwest corner of the site. Sidewalks exist along both sides of Loganville Highway. The nearest Gwinnett County Transit stop is 4.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial and single-family residential properties. Loganville Highway is a commercial corridor within Gwinnett County and the City of Grayson, which is to the north and west of the property. The subject site is immediately adjacent to the Regal Ridge subdivision. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Specialty Trade Contractor's Office	C-2	N/A
North	Single-Family Residential	R-100	1.27 units per acre
East	Single-Family Residential	R-100	1.27 units per acre
South	Office-Residential	O-R	0.19 units per acre
West	Commercial (City of Grayson)	C-2	N/A

Project Summary

The applicant requests rezoning of a 0.93-acre property zoned R-100 to C-2 for a specialty trade contractor's office, including:

- Construction of a 7,235 square-foot single-story building for a contracting business which provides audio-visual services in one suite, and two additional tenant suites to be leased.
- Building materials of stone veneer and fiber-cement cladding.
- A single driveway entrance from Loganville Highway.
- 24 parking spaces located to the rear of the building.
- An underground stormwater management facility located between the building and Loganville Highway. A landscape strip and drainage easement are incorrectly included on the site plan around the stormwater facility.
- A dumpster enclosure in the northeast corner of the surface parking lot.
- A 4-foot-wide sidewalk connecting the entrance of the building to the existing sidewalk along Loganville Highway.

Zoning and Development Standards

The applicant is requesting a rezoning from R-100, Single-Family Residence District to C-2, General Business District for a specialty trade contractor's office. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	19'	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: 15 spaces Maximum 32 spaces	24 spaces	YES
Landscape Strip	Minimum 10'	0'	NO*
Zoning Buffer	Minimum 40' adjacent to O-R Minimum 75' adjacent to R-100	11'7" 7'9"	NO** NO**

* The submitted site plan indicates the underground stormwater facility is adjacent to the right of way which eliminates the landscape strip. There is sufficient space for the facility to be relocated to provide the required 10-foot-wide landscape strip along the property frontage.

** The applicant requests a waiver to reduce the required undisturbed zoning buffer along the southern, northern and eastern property lines.

Waiver Requests

In addition to the rezoning request, the applicant is seeking waivers 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-100 zoned property.*

The applicant requests a reduction in the required 40-foot-wide undisturbed zoning buffer adjacent to O-R along the southern property line to 11'7", and a reduction in the required 75-foot-wide undisturbed zoning buffer adjacent to R-100 along the northern and eastern property lines to 7'9" and 17'3", respectively. The proposed buffer reduction is to accommodate the building, parking, and driveway areas.

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 Request 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. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed rezoning 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 and commercial uses along Loganville Highway, including an automobile repair shop and day care to the west, a recently approved self-storage facility to the south, and a single-family residential subdivision to the north and east. The proposed C-2 zoning for an audio-visual contractor's office is suitable in view of adjacent and nearby commercial uses. With additional conditions, allowing two additional commercially zoned suites would also be appropriate.

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

Loganville Highway is a commercial corridor and contains other properties that are zoned C-2. The commercial zoning and contractor's office would not adversely impact the existing use and usability of adjacent and nearby properties with appropriate conditions to screen the proposed use from the adjacent single-family residential subdivision to the north and the proposed hours of operation. In addition, limiting the C-2 uses on the site would minimize impacts to adjacent properties.

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

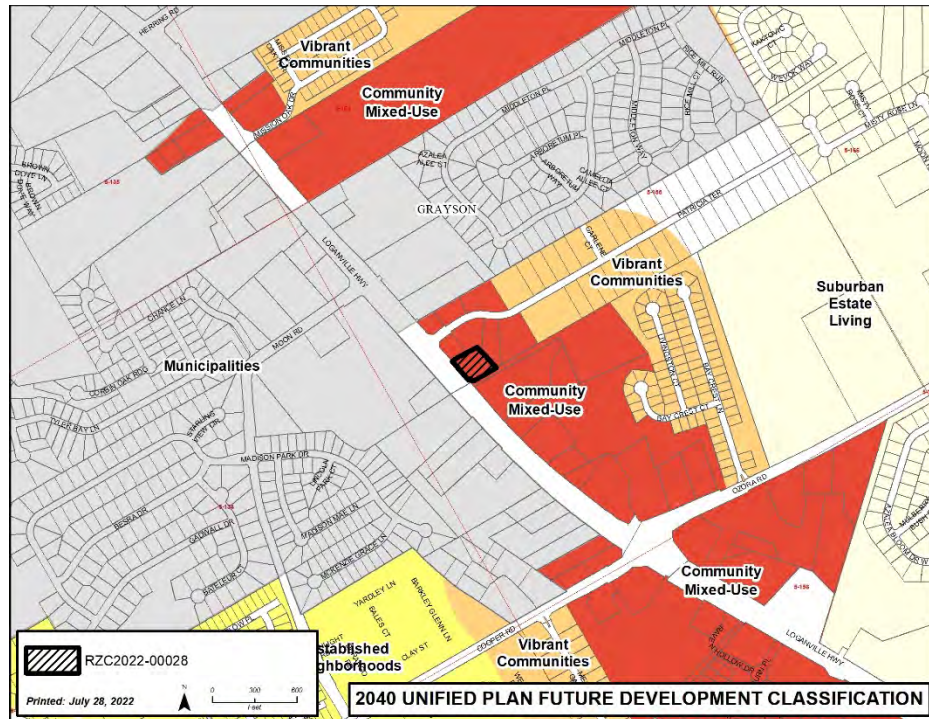
The property has a reasonable economic use as currently zoned.

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

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

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

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Community Mixed-Use Character Area. This character area encompasses activity nodes and connecting areas along major corridors, including Loganville Highway. Commercial uses integrating high quality aesthetics and design are encouraged between nodes, and small-scale office uses are a recommended potential development type. The requested rezoning for an audio-visual contractor's office conforms with the policy and intent of the Unified Plan and Future Development Map.



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

The property to the south of the adjacent O-R zoned parcel was recently rezoned to C-2 in June 2022 for a self-storage facility. This rezoning approval will further foster a commercial corridor along Loganville Highway to the north of the node at Ozora Road. The subject property is unlikely to be developed as a single-family residence along the commercial corridor. The nearby existing C-2 zoning provides supporting grounds for approval of the proposed rezoning.

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 requests:

The requested buffer reduction is located along the northern and eastern property lines adjacent to R-100 zoning, and along the southern property line adjacent to O-R zoning. The request is to accommodate the proposed building, parking, and driveway. The dimensions of the site provide limited area to meet stormwater and parking requirements, rendering the proposed development unfeasible without the buffer reduction waivers. A small-scale commercial building is an appropriate use; therefore, with appropriate conditions, reducing the buffer along the adjacent properties would not adversely affect the general public welfare or nullify the intent of the Development Regulations. However, the amount of buffer reduction requested by the applicant would adversely affect the general public welfare and nullify the intent of the Development Regulations.

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 request.

In addition, staff recommends **APPROVAL** of the following Waivers:

1. To reduce the required buffer along property zoned O-R from 40' to 11'7".
2. To reduce the required buffer along property zoned R-100 from 75' to 25'.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission recommends **APPROVAL** of the following waiver requests:

1. To reduce the required buffer along property zoned O-R from 40' to 11'7".
2. To reduce the required buffer along property zoned R-100 from 75' to 25'.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

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 dated received July 20, 2022 and Exhibit C: Building Elevations dated received July 20, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Uses shall be limited to an audio-visual specialty contractors' office and uses permitted in the C-1 zoning district.
3. Buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
4. The façade of the building oriented toward Loganville Highway shall be treated architecturally as a front façade, subject to the review and approval of the Department of Planning and Development.
5. An internal sidewalk shall be provided from the building entrance to the multi-use path along Loganville Highway, subject to the review and approval of the Department of Planning and Development.
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 grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

7. Outdoor loudspeakers shall be prohibited.
8. Outdoor storage shall be prohibited including equipment, materials, business trucks, trailers, and vans.
9. All grassed areas shall be sodded.
10. 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.
11. Natural vegetation shall remain on the property until the issuance of a development permit.
12. An 8-foot-high opaque wooden fence shall be provided along the northern, eastern, and southern property lines. The fencing shall be installed prior to the issuance of a Certificate of Occupancy for the buildings or final site inspection.
13. Dumpster to be located no closer than 50 feet to the rear or northern property lines.

Exhibits:

- A. Site Visit Photo
- 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 Photo



View from Loganville Highway

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

GENERAL NOTE

THESE ELEVATIONS TO SHOW CLADDING POSSIBILITIES TO SHOW COMPLIANCE OF GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE FOR ARCHITECTURAL DESIGN STANDARDS FOR A CATEGORY 3 BUILDING (SEC. 6.1.0 - 6.1.2 SHOWN BELOW)

6.0.8 Architectural Design Standards for Category 3.

6.1.0 Commercial and Non-Residential Buildings

(Commercial and Non-Residential buildings include but are not limited to office buildings, retail buildings, shopping centers, warehouses, places of worship, medical buildings, and industrial buildings.)

6.1.1 Exterior Wall Design

- The front walls and side walls of buildings shall have glass fronts, and/or glass doors, windows, concrete masonry, and/or fiber cement paneling that shall be allowed to extend to the roofline of any building. Alternative panels (concrete and architectural masonry) shall be allowed to extend to the roofline of any building.
- The front, side and rear walls shall incorporate changes in building materials, textures and colors. Building materials shall incorporate architectural features that shall be at least two (2) feet from the corner and shall incorporate features such as architectural masonry, concrete masonry, architectural masonry, and/or masonry panels, masonry of windows and doors, every 30 linear feet.
- Buildings in zoning districts that allow industrial buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural masonry units. The building facade shall incorporate a minimum of three colors. Building facades having stone shall incorporate features such as masonry, building mass effects, colorable openings, low windows, and/or masonry panels, masonry of windows and doors, every 30 linear feet.
- Multi-story retail (commercial) buildings and shopping centers that incorporate distinct architectural identity for individual tenant units exceeding 10,000 square feet of gross floor area, such as towers, porches, galleries, or other facades with change of materials.
- Portable buildings shall be prohibited.
- Exposed roof or other types of roof access lighting shall be prohibited. Floor light fixtures or signage located on interior walls or built into the roof shall be located a minimum of 8 feet behind the exterior glass facade.
- Commercial wall-mounted access lights located on the building elevation adjacent to an entrance must be of non-clear lensed, and panels with low voltage (not to exceed 3-watt) light source and the light fixture location must be at least 30 feet from the property line.
- Horizontal electrical, mechanical, utility, and/or other equipment shall be concealed. If equipment is not concealed, it shall be of the equipment. Equipment shall have a finished look, which is consistent with the finish materials of the building facade, or negative landscape screening shall be provided immediately in front of the equipment only.
- Screened mechanical, electrical, and/or other equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finished look, which is consistent with the finish materials of the building facade, or provide negative landscape screening immediately in front of the units.
- Accessories on building three stories or less shall incorporate similar features which project horizontally a maximum of three feet.
- Under "glow" lighting of fabric, mesh, or translucent material covering shall be prohibited.
- Buildings shall incorporate landscape areas immediately in front of the building. Landscape areas shall have low permanent shrubs and/or trees. Landscape areas shall be landscaped within 10 feet from the building and shall be provided at intervals not to exceed 50 feet. Building facades with horizontal or diagonal architectural features shall be landscaped with vertical hedges. Buildings located on corner lots or double frontage lots, having other public streets or private driveways shall be considered in having multiple facades. Landscape areas shall be provided in front of buildings. Landscape areas shall not qualify as permanent visible trees. Landscape shrubs shall not depict product shapes or other graphic shapes.

6.1.2 Roof and Parapet Design

- Flat roof buildings shall incorporate articulated parapets or facade projections such as porches or towers every 30 linear feet on all sides of the building.
- Pitched roof buildings shall incorporate articulated features every 30 linear feet on the front elevation. Articulated features shall include roof edge height changes, towers, signs, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, rubber slate or stone shingles, hardscape, or architectural dimensional shingles.
- Flat pitched roof buildings may have a flat roof with masonry in the central area of the roof, not to exceed 50 percent of the roof area with a pitched roof similar to a mansard design on all sides of the building. The height of the parapet (mansard design) pitched roof profile must be equal to the height to the design height of a fully pitched 12 in. 12 roof for the building.
- All roof-mounted equipment, such as mechanical units, air handlers, communication devices, and/or other building systems equipment, shall be concealed from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Roof screening design shall include parapets, screened roof screening systems, and/or individual equipment screens. Buildings with non-pitched roof edges exceeding 30 linear feet shall incorporate secondary roof screening systems that include parapets of equipment units, either flat or "low" around individual units. Secondary screening systems and/or individual equipment screens shall be a minimum consistent with the finish materials of building facade. Alternative screen materials such as decorative ABS panels with a masonry glass pattern may be submitted for consideration.

ELEVATION AREA = 1208 SF
224 SF FIBER CEMENT PANEL (18.54%)
984 SF VARIOUS CAST STONE (81.46%)
LESS THAN 30% FIBER CEMENT PANEL ON PRIMARILY CAST STONE FACADE COMPLES

④ North Ext. Elevation
1/8" = 1'-0"

ELEVATION AREA = 2046 SF
487 SF FIBER CEMENT PANEL (23.8%)
1559 SF VARIOUS CAST STONE (76.2%)
LESS THAN 30% FIBER CEMENT PANEL ON PRIMARILY CAST STONE FACADE COMPLES

③ West Ext. Elevation
1/8" = 1'-0"

ELEVATION AREA = 1208 SF
188 SF FIBER CEMENT PANEL (15.56%)
1020 SF VARIOUS CAST STONE (84.44%)
LESS THAN 30% FIBER CEMENT PANEL ON PRIMARILY CAST STONE FACADE COMPLES

② South Ext. Elevation
1/8" = 1'-0"

ELEVATION AREA = 2046 SF
529 SF FIBER CEMENT PANEL (25.8%)
1517 SF VARIOUS CAST STONE (74.2%)
LESS THAN 30% FIBER CEMENT PANEL ON PRIMARILY CAST STONE FACADE COMPLES

① East Ext. Elevation
1/8" = 1'-0"

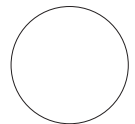


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#	Rev	Date



JANE RODRIGUEZ

JANE RODRIGUEZ, ARS
CANNONVILLE, GA 30017

Building Elevations

A200

Scale:	1/8" = 1'-0"
Drawn By:	JR
Checked By:	JR
Date:	7/19/2022 10:02:39 AM



② 3D View From Loganville Hwy.
1/2" = 1'-0"



① 3D View from Rear Parking
1/2" = 1'-0"

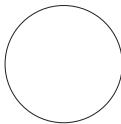


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#	Rev	Date



JANE RODRIGUEZ
2534 LOGANVILLE HWY
GRAYSON, GA 30017

3D Views

A901

Scale	1/2" = 1'-0"
Drawn By	
Checked By	1/18/2022 10:02:40 AM

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

[attached]

RECEIVED

July 20, 2022

2022-06-01

LETTER OF INTENT REGARDING:

The Rezoning of 2534 NE Loganville Highway, Grayson, GA 30017 from R100 to C2

We request that the Parcel Identified as R5155 027 located at 2534 NE Loganville Highway, Grayson, GA 30017 be rezoned from R100 to C2.

Jaime Rodriguez, the current owner of the parcel, intends to construct a single story Office Building. Jaime intends to have a Single Suite for the office for his specialty/trade contractor's office offering audio-visual services, as well as 2 additional suites for future tenants.

The hours of operation for Jaime's business will be 8:00am until 5:00pm. His business will have 4-5 people in office during office hours, and will be close Saturdays and Sundays.

The current parcel designation as R100 seems undesirable as the lot faces an arterial road and would not fit in with the adjacent street facing commercial properties. The adjacent R100 neighborhood development is a deeper and larger lot which affords the tertiary neighborhood access road, providing a sense of place and community within the neighborhood. This is not possible with the owner's lot.

Per the 2040 Unified plan, a conversion of this lot from Residential to Commercial fits and is appropriate for the vision of redevelopment and growth of the corridor.

The design of the building is architecturally pleasing and the building will hold value for its use and aesthetics for decades to come.

The office building is a smaller development, totaling in 6,045 SF and also fits within the character of the area as being lower density.

The classification of this building as a professional office is appropriate because it will serve as the corporate office for a construction company, in which professional design, bidding, estimation, and coordination services will be provided. This is an office setting where 40hr/week employees operate out of to sell contracts.

Thank you.

Canon Manley

678 462 3225

canon@kanonarc.com



RECEIVED

July 20, 2022

2022-06-01

LETTER OF INTENT FOR BUFFER REDUCTION VARIANCE

CONCERNING **PARCEL R5155** 027 BEING REZONED TO C2 COMMERCIAL

The rezoning of Parcel R5155 027 to a C2 designation would induce 100'-0" buffers from adjacent existing R100 classifications, and a 40'-0" buffer from adjacent existing OR classifications.

The conversion of this lot to C2 with above buffers would reduce the buildable area on the lot to be 8,500 sf including parking, drive access, and site circulation.

We are requesting the buffers for adjacent R100s be reduced to 7'6" and 22'-0" on the NW and NE boundaries respectively. We are requesting a reduction in the buffer to the adjacent OR parcel to be 11'-6".

The building would be well outside of these approved buffer changes, 51'-5", 86'-10", and 23'1" respectively. The buffer variance would allow for site circulation and parking.

Thank you.

-Canon Manley

678 462 3225

canon@kanonarc.com



RECEIVED

July 20, 2022

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:

The properties adjacent to and across from property in question are all zoned commercial, whether C1 or C2. This rezoning would maintain the character of the evolution.

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

The rezoning would require a buffer variance due to the R100 zoned residences that back up to the property, but outside of this issue the C2 zoning would not adversely affect the neighboring Commercial Zoned Lots.

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

Current zoning, being R100, is undesirable in this location due to it's street frontage being an Arterial Roadway that is fronted by Commercially zoned properties. The adjacent R100 zoning is a residential development that has a tertiary roadway serving the homes, providing privacy and isolation, neither of which this lot would be able to accommodate.

- (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:

There is no use in the rezoning which would cause any excessive traffic patterns, car stacking, or multiple curb cuts. the use would be consistent with the surround commercial use traffic patterns.

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

The location of the lot conforms with the vision 2040 Unified Plan. This lot is located in the Community Mixed-Use Area which includes provisions for a Small-Scale Office.

- (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 applicant is unaware of any other changing conditions affecting the use and/or development of the property.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		8.17.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZC2022-00028	
Case Address:		2534 Loganville Highway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Loganville Highway (SR 20) is a principal arterial. ADT = 30,200.		
2	4.7 miles to nearest transit facility (#2454884) Grayson Highway and Veterans facility.		
3	Coordinate with the Georgia Department of Transportation (GDOT) regarding access to Loganville Highway (SR 20).		
4	Loganville Highway/SR 20 is listed as a Priority Trails Network in the Gwinnett County Trails Master Plan; therefore, a 10' or 12' concrete path shall be constructed along the property frontage.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

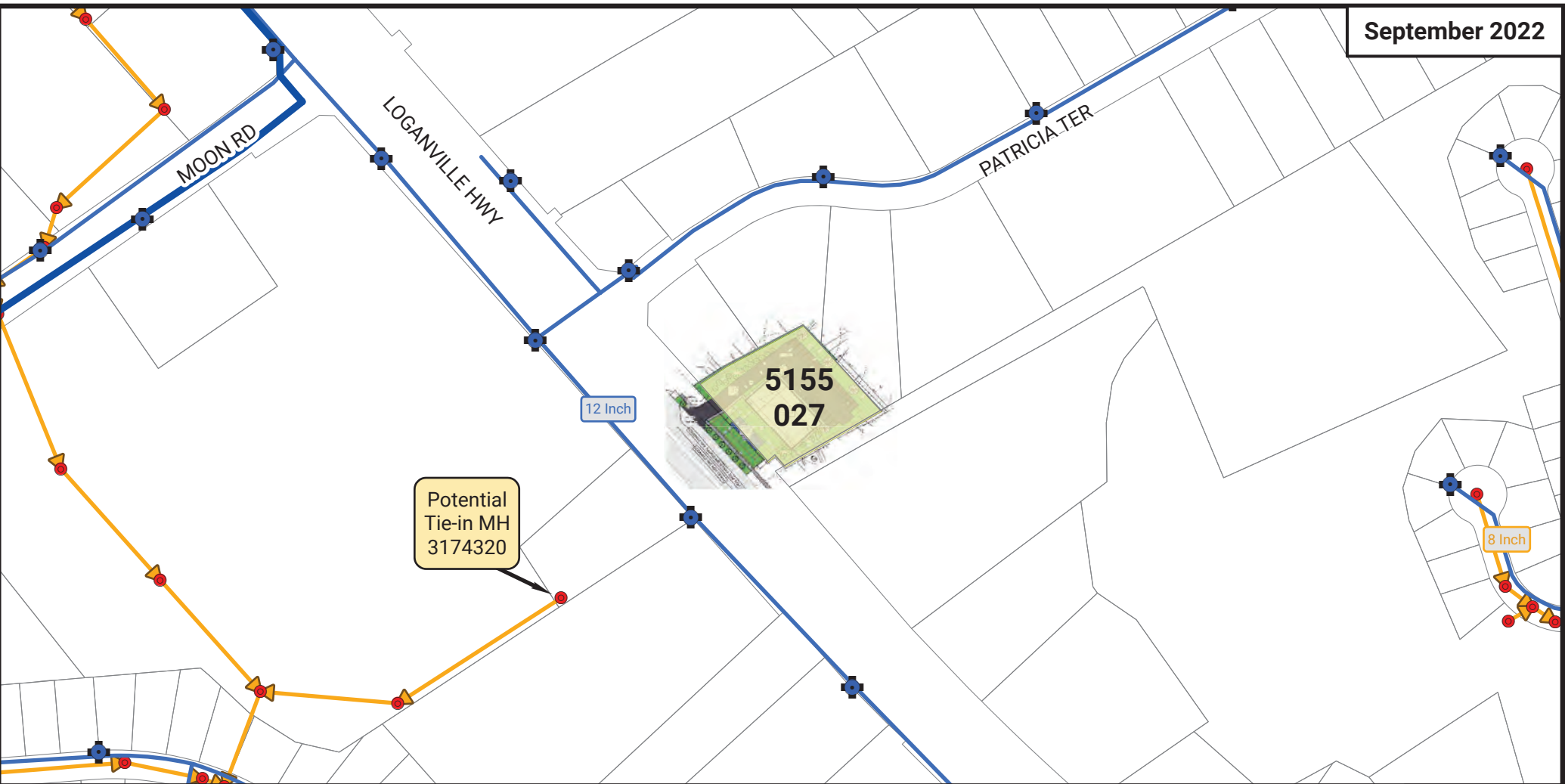


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		8/17/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com		
Case Number:		RZC2022-00028		
Case Address:		2534 Loganville Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 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 feasibility.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
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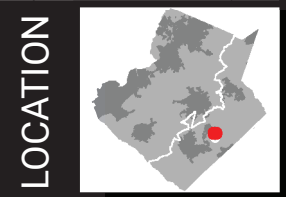
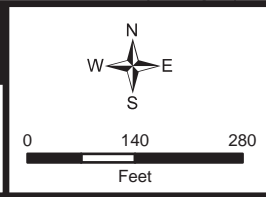
Note: Attach additional pages, if needed

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

RZC2022-00028
R-100 to C-2
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 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 feasibility.

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

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

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

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

Exhibit F: Maps

[attached]

MOON
RD

PATRICIA TER

LOGANVILLE HWY

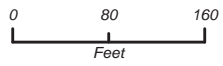
LOGANVILLE HWY

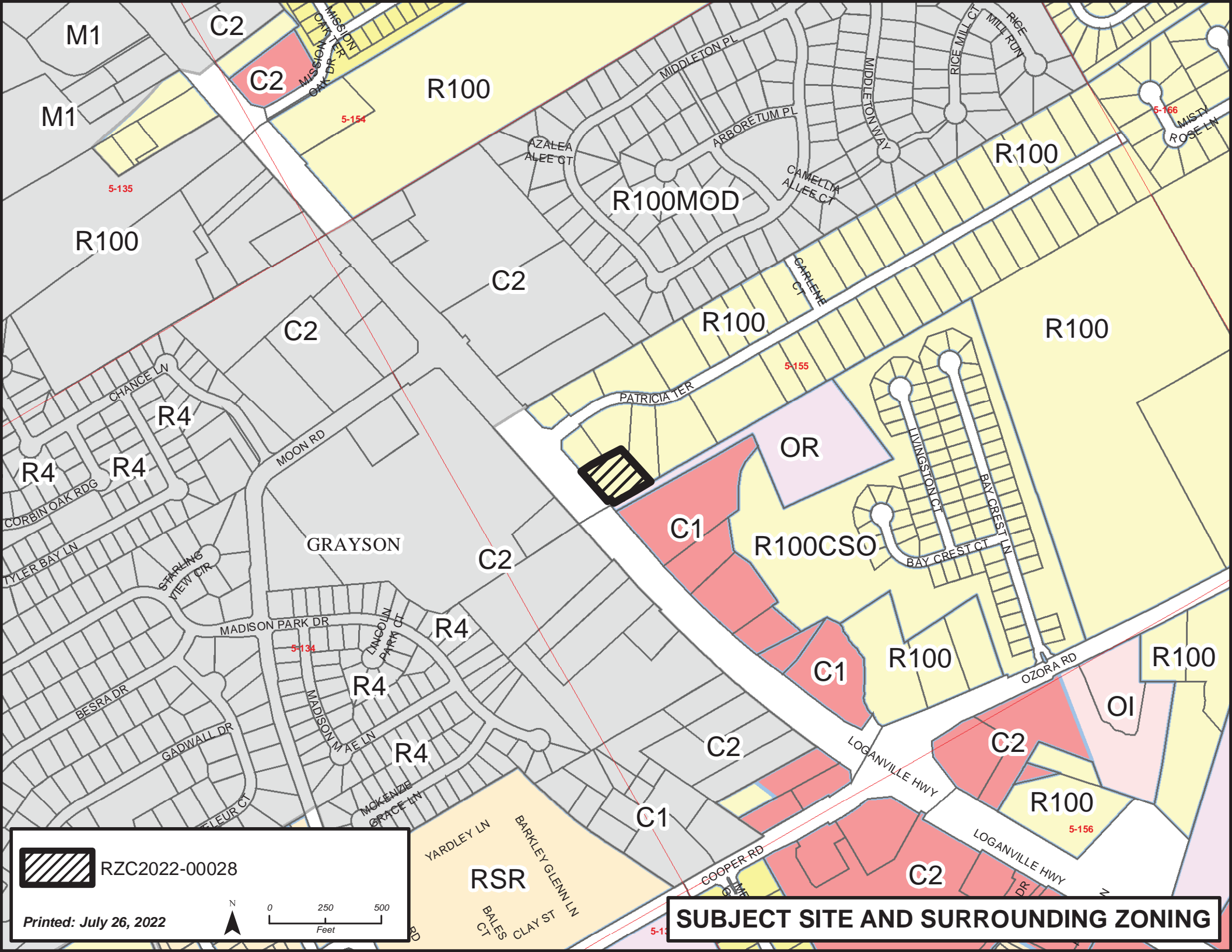


RZC2022-00028

RZC2022-00028

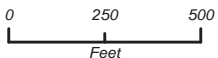
Printed: July 26, 2022



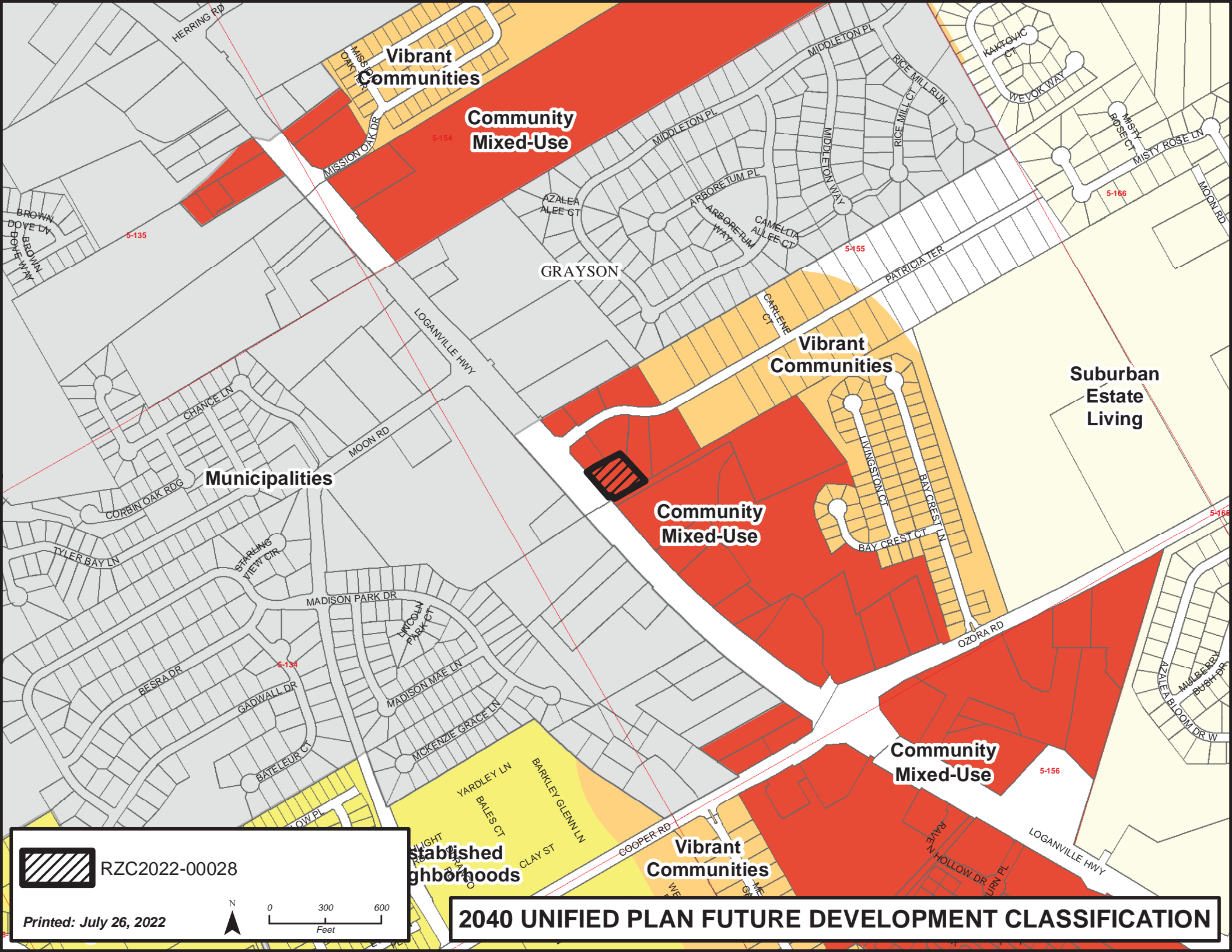


RZC2022-00028

Printed: July 26, 2022



SUBJECT SITE AND SURROUNDING ZONING



RZC2022-00028

Printed: July 26, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

July 20, 2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CANON MANLEY</u>	NAME: <u>JAIME RODRIGUEZ</u>
ADDRESS: <u>45 W CROSSVILLE SUITE 511A</u>	ADDRESS: <u>1612 MAPLE TRACE CT</u>
CITY: <u>ROSWELL</u>	CITY: <u>GRAYSON</u>
STATE: <u>GA</u> ZIP: <u>30075</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>678-462-3225</u>	PHONE: <u>678-463-5044</u>
EMAIL: <u>CANON@KANONARC.COM</u>	EMAIL: <u>JAIMER@JNAUDIOVIDEO.COM</u>
CONTACT PERSON: <u>CANON MANLEY</u> PHONE: <u>678-462-3225</u>	
CONTACT'S E-MAIL: <u>CANON@KANONARC.COM</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>C2</u>	
PARCEL NUMBER(S): <u>R5155 027</u> ACREAGE: <u>0.93 ACRES</u>	
ADDRESS OF PROPERTY: <u>2534 NE LOGANVILLE HIGHWAY, GRAYSON GA, 30017</u>	
PROPOSED DEVELOPMENT: <u>Specialty/trade contractor's office : audio-visual services</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>6045</u>
Gross Density: _____	Density: <u>1.08 Unit / Acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

July 20, 2022

2022-06-01

LETTER OF INTENT REGARDING:

The Rezoning of 2534 NE Loganville Highway, Grayson, GA 30017 from R100 to C2

We request that the Parcel Identified as R5155 027 located at 2534 NE Loganville Highway, Grayson, GA 30017 be rezoned from R100 to C2.

Jaime Rodriguez, the current owner of the parcel, intends to construct a single story Office Building. Jaime intends to have a Single Suite for the office for his specialty/trade contractor's office offering audio-visual services, as well as 2 additional suites for future tenants.

The hours of operation for Jaime's business will be 8:00am until 5:00pm. His business will have 4-5 people in office during office hours, and will be close Saturdays and Sundays.

The current parcel designation as R100 seems undesirable as the lot faces an arterial road and would not fit in with the adjacent street facing commercial properties. The adjacent R100 neighborhood development is a deeper and larger lot which affords the tertiary neighborhood access road, providing a sense of place and community within the neighborhood. This is not possible with the owner's lot.

Per the 2040 Unified plan, a conversion of this lot from Residential to Commercial fits and is appropriate for the vision of redevelopment and growth of the corridor.

The design of the building is architecturally pleasing and the building will hold value for its use and aesthetics for decades to come.

The office building is a smaller development, totaling in 6,045 SF and also fits within the character of the area as being lower density.

The classification of this building as a professional office is appropriate because it will serve as the corporate office for a construction company, in which professional design, bidding, estimation, and coordination services will be provided. This is an office setting where 40hr/week employees operate out of to sell contracts.

Thank you.

Canon Manley

678 462 3225

canon@kanonarc.com



RECEIVED

July 20, 2022

2022-06-01

LETTER OF INTENT FOR BUFFER REDUCTION VARIANCE

CONCERNING **PARCEL R5155** 027 BEING REZONED TO C2 COMMERCIAL

The rezoning of Parcel R5155 027 to a C2 designation would induce 100'-0" buffers from adjacent existing R100 classifications, and a 40'-0" buffer from adjacent existing OR classifications.

The conversion of this lot to C2 with above buffers would reduce the buildable area on the lot to be 8,500 sf including parking, drive access, and site circulation.

We are requesting the buffers for adjacent R100s be reduced to 7'6" and 22'-0" on the NW and NE boundaries respectively. We are requesting a reduction in the buffer to the adjacent OR parcel to be 11'-6".

The building would be well outside of these approved buffer changes, 51'-5", 86'-10", and 23'1" respectively. The buffer variance would allow for site circulation and parking.

Thank you.

-Canon Manley

678 462 3225

canon@kanonarc.com



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July 20, 2022

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:

The properties adjacent to and across from property in question are all zoned commercial, whether C1 or C2. This rezoning would maintain the character of the evolution.

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

The rezoning would require a buffer variance due to the R100 zoned residences that back up to the property, but outside of this issue the C2 zoning would not adversely affect the neighboring Commercial Zoned Lots.

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

Current zoning, being R100, is undesirable in this location due to it's street frontage being an Arterial Roadway that is fronted by Commercially zoned properties. The adjacent R100 zoning is a residential development that has a tertiary roadway serving the homes, providing privacy and isolation, neither of which this lot would be able to accommodate.

- (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:

There is no use in the rezoning which would cause any excessive traffic patterns, car stacking, or multiple curb cuts. the use would be consistent with the surround commercial use traffic patterns.

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

The location of the lot conforms with the vision 2040 Unified Plan. This lot is located in the Community Mixed-Use Area which includes provisions for a Small-Scale Office.

- (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 applicant is unaware of any other changing conditions affecting the use and/or development of the property.

RECEIVED

July 20, 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.



06/01/2022

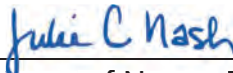
Signature of Applicant

Date

CANON MANLEY, PRESIDENT OF KANON ARCHITECTS INC.

Type or Print Name and Title

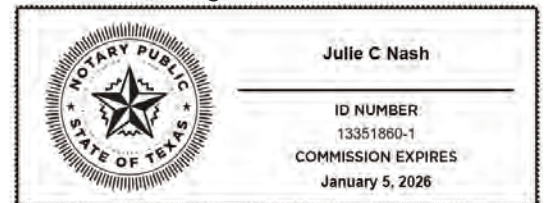
Notarized online using audio-video communication



06/01/2022

Signature of Notary Public County of Denton

Date



Notary Seal

RECEIVED

July 20, 2022

REZONING PROPERTY OWNER'S CERTIFICATION

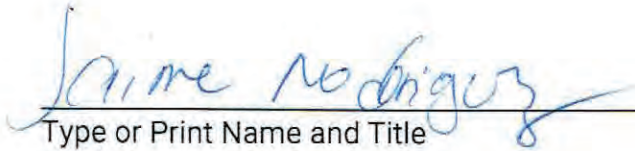
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

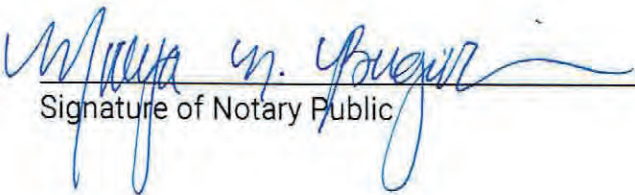
5/31/2022

Date



Type or Print Name and Title

1



Signature of Notary Public

5/31/2022

Date



RECEIVED

July 20, 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.



06/01/2022

CANON MANLEY, PRESIDENT OF KANON ARCHITECTS

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

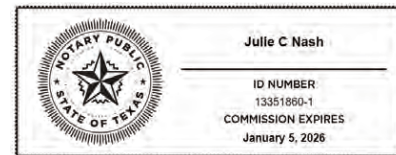


06/01/2022

County of Denton

SIGNATURE OF NOTARY PUBLIC

DATE



NOTARY SEAL

Notarized online using audio-video communication

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

CANON MANLEY

YOUR NAME

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

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

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

RECEIVED

July 20, 2022

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)

District

Land Lot

Parcel

R5155 027

Signature of Applicant

Date

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

May 31, 2022

DATE

RECEIVED

July 20, 2022

SURVEYED LEGAL DESCRIPTION
2534 LOGANVILLE HIGHWAY

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.93 ACRES (40,478 S.F.) LYING AND BEING IN LAND LOT 155 OF THE 5th LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN SET ON THE NORTHEASTERN RIGHT OF WAY OF GEORGIA HIGHWAY No. 20 (A/K/A LOGANVILLE HIGHWAY) 148.6 FEET +/- SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY OF GEORGIA HIGHWAY No. 20 AND THE SOUTHEASTERN RIGHT OF WAY OF PATRICIA TERRACE, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED AND LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY No. 20 NORTH 55 DEGREES 37 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 55.32 FEET TO A 1/2 INCH REBAR FOUND;

THENCE NORTH 61 DEGREES 13 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 151.71 FEET TO A 1/2 INCH REBAR SET;

THENCE SOUTH 41 DEGREES 33 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO A 1/2 INCH REBAR FOUND;

THENCE SOUTH 59 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 190.07 FEET TO A 1/2" REBAR SET ON THE AFORESAID NORTHEASTERN RIGHT OF WAY OF GEORGIA HIGHWAY No. 20;

THENCE ALONG THE NORTHEASTERN RIGHT OF WAY OF GEORGIA HIGHWAY No. 20 NORTH 41 DEGREES 29 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 24.22 FEET TO A CONCRETE MONUMENT FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 48 DEGREES 30 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 16.40 FEET TO A CONCRETE MONUMENT FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 41 DEGREES 37 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 178.14 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING.



② 3D View From Loganville Hwy.
1/2" = 1'-0"



① 3D View from Rear Parking
1/2" = 1'-0"

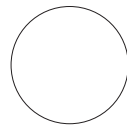


KANON Architects Inc.
45 W Crossville Rd, Suite 511A
Roswell, GA 30075
www.kanonarc.com // 678 462 3225

JNAV AUDIO
2534 LOGANVILLE HWY
GRAYSON, GA 30017

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#	Rev	Date



JANE RODRIGUEZ
2534 LOGANVILLE HWY
GRAYSON, GA 30017

3D Views
A901
Scale: 1/2" = 1'-0"
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