

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>L Murphy, LLC c/o Mahaffey Pickens Tucker</u>	NAME: <u>Multiple--See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
EMAIL: <u>skennon@mptlawfirm.com</u>	EMAIL: _____
CONTACT PERSON: <u>Samuel Kennon</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>skennon@mptlawfirm.com</u>	

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

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>106,305 SF</u>		
PARCEL NUMBER(S): <u>1001 025</u> ACREAGE: <u>5.05</u>		
ADDRESS OF PROPERTY: <u>2787 Hamilton Mill Road</u>		
SPECIAL USE REQUESTED: <u>Self-storage facility</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Jimmie Tullis	604 Jordan Road, Franklin, Tennessee 37067
Diana Tullis	604 Jordan Road, Franklin, Tennessee 37067
Mary Ellen Tullis	604 Jordan Road, Franklin, Tennessee 37067
Genia Lanza	604 Jordan Road, Franklin, Tennessee 37067

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

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

*Of Counsel

COMBINED LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATION

On behalf of L Murphy, LLC (the “Applicant”), Mahaffey Pickens Tucker, LLP respectfully submits this Combined Letter of Intent and attached Rezoning and Special Use Permit Applications (the “Application”) for the purpose of rezoning and obtaining a Special Use Permit for an approximately 5.05-acre tract located on 2787 Hamilton Mill Road (the “Property”). The requested rezoning and special use permit would allow the development and operation of a mixed commercial development including a first-class self-storage facility and additional retail/commercial development along the Property’s frontage on Hamilton Mill Road. The surrounding area is characterized by a mix of commercial/retail, office, and residential uses. The commercial/retail uses are focused at the Hamilton Mill Road-Sardis Church Road activity node. Intensity generally stays down moving away from that activity node towards single family residential to the north.

The Applicant proposes to develop the Property to include a three-story building for the self-storage facility with approximately 106,305 square feet of interior, conditioned storage space as well as two additional future commercial/retail buildings. The Applicant submits that the development of the property for a mixed-commercial development including a self-storage facility

is consistent with the purposes of both the Unified Development Ordinance (“UDO”) and the 2040 Comprehensive Plan. The Property sits along Hamilton Mill Road and is also adjacent to parcels zoned C2 and OI. Additionally, while the Property is adjacent to two parcels zoned RA200, only the northern parcel’s use is residential in nature. Parcel 1001 025A is in use as a medical office and, while zoned residential, therefore is similar to being adjacent to an OI zoned parcel. Because of this, the Applicant proposes a 15-foot landscaped buffer adjacent to that parcel instead of the 75-foot undisturbed buffer as would otherwise be required under the Unified Development Ordinance (“UDO”). The Applicant anticipates continued commercial development on the adjacent parcel to the West.

According to the 2040 Comprehensive Plan, the Property is within the Community Mixed Use Character Area, which focuses future development on pedestrian friendly mixed-use commercial developments. This is exactly the type of development that the Applicant proposes for the Property; the self-storage facility to the rear of the Property with the more pedestrian oriented commercial buildings along the frontage of Hamilton Mill Road. The Community Mixed Use Character Area Narrative specifically recommends “commercial uses integrating high quality aesthetics and site design” which is exactly what the Applicant is proposing for the self-storage facility and other future commercial/retail uses.

The proposed self-storage facility would include attractive architectural elements and the building facades would be constructed primarily of brick or stacked stone on all four sides as shown on the elevations submitted as part of this application. As depicted on the site plan submitted with the Application, the self-storage facility would be located toward the rear of the property, behind the other commercial buildings. The Applicant respectfully submits that placing the self-

storage facility toward the rear of the property, with the UDO required 75-foot undisturbed buffer adjacent to the RA-200 zoned and residentially used property, furthers the goals of the 2040 Comprehensive Plan by making the best land use of the Property while also encouraging pedestrian friendly uses along Hamilton Mill Road. Self-storage is not a pedestrian oriented use, so placing the other commercial buildings closer to Hamilton Mill Road will maximize the walkability of those uses. The depicted future commercial shown on the site plan is conceptual in nature and the Applicant proposes to subdivide the Property in the future to accomplish that proposed development.

Furthermore, the location of the proposed self-storage toward the rear of the Property allows for a use that reduces intensity moving away from Hamilton Mill Road. Placing the self-storage facility between the other commercial uses and the residentially zoned property to the north would allow the less intense self-storage to serve as a buffer between that residentially zoned property and the more intense commercial uses fronting Hamilton Mill Road.

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 2nd day of December, 2021.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Samuel C. Kennon
Attorneys for Applicant

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

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

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

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

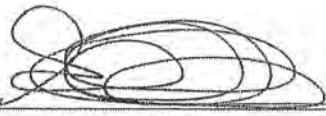
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

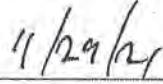
- A. Approval of the rezoning request and proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property. The subject Property is located along Hamilton Mill road nearby to other commercial developments.
- B. Approval of the rezoning request and proposed special use permit 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 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 without the rezoning request and proposed special use permit.
- D. Approval of the rezoning request and proposed special use permit 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 immediate access to Hamilton Mill Road and convenient access to Interstate 85.
- E. Approval of the proposed special use permit is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Community Mixed Use Character Area on the 2040 Plan Future Development Map. Encouraged land uses for this character area include commercial development to serve the surrounding community.
- F. The Property's location on Hamilton Mill Road, the Property's proximity to Interstate 85, and the nature of existing land uses at the established high-intensity commercial node provide additional supporting grounds for approval of the application.

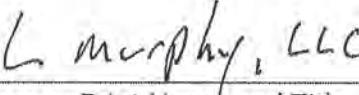
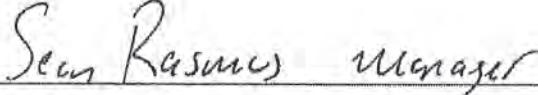
Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

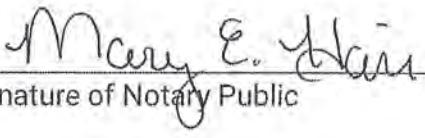
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

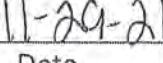

Signature of Applicant


Date

 
Type or Print Name and Title




Signature of Notary Public


Date

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.



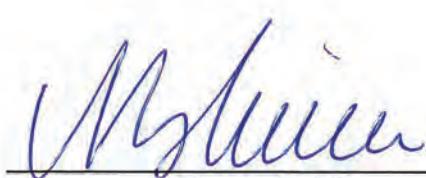
Signature of Applicant

12/1/2021

Date

Sam Kennon, attorney for applicant

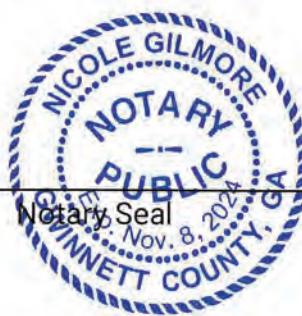
Type or Print Name and Title



Signature of Notary Public

12/1/21

Date



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.

Diana Tullis
Signature of Property Owner

11-29-21
Date

Diana Tullis Owner
Type or Print Name and Title

Susan Wilcenczuk
Signature of Notary Public

11-29-2021
Date

Notary Seal



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.

Jimmie H. Tullis
Signature of Property Owner

11-29-21
Date

Jimmie H. Tullis Owner

Type or Print Name and Title

Susan Coleman
Signature of Notary Public

11-29-2021
Date

Notary Seal



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.

Hevia Laga
Signature of Property Owner

Signature of Property Owner

11-30-2021

Date

Genia Lanza

Owner

Type or Print Name and Title

E JEAN-PIERRE
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Aug. 18, 2022



11/30/2021

Date _____

Notary Seal

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.

Mary Ellen Tullis 11/30/21
Signature of Property Owner Date

Mary Ellen Tullis Executrix of Estate fo Chester A. Tullis Owner
Type or Print Name and Title

Brianna Zamorano 11/30/21
Signature of Notary Public Date Notary Seal



CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

DATE

TYPE OR PRINT NAME AND TITLE

 12/11/21 Sam Kennon, attorney for applicant

12/1/21

Sam Kennon, attorney for applicant

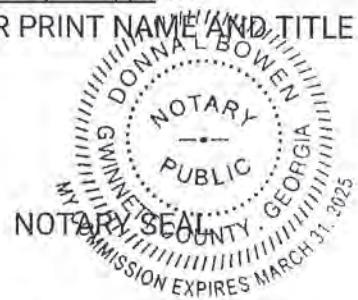
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE


DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC DATE

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:

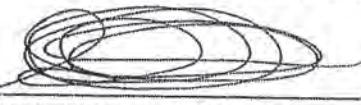
NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Kirkland Carden, County Commissioner	\$2,800.00	November 18, 2021

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

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

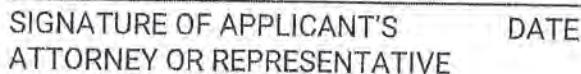
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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


SIGNATURE OF APPLICANT

11/29/21
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

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

L Murphy, LLC

YOUR NAME

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

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

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

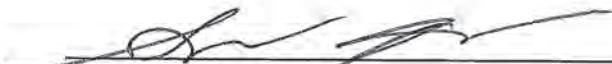
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:
(Map Reference Number)

1 - 001 - 025
District Land Lot Parcel


Signature of Applicant

12/1/2021
Date

Sam Kennon, attorney for 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)

Alinta Flown
NAME

TAX SERVICES ASSOC. II
TITLE

12-1-2021

DATE



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: L Murphy, LLC c/o Mahaffey Pickens Tucker, LLPCompany: L Murphy, LLCMailing Address: 1550 North Brown Road Suite 125City, State, Zip Code: Lawrenceville, GA 30043Phone Number: 770 232 0000Email Address: skennon@mptlawfirm.com**Project Summary:**Address of Project: 2787 Hamilton Mill RoadName of Project: Hamilton Mill Self Storage

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

Rezoning and Special Use PermitTotal Project Acreage: 5.05 Total Square Footage: N/A Total Number of Lots/Units: N/ADetailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use): Commercial development for a self-storage facility and future commercial development.**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: 11/24/2021Staff Printed Name: SUSHMITA ARJYALSigned: Sushmita Arjyal

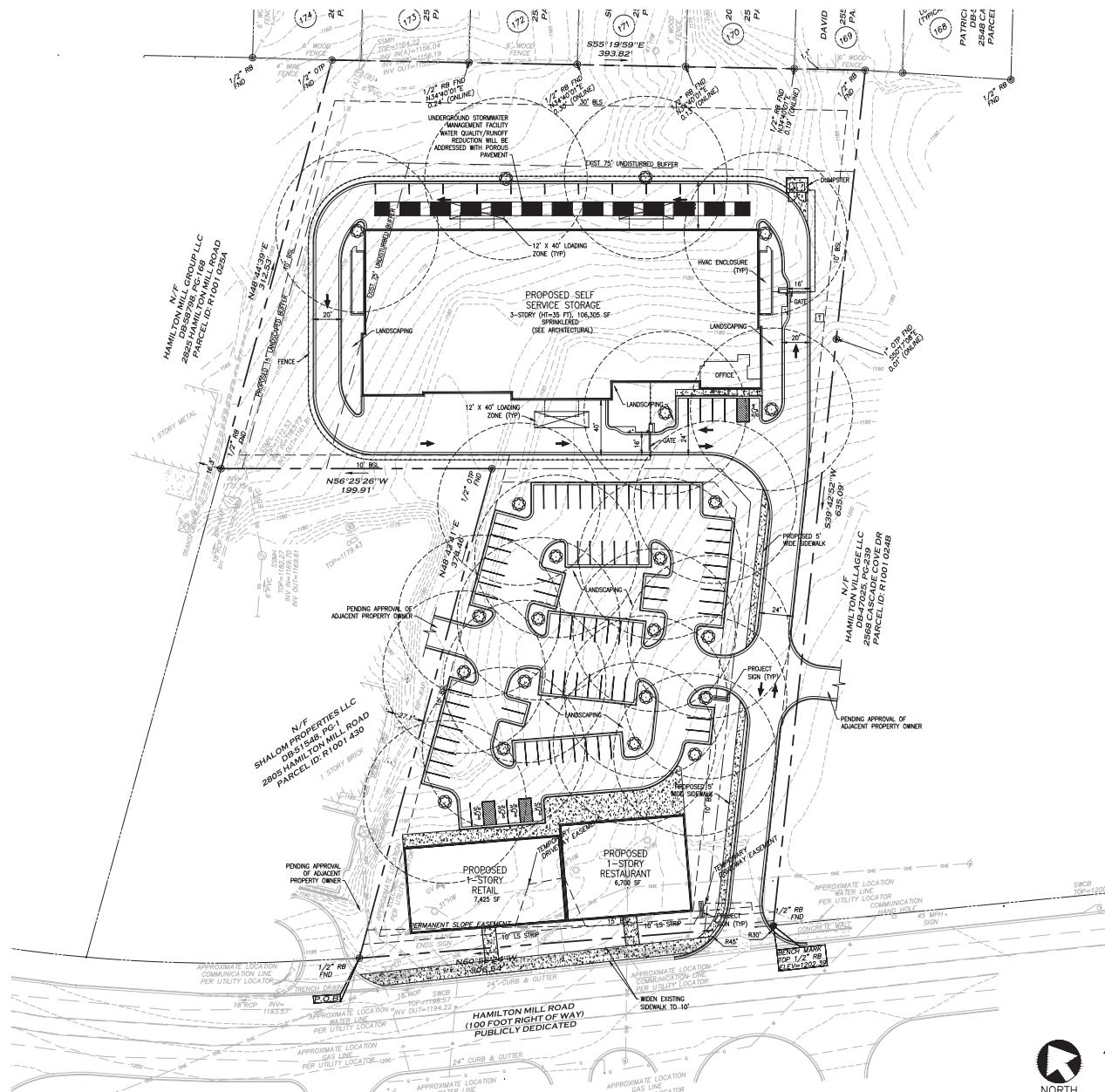
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in District 1 Land Lot 001 of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point on the northerly side of Hamilton Mill Road (100 foot right of way) said point being the POINT OF BEGINNING:

Thence North 48 degrees 43 minutes 41 seconds East a distance of 374.46 feet to a 1/2 inch open top pipe found; Thence North 56 degrees 25 minutes 26 seconds West a distance of 199.91 feet to a 1/2 inch rebar found; Thence North 48 degrees 44 minutes 39 seconds East a distance of 312.53 feet to a 1/2 inch open top pipe found; Thence South 55 degrees 19 minutes 59 seconds East a distance of 393.82 feet to a point; Thence South 39 degrees 42 minutes 52 seconds West a distance of 635.09 feet to a 1/2 inch rebar found; Thence North 60 degrees 56 minutes 24 seconds West a distance of 306.54 feet to a 1/2 inch rebar found, said point being the POINT OF BEGINNING.

Said described tract contains 5.054 acres, and being the same property bearing Gwinnett County Tax Parcel No. R1001 025



SITE DATA:

- PROPERTY ADDRESS: 2787 HAMILTON MILL ROAD
- THERE ARE NO EXISTING BUILDINGS ON THE SITE.
- TOTAL SITE AREA: 5.05 ACRES
- NET SITE AREA: 5.05 ACRES
- GROSS/NET DENSITY: 23,856 SF/AC
- THERE IS NO FLOODPLAIN ON THE SITE.

PARKING ANALYSIS:

SELF STORAGE
PARKING PROVIDED:
MIN 2 FOR OFFICE + 1 SP/5000 SF X 106,305 SF = 24 SP
MAX 2 FOR OFFICE + 1 SP/2000 SF X 106,305 SF = 56 SP
PARKING PROVIDED: 17 SP (VARIANCE REQUIRED)

RETAIL
PARKING REQUIRED:
MIN 1 SP/500 SF X 7425 SF = 15 SP
MAX 1 SP/200 SF X 7425 SF = 38 SP
MAX 1 SP/75 SF X 90 SP

RESTAURANT
PARKING REQUIRED:
MIN 1 SP/150 SF X 45 SP
MAX 1 SP/75 SF X 90 SP

RETAIL + RESTAURANT
PARKING REQUIRED:
MIN 15 + 45 = 60 SP
MAX 38 + 90 = 128 SP

PARKING PROVIDED (RETAIL + RESTAURANT): 88 SP

PARKING LOT TREE ANALYSIS:

SELF STORAGE
TREES REQUIRED: 17 SP X 1 TREE/7 SP = 3 TREES
TREES PROVIDED: 6 TREES

RETAIL + RESTAURANT
TREES REQUIRED: 88 SP X 1 TREE/7 SP = 13 TREES
TREES PROVIDED: 16 TREES

CLIENT

L. MURPHY,
LLC5784 Lake Forrest Drive, N.E.
Suite 285
Atlanta, Georgia 30328

PROJECT

Hamilton Mill
Self Storage2787 Hamilton Mill Road
Georgia Military District 1397
Gwinnett County, GeorgiaSDP PROJECT NO. C-
SITE DEVELOPMENT
PARTNERS, LLC4555 Marcell Road, Suite 300
Alpharetta, GA 30022
Phone: 770-471-0006
www.SDPvt.com
GA P.E. Firm PE00727

SEAL

FOR REVIEW ONLY
12/14/2021NOT VALID WITHOUT SIGNATURE AND DATE
This drawing is the exclusive property of SITE DEVELOPMENT PARTNERS, LLC (SDP). Their use and publication should be restricted to the project for which it was prepared. Any unauthorized reproduction, or publication by any method, in whole or in part, is prohibited except by written permission from SDP.

DATE November 10, 2021

PRINT RECORD



IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DRAWING TITLE

ZONING
SITE PLAN

DRAWING NUMBER

Z1.01

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | RETAIL BUILDING AERIAL VIEW FROM NORTH

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | RETAIL BUILDING AERIAL FROM SOUTH

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING AERIAL FROM SOUTH

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING AERIAL FROM NORTH

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING SOUTHEAST CORNER

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING SOUTH LOADING AREA

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING NORTH LOADING AREA

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING SOUTHWEST CORNER

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | SELF STORAGE BUILDING NORTHWEST CORNER

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | VIEW FROM HAMILTON MILL ROAD

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | VIEW FROM HAMILTON MILL ROAD

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/14/2022



CONCEPTUAL | RETAIL BUILDING NORTH ELEVATION

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

1/13/2022



CONCEPTUAL | RETAIL BUILDING NORTH ELEVATION

HAMILTON MILL SELF STORAGE + OUTPARCELS

HAMILTON MILL ROAD
GWINNETT COUNTY, GEORGIA

JANUARY 14, 2022