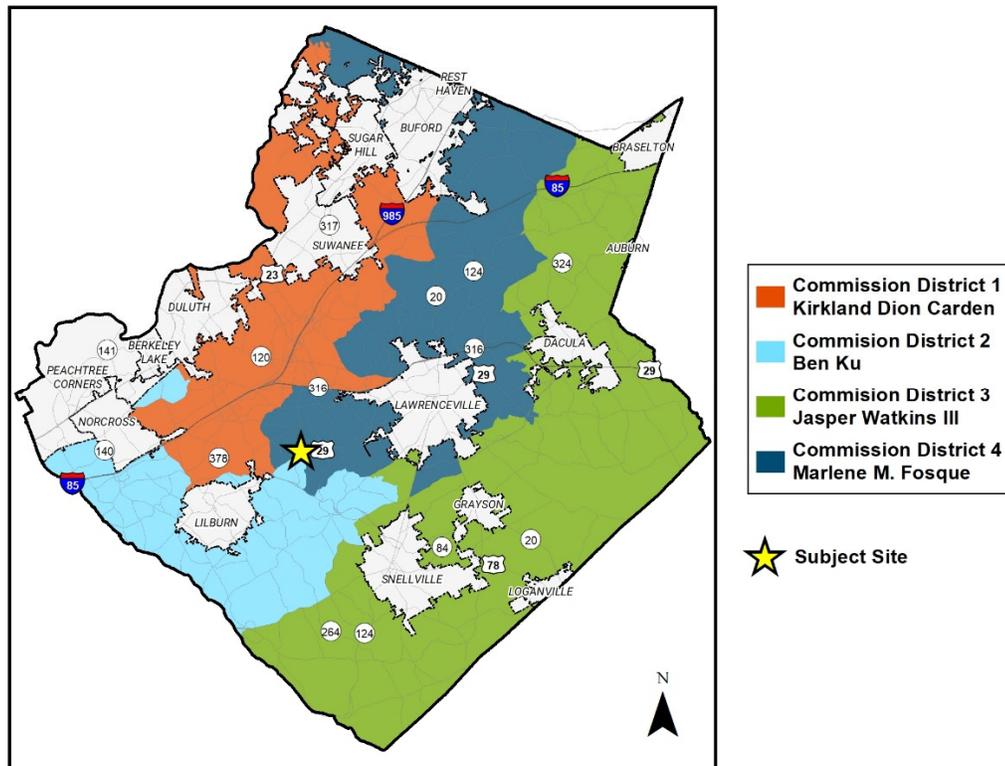


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00039
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 2925 and 2945 Lawrenceville Highway
Map Number: R5016 019 and 029
Site Area: 4.57 acres
Square Feet: 115,200
Proposed Development: Self-Storage Facility
Commission District: District 4 – Commissioner Fosque*
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



*Commission District 2 effective January 1, 2023.

Planning Commission Advertised Public Hearing Date: 7/6/2022
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

Applicant: Capstone Construction, LLC
c/o Alliance Engineering and
Planning
299 South Main Street
Alpharetta, GA 30009

Owner: Capstone Construction, LLC
2916 Sewell Mill Road
Marietta, GA 30062

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

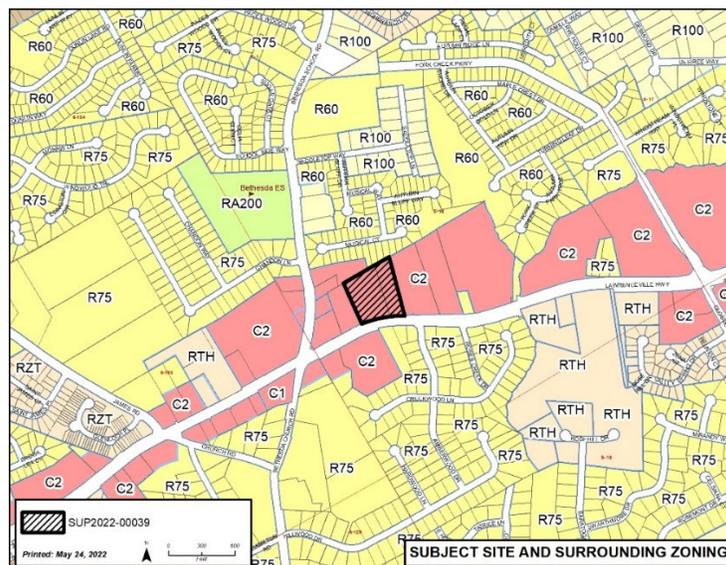
The subject property is zoned C-2 (General Business District). In 2005, rezoning case RZC-05-046 rezoned the property from R-75 (Single-Family Residence District) and C-2 to C-2 for commercial and retail uses.

Existing Site Condition

The subject site is an assemblage of two parcels totaling 4.57 acres along the north side of Lawrenceville Highway, east of its intersection with Bethesda School Road. Each parcel currently contains a single-family home and a driveway. The site slopes downward roughly 40 feet from the southwest corner of the site to the northeast corner where a stream is present. No sidewalks exist along Lawrenceville Highway. The nearest Gwinnett County Transit stop is 2.1 miles from the subject site.

Surrounding Use and Zoning

Single-family residential uses immediately surround the subject property. These include subdivisions, individual lots, and homes on commercially zoned property. A commercial node is located to the west at the intersection of Lawrenceville Highway and Bethesda School Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Single-Family Residential	R-60	4.01 units per acre
	Single-Family Residential	C-2	0.57 units per acre
East	Single-Family Residential	C-2	0.25 units per acre
South	Single-Family Residential	R-75	1.51 units per acre
	Undeveloped	C-2	N/A
West	Single-Family Residential	C-2	0.56 units per acre

Project Summary

The applicant requests a special use permit on a 4.57-acre property zoned C-2 to allow a self-storage facility, including:

- A three-story climate controlled self-storage building and office, containing 115,200 square feet with internal access only.
- Building materials to include brick, metal panels, glass, and aluminum window frames and roof edges.
- One driveway from Lawrenceville Highway with a proposed deceleration lane.
- A total of 26 parking spaces, consisting of 16 spaces to the front and 10 parking spaces to the west side of the building.
- Four loading spaces on the west side of the building.
- A 26-foot-wide emergency access driveway surrounding the building.
- A stormwater management facility (underground detention) near the southeast corner of the property, between the building and Lawrenceville Highway.
- A 10-foot-wide landscape strip along Lawrenceville Highway.
- A 75-foot undisturbed zoning buffer and a 5-foot structure setback along the northern property line.
- No intrusion into the stream buffer.

Zoning and Development Standards

The applicant is requesting a special use permit for a self-storage facility in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	45'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 25 spaces Maximum 60 spaces	26 spaces	YES
Loading Space	Minimum 4	4	YES
Zoning Buffer	75' (Adjacent to R-60)	>75'	YES
Landscape Strip	10'	10'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). The standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning and Special Use Permit Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. For special use permits, the Department shall also evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, the staff makes the following findings based on the standards from the UDO:

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

Single-family residential uses immediately surround the site. These include the Autumn View subdivision to the north, the Glen Forest subdivision to the south across Lawrenceville Highway, and individual single-family lots on commercially zoned property to the east and west. Although the proposed special use permit is incompatible with existing uses, the surrounding zoning characterizes Lawrenceville Highway as a commercial corridor. Additionally, a commercial node is located nearby to the west at the intersection of Lawrenceville Highway and Bethesda School Road. A self-storage facility is a suitable use within this context.

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 proposed special use permit. The self-storage facility would introduce a commercial use and a significantly larger and taller building among neighboring single-family residences; however, the homes along Lawrenceville Highway are on commercially zoned properties. Moreover, Lawrenceville Highway is primarily a commercial thoroughfare with retail uses located nearby to the west.

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

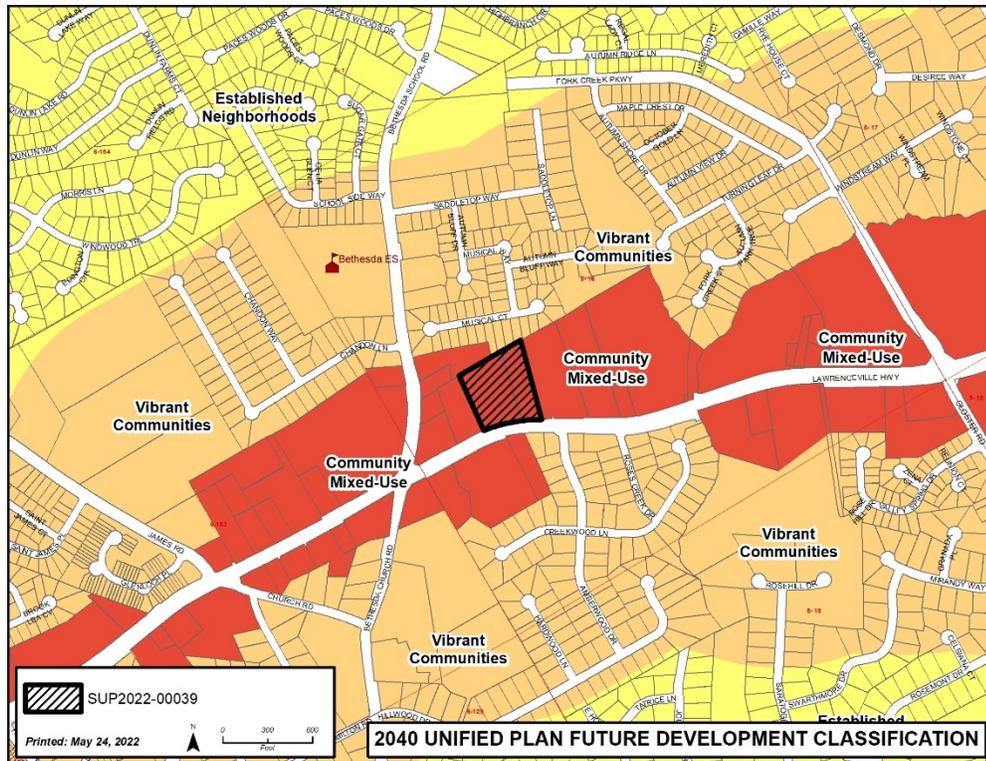
The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, 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 this special use permit request are 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 and Future Development Map indicate the subject property lies within the Community Mixed-Use Character Area. This designation is intended for activity nodes and connecting areas located along major corridors, including Lawrenceville Highway. These corridors shall incorporate mostly commercial uses with smaller office tenants and medium to high density residential uses concentrated at nodes. The character area envisions commercial development along segments of corridors between nodes, such as the subject property's location. The proposed special use permit conforms with the policy and intent of the 2040 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 Community Mixed-Use Character Area encourages mixed-use development at nodes along major corridors. The subject property’s location is between nodes. The proposed special use permit for a self-storage facility, which constitutes an automobile-oriented commercial use, is appropriate between nodes, while reserving these for more pedestrian-oriented mixed residential and commercial development. The subject property’s location offers supporting grounds for approval of the requested special use permit considering the 2040 Unified Plan and Future Development Map.

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 special use permit request.

Approval of a special use permit for a self-storage facility, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 17, 2022, and Exhibit C: Building Elevations dated received June 8, 2022, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. Self-storage shall be limited to indoor, climate-controlled individual storage units accessed from internal corridors in a single building not to exceed 115,200 square feet with a maximum building height of 45 feet.

3. All grassed areas shall be sodded.
4. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.
5. A five-foot-wide sidewalk shall be installed along the entirety of the road frontage along Lawrenceville Highway subject to review and approval by the Gwinnett County Department of Transportation.
6. An internal sidewalk shall be provided from the building entrance to the future sidewalk along the right-of-way of Lawrenceville Highway, subject to review and approval by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. No dumpster shall be located within 150 feet of residentially zoned property.
9. Outside storage shall be prohibited.
10. 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.

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



2925 Lawrenceville Highway



2945 Lawrenceville Highway



Wooded rear of site

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
May 17, 2022

SITE DATA:

GROSS / NET AREA:	+/- 4.573 AC.
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2 (SUP)
MIN. LOT SIZE:	NONE
MAX. NET DENSITY/FAR:	NONE
MAX HEIGHT:	45'
MIN LOT WIDTH:	NONE
FRONT SETBACK:	15'
SIDE SETBACK:	10'
REAR SETBACK:	30'
MIN % COMMON AREA:	N/A
LANDSCAPE STRIP:	10' AS SHOWN

SELF STORAGE FACILITY ANALYSIS:

BUILDING AREA	
PER FLOOR	+/- 38,400 SF
TOTAL	+/- 115,200 SF

PARKING ANALYSIS:

	SPACES REQUIRED
2 PER OFFICE / 1 PER 5,000 SF	25.04
	SPACES PROVIDED
TOTAL PARKING	26
TOTAL LOADING SPACES	4

PROPERTY OWNERS:
PID: 5016 019 - SHIRLEY TALLENT
PID: 5019 029 - SHIRLEY TALLENT ETAL

PROJECT OWNER / APPLICANT:
CAPSTONE CONSTRUCTION, LLC
42916 SEWELL MILL ROAD,
MARIETTA, GA 30062

SEWER NOTE:
SEWER WILL TIE INTO EXISTING SEWER MANHOLE AS SHOWN NORTH OF THE PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY; AVAILABLE WITHIN PROJECT RW PROXIMITY.

STORMWATER NOTE:
STORMWATER TO BE MANAGED ON-SITE.

UTILITIES:
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

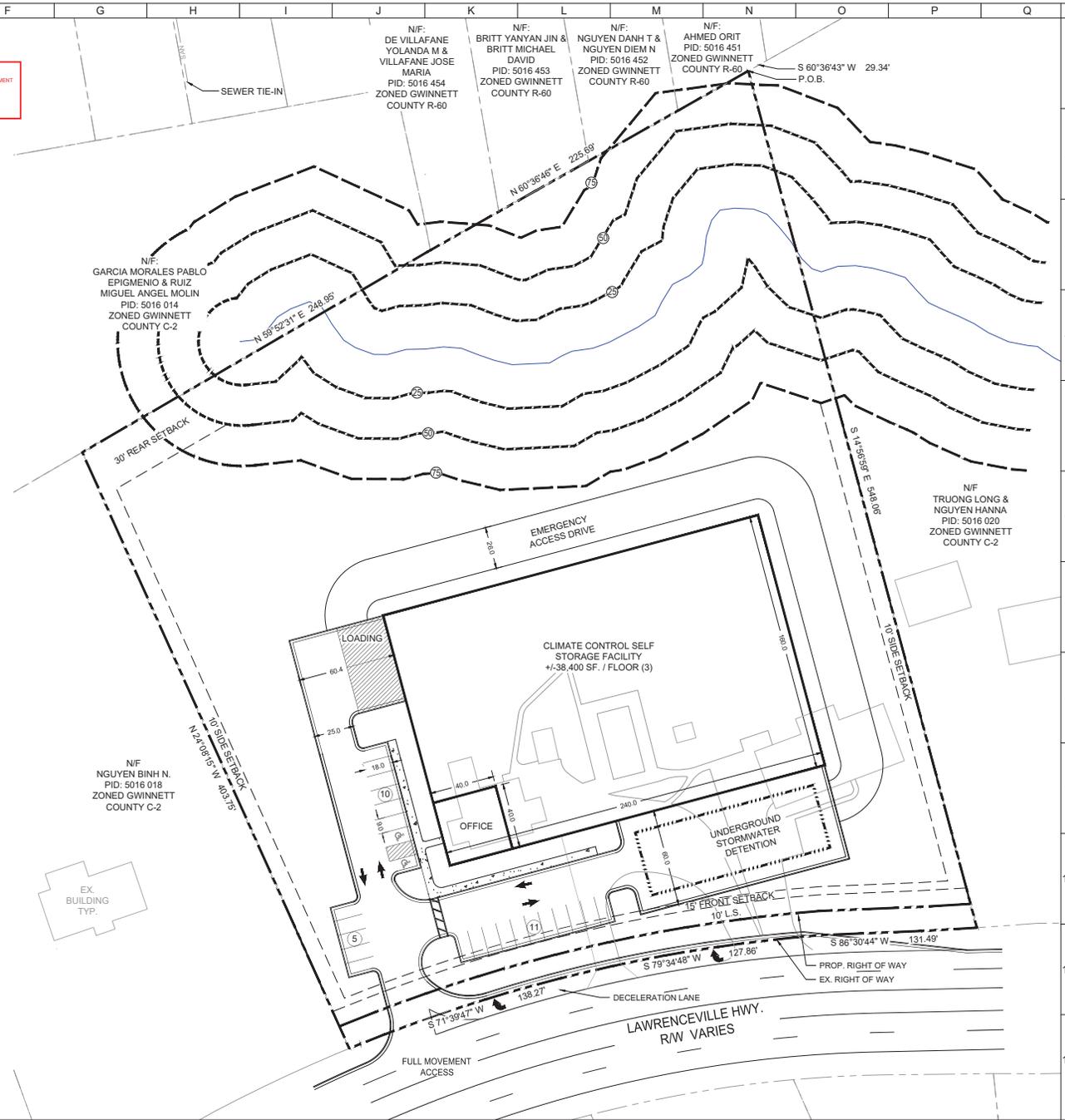
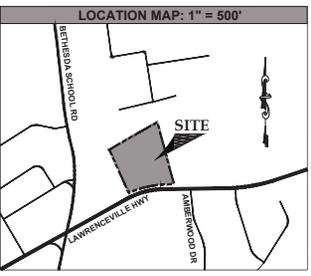
FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL No. 13135C0101F, DATED 09/29/2006

GIS NOTE:
BOUNDARY AND TOPOGRAPHY IS PER COUNTY GIS DATA.

PLAN NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

SITE KEY

- 25' 25' STATE STREAM BUFFER
- 50' 50' COUNTY STREAM BUFFER
- 75' 75' IMPERVIOUS SETBACK



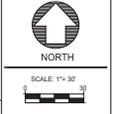
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NOT
RELEASED
FOR
CONSTRUCTION

DEVELOPER
**CAPSTONE
CONSTRUCTION,
LLC**

Site Zoning Plan for
**CLIMATE CONTROL SELF
STORAGE FACILITY**
2845 S. DISTRICT HWY
L.L. 18 - DISTRICT 5TH
GWINNETT COUNTY
PARCEL # 5016 019 & 5016 029

Orig. Issue 4.9.22
Designed by BW
Checked by MB
Project # 22078



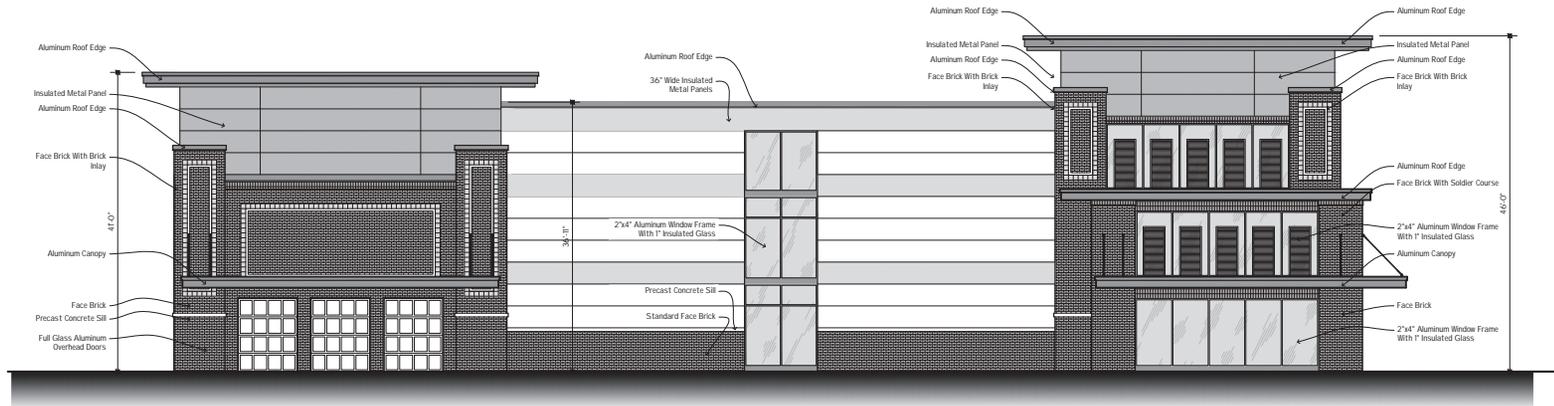
**ZONING
PLAN**

5.16.22

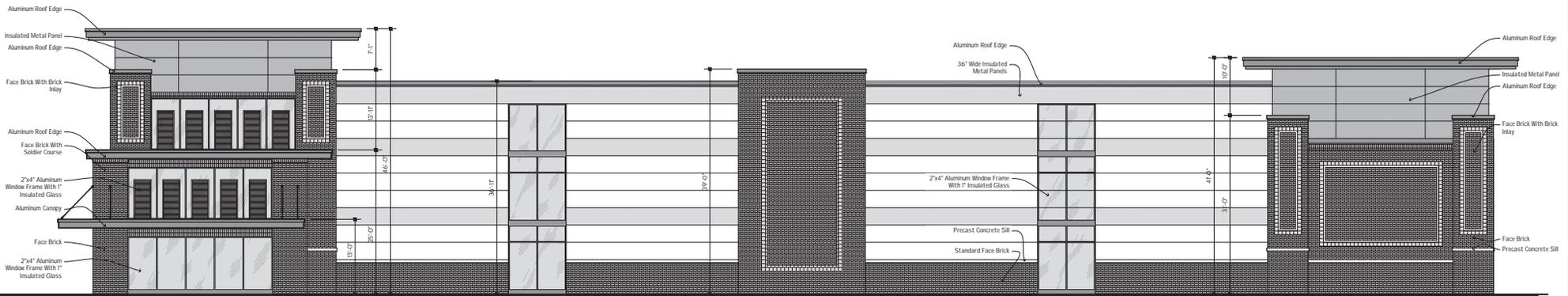
Exhibit C: Building Elevations

[attached]

OWENETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
June 8, 2022



2 | West Elevation
1/8"=1'-0"



1 | South Elevation
1/8"=1'-0"



DEAN
ARCHITECTS
www.deanarchitects.com

3284 WALDEN AVENUE
DEPEW, NEW YORK 14043
PHONE: (716) 651-0381
FAX: (716) 651-0382

*Self
Storage
Facility*

2945 Lawrenceville Highway
Lawrenceville GA 30044

No.	Description	Date	By

DATE: 6/6/22
DRAWN BY: M. Dean
CHECKED BY: M. Dean
SCALE: 1/8" = 1'-0"

22-200

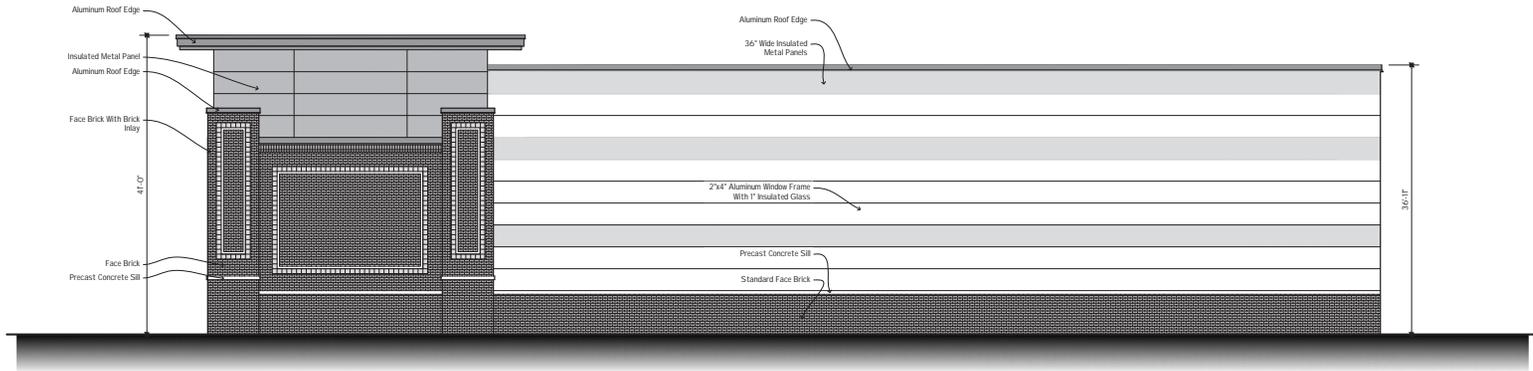
**PRELIMINARY
NOT FOR
CONSTRUCTION**

Preliminary
Elevations

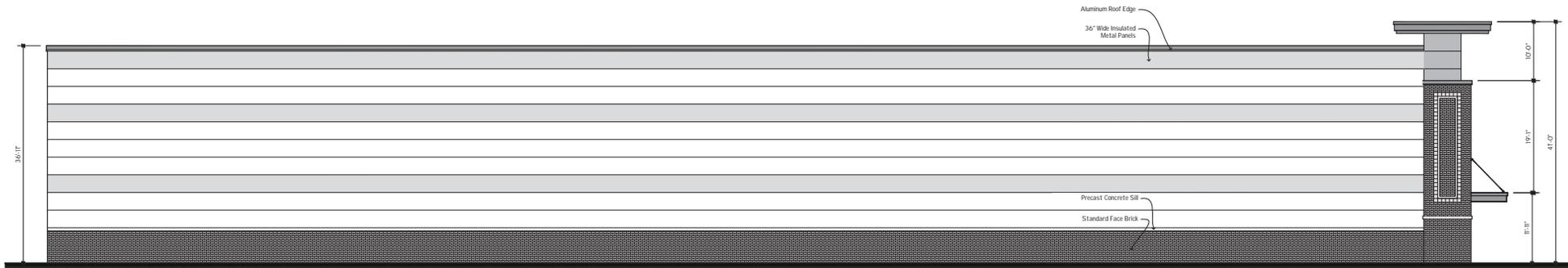
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GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 June 8, 2022



2 | East Elevation
1/8" = 1'-0"



1 | North Elevation
1/8" = 1'-0"



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DEPEW, NEW YORK 14043
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FAX: (716) 651-0382

*Self
Storage
Facility*

2945 Lawrenceville Highway
Lawrenceville GA 30044

No.	Description	Date	By

DATE: 6/6/22
 DRAWN BY: M. Dean
 CHECKED BY: M. Dean
 SCALE: 1/8" = 1'-0"

22-200

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Preliminary
Elevations

A2

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

[attached]

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May 17, 2022

Applicant's Letter of Intent

Parcel #5016 019, 5016 029
SUP Request

The applicant, Capstone Construction LLC, requests a special use permit to construct a climate controlled self-storage facility. The site is approximately 4.573-acres and located on Lawrenceville Highway near its intersection with Bethesda Church Road. The subject site is currently zoned C-2 and is primarily surrounded by other C-2 zoned properties. A zoning buffer, stream buffers, and dense vegetation will provide a vast separation between the proposed building and the four (4) R-60 zoned lots that abut the rear of the subject site. As proposed, the climate-controlled building will be three stories tall with a total floor area of 115,200 square feet and will include an office in its southwest corner. The facility will not exceed the maximum allowed 45-feet in height. The site will be appropriately accessed by one driveway on Lawrenceville Highway, which will also include the necessary improvements along the Lawrenceville Highway frontage including new sidewalks for enhanced walkability throughout the corridor. The development is consistent with the pattern of development around the commercial node centered around the intersection of Lawrenceville Highway and Bethesda Church Road which includes multiple commercial strips, an electrical installation company and a dollar tree. Being as climate-controlled self-storage is one of the least intense commercial land uses, the proposed development will act as a constructive transition between the commercial node and the primarily residential uses east of the subject site. The self-storage land use limits traffic to the site due to infrequent visits and a limited amount storage units within the facility. Other commercial uses that are permitted by-right within the C-2 district tend to generate undesirable traffic, frequent deliveries, and consistent noise.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide a high-quality climate controlled self-storage facility. Please see attached site plan within the application package for more information.

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May 17, 2022

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

RECEIVED

May 17, 2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The proposed use will act as a transition between more intense commercial uses at the Bethesda Church intersection and the residential uses east of the subject site.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties. This is a commercially zoned property, which allows more intense and intrusive uses without an approved special use permit.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The site will remain zoned as C-2. However, due to the abundance of commercial uses within proximity, there is no demand for similar uses or other commercial uses that wouldn't have a negative impact on the surrounding area.
- 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:
The special use permit will not result in an excessive use of existing streets, transportation facilities, utilities or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the development is in conformity with the intent of the 2040 plan.
- F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
The low intensity of the use as well as its ability to provide a positive transition between a commercial node and primarily residential uses are amongst the reasons supporting approval of the SUP request.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00039	
Case Address:		2925 and 2945 Lawrenceville Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lawrenceville Highway is a principal arterial. ADT = 27,100.		
2	2.1 miles to nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access.		
4	Developer shall construct a minimum 5' sidewalk along the property frontage.		
5	Developer shall provide an agreement or easement for interparcel access to adjacent properties fronting US 29/Lawrenceville Highway.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

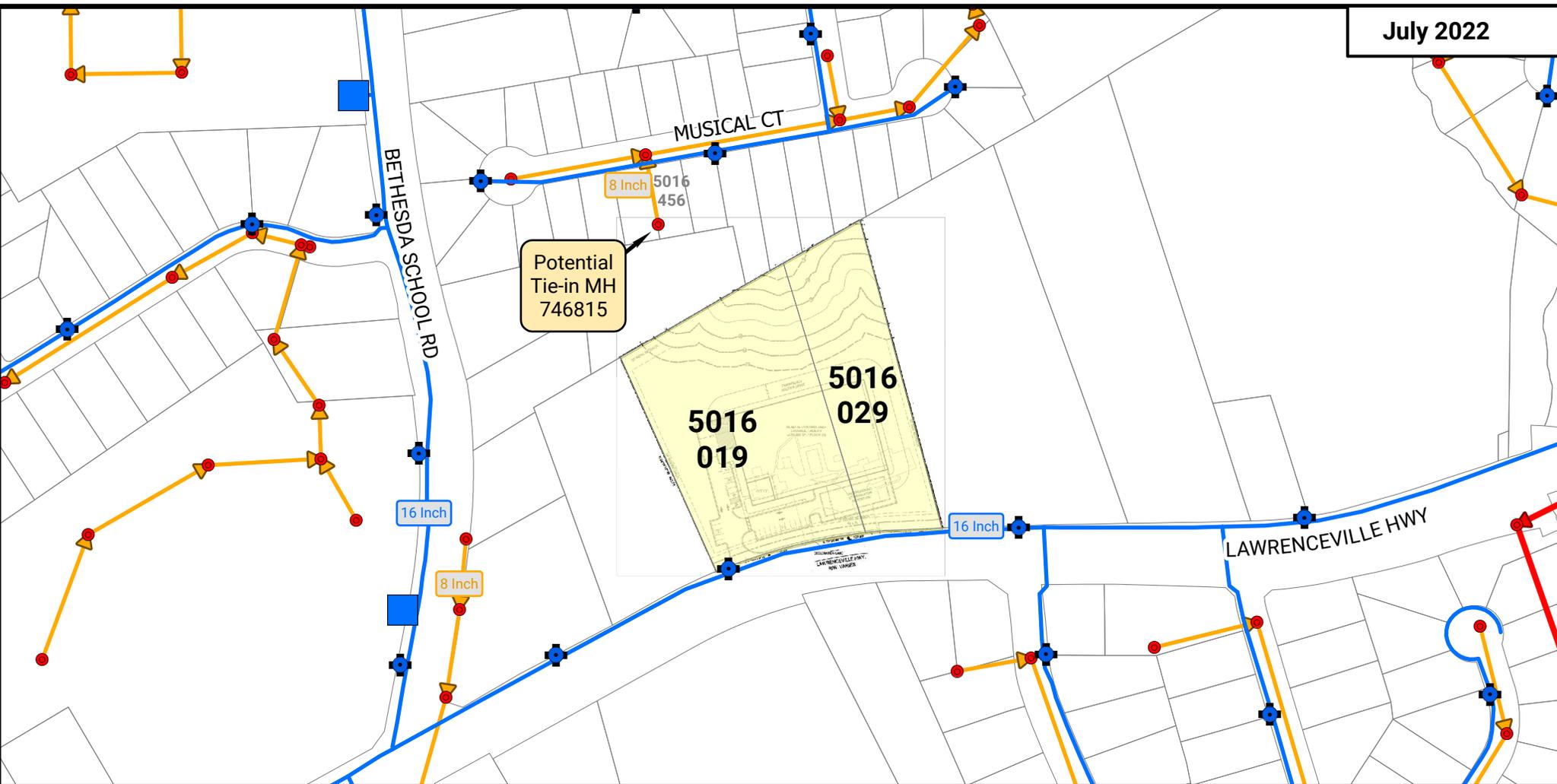


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00039		
Case Address:		2925 and 2945 Lawrenceville Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 16-inch water main located on the north right-of-way of Lawrenceville Highway.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 180 feet north of parcel 5016-456.			
4	Sewer: Easements will be required to access this sewer.			
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

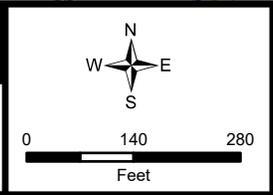
Revised 7/26/2021



LEGEND

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

SUP2022-00039
C-2
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 16-inch water main located on the north right-of-way of Lawrenceville Highway.

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 approximately 180 feet north of parcel 5016-456. Easements will be required to access this sewer.

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

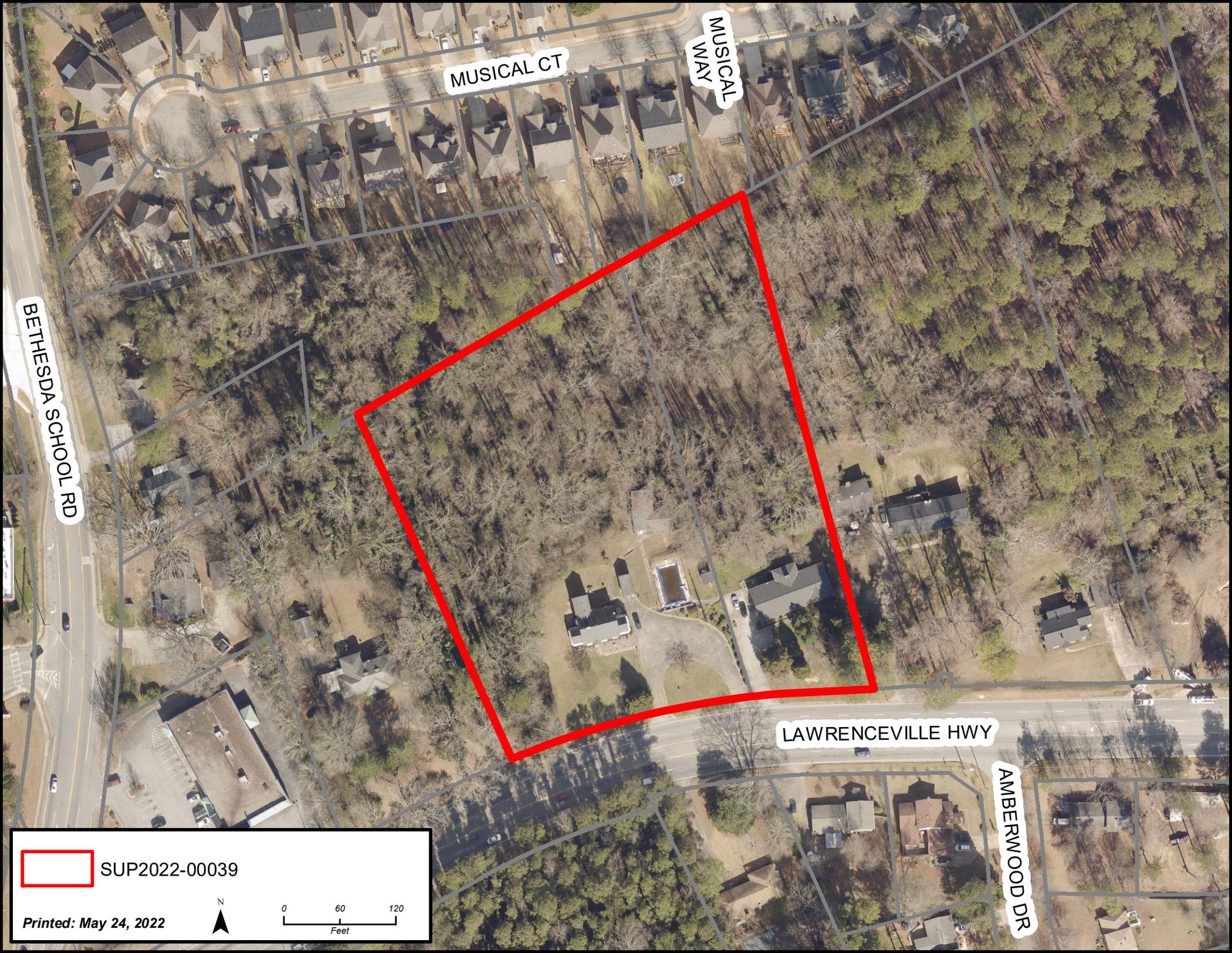
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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

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

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

Exhibit F: Maps

[attached]



MUSICAL CT

MUSICAL WAY

BETHESDA SCHOOL RD

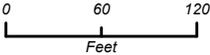
LAWRENCEVILLE HWY

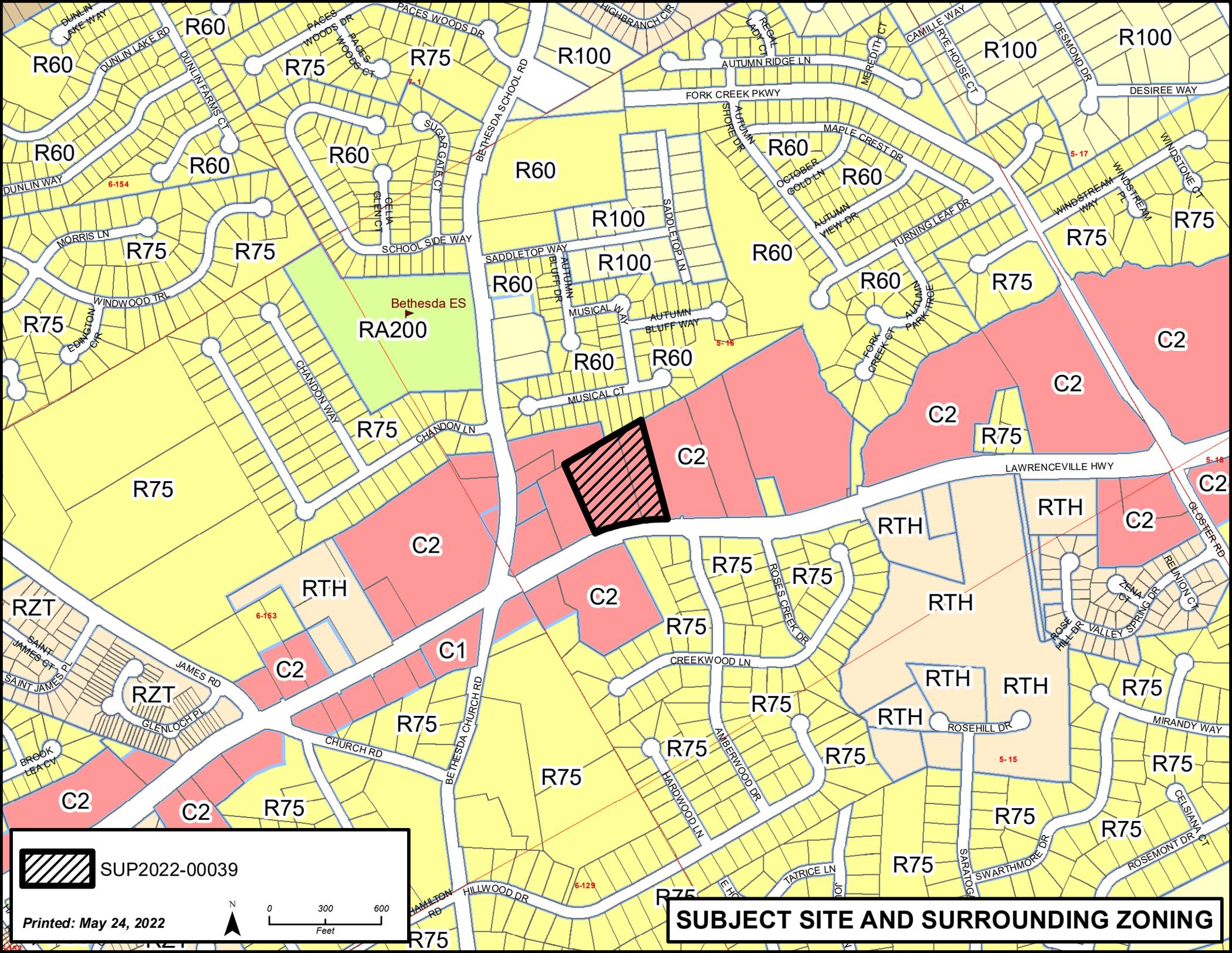
AMBERWOOD DR



SUP2022-00039

Printed: May 24, 2022



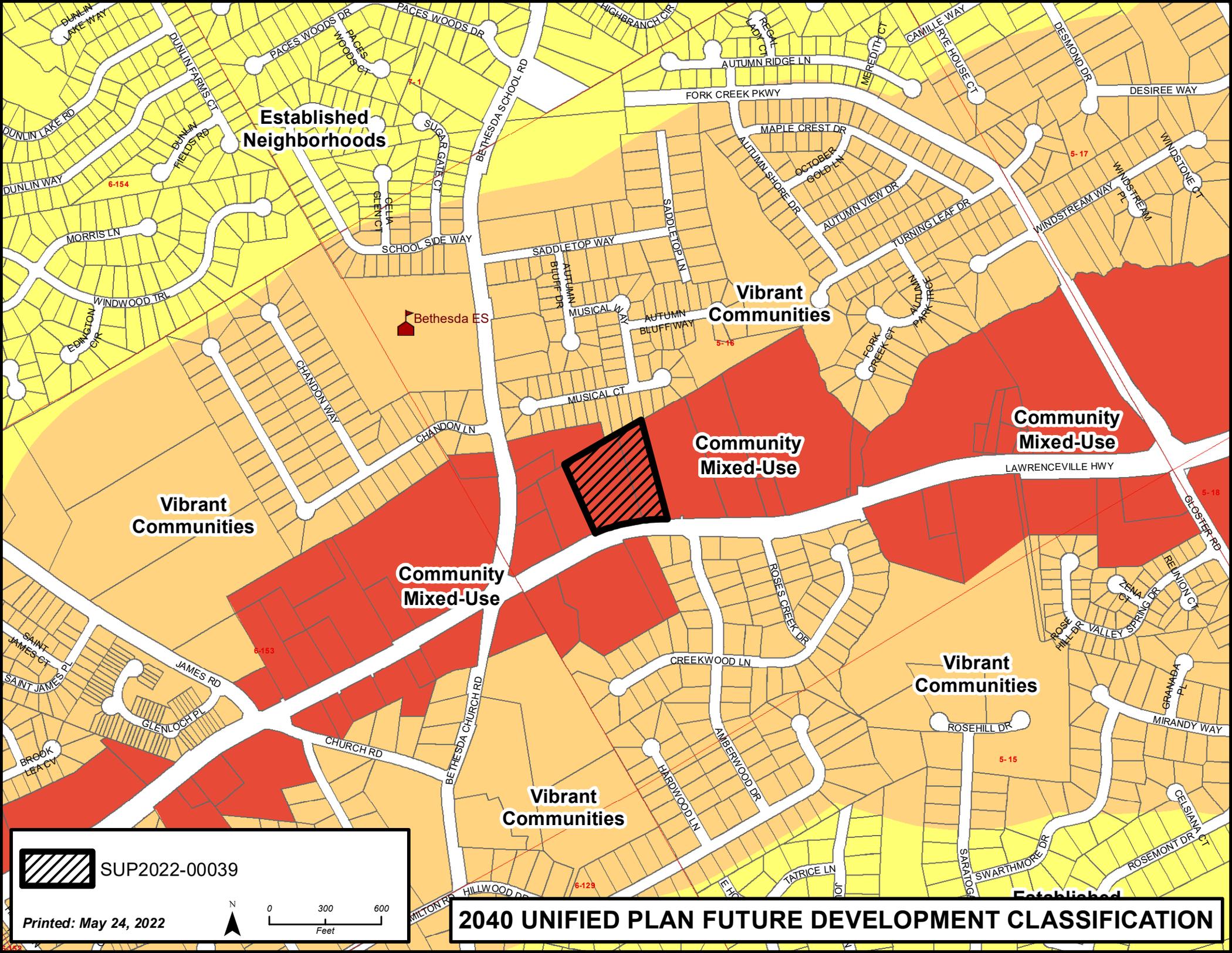


 SUP2022-00039

Printed: May 24, 2022



SUBJECT SITE AND SURROUNDING ZONING



Established Neighborhoods

Vibrant Communities

Community Mixed-Use

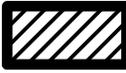
Vibrant Communities

Community Mixed-Use

Community Mixed-Use

Vibrant Communities

Vibrant Communities

 SUP2022-00039

Printed: May 24, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

May 23, 2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Capstone Construction LLC. c/o Alliance Engineering and Planning</u>	NAME: <u>Capstone Construction LLC</u>
ADDRESS: <u>299 South Main Street</u>	ADDRESS: <u>2916 Sewell Mill Road</u>
CITY: <u>Alpharetta</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30062</u>
PHONE: <u>770-225-4730 ext. 819</u>	PHONE: _____
EMAIL: <u>Tylerl@allianceco.com</u>	EMAIL: _____
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext. 819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.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 checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>115,200</u>
PARCEL NUMBER(S): <u>5016 029, 5016 019</u> ACREAGE: <u>4.573</u>
ADDRESS OF PROPERTY: <u>2945/2925 Lawrenceville Hwy</u>
SPECIAL USE REQUESTED: <u>Climate Controlled Self-Storage Facility</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

May 17, 2022

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

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The proposed use will act as a transition between more intense commercial uses at the Bethesda Church intersection and the residential uses east of the subject site.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties. This is a commercially zoned property, which allows more intense and intrusive uses without an approved special use permit.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The site will remain zoned as C-2. However, due to the abundance of commercial uses within proximity, there is no demand for similar uses or other commercial uses that wouldn't have a negative impact on the surrounding area.
- 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:
The special use permit will not result in an excessive use of existing streets, transportation facilities, utilities or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the development is in conformity with the intent of the 2040 plan.
- F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
The low intensity of the use as well as its ability to provide a positive transition between a commercial node and primarily residential uses are amongst the reasons supporting approval of the SUP request.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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May 17, 2022

Applicant's Letter of Intent

Parcel #5016 019, 5016 029

SUP Request

The applicant, Capstone Construction LLC, requests a special use permit to construct a climate controlled self-storage facility. The site is approximately 4.573-acres and located on Lawrenceville Highway near its intersection with Bethesda Church Road. The subject site is currently zoned C-2 and is primarily surrounded by other C-2 zoned properties. A zoning buffer, stream buffers, and dense vegetation will provide a vast separation between the proposed building and the four (4) R-60 zoned lots that abut the rear of the subject site. As proposed, the climate-controlled building will be three stories tall with a total floor area of 115,200 square feet and will include an office in its southwest corner. The facility will not exceed the maximum allowed 45-feet in height. The site will be appropriately accessed by one driveway on Lawrenceville Highway, which will also include the necessary improvements along the Lawrenceville Highway frontage including new sidewalks for enhanced walkability throughout the corridor. The development is consistent with the pattern of development around the commercial node centered around the intersection of Lawrenceville Highway and Bethesda Church Road which includes multiple commercial strips, an electrical installation company and a dollar tree. Being as climate-controlled self-storage is one of the least intense commercial land uses, the proposed development will act as a constructive transition between the commercial node and the primarily residential uses east of the subject site. The self-storage land use limits traffic to the site due to infrequent visits and a limited amount storage units within the facility. Other commercial uses that are permitted by-right within the C-2 district tend to generate undesirable traffic, frequent deliveries, and consistent noise.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide a high-quality climate controlled self-storage facility. Please see attached site plan within the application package for more information.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/5/2022

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

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

DocuSigned by:

Brandon Rickman

4/25/2022

Signature of Applicant

Date

Brandon Rickman

Manager

Type or Print Name and Title

Jeri Ann Peavy
Signature of Notary Public

4-25-22

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5/5/2022

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

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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

DocuSigned by:
Brandon Rickman 4/25/2022
Signature of Property Owner Date

Brandon Rickman Manager
Type or Print Name and Title

Jeri Ann Peavy 4-25-22
Signature of Notary Public Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/5/2022

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

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

DocuSigned by:
Brandon Rickman 4/25/2022 Brandon Rickman Manager
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 4/25/22 Tyler Lasser - Representative
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Jeri Ann Peek 4-25-22
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 Brandon Rickman
YOUR NAME

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

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

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

RECEIVED

A parcel of land lying in Land Lot 16 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the southerly corner common to Lots 32 and 33 of Autumn View Subdivision – Unit Two as recorded in Plat Book 106, Page 225, Gwinnett County records, thence run South 60 Degrees 36 Minutes 43 Seconds West for a distance of 29.34 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence run South 14 Degrees, 56 Minutes 59 Seconds East for a distance of 548.06 feet to a point lying on the northerly right-of-way of Lawrenceville Highway (variable right-of-way); thence run South 86 Degrees 30 Minutes 44 Seconds West along said right-of-way for a distance of 131.49 feet to a point; thence run South 79 Degrees 34 Minutes 48 Seconds West along said right-of-way for a distance of 127.86 feet to a point; thence run South 71 Degrees 39 Minutes 47 Seconds West along said right-of-way for a distance of 138.27 feet to a point; thence leaving said right-of-way, run North 24 Degrees 08 Minutes 15 Seconds West for a distance of 403.75 feet to a point; thence run North 59 Degrees 52 Minutes 31 Seconds East for a distance of 248.95 feet to a point; thence run North 60 Degrees 36 Minutes 46 Seconds East for a distance of 225.69 feet to the POINT OF BEGINNING

Said parcel contains 199,219 square feet, or 4.573 acres

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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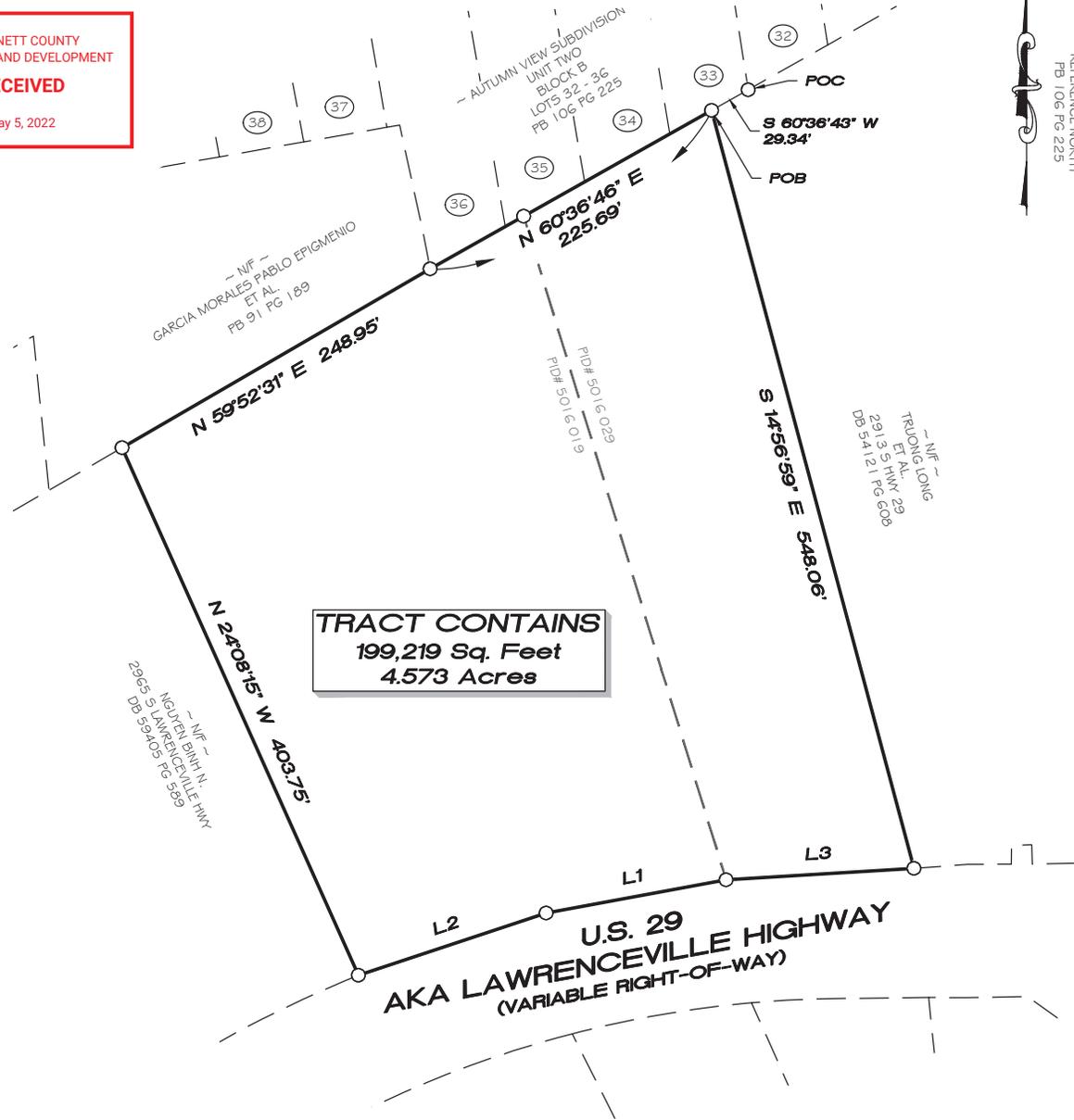
May 5, 2022

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°34'48" W	127.86'
L2	S 71°39'47" W	138.27'
L3	S 86°30'44" W	131.49'

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 131350101F, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- North arrow and bearings shown hereon are based PB 106 PG 225, Gwinnett County Clerk of Superior Court Records.
- This plat has been calculated for closure and is found to be accurate within one foot in 190,585 feet.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- CURRENT PROPERTY OWNER:
PID# 501 G 019: TATTLANT SHIRLEY WAGES
PID# 501 G 029: TATTLANT SHIRLEY ANN ET AL.
- CURRENT SITE ADDRESS:
PID# 501 G 019: 2945 S HWY 29
PID# 501 G 029: 2925 S HWY 29



REVISIONS

DATE	DESCRIPTION
05/04/2022	

ALLIANCE
LAND SURVEYING

L.S. # 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30516
678.828.9424 J.WWW.AEPATL.COM

GIS EXHIBIT FOR:
2945 & 2925
LAWRENCEVILLE HIGHWAY
LAND LOT: 16
5TH DISTRICT
GWINNETT COUNTY, GEORGIA
DATE: 05/04/2022
DRAWN BY: MAS
CHECKED BY: MCB

SITE DATA:	
GROSS / NET AREA:	+/- 4.573 AC.
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2 (SUP)
MIN. LOT SIZE:	NONE
MAX. NET DENSITY/FAR:	NONE
MAX HEIGHT:	45'
MIN LOT WIDTH:	NONE
FRONT SETBACK:	15'
SIDE SETBACK:	10'
REAR SETBACK:	30'
MIN % COMMON AREA:	N/A
LANDSCAPE STRIP:	10' AS SHOWN

SELF STORAGE FACILITY ANALYSIS:	
BUILDING AREA	
PER FLOOR	+/- 38,400 SF
TOTAL	+/- 115,200 SF

PARKING ANALYSIS:		SPACES REQUIRED
2 PER OFFICE / 1 PER 5,000 SF		25.04
		SPACES PROVIDED
TOTAL PARKING		26
TOTAL LOADING SPACES		4

PROPERTY OWNERS:
 PID: 5016 019 - SHIRLEY TALLENT
 PID: 5019 029 - SHIRLEY TALLENT ETAL

PROJECT OWNER / APPLICANT:
 CAPSTONE CONSTRUCTION, LLC
 42916 SEWELL MILL ROAD,
 MARIETTA, GA 30062

SEWER NOTE:
 SEWER WILL TIE INTO EXISTING SEWER MANHOLE AS SHOWN NORTH OF THE PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY; AVAILABLE WITHIN PROJECT RW PROXIMITY.

STORMWATER NOTE:
 STORMWATER TO BE MANAGED ON-SITE.

UTILITIES:
 THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

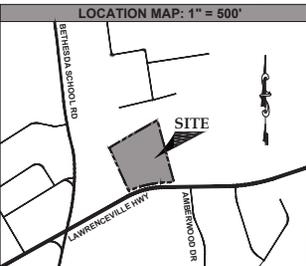
FEMA NOTE:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL No. 13135C0101F, DATED 09/29/2006

GIS NOTE:
 BOUNDARY AND TOPOGRAPHY IS PER COUNTY GIS DATA.

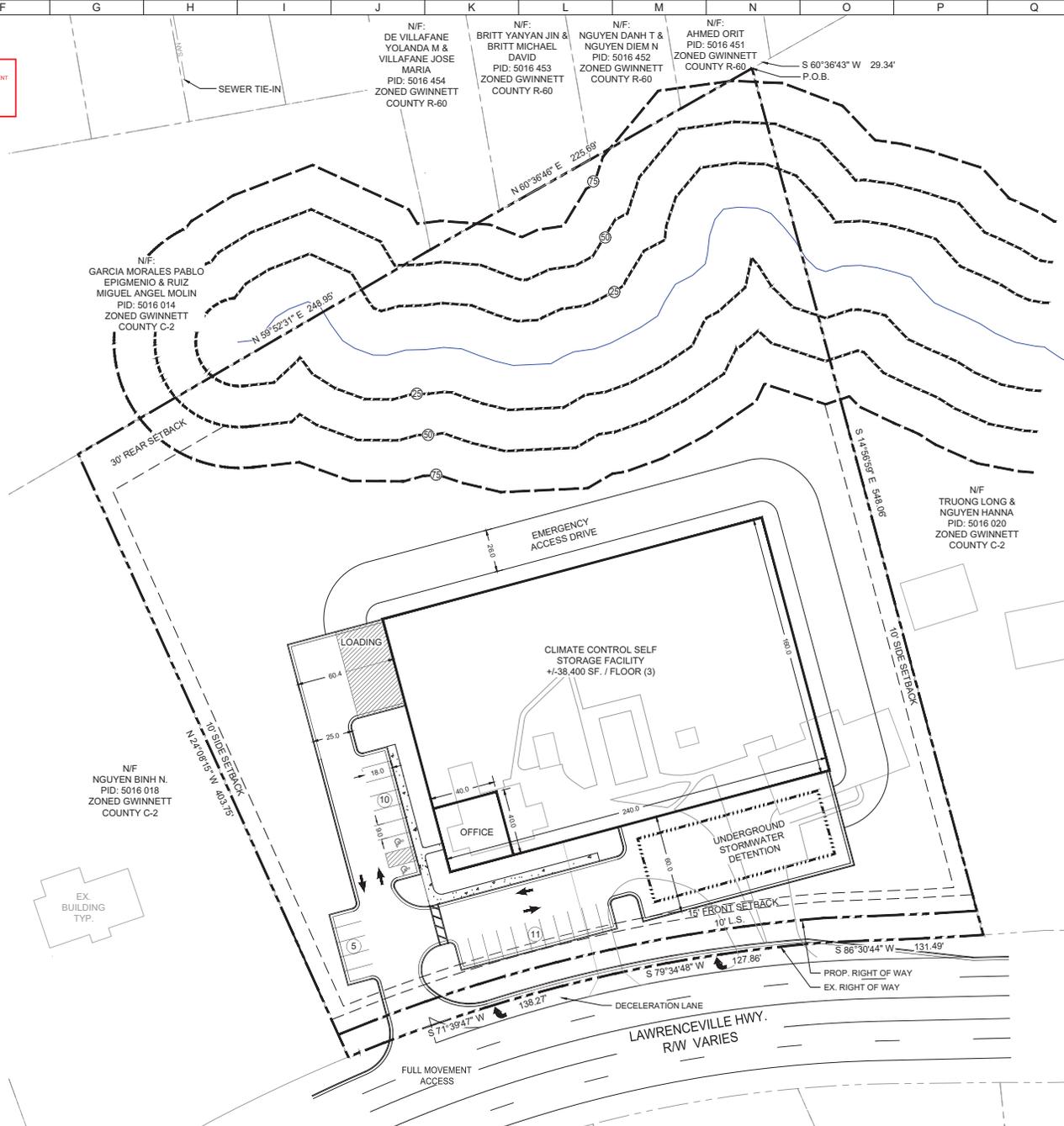
PLAN NOTE:
 THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

SITE KEY

- 25 25' STATE STREAM BUFFER
- 50 50' COUNTY STREAM BUFFER
- 75 75' IMPERVIOUS SETBACK



GWINNETT COUNTY
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 May 17, 2022



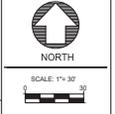
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NOT
 RELEASED
 FOR
 CONSTRUCTION

DEVELOPER
**CAPSTONE
 CONSTRUCTION,
 LLC**

Site Zoning Plan for
**CLIMATE CONTROL SELF
 STORAGE FACILITY**
 2845 S. DECELRATION LANE - DISTRICT 5TH
 GWINNETT COUNTY
 PARCEL # 5016 019 & 5016 029

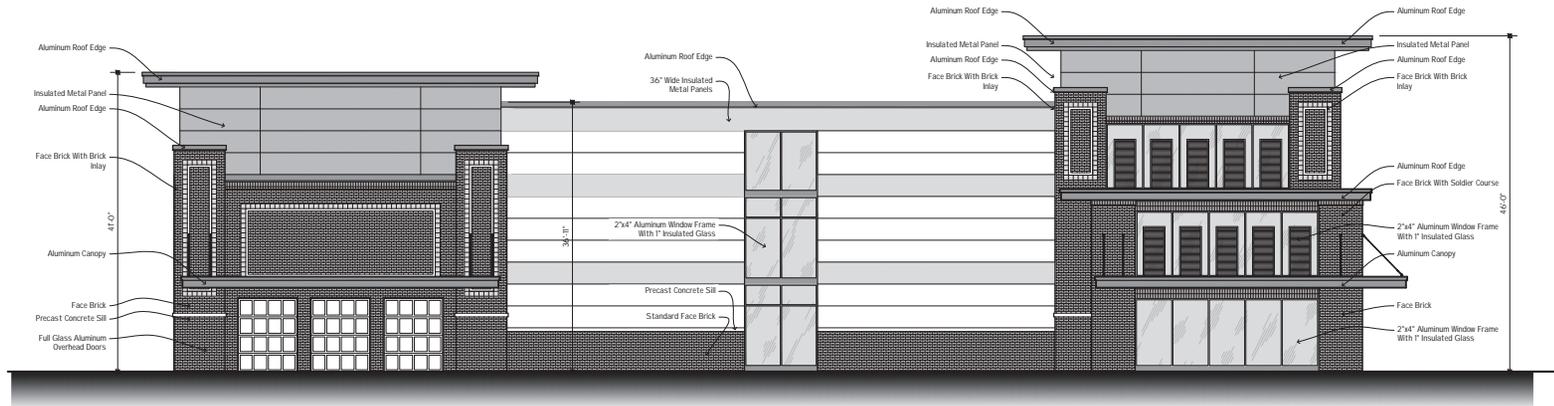
Orig. Issue 4.9.22
 Designed by BW
 Checked by MB
 Project # 22078



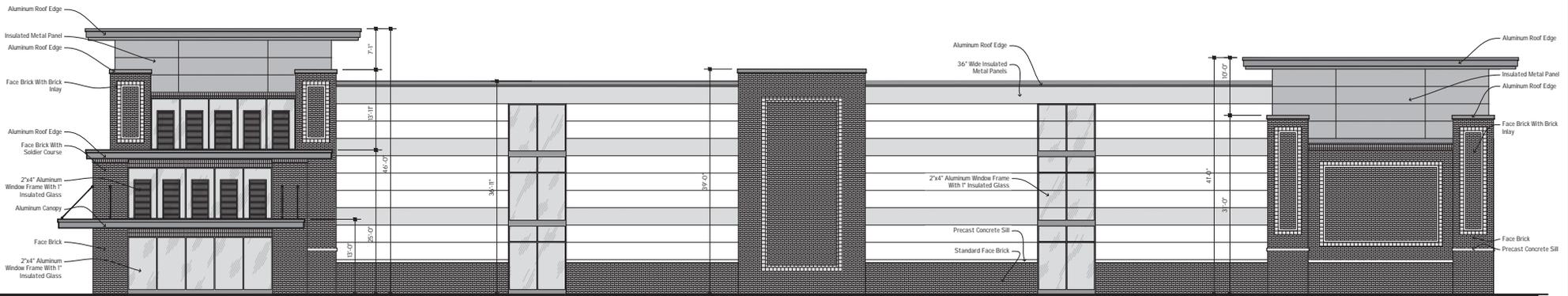
**ZONING
 PLAN**

5.16.22

OWENETT COUNTY
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June 8, 2022



2 | West Elevation
1/8"=1'-0"



1 | South Elevation
1/8"=1'-0"



DEAN
ARCHITECTS
www.deanarchitects.com

3284 WALDEN AVENUE
DEPEW, NEW YORK 14043
PHONE: (716) 651-0381
FAX: (716) 651-0382

*Self
Storage
Facility*

2945 Lawrenceville Highway
Lawrenceville GA 30044

No.	Description	Date	By

DATE: 6/6/22
DRAWN BY: M. Dean
CHECKED BY: M. Dean
SCALE: 1/8" = 1'-0"

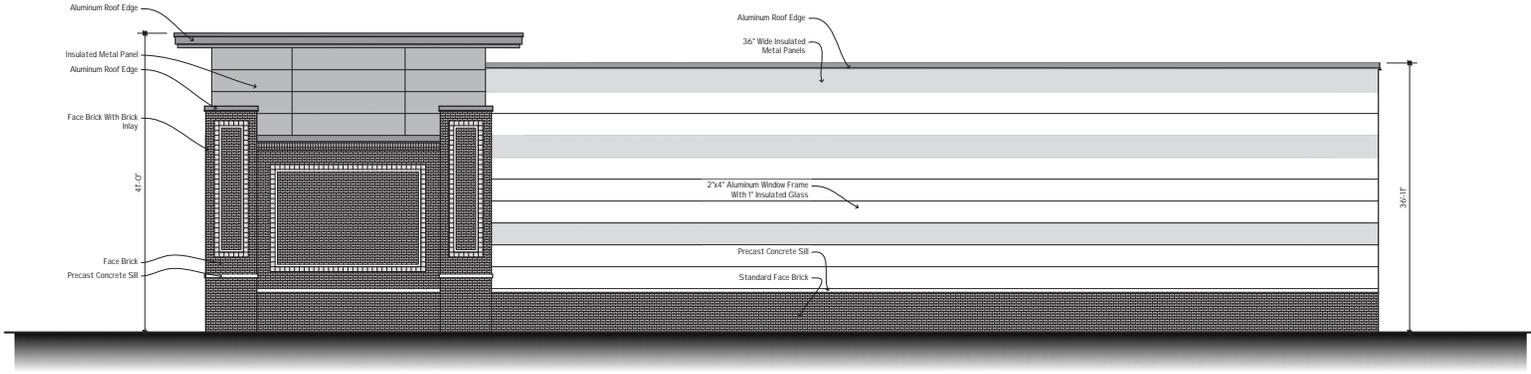
22-200

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NOT FOR
CONSTRUCTION**

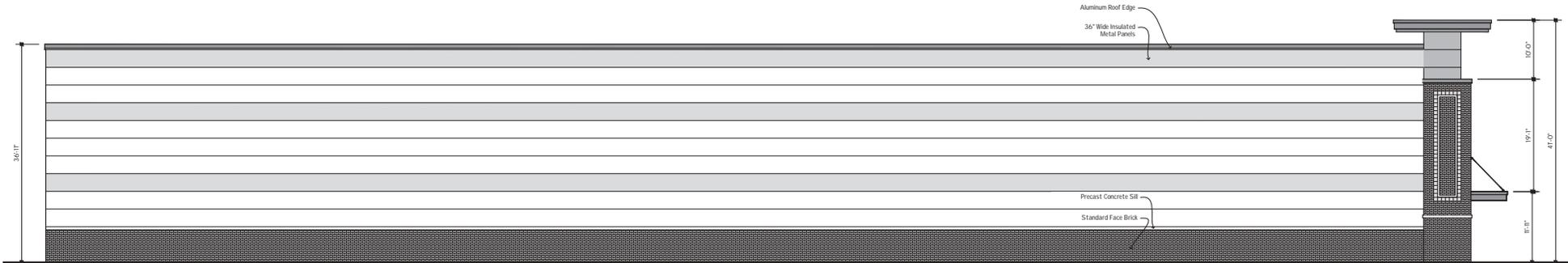
Preliminary
Elevations

A1

GWINNETT COUNTY
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 June 8, 2022



2 | East Elevation
1/8" = 1'-0"



1 | North Elevation
1/8" = 1'-0"



DEAN
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www.deanarchitects.com
 3284 WALDEN AVENUE
 DEPEW, NEW YORK 14043
 PHONE: (716) 651-0381
 FAX: (716) 651-0382

*Self
 Storage
 Facility*

2945 Lawrenceville Highway
 Lawrenceville GA 30044

No.	Description	Date	By

DATE: 6/6/22
 DRAWN BY: M. Dean
 CHECKED BY: M. Dean
 SCALE: 1/8" = 1'-0"

22-200

PRELIMINARY
NOT FOR
CONSTRUCTION

Preliminary Elevations

A2