



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2022-00024  
**Current Zoning:** C-2 (General Business District)  
**Request:** Change in Conditions  
**Address:** 8070 and 8080 South Rockbridge Road  
**Map Number:** R6010 004 and 061  
**Site Area:** 7.14 acres  
**Proposed Development:** Self-Storage Facility  
**Commission District:** District 3 – Commissioner Watkins\*  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS

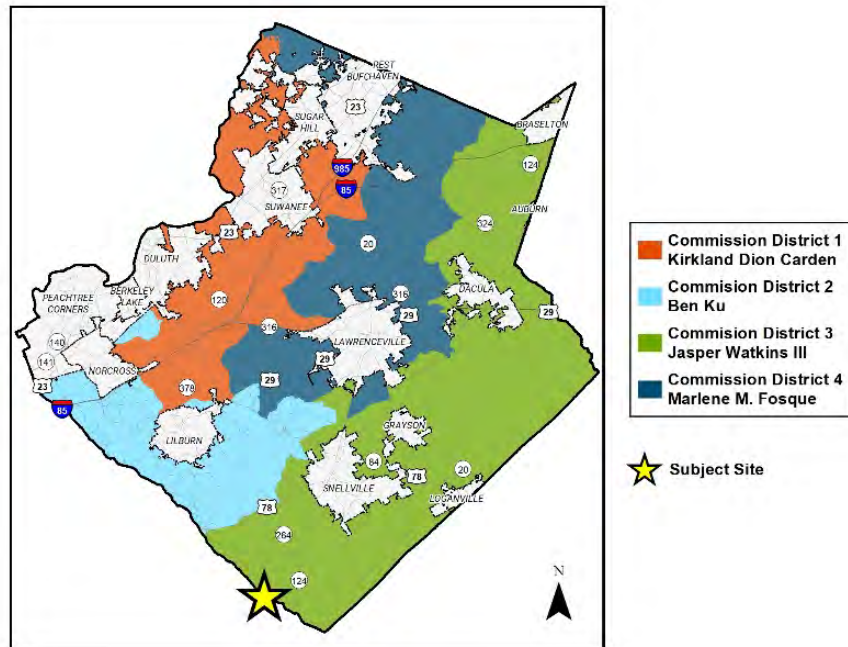
**Planning Commission  
Recommendation:** APPROVAL WITH CONDITIONS

**Case Number:** SUP2022-00049  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit  
**Address:** 8070 and 8080 South Rockbridge Road  
**Map Number:** R6010 004 and 061  
**Site Area:** 7.14 acres  
**Square Feet:** 131,100  
**Proposed Development:** Self-Storage Facility  
**Commission District:** District 3 – Commissioner Watkins\*  
**Character Area:** Established Neighborhoods

**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)**



\*Commission District 2 effective January 1, 2023

**Applicant:** Old Atlanta Commerce, LLC  
 c/o Thompson, O'Brien, Kappler and Nasuti, PC  
 2 Sun Court, Suite 400  
 Peachtree Corners, GA 30092

**Owner:** Rockland Acquisitions, LLC  
 1861 American Walk  
 Lawrenceville, GA 30043

**Contact:** William J. Diehl

**Contact Phone:** 770.925.0111

## Zoning History

The subject property is zoned C-2 (General Business District). A 1973 area wide rezoning amended the zoning classification from RA-200 (Agriculture-Residence District) to R-100 (Single-Family Residence District). The approval of RZC-05-043 in 2005 rezoned the property from R-100 to C-2 for a 14,700 square-foot commercial retail development. In 2021, CIC2021-00018 and SUP2021-00050 for a recreational vehicle storage lot were denied. The northern portion of parcel R6010 004 is zoned R-100; however, this portion is not part of the current change in conditions and special use permit requests.

## Existing Site Condition

The subject site includes a 7.14-acre portion of two undeveloped and heavily wooded parcels located at the northwest corner of the intersection of South Rockbridge Road and Rockbridge Road (Georgia Highway 124) along the Gwinnett-DeKalb County line, with a portion of the site located in DeKalb County. The property slopes downward approximately 50 feet from west to east. No sidewalk exists

along the South Rockbridge Road frontage. The nearest Gwinnett County Transit stop is 10.3 miles from the subject site.

### Surrounding Use and Zoning

The surrounding area is characterized by single-family residential properties along South Rockbridge Road and both commercial and single-family residential properties along Rockbridge Road in DeKalb County. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Undeveloped	R-100	N/A
East	Single-Family Residential	R-100	0.23 units per acre
South	Single-Family Residential – (DeKalb County)	R-100	1.16 units per acre
West	Commercial – (DeKalb County)	C-1	N/A

### Project Summary

The applicant requests a change in conditions and a special use permit for a 7.14-acre property zoned C-2 for a self-storage facility, including:

- A change in conditions of zoning case RZC-05-043. The applicant is requesting a revision to the following condition:
  - Condition 2.K., “Provide interparcel access throughout the development.” The applicant is requesting to eliminate this condition to construct a gated self-storage facility.
- A self-storage facility with eleven buildings, totaling 131,100 square feet. Three buildings totaling 100,400 square feet will be in Gwinnett County, whereas the other eight buildings will be in DeKalb County.
- A single 94,000 square-foot two-story climate-controlled building with interior access (Building A) and ten one-story buildings (Buildings B-K) with exterior access.
- A 600 square-foot office within Building A.
- A single access from Rockbridge Road in DeKalb County with a gated entry beyond the office.
- Three stormwater management facilities, including two in Gwinnett County at the northeast and southeast corners of the site.

- A total of 28 parking spaces with an additional loading area serving Building A.
- A 10-foot-wide landscape strip and a 5-foot-wide sidewalk along South Rockbridge Road.
- A 50-foot-wide enhanced buffer adjacent to the residentially zoned property and along the South Rockbridge Road frontage, in accordance with the zoning conditions of RZC-05-043.
- Subdivision of the property to divide the proposed development from the residentially zoned portion of this parcel, which are not included with these requests.
- Fencing is proposed on the site but no indication of material or height was made by the applicant.

## Zoning and Development Standards

The applicant is requesting a change in conditions and a special use permit 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'	N/A (DeKalb County)	N/A
Off-Street Parking	Minimum: 28 spaces Maximum 67 spaces	28 spaces	YES
Zoning Buffer	50' per zoning condition	50'	YES
Landscape Strip	10'	10'	YES
Loading Spaces	2	>2	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 F). 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

**Change in Conditions and Special Use Permit Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or a change in conditions, the Department of Planning and Development 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, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by undeveloped single-family residentially zoned property to the north, a shopping center to the west, and single-family residences to the east and south. The proposed self-storage facility is compatible with the adjoining commercial property in terms of use and intensity and, with appropriate conditions, may be suitable in view of the use and development of adjacent and nearby property.

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

The proposed change in conditions and special use permit would not adversely impact the existing use and usability of adjacent and nearby properties. The requested self-storage facility would be consistent with the adjacent commercial use, and the impact on nearby residential uses will be minimized though the location of the entrance driveway on Highway 124 and appropriate conditions of zoning.

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

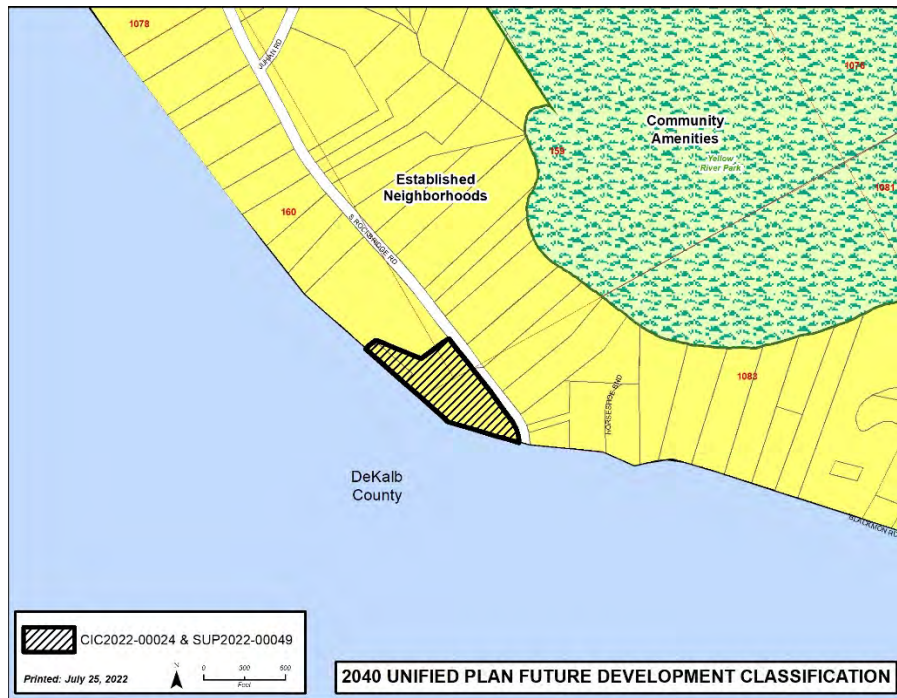
The property has a reasonable economic use as currently zoned.

**D. Whether the proposed change in conditions 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.**

The change in conditions and special use permit requests 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 change in conditions and special use permit requests are attached (Exhibit F).

**E. Whether the proposed change in conditions and special use permit are 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 Established Neighborhoods Character Area. This classification includes areas that are unlikely to experience significant changes throughout the next twenty years. Although predominantly residential, the policies and recommendations for this character area emphasize consistency in scale, architecture, and use with surrounding properties. This character area encourages corner/neighborhood serving retail uses to serve surrounding residential neighborhoods. The previously approved 14,700 square-foot commercial development in this site would have included uses such as a convenience store, restaurants, banking institution, and service establishments. The proposed self-storage facility represents less of a corner neighborhood-serving use, but would be a comparable scale and intensity to the previously approved commercial development. Although the requested change in conditions and special use permit are not in conformity with the Unified Plan and Future Development Map, they would be appropriate for this location with appropriate conditions of zoning.



**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 change in conditions and special use permit.**

The property is currently zoned for a wide range of commercial uses which would be more intense than the proposed use. The less intense use provides supporting grounds for approval of the proposed change in conditions and special use permit. Prior requests were either too intense or would negatively impact adjacent property due to external affects.

**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 change in conditions and special use permit requests.

**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 change in conditions and special use permit request.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)**

CIC2022-00024:

*NOTE: The conditions below are those from RZC-05-043 with suggested changes in bold or strikethrough.*

Approval of a change in conditions for a self-storage facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses.
  - B. Buildings shall be constructed of glass, and/or brick or stacked stone, and shall be subject to review and approval of the Department of Planning and Development.
  
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot-wide undisturbed buffer adjacent to residentially zoned property and along the entire road frontage of South Rockbridge Road, in general conformance with Exhibit D: Concept Buffer Plan, dated received ~~July 14~~ **October 4**, 2022. Where sparsely vegetated, buffer area shall be supplemented with 6-foot evergreen trees to provide an effective visual screen, subject to review and approval by the Director of Planning and Development.
  - B. Provide a 5-foot-wide landscape strip adjacent to all internal property lines.
  - C. No access shall be allowed to South Rockbridge Road.
  - D. Oversized signs shall be prohibited.
  - E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent roadways or nearby residential property.
  - F. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - G. Peddlers shall be prohibited.
  - H. ~~No temporary uses, tents, canopies, banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.~~ **No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.**

- I. Ground signs shall be limited to monument-type signs with a brick base (minimum two feet in height) matching the materials of the building.
- J. Building, any fencing, and overall site design shall be constructed so as to discourage graffiti tagging, gathering, loitering or illegal activity. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- ~~K. Provide interparcel access throughout the development.~~

SUP2022-00049

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

1. The proposed development shall be constructed in general conformance with Exhibit C: Site Plan dated received July 19, 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 facilities shall be limited to climate controlled, interior access buildings only, not to exceed 140,000 square feet.
3. All grassed areas shall be sodded.
4. Any fencing shall be a decorative wrought iron style fence, a minimum of four feet in height with brick or stacked stone columns no greater than 50 feet on center.
5. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.
6. A five-foot-wide sidewalk shall be installed along the South Rockbridge Road frontage, subject to review and approval by the Gwinnett County Department of Transportation.
7. Outdoor loudspeakers shall be prohibited.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. No dumpster shall be located within 150 feet of residentially zoned property or between the proposed building and South Rockbridge Road.
10. Outdoor storage shall be prohibited. No business identification signage shall be permitted along the South Rockbridge Road frontage.

**Exhibits:**

- A. Site Visit Photo
- B. Previously Approved Resolution and Site Plan
- C. Site Plan
- D. Buffer Concept Plan
- E. Letter of Intent and Applicant's Response to Standards
- F. Internal and External Agency Review Comments
- G. Maps
- H. Site Plan dated received October 4, 2022.

**Exhibit A: Site Visit Photo**



**View from South Rockbridge Road**

**Exhibit B: Previously Approved Resolution and Site Plan**

**[attached]**

CASE NUMBER RZC-05-043

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

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On motion of COMM. BEAUDREAU, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

R-100 to C-2

by E.G.B.P. DEVELOPMENT for the proposed use of COMMERCIAL RETAIL USES on a tract of land described by the attached legal description, which

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2005 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of OCTOBER, 2005, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses.
  - B. Buildings shall be constructed of glass, and/or brick or stacked stone, and shall be subject to review and approval of the Director of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide undisturbed buffer adjacent to residentially zoned property and along the entire road frontage of South Rockbridge Road. Where sparsely vegetated, buffer area shall be supplemented with 6-foot evergreen trees to provide an effective visual screen, subject to review and approval by the Director of Planning and Development.
  - B. Provide a five-foot wide landscape strip adjacent to all internal property lines.

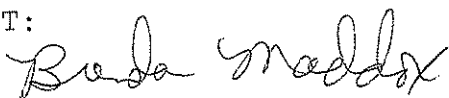
- C. No access shall be allowed to South Rockbridge Road.
- D. Oversized signs shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent roadways or nearby residential property.
- F. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
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- K. Provide interparcel access throughout the development.

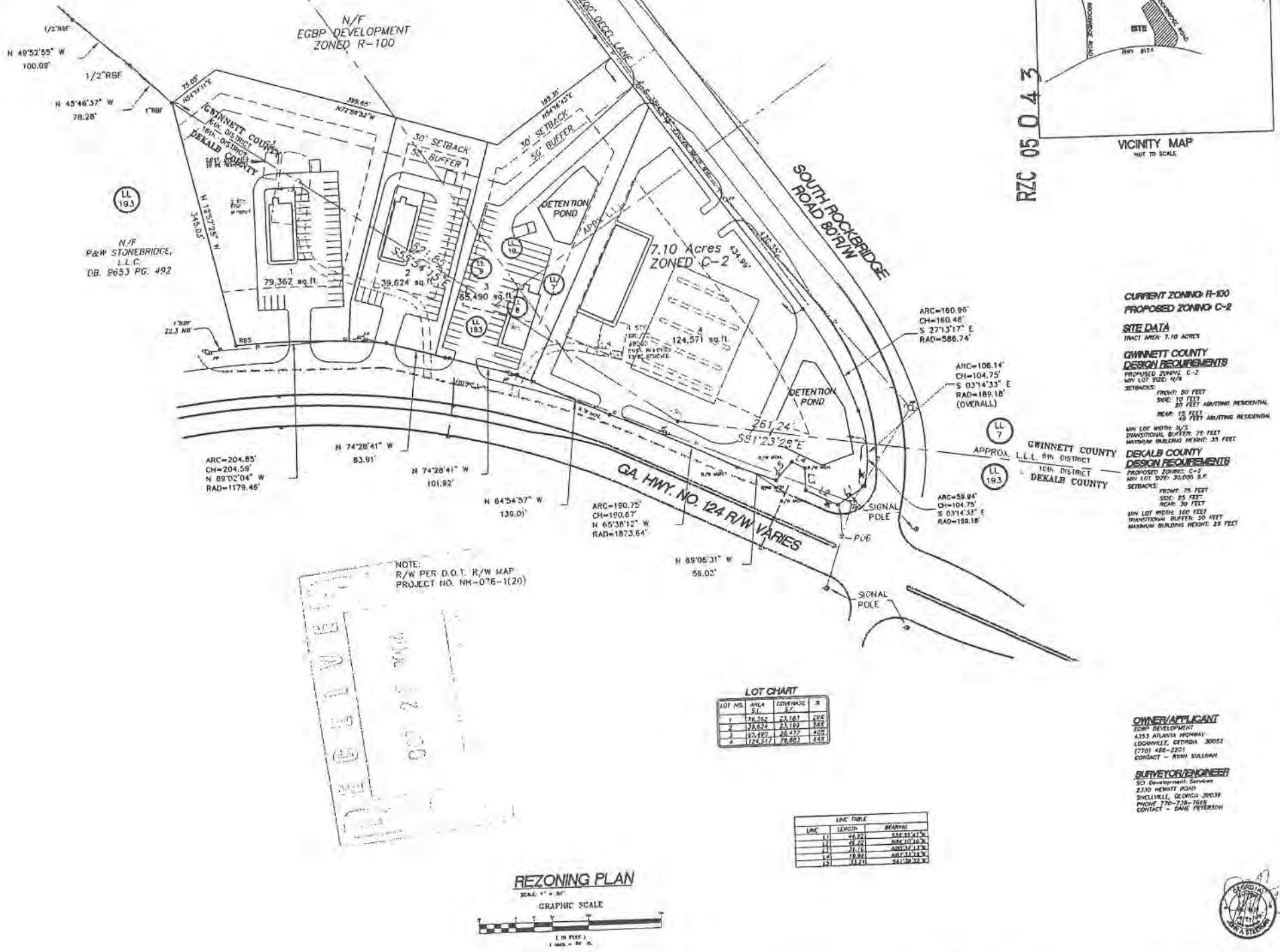
GWINNETT COUNTY BOARD OF COMMISSIONERS

By:   
Charles E. Bannister, Chairman

Date Signed: Nov. 18, 2005

ATTEST:

  
County Clerk/Deputy County Clerk



RZC 05 0 4 3



VICINITY MAP  
NOT TO SCALE

CURRENT ZONING: R-100  
PROPOSED ZONING: C-2

SITE DATA  
TRACT AREA: 7.10 ACRES

**GWINNETT COUNTY DESIGN REQUIREMENTS**  
PROPOSED ZONING: C-2  
MIN LOT SIZE: 1/4 A  
SETBACKS:  
FRONT: 50 FEET  
SIDE: 10 FEET ADJUTING RESIDENTIAL  
REAR: 15 FEET ADJUTING RESIDENTIAL

MIN LOT WIDTH: 1/2  
TRANSITIONAL BUFFER: 75 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET

**DEKALB COUNTY DESIGN REQUIREMENTS**  
PROPOSED ZONING: C-2  
MIN LOT SIZE: 30,000 S.F.  
SETBACKS:  
FRONT: 25 FEET  
SIDE: 15 FEET  
REAR: 30 FEET

MIN LOT WIDTH: 100 FEET  
TRANSITIONAL BUFFER: 20 FEET  
MAXIMUM BUILDING HEIGHT: 25 FEET

GWINNETT COUNTY  
L.L. 6th DISTRICT  
16th DISTRICT  
DEKALB COUNTY

LOT CHART

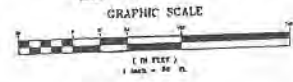
LOT NO.	AREA S.F.	COVERAGED S.F.	%
1	79,362	21,181	27%
2	39,624	21,182	53%
3	65,490	26,477	40%
4	124,371	29,863	24%

LINE TABLE

LINE	LENGTH	BEARING
1	29.94	S 88°52'22" W
2	104.16	N 84°20'41" W
3	31.10	S 89°10'04" W
4	11.88	N 89°08'31" W
5	33.20	S 41°30'32" W

NOTE:  
R/W PER D.O.T. R/W MAP  
PROJECT NO. NH-076-1(20)

**REZONING PLAN**  
SCALE: 1" = 50'



REVISIONS

NO.	DATE	BY	DESCRIPTION

**SCI Development Services**  
ENGINEERS - SURVEYORS - LAND PLANNERS  
2330 HENRY ROAD - SHELLVILLE, GEORGIA 30078  
(770) 728-7676 - FAX (770) 728-4623



**ROCKBRIDGE ROAD SITE**  
LAND LOT 193 OF THE 16th DISTRICT  
DEKALB COUNTY, GEORGIA  
AND OF THE 6th DISTRICT

OWNER/APPLICANT  
ZONING DEVELOPMENT  
4353 ATLANTA HIGHWAY  
LOGANVILLE, GEORGIA 30052  
(770) 482-2201  
CONTACT - RYAN SULLIVAN

SURVEYOR/REGISTERED  
SCI Development Services  
2330 HENRY ROAD  
SHELLVILLE, GEORGIA 30078  
PHONE: 770-728-7676  
CONTACT - GAVIN PETERSON

DATE: 2/16/24  
SCALE: 1"=50'  
SHEET NO.

REZONING PLAN  
C-2

**Exhibit C: Site Plan**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
July 19, 2022

COURSE	BEARING	DISTANCE
1-1	S 48°46'10"E	24.14
2	S 47°49'20"E	32.70
3	S 44°14'40"E	133.77
4	S 38°58'30"E	109.47
5	S 38°41'00"E	114.02
6	S 37°45'00"E	238.89
7	S 35°40'00"E	234.74
8	S 35°15'00"E	231.83
9	S 37°18'40"E	221.01
10	S 31°50'00"E	22.80
11	S 22°30'10"E	42.92
12	S 31°50'00"E	37.84
13	S 01°42'00"E	30.89
14	S 02°52'10"E	37.84
15	S 01°42'00"E	30.89
16	S 00°58'00"W	13.47
17	S 00°58'00"W	13.47
18	S 56°07'30"W	44.92
19	N 01°58'00"W	49.22
20	N 01°22'30"W	31.10
21	N 01°51'10"W	19.89
22	N 01°58'00"W	31.10
23	N 60°58'30"W	38.02
24	N 60°43'00"W	130.01
25	N 70°14'00"W	130.01



OWNER / DEVELOPER  
**Old Atlanta Commerce, LLC**  
7715 D. Miller Road, Suite 50111  
Orlando, FL 32819  
407-683-2355  
OWNER'S REPRESENTATIVE CONTACT:  
Russell Craig  
614-948-3559  
E-mail: Russell.Craig@OldAtlanta.com

SITE ZONING: C2 (GWINNETT) / C1 (DEKALB)  
SITE AREA: 7.14 ACRES  
TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004

DESCRIPTION	BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
BUILDING 'B'	2 STORY - 20'	69,000 SF	X
BUILDING 'C'	1 STORY - 10'	3,000 SF	
BUILDING 'D'	1 STORY - 10'	3,000 SF	
BUILDING 'E'	1 STORY - 10'	4,800 SF	
BUILDING 'F'	1 STORY - 10'	4,400 SF	
BUILDING 'G'	1 STORY - 10'	3,500 SF	
BUILDING 'H'	1 STORY - 10'	1,000 SF	
BUILDING 'I'	1 STORY - 10'	3,200 SF	
BUILDING 'J'	1 STORY - 10'	4,600 SF	
BUILDING 'K'	1 STORY - 10'	1,400 SF	

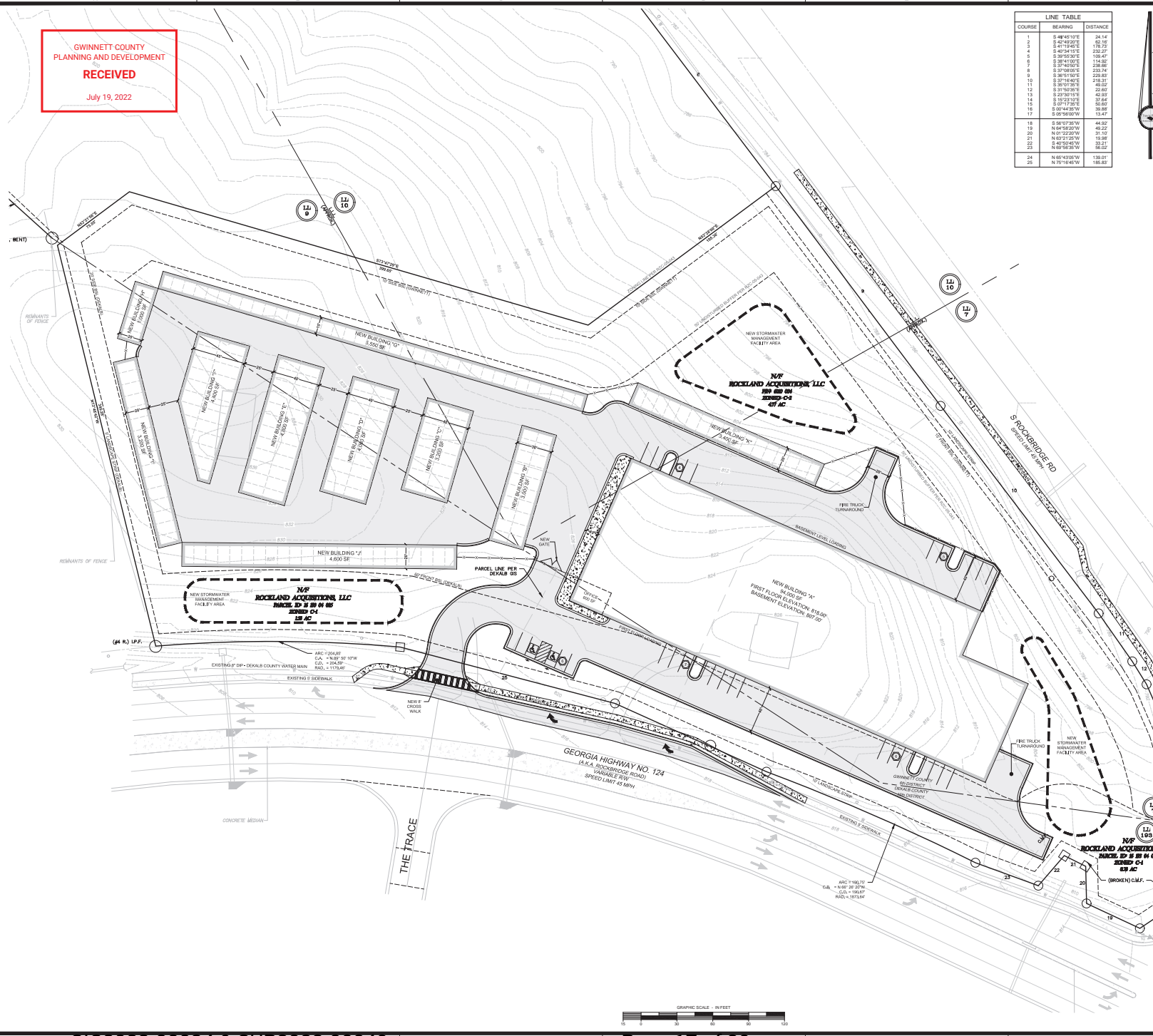
NOTE: ALL CURB RADIUS ARE 15:1 UNLESS OTHERWISE NOTED.

DESCRIPTION	MIN.	MAX.	PROVIDED
REGULAR PARKING	28	43	28
ADA ACCESSIBLE PARKING	2	3	2
TOTAL PARKING SPACES	30	46	30

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.  
INFORMATION REGARDING THE PERMITTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE LIGHT OF THESE NOTES THE DRAWING THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCLATERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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Travis Pruitt & Associates, Inc.

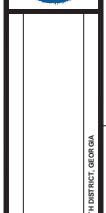
NOTE:  
DUMPSTER TO BE PROVIDED PRIOR TO THE BUILDING. NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.



NO.	DATE	DESCRIPTION
1	06/20/2022	ISSUED FOR PERMIT
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REVISIONS

4377 Park Drive, Suite 400  
Norcross, Georgia 30093  
Tel: (770) 443-4191  
Fax: (770) 443-4191  
www.travispruitt.com  
TRAVIS PRUITT & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF GEORGIA



ZONING SITE PLAN  
**8070 & 8080 ROCKBRIDGE ROAD**  
8070 ROCKBRIDGE ROAD (SOUTHWEST LAND LOT 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80) DISTRICT 2, GWINNETT COUNTY, GEORGIA

**Exhibit D: Buffer Concept Plan**

**[attached]**

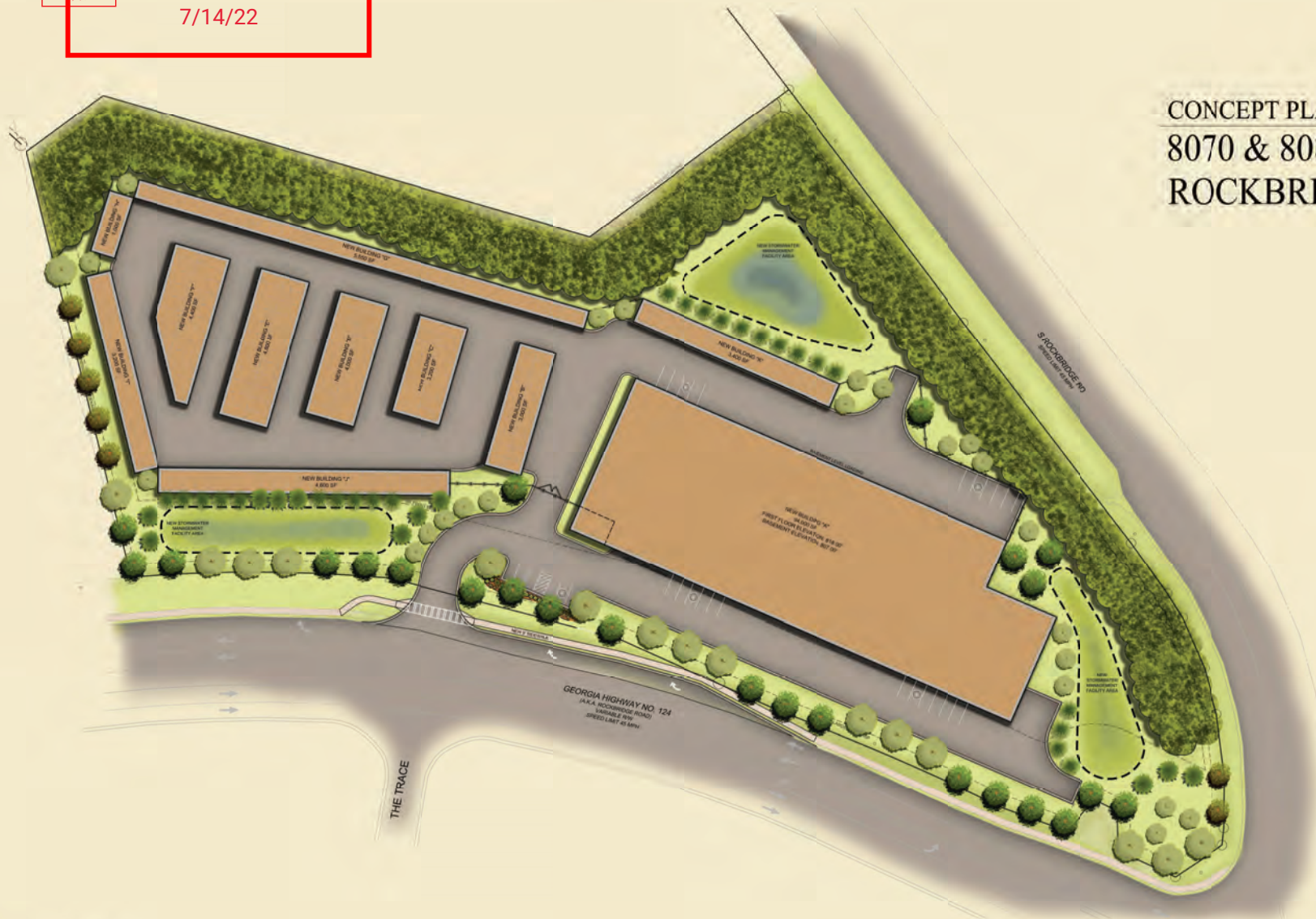
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

7/14/22

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
RECEIVED  
7/14/2022

CONCEPT PLAN  
8070 & 8080  
ROCKBRIDGE ROAD



4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770)416-7511  
Fax: (770)416-6759  
www.travispruitt.com



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

**[attached]**



Thompson, O'Brien, Kappler & Nasuti, P.C.  
Attorneys at Law

William J. Diehl  
WDiehl@tokn.com

July 5, 2022

**VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

To the Board of Commissioners for Gwinnett County  
75 Langley Street  
Lawrenceville, GA 30046

Re: **Letter of Intent Submitted with Application for Special Use Permit to Allow  
for Self-Storage Facility and Change in Conditions**

To the Board of Commissioners, Planning Commission, and Staff,

This office has the privilege of representing the Applicant, Old Atlanta Commerce, LLC (“Applicant”), in connection with its request for a special use permit enclosed herewith (the “Application”). Applicant seeks to develop a self-storage facility on an approximately seven (7) acre portion of property commonly known as 8080 South Rockbridge Road, the same having the Parcel Identification Number R6010 004 and R6010 061. The parcel is currently residentially and commercially zoned. However, this application only concerns that portion of the property that is located in Gwinnett County and currently zoned C-2; the exact boundary of the property is more particularly described in the survey and legal description enclosed with this Application (the “Property”).

The Property in Gwinnett County is bordered on two sides by South Rockbridge Road and Georgia Highway 124. Georgia Highway 124 is a four-lane divided highway along the southern border with the Property. The Property is divided between Gwinnett and DeKalb Counties. Approximately 5 acres are in Gwinnett County.

The proposed development would improve upon vacant C-2 zoned property to develop a self-storage facility. Proposed improvements include a two-story, climate-controlled storage facility and ten (10) surrounding one-story facilities with exterior access. The office will keep regular business hours. Afterward, building access will be limited to those individuals with property on the location. The site development has been designed to ensure that road-facing development is attractive and exceeds the development standards of the surrounding properties. The building will be constructed to meet and/or exceed Category 1 Architectural Design Standards.

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July 5, 2022

Page 2 of 3

7/7/2022

Additionally, Applicant proposes to install extensive landscaping features aimed at ensuring the development meets the high standards for development in the area. The applicant's landscaping plan is enclosed with this application.

The intersection of South Rockbridge Road and Georgia Highway 124 is a commercial corridor with high traffic counts and numerous surrounding intensive commercial uses. Along the Property's western border, in DeKalb County, is a commercial strip-mall facility with various commercial uses, including retail, institutional, and restaurant businesses. The DeKalb County portion of the property is zoned C1 and permits, as a matter of right, the development contemplated in the Application.

Applicant submits that the development is also consistent with the 2040 Unified Plan. The comprehensive plan places the Property in the Established Neighborhood Character Area, which is primarily intended for residential uses with neighborhood-serving commercial and institutional developments integrated into the residential portions of the character area. The Property was zoned C-2 by an application submitted in 2005, RZC-05-043. That application envisioned four commercial buildings along Ga. Highway 124.

The Property has remained undeveloped since the 2005 application. Since then, at least two zoning applications have been submitted and denied concerning the Property (and adjoining pieces of the Property). One application for multi-family residential zoning was denied in 2019. Another application for recreational vehicle storage facility was denied in 2021.

High intensity commercial uses are being had on surrounding commercial property in DeKalb County. That development leverages the high vehicular traffic counts seen in the area. Highway 124 sees has an annual average daily traffic (AADT) of 31,500 vehicles per day (VPD). Similarly, South Rockbridge Road is classified as a Major Collector Street by the Gwinnett County Transportation Department (AADT of 7,900 VPD).

Though the traffic count creates a market for commercial uses, the proposed use here is not expected to materially increase the burden on public infrastructure. Self-storage facilities are minimally intensive, passive, and will not impact the existing uses surrounding the Property. Further, ingress and egress will be limited from Georgia Highway 124, thereby limiting the traffic impact the development will have on the surrounding uses. Further, Applicant has committed both to building and landscaping plans that will ensure that the development is attractive and of high quality.

Other "neighborhood commercial uses," however, would be expected to see significantly more traffic, particularly at peak traffic times. The development and site plan submitted with the 2005

rezoning, for example, showed four separate commercial buildings with four access points along Ga. Highway 124. Certainly, that more intensive-use development—which, would be permitted as a matter of right—is less consistent with the comprehensive plan than the passive self-storage use proposed in this Application.

Neither is the proposed use inconsistent with the Established Neighborhood character area. Existing self-storage facilities in the vicinity of the Property, such as 5151 Anniston Road (PIN 6043 207), are in same character area. Both are along high traffic-count intersections of local transportation arteries. Both exist next to adjoining residential properties. The proposed development here, however, will utilize modern and more stringent architectural guidelines and will incorporate the landscaping plan attached.

The development proposed in this Application is intended to impose as small of a burden on the existing uses surrounding the Property as possible. Applicant is committed to working with the community and Gwinnett County to address any concerns raised.

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.



William J. Diehl



THOMPSON  
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.  
Attorneys at Law

William J. Diehl  
WDiehl@tokn.com

July 5, 2022

**VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

To the Board of Commissioners for Gwinnett County  
75 Langley Street  
Lawrenceville, GA 30046

Re: **Letter of Intent Submitted with Application for Change in Conditions**

To the Board of Commissioners, Planning Commission, and Staff,

This office has the privilege of representing the Applicant, Old Atlanta Commerce, LLC ("Applicant"), in connection with its request for a special use permit enclosed herewith (the "Application"). Applicant seeks to develop a self-storage facility on an approximately seven (7) acre portion of property commonly known as 8080 South Rockbridge Road, the same having the Parcel Identification Number R6010 004 and R6010 061. To accomplish this development, Applicant seeks a change in conditions for the inter-parcel access condition imposed in RZC-05-043. The subject condition states: "K. Provide interparcel access throughout the development."

As the development is being proposed and as detailed in the corresponding Special Use Permit application, the Property will be subdivided from the existing residentially zoned parcel. There is no plan for interparcel access across the Property to the residential property. Neither is the commercial development intended to be developed into separate commercial spaces. Seemingly, this condition was imposed based on the belief that the Property would be developed as four adjacent commercial parcels. Because this development proposes a single development with access to the entire commercially zoned property, the condition is not necessarily,

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.

William J. Diehl

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7/7/2022

OLD ATLANTA COMMERCE, LLC'S RESPONSE TO  
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- 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 Property is bordered by residential and commercial properties. The proposed use is less intensive than the adjacent commercial property on Georgia Highway 124 and will cause less of an impact to existing public facilities. The low intensity use is consistent with the spirit of the 2040 Unified Plan.

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

No. This proposal is in keeping with the existing land use and will not materially affect the surrounding uses. First, the use is not intensive and will largely be passive. The use will not affect existing commercial properties. Landscaping borders and differences in elevation will largely prevent the use of the Property from being visible from South Rockbridge Road, a public two-lane road. Decorative fencing and gated access will add to the aesthetics of the development.

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

The Property has limited economic use as currently zoned. The Property is zoned C-2 but has remained undeveloped since the zoning change was made in 2005. The market for commercial uses permitted by the c-2 zoning is limited.

- 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:

No. The proposed use of the Property will have no impact on schools. The Property will have limited impact on traffic. Ingress and egress will be limited to Georgia Highway 124, a four-lane highway. Being primarily intended for long-term storage, daily trips in and out of the facilities will be limited and typically will occur during off-peak traffic times.

**RECEIVED**

7/7/2022

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

Yes. The 2040 Unified Plan identifies the Property as within the Established Neighborhood character area. While that character area primarily contemplates residential uses, neighborhood serving commercial uses are permissible. As a matter of right, the property owner could seek other more intensive uses on the Property contemplated by the C-2 zoning designation. The proposed use here, however, is a low-intensity use that will have minimal impact on existing uses.

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 Property is located along a commercial corridor developing along Georgia Highway 124. While the uses behind the highway are primarily residential, along the highway commercial development is occurring to service the growing population in the area. This proposed development is a low-intensity commercial use that will not affect surrounding residential uses.

**RECEIVED**

7/7/2022

OLD ATLANTA COMMERCE, LLC'S RESPONSE TO  
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes. The change in conditions concerns interparcel access and contemplates a subdivision of commercial uses on the Property. The proposed development will a single use and development and therefore, no condition concerning interparcel access is necessary. Access from the residential portion of the parcel would be inconsistent with the residential use.

- B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No. Eliminating the interparcel access condition will not affect adjacent property. In fact, it will separate the residential and commercial uses on the property.

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

The Property has limited economic use as currently zoned. The condition was envisioned for a multi-unit commercial development—requiring that parking lots be connected. Multi-unit commercial development is not viable and therefore the condition burdens the Property.

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

No. Removing the condition will have no impact on utilities, transportation, or schools.

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

Yes. The 2040 Unified Plan identifies the Property as within the Established Neighborhood character area. Removing the condition allows for a single commercial use on the property without requiring connectivity with the residential portion of the parcel.

**RECEIVED**

7/7/2022

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 CHANGE IN CONDITIONS.

The Property is located along a commercial corridor developing along Georgia Highway 124. While the uses behind the highway are primarily residential, along the highway commercial development is occurring to service the growing population in the area. This proposed development is a low-intensity commercial use that will not affect surrounding residential uses.

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

**[attached]**



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

<b>TRC Meeting Date:</b>		8.17.22
Department/Agency Name:		Transportation
Reviewer Name:		Brent Hodges
Reviewer Title:		Construction Manager 1
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>
Case Number:		CIC2022-00024 and SUP2022-00049
Case Address:		8070 and 8080 South Rockbridge Road
<b>Comments:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	South Rockbridge Road is a major collector. ADT = 6,501.	
2	10.3 miles to nearest transit facility (#2335429) Rockbridge Road and Lawrenceville Highway.	
3	A 5' sidewalk will be required along the property frontage of South Rockbridge Road (Gwinnett County portion).	
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
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**Note:** Attach additional pages, if needed

Revised 7/26/2021



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

<b>TRC Meeting Date:</b>		8/17/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.Pappas@GwinnettCounty.com">Michael.Pappas@GwinnettCounty.com</a>		
Case Number:		CIC2022-00024 & SUP2022-00049		
Case Address:		8070 and 8080 South Rockbridge Road		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The development may connect to an existing 12-inch water main located on the west right-of-way of South Rockbridge Road.			
<b>2</b>	Sewer: Site to be developed on septic. There is no Gwinnett County sewer in this area.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
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<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				

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

*Revised 7/26/2021*

DeKalb County

6010 061  
6010 004

S ROCKBRIDGE RD

ROCKBRIDGE RD

HORSESHOE BND

12 Inch

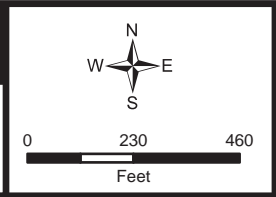
LEGEND

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

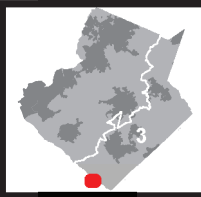
CIC2022-00024 & SUP2022-00049

C-2

# Water & Sewer Utility Map



LOCATION



**Water Comments:** The development may connect to an existing 12-inch water main located on the west right-of-way of South Rockbridge Road.

**Sewer Comments:** Site to be developed on septic. There is no Gwinnett County sewer in this area.

**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:** Proposals 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 22, 2022, as well as the 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 G: Maps**

**[attached]**



S ROCKBRIDGE RD

ROCKBRIDGE RD (HWY 124)

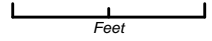
DeKalb  
County

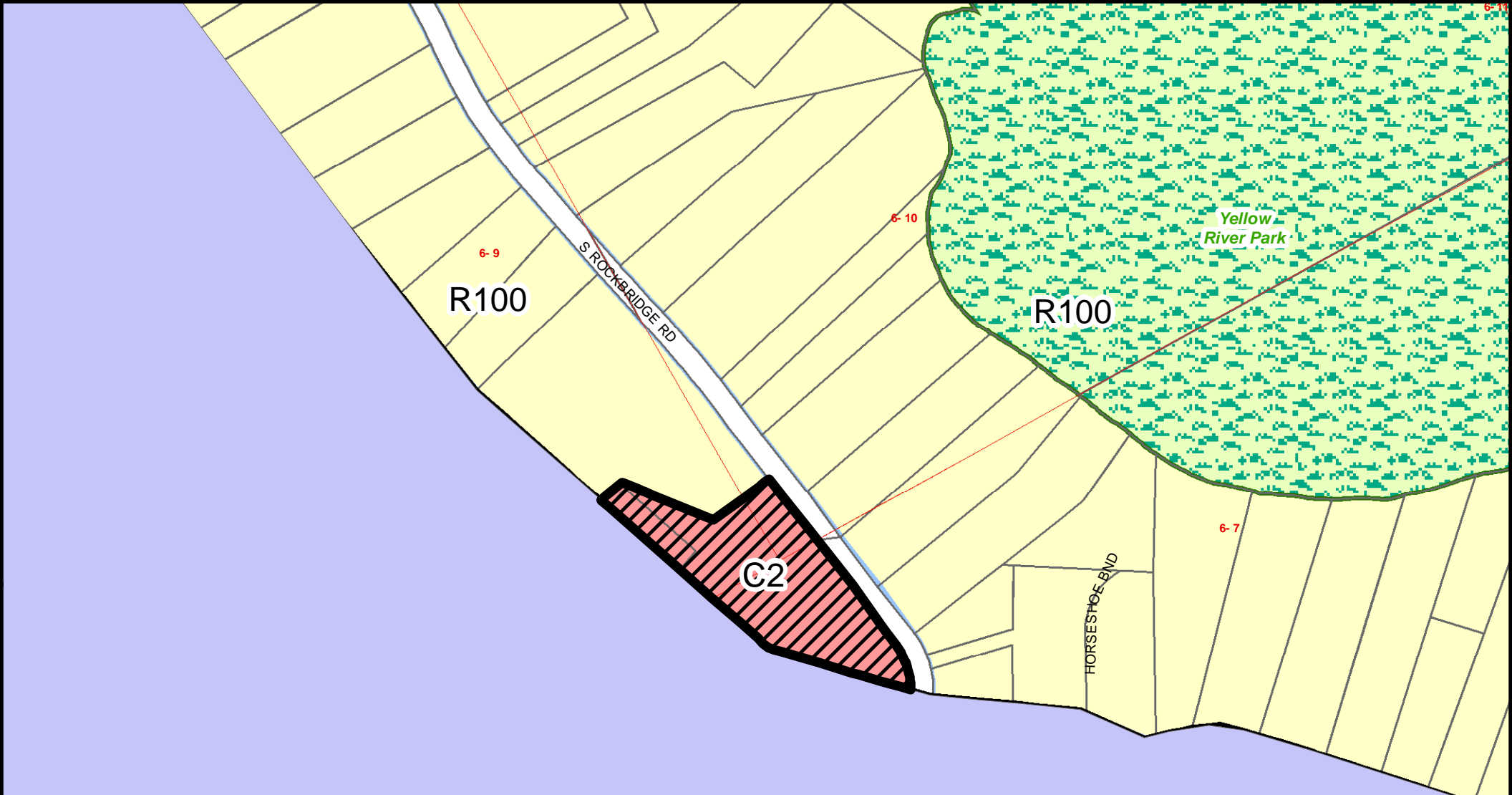


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Printed: July 25, 2022





DEKALB  
COUNTY

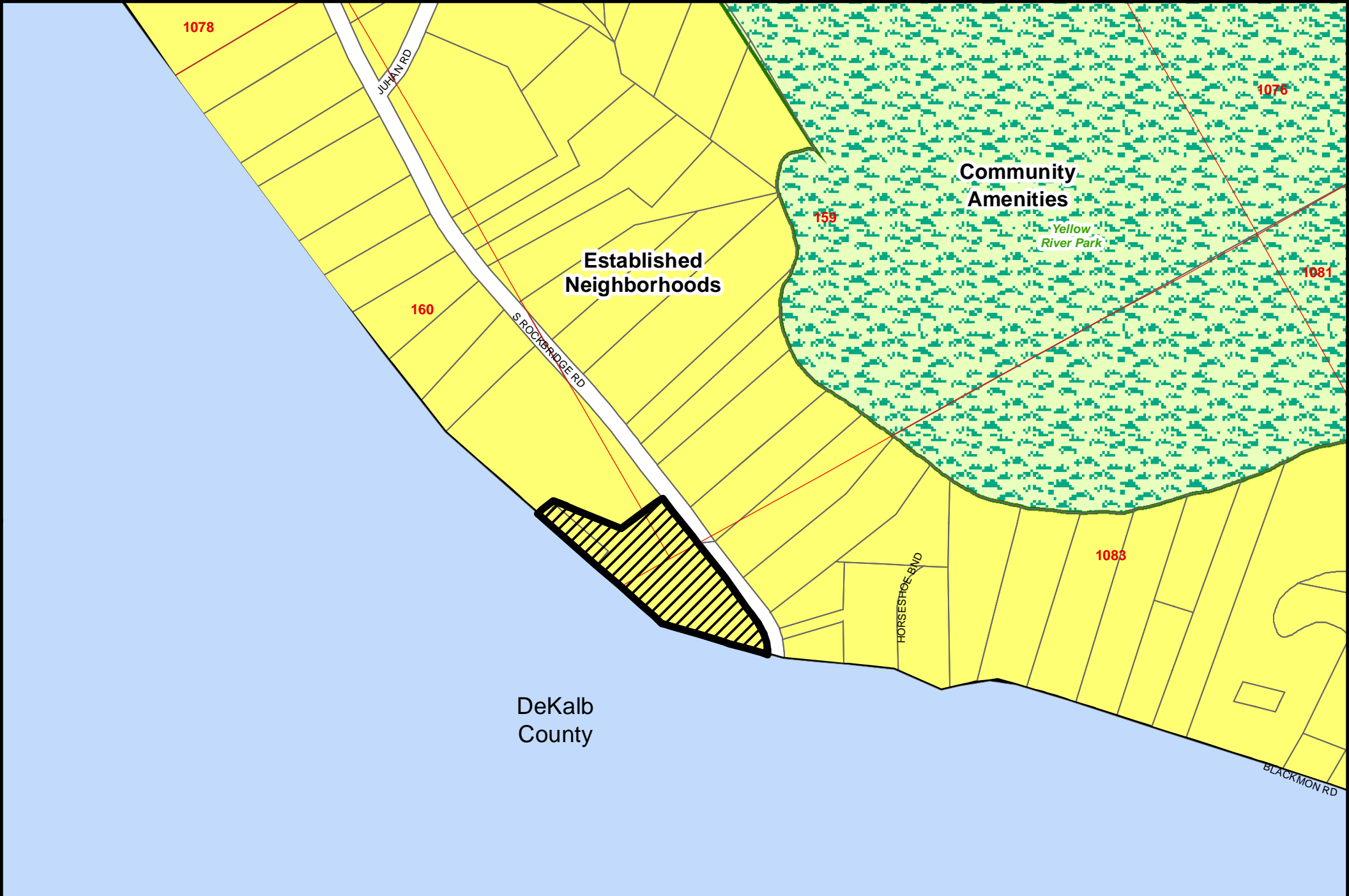


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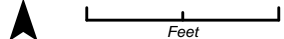




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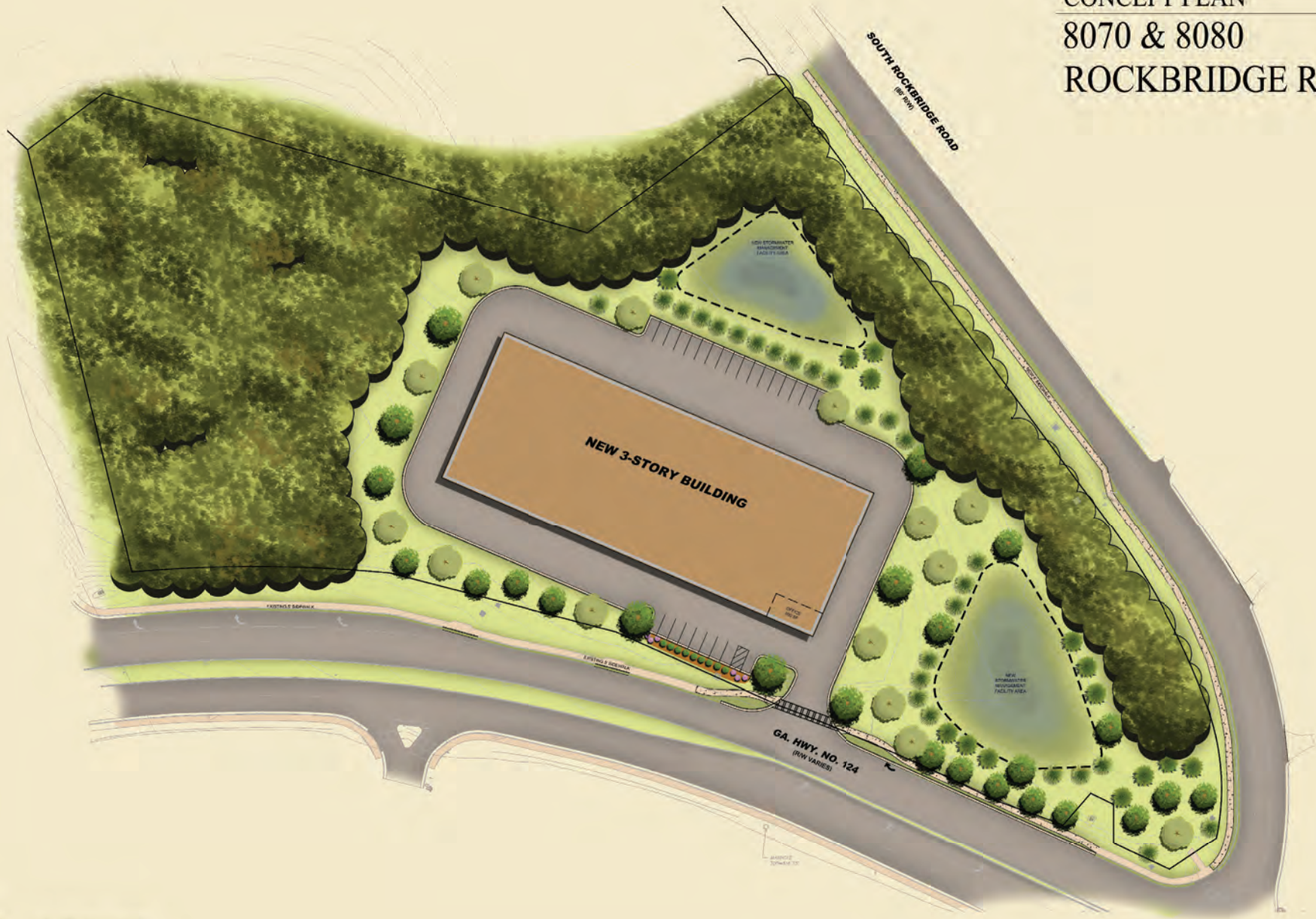
CIC2022-00024 & SUP2022-00049 600

Printed: July 25, 2022

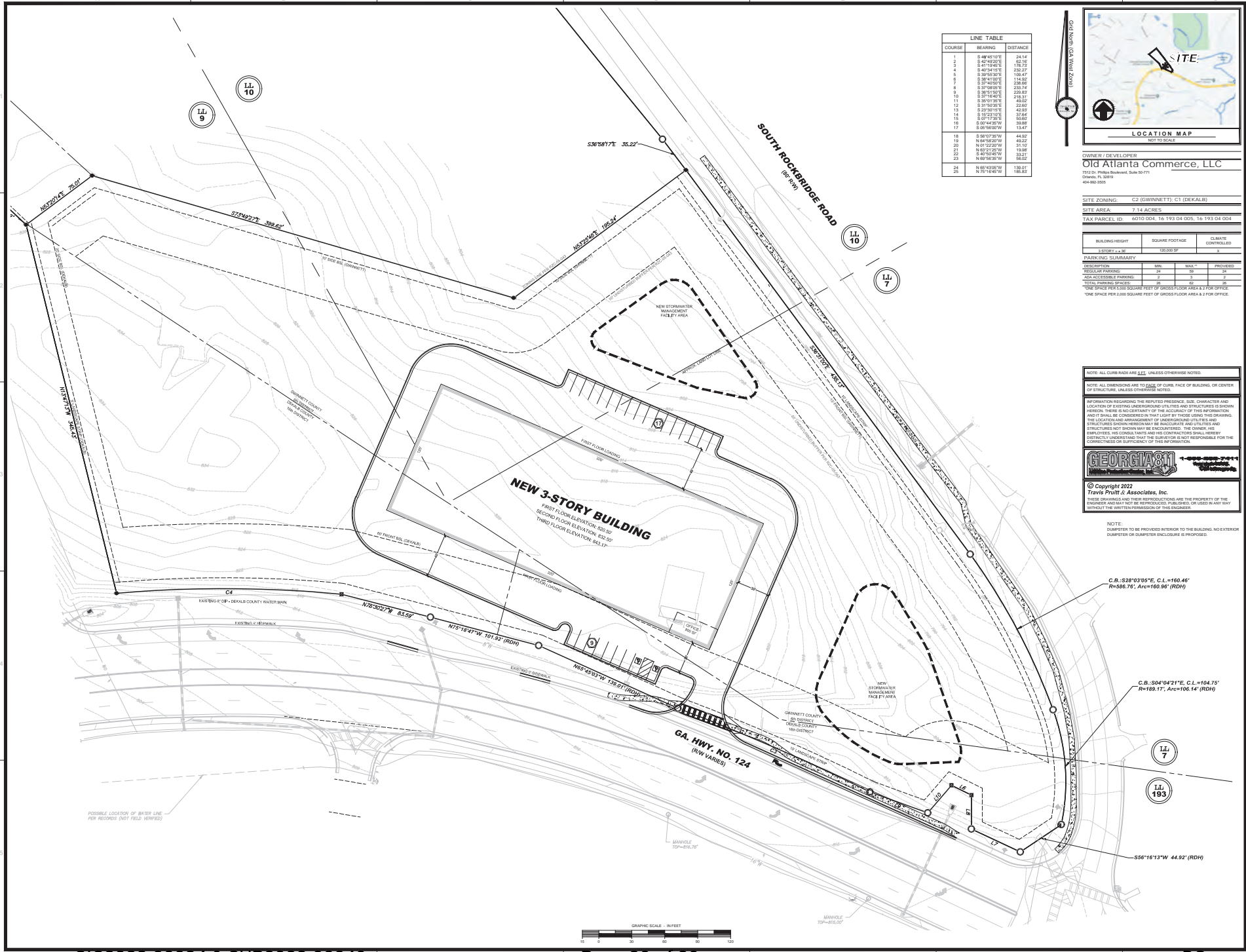


**Exhibit H: Site Plan Dated October 4, 2022  
[attached]**

CONCEPT PLAN  
8070 & 8080  
ROCKBRIDGE ROAD



4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770)416-7511  
Fax: (770)416-6759  
www.travispruitt.com



COURSE	BEARING	DISTANCE
1	S 44°12'00"E	14.14
2	S 42°42'00"E	62.16
3	S 38°52'00"E	152.47
4	S 40°34'15"E	232.27
5	S 38°52'00"E	152.47
6	S 37°43'00"E	238.86
7	S 37°00'00"E	233.74
8	S 37°15'00"E	229.83
9	S 31°18'00"E	232.31
10	S 31°00'00"E	222.60
11	S 23°00'00"E	232.62
12	S 15°23'12"E	37.84
13	S 07°17'00"E	25.62
14	S 00°44'30"W	39.89
15	S 00°00'00"W	13.47
16	S 56°07'38"W	44.92
17	N 64°18'20"W	43.22
18	N 01°22'00"W	31.10
19	N 82°12'00"W	13.98
20	N 40°50'45"W	33.21
21	N 60°58'30"W	46.62
22	N 65°43'00"W	139.01
23	N 75°16'45"W	126.52



OWNER / DEVELOPER  
**Old Atlanta Commerce, LLC**  
 7132 N. Peachtree Dunwoody, Suite 50011  
 Dunwoody, GA 30328

SITE ZONING: C2 (GWINNETT); C1 (DEKALB)  
 SITE AREA: 7.14 ACRES  
 TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004

BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
3 STORY +/- SF	120,000 SF	X

DESCRIPTION	MIN	MAX	PROVIDED
REGULAR PARKING	34	50	24
ADA ACCESSIBLE PARKING	2	2	2
TOTAL PARKING SPACES	36	52	26

1 ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.  
 1 ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.

NOTE: ALL CURB RADI AND L.L. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE PERMITTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THESE ENDORSEMENTS OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE LIGHT OF THESE BEING THE DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUPERVISION OF THIS INFORMATION.



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 Travis Pruitt & Associates, Inc.

NOTE:  
 DUMPSTER TO BE PROVIDED EXTERIOR TO THE BUILDING. NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.

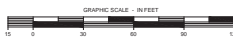
C.B. S28°03'05"E, C.L.=160.46'  
 R=586.76', Arc=160.96' (RDH)

C.B. S04°04'21"E, C.L.=104.75'  
 R=189.17', Arc=106.14' (RDH)

LL 7

LL 193

S56°16'13"W 44.92' (RDH)



**REVISIONS**

NO.	DATE	DESCRIPTION
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**ZONING SITE PLAN**

**8070 & 8080 ROCKBRIDGE ROAD**

8070 ROCKBRIDGE ROAD (SOUTHWEST LANE) LOT 18, 7611 ROCKBRIDGE ROAD (SOUTHWEST LANE), GWINNETT COUNTY LAND LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Fig. The Firm  
 Travis Pruitt & Associates, Inc.  
 DATE: 06/02/2022  
 SCALE: 1" = 30'  
 CN: 2202702P  
 JN: 1-22-0279  
 FN: 214-E-171  
 SHEET NO: CP4

**RECEIVED**

July 19, 2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Old Atlanta Commerce, LLC</u> c/o Thompson, O'Brien, Kappler & Nasuti, PC	NAME: <u>Rockland Acquisitions, LLC</u>
ADDRESS: <u>2 Sun Court, Suite 400</u>	ADDRESS: <u>1861 American Walk</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-925-0111</u>	PHONE: <u>404 634-9713</u>
EMAIL: <u>wdiehl@tokn.com</u>	EMAIL: _____
CONTACT PERSON: <u>William J. Diehl</u> PHONE: <u>770 925-0111</u>	
CONTACT'S E-MAIL: <u>wdiehl@tokn.com</u>	

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

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>131,100 sq/ft</u>
PARCEL NUMBER(S): <u>R6010 004 &amp; R6010 061</u> ACREAGE: <u>7.14</u>
ADDRESS OF PROPERTY: <u>8080 &amp; 8070 South Rockbridge Road</u>
SPECIAL USE REQUESTED: <u>Self-Storage/Mini Warehouse</u>
_____

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

**RECEIVED**

LEGAL DESCRIPTION

7/7/2022 All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 6<sup>th</sup> District, Gwinnett County, Georgia and Land Lot 193, 16<sup>th</sup> District, DeKalb County, Georgia containing 7.14 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by: LMX, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

Begin at the true point of beginning, a point at the Northern end of the mitered intersection of the Western right of way of South Rockbridge Road (80 foot right of way) and the Northern variable right of way of Georgia Highway No. 124; thence Northerly along the right of way of Georgia Highway No. 124 the following bearings and distances:

South 56 degrees, 07 minutes, 35 seconds West for a distance of 44.92 feet;

North 64 degrees, 58 minutes, 20 seconds West for a distance of 49.22 feet;

North 01 degrees, 22 minutes, 20 seconds West for a distance of 31.10 feet;

North 63 degrees, 21 minutes, 25 seconds West for a distance of 19.98 feet;

South 40 degrees, 50 minutes, 45 seconds West for a distance of 33.21 feet;

North 69 degrees, 56 minutes, 35 seconds West for a distance of 56.02 feet;

Along a curve to the left an arc length of 190.75 feet and being subtended by a chord with a bearing of North 66 degrees, 26 minutes, 20 second West for a distance of 190.67 feet and a radius of 1,873.64 feet;

North 65 degrees, 43 minutes, 05 seconds West for a distance of 139.01 feet;

North 75 degrees, 16 minutes, 45 seconds West for a distance of 185.83 feet;

Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 degrees, 50 minutes, 10 seconds West for a distance of 204.59 feet and a radius of 1,179.46 feet to an iron pin; thence leaving said right of way North 13 degrees, 46 minutes, 10 seconds West for a distance of 345.28 feet to an iron pin found; thence North 53 degrees, 25 minutes, 30 seconds East for a distance of 75.05 feet to an iron pin set; thence South 73 degrees, 48 minutes, 35 seconds East for a distance of 399.65 feet to an iron pin set; thence North 53 degrees, 28 minutes, 00 seconds East for a distance of 195.36 feet to an iron pin set on the Western right of way of South Rockbridge Road; thence Southerly along said right of way the following bearings and distances:

Thence South 36 degrees, 51 minutes, 50 seconds East for a distance of 229.83 feet;

Thence South 37 degrees, 16 minutes, 40 seconds East for a distance of 218.31 feet;

Thence South 35 degrees, 01 minutes, 35 seconds East for a distance of 49.02 feet;

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7/7/2022

Thence South 31 degrees, 50 minutes, 35 seconds East for a distance of 22.60 feet,

Thence South 23 degrees, 30 minutes, 15 seconds East for a distance of 42.93 feet,

Thence South 15 degrees, 23 minutes, 10 seconds East for a distance of 37.64 feet,

Thence South 07 degrees, 17 minutes, 35 seconds East for a distance of 50.60 feet,

Thence South 00 degrees, 44 minutes, 35 seconds West for a distance of 39.88 feet,

Thence South 05 degrees, 56 minutes, 00 seconds West for a distance of 13.47 feet to a point at the intersection with the Northerly Right of Way of Georgia No. 124 and the true point of beginning.

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-- BASIS OF DATUM --  
N 01°02'49"W 5811.72' TO A GWINNETT COUNTY GIS MONUMENT WITH AN ELEVATION OF 761.894 (M.S.L.) (METAL DISC SET IN CONCRETE 7.2' N.W. OF JIHAN ROAD; STAMPED "2006")

TO: GREGORY D. CANZANO:  
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 8, 11a, 11b, 13, 20a, 20b AND 21.

FIELDWORK COMPLETED ON MARCH 11, 2021  
DATE OF PLAT: MAY 25, 2021



- NOTES:
- UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAT. ANY USER OF THIS PLAT IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. L&L, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED CASINGMENTS.
  - THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
  - OVERHEAD UTILITY EASEMENTS, IF ANY, ARE NOT KNOWN.
  - BOTH GWINNETT AND DEKALB COUNTIES ELECTED TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.
  - NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.
  - THIS SURVEY WAS REDUCED TO STATE PLANE COORDINATES BASED ON GWINNETT COUNTY GIS INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS FIRM'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 3).

- ZONING NOTES:
- THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN PER GWINNETT COUNTY RECORDING CASE #022-05-043.
  - BUILDING SETBACKS FOR C-2 ZONING IN GWINNETT COUNTY: 50' FROM THE RIGHT-OF-WAY OF ALL PUBLIC STREETS; SIDE: 10' OR 20' IF IT ABUTS A RESIDENTIAL DISTRICT; REAR: 15' OR 40' IF IT ABUTS A RESIDENTIAL DISTRICT.
  - THERE IS NO MINIMUM OR MAXIMUM BUILDING SPEC FOR C-2 ZONING. THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO. THERE IS A MAXIMUM OF 25 FEET OF BUILDING HEIGHT IN DEKALB CO.
  - BUILDING SETBACKS FOR C-2 ZONING IN DEKALB COUNTY: FRONT: 75' SIDE: 25' REAR: 30'
  - THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN GWINNETT COUNTY. THE BUFFER BETWEEN DISTRICTS IN DEKALB COUNTY. THESE BUFFERS AND SETBACKS ARE NOT SHOWN.

- REFERENCE DEEDS:
- DEED BOOK 5097A, PAGE 479, GWINNETT COUNTY RECORDS.
  - DEED BOOK 1965A, PAGE 722, GWINNETT COUNTY RECORDS.
  - DEED BOOK 5151B, PAGE 514, GWINNETT COUNTY RECORDS.
  - DEED BOOK 23171, PAGE 203, DEKALB COUNTY RECORDS.
  -

- REFERENCE PLATS:
- PLAT FOR WILLIS M. MITCHELL & CAROLYN S. MITCHELL, BY: CONSTRUCTION ENGINEERING ASSOCIATES, DATED: APR. 24, 1987, LAST UPDATED ON MARCH 30, 1999, RECORDED IN BOOK 448, PAGE 101-A, GWINNETT COUNTY RECORDS.
  - SURVEY FOR: WARREN R. HALL, JOSEPH D. TERRY & CLIFFORD T. GEORGINO, BY: HANSON AND KEES, LAND SURVEYORS, DATED: OCTOBER 16, 1999, RECORDED IN PLAT BOOK R, PAGE 204, GWINNETT COUNTY RECORDS.
  - SURVEY FOR: CITIZENS AND SOUTHERN FINANCIAL CORPORATION, BY: HANSON AND KEES, LAND SURVEYORS, DATED: 9-20-94.
  - PROPOSED WATER PLAN FOR: SOUTH ROCKBRIDGE ROAD, BY: LANDWORKS ASSOCIATES, INC. DATED: 9-20-94. PROVIDED BY: GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING DIVISION.
  - BOUNDARY SURVEY FOR: FIRST CITIZENS BANK & TRUST, BY: L&L, INC. DATED: JANUARY 27, 2011, JOB NO. 11-4169-040.
  - SURVEY FOR: 109 PROPERTIES, BY: SOI DEVELOPMENT SERVICES, DATED: 7/22/03.
  - ALTA/ACSM LAND SURVEY FOR: ROCKLAND ACQUISITIONS, LLC BY: L&L, INC. DATED: JULY 25, 2012, JOB NO. 12-4158-183.

COURSE	BEARING	DISTANCE
1	S 36°51'50"E	229.83'
2	S 37°16'40"E	218.31'
3	S 35°01'35"E	49.02'
4	S 25°30'15"E	22.63'
5	S 25°30'15"E	42.03'
6	S 15°23'10"E	37.64'
7	S 07°44'35"E	50.60'
8	S 00°44'35"E	39.88'
9	S 05°56'00"W	13.47'
10	S 56°07'35"W	44.92'
11	N 64°58'20"W	49.22'
12	N 01°22'20"W	31.10'
13	N 63°21'25"W	19.98'
14	S 40°50'45"W	33.21'
15	N 69°56'35"W	56.02'
16	N 65°43'05"W	139.01'
17	N 75°16'45"W	185.83'

AREA = 7.14 ACRES



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 142,233 FEET AND AN ANGULAR ERROR OF 1.56" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,233 FEET.

EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-3005 &/OR GEOMAX ZD007

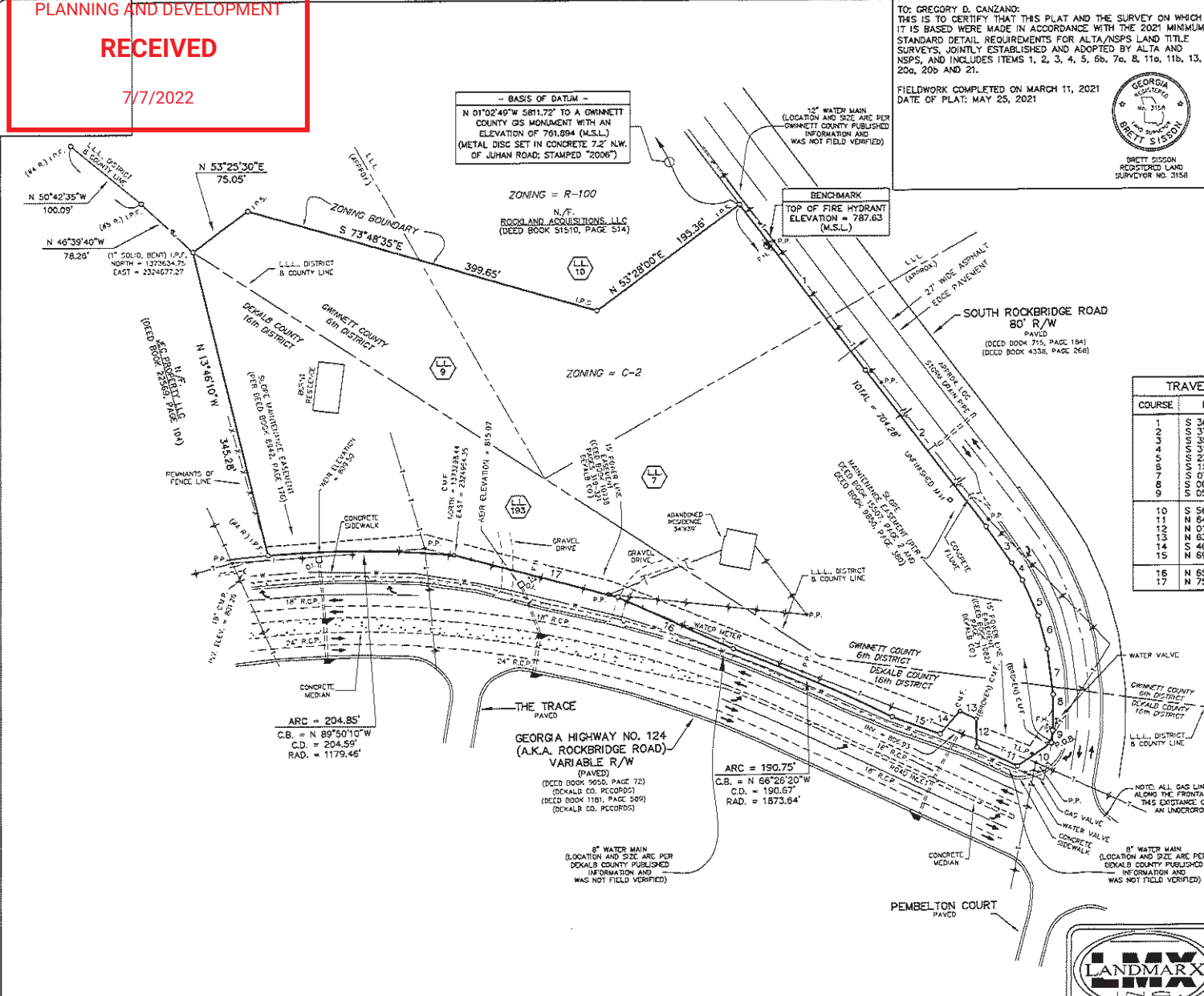
\* ALL MATTERS OF TITLE ARE EXCEPTED \*

ALTA/NSPS LAND TITLE SURVEY  
FOR:  
**GREGORY D. CANZANO**

LOCATED IN LAND LOTS 7, 8 & 10, DISTRICT - 6  
GWINNETT COUNTY, GEORGIA AND  
LAND LOT 153, DISTRICT - 16, DEKALB COUNTY, GEORGIA

PREPARED: MAY 25, 2021 | SCALE: 1" = 50 FT.  
LAST REVISED: 04C | GA LSP 000080  
DWO FILE: 2021-ALTA.dwg

DRAWING NO. 21-4168-04D  
SHEET NO. 1 OF 2



RECEIVED

7/7/2022

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 0<sup>th</sup> District, Gwinnett County, Georgia and Land Lot 193, 16<sup>th</sup> District, DeKalb County, Georgia containing 7.4 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated May 25, 2021, prepared for: Gregory D. Canzano, by LMC, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

BEGIN at the TRUE POINT OF BEGINNING, a point at the Northern end of the Intersected Intersection of the Western Right of Way of South Rockbridge Road (80 foot Right of Way) and the Northern Variable Right of Way of Georgia Highway No. 124; thence Northerly along the Right of Way of Georgia Highway No. 124 the following bearings and distances:

- South 56 Degrees 07 Minutes 25 Seconds West for a distance of 44.02 feet;
- North 64 Degrees 52 Minutes 20 Seconds West for a distance of 49.22 feet;
- North 01 Degrees 22 Minutes 20 Seconds West for a distance of 31.10 feet;
- North 60 Degrees 21 Minutes 25 Seconds West for a distance of 19.98 feet;
- South 40 Degrees 50 Minutes 45 Seconds West for a distance of 33.22 feet;
- North 69 Degrees 28 Minutes 25 Seconds West for a distance of 50.02 feet;
- Along a curve to the left an arc length of 120.75 feet and being subtended by a chord with a bearing of North 06 Degrees 20 Minutes 20 Seconds West for a distance of 190.67 feet and a radius of 1871.64 feet;
- North 65 Degrees 48 Minutes 00 Seconds West for a distance of 138.01 feet;
- North 75 Degrees 16 Minutes 45 Seconds West for a distance of 185.83 feet;
- Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 Degrees 50 Minutes 10 Seconds West for a distance of 204.59 feet and a radius of 1170.46 feet to an iron pin then leaving said Right of Way North 10 Degrees 46 Minutes 10 Seconds West for a distance of 345.78 feet to an iron pin found thence North 53 Degrees 25 Minutes 30 Seconds East for a distance of 75.00 feet to an iron pin set; thence South 73 Degrees 48 Minutes 35 Seconds East for a distance of 198.05 feet to an iron pin set; thence North 73 Degrees 28 Minutes 00 Seconds East for a distance of 379.36 feet to an iron pin set on the Western Right of Way of South Rockbridge Road; thence Southerly along said Right of Way the following bearings and distances:
- South 36 Degrees 51 Minutes 50 Seconds East for a distance of 229.83 feet;
- South 27 Degrees 16 Minutes 40 Seconds East for a distance of 228.11 feet;

- South 35 Degrees 01 Minutes 35 Seconds East for a distance of 49.05 feet;
- South 31 Degrees 50 Minutes 35 Seconds East for a distance of 22.60 feet;
- South 23 Degrees 30 Minutes 15 Seconds East for a distance of 42.93 feet;
- South 15 Degrees 23 Minutes 10 Seconds East for a distance of 37.64 feet;
- South 07 Degrees 17 Minutes 25 Seconds East for a distance of 50.60 feet;
- South 00 Degrees 44 Minutes 25 Seconds West for a distance of 30.98 feet;
- South 05 Degrees 36 Minutes 00 Seconds West for a distance of 114.7 feet to a point at the intersection with the Northern Right of Way of Georgia Highway No. 124 and the TRUE POINT OF BEGINNING.

- FIELD BOOK: IRL PAGE: 13 FILE: 16388  
FIELD BOOK: IRL PAGE: 13
- LEGEND:
- 1) I.P.S. = IRON PIN SET (EPR)
  - 2) I.P.F. = IRON PIN FOUND
  - 3) R. = REINFORCING BAR
  - 4) A. = ARC
  - 5) RAL = RADIAL
  - 6) RI = RADIAL
  - 7) N.R. = NOT RADIAL
  - 8) M.K. = MANHOLE
  - 9) D.I. = DROP INLET
  - 10) B.L. = BUILDING LINE
  - 11) R.W. = RIGHT OF WAY
  - 12) J.B. = JUNCTION BOX
  - 13) F.X. = FIRE HYDRANT
  - 14) L.L.L. = LAND LOT LINE
  - 15) C.B. = CHORD BEARING
  - 16) C.D. = CHORD DISTANCE
  - 17) N.P. = NEW OR FORMERLY
  - 18) S.C. = SANITARY SEWER
  - 19) S.C.E. = SANITARY SEWER EASEMENT
  - 20) P.P. = POWER & (OR) PHONE POLE
  - 21) D.E. = DRAINAGE EASEMENT
  - 22) C. = CENTERLINE
  - 23) P. = PROPERTY LINE
  - 24) ———— = OVERHEAD POWER LINE
  - 25) ———— = OVERHEAD PHONE LINE
  - 26) ———— = FENCE (APPROX. LOC)
  - 27) ———— = E. STREAM (APPROX. LOC)
  - 28) ———— = E. DITCH (APPROX. LOC)
  - 29) [Symbol] = INDICATED STREET HAZARD
  - 30) S.W.B. = STREAM BANK BUFFER
  - 31) S.W.B. = STATE WATERS BUFFER
  - 32) G.T. = GRASS TOP
  - 33) C.M.P. = CORRUGATED METAL PIPE
  - 34) R.C.P. = REINFORCED CONCRETE PIPE
  - 35) C.M.F. = CONCRETE MONUMENT FOUND
  - 36) N.P. = NAIL FOUND
  - 37) T.L.P. = TRAFFIC LIGHT POLE
  - 38) S.F.P. = STEEL FENCE POST
  - 39)
  - 40)

TITLE NOTES TO ADDRESS SPECIAL EXCEPTIONS IN SCHEDULE B OF THE TITLE POLICY ISSUED BY: NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 3/25/2021, COMMITMENT NO. 7397.00001.

8. EASEMENT FROM CYRIL WORGAN TO GEORGIA POWER COMPANY DATED SEPTEMBER 16, 1949, FILED DECEMBER 1, 1949 AND RECORDED IN DEED BOOK 792 PAGE 307, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 792, PAGE 307 IS FOR A NONSPECIFIC POWER LINE.

9. RIGHT OF WAY DEED AND EASEMENT FOR DRAINAGE FROM CYRIL WORGAN TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED DECEMBER 10, 1955, FILED APRIL 2, 1956 AND RECORDED IN DEED BOOK 1181 PAGE 5DP, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 1181, PAGE 5DP IS FOR THE RIGHT-OF-WAY OF GA. HIGHWAY NO. 124, AND HAS BEEN ENCUMBERED BY SUCCESSIONAL RIGHT-OF-WAY ACQUISITIONS.

10. RIGHT OF WAY EASEMENT FROM H.W. SOUTHER AND NANCY MICHELLE SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 14, 1981, RECORDED JUNE 16, 1981 IN DEED BOOK 4488 PAGE 26, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 4488, PAGE 26 IS FOR A NONSPECIFIC POWER LINE.

11. RIGHT OF WAY DEED AND RELINQUISHMENT OF ACCESS RIGHTS AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM APRIL W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED APRIL 9, 1996, AND RECORDED APRIL 9, 1996 IN DEED BOOK 8943 PAGE 176, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 8942, PAGE 176 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY OF GA. HIGHWAY NO. 124.

THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.

12. RIGHT OF WAY DEED AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JUNE 26, 1996, AND RECORDED JULY 3, 1996 IN DEED BOOK 9050 PAGE 72, DEKALB COUNTY RECORDS.

DEED BOOK 9050, PAGE 72 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF GA. HIGHWAY NO. 124.

THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.

DRIVEWAY EASEMENTS ARE FOR CONSTRUCTION OF DRIVEWAYS, NOT MAINTENANCE AND ARE NOT SHOWN.

13. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C.W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 9850 PAGE 308, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 9850, PAGE 308 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF SOUTH ROCKBRIDGE ROAD.

THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.

14. EASEMENT FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER AND HOWER WILLIAM SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 30, 1999, AND RECORDED MAY 26, 1999 IN DEED BOOK 10738 PAGE 319, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 10738, PAGE 319 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.

15. EASEMENT FROM CYRIL W. MORGAN, AND CLARA MAE MORGAN TO GEORGIA POWER COMPANY, DATED MARCH 26, 1999, AND RECORDED JULY 15, 1999 IN DEED BOOK 10877 PAGE 71, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 10877, PAGE 71 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.

16. SANITARY SEWER EASEMENT FROM P & W STONERIDGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO E.G.B.P. DEVELOPMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 5, 2004, AND RECORDED MAY 11, 2004 IN DEED BOOK 16123 PAGE 93, DEKALB COUNTY, GEORGIA RECORDS.

DEED BOOK 16123, PAGE 93 GRANTS A SANITARY SEWER EASEMENT FOR SERVICES TO THE PARENT TRACT OF THE SUBJECT PROPERTY. THIS EASEMENT IS OVER 500 FEET TO THE NORTH AND DOES NOT REACH THE SUBJECT PROPERTY.

17. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM E.D. SHONE, BETTY J. JETT, DORIS E. GAGE AND CYRIL W. MORGAN TO GWINNETT COUNTY, DATED JUNE 4, 1973, AND FILED AUGUST 27, 1973 AND RECORDED IN DEED BOOK 715 PAGE 184, GWINNETT COUNTY, GEORGIA RECORDS.

DEED BOOK 715, PAGE 184 CREATES THE 80' RIGHT-OF-WAY OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.

18. EASEMENT FROM CYRIL WORGAN TO GEORGIA POWER COMPANY, DATED SEPTEMBER 27, 1983, AND RECORDED NOVEMBER 16, 1983 IN DEED BOOK 2670 PAGE 231, GWINNETT COUNTY, GEORGIA RECORDS.

DEED BOOK 2670, PAGE 231 IS FOR A NONSPECIFIC POWER LINE.

19. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM CYRIL W. MORGAN TO GWINNETT COUNTY, DATED MAY 22, 1987, AND RECORDED IN DEED BOOK 4338 PAGE 268, GWINNETT COUNTY, GEORGIA RECORDS.

DEED BOOK 4338, PAGE 268 IS FOR THE REALIGNMENT OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.

20. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C.W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 15507 PAGE 2, GWINNETT COUNTY, GEORGIA RECORDS.

DEED BOOK 15507, PAGE 2 IS TO ACQUIRE EASEMENTS FOR SOUTH ROCKBRIDGE ROAD.

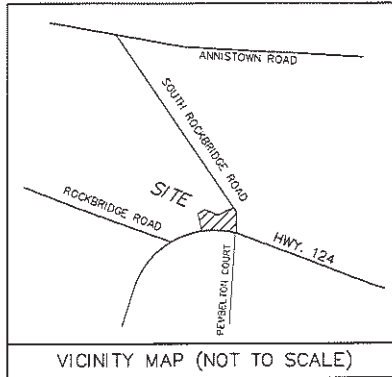
THE MAINTENANCE EASEMENT IS SHOWN AND NOTED.

NOTES:

- 1) UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAN. ANY USER OF THIS PLAN IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-286-7411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. LMC, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED EASEMENTS.
- 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3) OVERHEAD UTILITY EASEMENTS, IF ANY, ARE NOT SHOWN.
- 4) BOTH GWINNETT AND DEKALB COUNTIES DECLINED TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.
- 5) NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.
- 6) THIS SURVEY WAS RECORDED TO STATE PLANE COORDINATES BASED ON GWINNETT COUNTY'S INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS FIRM'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 3).

ZONING NOTES:

- 1) THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN PER GWINNETT COUNTY ZONING CASE #RZC-05-044.
- 2) BUILDING SETBACKS FOR C-2 ZONING IN GWINNETT COUNTY: 50' FROM THE RIGHT-OF-WAY OF ALL PUBLIC STREETS; 10' OR 20' IF ADJACENT A RESIDENTIAL DISTRICT; REAR: 15' OR 40' IF ADJACENT A RESIDENTIAL DISTRICT.
- 3) THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING. THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO.
- 4) BUILDING SETBACKS FOR C-2 ZONING IN DEKALB CO.: FRONT: 75'; SIDE: 25'; REAR: 30'.
- 5) THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN GWINNETT COUNTY. THE BUFFER IS 50' IN DEKALB COUNTY. THESE BUFFERS ARE NOT SHOWN.



"F.E.M.A. OFFICIAL FLOOD HAZARD MAP", GWINNETT COUNTY, GEORGIA, COMMUNITY NO. 136382, PAGE 150E, DATED 5-29-06, AND "F.E.M.A. OFFICIAL FLOOD HAZARD MAP", DEKALB COUNTY, GEORGIA, COMMUNITY NO. 130055, PAGE 116K, DATED 12-16-16, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



ALTA/NSPS LAND TITLE SURVEY  
-F-P-  
GREGORY D. CANZANO  
LOCATED IN LAND LOTS: 7, 9 & 10, DISTRICT - 6  
GWINNETT COUNTY, GEORGIA AND  
LAND LOT 193, DISTRICT - 16, DEKALB COUNTY, GEORGIA  
PREPARED: MAY 20, 2021 | SCALE: 1" = 50 FT.  
LAST REVISED BY: | 1 GA. LSP. 000080  
DWG FILE: 2021-ALTA.04d  
DRAWING NO. 21-4168-04D  
SHEET NO. 2 OF 2

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
RECEIVED**  
  
July 19, 2022

LINE	COURSE	BEARING	DISTANCE
1	S 48°46'10"E	54.14	
2	S 47°49'24"E	52.78	
3	S 47°19'42"E	133.73	
4	S 39°58'30"E	159.47	
5	S 38°41'12"E	232.27	
6	S 37°45'05"E	238.89	
7	S 37°08'55"E	234.74	
8	S 35°13'30"E	223.85	
9	S 33°18'40"E	223.31	
10	S 31°15'30"E	22.80	
11	S 29°30'12"E	43.92	
12	S 27°21'10"E	37.64	
13	S 25°21'20"E	30.88	
14	S 23°17'10"E	37.64	
15	S 21°17'20"E	30.88	
16	S 19°14'00"W	35.98	
17	S 17°14'00"W	35.98	
18	S 15°10'30"W	44.92	
19	N 01°58'00"W	49.22	
20	N 01°22'30"W	31.10	
21	N 01°31'10"W	33.96	
22	N 01°39'30"W	35.21	
23	N 01°46'30"W	36.02	
24	N 05°43'00"W	130.01	
25	N 07°18'40"W	130.01	



NO.	DATE	DESCRIPTION
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OWNER / DEVELOPER  
**Old Atlanta Commerce, LLC**  
7710 N. Peachtree Dunwoode, Suite 20111  
Dunwoode, GA 30339  
404-483-3255

REGISTERED ENGINEER / ARCHITECT  
**Travis Pruitt & Associates, Inc.**  
204-408-3059  
E-mail: Pruitt@TPAA.com

SITE ZONING: C2 (GWINNETT) / C1 (DEKALB)  
SITE AREA: 7.14 ACRES  
TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004

**BUILDING SUMMARY**

DESCRIPTION	BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
BUILDING 'A'	2 STORY + 30'	68,000 SF	X
BUILDING 'B'	1 STORY + 10'	3,000 SF	
BUILDING 'C'	1 STORY + 10'	3,000 SF	
BUILDING 'D'	1 STORY + 10'	3,000 SF	
BUILDING 'E'	1 STORY + 10'	4,800 SF	
BUILDING 'F'	1 STORY + 10'	4,800 SF	
BUILDING 'G'	1 STORY + 10'	3,500 SF	
BUILDING 'H'	1 STORY + 10'	1,000 SF	
BUILDING 'I'	1 STORY + 10'	3,200 SF	
BUILDING 'J'	1 STORY + 10'	4,800 SF	
BUILDING 'K'	1 STORY + 10'	1,400 SF	
TOTAL		137,100 SF	

**PARKING SUMMARY**

TYPE	MIN	MAX	PROVIDED
REGULAR PARKING	26	63	26
ADA ACCESSIBLE PARKING	2	3	2
TOTAL PARKING SPACES	28	66	28

ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA

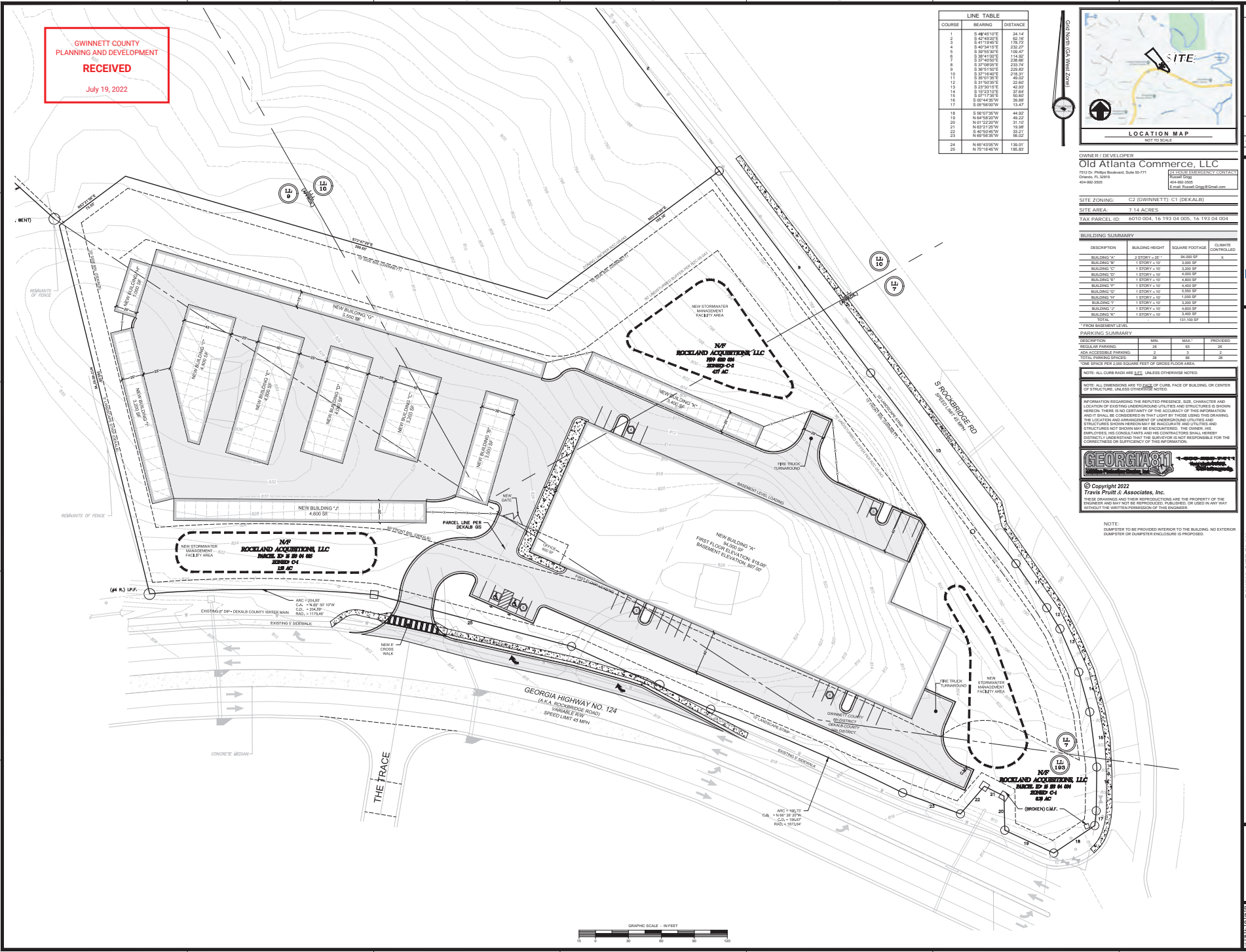
NOTE: ALL CURB RADIUS ARE 1:12, UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.  
INFORMATION REGARDING THE REVISED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THE RISK OF THE CONTRACTOR. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCASEMENTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SUPERVISOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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Travis Pruitt & Associates, Inc.  
NO WARRANTIES OR REPRESENTATIONS ARE MADE BY THIS DRAWING OR ANY PART THEREOF AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ORGANIZATION.

NOTE:  
DUMPSTER TO BE PROVIDED SEPARATE TO THE BUILDING. NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.



ZONING SITE PLAN  
**8070 & 8080 ROCKBRIDGE ROAD**  
 8070 ROCKBRIDGE ROAD (SOUTHWEST LAND USE 15B, WITH DISTRICT, DEKALB COUNTY), GWINNETT COUNTY LANDS (C1, C2, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25)  
 SHEET NO. CP4

**RECEIVED**

7/7/2022

OLD ATLANTA COMMERCE, LLC'S RESPONSE TO  
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- 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 Property is bordered by residential and commercial properties. The proposed use is less intensive than the adjacent commercial property on Georgia Highway 124 and will cause less of an impact to existing public facilities. The low intensity use is consistent with the spirit of the 2040 Unified Plan.

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

No. This proposal is in keeping with the existing land use and will not materially affect the surrounding uses. First, the use is not intensive and will largely be passive. The use will not affect existing commercial properties. Landscaping borders and differences in elevation will largely prevent the use of the Property from being visible from South Rockbridge Road, a public two-lane road. Decorative fencing and gated access will add to the aesthetics of the development.

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

The Property has limited economic use as currently zoned. The Property is zoned C-2 but has remained undeveloped since the zoning change was made in 2005. The market for commercial uses permitted by the c-2 zoning is limited.

- 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:

No. The proposed use of the Property will have no impact on schools. The Property will have limited impact on traffic. Ingress and egress will be limited to Georgia Highway 124, a four-lane highway. Being primarily intended for long-term storage, daily trips in and out of the facilities will be limited and typically will occur during off-peak traffic times.

**RECEIVED**

7/7/2022

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

Yes. The 2040 Unified Plan identifies the Property as within the Established Neighborhood character area. While that character area primarily contemplates residential uses, neighborhood serving commercial uses are permissible. As a matter of right, the property owner could seek other more intensive uses on the Property contemplated by the C-2 zoning designation. The proposed use here, however, is a low-intensity use that will have minimal impact on existing uses.

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 Property is located along a commercial corridor developing along Georgia Highway 124. While the uses behind the highway are primarily residential, along the highway commercial development is occurring to service the growing population in the area. This proposed development is a low-intensity commercial use that will not affect surrounding residential uses.



Thompson, O'Brien, Kappler & Nasuti, P.C.  
Attorneys at Law

---

William J. Diehl  
WDiehl@tokn.com

July 5, 2022

**VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

To the Board of Commissioners for Gwinnett County  
75 Langley Street  
Lawrenceville, GA 30046

Re: **Letter of Intent Submitted with Application for Special Use Permit to Allow  
for Self-Storage Facility and Change in Conditions**

To the Board of Commissioners, Planning Commission, and Staff,

This office has the privilege of representing the Applicant, Old Atlanta Commerce, LLC (“Applicant”), in connection with its request for a special use permit enclosed herewith (the “Application”). Applicant seeks to develop a self-storage facility on an approximately seven (7) acre portion of property commonly known as 8080 South Rockbridge Road, the same having the Parcel Identification Number R6010 004 and R6010 061. The parcel is currently residentially and commercially zoned. However, this application only concerns that portion of the property that is located in Gwinnett County and currently zoned C-2; the exact boundary of the property is more particularly described in the survey and legal description enclosed with this Application (the “Property”).

The Property in Gwinnett County is bordered on two sides by South Rockbridge Road and Georgia Highway 124. Georgia Highway 124 is a four-lane divided highway along the southern border with the Property. The Property is divided between Gwinnett and DeKalb Counties. Approximately 5 acres are in Gwinnett County.

The proposed development would improve upon vacant C-2 zoned property to develop a self-storage facility. Proposed improvements include a two-story, climate-controlled storage facility and ten (10) surrounding one-story facilities with exterior access. The office will keep regular business hours. Afterward, building access will be limited to those individuals with property on the location. The site development has been designed to ensure that road-facing development is attractive and exceeds the development standards of the surrounding properties. The building will be constructed to meet and/or exceed Category 1 Architectural Design Standards.

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July 5, 2022

Page 2 of 3

7/7/2022

Additionally, Applicant proposes to install extensive landscaping features aimed at ensuring the development meets the high standards for development in the area. The applicant's landscaping plan is enclosed with this application.

The intersection of South Rockbridge Road and Georgia Highway 124 is a commercial corridor with high traffic counts and numerous surrounding intensive commercial uses. Along the Property's western border, in DeKalb County, is a commercial strip-mall facility with various commercial uses, including retail, institutional, and restaurant businesses. The DeKalb County portion of the property is zoned C1 and permits, as a matter of right, the development contemplated in the Application.

Applicant submits that the development is also consistent with the 2040 Unified Plan. The comprehensive plan places the Property in the Established Neighborhood Character Area, which is primarily intended for residential uses with neighborhood-serving commercial and institutional developments integrated into the residential portions of the character area. The Property was zoned C-2 by an application submitted in 2005, RZC-05-043. That application envisioned four commercial buildings along Ga. Highway 124.

The Property has remained undeveloped since the 2005 application. Since then, at least two zoning applications have been submitted and denied concerning the Property (and adjoining pieces of the Property). One application for multi-family residential zoning was denied in 2019. Another application for recreational vehicle storage facility was denied in 2021.

High intensity commercial uses are being had on surrounding commercial property in DeKalb County. That development leverages the high vehicular traffic counts seen in the area. Highway 124 sees has an annual average daily traffic (AADT) of 31,500 vehicles per day (VPD). Similarly, South Rockbridge Road is classified as a Major Collector Street by the Gwinnett County Transportation Department (AADT of 7,900 VPD).

Though the traffic count creates a market for commercial uses, the proposed use here is not expected to materially increase the burden on public infrastructure. Self-storage facilities are minimally intensive, passive, and will not impact the existing uses surrounding the Property. Further, ingress and egress will be limited from Georgia Highway 124, thereby limiting the traffic impact the development will have on the surrounding uses. Further, Applicant has committed both to building and landscaping plans that will ensure that the development is attractive and of high quality.

Other "neighborhood commercial uses," however, would be expected to see significantly more traffic, particularly at peak traffic times. The development and site plan submitted with the 2005

rezoning, for example, showed four separate commercial buildings with four access points along Ga. Highway 124. Certainly, that more intensive-use development—which, would be permitted as a matter of right—is less consistent with the comprehensive plan than the passive self-storage use proposed in this Application.

Neither is the proposed use inconsistent with the Established Neighborhood character area. Existing self-storage facilities in the vicinity of the Property, such as 5151 Anniston Road (PIN 6043 207), are in same character area. Both are along high traffic-count intersections of local transportation arteries. Both exist next to adjoining residential properties. The proposed development here, however, will utilize modern and more stringent architectural guidelines and will incorporate the landscaping plan attached.

The development proposed in this Application is intended to impose as small of a burden on the existing uses surrounding the Property as possible. Applicant is committed to working with the community and Gwinnett County to address any concerns raised.

Very truly yours,

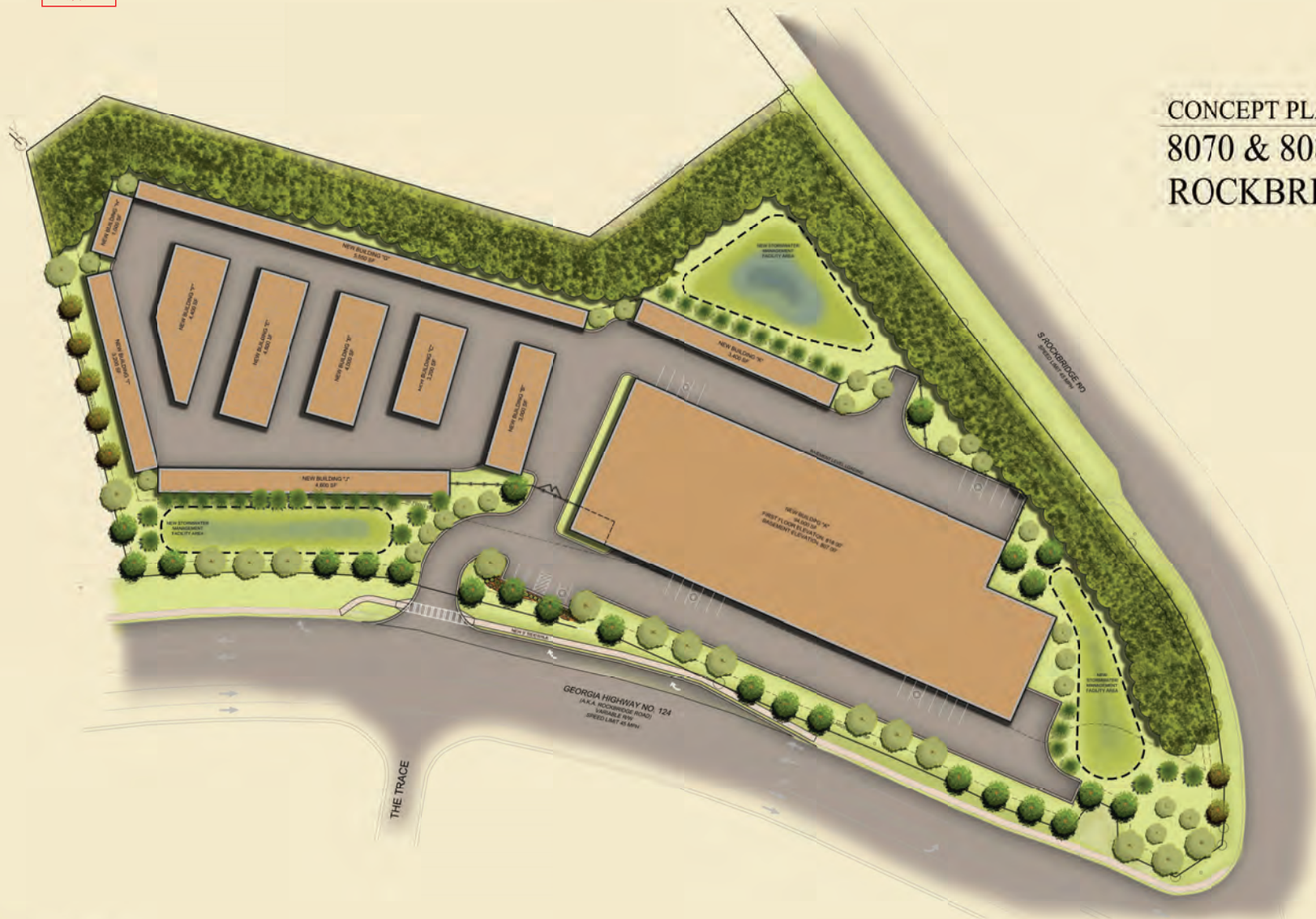
THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.



William J. Diehl

DAWSON COUNTY  
PLANNING AND DEVELOPMENT  
RECEIVED  
July 14, 2022

# CONCEPT PLAN 8070 & 8080 ROCKBRIDGE ROAD



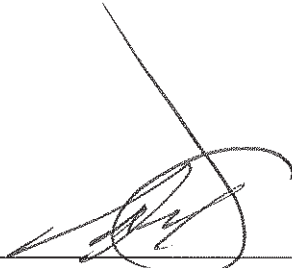
4317 Park Drive, Suite 400  
Norcross, Georgia, 30093  
Phone: (770)416-7511  
Fax: (770)416-6759  
www.travispruitt.com

**RECEIVED**

7/7/2022

**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.



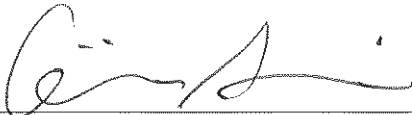
Signature of Applicant

7/5/22

Date

*Aaron M. Kaplan, Architectural Signatory*

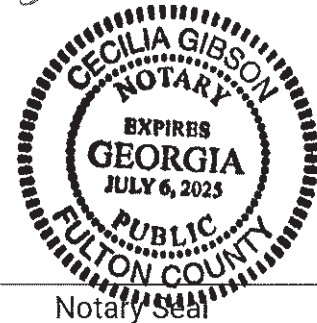
Type or Print Name and Title



Signature of Notary Public

7/6/2022

Date



Notary Seal

**RECEIVED**

7/7/2022


**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]                      7/6/22                      Aaron W. Kopylov, Attorney                      Signatory  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

[Signature]                      7/6/22                      Willen J. Diehl, Attorney  
SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature]                      7/6/2022  
SIGNATURE OF NOTARY PUBLIC                      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES     NO    Old Atlanta Commercial  
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)

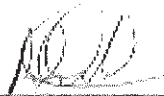
Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

7/7/2022

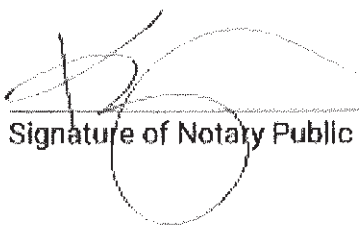
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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

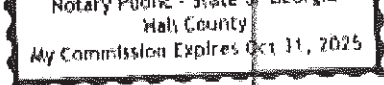
  
\_\_\_\_\_  
Signature of Property Owner

*7/5/22*  
\_\_\_\_\_  
Date

*Bob Edward Arnold* *Business Owner*  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

*7/5/2022*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary Seal

**RECEIVED**

7/7/2022

**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: RCO - 10 - 001  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      7/7/22  
Signature of Applicant      Date

William J. Dicht, Applicant's agent & Attorney  
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)

Megan Kittrell      Sr. Tax Business Manager  
NAME      TITLE

7-7-22  
DATE





**WINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

ZONING: C-2  
LOCATION: 8080 & 8070 South Rockbridge Road  
MAP NUMBER: R6010 004 & R6010 061  
ACREAGE: 7.71  
PROPOSAL: Self Storage / Mini Warehouse  
COMMISSION DISTRICT: (3) Watkins III

APPLICANT: Old Atlanta Commerce, LLC  
c/o Thompson, O'Brien, Kappler & Nasuti, PC  
2 Sun Court, Suite 400 Peachtree Corners GA 30092

CONTACT: William J Diehl PHONE: 770-925-0111

OWNER: Rockland Acquisitions, LLC  
1861 American Walk  
Lawrenceville, GA 30043  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Application Intake Evaluation Checklist  
Change-in-Conditions**

**Purpose:** This checklist is to be used to ensure that new CIC applications are complete prior to being assigned to a Case Planner for a more thorough review. This form should be completed within one business day of receipt of the application.

Date Received: 7/7/2022 Date Checklist Completed: 7/7/2022

Reviewer Initials: CA

Property is located within unincorporated Gwinnett County?  Yes or  No

(If no, the application may not be accepted)

**Confirm that the following items have been submitted (Y/N):**

- y   Completed Application Form
- y   Responses to Standards Governing the Exercise of Zoning Power
- y   Notarized Applicant's Certification
- y   Notarized Property Owner's Certification
- Application Fee
- y   Legal Description
- y   Boundary Survey
- y   Site Plan
- Reduced (8.5" x 11") copy of the site plan (if necessary)
- y   Letter of Intent
- y   Notarized Conflict of Interest Certification Form
- y   Verification of Paid Property Taxes
- y   Signed Pre-Application Form
- Traffic Impact Study (if applicable)
- Review Form for Development of Regional Impact (if applicable)

**Application Complete?**  Yes or  No

**YES?** Place a copy of the application in the Pending folder per the PC-BOC Application Acceptance and Review SOPs.

**NO?** Create an Incomplete Application Letter per the PC-BOC Application Acceptance and Review SOPs.

**NOTE:** Add this form to the front of the application.

**RECEIVED**

7/7/2022

### CHANGE IN CONDITIONS CHECKLIST

The following is a checklist of information required for submission of a Change in Conditions application. The Planning and Development Department reserves the right to reject any incomplete applications.

- Pre-Application Acknowledgement Form (if applicable)
- Application Form
- Boundary Survey
- Legal Description
- Site Plan (One (1) digital copy)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

**Additional Exhibits (if required):**

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact

**Please bring this checklist when filing for a Change in Conditions.**



## 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: Old Atlanta Commerce, LLC C/O Thompson, O'Brien, Kappler & Nasuti, PC

Company: \_\_\_\_\_

Mailing Address: 2 Sun Court, Suite 400

City, State, Zip Code: Peachtree Corners, Georgia 30071

Phone Number: 770-925-0111

Email Address: WDiehl@tokn.com

### Project Summary:

Address of Project: 8070 & 8080 Rockbridge Road

Name of Project: Rockbridge Storage

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

Special Use Permit seeking Self Storage and Mini-Warehouse Use

Total Project Acreage: 20.73 Total Square Footage: 131,150 Total Number of Lots/Units: 11 Bldgs

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use): Applicant seeks a special use permit to allow for self-storage and mini-warehouse use.

### 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: 6/22/22

Staff Printed Name: David Schlifka Signed: David Schlifka

**RECEIVED**

July 19, 2022

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Old Atlanta Commerce, LLC c/o Thompson, O'Brien, Kappler &amp; Nasuti, PC</u>	NAME: <u>Rockland Acquisitions, LLC</u>
ADDRESS: <u>2 Sun Court, Suite 400</u>	ADDRESS: <u>1861 American Walk</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770 925-0111</u>	PHONE: <u>404 634-9713</u>
EMAIL: <u>wdiehl@tokn.com</u>	EMAIL: _____
CONTACT PERSON: <u>William J. Diehl</u> PHONE: <u>770 925-0111</u>	
CONTACT'S E-MAIL: <u>wdiehl@tokn.com</u>	

<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>C-2</u> PRIOR ZONING CASE: <u>RZC-05-043</u>	
PARCEL NUMBER(S): <u>R6010 004 &amp; R6010 061</u> ACREAGE: <u>7.14</u>	
ADDRESS OF PROPERTY: <u>8080 &amp; 8070 South Rockbridge Road</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Remove Interparcel Access Condition (K.)</u>	
<b>RESIDENTIAL DEVELOPMENT:</b>	<b>NON-RESIDENTIAL DEVELOPMENT:</b>
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>10</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>131,100</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

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

RECEIVED

7/7/2022

-- BASIS OF DATUM --  
N 01°02'49"W 5811.72' TO A GWINNETT COUNTY GIS MONUMENT WITH AN ELEVATION OF 781.894 (M.S.L.) (METAL DISC SET IN CONCRETE 7.2' N.W. OF JIHAN ROAD; STAMPED "2006")

TO: GREGORY D. CANZANO  
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7c, 8, 11a, 11b, 13, 20a, 20b AND 21.

FIELDWORK COMPLETED ON MARCH 11, 2021  
DATE OF PLAT: MAY 25, 2021



- NOTES:
- UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAT. ANY USER OF THIS PLAT IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. LMK, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED EASEMENTS.
  - THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UNRECORDED.
  - OVERHEAD UTILITY EASEMENTS, IF ANY, ARE NOT KNOWN.
  - BOTH GWINNETT AND DEKALB COUNTIES SECURED TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.
  - NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.
  - THIS SURVEY WAS RECORDED TO STATE PLANE COORDINATES BASED ON GWINNETT COUNTY GIS INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS FIRM'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 5).

- ZONING NOTES:
- THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN PER GWINNETT COUNTY RECORDING CASE #022-03-043.
  - BUILDING SETBACKS FOR C-2 ZONING IN GWINNETT COUNTY: 50' FROM THE RIGHT-OF-WAY OF ALL PUBLIC STREETS; 10' OR 20' IF IT ABUTS A RESIDENTIAL DISTRICT; 15' OR 40' IF IT ABUTS A RESIDENTIAL DISTRICT.
  - THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING; THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO.; THERE IS A MAXIMUM OF 25 FEET OF BUILDING HEIGHT IN DEKALB CO.
  - BUILDING SETBACKS FOR C-2 ZONING IN DEKALB COUNTY: FRONT: 75' SIDE: 25' REAR: 30'
  - THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN GWINNETT COUNTY AND THE BUFFER IS 50' IN DEKALB COUNTY. THESE BUFFERS AND SETBACKS ARE NOT SHOWN.

- REFERENCE DEEDS:
- DEED BOOK 5001A, PAGE 478, GWINNETT COUNTY RECORDS.
  - DEED BOOK 1555A, PAGE 732, GWINNETT COUNTY RECORDS.
  - DEED BOOK 51510, PAGE 514, GWINNETT COUNTY RECORDS.
  - DEED BOOK 23171, PAGE 263, DEKALB COUNTY RECORDS.
  -

- REFERENCE PLATS:
- PLAT FOR WILLIS M. MITCHELL & CAROLYN S. MITCHELL, BY: CONSTRUCTION ENGINEERING ASSOCIATES, DATED: APR. 24, 1987, LAST UPDATED ON MARCH 30, 1989, RECORDED IN BOOK 48, PAGE 101-A, GWINNETT COUNTY RECORDS.
  - SURVEY FOR WARREN R. HALL, JOSEPH D. TERRY & CLIFFORD T. SCODINGS, BY: HANNON AND MEDS, LAND SURVEYORS, DATED: OCTOBER 16, 1965, RECORDED IN PLAT BOOK R, PAGE 204, GWINNETT COUNTY RECORDS.
  - SURVEY FOR: CITIZENS AND SOUTHERN FINANCIAL CORPORATION, BY: HANNON MEDS & BARNELL, SURVEYORS & ENGINEERS, INC., DATED: 6-6-79, RECORDED IN BOOK 10, PAGE 242 GWINNETT COUNTY RECORDS.

- PROPOSED WATER PLAN FOR SOUTH ROCKBRIDGE ROAD, BY: LANDWORKS ASSOCIATES, INC. DATED: 9-30-04, PROVIDED BY: GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING DIVISION.
- BOUNDARY SURVEY FOR: FIRST CITIZENS BANK & TRUST, BY: LMK, INC. DATED: JANUARY 27, 2011, JOB NO. 11-4168-040.
- SURVEY FOR: YD PROPERTIES, BY: SD DEVELOPMENT SERVICES, DATED: 7/22/03.
- ALTA/ACSM LAND SURVEY FOR: ROCKLAND ACQUISITIONS, LLC BY: LMK, INC. DATED: JULY 25, 2012, JOB NO. 12-4168-150.

TRAVERSE TABLE		
COURSE	BEARING	DISTANCE
1	S 38°51'50"E	229.83'
2	S 37°18'40"E	218.31'
3	S 35°01'35"E	49.02'
4	S 31°59'35"E	22.60'
5	S 29°21'25"W	42.00'
6	S 15°23'10"W	37.64'
7	S 07°17'35"E	50.60'
8	S 00°44'35"W	39.88'
9	S 05°56'00"W	13.47'
10	S 56°07'35"W	44.90'
11	N 64°58'20"W	49.22'
12	N 01°22'20"W	31.10'
13	N 53°21'25"W	19.98'
14	S 40°50'45"W	33.21'
15	N 69°56'35"W	56.02'
16	N 65°43'05"W	139.01'
17	N 75°16'45"W	185.83'

AREA = 7.14 ACRES



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A GLOBAL PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 1/100,000 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-3005 S/OR GOMAX ZOOM 80

\* ALL MATTERS OF TITLE ARE EXCEPTED \*

ALTA/NSPS LAND TITLE SURVEY

GREGORY D. CANZANO

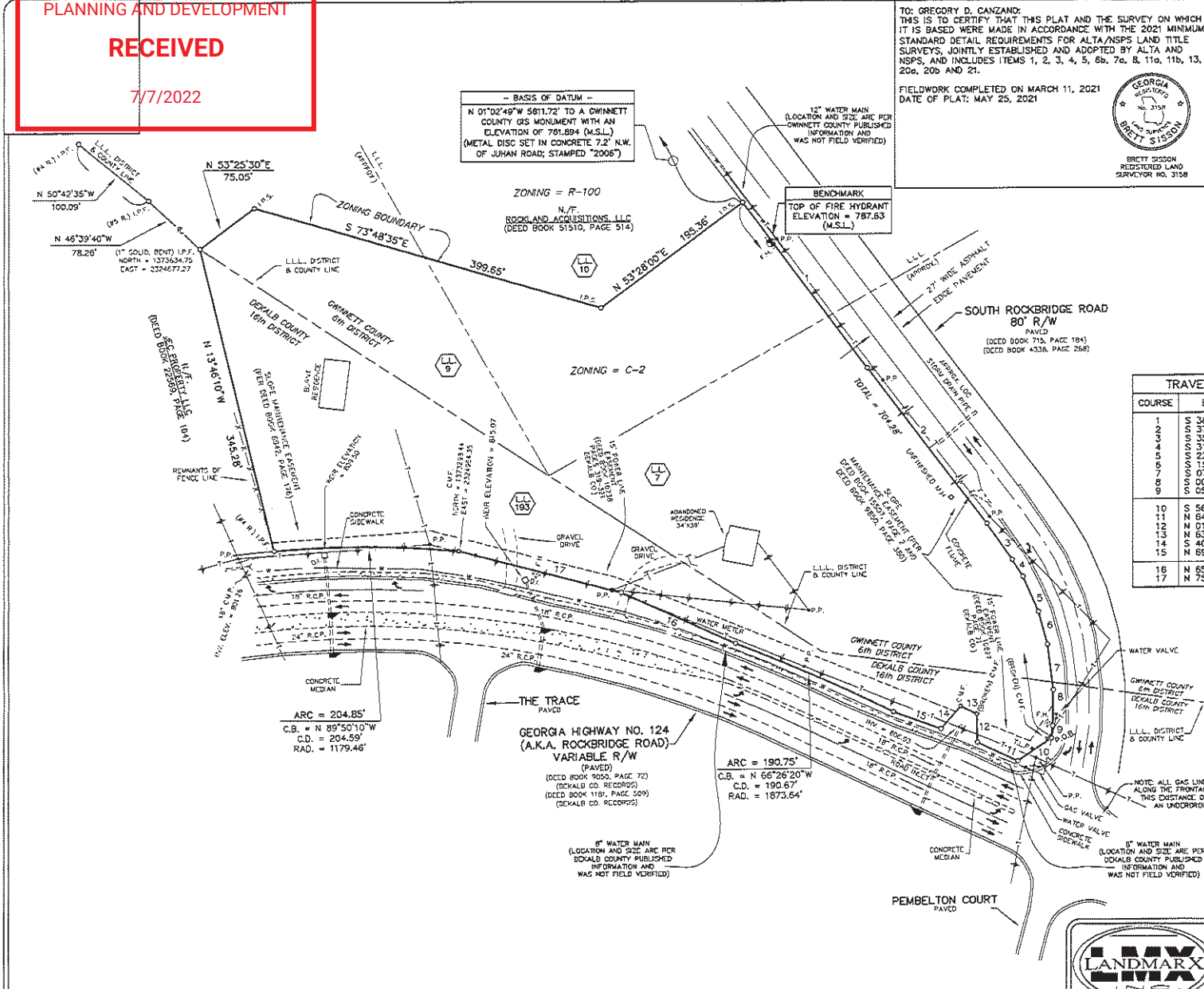
LOCATED IN LAND LOTS 7, 9 & 10, DISTRICT - 6 GWINNETT COUNTY, GEORGIA AND LAND LOT 103, DISTRICT - 118, DEKALB COUNTY, GEORGIA

PREPARED: MAY 25, 2021 | SCALE: 1" = 50' FT. | LAST REVISED ON: GA LSP 000000

DWD FILE: 2021-ALTA-040

DRAWING NO. 21-4168-040

SHEET NO. 1 OF 2



RECEIVED

7/7/2022

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 07 District, Winnettt County, Georgia and Land Lot 153, 12<sup>th</sup> District, DeKalb County, Georgia containing 7.4 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by LMX, Inc., Drawing No. 21-4168-040, which plat is prepared herein by reference, and being more particularly described as follows:

BEGIN at the TRUE POINT OF BEGINNING, a point at the Northern end of the restored Intersection of the Western Right of Way of South Rockbridge Road (80-foot Right of Way) and the Northern Variable Street of Way of Georgia Highway No. 124; thence Northerly along the Right of Way of Georgia Highway No. 124 the following bearings and distances:

- South 56 Degrees 07 Minutes 15 Seconds West for a distance of 44.92 feet,
- North 64 Degrees 58 Minutes 20 Seconds West for a distance of 43.22 feet,
- North 01 Degrees 22 Minutes 20 Seconds West for a distance of 31.10 feet,
- North 03 Degrees 21 Minutes 25 Seconds West for a distance of 18.48 feet,
- South 40 Degrees 50 Minutes 45 Seconds West for a distance of 33.21 feet,
- North 69 Degrees 50 Minutes 75 Seconds West for a distance of 56.62 feet,
- Along a curve to the left an arc length of 150.75 feet and being subtended by a chord with a bearing of North 56 Degrees 26 Minutes 20 Seconds West for a distance of 150.37 feet and a radius of 1873.64 feet;
- North 65 Degrees 43 Minutes 05 Seconds West for a distance of 139.03 feet,
- North 75 Degrees 16 Minutes 45 Seconds West for a distance of 185.83 feet,
- Along a curve to the left an arc length of 204.80 feet and being subtended by a chord with a bearing of North 80 Degrees 50 Minutes 16 Seconds West for a distance of 204.59 feet and a radius of 1170.40 feet to an iron pin; thence leaving said Right of Way North 13 Degrees 46 Minutes 10 Seconds West for a distance of 245.78 feet to an iron pin; thence North 53 Degrees 25 Minutes 33 Seconds East for a distance of 75.05 feet to an iron pin; thence South 77 Degrees 48 Minutes 35 Seconds East for a distance of 188.07 feet to an iron pin; thence North 53 Degrees 28 Minutes 00 Seconds East for a distance of 175.36 feet to an iron pin set on the Western Right of Way of South Rockbridge Road; thence Southerly along said Right of Way the following bearing and distances:
- South 36 Degrees 51 Minutes 50 Seconds East for a distance of 229.83 feet;
- South 37 Degrees 15 Minutes 40 Seconds East for a distance of 218.21 feet;

- South 35 Degrees 01 Minutes 35 Seconds East for a distance of 49.07 feet,
- South 31 Degrees 50 Minutes 35 Seconds East for a distance of 22.00 feet,
- South 23 Degrees 30 Minutes 35 Seconds East for a distance of 42.93 feet,
- South 15 Degrees 23 Minutes 30 Seconds East for a distance of 37.64 feet,
- South 07 Degrees 17 Minutes 25 Seconds East for a distance of 50.60 feet,
- South 00 Degrees 44 Minutes 25 Seconds West for a distance of 39.98 feet,
- South 05 Degrees 56 Minutes 00 Seconds West for a distance of 31.47 feet to a point at the intersection with the Northern Right of Way of Georgia Highway No. 124 and the TRUE POINT OF BEGINNING.

TITLE NOTES TO ADDRESS SPECIAL EXCEPTIONS IN SCHEDULE B OF THE TITLE POLICY ISSUED BY: NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 3/25/2021, COMMITMENT NO. 7397, 00001:

6. EASEMENT FROM CYRIL MORGAN TO GEORGIA POWER COMPANY DATED SEPTEMBER 16, 1949, FILED DECEMBER 1, 1949 AND RECORDED IN DEED BOOK 268 PAGE 257, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 792, PAGE 307 IS FOR A NONSPECIFIC POWER LINE.
9. RIGHT OF WAY DEED AND EASEMENT FOR DRAINAGE FROM CYRIL MORGAN TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED DECEMBER 10, 1953, FILED APRIL 2, 1956 AND RECORDED IN DEED BOOK 1181 PAGE 509, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 1781, PAGE 509 IS FOR THE RIGHT-OF-WAY OF GA. HIGHWAY NO. 124, AND HAS BEEN ENCOMPASSED BY SUBSEQUENT RIGHT-OF-WAY ACQUISITIONS.
10. RIGHT OF WAY EASEMENT FROM H. W. SOUTHER AND NANCY MICHELLE SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 14, 1981, RECORDED JUNE 16, 1981 IN DEED BOOK 4486 PAGE 26, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 4486, PAGE 26 IS FOR A NONSPECIFIC POWER LINE.
11. RIGHT OF WAY DEED AND RELINQUISHMENT OF ACCESS RIGHTS AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM APRIL W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED APRIL 9, 1996, AND RECORDED APRIL 9, 1996 IN DEED BOOK 8945 PAGE 176, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 8942, PAGE 176 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY OF GA. HIGHWAY NO. 124. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.
12. RIGHT OF WAY DEED AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JUNE 26, 1996, AND RECORDED JULY 3, 1996 IN DEED BOOK 9050 PAGE 72, DEKALB COUNTY RECORDS.
- DEED BOOK 9050, PAGE 72 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF GA. HIGHWAY NO. 124. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.
- DRIVEWAY EASEMENTS ARE FOR CONSTRUCTION OF DRIVEWAYS, NOT AN INTERCHANGE AND ARE NOT SHOWN.
13. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C. W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 9850 PAGE 308, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 9050, PAGE 72 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF SOUTH ROCKBRIDGE ROAD. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.
14. EASEMENT FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER AND HONOR WILLIAM SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 30, 1989, AND RECORDED MAY 25, 1989 IN DEED BOOK 10738 PAGE 319, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 10738, PAGE 319 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.
15. EASEMENT FROM CYRIL W. MORGAN, AND CLARA MAE MORGAN TO GEORGIA POWER COMPANY, DATED MARCH 26, 1999, AND RECORDED JULY 15, 1999 IN DEED BOOK 10827 PAGE 71, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 10827, PAGE 71 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.
16. SANITARY SEWER EASEMENT FROM P. B. W. STONEBRIDGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO E.G.B.P. DEVELOPMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 5, 2004, AND RECORDED MAY 11, 2004 IN DEED BOOK 16123 PAGE 93, DEKALB COUNTY, GEORGIA RECORDS.
- DEED BOOK 16123, PAGE 93 GRANTS A SANITARY SEWER EASEMENT FOR SERVICING THE PARENT TRACT OF THE SUBJECT PROPERTY. THIS EASEMENT IS OVER 600 FEET TO THE NORTH AND DOES NOT REACH THE SUBJECT PROPERTY.
17. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM E.D. SHONE, BETTY J. JETT, DORIE E. CACE AND CYRIL W. MORGAN TO WINNETT COUNTY, DATED JUNE 4, 1973, AND FILED AUGUST 27, 1973 AND RECORDED IN DEED BOOK 715 PAGE 184, WINNETT COUNTY, GEORGIA RECORDS.
- DEED BOOK 715, PAGE 184 CREATES THE 80' RIGHT-OF-WAY OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.
18. EASEMENT FROM CYRIL MORGAN TO GEORGIA POWER COMPANY, DATED SEPTEMBER 27, 1965, AND RECORDED NOVEMBER 16, 1965 IN DEED BOOK 2670 PAGE 231, WINNETT COUNTY, GEORGIA RECORDS.
- DEED BOOK 2670, PAGE 231 IS FOR A NONSPECIFIC POWER LINE.
19. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM CYRIL W. MORGAN TO WINNETT COUNTY, DATED MAY 22, 1987, AND RECORDED IN DEED BOOK 4338 PAGE 268, WINNETT COUNTY, GEORGIA RECORDS.
- DEED BOOK 4338, PAGE 268 IS FOR THE REALIGNMENT OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.
20. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C. W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 15507 PAGE 2, WINNETT COUNTY, GEORGIA RECORDS.
- DEED BOOK 15507, PAGE 2 IS TO ACQUIRE EASEMENTS FOR SOUTH ROCKBRIDGE ROAD. THE MAINTENANCE EASEMENT IS SHOWN AND NOTED.

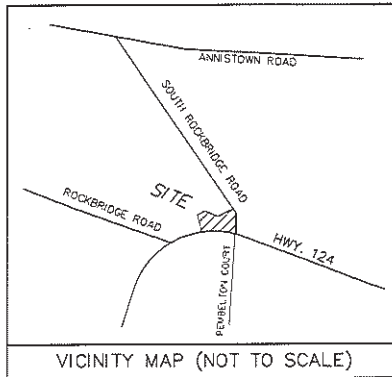
NOTES:

- 1) UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAT. ANY USER OF THIS PLAT IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-9411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. LHM, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED EASEMENTS.
- 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UNRECORDED.
- 3) OVERHEAD UTILITIES, IF ANY, ARE NOT SHOWN.
- 4) BOTH WINNETT AND DEKALB COUNTIES DECLINE TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.
- 5) NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.
- 6) THIS SURVEY WAS RECORDED TO STATIC PLANE COORDINATES BASED ON WINNETT COUNTY GIS INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS STATE'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 5).

ZONING NOTES:

- 1) THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN FOR WINNETT COUNTY RECORDING CASE #R00-05-041.
- 2) BUILDING SETBACKS FOR C-2 ZONING IN WINNETT COUNTY: 50' FROM THE RIGHT-OF-WAY OF ALL PUBLIC STREETS; 10' OR 30' IF IT ADJUTS A RESIDENTIAL DISTRICT.
- RCAR: 15' OR 40' IF IT ADJUTS A RESIDENTIAL DISTRICT
- 3) THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING.
- 4) THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN WINNETT CO.
- 5) BUILDING SETBACKS FOR C-2 ZONING IN DEKALB CO. FRONT: 75' SIDE: 25' REAR: 30'
- 6) THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN WINNETT COUNTY. THE BUFFER IS 30' IN DEKALB COUNTY. THESE BUFFERS ARE NOT SHOWN.

- FIELD BOOK 318 - PAGE 01 FILE#14682  
FIELD BOOK 326 - PAGE 02
- LEGEND:
- 1) I.P.S. - IRON PIN SET (MAR)
  - 2) I.P.F. - IRON PIN FOUND
  - 3) R. - REINFORCING BAR
  - 4) A - ARC
  - 5) RAD. - RADII
  - 6) RI - RADIAL
  - 7) NR - NOT RADIAL
  - 8) M - MANHOLE
  - 9) D.I. - DROP INLET
  - 10) B.L. - BUILDING LINE
  - 11) R/W - RIGHT OF WAY
  - 12) J.B. - JUNCTION BOX
  - 13) F.I. - FIRE HYDRANT
  - 14) L.L.L. - LAND LOT LINE
  - 15) C.B. - CHORD BEARING
  - 16) C.D. - CHORD DISTANCE
  - 17) N.P. - NOW OR FORMERLY
  - 18) S.C. - SANITARY SEWER
  - 19) S.E. - SANITARY SEWER EASEMENT
  - 20) P.P. - POWER & (OR) PHONE POLE
  - 21) D.C. - DRAINAGE easement
  - 22) C. - CENTERLINE
  - 23) P. - PROPERTY LINE
  - 24) --- | --- = OVERHEAD POWER LINE
  - 25) --- | --- = OVERHEAD PHONE LINE
  - 26) --- | --- = FENCE (APPROX. LOC.)
  - 27) --- | --- = E. STREAM (APPROX. LOC.)
  - 28) --- | --- = E. DITCH (APPROX. LOC.)
  - 29) --- | --- = INDICATES STREET NUMBER
  - 30) S.B. - STREAM BANK BUFFER
  - 31) S.W.B. - STATE WATERS BUFFER
  - 32) C.T. - CURB TOP
  - 33) C.M.P. - CORRUGATED METAL PIPE
  - 34) R.C.P. - NON-CORRODED CONCRETE PIPE
  - 35) C.M.F. - CONCRETE MANHOLE FOUNDING
  - 36) N.F. - NAIL FOUND
  - 37) T.L.P. - TRAFFIC LIGHT POLE
  - 38) S.F.P. - STEEL FENCE POST
  - 39)
  - 40)



F.E.M.A. OFFICIAL FLOOD HAZARD MAP\*, WINNETT COUNTY, GEORGIA, COMMUNITY NO. 130322 - PAGE 1508 DATED 09-08-05 AND F.E.M.A. OFFICIAL FLOOD HAZARD MAP\*, DEKALB COUNTY, GEORGIA, COMMUNITY NO. 130085 - PAGE 1148 DATED 12-05-16. THIS SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



ALTA/NSPS LAND TITLE SURVEY OF:  
**GREGORY D. CANZANO**  
LOCATED IN LAND LOTS 7, 9 & 10, DISTRICT - 8 WINNETT COUNTY, GEORGIA AND LAND LOT 153, DISTRICT - 16, DEKALB COUNTY, GEORGIA  
PREPARED: MAY 25, 2021 SCALE: 1" = 50 FT.  
LAST REVISED ON: GA LSP 000000  
DWG FILE: 2021-ALTA.dwg DRAWING NO. 21-4168-04D SHEET NO. 2 OF 2

**RECEIVED**

LEGAL DESCRIPTION

7/7/2022 All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 6<sup>th</sup> District, Gwinnett County, Georgia and Land Lot 193, 16<sup>th</sup> District, DeKalb County, Georgia containing 7.14 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by: LMX, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

Begin at the true point of beginning, a point at the Northern end of the mitered intersection of the Western right of way of South Rockbridge Road (80 foot right of way) and the Northern variable right of way of Georgia Highway No. 124; thence Northerly along the right of way of Georgia Highway No. 124 the following bearings and distances:

South 56 degrees, 07 minutes, 35 seconds West for a distance of 44.92 feet;

North 64 degrees, 58 minutes, 20 seconds West for a distance of 49.22 feet;

North 01 degrees, 22 minutes, 20 seconds West for a distance of 31.10 feet;

North 63 degrees, 21 minutes, 25 seconds West for a distance of 19.98 feet;

South 40 degrees, 50 minutes, 45 seconds West for a distance of 33.21 feet;

North 69 degrees, 56 minutes, 35 seconds West for a distance of 56.02 feet;

Along a curve to the left an arc length of 190.75 feet and being subtended by a chord with a bearing of North 66 degrees, 26 minutes, 20 second West for a distance of 190.67 feet and a radius of 1,873.64 feet;

North 65 degrees, 43 minutes, 05 seconds West for a distance of 139.01 feet;

North 75 degrees, 16 minutes, 45 seconds West for a distance of 185.83 feet;

Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 degrees, 50 minutes, 10 seconds West for a distance of 204.59 feet and a radius of 1,179.46 feet to an iron pin; thence leaving said right of way North 13 degrees, 46 minutes, 10 seconds West for a distance of 345.28 feet to an iron pin found; thence North 53 degrees, 25 minutes, 30 seconds East for a distance of 75.05 feet to an iron pin set; thence South 73 degrees, 48 minutes, 35 seconds East for a distance of 399.65 feet to an iron pin set; thence North 53 degrees, 28 minutes, 00 seconds East for a distance of 195.36 feet to an iron pin set on the Western right of way of South Rockbridge Road; thence Southerly along said right of way the following bearings and distances:

Thence South 36 degrees, 51 minutes, 50 seconds East for a distance of 229.83 feet;

Thence South 37 degrees, 16 minutes, 40 seconds East for a distance of 218.31 feet;

Thence South 35 degrees, 01 minutes, 35 seconds East for a distance of 49.02 feet;

**RECEIVED**

7/7/2022

Thence South 31 degrees, 50 minutes, 35 seconds East for a distance of 22.60 feet,

Thence South 23 degrees, 30 minutes, 15 seconds East for a distance of 42.93 feet,

Thence South 15 degrees, 23 minutes, 10 seconds East for a distance of 37.64 feet,

Thence South 07 degrees, 17 minutes, 35 seconds East for a distance of 50.60 feet,

Thence South 00 degrees, 44 minutes, 35 seconds West for a distance of 39.88 feet,

Thence South 05 degrees, 56 minutes, 00 seconds West for a distance of 13.47

feet to a point at the intersection with the Northerly Right of Way of Georgia

No. 124 and the true point of beginning.

**WINNETT COUNTY  
PLANNING AND DEVELOPMENT**

**RECEIVED**

July 19, 2022

LINE	COURSE	BEARING	DISTANCE
1	S 44°46'10"E	24.14	
2	S 47°49'21"E	32.78	
3	S 47°14'45"E	139.27	
4	S 48°14'16"E	22.27	
5	S 39°58'30"E	159.47	
6	S 38°41'12"E	114.62	
7	S 37°45'05"E	238.89	
8	S 37°08'05"E	234.74	
9	S 36°13'10"E	221.83	
10	S 37°18'46"E	221.31	
11	S 31°50'52"E	22.80	
12	S 28°51'12"E	42.92	
13	S 28°51'12"E	37.84	
14	S 01°42'20"W	58.88	
15	S 00°58'00"W	13.47	
16	S 56°07'30"W	44.92	
17	N 01°58'00"W	49.22	
18	N 01°22'00"W	31.10	
19	N 01°51'12"W	18.86	
20	N 01°48'30"W	38.21	
21	N 69°59'35"W	38.02	
22	N 69°59'35"W	139.01	
23	N 70°14'45"W	158.82	



NO.	DATE	DESCRIPTION
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**OWNER / DEVELOPER**  
**Old Atlanta Commerce, LLC**  
 7712 Old Peachtree Road, Suite 50111  
 Decatur, FL 30019  
 404-483-3355  
 E-mail: Pjrusell.Craig@gmail.com

**REGISTERED ENGINEER'S CERTIFICATE**  
 E-01486-2022  
 Travis Pruitt, P.E.  
 E-mail: PruittT@travispruitt.com

**SITE ZONING:** C2 (WINNETT); C1 (DEKALB)  
**SITE AREA:** 7.14 ACRES  
**TAX PARCEL ID:** 6010 004, 16 193 04 005, 16 193 04 004

**BUILDING SUMMARY**

DESCRIPTION	BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
BUILDING "B"	2 STORY ± 20'	69,000 SF	X
BUILDING "C"	1 STORY ± 10'	3,000 SF	
BUILDING "D"	1 STORY ± 10'	3,000 SF	
BUILDING "E"	1 STORY ± 10'	4,800 SF	
BUILDING "F"	1 STORY ± 10'	4,400 SF	
BUILDING "G"	1 STORY ± 10'	3,500 SF	
BUILDING "H"	1 STORY ± 10'	1,000 SF	
BUILDING "I"	1 STORY ± 10'	3,200 SF	
BUILDING "J"	1 STORY ± 10'	1,400 SF	
BUILDING "K"	1 STORY ± 10'	1,400 SF	
TOTAL		131,100 SF	

**PARKING SUMMARY**

TYPE	MIN	MAX	PROVIDED
REGULAR PARKING	28	43	25
ADA ACCESSIBLE PARKING	2	3	2
TOTAL PARKING SPACES	30	46	27

ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA

NOTE: ALL CURB RADIUS ARE LLL, UNLESS OTHERWISE NOTED.

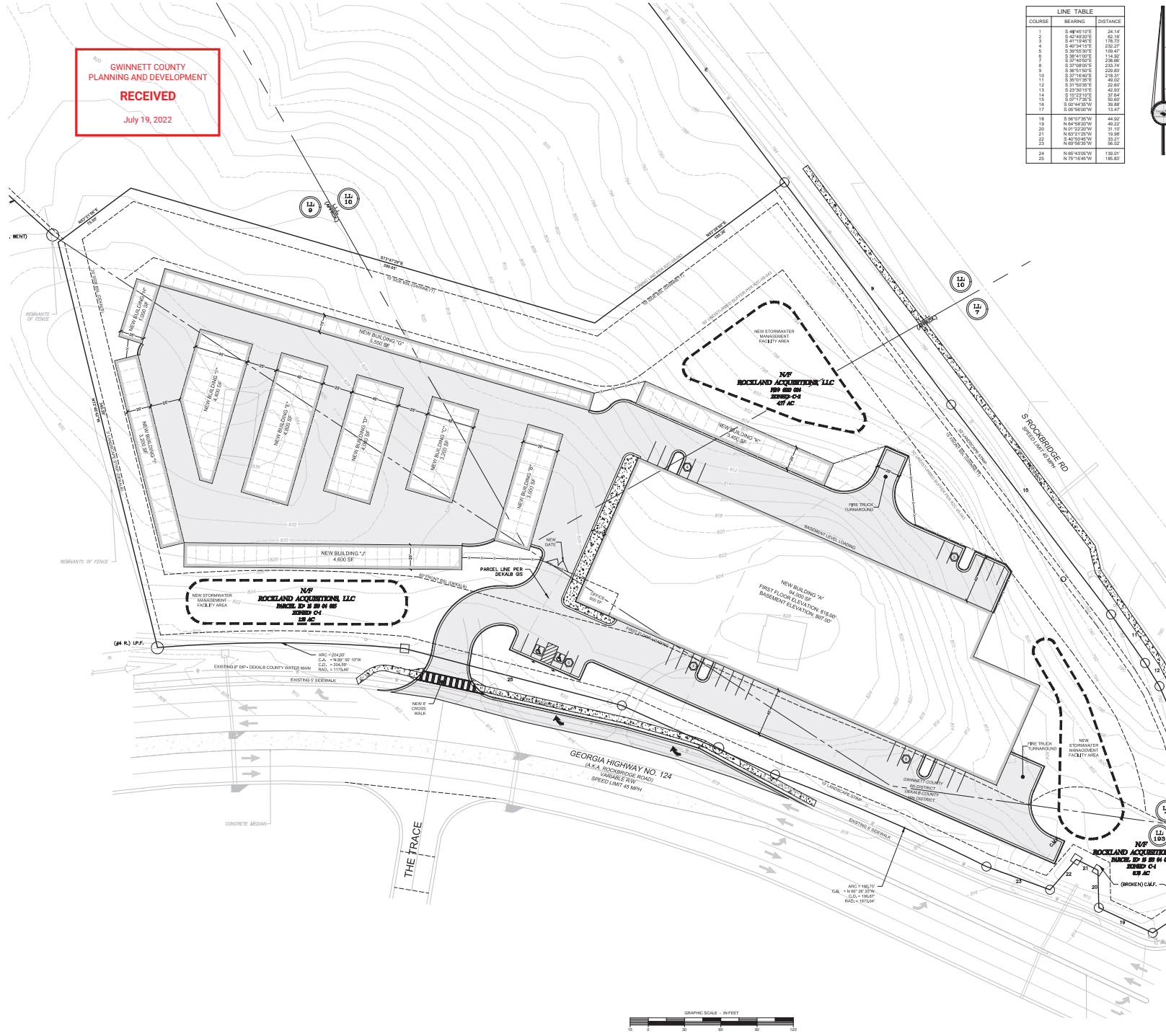
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE SERVICES PROVIDED, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE LIGHT OF THESE DRAWINGS. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCLOSED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND THE CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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NOTE: DAMPERS TO BE PROVIDED PRIOR TO THE BUILDING. NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.



**ZONING SITE PLAN**

**8070 & 8080 ROCKBRIDGE ROAD**

8070 ROCKBRIDGE ROAD (SOUTHWEST LAND USE 100, WITH DISTRICT, DEKALB COUNTY); WINNETT COUNTY LANDS (C1); 7.14 AC. 16 193 04 005

Fig The Firm  
 Travis Pruitt & Associates, Inc.  
 DATE: 06/02/2022  
 SCALE: 1" = 30'  
 CN: 220270CP4  
 JN: 1-22-0179  
 FN: 214-0-171  
 SHEET NO: CP4

W:\2022\220701gwinnett\CADD\CADD\220701CP4.dwg, Comp Plot A, dtpgplot, Jul 18, 2022 11:01:04 AM, 11

**RECEIVED**

7/7/2022

OLD ATLANTA COMMERCE, LLC'S RESPONSE TO  
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes. The change in conditions concerns interparcel access and contemplates a subdivision of commercial uses on the Property. The proposed development will a single use and development and therefore, no condition concerning interparcel access is necessary. Access from the residential portion of the parcel would be inconsistent with the residential use.

- B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No. Eliminating the interparcel access condition will not affect adjacent property. In fact, it will separate the residential and commercial uses on the property.

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

The Property has limited economic use as currently zoned. The condition was envisioned for a multi-unit commercial development—requiring that parking lots be connected. Multi-unit commercial development is not viable and therefore the condition burdens the Property.

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

No. Removing the condition will have no impact on utilities, transportation, or schools.

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

Yes. The 2040 Unified Plan identifies the Property as within the Established Neighborhood character area. Removing the condition allows for a single commercial use on the property without requiring connectivity with the residential portion of the parcel.

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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 CHANGE IN CONDITIONS.

The Property is located along a commercial corridor developing along Georgia Highway 124. While the uses behind the highway are primarily residential, along the highway commercial development is occurring to service the growing population in the area. This proposed development is a low-intensity commercial use that will not affect surrounding residential uses.



THOMPSON  
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.  
Attorneys at Law

William J. Diehl  
WDiehl@tokn.com

July 5, 2022

**VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

To the Board of Commissioners for Gwinnett County  
75 Langley Street  
Lawrenceville, GA 30046

Re: **Letter of Intent Submitted with Application for Change in Conditions**

To the Board of Commissioners, Planning Commission, and Staff,

This office has the privilege of representing the Applicant, Old Atlanta Commerce, LLC ("Applicant"), in connection with its request for a special use permit enclosed herewith (the "Application"). Applicant seeks to develop a self-storage facility on an approximately seven (7) acre portion of property commonly known as 8080 South Rockbridge Road, the same having the Parcel Identification Number R6010 004 and R6010 061. To accomplish this development, Applicant seeks a change in conditions for the inter-parcel access condition imposed in RZC-05-043. The subject condition states: "K. Provide interparcel access throughout the development."

As the development is being proposed and as detailed in the corresponding Special Use Permit application, the Property will be subdivided from the existing residentially zoned parcel. There is no plan for interparcel access across the Property to the residential property. Neither is the commercial development intended to be developed into separate commercial spaces. Seemingly, this condition was imposed based on the belief that the Property would be developed as four adjacent commercial parcels. Because this development proposes a single development with access to the entire commercially zoned property, the condition is not necessarily,

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.

A handwritten signature in black ink, appearing to read "W. J. Diehl".

William J. Diehl

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7/7/2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

CHANGE IN CONDITIONS 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.



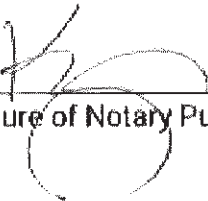
7/7/2022

Signature of Property Owner

Date

BOB SHAWTON / OWNER / WILSONVILLE

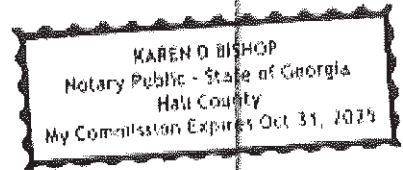
Type or Print Name and Title



7/7/2022

Signature of Notary Public

Date



Notary Seal

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7/7/2022

**CHANGE IN CONDITIONS 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.



7/6/22

Signature of Applicant

Date

Aaren M. Kessler, Authorized Signatory

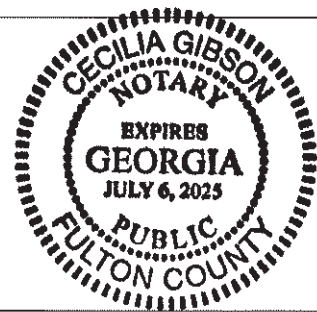
Type or Print Name and Title



7/6/2022

Signature of Notary Public

Date




Notary Seal

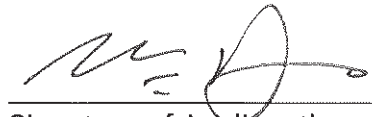
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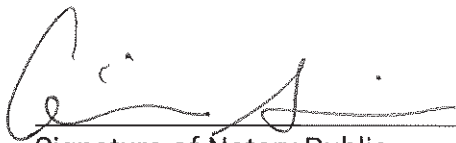
7/7/2022


**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

 7/6/22 Aaron M. Keaton, Authorized Signatory  
Signature of Applicant Date Type of Print Name and Title

 7/6/22 William J. Diehl, Attorney  
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 7/6/2022 \_\_\_\_\_  
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 Old Atlanta Commerce  
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**

7/7/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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: RC0 - 10 - 061  
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7/7/22

Date

William J. Diehl  
Type or Print Name and Title

Applicants' Agent & Attorney

**\*\*\*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)

Megan Kittrell  
NAME

Sr. Tax Business Manager  
TITLE

7-7-22

DATE

RECEIVED

7/7/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

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

R 60 - 10 - 004  
District Land Lot Parcel

  
Signature of Applicant

7/7/22  
Date

William J. Diehl, Applicants' Agent or Attorney  
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.\*\*\***

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Megan Kittrell  
NAME  
7-7-22  
DATE

Sr. Tax Business Manager  
TITLE