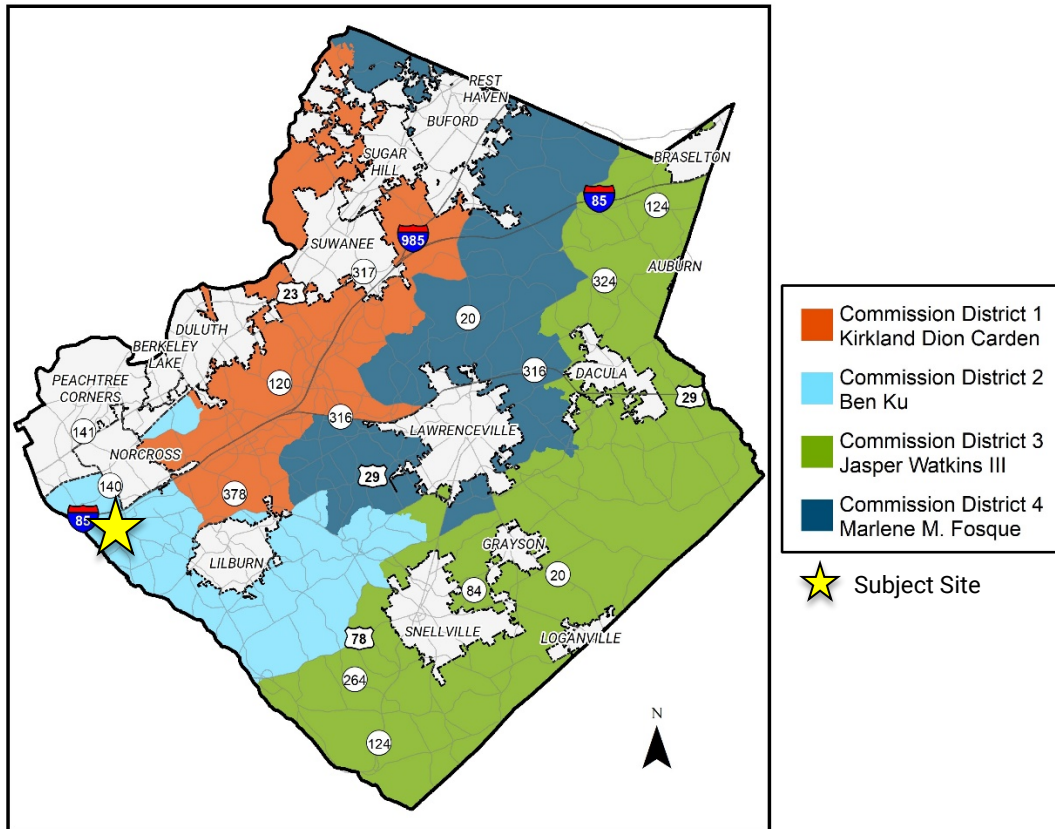




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2022-00002  
**Current Zoning:** M-1 (Light Industry District)  
**Overlay District:** Gateway 85  
**Request:** Special Use Permit  
**Address:** 6555 McDonough Drive  
**Map Number:** R6194 194  
**Site Area:** 5.04 acres  
**Square Feet:** 14,090  
**Proposed Development:** Truck and Trailer Rental  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Workplace Center

**Staff Recommendation:** APPROVAL WITH CONDITIONS



Location Map

**Planning Commission Advertised Public Hearing Date: 1/4/2022**  
**Board of Commissioners Advertised Public Hearing Date: 1/25/2022**

**Applicant:** 6555 McDonough Partners, LLC  
c/o Jenna E. Lee, Troutman Pepper  
Hamilton Sanders  
600 Peachtree Street, Suite 3000  
Atlanta, GA 30308

**Owner:** 6555 McDonough Partners, LLC  
414 16<sup>th</sup> Street, Suite 100  
Philadelphia, PA 19146

**Contact:** Jenna E. Lee, Troutman Pepper  
Hamilton Sanders

**Contact Phone:** 404.885.3284

## Zoning History

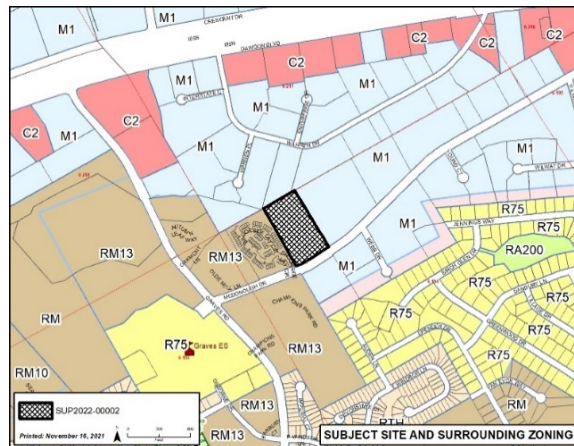
In 1971, rezoning case RZ-57-71 rezoned the property from R-75 (Single-Family Residence District) to M-1 (Light Industry District).

## Existing Site Condition

The subject site is a 5.04-acre property located on the north side of McDonough Drive. The site is comprised of a two-story building totaling 14,619 square feet. The building is constructed of stucco, brick, and concrete. The site also includes two mobile trailers, west of the building, and a small 92 square foot wooden shed located at the rear of the building. There is an existing black metal fence located at the front of the site. A small portion of the front of the property contains an asphalt driveway, while the remainder of the site is unpaved. The survey submitted by the applicant labels this portion of the site as a gravel lot, however after conducting a site visit, staff observed no gravel on the site. There is a stream along the northern and eastern property lines. The site experiences a steep grade change, dropping sharply approximately 16 feet towards the stream. The property is currently used as a contractor's office and heavy equipment storage yard. The property is located in the Gateway 85 Overlay District and Community Improvement District. The nearest Gwinnett Transit stop is adjacent to the site.

## Surrounding Use and Zoning

The subject site is surrounded by a mixture of uses, including single-family residential, multifamily residential, and industrial. Commercial uses are in close proximity to the property as well. The site is south of Interstate 85 and west of Jimmy Carter Boulevard. The following is a summary of the surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Truck and Trailer Rental	M-1	N/A
North	Warehouse	M-1	N/A
East	Warehouse	M-1	N/A
South	Office Warehouse	M-1	N/A
West	Townhouses	RM-13	11.90 units per acre

## Project Summary

The applicant requests a special use permit on a 5.04-acre property zoned M-1 for truck and trailer rental, including:

- Operation of a truck and trailer rental facility.
- No major site work is proposed. The applicant intends to restripe and repair the existing paved surface of the site.
- Maintenance of the existing dirt driveway located at the rear portion of the site and adjacent to the stream. No expansion of the existing pavement is proposed. This space will be utilized for outdoor storage of portable storage containers.
- Relocation of the iron fence and gate, which will be aligned with the front building façade.
- A total of 88 parking spaces; 43 spaces located in front of the gate, will be used for customer and employee parking. The remaining 45 spaces will be used for truck and trailer storage, located behind the fence and gate.
- Removal of the 92 square foot wooden shed and 437 square feet of the building, currently located at the rear of the building.
- No other work to the existing building is proposed.
- Removal of the two mobile trailers located west of the building.
- A 50-foot landscape buffer on the rear side of the site along the north, east, and west property lines.

## Zoning and Development Standards

The applicant is requesting a Special Use Permit for truck and trailer rental in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Off-Street Parking	Minimum: (47 spaces) Maximum: (94 spaces) No min. or max. for inventory	88 - Total 43 – Guest and Employee 45 – Inventory	NO
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Distance of Display Vehicles	100' from the nearest residence	0'	NO

Truck rental uses are not required to have a minimum or maximum number of spaces dedicated for inventory vehicles. However, they are required to have a minimum of 1 space per 300 square feet of building, or 47 spaces, for customer and guest parking. The applicant has indicated that the parking spaces located in front of the metal gate will be used for customer and employee parking. Therefore,

the applicant is proposing 43 spaces for customer and employee parking instead of the required 47. This does not comply with the parking regulations in Section 240-20. In addition, the applicant is not meeting the supplemental regulations of truck and trailer rentals. The applicant proposes to place the display vehicles 0 feet from the property line shared with the townhouse development to the west of the site. According to the supplemental use regulations in Section 230-130, display vehicles must be placed at least 100 feet from any residential development.

Further, the proposed site improvements and change of use will require the development to meet current regulations, including the redevelopment thresholds of the Gateway 85 Overlay District. These thresholds require compliance with the streetscape standards, which requires a 2-foot-wide sidewalk landscape strip, 8-foot sidewalk, and 10-foot landscape strip. Additionally, compliance with the pedestrian access standards, which requires a 5-foot-wide walkway connecting the building to McDonough Drive, and the site accessory standards, which requires a wrought iron-style fence with brick or stacked stone columns, is also required. Variances granted by the Zoning Board of Appeals must be obtained for any nonconformities to remain.

### **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 D). 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**

**Special Use Permit Analysis:** According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is surrounded by office industrial, warehouses, and single-family residences. There are single-family townhouses located west of the site. The applicant does not propose to install a zoning buffer, fencing, or vegetation that would mitigate the negative impacts of the use onto these adjacent residences. However, the site was used in a similar manner in the past. Additionally, a zoning buffer was not required since the site was zoned M-1 prior to the construction of the townhouses. Therefore, with conditions of approval, the proposed development would be suitable in view of the use and development of adjacent and nearby property.

**B. Whether the special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

The special use permit may adversely affect the existing use or usability of adjacent and nearby properties and the stream located to the east and north of the site. There are single-family residential townhouses located west of the site. Although the townhouses were constructed after the contractor's office, the truck and trailer rental facility may negatively impact the residence with additional noise and lighting. Additionally, most of the property is unpaved. This may adversely affect the stream as the existing conditions of the site intrudes on the 50-foot undisturbed stream buffer setback, and the 75-foot impervious stream buffer setback. If left as is, the dirt will continue to erode into the stream which could cause serious ecological impacts. However, with the right conditions of approval, impacts can be mitigated, and the site would not adversely affect the existing use or usability of nearby property.

**C. Whether the property to be affected by a proposed 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 special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

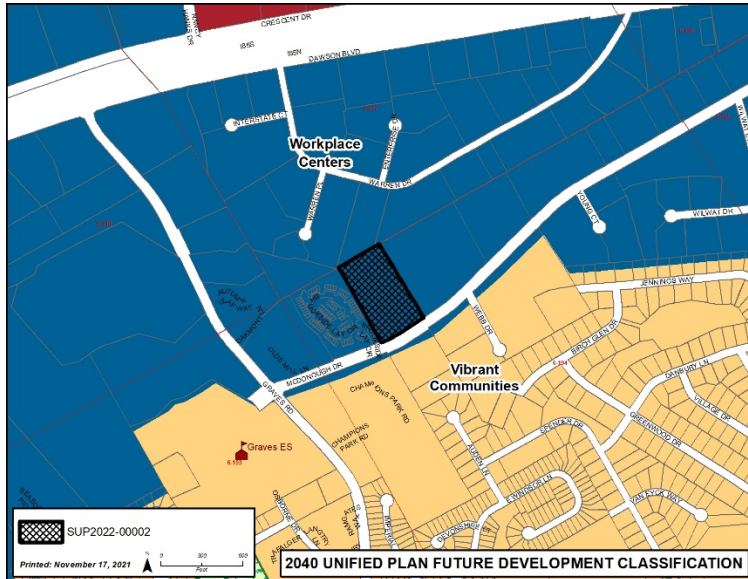
Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit D).

**E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.**

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Workplace Center Character Area. This designation is for predominantly employment-oriented uses and includes office parks, industrial parks, and locations for freight-oriented and logistic uses. However, focus should be put on attracting a larger share of the region's service employment in these areas to offset anticipated shrinking in manufacturing, light industrial, and retail employment and help maintain Gwinnett's overall employment variety and household incomes.

Overall, the special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map. It is similar to the contractor's office and heavy equipment storage yard that currently exists on the site. However, there are some concerning site issues that should be addressed in order to ensure full conformity and compliance with the Unified Plan and Future Development Map. These issues include the unpaved area located at the rear of the property, lack of stream buffers, and lack of a zoning buffer between the subject site and the residential property to the west. Although the use is compatible with the properties to the north, south, and east, it is not compatible with the townhouses to the west. Not providing a buffer or adequate screening between the subject property and the townhouses, could worsen the negative impacts this property already has on these residences and does not reduce or eliminate the incompatibility between the land uses. Additionally, there have been no stream buffers between the subject property and the stream for years. This includes the unpaved area located at the rear of the site. Although the applicant shows streams buffers on the proposed

site plan, it is unclear if this area will be restored or not. Not restoring these buffers and allowing the unpaved area to remain, would likely cause increased erosion and instability of the stream. However, with the right conditions of approval, this special use permit could be in conformity with the policy and intent of the Unified Plan, Future Development Map.



*Surrounding Future Land Use*

**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 site is located in the Gateway 85 Overlay District which is intended to enhance the vitality and livability of the Gateway 85 business district. The intent of this district includes: to promote quality redevelopment that will reinforce the district's brand and improve its market attractiveness for investment; reduce and eliminate incompatible land uses; achieve and maintain a unified and pleasing aesthetic quality in landscaping, site planning, and signage; and encourage design that improves public safety and security. The applicant is not meeting the requirements of the Gateway 85 Overlay District, including the streetscape and pedestrian access standards. Incompliance with these standards does not meet the intent of the overlay district and will require approval of variances from the Zoning Board of Appeals.

**Staff Recommendation**

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

**Staff Recommended Conditions**

Approval of a Special Use Permit for truck and trailer rental, subject to the following conditions:

1. Uses on the site shall be limited to truck and trailer rental as a special use.

2. The proposed development shall be developed in general conformance with Exhibit B: Site Plan dated received November 12, 2021, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Director of Planning and Development.
3. The number of trucks and trailers stored on-site shall be limited to no more than 45. No trucks or trailers shall be stored, displayed, and/or serviced between the street and the front building façade.
4. Parking located in the front yard shall be limited to customer and employee parking.
5. No outdoor storage shall be located in the stream buffer or impervious setback. Existing unpaved/gravel areas within the stream buffer and impervious setback shall be restored with vegetation per the review and approval of the Director of Planning and Development.
6. The unpaved area, labeled as "gravel" on the site plan dated received November 12, 2021, shall be restored with gravel within 60 days of the issuance of this special use permit. This gravel lot shall be at least four inches deep with a substantially durable border constructed of wood, concrete, brick, or stone, extending a minimum of one inch below the depth of the gravel to prevent the migration of gravel.
7. All trucks and trailers shall be parked on a striped and paved surface.
8. The outdoor storage areas shall be generally located as shown on Exhibit B, Site Plan dated received November 12, 2021, and shall be screened with a 50-foot landscape strip planted to buffer standards along the western property line.
9. An 8-foot-tall wooden privacy fence shall be constructed along the western property line.
10. All truck and trailer storage shall be located no closer than 35 feet from the western property line.
11. A 10-foot-wide landscape strip shall be installed between McDonough Drive and the existing parking area per review and approval of the Director of Planning and Development.
12. The development shall comply with all requirements of the Gateway 85 Overlay District per the site disturbance requirements in the redevelopment threshold table, unless variances are granted by the Zoning Board of Appeals.
13. The proposed and relocated fence and gate shall be constructed of decorative masonry and/or wrought-iron style fencing.
14. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
15. The special use permit shall be valid for no more than two years, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

**Exhibits:**

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

**Exhibit A: Site Visit Photos**



**Existing Building**



**Frontage along McDonough Drive**



**Stream located along the eastern property line**



**Dirt observed at the front of the site, carried from the rear unpaved area**



**Parking located within the 50-foot and 75-foot stream buffers**



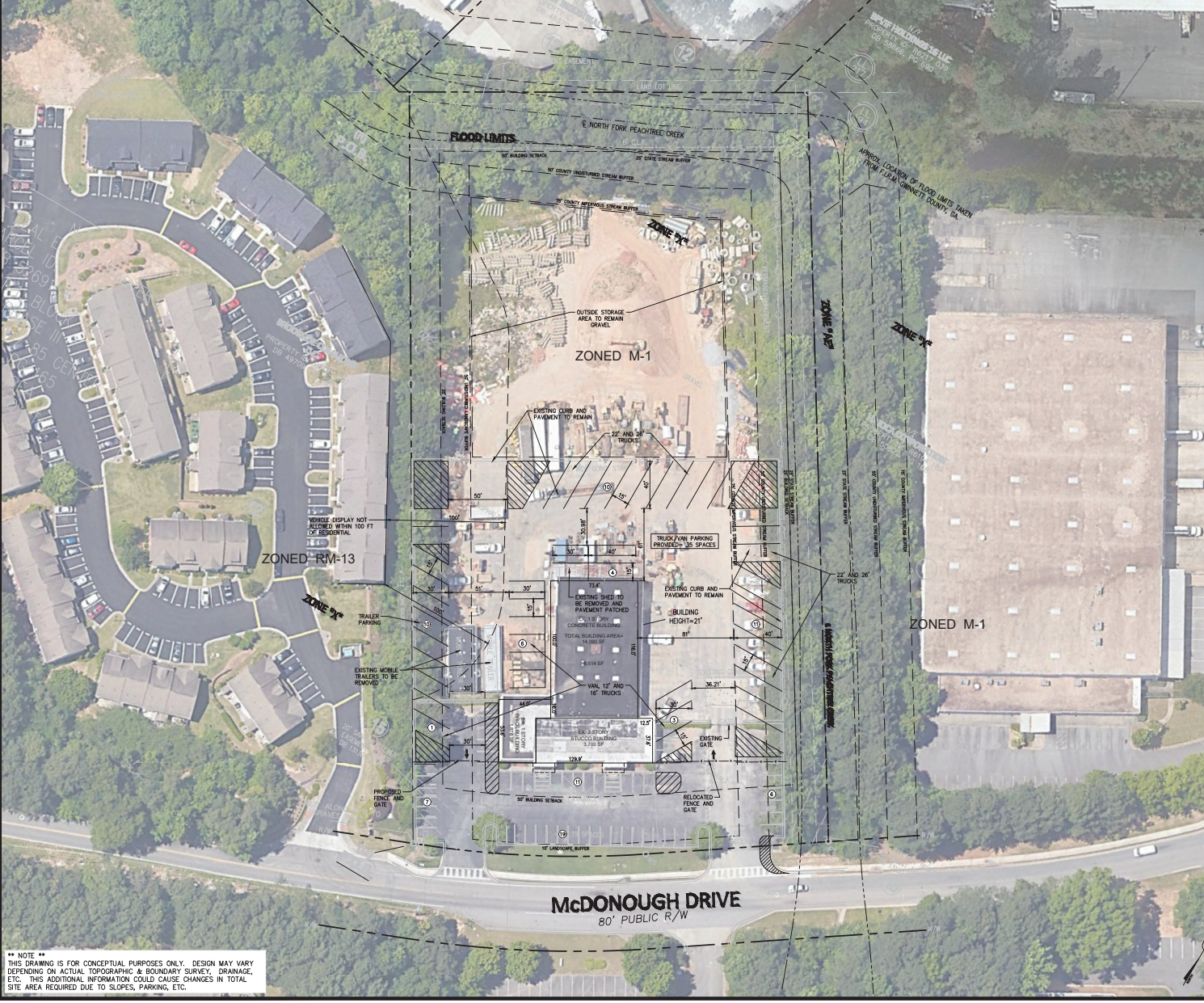
**Unpaved area adjacent to the stream, located within the 50-foot and 75-foot stream buffers**



**Western property line adjacent to the townhouses**

**Exhibit B: Site Plan**

**[attached]**



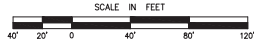
SITE ANALYSIS	
OFFICE	5,576 S.F.
WAREHOUSE	8,514 S.F.
TOTAL BUILDING	14,090 S.F.
PARKING REQUIRED MIN.	47 SPACES
PARKING REQUIRED MAX.	94 SPACES
PARKING PROVIDED	88 SPACES EXISTING
PARKING REQUIRED: AUTO/TRUCK RENTAL= MIN. 1,300 SF & MAX 1,750 SF	
SITE AREA	5.04 ± AC.

- NOTES:  
 AUTOMOBILE, TRUCK AND TRAILER RENTAL FACILITIES SHALL MEET THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:
1. ALL VEHICLES SHALL BE PARKED ON PAVED SURFACES OR APPROVED PERVIOUS PAVING MATERIALS.
  2. ALL OUTDOOR VEHICLE DISPLAY AREAS SHALL BE NO CLOSER THAN 100 FEET FROM THE NEAREST RESIDENCE.
  3. VEHICLE STORAGE, CLEANING AND MAINTENANCE MUST TAKE PLACE WITHIN A BUILDING OR OUTSIDE STORAGE AREA THAT IS SCREENED FROM PUBLIC VIEW.
  4. VEHICLE REPAIR, PAINTING AND BODY WORK MAY NOT BE CONDUCTED ON THE PREMISES.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DUMPSTER APRON
- ARCHITECTURAL CONCRETE FEET TO AREA PLANS FOR LIMITS AND DETAILS
- PUBLIC ROADWAY ASPHALTIC PAVEMENT

Not For Construction  
**CONCEPTUAL  
 SITE PLAN**



2471 DONAVILLE ST  
 DULUTH, GA 30096  
 PHONE: 404-551-5071  
 PHONE: 404-551-5000  
 WWW.BDGS.COM

PROPOSED COMMERCIAL DEVELOPMENT  
 NORCROSS, GWINNETT COUNTY, GA  
 FOR: 6555 MCDONOUGH PARTNERS, LLC  
 PHILADELPHIA, PA

REVISION	BY

DRAWN: GCL  
 CHECKED: ADB  
 ISSUED DATE: 11/22/21  
 ISSUED FOR: CONCEPTUAL REVIEW  
 PROJECT NO.: 21-152  
 FILE: 21-152 P-3  
 SHEET:  
**P-3**

USER: Glynis - Nov 02, 2021 - 12:47pm  
 P:\Projects\2021\21-152 Norcross, GA\Planning Plans\21-152 P-3.dwg - LAYOUT - Concept Plan

NOTE  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND OF SYMBOLS & ABBREVIATIONS			
	POWER POLE		TRAFFIC SIGNAL BOX
	LIGHT POLE		SIGNAL LIGHT POLE
	CITY WIRE		SIGN (AS NOTED)
	ELECTRIC MANHOLE		TOWER
	ELECTRIC VAULT		MONITORING WELL
	TRANSFORMER		FLAG POLE
	AIR CONDITIONER UNIT		WATER VALVE
	TELEPHONE MANHOLE		FIRE HYDRANT
	TELEPHONE PEDESTAL		FIRE HYDRANT
	CABLE BOX		SANSE FIRE HYDRANT
	STORM DRAIN MANHOLE		WATER MANHOLE
	STORM DRAIN INLET		BACKFLOW PREVENTER
	STORM PIPE		WATER METER
	GREASE TRAP		WELL HEAD
	POINT OF ACCESS		SANITARY MANHOLE
	OVERHEAD WIRES		CLEAN OUT
	UNDERGROUND ELECTRIC LINE		GAS VALVE
	GAS LINE		GAS METER
	WATER LINE		HANDICAPPED PARKING
	STORM DRAIN LINE		METERED END SECTION
	SEWER LINE		BENCHMARK
			RECORD
			MEASURED
			CALCULATED
			VOLUME
			PAGE
			OFFICIAL RECORDS
			PLAT BOOK
			BACK OF CURBS

N/F  
 SUNRISE REAL ESTATE PARTERS LLC  
 PARCEL ID: R6194 194  
 DB 52691, PG 383  
 LOT 1, BLOCK "F"  
 PHASE III  
 NORCROSS / 85 CENTER  
 PB 3, PG 165  
 SITE AREA  
 219,573 SQ FT  
 5.0407 ACRES

LOCATED IN  
 LAND LOT 194  
 6TH DISTRICT  
 WINNETT COUNTY, GEORGIA  
 PROJ. NUMBER: 21-05-1520

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Scott G. Shepherd, Jr.  
 Registered Land Surveyor No. 2136  
 In the State of Georgia  
 Date of Plat or Map: July 13, 2021  
 Date of Last Revision: August 23, 2021



LEGAL  
 THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BUCKLE UP CORPORATION, AN NVS COMPANY.

**NVS** ALTANSPS LAND TITLE SURVEY  
 PREPARED FOR  
 McDonough Dr Norcross Project  
 DATE OF FIELD SURVEY: June 30, 2021  
 NETWORK PROJECT NUMBER: 202103136-1  
 1-(800)-SURVEYS (787-8397)  
 TRANSACTION SERVICES  
 www.bucklandark.com maynata@bucklandark.com www.nvs.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SHEET 2 OF 2

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

**[attached]**

Troutman Pepper Hamilton Sanders LLP  
600 Peachtree Street NE, Suite 3000  
Atlanta, GA 30308-2216



troutman.com

**Jenna E. Lee**

Jenna.Lee@troutman.com

November 11, 2021

**VIA EMAIL AND ELECTRONIC SUBMITTAL**

Ms. Susan Canon, AICP  
Gwinnett County Department of Planning and Development  
446 West Crogan Street  
Suite 300  
Lawrenceville, Georgia 30046

**Re: Revised Letter of Intent: Special Use Permit Application – 6555 McDonough Drive (Parcel ID: R6194 194) (the "Property")**

Dear Ms. Canon:

On behalf of Alterra Property Group (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and the accompanying application materials to support the attached Special Use Permit application to allow for the operation of a truck leasing company. Included with this Letter of Intent are the following materials:

- A. A Special Use Permit Application, including all necessary authorization forms;
- B. A Site Plan;
- C. A Survey and Legal Description of the Property;
- D. A Pre-Application Acknowledgement Form; and
- E. A justification of the Standards Governing the Exercise of The Zoning Power (included within the body of this letter).

**Project Description**

The Property is currently zoned Light Industrial (M-1) and is located in the Gateway 85 Overlay District. Approximately 5.04 acres in size, the Property is currently used as a civil contractor's office and heavy equipment storage yard. The Applicant seeks a Special Use Permit to allow the Property to be used as a "Truck and Trailer Rental" facility by a leading national truck leasing company. If the requested Special Use Permit is granted, the Applicant intends to restripe and repair the existing paved parking areas, clean up the existing site and heavy equipment storage areas, and operate a truck leasing company.

As shown on the attached Site Plan, the Applicant seeks to minimize disturbance and impacts to the existing site and does not propose any expansion of the existing pavement or impervious surface area. The Property will not be graded or disturbed and the existing pavement will not be expanded. Likewise, the Applicant proposes no expansion or redevelopment of the existing building on site and will remove the two temporary mobile trailers currently parked directly to the west of the existing building.

The Applicant intends for the “front half” of the Property to be used for vehicle parking, including rental trucks and vans, and the “rear half” of the property to be used for outdoor storage as defined in the County’s Ordinance. The parking located in front of the building will be used only for customer and employee parking.

As noted on the Site Plan, truck and vehicle parking will occur only on existing paved surfaces. The western portion of the Property located within 100 feet of the adjacent multi-family building will be used only for rental trailer parking (non-vehicle parking) in accordance with Section 230-130.3(KK) of the County’s Zoning Ordinance. The Applicant also proposes that the existing fence and gate be relocated to be closer to the McDonough Drive frontage to allow for additional screening of the truck and vehicle parking and outdoor storage areas in the rear of the Property.

### **Special Use Permit Review Criteria**

**1. 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.**

The Property is adjacent to other industrially zoned properties to the north, south, and east and is adjacent to a multi-family use to the west, which was recently developed and is separated by a wooded buffer along the western property line. The proposed truck leasing use is consistent with the purposes of the light industrial zoning district and is suitable given the mix of nearby and surrounding industrial and business park uses. Additionally, the Applicant believes the proposed truck leasing use will allow for a more attractive and orderly site consistent with the goals of the County’s Zoning Ordinance and Gateway 85 Overlay District.

**2. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

The Applicant asserts that the requested Special Use Permit will not adversely impact nearby and surrounding properties. To the contrary, the proposed truck leasing use is consistent and compatible with the nearby and adjacent light industrial uses and will allow the site to be cleaned up and operated in an orderly manner.

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

The Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate a truck leasing company on site.

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

The proposed truck leasing use will have no excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The proposed truck leasing facility will be operated in accordance with all County standards and regulations concerning public facilities and services.

**5. Whether the proposed special use permit is in conformity with the policy and intent of the land use plan.**

The Property has a future land use designation of "Workplace Center" under the County's 2040 Unified Plan. The proposed truck leasing facility is in conformance with the stated goals of promoting employment and business opportunity within future Workplace Center areas, including uses such as office parks, industrial parks, and locations for freight oriented and logistic uses.

**6. 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.**

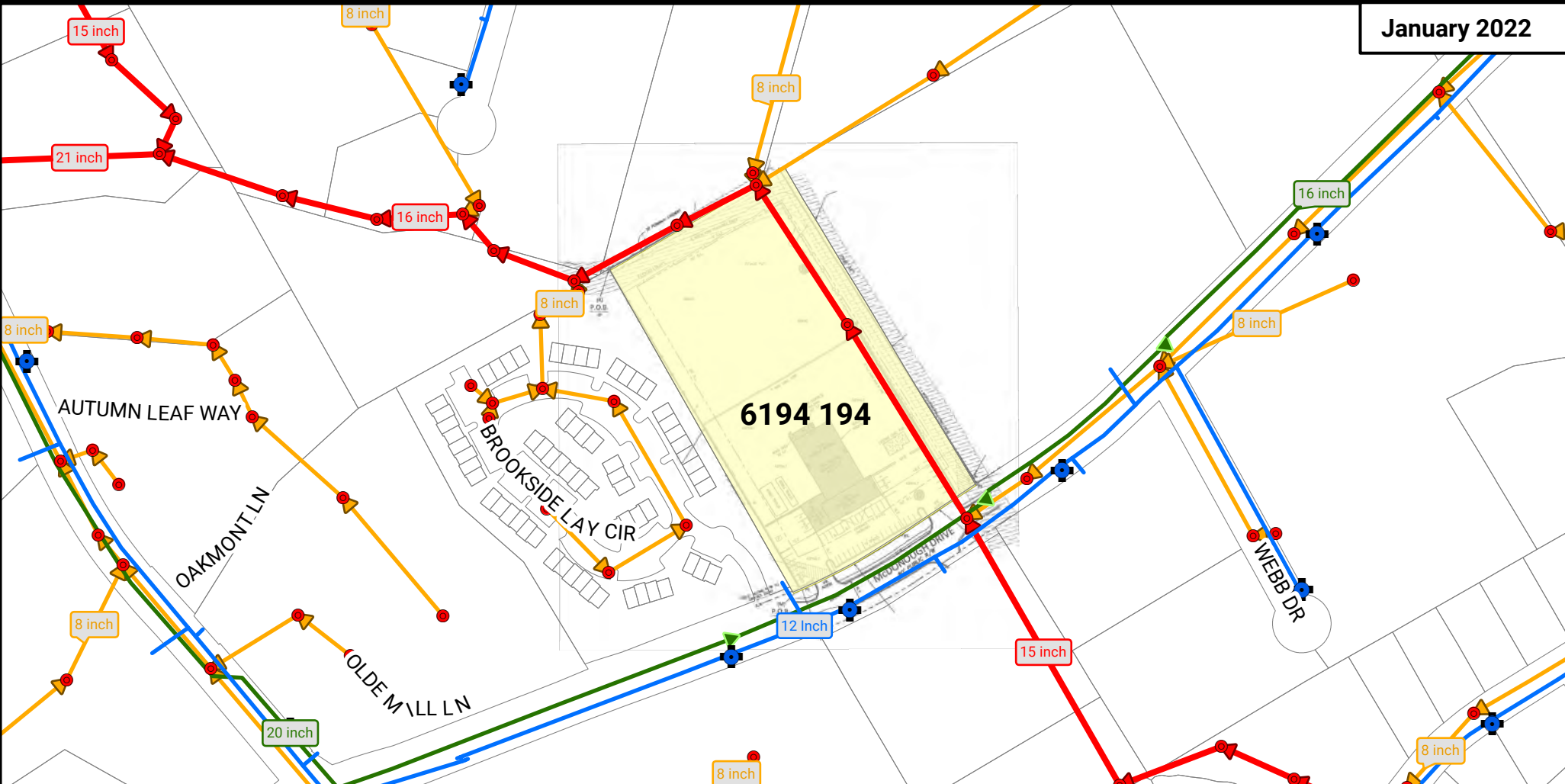
The Applicant believes the proposed truck leasing use will significantly improve the conditions on site, particularly in the "rear-half" of the Property, which is currently used for heavy equipment storage. The proposed use and site improvements, including the restriping of the existing paved area and clean-up of the rear of the Property, will result in a more orderly and attractive site, consistent with the stated goals of the Gateway 85 Overlay District. Additionally, the Applicant intends to limit impacts and disturbance to the Property and does not propose the expansion of impervious surface area. The Applicant believes the proposed change in use, as well as the resulting updated and refreshed site, will significantly increase the overall attractiveness of the Property while also reducing potential environmental impacts.

Accordingly, based on the justification provided herein and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested Special Use Permit.

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

**[attached]**

<b>TRC Meeting Date:</b>		December 14, 2021		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		SUP2022-00002		
Case Address:		6555 McDonough Drive		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	SEWER: No permanent structures shall be placed within the existing sewer easement.			
2	SEWER: Any encroachment into the easement will need GCDWR authorization.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

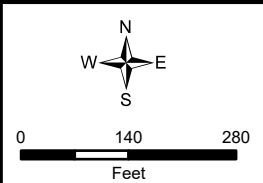


**LEGEND**

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

**SUP2022-00002**  
M-1

**Water & Sewer**  
*Utility Map*



**Water Comments:** No DWR Comments

**Sewer Comments:** No permanent structures shall be placed within the existing sewer easement. Any encroachment into the easement will need GCDWR authorization.

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

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

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

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

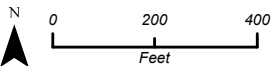
**Exhibit E: Maps**

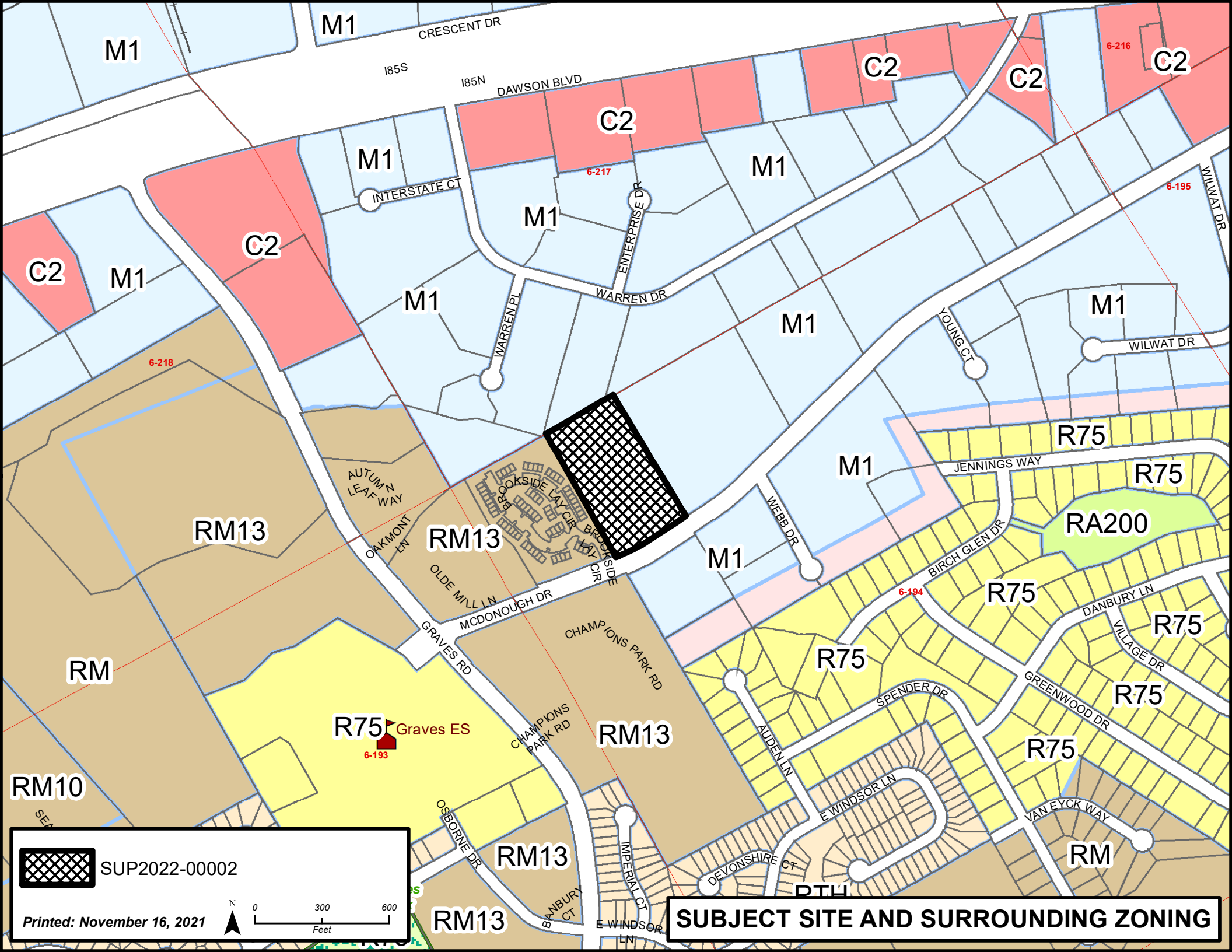
**[attached]**



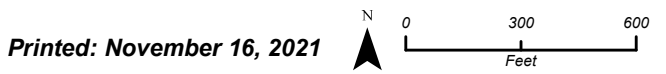
SUP2022-00002

Printed: November 17, 2021

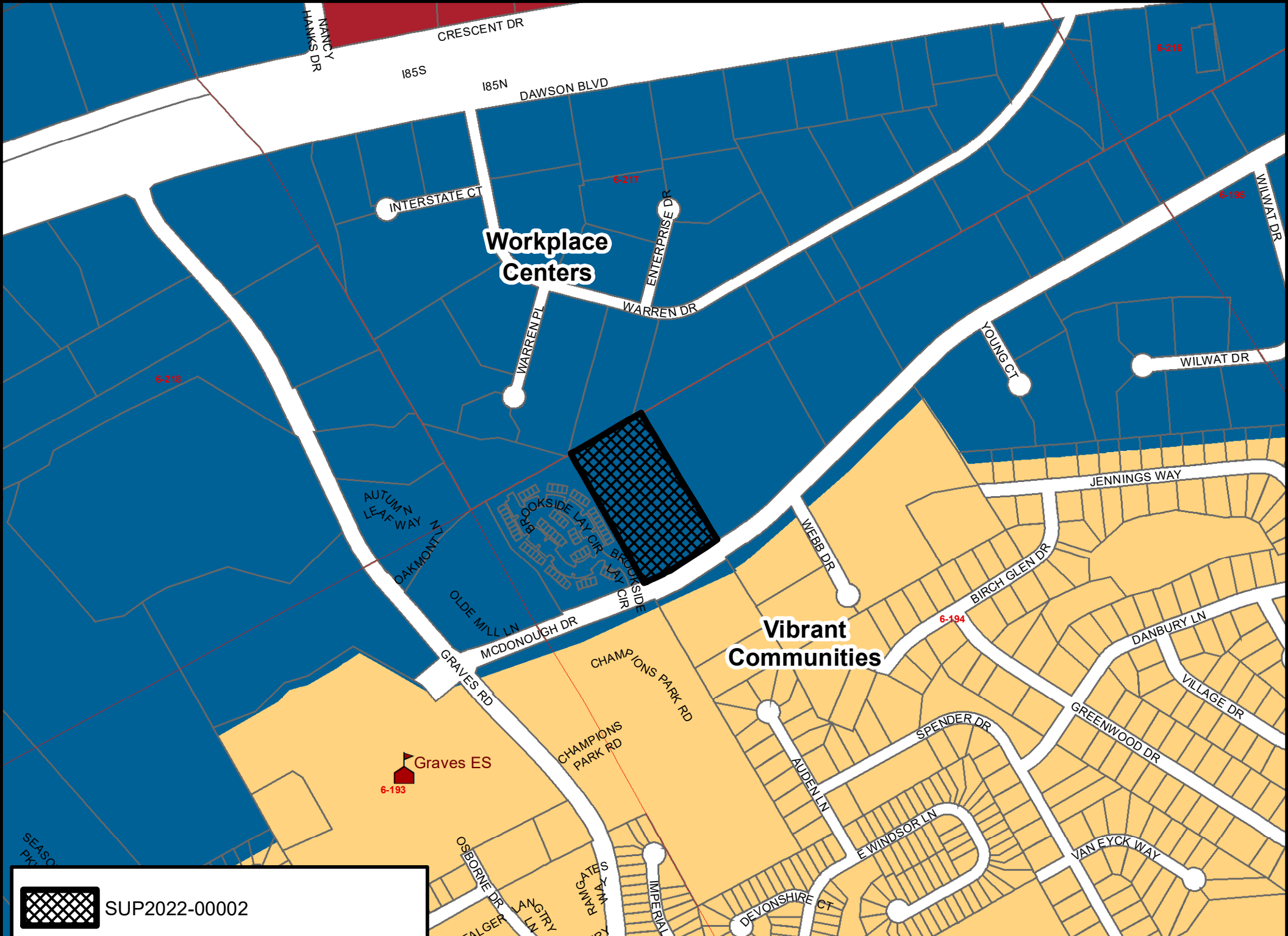




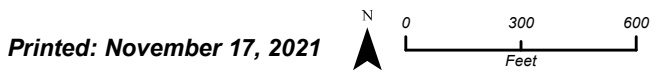
 SUP2022-00002



**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2022-00002



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jenna E. Lee, Troutman Pepper Hamilton Sanders</u> <u>on behalf of 6555 McDonough Partners, LLC</u> ADDRESS: <u>600 Peachtree Street, Suite 3000</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30308</u> PHONE: <u>404-885-3284</u>	NAME: <u>6555 McDonough Partners, LLC</u> ADDRESS: <u>414 S. 16th Street, Suite 100</u> CITY: <u>Philadelphia</u> STATE: <u>PA</u> ZIP: <u>19146</u> PHONE: _____
CONTACT PERSON: <u>Jenna E. Lee, Troutman Pepper</u> PHONE: <u>404-885-3284</u> CONTACT'S E-MAIL: <u>Jenna.Lee@troutman.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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M-1</u> BUILDING/LEASED SQUARE FEET: <u>14,619 sf</u>	
PARCEL NUMBER(S): <u>6194 194</u> ACREAGE: <u>5.04 acres</u>	
ADDRESS OF PROPERTY: <u>6555 McDonough Drive</u>	
SPECIAL USE REQUESTED: <u>Truck and Trailer Rental</u>	
_____ _____	

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

Troutman Pepper Hamilton Sanders LLP  
600 Peachtree Street NE, Suite 3000  
Atlanta, GA 30308-2216



troutman.com

**Jenna E. Lee**  
Jenna.Lee@troutman.com

November 11, 2021

**VIA EMAIL AND ELECTRONIC SUBMITTAL**

Ms. Susan Canon, AICP  
Gwinnett County Department of Planning and Development  
446 West Crogan Street  
Suite 300  
Lawrenceville, Georgia 30046

**Re: Revised Letter of Intent: Special Use Permit Application – 6555 McDonough Drive (Parcel ID: R6194 194) (the "Property")**

Dear Ms. Canon:

On behalf of Alterra Property Group (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and the accompanying application materials to support the attached Special Use Permit application to allow for the operation of a truck leasing company. Included with this Letter of Intent are the following materials:

- A. A Special Use Permit Application, including all necessary authorization forms;
- B. A Site Plan;
- C. A Survey and Legal Description of the Property;
- D. A Pre-Application Acknowledgement Form; and
- E. A justification of the Standards Governing the Exercise of The Zoning Power (included within the body of this letter).

**Project Description**

The Property is currently zoned Light Industrial (M-1) and is located in the Gateway 85 Overlay District. Approximately 5.04 acres in size, the Property is currently used as a civil contractor's office and heavy equipment storage yard. The Applicant seeks a Special Use Permit to allow the Property to be used as a "Truck and Trailer Rental" facility by a leading national truck leasing company. If the requested Special Use Permit is granted, the Applicant intends to restripe and repair the existing paved parking areas, clean up the existing site and heavy equipment storage areas, and operate a truck leasing company.

As shown on the attached Site Plan, the Applicant seeks to minimize disturbance and impacts to the existing site and does not propose any expansion of the existing pavement or impervious surface area. The Property will not be graded or disturbed and the existing pavement will not be expanded. Likewise, the Applicant proposes no expansion or redevelopment of the existing building on site and will remove the two temporary mobile trailers currently parked directly to the west of the existing building.

The Applicant intends for the “front half” of the Property to be used for vehicle parking, including rental trucks and vans, and the “rear half” of the property to be used for outdoor storage as defined in the County’s Ordinance. The parking located in front of the building will be used only for customer and employee parking.

As noted on the Site Plan, truck and vehicle parking will occur only on existing paved surfaces. The western portion of the Property located within 100 feet of the adjacent multi-family building will be used only for rental trailer parking (non-vehicle parking) in accordance with Section 230-130.3(KK) of the County’s Zoning Ordinance. The Applicant also proposes that the existing fence and gate be relocated to be closer to the McDonough Drive frontage to allow for additional screening of the truck and vehicle parking and outdoor storage areas in the rear of the Property.

### **Special Use Permit Review Criteria**

**1. 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.**

The Property is adjacent to other industrially zoned properties to the north, south, and east and is adjacent to a multi-family use to the west, which was recently developed and is separated by a wooded buffer along the western property line. The proposed truck leasing use is consistent with the purposes of the light industrial zoning district and is suitable given the mix of nearby and surrounding industrial and business park uses. Additionally, the Applicant believes the proposed truck leasing use will allow for a more attractive and orderly site consistent with the goals of the County’s Zoning Ordinance and Gateway 85 Overlay District.

**2. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

The Applicant asserts that the requested Special Use Permit will not adversely impact nearby and surrounding properties. To the contrary, the proposed truck leasing use is consistent and compatible with the nearby and adjacent light industrial uses and will allow the site to be cleaned up and operated in an orderly manner.

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

The Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate a truck leasing company on site.

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

The proposed truck leasing use will have no excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The proposed truck leasing facility will be operated in accordance with all County standards and regulations concerning public facilities and services.

**5. Whether the proposed special use permit is in conformity with the policy and intent of the land use plan.**

The Property has a future land use designation of "Workplace Center" under the County's 2040 Unified Plan. The proposed truck leasing facility is in conformance with the stated goals of promoting employment and business opportunity within future Workplace Center areas, including uses such as office parks, industrial parks, and locations for freight oriented and logistic uses.

**6. 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 Applicant believes the proposed truck leasing use will significantly improve the conditions on site, particularly in the "rear-half" of the Property, which is currently used for heavy equipment storage. The proposed use and site improvements, including the restriping of the existing paved area and clean-up of the rear of the Property, will result in a more orderly and attractive site, consistent with the stated goals of the Gateway 85 Overlay District. Additionally, the Applicant intends to limit impacts and disturbance to the Property and does not propose the expansion of impervious surface area. The Applicant believes the proposed change in use, as well as the resulting updated and refreshed site, will significantly increase the overall attractiveness of the Property while also reducing potential environmental impacts.

Accordingly, based on the justification provided herein and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested Special Use Permit.

**Ms. Susan Canon, AICP**  
November 11, 2021  
Page 4



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Thank you for your consideration of the attached Special Use Permit application. Please do not hesitate to contact me should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenna E. Lee".

Jenna E. Lee

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

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

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

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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(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:

See attached Letter of Intent

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

See attached Letter of Intent

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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 SPECIAL USE PERMIT:

See attached Letter of Intent

---

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 194 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set on the northwesterly right of way line of McDonough Drive (80 foot right of way), which iron pin is located 792.00 feet northeasterly as measured along said right of way line from its intersection with the right of way line of Graves Road; leaving said right of way line run thence north 30 degrees 32 minutes 37 seconds west a distance of 633.90 feet to a point; run thence north 59 degrees 51 minutes 46 seconds east a distance of 336.00 feet to a point; run thence south 31 degrees 49 minutes 42 seconds east a distance of 632.06 feet to an iron pin set on the northwesterly right of way line of McDonough Drive (80 foot right of way); run thence along said right of way line south 55 degrees 52 minutes 25 seconds west a distance of 154.45 feet to a point, continuing along said right of way line and following the curvature thereof an arc distance of 190.33 feet to an iron pin set, said arc having a radius of 864.22 feet and being subtended by a chord line bearing and distance of south 62 degrees 10 minutes 59 seconds west a distance of 189.95 feet; continuing along said right of way line run thence south 68 degrees 29 minutes 53 seconds west a distance of 6.36 feet to the POINT OF BEGINNING.

Said parcel or tract of land containing 5.0407 acres (219,573 sq. ft.).

The above description was created as a result of review of record documents, physical evidence located and Minimum Technical Standards for 2021 ALTA/NSPS Land Title Surveys Plat Closure.

**\*\* THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.**

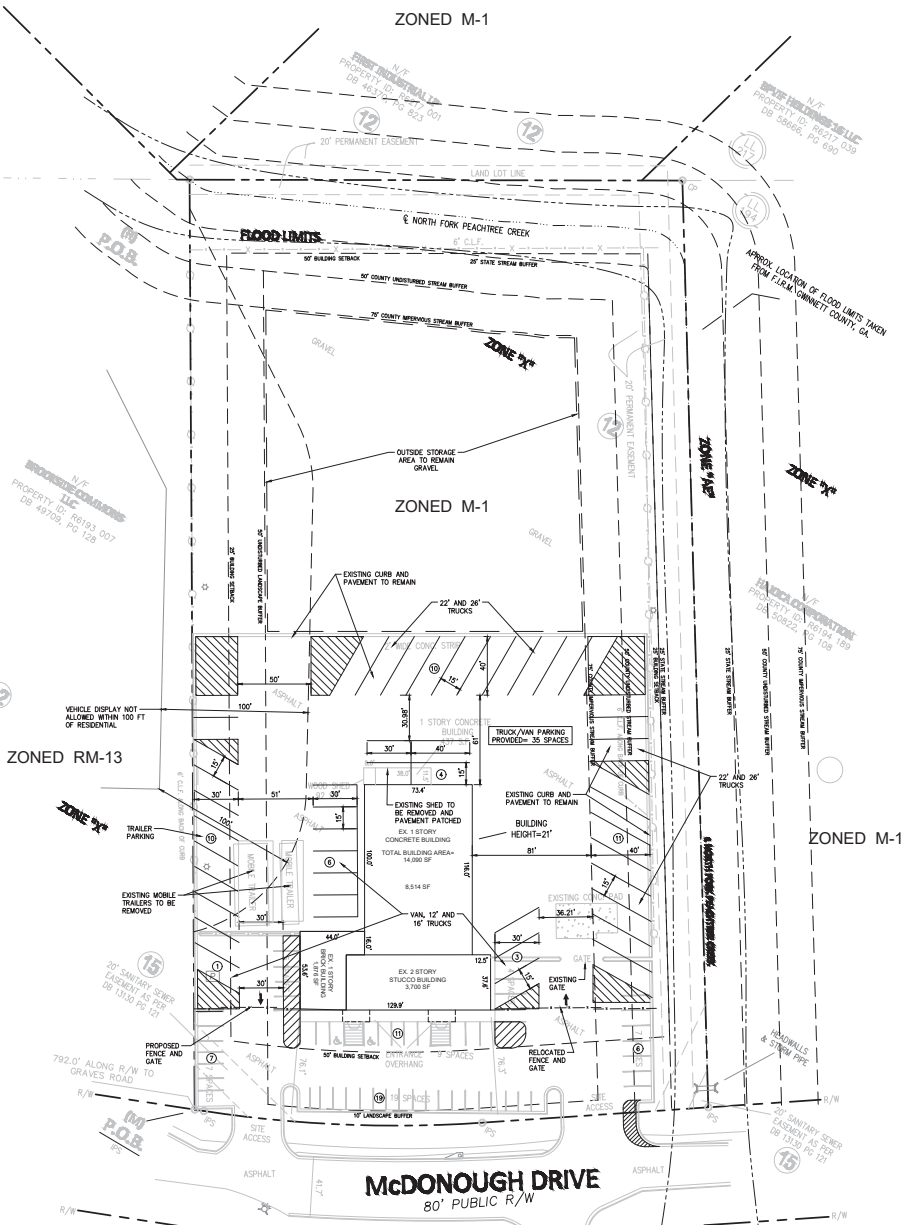
First American Title Insurance Company

Commitment Number: GAFA21-3503 MM

Commitment Date: May 27, 2021 at 8:00 AM



N/F  
 REAL ESTATE PARTNERS LLC  
 PARCEL ID: R6194 194  
 PG 52691, PG 383  
 PHASE III  
 / 85 CENTER  
 AREA  
 50 FT  
 RES



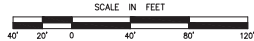
SITE ANALYSIS	
OFFICE	5,576 S.F.
WAREHOUSE	8,514 S.F.
TOTAL BUILDING	14,090 S.F.
PARKING REQUIRED MIN.	47 SPACES
PARKING REQUIRED MAX.	94 SPACES
PARKING PROVIDED	88 SPACES EXISTING
PARKING REQUIRED: AUTO/TRUCK RENTAL: MIN. 1,300 SF & MAX 1,750 SF	
SITE AREA	5.04 ± AC.

- NOTES:  
 AUTOMOBILE, TRUCK AND TRAILER RENTAL FACILITIES SHALL MEET THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:
1. ALL VEHICLES SHALL BE PARKED ON PAVED SURFACES OR APPROVED PERVIOUS PAVING MATERIALS.
  2. ALL OUTDOOR VEHICLE DISPLAY AREAS SHALL BE NO CLOSER THAN 100 FEET FROM THE NEAREST RESIDENCE.
  3. VEHICLE STORAGE, CLEANING AND MAINTENANCE MUST TAKE PLACE WITHIN A BUILDING OR OUTSIDE STORAGE AREA THAT IS SCREENED FROM PUBLIC VIEW.
  4. VEHICLE REPAIR, PAINTING AND BODY WORK MAY NOT BE CONDUCTED ON THE PREMISES.

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED GUIDERAIL
	PROPOSED CHAINLINK FENCE
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES
	PROPOSED SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER APRON
	ARCHITECTURAL CONCRETE REFER TO SHOP PLANS FOR LIMITS AND DETAILS
	PUBLIC ROADWAY ASPHALT PAVEMENT

Not For Construction  
**CONCEPTUAL  
 SITE PLAN**



\*\* NOTE \*\*  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

2471 DONAVILLE ST  
 DULUTH, GA 30096  
 PHONE: 404.455.5701  
 FAX: 404.455.5703  
 WWW.BDGS.COM

PROPOSED COMMERCIAL DEVELOPMENT  
 NORCROSS, GWINNETT COUNTY, GA  
 FOR: 6555 MCDONOUGH PARTNERS, LLC  
 PHILADELPHIA, PA

REVISION	BY

DRAWN: GCL  
 CHECKED: ADB  
 ISSUED DATE: 11/22/21  
 ISSUED FOR: CONCEPTUAL REVIEW  
 PROJECT NO.: 21-152  
 FILE: 21-152-P-3  
 SHEET:  
**P-3**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**AS-SURVEYED DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 134 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:  
**BEGINNING** at an iron pin set on the northerly right of way line of McDonough Drive (80 foot right of way), which iron pin is located 792.00 feet northeasterly as measured along said right of way line from its intersection with the right of way line of Graves Road; leaving said right of way line run thence north 30 degrees 32 minutes 17 seconds west a distance of 633.00 feet to a point; run thence north 59 degrees 51 minutes 46 seconds east a distance of 336.00 feet to a point; run thence south 31 degrees 49 minutes 41 seconds east a distance of 632.06 feet to an iron pin set on the northerly right of way line of McDonough Drive (80 foot right of way); run thence along said right of way line south 55 degrees 52 minutes 25 seconds west a distance of 134.46 feet to a point, continuing along said right of way line and following the curvature thereof an arc distance of 190.33 feet to an iron pin set, said arc having a radius of 864.22 feet and being subtended by a chord bearing and distance of south 62 degrees 10 minutes 59 seconds west a distance of 189.95 feet; continuing along said right of way line run thence south 68 degrees 29 minutes 53 seconds west a distance of 6.36 feet to the POINT OF BEGINNING.

Said parcel or tract of land containing 5.0407 acres (219,573 sq. ft.).

The above description was created as a result of review of record documents, physical evidence located and Minimum Technical Standards for 2021 ALTA/NPS Land Title Surveys Plat Closure.

\*\* THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.  
 First American Title Insurance Company  
 Commitment Number: GAF421-3503 MM  
 Commitment Date: May 27, 2021 at 8:00 AM

**RECORD DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA AND IS DESCRIBED AS FOLLOWS:  
 All that tract or parcel of land lying and being in Land Lot 134 of the 6th District of Gwinnett County, Georgia and more particularly described as follows:

**BEGINNING** at an iron pin on the northwestern land lot line of Land Lot 134 of the 6th District of Gwinnett County, Georgia, said iron pin being located four hundred ninety and nine tenths (499.9) feet northeasterly, as measured along said northwestern land lot line, from the common corners of Land Lot 134, 212.218 and 293 of said land lot; run thence north 59 degrees 51 minutes 59 seconds east a distance of three hundred thirty six (336) feet to an iron pin, running south 32 degrees 22 minutes 29 seconds east a distance of six hundred thirty two and six one hundredths (632.06) feet to a cross on a concrete spillway, which point is located on the northerly right of way of McDonough Drive (80 foot right of way); running thence south 55 degrees 19 minutes 19 seconds west along the northerly right of way of McDonough Drive a distance of one hundred fifty four and forty four one hundredths (154.44) feet to an iron pin, running thence southwesterly along the northerly right of way of McDonough Drive a distance of one hundred ninety and thirty four one hundredths (190.34) feet to an iron pin on the chord of said arc along McDonough Drive, being south 61 degrees 38 minutes 12 seconds west and having a chord distance of one hundred eighty nine and ninety four one hundredths (189.95) feet; running thence south 68 degrees 29 minutes 53 seconds west along the northwest side of McDonough Drive a distance of six and thirty six one hundredths (6.36) feet to an iron pin, running thence north 35 degrees 12 minutes 24 seconds west a distance of six hundred thirty three and ninety one hundredths (633.90) feet to an iron pin at the point of beginning, said described tract containing 5.041 acres and being designated as Block T, Lot 1, all as more particularly described and delineated by "As Built" Survey for Freight Terminals, Inc. by Lower Engineers dated January 21, 1976.

ALSO DESCRIBED AS FOLLOWS:  
 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 134 of the 6th District, Gwinnett County, Georgia containing 5.0407 acres as shown on that certain Boundary Survey for Sunrise Real Estate Partners, LLC, SunTrust Bank & Chicago Title Insurance Company, dated December 9, 2013, certified by Saiton G. Shepherd, Jr., C.L.U., No. 2138 and being more particularly described according to said survey as follows:

**BEGINNING** at an iron pin set on the northerly right of way line of McDonough Drive (80 foot right of way), which iron pin is located 792.00 feet northeasterly as measured along said right of way line from its intersection with the right of way line of Graves Road; leaving said right of way line run thence north 31 degrees 05 minutes 24 seconds west a distance of 633.00 feet to a point; run thence north 59 degrees 18 minutes 59 seconds east a distance of 336.00 feet to a point; run thence south 32 degrees 22 minutes 29 seconds east a distance of 632.06 feet to an iron pin set on the northerly right of way line of McDonough Drive (80 foot right of way); run thence along said right of way line south 55 degrees 19 minutes 19 seconds west a distance of 134.46 feet to a point, continuing along said right of way line and following the curvature thereof an arc distance of 190.33 feet to a point, said arc having a radius of 864.22 feet and being subtended by a chord bearing and distance of south 62 degrees 10 minutes 59 seconds west a distance of 189.95 feet; continuing along said right of way line run thence south 67 degrees 17 minutes 56 seconds west a distance of 6.36 feet to an iron pin set, which iron pin marks the TRUE PLACE OR POINT OF BEGINNING.

\*\* THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.  
 First American Title Insurance Company  
 Commitment Number: GAF421-3503 MM  
 Commitment Date: May 27, 2021 at 8:00 AM

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- First American Title Insurance Company  
 Commitment Number: GAF421-3503 MM  
 Commitment Date: May 27, 2021 at 8:00 AM
- Schedule B, Part I  
 Easements
- 17 All matters appearing on Plat recorded in Plat Book 3, Page 165, aforesaid records. AS SHOWN ON SURVEY
  - 18 Any mineral or mineral rights leased, granted or retained by current or prior owners. BLANKET IN NATURE - NOT PLOTTABLE
  - 19 Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any riparian lands. BLANKET IN NATURE - NOT PLOTTABLE
  - 20 Easement from Freight Terminals, Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated August 25, 1996, and recorded August 29, 1996 in Deed Book 13130, Page 121, aforesaid records. AS SHOWN ON SURVEY

**ZONING INFORMATION**

**PZR REPORT FOR:**  
 6555 McDonough Drive  
 Norcross, Georgia

**PREPARED FOR:** 6555 McDonough Partners, LLC

**DATE:** Final (1) - 7/9/2021

**PZR SITE NUMBER:** 147930-1

**PROPERTY LOCATION AND SIZE:**  
 JURISDICTION: County of Gwinnett, GA  
 NAME: 6555 McDonough Drive  
 ADDRESS: 6555 McDonough Drive  
 SIZE: 5.0407 Acres or 219,573 Square Feet +/-

**EXISTING LAND USE AND ZONING:**  
 EXISTING ZONING DESIGNATION: "M-1" Light Industry District within the Gateway 85 Overlay District  
 EXISTING LAND USE: Warehouse/Industrial and Office

**PROPERTY SPECIFICATION:**  
**Building Set-Back Lines**  
 Minimum Front Yard Setback: 50 feet  
 Minimum Side Yard Setback: 25 feet  
 Minimum Rear Yard Setback: 50 feet  
 Maximum Building Height: 45 feet

**Building Size:**  
 Existing Building Height or Stories: 2 Stories  
 Building Site Area Requirements: Minimum Lot Size: 1 Acre  
 Approximate Gross Building Area: 14,000 Square Feet

**Parking:**  
 a. Parking Space Formula: Warehouse (Including Office)  
 Minimum 1 Space / 2,500 Square Feet  
 Maximum 1 Space / 500 Square Feet  
 14,000 / 2,500 = 6 Spaces  
 14,000 / 500 = 28 Spaces  
 b. Parking Spaces Required: Minimum: 6 Total Parking Spaces  
 Maximum: 28 Total Parking Spaces

**MISCELLANEOUS NOTES**

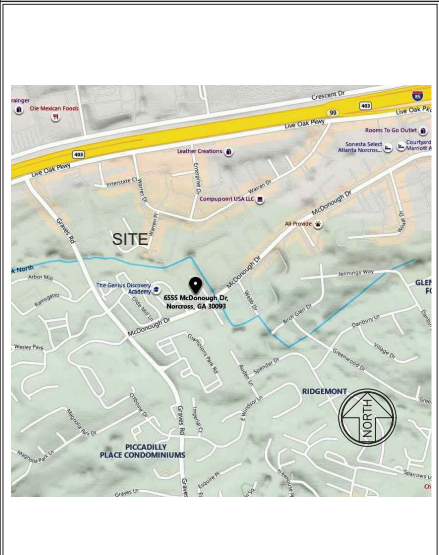
- 1 AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN THE PAST TWO MONTHS.
- 2 AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 3 AT THE TIME OF THE SURVEY, WE OBSERVED NO VISIBLE EVIDENCE OF AREAS OF SUBSTANTIAL EROSION, OR USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 4 AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING SPACES:  

REGULAR PARKING SPACES:	51 SPACES
HANDICAPPED SPACES:	2 SPACES
TOTAL PARKING SPACES:	53 SPACES
- 5 AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS ON THE SUBJECT PROPERTY, 6555 MCDONOUGH DRIVE. THE ADDRESS WAS OBTAINED FROM RECORD DOCUMENTS.
- 6 SUBJECT PROPERTY HAS DIRECT ACCESS TO THE SOUTHEASTERLY R/W OF MCDONOUGH DRIVE, AN 80' WIDE PUBLIC RIGHT OF WAY WITH NO GAPS OR GORES.
- 7 AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
- 8 AT THE TIME OF THE SURVEY THE SURVEYOR DID NOT OBSERVE ANY PARTY WALLS IN RELATION TO ANY ADJOINERS.
- 9 RECORD COPIES ARE FROM THE LIMITED WARRANTY DEED RECORDED IN BOOK 52691, PAGE 383.

**SURVEYOR'S NOTES**

1. THIS SURVEY IS CLASSIFIED AS A "ALTA/NPS LAND TITLE SURVEY".
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE NET REALTIME GPS NETWORK) ON JUNE 30, 2021.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/NPS SURVEY OF 0.07+50 PPM.
4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN 1,502,092".
5. THIS SURVEY MAY NOT REFLECT ALL SITE IMPROVEMENTS SUCH AS MANHOLES, DROPPED INLETS ETC. THAT MAY NOT HAVE BEEN VISIBLE AT TIME OF SURVEY.
6. THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER GAF421-3503 MM, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 27, 2021.

**VICINITY MAP - NOT TO SCALE**



**GRANT SHEPHERD & ASSOCIATES, INC.**  
 Construction Layout • GPS Modeling  
 Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A  
 LAWRENCEVILLE, GA 30046  
 PHONE: 770.418.9823 FAX: 770.418.9289  
 www.gsasurveying.com  
 COALSF 000459

LOCATED IN  
 LAND LOT 194  
 6TH DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 PROJ. NUMBER: 21-06-620

**FLOOD NOTE**

THIS PROPERTY IS IN ZONE "X" AND IN SPECIAL FLOOD HAZARD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, NUMBER 1315C02097F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, AS SHOWN ON THE FEMA WEBSITE (HTTP://MC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
07/23/2021	FIRST DRAFT		
09/06/2021	NETWORK COMMENTS		
FIELD WORK:SSS	DRAWN:SCM	CHECKED BY:LS	FB & PR

**SIGNIFICANT OBSERVATIONS**

NONE

**LEGAL**

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BUCK & CLARK CORPORATION, AN NVS COMPANY.

**ALTA/NPS LAND TITLE SURVEY**

**McDonough Dr Norcross**  
 NVS Project No. 202103138-1  
 6555 McDonough Drive, Norcross, GA

based upon Title Commitment No. GAF421-3503 MM  
 of First American Title Insurance Company  
 bearing an effective date of May 27, 2021 at 8:00 a.m.

**Surveyor's Certification**  
 To: 6555 McDonough Partners, LLC, Land Services USA, Inc.;  
 First American Title Insurance Company; and Buck & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof.  
 The field work was completed on June 30, 2021.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that  
 IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

08-23-2021  
 DATE  
 Weston D. Sheppard, Jr.  
 REGISTERED NO. 2136  
 IN THE STATE OF GEORGIA  
 DATE OF FIELD SURVEY: June 30, 2021  
 DATE OF LAST REVISION: August 19, 2021  
 NETWORK PROJECT NO. 202103138-1

**BUCK & CLARK**

9871 E OF 2

**Buck & Clark Corporation**  
 an NVS Company

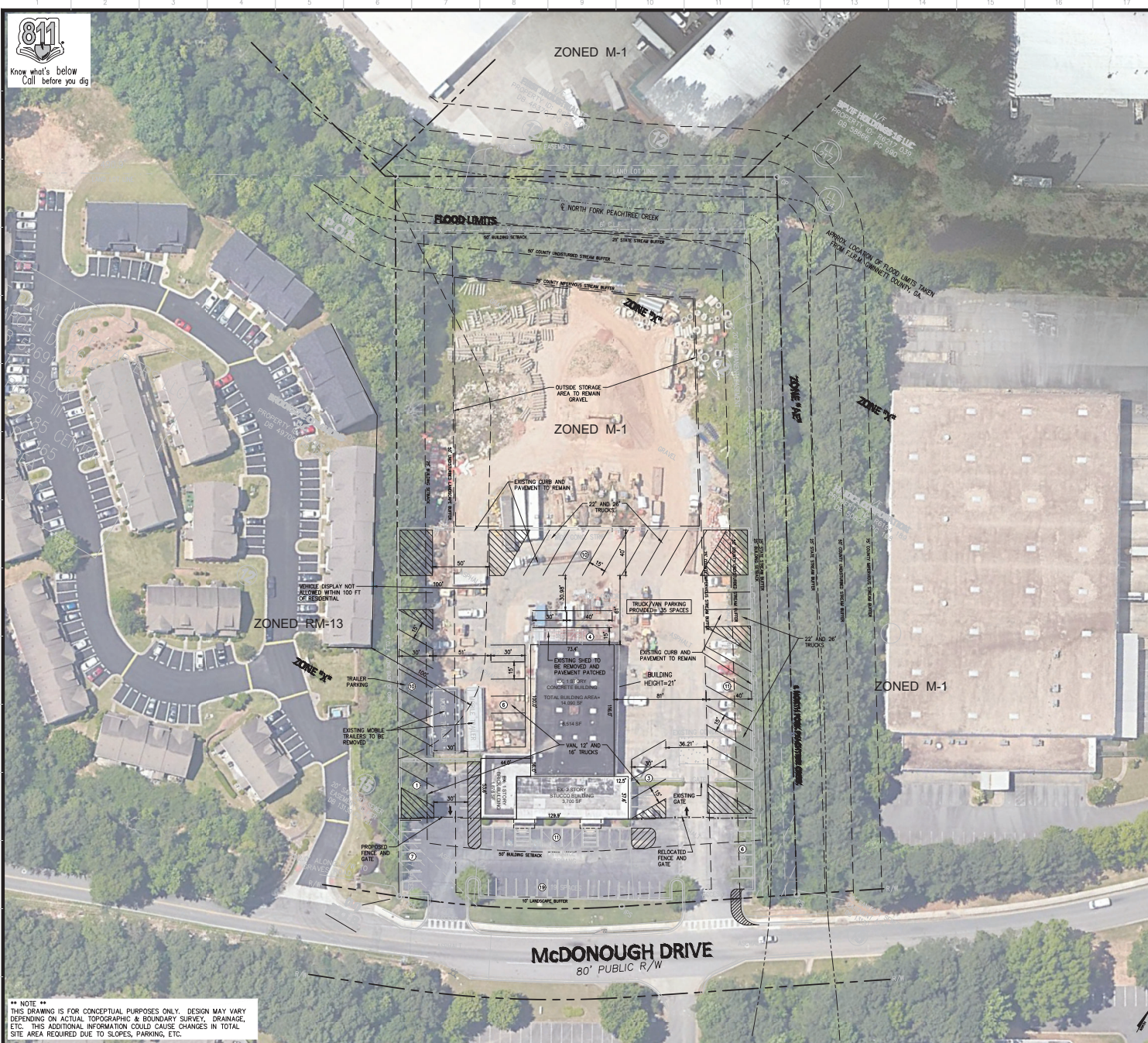
**NVS**

Transaction Services 1-800-SURVEYS (787-8397)  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 www.BuckandClark.com maybetheloyou@buckandclark.com www.NVS.com

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Know what's below  
 Call before you dig



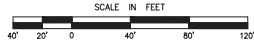
SITE ANALYSIS	
OFFICE	5,576 S.F.
WAREHOUSE	8,514 S.F.
TOTAL BUILDING	14,090 S.F.
PARKING REQUIRED MIN.	47 SPACES
PARKING REQUIRED MAX.	94 SPACES
PARKING PROVIDED	88 SPACES EXISTING
PARKING REQUIRED: AUTO/TRUCK RENTAL= MIN. 1,300 SF & MAX 1,750 SF	
SITE AREA	5.04 ± AC.

- NOTES:  
 AUTOMOBILE, TRUCK AND TRAILER RENTAL FACILITIES SHALL MEET THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:
1. ALL VEHICLES SHALL BE PARKED ON PAVED SURFACES OR APPROVED PERVIOUS PAVING MATERIALS.
  2. ALL OUTDOOR VEHICLE DISPLAY AREAS SHALL BE NO CLOSER THAN 100 FEET FROM THE NEAREST RESIDENCE.
  3. VEHICLE STORAGE, CLEANING AND MAINTENANCE MUST TAKE PLACE WITHIN A BUILDING OR OUTSIDE STORAGE AREA THAT IS SCREENED FROM PUBLIC VIEW.
  4. VEHICLE REPAIR, PAINTING AND BODY WORK MAY NOT BE CONDUCTED ON THE PREMISES.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DUMPSTER APRON
- ARCHITECTURAL CONCRETE FEET TO AXIS PLANS FOR LIMITS AND DETAILS
- PUBLIC ROADWAY ASPHALTIC PAVEMENT

Not For Construction  
**CONCEPTUAL  
 SITE PLAN**



2471 DONAVILLE ST  
 DULUTH, GA 30096  
 PHONE: 404-561-5071  
 PHONE: 404-561-5003  
 WWW.BDGS.COM



PROPOSED COMMERCIAL DEVELOPMENT  
 NORCROSS, GWINNETT COUNTY, GA  
 FOR: 6555 MCDONOUGH PARTNERS, LLC  
 PHILADELPHIA, PA

REVISION	BY

DRAWN: GCL  
 CHECKED: ADB  
 ISSUED DATE: 11/22/2021  
 ISSUED FOR: CONCEPTUAL REVIEW  
 PROJECT NO.: 21-152  
 FILE: 21-152 P-3

SHEET  
**P-3**

USER: Glynis - Nov 02, 2021 - 12:47pm  
 P:\Projects\2021\21-152 Norcross, GA\Planning Plans\21-152 P-3.dwg - LAYOUT - Concept Plan

\*\*\* NOTE \*\*\*  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



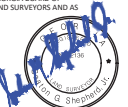
N/F  
**SUNRISE REAL ESTATE PARTERS LLC**  
 PARCEL ID: R6194 194  
 DB 52691, PG 383  
 LOT 1, BLOCK "F"  
 PHASE III  
 NORCROSS / 85 CENTER  
 PB 3, PG 165  
 SITE AREA  
 219,573 SQ FT  
 5.0407 ACRES

LOCATED IN  
 LAND LOT 194  
 6TH DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 PROJ. NUMBER: 21-05-1520

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

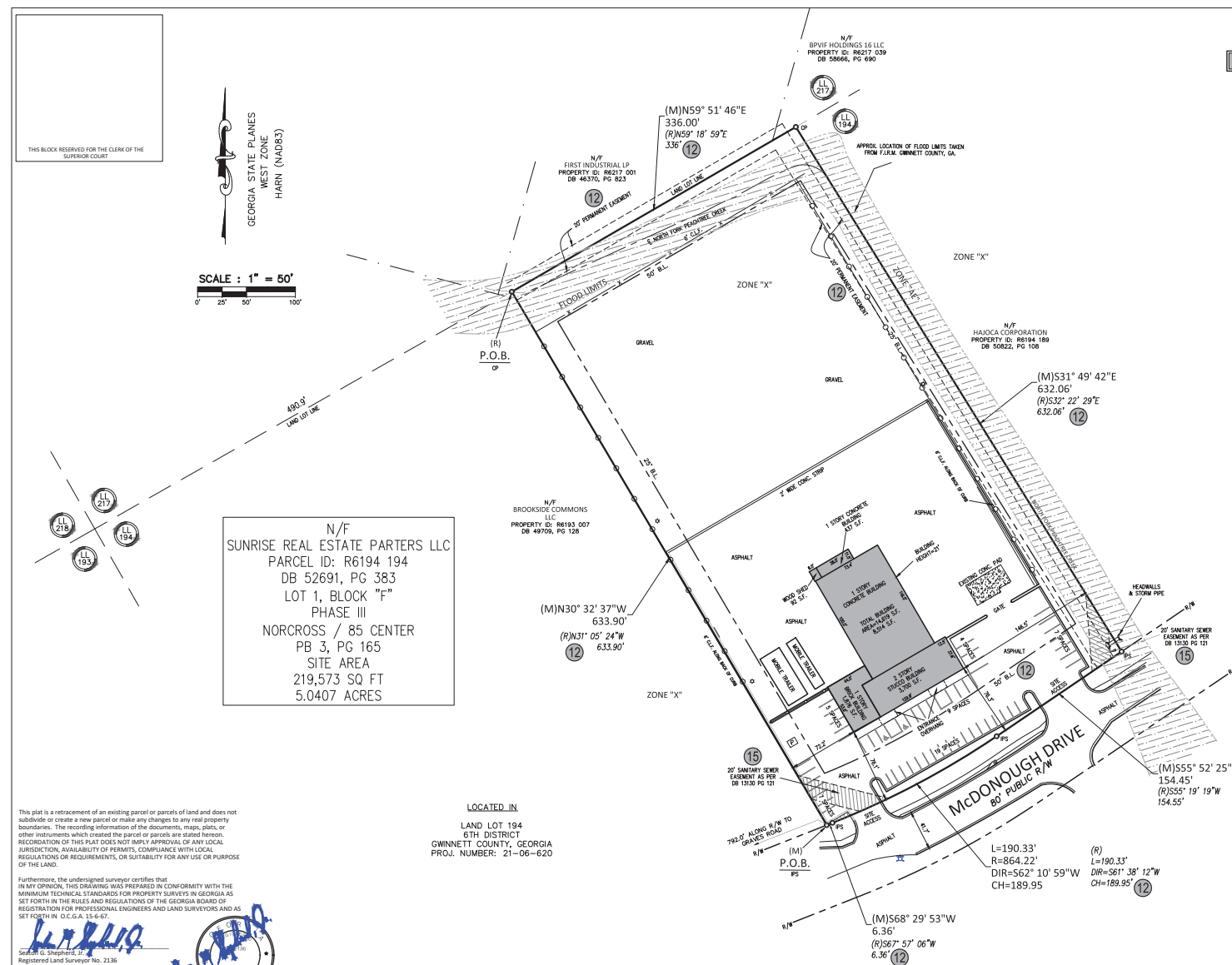
Furthermore, the undersigned surveyor certifies that IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

*Scott G. Shepherd, Jr.*  
 Scott G. Shepherd, Jr.  
 Registered Land Surveyor No. 2136  
 In the State of Georgia  
 Date of Plat or Map: July 13, 2021  
 Date of Last Revision: August 23, 2021



**LEGAL**  
 THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONSENT UPON THE WRITTEN CONSENT AND PERMISSION OF BUCKLE UP CORPORATION, AN NVS COMPANY.

LEGEND OF SYMBOLS & ABBREVIATIONS			
	POWER POLE		SANITARY MANHOLE
	LIGHT POLE		CLEAN OUT
	CITY WIRE		GAS MANHOLE
	ELECTRIC MANHOLE		GAS METER
	ELECTRIC VAULT		HANDICAPPED PARKING
	TRANSFORMER		MARKED END SECTION
	MONITORING WELL		BENCHMARK
	AIR CONDITIONER UNIT		RECORD
	FLUX POLE		MEASURED
	WATER VALVE		CALCULATED
	FIRE HYDRANT		VOLUME
	CABLE BOX		WATER MANHOLE
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER
	STORM DRAIN INLET		WATER METER
	STORM PIPE		WELL HEAD
	GREASE TRAP		POINT OF ACCESS
	OP = CALCULATED POINT		IC = BACK OF CURB
	IPS = 12" PRE-BAR SET		
	OVERHEAD WIRES		
	UNDERGROUND ELECTRIC LINE		
	GAS		
	WATER LINE		
	SD		
	S		



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735 LONGLEAF BOULEVARD, SUITE A  
 LAWRENCEVILLE, GA 30046  
 PHONE: 770.418.9823 FAX: 770.418.9289  
 www.gsasurvey.com  
 COALSF 000459

**NVS** ALTANSPS LAND TITLE SURVEY  
 PREPARED FOR  
**McDonough Dr Norcross Project**  
 DATE OF FIELD SURVEY: June 30, 2021  
 NETWORK PROJECT NUMBER: 202103136-1  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
 www.rockanddark.com www.shepherdandgrant.com www.nvs.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

**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.



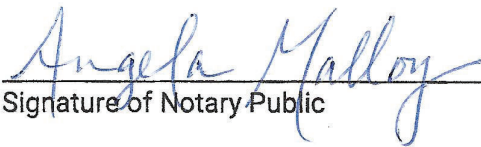
11/4/21

Signature of Applicant

Date

Jenna E. Lee, on behalf of 6555 McDonough Partners, LLC

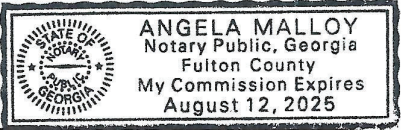
Type or Print Name and Title



11-4-2021

Signature of Notary Public

Date



Notary Seal

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

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

 \_\_\_\_\_  
Signature of Property Owner  
Date 10/5/21

Jeff Pustizzi, on behalf of 6555 McDonough Partners, LLC  
\_\_\_\_\_  
Type or Print Name and Title

 \_\_\_\_\_  
Signature of Notary Public  
Date 10/5/2021

Commonwealth of Pennsylvania - Notary Seal  
CAITLIN A COTTRELL - Notary Public  
Philadelphia County  
My Commission Expires Jun 27, 2023  
Commission Number 1353720

Commonwealth of Pennsylvania - Notary Seal  
CAITLIN A COTTRELL - Notary Public  
Philadelphia County  
My Commission Expires Jun 27, 2023  
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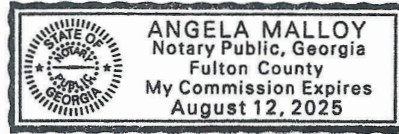
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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

\_\_\_\_\_  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE  
*Jenna E. Lee*                      11/4/21                      Jenna E. Lee, Attorney

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

*Angela Malloy*                      11-4-2021  
 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    Jenna E. Lee  
 YOUR NAME

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

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

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

