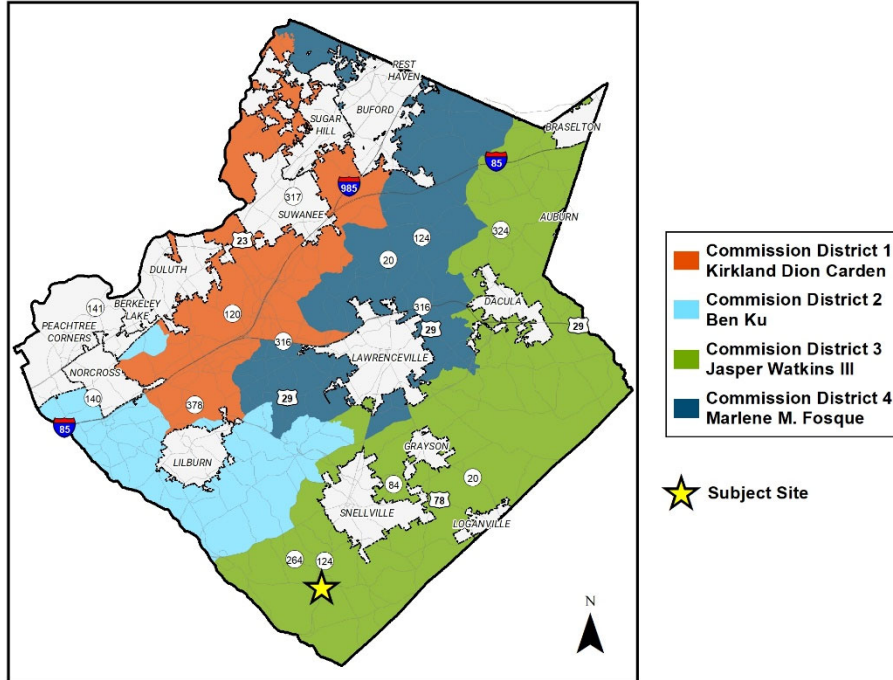




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00034
Current Zoning: C-2 (General Business District)
Overlay District: Centerville/Highway 124 Corridor Overlay District
Request: Special Use Permit
Additional Requests: Buffer Reduction Waiver and Variances
Address: 3860 Centerville Rosebud Road
Map Number: R6019 008
Site Area: 1.56 acres
Square Footage: 99,426
Proposed Development: Self-Storage Facility
Commission District: District 3 – Commissioner Watkins*
Character Area: Neighborhood Node

Staff Recommendation: APPROVAL WITH CONDITIONS



* Commission District 2 effective January 1, 2023.

Applicant: Stein Investment Group
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: Douglas N. McCurdy
PO Box 117508
Atlanta, GA 30368

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

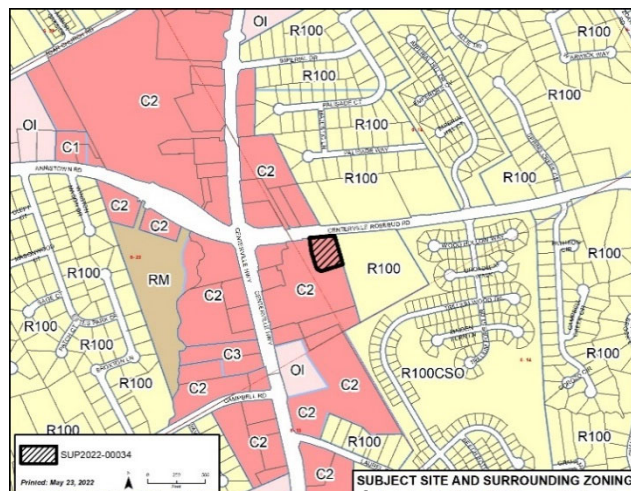
The subject property is zoned C-2 (General Business District). This property was included in a 1973 areawide rezoning that rezoned the property from RA-200 (Agriculture-Residence District) to C-2. No other zoning requests are on record for this property.

Existing Site Condition

The subject site is a 1.56-acre undeveloped parcel located along Centerville Rosebud Road, east of its intersection with Centerville Highway. The parcel is densely vegetated and generally slopes down from Centerville Rosebud Road to the rear of the site by approximately six feet. A permanent drainage easement is located at the northeast corner of the property and a stormwater drop inlet with an 18-inch corrugated metal pipe is located at the south end of the site. The site is accessed by way of a curbcut from the Centerville Rosebud Road, and the second access point is a stub driveway from the adjacent commercial development. A five-foot-wide sidewalk and overhead utilities are located along the Centerville Rosebud Road frontage. The nearest Gwinnett County Transit stop is approximately 9.3 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial and residential zoned uses. A multi-tenant commercial shopping center is located to the west and south. Multiple commercial uses including restaurants, convenience stores with fuel pumps, and retail are located further west at the intersection of Centerville Rosebud Road and Centerville Highway. There is a mix of commercial, residential, and institutional uses to the north, across Centerville Rosebud Road. Directly east of the subject property is a single-family home located on a large lot. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Single-Family Residential	R-100	0.66 units per acre
	Commercial	C-2	N/A
East	Single-Family Residential	R-100	0.11 units per acre
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit on a 1.56-acre property zoned C-2 for a self-storage facility, including:

- A 99,426 square foot, three-story facility with internal self-storage, including 800 square feet of office space and 1,500 square feet of retail space.
- A total of 18 parking spaces, with 16 located in front of the building, one on the side of the building, and one within the fire access turnaround.
- Three loading spaces along the eastern side of the building.
- Two additional loading bays with canopies located on the northern and eastern side of the building.
- Interparcel access to the adjacent commercial development. Access to Centerville Rosebud Road is provided by a full access driveway adjacent to the northwest corner of the subject site.
- No stormwater management facility is identified on the site plan.
- An internal five-foot-wide sidewalk leading from the existing sidewalk on Centerville Rosebud Road to the front of the proposed building.
- A 10-foot-wide landscape strip along Centerville Rosebud Road.
- A five-foot-wide landscape strip along the western and southern property lines adjacent to the existing commercial development.
- A 40-foot-wide landscaped buffer along the eastern property line, with a further reduction to approximately 15 feet allow for a fire access turnaround.
- No elevations were submitted with this proposal.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	5'	NO
Off-Street Parking	Minimum 25 spaces Maximum 59 spaces	18 spaces	NO
Loading Areas	Minimum 2 spaces	6 spaces	YES
Landscape Strip	10'	10'	YES
Zoning Buffer	75'	0'	NO

Variance Request

In addition to the special use permit request, the applicant is seeking variances from the following provision of Title II of the UDO:

1. **Section 230-10, to decrease the required 30-foot rear setback to a 5-foot setback.**
2. **Section 240-20.3., to reduce the required minimum parking for a mini-warehouse (self-storage) from 25 spaces to 18 spaces.**

The applicant proposes to reduce the required 30-foot-wide rear setback to 5 feet. Additionally, the applicant proposed to reduce the required minimum parking required for a mini-warehouse (self-storage) and retail space from 25 spaces to 18 spaces.

Waiver Request

In addition to the special use permit request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements:
 - A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

A 75-foot zoning buffer is required between the C-2 zoned property and adjacent R-100 zoned properties.

Typically, a C-2 development adjacent to existing R-100 zoned properties would require a 75-foot buffer. The applicant is proposing to eliminate the undisturbed zoning buffer and provide a 40-foot-wide landscape strip adjacent to parcel R6019 008A, except for the area immediately adjacent to the proposed fire access turnaround where the landscape strip would be 15 feet in width.

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 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 subject site is adjacent to an existing commercial intersection, which provides numerous neighborhood serving businesses such as a grocery store, retail, and restaurants. Nearby are single-family subdivisions and residences on large lots. The proposed development will expand upon an existing commercial development which is anchored by a Publix grocery store. The majority of the proposed building will be situated behind the existing commercial development and will be screened from view of adjacent residents, given appropriate conditions. The proposed special use permit would be suitable given the surrounding use and development.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. Residential properties are located nearby, but with appropriate conditions will be screened from view. The proposed development will also utilize the existing interparcel driveway within the adjacent commercial development. This will minimize the effect of traffic from the proposed self-storage facility on vehicles and pedestrians along Centerville Rosebud Road.

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

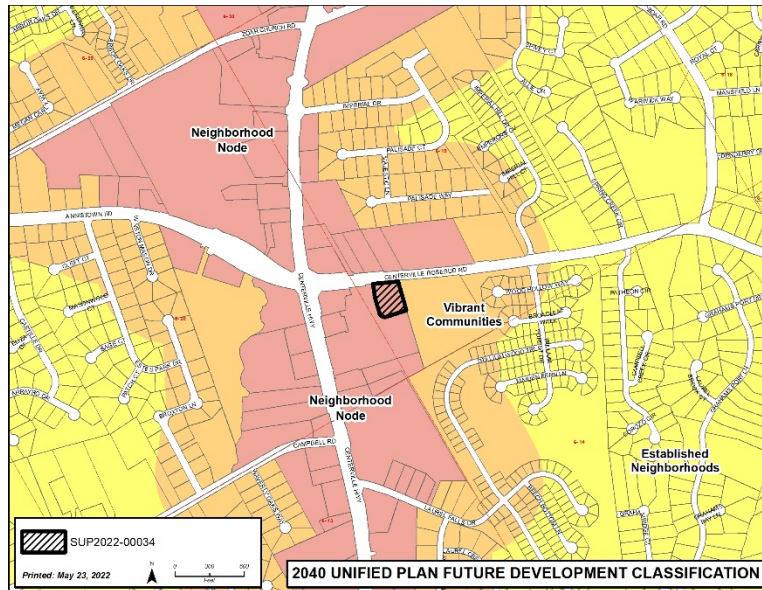
The property has a reasonable economic use as currently zoned.

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.

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, 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 Future Development Map indicates that the subject property lies within the Neighborhood Node Character Area. This Character Area is intended for smaller commercial and retail nodes at various intersections throughout the county, which primarily serve the residents of the surrounding residential neighborhoods. The development of a self-storage facility would provide an additional neighborhood serving use connected to an existing commercial development. Therefore, the proposed project is in conformance with the policy and intent of the Unified Plan and Future Development Map.



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

The development is surrounded primarily by neighborhood serving commercial uses to the west, and residential subdivisions to the east. Growth in recent years in the area has included neighborhood serving commercial uses such as retail and restaurants. The proposed development will utilize existing access to a commercial center and will not create an additional curb cut along Centerville Rosebud Road. Therefore, the proposed special use permit would be suitable based on existing and changing conditions.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The requested variances are to reduce the minimum number of parking spaces from 25 spaces to 18 spaces, and to reduce the rear yard setback from 30 feet to five feet. The reduction in parking is appropriate, considering that a self-storage facility has minimal parking demand. The reduction in the rear yard setback is also appropriate. The rear of the proposed building faces the service area of the adjacent commercial development, and is not anticipated to have any impact on the neighboring residences. The variance request will not nullify the intent of the UDO.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The requested buffer reduction is located along the eastern property line, adjacent to an R-100 zoned property. The applicant is proposing a eliminating the 75-foot-wide undisturbed zoning buffer and to provide a 40-foot-wide landscape strip, with an additional reduction located at the fire access turnaround. The strip will be planted to buffer standards set forth by the UDO. The

reduction is anticipated to have a minimal impact on the adjacent residence. Reducing the buffers would not adversely affect the general public welfare, nor would it nullify the intent of the Development Regulations.

Staff Recommendation

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

Staff recommends **APPROVAL** of the following variance requests:

1. Section 230-10, to decrease the required 30-foot rear setback to a 5-foot setback.
2. Section 240-20.3., to reduce the required minimum parking for a mini-warehouse from 25 spaces to 18 spaces.

In addition, staff recommends **APPROVAL** of the following waiver request:

1. To eliminate the required 75-foot-wide zoning buffer adjacent to the R-100 Zoning District and provide a 40-foot-wide landscape strip, with a further reduction to 15 feet to accommodate a fire access turnaround.

Staff Recommended Conditions

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received May 18, 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. The architectural design of buildings shall adhere to the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 4.
3. All grassed areas shall be sodded.
4. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. Self-storage shall be limited to indoor, climate-controlled individual storage units accessed from internal corridors.
7. Outside storage shall be prohibited.
8. Overnight parking of business vehicles shall be prohibited.

9. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

Exhibits:

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

Exhibit A: Site Visit Photos



East along Centerville Rosebud Road



View of subject site and rear of adjacent commercial development



Adjacent commercial development



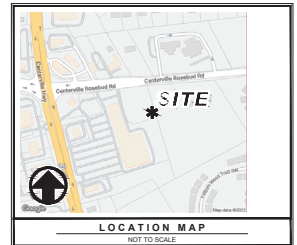
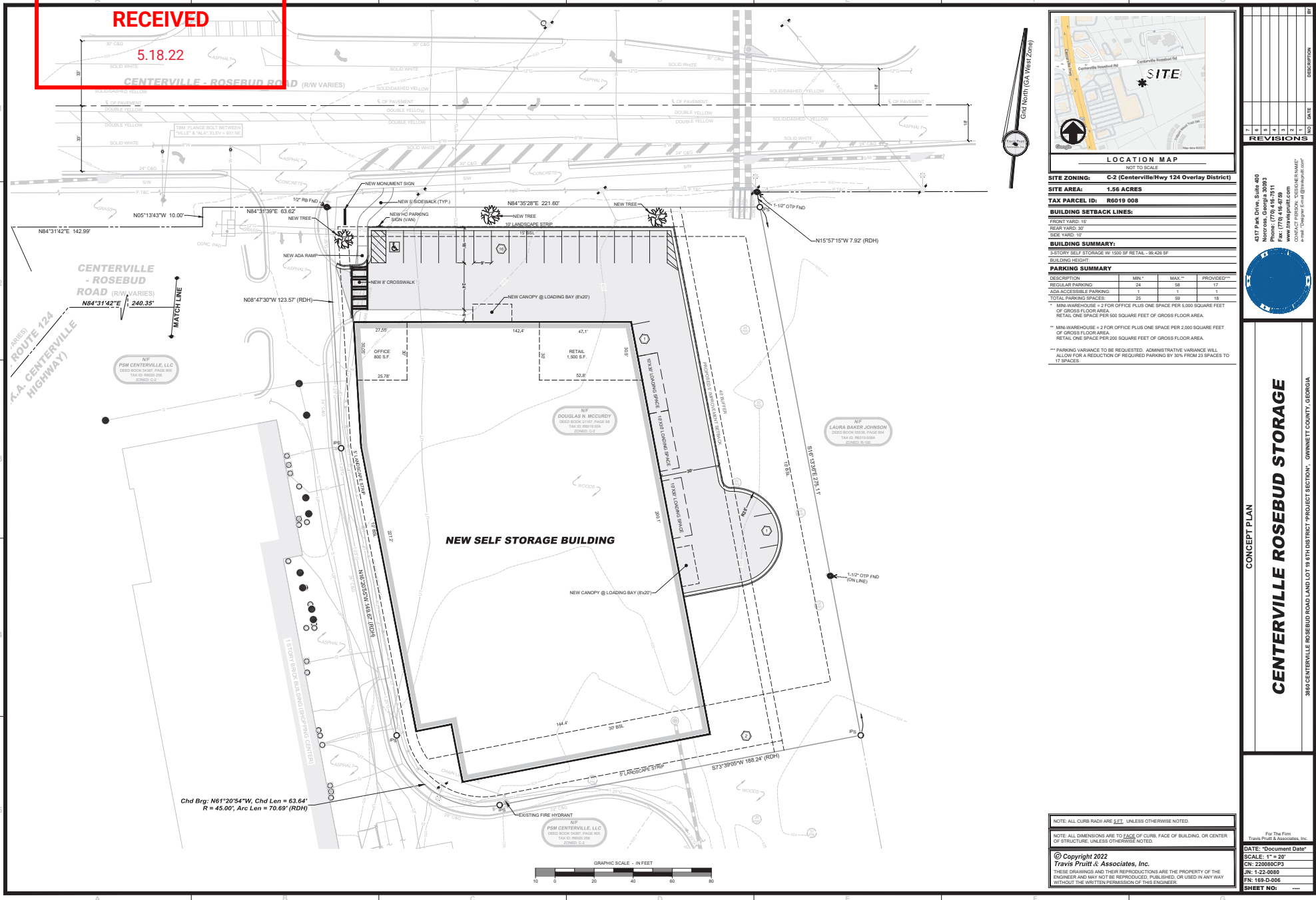
View across Centerville Rosebud Road

Exhibit B: Site Plan

[attached]

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NOT TO SCALE

SITE ZONING: C-2 (Centerville/Hwy 124 Overlay District)

SITE AREA: 1.56 ACRES

TAX PARCEL ID: R6019 008

BUILDING SETBACK LINES:

FRONT YARD: 15'
REAR YARD: 30'
SIDE YARD: 10'

BUILDING SUMMARY:

3-STORY SELF STORAGE W/ 1500 SF RETAIL - 98,428 SF
BUILDING HEIGHT: 35'-0"

PARKING SUMMARY			
DESCRIPTION	MIN**	MAX**	PROVIDED**
REGULAR PARKING	24	58	17
ADA ACCESSIBLE PARKING	1	1	1
TOTAL PARKING SPACES	25	59	18

* MINI-WAREHOUSE = 2 FOR OFFICE PLUS ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA.
RETAIL ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA.

** MINI-WAREHOUSE = 2 FOR OFFICE PLUS ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA.
RETAIL ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

*** PARKING VARIANCE TO BE REQUESTED. ADMINISTRATIVE VARIANCE WILL ALLOW FOR A REDUCTION OF REQUIRED PARKING BY 30% FROM 23 SPACES TO 17 SPACES.

NO.	DATE	DESCRIPTION



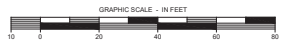
CONCEPT PLAN
CENTERVILLE ROSEBUD STORAGE
 3866 CENTERVILLE ROSEBUD ROAD, LAND LOT 9 B 5TH DISTRICT "PROJECT SECTION", GWINNETT COUNTY, GEORGIA

NOTE: ALL CURB RADI ARE 5:1:1, UNLESS OTHERWISE NOTED.

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

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 FN: 169-D-006
 SHEET NO: 1



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

[attached]

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5/18/22

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

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

*Of Counsel

LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION

On behalf of Stein Investment Group (the “Applicant”), Mahaffey Pickens Tucker, LLP respectfully submits this Letter of Intent and attached Special Use Permit Application (the “Application”) for the purpose of rezoning an approximately 1.56-acre tract of land located at 3529 Centerville-Rosebud Road (the “Property”) in order to develop the Property for use as an indoor, climate-controlled self-storage facility with additional ground floor retail uses. The surrounding area is characterized by a mix of commercial/retail, institutional, and residential uses with the more intense commercial/retail uses focused at the intersection of Centerville-Rosebud Road and Centerville Highway (State Route 124). The Property is currently zoned C-2 and is located in the Neighborhood Node Character Area according to the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property to include a three-story self-storage facility with approximately 99,426 square feet including approximately 1,500 square feet of retail space. The proposed building would feature attractive architectural elements and building materials with an office component included within the building near the Property’s frontage on Centerville-Rosebud Road. The proposed development is compatible with adjacent commercial uses which include a large Publix-anchored shopping center with various commercial outparcels including a bank and a drive-through restaurant. Moving east away from the core of the activity node, land uses transition to less-intense single-family residential uses including a large, undeveloped tract zoned R-100 and the Trillium Forest neighborhood, zoned R-100 CSO. The proposed self-storage facility would provide an appropriate transition of land uses stepping down away from the activity node. Specifically, more intense land uses such as the existing commercial/retail, grocery, and

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restaurant uses would step down to the proposed self-storage facility, before stepping down again to less intense residentially-zoned property. To the north across Centerville-Rosebud Road is a Mavis tire and brake shop. Also located across Centerville-Rosebud Road to the northeast is the Evangel Community Church, a medium- to low-intensity institutional use. The proposed self-storage facility would mirror the established development pattern of transitional non-residential uses moving east away from the core of the activity node.

In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant requests relief from certain requirements of the Gwinnett County Unified Development Ordinance (the “UDO”). Specifically, the Applicant requests a buffer reduction along the Property’s easterly boundary line in order to provide a 40-foot wide landscaped buffer with a further reduction in a limited area to accommodate the proposed turnaround as depicted on the site plan. Additionally, the Applicant requests relief from the parking requirements of the UDO in order to provide a minimum of 17 parking spaces on the Property. The Applicant also respectfully requests a variance to reduce the rear building setback line from 30 feet to 5 feet to accommodate the proposed building as depicted on the site plan.

The Applicant welcomes the opportunity to work alongside Gwinnett County Planning & Development Staff to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 5th day of May, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

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5.4.2022

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

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

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Approval of the proposed special use permit will allow a use that is suitable in view of the use and development of adjacent and nearby property. The subject Property is located along Centerville-Rosebud Road adjacent to established commercial uses. The less-intense nature of the proposed self-storage facility provides an appropriate transition of land uses from the more intense commercial uses to the west and the less-intense residential uses to the east.
- B. Approval of the proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding commercial land uses by providing a use that would serve residents and employees of the surrounding area.
- C. The Applicant submits that due to its size, location, physical characteristics, and layout, the subject property does not have a reasonable economic use without the proposed special use permit.
- D. Approval of the special use permit will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has immediate access to Centerville-Rosebud Road and convenient access to Centerville Highway (State Route 124).
- E. Approval of the proposed special use permit is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Neighborhood Node Character Area on the 2040 Plan Future Development Map. Encouraged land uses for this character area include a variety of non-residential uses which are intended to serve the surrounding community.
- F. The Property's convenient location on Centerville-Rosebud Road, the transitional nature of the proposed use, and the strong market demand for the proposed use provide additional supporting grounds for approval of the application.

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2022-00034	
Case Address:		3860 Centerville-Rosebud Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Centerville-Rosebud Road is a minor arterial. ADT = 16,860.		
2	9.3 miles to nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

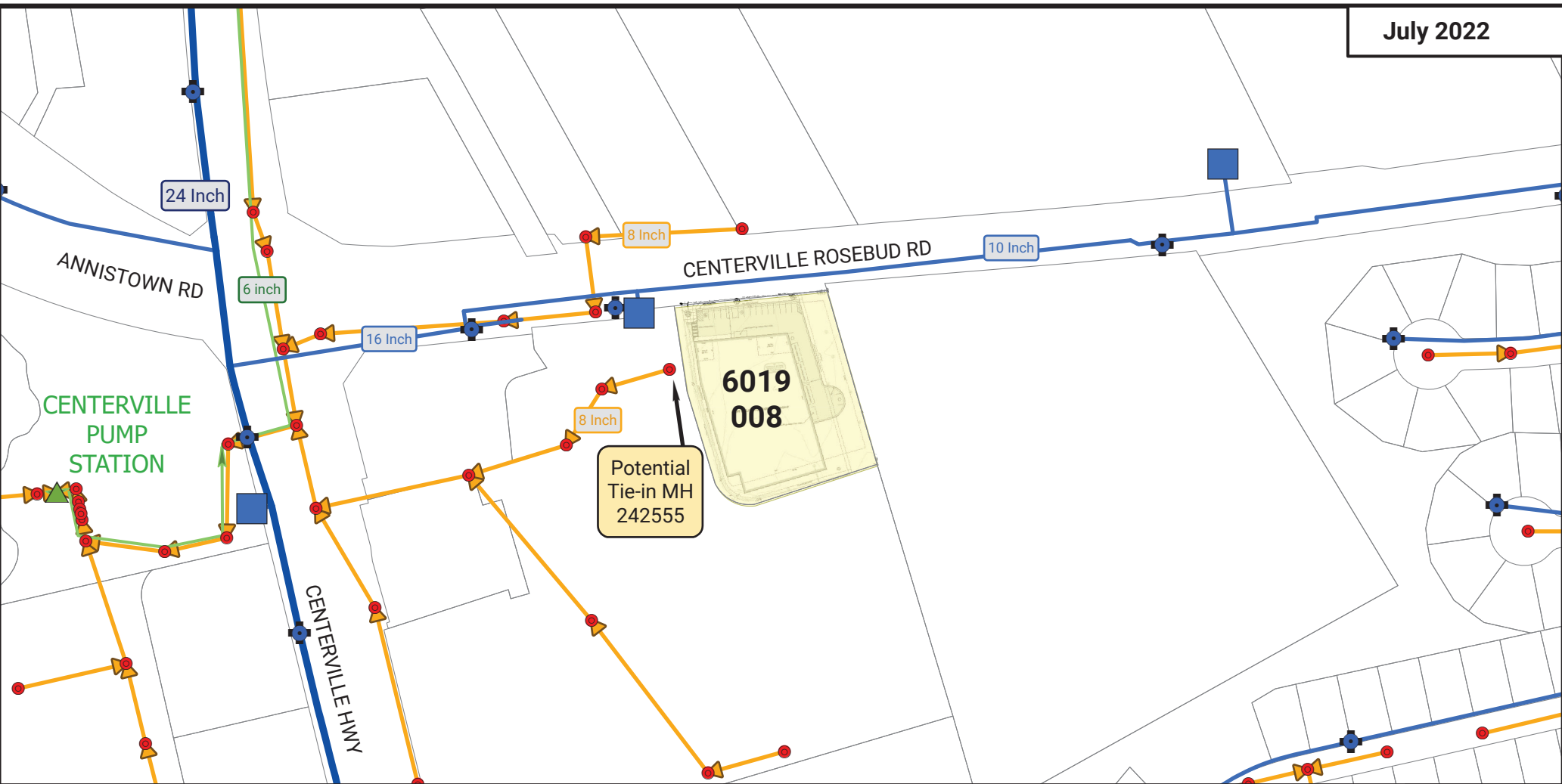


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00034		
Case Address:		3860 Centerville Rosebud Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The developer may submit a variance to connect to the existing 10-inch water main on Centerville Rosebud Road.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 20 feet west of parcel 6019 008.			
4	Sewer: The as-builts for Publix at Centerville show a sewer stub was provided for this lot.			
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
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7				

Note: Attach additional pages, if needed

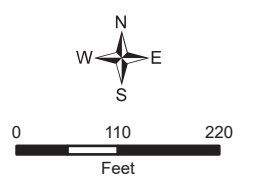
Revised 7/26/2021



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

SUP2022-00034
C-2

Water & Sewer Utility Map



Water Comments: The developer may submit a variance to connect to the existing 10-inch water main on Centerville Rosebud Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 20 feet west of parcel 6019 008. The as-builts for Publix at Centerville show a sewer stub was provided for this lot.

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]

CENTERVILLE ROSEBUD RD

CENTERVILLE HWY
CENTERVILLE HWY

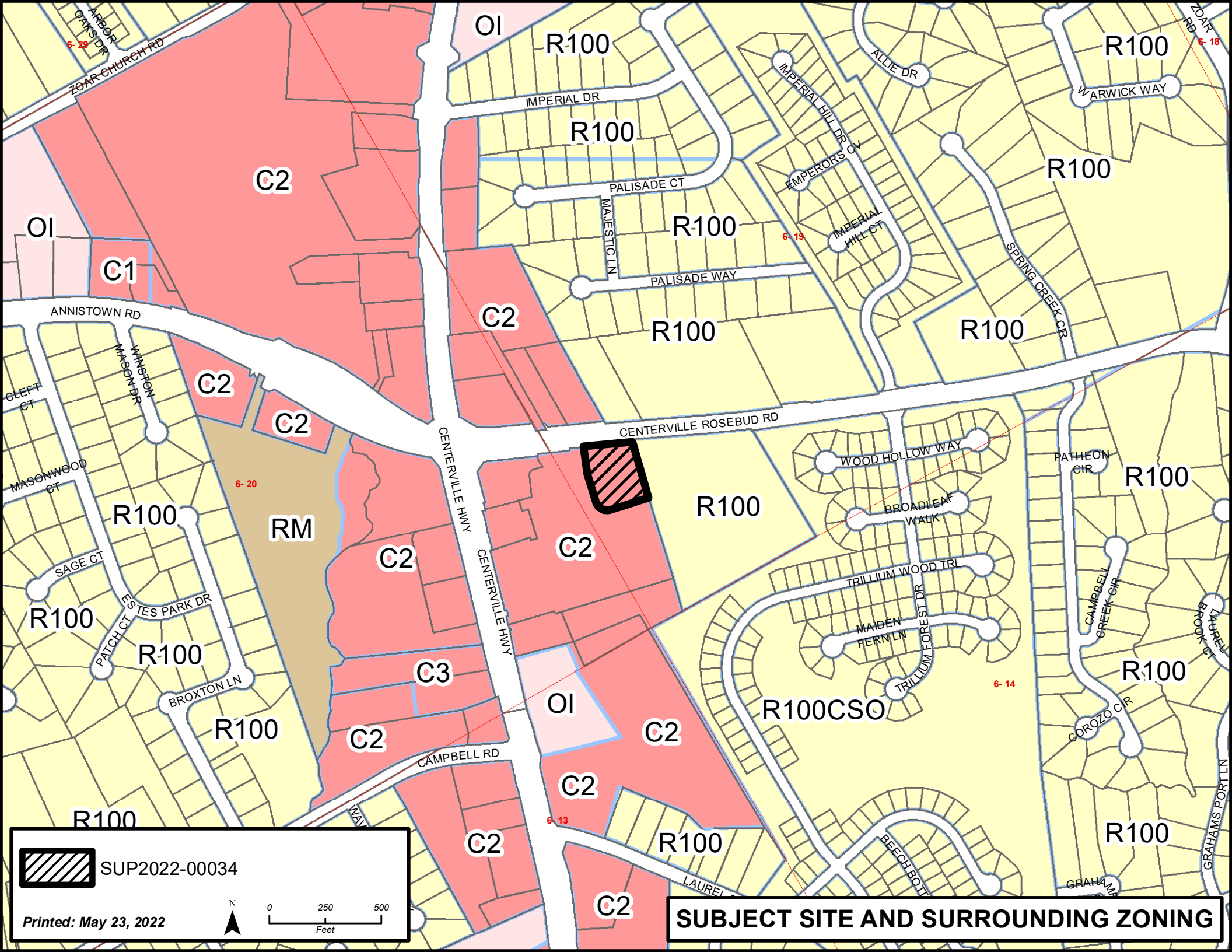



 SUP2022-00034

Printed: May 23, 2022

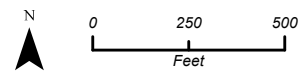
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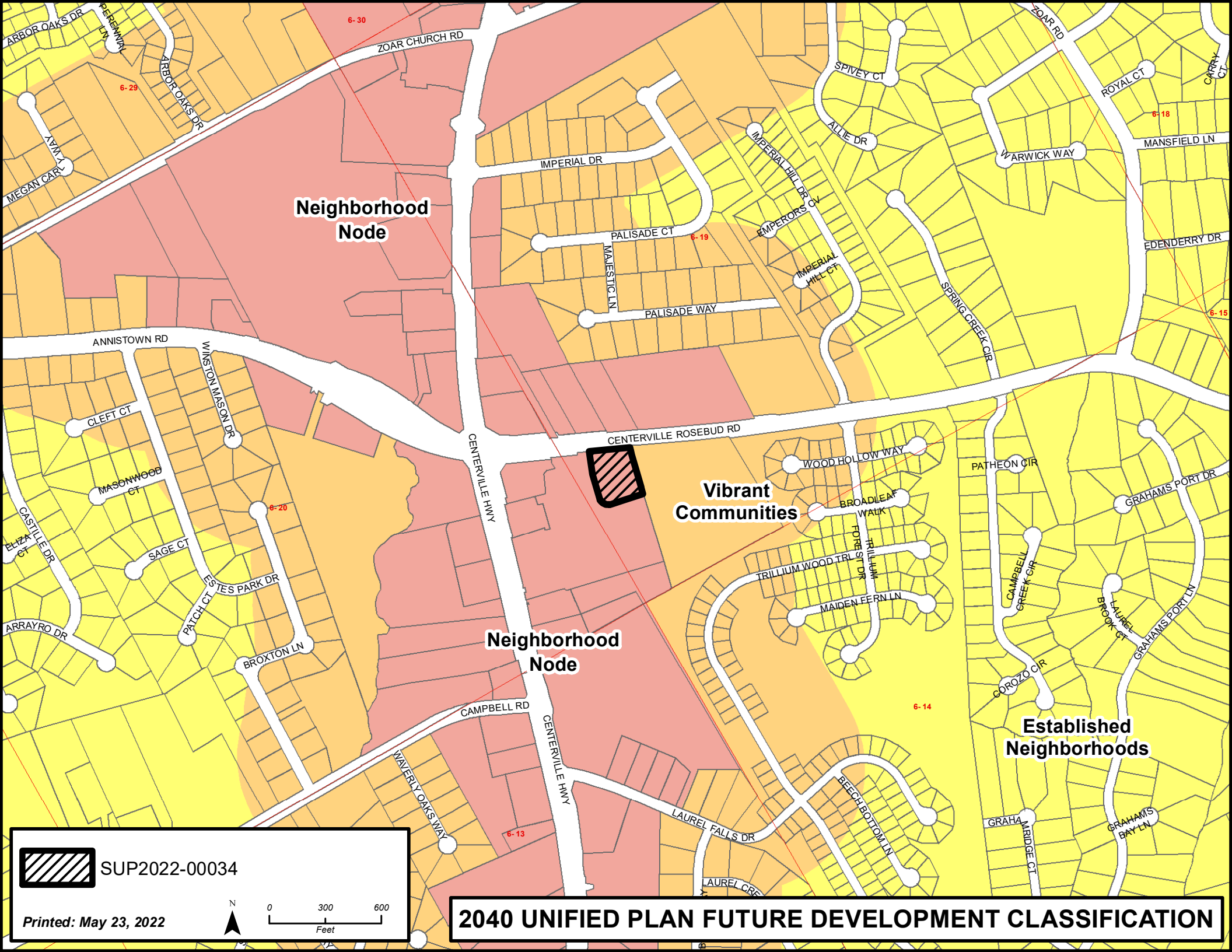


 SUP2022-00034

Printed: May 23, 2022



SUBJECT SITE AND SURROUNDING ZONING




Neighborhood Node

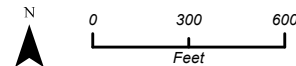
Vibrant Communities

Neighborhood Node

Established Neighborhoods

 SUP2022-00034

Printed: May 23, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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5/18/22

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

*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 type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: _____
PARCEL NUMBER(S): _____ ACREAGE: _____
ADDRESS OF PROPERTY: _____
SPECIAL USE REQUESTED: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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5.4.2022

DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 19 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the northeastern end of the mitered intersection of the eastern right of way line of State Route 124 (right of way width varies), also known as Centerville Highway, and the southern right of way line of Centerville-Rosebud Road (right of way width varies); thence proceeding along said right of way line of Centerville-Rosebud Road the following courses and distances: North 84 degrees 31 minutes 42 seconds East a distance of 240.35 feet to a point, North 06 degrees 48 minutes 39 seconds West a distance of 10.00 feet to a point, North 84 degrees 31 minutes 42 seconds East a distance of 142.99 feet to a point, North 05 degrees 13 minutes 43 seconds West a distance of 10.00 feet to a point and North 84 degrees 31 minutes 39 seconds East a distance of 63.62 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

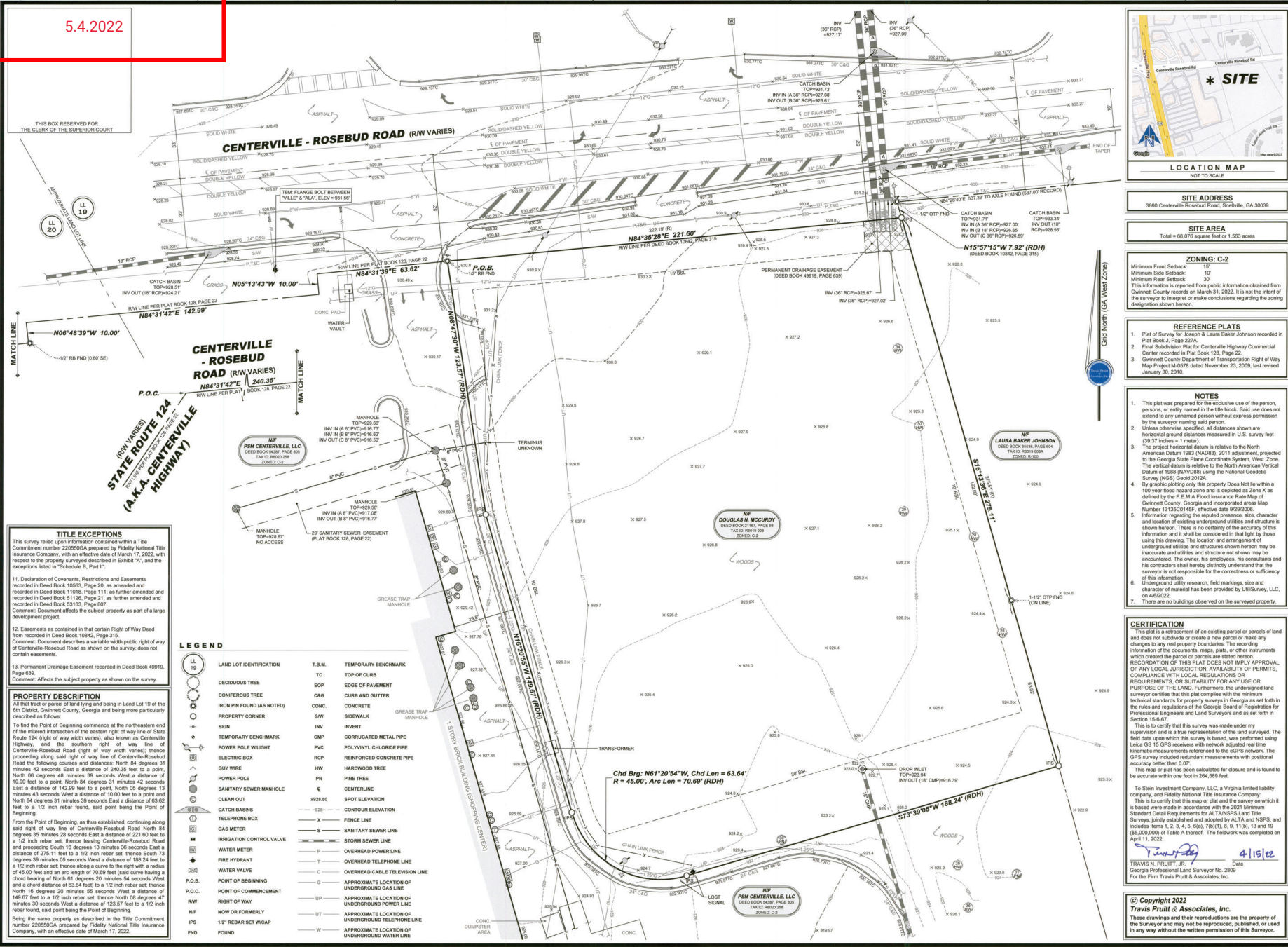
From the Point of Beginning, as thus established, continuing along said right of way line of Centerville-Rosebud Road North 84 degrees 35 minutes 28 seconds East a distance of 221.60 feet to a 1/2 inch rebar set; thence leaving Centerville-Rosebud Road and proceeding South 16 degrees 13 minutes 36 seconds East a distance of 275.11 feet to a 1/2 inch rebar set; thence South 73 degrees 39 minutes 05 seconds West a distance of 188.24 feet to a 1/2 inch rebar set; thence along a curve to the right with a radius of 45.00 feet and an arc length of 70.69 feet (said curve having a chord bearing of North 61 degrees 20 minutes 54 seconds West and a chord distance of 63.64 feet) to a 1/2 inch rebar set; thence North 16 degrees 20 minutes 55 seconds West a distance of 149.67 feet to a 1/2 inch rebar set; thence North 08 degrees 47 minutes 30 seconds West a distance of 123.57 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

Said tract contains 68,076 square feet or 1.563 acres.

The above described property is shown on an ALTA/NSPS Land Title Survey for Stein Investment Company, LLC, a Virginia limited liability company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated April 15, 2022. (FN:169-D-076)

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TITLE EXCEPTIONS
This survey relied upon information contained within a Title Commitment number 220502GA prepared by Fidelity National Title Insurance Company, with an effective date of March 17, 2022, with respect to the property surveyed described as Exhibit 'A', and the exceptions listed in 'Schedule B, Part 1':

- 11. Declaration of Covenants, Restrictions and Easements recorded in Deed Book 10553, Page 25, as amended and recorded in Deed Book 11018, Page 11; as further amended and recorded in Deed Book 51120, Page 21; as further amended and recorded in Deed Book 53163, Page 867.
- 12. Easements as contained in that certain Right of Way Deed from recorded in Deed Book 10842, Page 315.
- 13. Permanent Drainage Easement recorded in Deed Book 49919, Page 630.

PROPERTY DESCRIPTION
All that tract or parcel of land lying and being in Land Lot 19 of the 8th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the northern intersection of the eastern right of way line of State Route 124 (right of way width varies), also known as Centerville Highway, and the southern right of way line of Centerville-Rosebud Road (right of way width varies), thence proceeding along said right of way line of Centerville-Rosebud Road the following courses and distances: North 84 degrees 31 minutes 42 seconds East a distance of 240.35 feet to a point, North 08 degrees 48 minutes 39 seconds West a distance of 10.00 feet to a point, North 84 degrees 31 minutes 42 seconds East a distance of 142.99 feet to a point, North 05 degrees 13 minutes 43 seconds West a distance of 10.00 feet to a point and North 84 degrees 31 minutes 39 seconds East a distance of 63.62 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

LEGEND

LL 19	LAND LOT IDENTIFICATION	T.B.M.	TEMPORARY BENCHMARK
○	DECIDUOUS TREE	TC	TOP OF CURB
○	CONIFEROUS TREE	SOP	EDGE OF PAVEMENT
○	IRON PIN FOUND AS NOTED	CAG	CURB AND GUTTER
○	PROPERTY CORNER	CONC.	CONCRETE
○	SIGN	SW	SIDEWALK
○	TEMPORARY BENCHMARK	INV	INVERT
○	POWER POLE W/ LIGHT	CMP	CORRUGATED METAL PIPE
○	ELECTRIC BOX	PVC	POLYVINYL CHLORIDE PIPE
○	GUY WIRE	RCP	REINFORCED CONCRETE PIPE
○	POWER POLE	HW	WOOD FRAME TREE
○	SANITARY SEWER MANHOLE	PN	PINE TREE
○	CLEAN OUT	ε	CENTLINE
○	TELEPHONE BOX	X 29.50	SPOT ELEVATION
○	GAS METER	○	CONTOUR ELEVATION
○	IRRIGATION CONTROL VALVE	X	FENCE LINE
○	WATER METER	S	SANITARY SEWER LINE
○	FIRE HYDRANT	SS	STORM SEWER LINE
○	WATER VALVE	P	OVERHEAD POWER LINE
○	P.O.C.	T	OVERHEAD TELEPHONE LINE
○	POINT OF BEGINNING	G	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
○	P.O.C. OF COMMENCEMENT	C	APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE
○	RIGHT OF WAY	UP	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
○	NF	UT	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
○	NS	W	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
○	1/2\"		



SITE ADDRESS
3880 Centerville Road, Snellville, GA 30039

SITE AREA
Total = 68,078 square feet or 1.563 acres

ZONING: C-2
Minimum Front Setback: 10'
Minimum Side Setback: 10'
Minimum Rear Setback: 30'

- REFERENCE PLATS**
- 1. Plat of Survey for Joseph & Laura Baker Johnson recorded in Plat Book J, Page 227A.
 - 2. Final Subdivision Plat for Centerville Highway Commercial Center recorded in Plat Book 128, Page 22.
 - 3. Gwinnett County Department of Transportation Right of Way Map Project M-0578 dated November 23, 2009, last revised January 30, 2010.

- NOTES**
- 1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed persons without express permission by the surveyor naming said person.
 - 2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (0.37 inches = 1 meter).
 - 3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System - West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
 - 4. By graphic plotting only this property does not lie within a 100 year flood hazard zone and is depicted as Zone X, as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas Map Number 13135C(14)F, effective date 9/26/2009.
 - 5. Information regarding the required presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
 - 6. Underground utility research, field markings, size and character of material has been provided by UtiliSurvey, LLC, on 4/8/2022.
 - 7. There are no buildings observed on the surveyed property.

CERTIFICATION
This plat is a recertification 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.

RECERTIFICATION 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 land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-8-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the GCRS network. The GPS survey included redundant measurements with a positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 254,989 feet.

To Stein Investment Company, LLC, a Virginia limited liability company, and Fidelity National Title Insurance Company.

This is to certify that this map 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 as promulgated and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(b)(1), 8, 9, 10(b), 13 and 19 (30,000,000) of Table A thereof. The feedback was completed on April 11, 2022.

Travis N. Pruitt, Jr. Date 4/15/22
For the Firm
Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

ALTA/NSPS LAND TITLE SURVEY
Stein Investment Company, LLC, a Virginia limited liability company, and Fidelity National Title Insurance Company

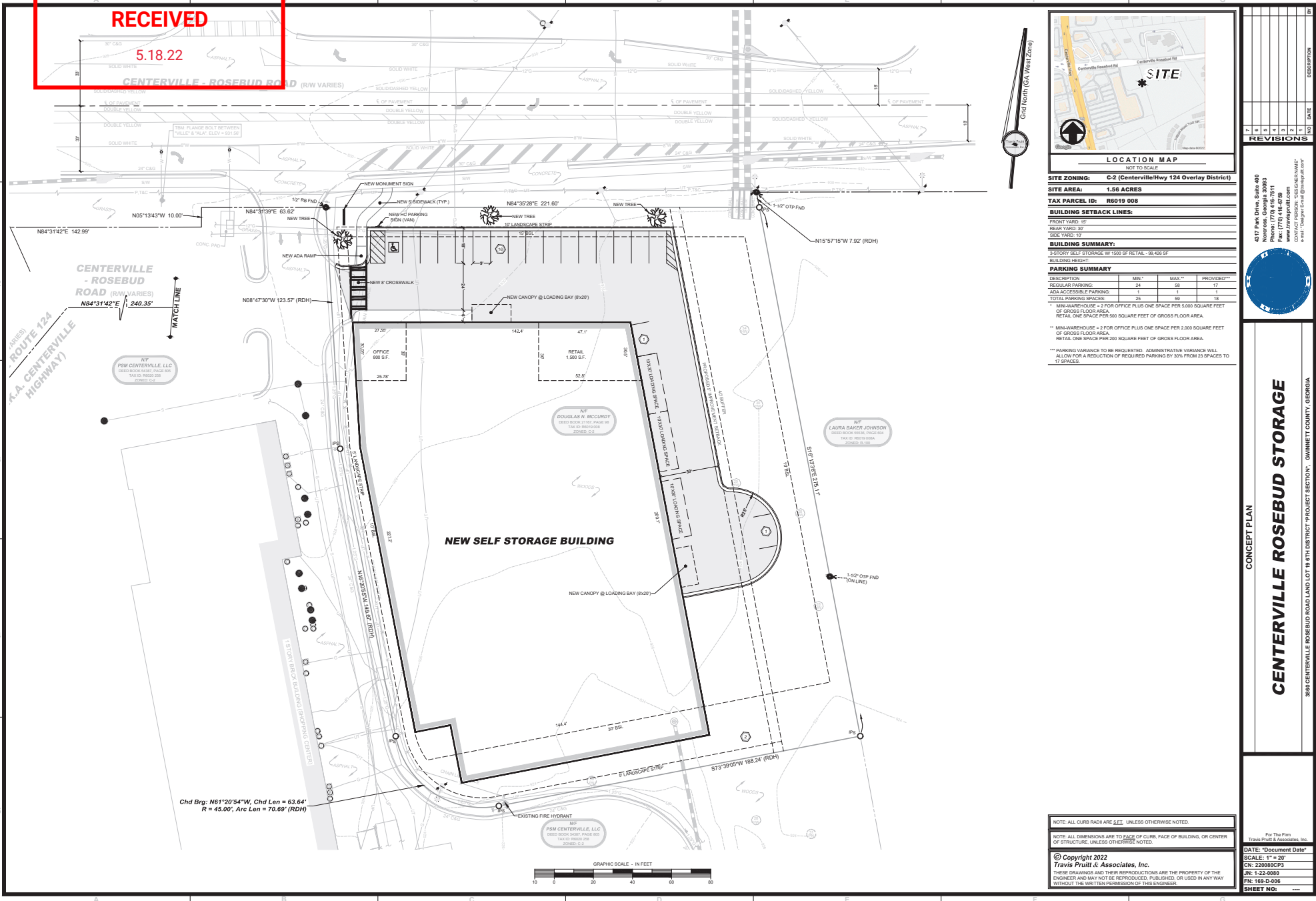
Travis Pruitt & Associates, Inc.
4327 Park Drive, Suite 400
Snellville, GA 30039
Phone: (770) 416-2911
Fax: (770) 416-4759
www.travispruit.com

Certificate of Authorization Number 610

DATE: 4/15/2022
FIELD DATE: 4/11/2022
SCALE: 1" = 20'
JNL: 1-22-0989-500
FIC: 163-21-076
SHEET NO: 1 of 1

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SITE ZONING: C-2 (Centerville/Hwy 124 Overlay District)

SITE AREA: 1.56 ACRES

TAX PARCEL ID: R6019 008

BUILDING SETBACK LINES:

FRONT YARD: 15'
REAR YARD: 30'
SIDE YARD: 10'

BUILDING SUMMARY:

3-STORY SELF STORAGE W/ 1500 SF RETAIL - 98,428 SF
BUILDING HEIGHT: 35'-0"

PARKING SUMMARY			
DESCRIPTION	MIN**	MAX**	PROVIDED***
REGULAR PARKING	24	58	17
ADA ACCESSIBLE PARKING	1	1	1
TOTAL PARKING SPACES	25	59	18

* MINI-WAREHOUSE = 2 FOR OFFICE PLUS ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA.
RETAIL ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA.

** MINI-WAREHOUSE = 2 FOR OFFICE PLUS ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA.
RETAIL ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

*** PARKING VARIANCE TO BE REQUESTED. ADMINISTRATIVE VARIANCE WILL ALLOW FOR A REDUCTION OF REQUIRED PARKING BY 30% FROM 23 SPACES TO 17 SPACES.

NO.	DATE	DESCRIPTION



CONCEPT PLAN
CENTERVILLE ROSEBUD STORAGE
 3866 CENTERVILLE ROSEBUD ROAD LAND LOT 9 B 5TH DISTRICT "PROJECT SECTION", GWINNETT COUNTY, GEORGIA

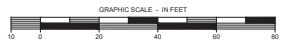
NOTE: ALL CURB RADI ARE SEE, UNLESS OTHERWISE NOTED.

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

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Travis Prill & Associates, Inc.

THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE: "Document Date"
SCALE: 1" = 20'
CN: 220803CF3
JN: 1-22-0680
FN: 169-D-006
SHEET NO: 1



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5.4.2022

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

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

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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5.4.2022

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Approval of the proposed special use permit will allow a use that is suitable in view of the use and development of adjacent and nearby property. The subject Property is located along Centerville-Rosebud Road adjacent to established commercial uses. The less-intense nature of the proposed self-storage facility provides an appropriate transition of land uses from the more intense commercial uses to the west and the less-intense residential uses to the east.
- B. Approval of the proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding commercial land uses by providing a use that would serve residents and employees of the surrounding area.
- C. The Applicant submits that due to its size, location, physical characteristics, and layout, the subject property does not have a reasonable economic use without the proposed special use permit.
- D. Approval of the special use permit will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has immediate access to Centerville-Rosebud Road and convenient access to Centerville Highway (State Route 124).
- E. Approval of the proposed special use permit is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Neighborhood Node Character Area on the 2040 Plan Future Development Map. Encouraged land uses for this character area include a variety of non-residential uses which are intended to serve the surrounding community.
- F. The Property's convenient location on Centerville-Rosebud Road, the transitional nature of the proposed use, and the strong market demand for the proposed use provide additional supporting grounds for approval of the application.

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5/18/22



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

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

*Of Counsel

LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION

On behalf of Stein Investment Group (the “Applicant”), Mahaffey Pickens Tucker, LLP respectfully submits this Letter of Intent and attached Special Use Permit Application (the “Application”) for the purpose of rezoning an approximately 1.56-acre tract of land located at 3529 Centerville-Rosebud Road (the “Property”) in order to develop the Property for use as an indoor, climate-controlled self-storage facility with additional ground floor retail uses. The surrounding area is characterized by a mix of commercial/retail, institutional, and residential uses with the more intense commercial/retail uses focused at the intersection of Centerville-Rosebud Road and Centerville Highway (State Route 124). The Property is currently zoned C-2 and is located in the Neighborhood Node Character Area according to the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property to include a three-story self-storage facility with approximately 99,426 square feet including approximately 1,500 square feet of retail space. The proposed building would feature attractive architectural elements and building materials with an office component included within the building near the Property’s frontage on Centerville-Rosebud Road. The proposed development is compatible with adjacent commercial uses which include a large Publix-anchored shopping center with various commercial outparcels including a bank and a drive-through restaurant. Moving east away from the core of the activity node, land uses transition to less-intense single-family residential uses including a large, undeveloped tract zoned R-100 and the Trillium Forest neighborhood, zoned R-100 CSO. The proposed self-storage facility would provide an appropriate transition of land uses stepping down away from the activity node. Specifically, more intense land uses such as the existing commercial/retail, grocery, and

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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www.mptlawfirm.com

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5/18/22

restaurant uses would step down to the proposed self-storage facility, before stepping down again to less intense residentially-zoned property. To the north across Centerville-Rosebud Road is a Mavis tire and brake shop. Also located across Centerville-Rosebud Road to the northeast is the Evangel Community Church, a medium- to low-intensity institutional use. The proposed self-storage facility would mirror the established development pattern of transitional non-residential uses moving east away from the core of the activity node.

In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant requests relief from certain requirements of the Gwinnett County Unified Development Ordinance (the “UDO”). Specifically, the Applicant requests a buffer reduction along the Property’s easterly boundary line in order to provide a 40-foot wide landscaped buffer with a further reduction in a limited area to accommodate the proposed turnaround as depicted on the site plan. Additionally, the Applicant requests relief from the parking requirements of the UDO in order to provide a minimum of 17 parking spaces on the Property. The Applicant also respectfully requests a variance to reduce the rear building setback line from 30 feet to 5 feet to accommodate the proposed building as depicted on the site plan.

The Applicant welcomes the opportunity to work alongside Gwinnett County Planning & Development Staff to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 5th day of May, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

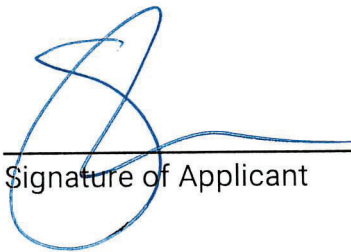
Shane M. Lanham
Attorneys for Applicant

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5.4.2022

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

5/4/22

Date

Shane Lanham, attorney for the Applicant

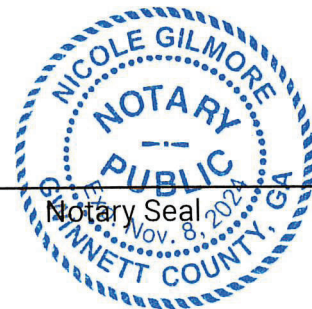
Type or Print Name and Title



Signature of Notary Public

5/4/22

Date



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5.4.2022

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

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

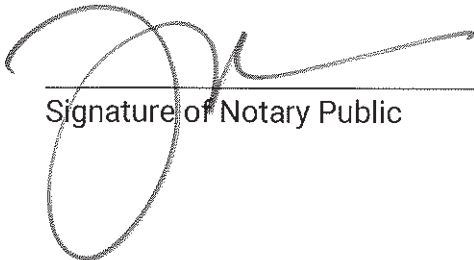
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Signature of Applicant

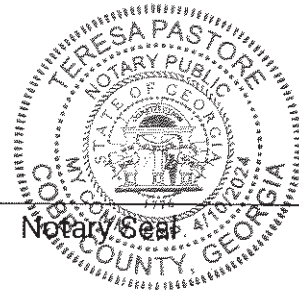
4/28/22
Date

DANIEL GOLDBERG
Type or Print Name and Title

Authorized Signer


Signature of Notary Public

4-28-2022
Date



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5.4.2022

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

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.

TRUIST BANK, Successor-in-Interest to
SunTrust Bank as Executor under the Will of Douglas Nash McCurdy

Erica K. Swanton
Erica Swanton - Vice President

4/29/22
Date

SABAH Y. ELKHATIB
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2024
COMMISSION # 344638

Sabah Y. Elkhatab
Signature of Notary Public

4/29/22
Date

Notary Seal

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

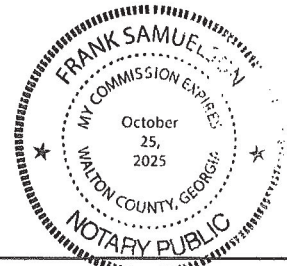
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Jane McCurdy Allen 5-2-22
Signature of Property Owner Date

Jane McCurdy Allen Owner
Type or Print Name and Title

[Signature] 5-2-2022 [Seal]
Signature of Notary Public Date Notary Seal



RECEIVED

5.4.2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

4/29/2022

Date

MICHAEL D. McCURDY

Type or Print Name and Title



Signature of Notary Public

4/29/2022

Date



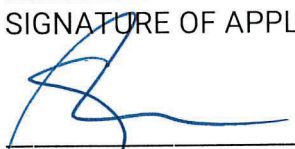
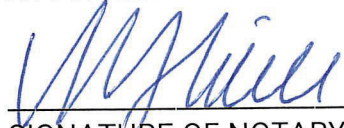
Notary Seal

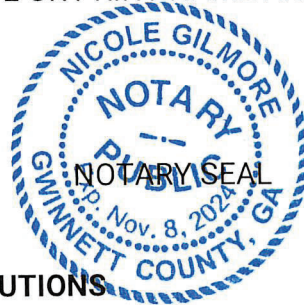
RECEIVED

5.4.2022

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 OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	5/4/22	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	5/4/22	
SIGNATURE OF NOTARY PUBLIC	DATE	



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO Mahaffey Pickens Tucker, LLP
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)
Kirkland Carden	\$2,800	11/18/2021

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

RECEIVED

5.4.2022

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

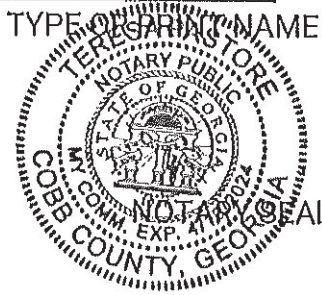
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Daniel Ginzburg 4/28/22 DANIEL GINZBURG Authorized Sign
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 5/4/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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YES NO DANIEL GINZBURG
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

5.4.2022

Centerville - Rosebud

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: 6 - 019 - 008
(Map Reference Number) District Land Lot Parcel

[Handwritten Signature]

5/4/22

Signature of Applicant

Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Tommy Harman

NAME

TSA

TITLE

5.4.2022

DATE