



**PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT**

Case Number: **CIC2023-00013**
Current Zoning: **C-2** (General Business District)
Request: Change in Conditions
Overlay District: Centerville/Highway 124 Corridor
Address: 3575 Centerville Highway
Map Number: R6013 079
Site Area: 2.22 acres
Square Feet: 99,000
Proposed Development: Self-Storage
Commission District: District 2 – Commissioner Ku
Character Area: Neighborhood Node

Staff Recommendation: **DENIAL**

Planning Commission Recommendation: **DENIAL**

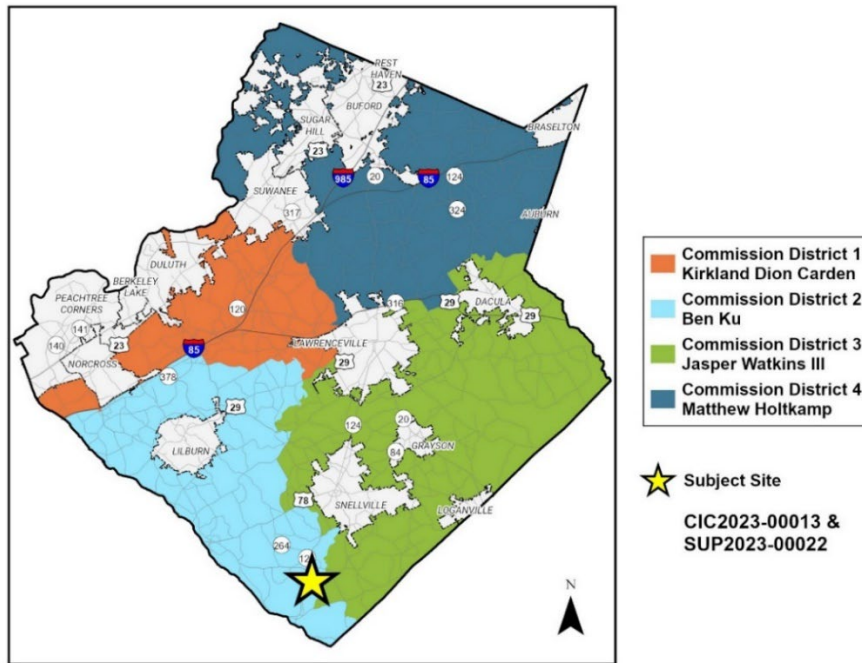
Case Number: **SUP2023-00022**
Current Zoning: **C-2** (General Business District)
Request: Special Use Permit
Overlay District: Centerville/Highway 124 Corridor
Address: 3575 Centerville Highway
Map Number: R6013 079
Site Area: 2.22 acres
Square Feet: 99,000
Proposed Development: Self-Storage
Commission District: District 2 – Commissioner Ku
Character Area: Neighborhood Node

Staff Recommendation: **DENIAL**

Planning Commission Recommendation: **DENIAL**

Planning Commission Advertised Public Hearing Date: 5/2/2023 (Public Hearing Tabled to 7/10/2023)

Board of Commissioners Advertised Public Hearing Date: 5/23/2023 (Public Hearing Tabled to 6/27/2023)



Applicant: SAFStor Real Estate Co, LLC
 c/o J. Alexander Brock, Smith
 Gambrell & Russell, LLP
 1105 West Peachtree Street NE,
 Suite 100
 Atlanta, GA 30309

Owner: VPV Property, LLC, Sameh E.
 Abdelmasih, Ehab Abdelmessih
 3515 Stone Mountain Highway
 Snellville, GA 30078

Contact: Alexander Brock

Contact Phone: 404.815.3603

Zoning History

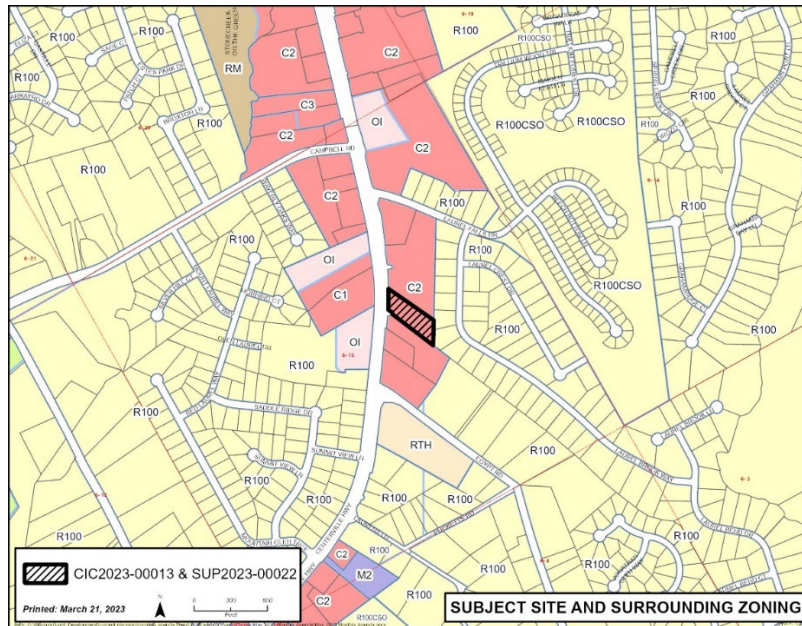
The subject property is zoned C-2 (General Business District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 (Single-Family Residence) as part of an areawide rezoning and formal rezoning request, pursuant to RZ-40-73. In 1987, the subject property was rezoned from R-100 to C-2 (General Business District) for a retail shopping center, pursuant to RZ-123-87. The subject property is located within the Centerville/Highway 124 Corridor Overlay District.

Existing Site Condition

The subject site is a 2.22-acre undeveloped parcel located along Centerville Highway south of its intersection with Laurel Falls Drive. There are mature trees located along the northern property line while the rest of the site has been cleared. The site does not currently have driveway access to Centerville Highway due to a guard rail extending the length of the street frontage. A sidewalk exists along the property road frontage. The site is mostly flat and sits roughly 14 feet below the grade of Centerville Highway. The nearest Gwinnett County Transit stop is approximately 8.5 miles from the subject site.

Surrounding Use and Zoning

The surrounding area is characterized by undeveloped parcels, single-family residential, and commercial uses. Undeveloped, commercially zoned properties are located to the north and south of the subject property. A convenience store with pumps is located just south on Centerville Highway. Laurel Falls, a single-family detached subdivision, is located to the east of the site. To the west, across Centerville Highway is a daycare and a place of worship. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage	C-2	N/A
North	Undeveloped	C-2	N/A
East	Single-Family Residential	R-100	1.16 units per acre
South	Undeveloped	C-2	N/A
West	Commercial Place of Worship	C-1 O-1	N/A N/A

Project Summary

The applicant requests a change in conditions and a special use permit for a 2.22-acre property zoned C-2 to allow for a self-storage facility, including:

- A change in conditions of zoning case RZ-123-87. The applicant is requesting to remove the following conditions:
 - Condition 1A, "Retail and service commercial and accessory uses at a maximum density of 75,000 square feet total floor area to include any outparcel development."
 - Condition 1C, "Limit the height of the buildings to no more than one story."
- A 99,000 square-foot, three-story self-storage facility with a 33,000 square-foot building footprint.

- A community business center/meeting area located on the first floor of the facility that can be used by customers of the self-storage facility, as well as the community.
- A total of 22 surface parking spaces with 4 loading spaces located to the south and west of the proposed building. Two of the 22 parking spaces will be ADA spaces.
- A 75-foot-wide undisturbed buffer adjacent to R-100 zoned property and a 5-foot-wide structure setback located along the eastern boundary line.
- A 10-foot-wide landscape strip along the Centerville Highway frontage.
- A stormwater management facility located at the southeastern corner of the site.
- A dumpster enclosure located at the rear of the site, southeast of the proposed building.
- Provisions for two future interparcel access points at the property frontage to the adjacent properties on either side of the site.
- Exterior building materials consisting of stack graphite, ALPOLIC powder-coated, and stucco
- An existing Georgia Department of Transportation (GDOT) slope maintenance easement located along the site’s frontage of Centerville Highway
- An internal sidewalk connection from the front of the building to the sidewalk along Centerville Highway.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	3-story	YES*
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Zoning Buffer	Minimum 75'	75'	YES
Buffer Structure Setback	Minimum 5'	5'	YES
Landscape Strip	Minimum 10'	10'	YES*
Off-Street Parking	Minimum: 20 spaces Maximum: 50 spaces	22	YES
Off-Street Loading	Minimum: 3 spaces	4	YES

*Per the conditions of RZ-123-87 the property is limited to one-story and 75,000 square-feet of total floor area. Conditions 1A and 1C of the previous rezoning are being requested to be removed as part of this request.

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 G). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The surrounding area is characterized by commercial, institutional, and residential uses. A 99,000 square-foot, three-story self-storage facility is a substantially large development in an area surrounded by small scale neighborhood commercial, office, and residential uses. A use that would support the daily living of nearby residents would be more suitable.

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

The proposed change in conditions and special use permit would adversely impact the existing use and usability of adjacent and nearby properties. The properties north and south of the site are undeveloped commercial lots providing an opportunity for a small-scale mixed-use development to support the existing neighborhood.

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

The property has reasonable economic use as currently zoned.

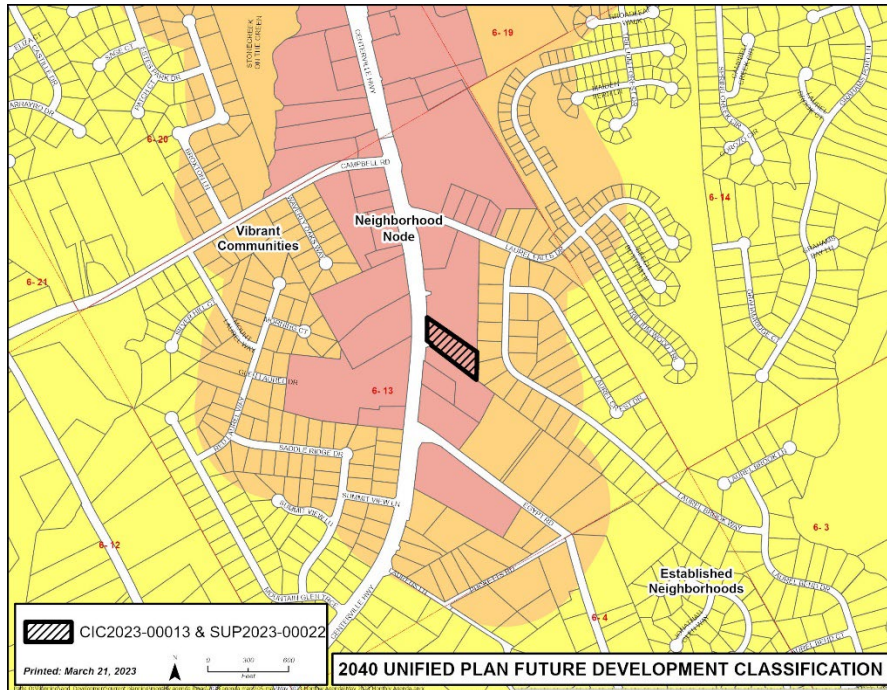
D. Whether the proposed change in conditions and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Neighborhood Node Character Area. This character area is intended for smaller commercial/retail nodes at various intersections located throughout the County. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas. The special use permit and change in

conditions is to allow a three-storage facility with the first floor setting aside space for a community business center/meeting area. The self-storage facility is not a community-oriented commercial development. The integration of a community space within the proposed building would provide an additional resource for neighboring residents, but it would be hindered by the limited parking of the development and lack of pedestrian access to the site. The requested change in conditions and special use permit is not in conformity with the Unified Plan.



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

The applicant requests a change in conditions and special use permit for a three-story self-storage facility. The applicant proposes eliminating the conditions that limit the size and height of the development. A pedestrian scale, retail oriented development serving the surrounding neighborhood was the intended use of the property and surrounding parcels when originally rezoned for commercial use. Allowing an expansive self-storage facility would inhibit future development of the surrounding area to a more appropriate commercial use, providing desired services to surrounding residents. Additionally, a self-storage facility farther north on Centerville Highway was recently denied, providing further support for denial.

Staff Recommended Conditions

CIC2023-00013:

NOTE: The conditions below are those from RZ-123-87 with suggested changes in bold or strikethrough.

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

~~1. To restrict the use of the following enumerated conditions:~~

~~A. Retail and service commercial and accessory uses at a maximum density of 75,000 square feet of total floor area to include any out parcel development.~~

~~B. No more than one outparcel shall be permitted to be provided with interparcel access to the development.~~

~~C. Limit the height of the buildings to no more than one story.~~

~~2. To satisfy the following site development consideration:~~

1. Provide a ~~50-75~~ foot ~~natural buffer~~ **wide undisturbed buffer** except for approved access and utility crossings and replantings with evergreen trees and shrubs to provide an effective visual screen along the easterly property line adjacent to the Laurel Falls subdivision. Trees shall be a minimum height of five feet at the time of planting. This buffer shall include an eight foot high 100% opaque wood fence.

2. ~~B.~~ Provide a 10 foot wide landscaped strip along the entire length of the north property line adjacent to Laurel Falls Drive, excluding the area of any curb cuts. Said improvements to be located outside of any public right-of-way.

3. ~~C.~~ Provide a 10-foot wide landscape strip outside the new dedicated right-of-way of GA Hwy 124.

4. ~~D.~~ No more than two exit/entrances on GA Hwy 124.

5. ~~E.~~ No exit/entrance permitted on Laurel Falls Drive.

6. ~~F.~~ Provide a tree location and protection plan to preserve existing large trees on the site and a landscape plan for approval of the Department of Development. **subject to approval by the Department of Planning and Development**

7. ~~G.~~ Provide landscape islands throughout the parking area, including a minimum 10 foot wide landscape island at the end of each parking bay and a minimum five foot wide landscape island for each 225 feet of continuous bay length.

~~8. H.~~ Sign regulations as required by the 1985 Zoning Resolution shall be meet as minimum standards for this development.

9. ~~I.~~ Dumpsters shall be screened on three sides and shall not face any required buffers or berms.

~~3. To abide by the following requirements dedications and improvements:~~

~~10. A.~~ Dedicate at no cost to Gwinnett County prior to approval of a grading permit, 50 feet of right-of-way from the centerline of GA Hwy 124.

~~11. B.~~ Improve the following roadways along the entire property frontage from centerline to back of curb as follows:

~~1. 33.5 feet from centerline of GA Hwy 124~~

~~2. 14 feet from centerline of Laurel Falls Drive.~~

~~12. C. Design required on-site storm water detention facilities such that they are not located within any required buffers.~~

13. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, March 9, 2023, and Exhibit C: Building Elevations dated received, February 22, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.

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

15. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be subject to the review and approval of the Department of Planning and Development.

16. The development must comply with all overlay zoning district requirements.

SUP2023-00022

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, March 9, 2023, and Exhibit C: Building Elevations dated received, February 22, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.
4. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be subject to the review and approval of the Department of Planning and Development.
5. The development must comply with all overlay zoning district requirements.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL** of the change in conditions and special use permit requests.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Previously Approved Resolution (RZ-123-87)
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps
- I. Site Plan and Building Elevations Presented at the July 10, 2023, Planning Commission Public Hearing

Exhibit A: Site Visit Photos

[attached]



View of the site from Centerville Highway



View of the site from Centerville Highway

Exhibit B: Site Plan

[attached]

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SAFStor SELF STORAGE

GWINNETT COUNTY, GA
 3575 CENTERVILLE HWY - ± 2.21 ACRES

REVISIONS

DATE	COMMENT

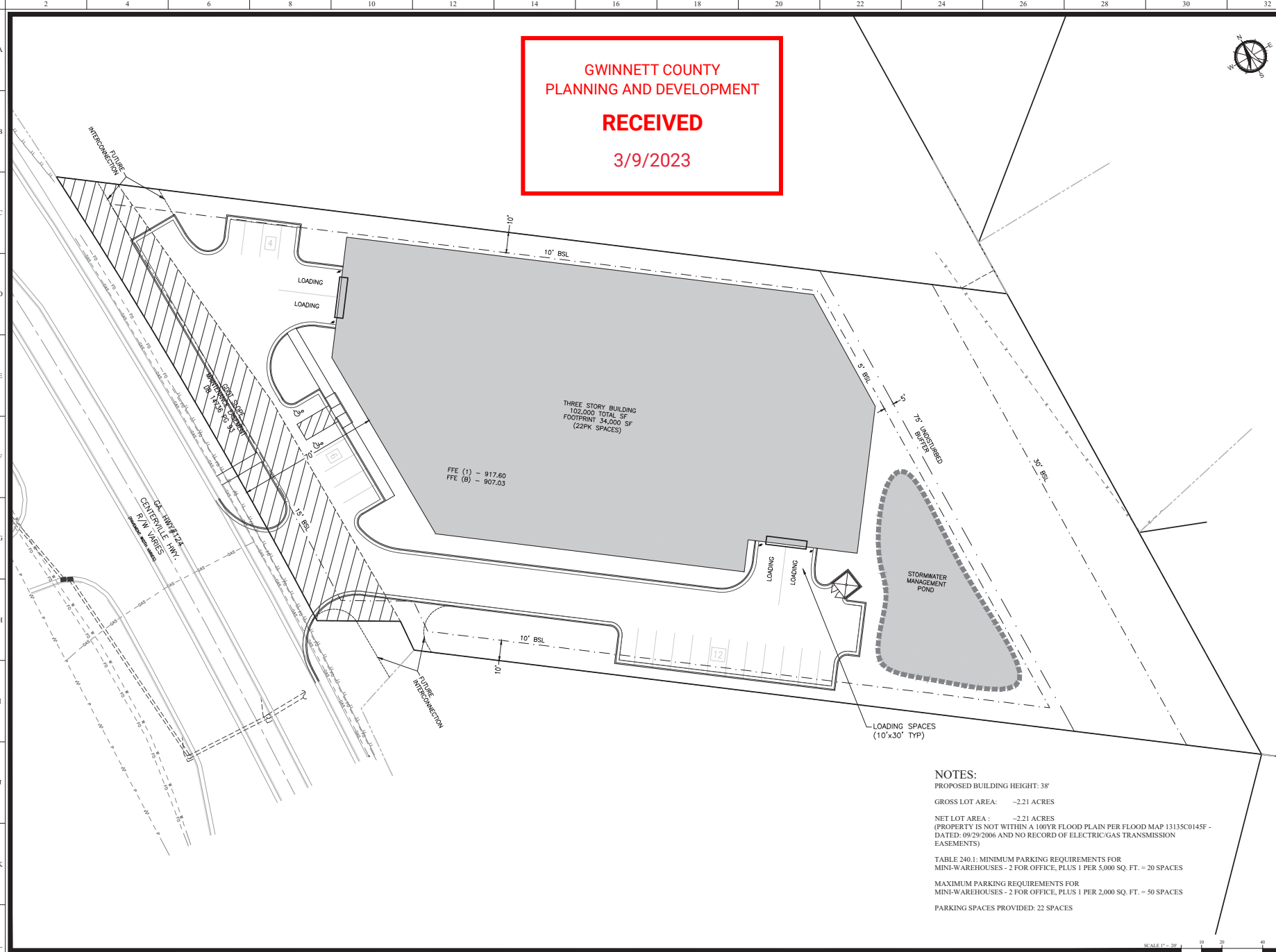
REVIEW

INITIAL SUB. DATE: 02/16/2023
 ISSUANCE DATE: 03/09/2023

W&A PROJECT #: 220586

TEST FIT / CONCEPT PLAN

C01



NOTES:
 PROPOSED BUILDING HEIGHT: 38'
 GROSS LOT AREA: ±2.21 ACRES
 NET LOT AREA: ±2.21 ACRES
 (PROPERTY IS NOT WITHIN A 100YR FLOOD PLAIN PER FLOOD MAP 13133C0145F - DATED: 09/29/2006 AND NO RECORD OF ELECTRIC/GAS TRANSMISSION EASEMENTS)
 TABLE 240.1: MINIMUM PARKING REQUIREMENTS FOR MINI-WAREHOUSES - 2 FOR OFFICE, PLUS 1 PER 5,000 SQ. FT. = 20 SPACES
 MAXIMUM PARKING REQUIREMENTS FOR MINI-WAREHOUSES - 2 FOR OFFICE, PLUS 1 PER 2,000 SQ. FT. = 50 SPACES
 PARKING SPACES PROVIDED: 22 SPACES

SCALE 1" = 20'

Exhibit C: Building Elevations

[attached]

EXTERIOR FINISHES

- ① VENEERSTONE INC
IMPERIAL STACK
GRAPHITE
- ② ALPOLIC
POWDER-COATED
RTB BLUE
- ③ ALPOLIC
POWDER-COATED
AUB BLUE
- ④ CANOPIES & COPING
TO MATCH SW 7076
CYBERSPACE
- ⑤ STUCCO
SW 7071
GRAY SCREEN
- ⑥ STUCCO
SW 7074
SOFTWARE
- ⑦ STUCCO
SW 7076
CYBERSPACE



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SAFStor
3575 CENTERVILLE HWY.
SNELLVILLE,
GA 30039

THE COLORS IN THIS RENDERING ARE CLOSE APPROXIMATIONS.
 DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR
 MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE
 RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE
 BUILDING, AND TO THEN REFER TO THE ACTUAL
 COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2023.0186
 02.22.2023

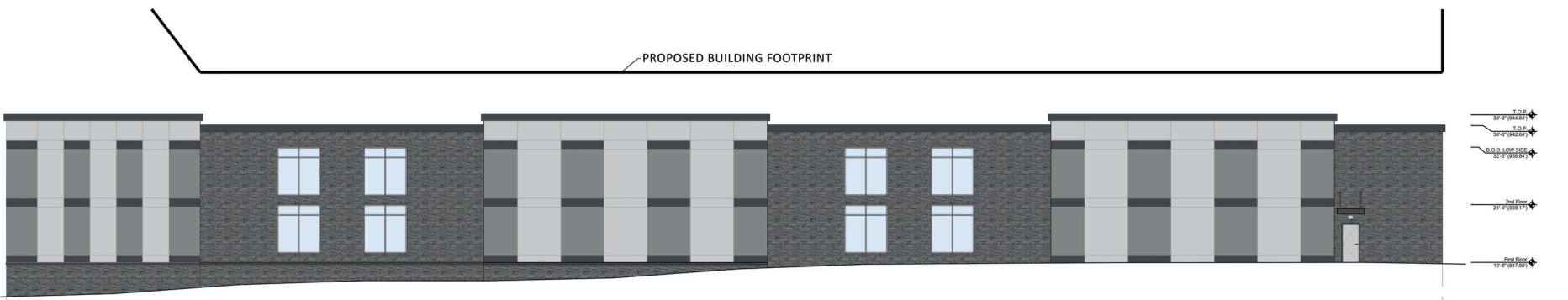
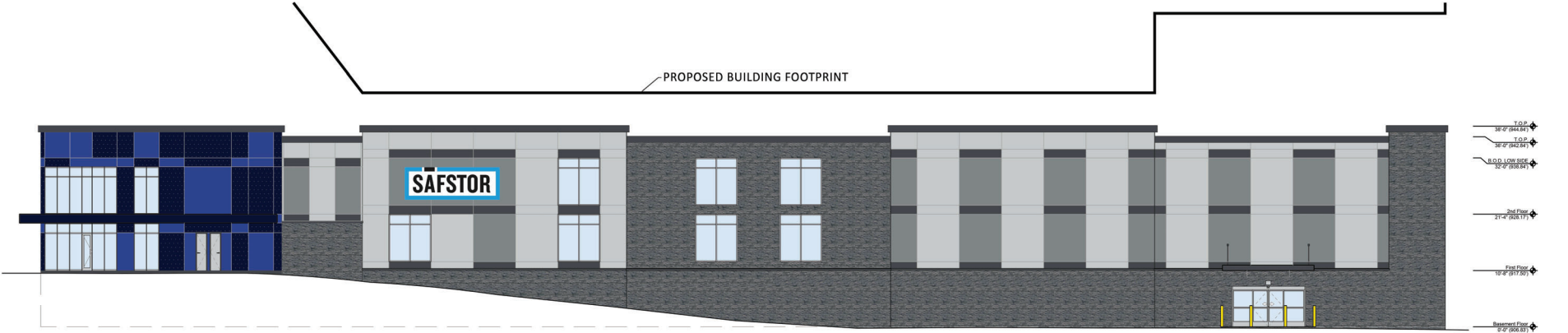
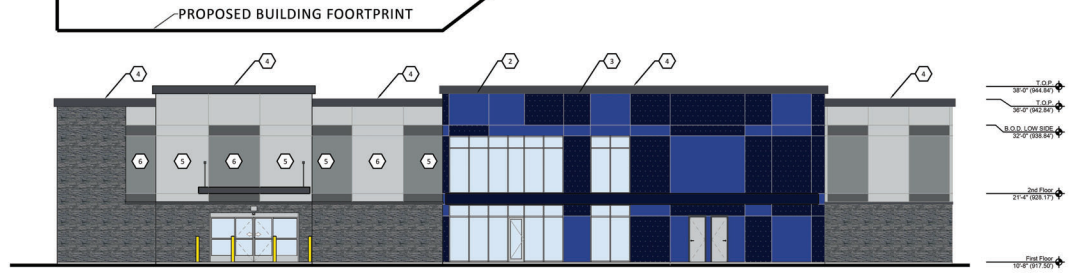
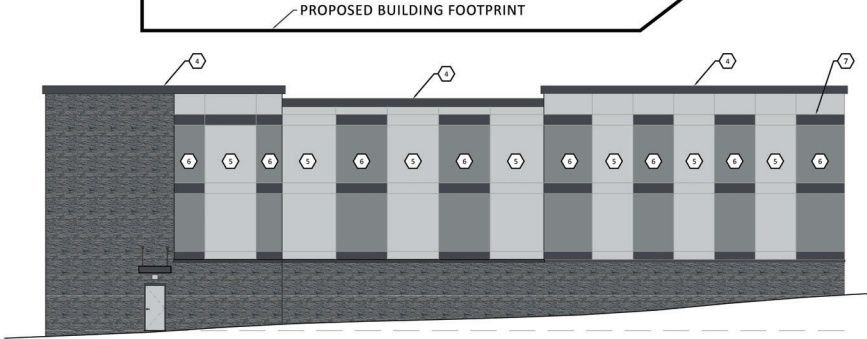


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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STATEMENT OF INTENT

and

Other Material Required by
The Gwinnett County Unified Development Code
for the
Special Use Permit and
Change In Conditions Applications

of

SAFStor REAL ESTATE CO, LLC

for

±2.21 Acres of Land
located at

3575 Centerville Highway,
Land Lot 13, District 6 of Gwinnett County, Georgia

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
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I. INTRODUCTION

This Application seeks (a) a Special Use Permit (“SUP”) and (b) a Change In Conditions from a prior rezoning to allow for the development of a self-storage facility on a ±2.21-acre property in Land Lot 13, District 6 of Gwinnett County (Parcel ID: 6013 079) (“Subject Property”). The Subject Property is located at 3575 Centerville Highway, zoned C-2 (General Business District) and within the Centerville/Highway 124 Corridor Overlay District. The Subject Property was rezoned from R-100 (Single Family Residence District) to C-2 thirty-six (36) years ago pursuant to rezoning case REZ1987-00123 (the “1987 Rezoning”) for the development of a shopping center. The 1987 Rezoning included multiple parcels totaling ±10 acres of which the Subject Property constituted a ±2.21-acre portion. As a result of the 1987 Rezoning, the Subject Property was a rezoned to C-2 and subject to the twelve conditions. The 1987 Rezoning’s proposed shopping center was never built and the property has remained vacant for almost four decades. However, the zoning conditions still encumber the property. SAFStor Real Estate Co, LLC (“SAFStor” and/or “Applicant”) now seeks to remove two of the existing conditions and also seeks approval of a SUP to allow for the development of a self-storage facility.

SAFStor is one of the largest privately held developers of high-quality, professionally-managed self-storage facilities in the United States. SAFStor’s development footprint spans from Texas, throughout the Southeast, and into the mid-Atlantic region. At the Subject Property, SAFStor is proposing a three-story facility that is approximately 99,000 square feet in gross floor area along with parking and appurtenant site improvements (“Proposed Development”). SAFStor is setting aside space on the first floor to be used as a community business center/meeting area. The community will be authorized to reserve the business center as a

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neighborhood meeting space. The business center will also provide an area for customers of the self-storage to work while accessing their storage units. This is particularly useful for SAFStor's small business customers who may need a space to send quick emails, make business calls or meet with clients. The intent is to be more than just a self-storage facility and to incorporate a neighborhood commercial feel.

The Subject Property is an ideal location for the Proposed Development. It fronts a major roadway and it is conveniently located near small businesses and residential areas. Self-storage facilities typically support both residential and small business customers in neighborhood-type commercial areas, like the area in which the Subject Property is located. Centerville Highway provides easy access for customers and is conducive to the commercial use. Centerville Highway is a four-lane, divided highway that is classified as a principal arterial roadway. *See the Destination 2040 Gwinnett County's Comprehensive Transportation Plan - Long Range Road Classification map.* The traffic volume and proximity to future customers are criteria that SAFStor looks for in the success of a future site.

Moreover, the self-storage use is fitting given the current zoning and uses of the properties surrounding the Subject Property. To the north and south of the Subject Property are undeveloped parcels zoned C-2 and within the Centerville/Highway 124 Corridor Overlay District. To the west the Subject Property borders the right-of-way of Centerville Highway and further west, across the divided roadway, are properties zoned C-1 (Neighborhood Business District) containing the Sunshine House child day-care, and zoned O-I (Office-Institutional District) containing the Connect Point Church. To the east the Subject Property borders the rear of two single family residential lots within the Laurel Falls neighborhood. The Proposed Development will act as a transition between the intensity of Centerville Highway and the

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residential uses to the east and any potential impacts have been considered and mitigated. The Applicant is providing a 75-foot undisturbed buffer along the eastern property line between the proposed building and the rear lots of the residences. When taking into account that the residences have ±80-feet of landscaped backyard, there will be ±155 of separation from the back of the proposed building and the adjacent homes. Further, the entrance and the parking for the self-storage will face away from the residences to the east, minimizing any noise and other potential impacts. Hence, the Proposed Development has been designed to be compatible with nearby residential and fit with the other adjacent commercial zonings.

In addition to the requested SUP, the Applicant is seeking a Change In Conditions to the 1987 Rezoning to remove two conditions that would prohibit the Proposed Development. Specifically, the 1987 Rezoning contained the following conditions:

1. To restrict the use of the property as follows:
 - A) Retail and service commercial and accessory uses at a maximum density of 75,000 square feet total floor area to include any outparcel development.
 - C) Limit the height of the buildings to no more than one story.

The 1987 Rezoning envisioned the development of a single-story shopping center with retail outparcels on ±10 acres, which, as stated, was never built. At this point, the 1987 Rezoning conditions are a hindrance to any development of the individual parcels. The Applicant's request to allow a larger floor area and to increase the building height are still in-line with what is allowed under the C-2 zoning and the Centerville Overlay district. In fact, the C-2 district allows a 45-foot maximum building height and no limit on density or Floor Area Ratio. *Refer to Gwinnett County Unified Development Ordinance ("UDO") Table 230.3.* The proposed design will meet the C-2 maximum height requirement and the Applicant is not requesting any variances to the C-2 requirements. The proposed Change In Conditions is not intended to allow

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for a development that does not align with the zoning, but rather seeks to correct outdated conditions on a property that have caused it to remain vacant for over 36 years.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, an impact analysis as required by the UDO §270-20.6, and an analysis of the standards governing the exercise of zoning power in the UDO §270-20.5.

II. IMPACT ANALYSIS

The following is an analysis of the standards governing the exercise of zoning power in the Gwinnett County Unified Development Ordinance §270-20.5. Note that the following factors are for both the SUP and Change In Conditions analysis.¹

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

Yes. In light of the adjacent and nearby development, the Proposed Development is entirely suitable. The 1987 Rezoning anticipated that the Subject Property would be developed as a commercial shopping center, which would have been more impactful on the adjacent residential homes than the proposed self-storage. For example, the typical self-storage user will visit the storage facility infrequently, often only once to move items in and once to move items out. In contrast, a commercial shopping center would have hundreds of cars each day along with delivery trucks in the off-hours constantly entering and exiting the property. The self-storage will result in a drastic reduction in traffic and noise from the use that is currently allowed as of right.

¹ Both applications utilize the same analysis factors.

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B. WHETHER A PROPOSED SUP AND CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY

No. The Subject Property is located on the Centerville Highway corridor and its C-2 zoning permits commercial development. The proposed self-storage is appropriate given its location and its impacts to nearby properties, if any, should be minimal. Further, and as noted above, the Applicant is incorporating certain measures, including the use of buffers, to minimize any negative effects on the adjacent properties. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both "off-site" and "on-site" transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. All of these devices have been utilized in this Application.

C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SUP AND CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. As noted in the previous paragraphs, the Subject Property was rezoned for development as part of an overall shopping center development, which could be built today. The property, however, has sat vacant for over 36 years. In addition, the Subject Property could be

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developed for other uses under the C-2 zoning, but any such development would be limited by the 1987 Rezoning conditions. Consequently, any practical development of the Subject Property under the C-2 zoning district will require a Change In Conditions to the 1987 Rezoning.

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

No. The Proposed Development will not overly burden existing streets or transportation facilities. According to the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition) (Land Use Category 151: Mini-Warehouse), the proposed ±99,000 square foot self-storage facility will generate approximately 27.72 trips during a weekday a.m. peak hour, 28.71 trips during a weekday p.m. peak hour, and 247.5 trips on a weekday. It is important to note that this will be a fraction of the trips that the originally zoned shopping center would have generated. Using ITE Land Use Category 820: Shopping Center, the 1987 Rezoning's 75,000 square foot shopping center would generate approximately 72.0 trips during a weekday a.m. peak hour, 278.25 trips during a weekday p.m. peak hour, and 3,202.50 trips on a weekday.² Hence, the Proposed Development's traffic will be an improvement over what is already allowed on the property. Additionally, the Subject Property is located on Centerville Highway, a four-lane, principal arterial roadway. *See the Destination 2040 Gwinnett County's Comprehensive Transportation Plan - Long Range Road Classification map.* This type of roadway is intended to accommodate a large volume of traffic and the Applicant is not aware of any capacity issues. Accordingly, it is anticipated that Centerville Highway will accommodate the small number of

² Rezoning case REZ1987-00123 covered a 10-acre tract, of which the Subject Property is a 2.21-acre portion of. Also, REZ1987-00123 did not list the total floor area of the anticipated shopping center, but it limited commercial development to a total of 75,000 square feet. The trip generation calculations used the 75,000 square foot floor area allowed for the entire 10-acre development.

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trips generated by the Proposed Development. It is also important to note that the Subject Property is zoned C-2 and could be developed for a variety of commercial uses without the grant of a SUP, including the currently zoned shopping center. Many of the allowed uses are much more intense and higher traffic generators than the proposed self-storage. For example, C-2 allows convenience stores, grocery stores, and drive-through restaurants, among others, as permitted uses. The self-storage use is relatively innocuous compared to the intensity in traffic, noise and other impacts generated by other permitted uses in the C-2 district.

As for utilities, the Subject Property has access to water and sewer. Finally, the proposed self-storage use is non-residential and will have no impact on local schools.

E. WHETHER THE PROPOSED SUP AND CHANGE IN CONDITIONS ARE IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN.

Yes. The Gwinnett County 2040 Future Development Map depicts the Subject Property as being within the Neighborhood Node land use. The Gwinnett County 2040 Unified Plan, page F-12, describes the intent of Neighborhood Node as:

The Neighborhood Node Character Area is intended for smaller commercial/retail nodes at various intersections located throughout the County. Mainly serving the residents of the surrounding residential neighborhoods, these nodes will most likely draw customers from the nearby area. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small areas with a mixture of uses combining retail, low-intensity office and medium-density residential in a pedestrian friendly environment and allowing nearby residents to safely walk to and within them.

The Proposed Development fits neatly within this stated intent. It is a smaller-scale commercial use that seeks to serve the surrounding residents in the nearby area. The nature of the self-storage requires the use of vehicles to move items to/from the storage units. However, the Applicant is providing sidewalks along the Centerville Highway frontage and a connection to its

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from door to facilitate pedestrian movement both onsite and in the general area. In addition, the

Applicant is providing a business center/meeting space on the first floor, facing Centerville Highway, to enhance the community-oriented feel of the commercial development. The architectural design will incorporate glazing around the business center space and add architectural elements to break up the massing of the self-storage's façade. The intent is to give the building an aesthetically pleasing and fitting design that will blend harmoniously into the surrounding area.

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 SUP AND CHANGE IN CONDITIONS.

As noted in the paragraphs above, the development anticipated in the 1987 Rezoning never materialized. In the late 1990's and early 2000's, the area experienced some commercial growth, particularly with retail centers near the intersection of Centerville Highway and Centerville Rosebud Road. With the introduction of other commercial shopping centers in the area, the prospect of developing another commercial shopping center on the Subject Property has waned. As a result, the Subject Property is unlikely to be developed as intended in the 1987 Rezoning and will likely be redeveloped for some other commercial purpose like the current proposal.

III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

A refusal to grant the requested Special Land Use Permit and Change In Conditions applications would be unconstitutional for, among other reasons, it would constitute an unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth

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Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested Special Land Use Permit and Change In Conditions applications would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested Special Land Use Permit and Change In Conditions applications would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested Special Land Use Permit and Change In Conditions applications would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to grant the requested Special Land Use Permit and Change In Conditions applications would be invalid inasmuch as the Unified Development Ordinance of Gwinnett County is unlawful, null and void because its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The Unified Development Ordinance of Gwinnett County lacks adequate standards for the Board of Commissioners to exercise its power to review and vote on this Application. The

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standards are not sufficient to contain the discretion of the Board and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section III, Paragraph I and Article I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Board of Commissioners is a violation of the guarantees of free speech under Article I, Section I, Paragraph V of the Constitution of the State of Georgia and the First Amendment of the Constitution of the United States. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia and the First Amendment of the Constitution of the United States, as well as the Due Process Clauses of the Constitution of Georgia and the Constitution of the United States.

In addition to the above, the Applicant raises the defenses of standing and failure to exhaust administrative remedies.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests approval of the Special Land Use Permit and Change In Conditions applications for the reasons set forth above.

[Signature on Following Page]

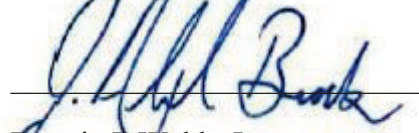
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2/22/2023

This 23rd day of February, 2023.

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Exhibit E: Previously Approved Resolution

[attached]

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2/22/2023

PLANNING BOOK

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1326

CASE NUMBER RZ-123-87

BOARD OF COMMISSIONERS

WINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners held in the Berkmar High School Cafeteria, 405 Pleasant Hill Road, Lilburn, Georgia.

Present

VOTE

Lillian Webb, Chairman
Ken Suffridge, District 1
Scott Ferguson, District 2
Mike Berg, District 3
Don Loggins, District 4

AYE
AYE
AYE
AYE
AYE

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2

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2/22/2023

CASE NUMBER RZ-123-87

by DOUGLAS N. MCCURDY, JR.

for the proposed use of SHOPPING CENTER on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 28, 1987 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28TH day of JULY, 1987 that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby APPROVED subject to the following list of conditions.

Approval as C-1 subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A) Retail and service commercial and accessory uses at a maximum density of 75,000 square feet of total floor area to include any outparcel development.
 - B) No more than one outparcel shall be permitted, to be provided with interparcel access to the development.

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PLANNING BOOK

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- C) Limit the height of the buildings to no more than one story.
2. To satisfy the following site development considerations:
- A) Provide a 50 foot natural buffer undisturbed except for approved access and utility crossings and replantings with evergreen trees and shrubs to provide an effective visual screen along the easterly property line adjacent to the Laurel Falls subdivision. Trees shall be a minimum height of five feet at the time of planting. This buffer shall include an eight foot high 100% opaque wood fence.
- B) Provide a 10 foot wide landscaped strip along the entire length of the north property line adjacent to Laurel Falls Drive, excluding the area of any curb cuts. Said improvements to be located outside of any public right-of-way.
- C) Provide a 10-foot wide landscape strip outside the new dedicated right-of-way of Ga. Hwy. 124.
- D) No more than two exit/entrances on Ga. Hwy. 124.
- E) No exit/entrance permitted on Laurel Falls Drive.
- F) Provide a tree location and protection plan to preserve existing large trees on the site and a landscape plan for approval of the Department of Development.
- G) Provide landscape islands throughout the parking areas, including a minimum 10 foot wide landscape island at the end of each parking bay and a minimum five foot wide landscape island for each 225 feet of continuous bay length.
- H) Sign regulations as required by the 1985 Zoning Resolution shall be met as minimum standards for this development.
- I) Dumpsters shall be screened on three sides and shall not face any required buffers or berms.
3. To abide by the following requirements dedications and improvements:
- A) Dedicate at no cost to Gwinnett County prior to approval of a grading permit, 50 feet of right-of-way from the centerline of Ga. Hwy. 124.

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PLANNING BOOK : 6

1329

- B) Improve the following roadways along the entire property frontage from centerline to back of curb as follows:
- 1) 33.5 feet from centerline of Ga. Hwy. 124.
 - 2) 14 feet from centerline of Laurel Falls Drive.
- C) Design required on-site storm water detention facilities such that they are not located within any required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:

Lillian Webb

Lillian Webb, Chairman

ATTEST:

Charlotte J. Aash
Clerk

RECORDED:

8-26-87

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

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2/22/2023

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: SAFStor Real Estate Co, LLC c/o Alexander Brock, Smith, Gambrell & Russell, LLP ADDRESS: 1105 W. Peachtree St. NE, Suite 1000 CITY: Atlanta STATE: GA ZIP: 30309 PHONE: 404-815-3603 EMAIL: jabrock@sgrlaw.com	NAME: VPV Property, LLC., Sameh E. Abdelmasih, Ehab Abdelmessih ADDRESS: 3515 Stone Mountain Highway CITY: Snellville STATE: GGA ZIP: 3030078078 PHONE: _____ EMAIL: _____
CONTACT PERSON: Alex Brock-Smith, Gambrell & Russell, LLP PHONE: 404-815-3603 CONTACT'S E-MAIL: jabrock@sgrlaw.com	

<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> APPLICANT IS THE: PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): C-22 PRIOR ZONING CASE: REZ1987-00123 PARCEL NUMBER(S): 6013 079 ACREAGE: 2.21 acres ADDRESS OF PROPERTY: 3575 Centerville Highway, Snellville, GA 30039 PROPOSED CHANGE IN CONDITIONS: See Statement of Intent	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: N/A DWELLING UNIT SIZE (Sq. Ft.): _____ GROSS DENSITY: _____ NET DENSITY: _____	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS: 1 TOTAL GROSS SQUARE FEET: + 99,000 sq.ft. DENSITY: N/A

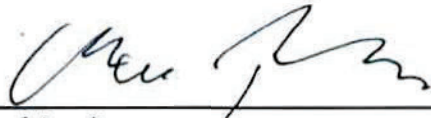
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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2/22/2023

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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




2.22.2023

Signature of Applicant

Date

Chris Russ as Authorized Representative of SAFStor Real Estate Co, LLC

Type or Print Name and Title

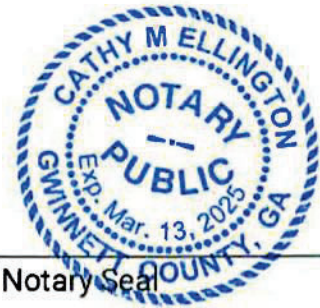


02.22.2023

Signature of Notary Public

Date

Notary Seal



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2.22.2023

Date

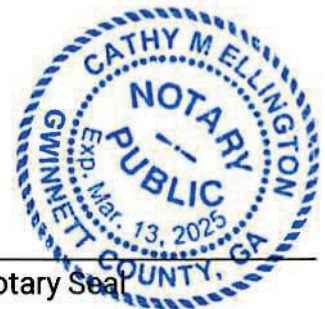
J. Alexander Brock, Attorney (Smith, Gambrell & Russell, LLP)

Type or Print Name and Title

 02.22.2023

Signature of Notary Public Date

Notary Seal



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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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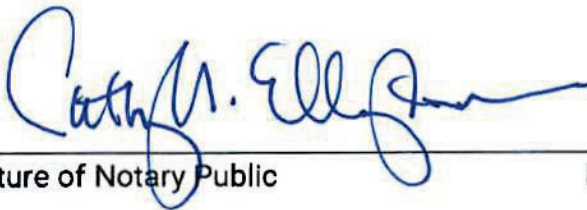
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J. Alexander Brock, Attorney (Smith, Gambrell & Russell, LLP)

Type or Print Name and Title



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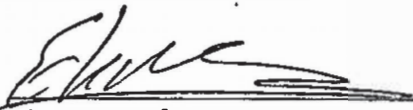
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Change in Conditions Application
Last Updated 5/2021

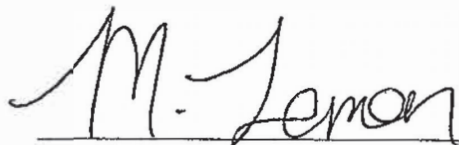
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Signature of Property Owner

2-21-23
Date

Ehab Abdelmessih
Type or Print Name and Title


Signature of Notary Public

02-21-2023
Date

M Lemon
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025

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AKRAM ABDELMASTH

Signature of Property Owner

02-21-2023

Date

AKRAM ABDELMASTH OWNER (VPV Property, LLC.)
Type or Print Name and Title

M. Lemon

Signature of Notary Public

02-21-2023

Date

M Lemon
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Gwinnett County, GEORGIA
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Date

Sameh E. Abdelmasih

Type or Print Name and Title



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Date

Notary Seal

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Ehab Abdelmessih

Type or Print Name and Title



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Signature of Property Owner

2/21/23
Date

SAMEH E ABDEL MASIH
Type or Print Name and Title

Sameh E. Abdelmasih


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AKRABO E LASHA

02-21-2023

Signature of Property Owner

Date

AKRABO E LASHA owner

(VPV Property, LLC.)

Type or Print Name and Title

M. Lemon

02-21-2023

Signature of Notary Public

Date

Notary Seal

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

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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

 2/21/23 Ehab Abdelmessih
Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 02-21-2023 M Lemon
Signature of Notary Public Date Notary Seal
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025

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

Ehab Abelmessih

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.

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2/22/2023

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

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Signature of Applicant Date Type or Print Name and Title

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M. Lemon 02-21-2023 M Lemon
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YES NO AKRAM ABDELMASSIH
Your Name

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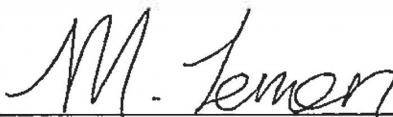
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Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 02-21-2023 M Lemon
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Gwinnett County, GEORGIA
My Commission Expires 11/29/2025

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 Sameh E. Abdelmasih
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

2/22/2023

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.

 2/21/23 Ehab Abdelmessih
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE
 02-21-2023 M. Lemon
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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YOUR NAME

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 2/21/2023 Sameh E. Abdelmasih
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE
M. Lemon 02-21-2023 NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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YES NO Sameh E. Abdelmasih
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)

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AKRAM ABDELMASSALI 02-21-2023 (VPV Property, LLC.)
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE
M. Lemon 02-21-2025
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025
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 AKRAM ABDELMASSALI (VPV Property, LLC.)
YOUR NAME

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

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

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

RECEIVED

2/22/2023

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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

Chris Russ 2.22.2023 Chris Russ as Authorized Representative of
Signature of Applicant Date SAFStor Real Estate Co, LLC
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Cathy M. Ellington 02.22.2023
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 Chris Russ, on behalf of SAFStor Real Estate Co, LLC
Your Name

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

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


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

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Signature of Applicant	Date	Type or Print Name and Title
	2.22.2023	J. Alexander Brock Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	2.22.2023	



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 J. Alexander Brock
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


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Signature of Applicant	Date	Type or Print Name and Title
	2.22.2023	Dennis J. Webb, Jr. Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title

	02.22.2023	Notary Seal
Signature of Notary Public	Date	Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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YES NO Dennis J. Webb, Jr.
Your Name

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

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Signature of Applicant	Date	Type or Print Name and Title
	2.22.2023	Kathryn M. Zickert Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
--	------	------------------------------

	02.22.2023
Signature of Notary Public	Date



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YES NO Kathryn M. Zickert
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)


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Signature of Applicant	Date	Type or Print Name and Title
	2.22.2023	Kirk R. Fjelstul Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	02.22.2023	

Signature of Notary Public	Date	Notary Seal
	02.22.2023	

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YES NO Kirk R. Fjelstul
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)

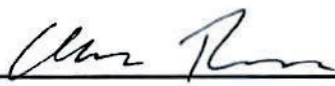
Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

2/22/2023

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	2.22.2023	Chris Russ as Authorized Representative of SAFStor Real Estate Co, LLC
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE

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

	02.22.2023	
---	------------	--

SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL
----------------------------	------	-------------



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YES NO Chris Russ, on behalf of SAFStor Real Estate Co, LLC
YOUR NAME

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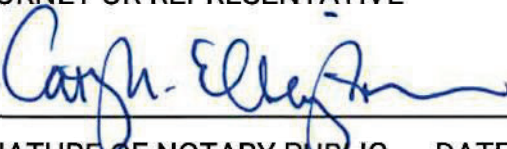
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	2.22.2023	J. Alexander Brock Smith, Gambrell & Russell, LLP
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	02.22.2023	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL



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YES NO J. Alexander Brock
YOUR NAME

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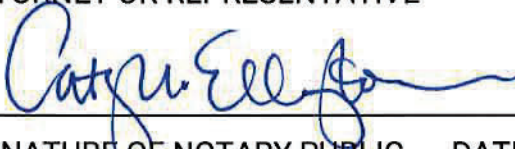
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SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
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YES NO Dennis J. Webb, Jr.
YOUR NAME

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SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Kathryn M Zickert

2.22.2023

Kathryn M. Zickert
Smith, Gambrell & Russell, LLP

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

Cathy M. Ellington

02.22.2023

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



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YES

NO

Kathryn M. Zickert

YOUR NAME

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

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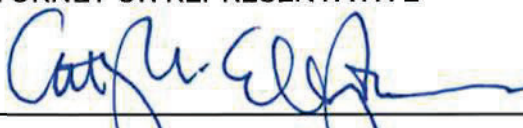
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YES NO Kirk R. Fjelstul
YOUR NAME

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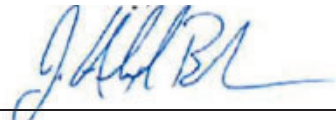
2/22/2023

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 - 013 - 079
(Map Reference Number) District Land Lot Parcel



2.21.2023

Signature of Applicant

Date

J. Alexander Brock, Attorney (Smith, Gambrell & Russell, LLP)

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)

Lucy Broadnax

Tax Services Associate II

NAME

TITLE

02/23/2023

DATE

Exhibit G: Internal and External Agency Review Comments

[attached]



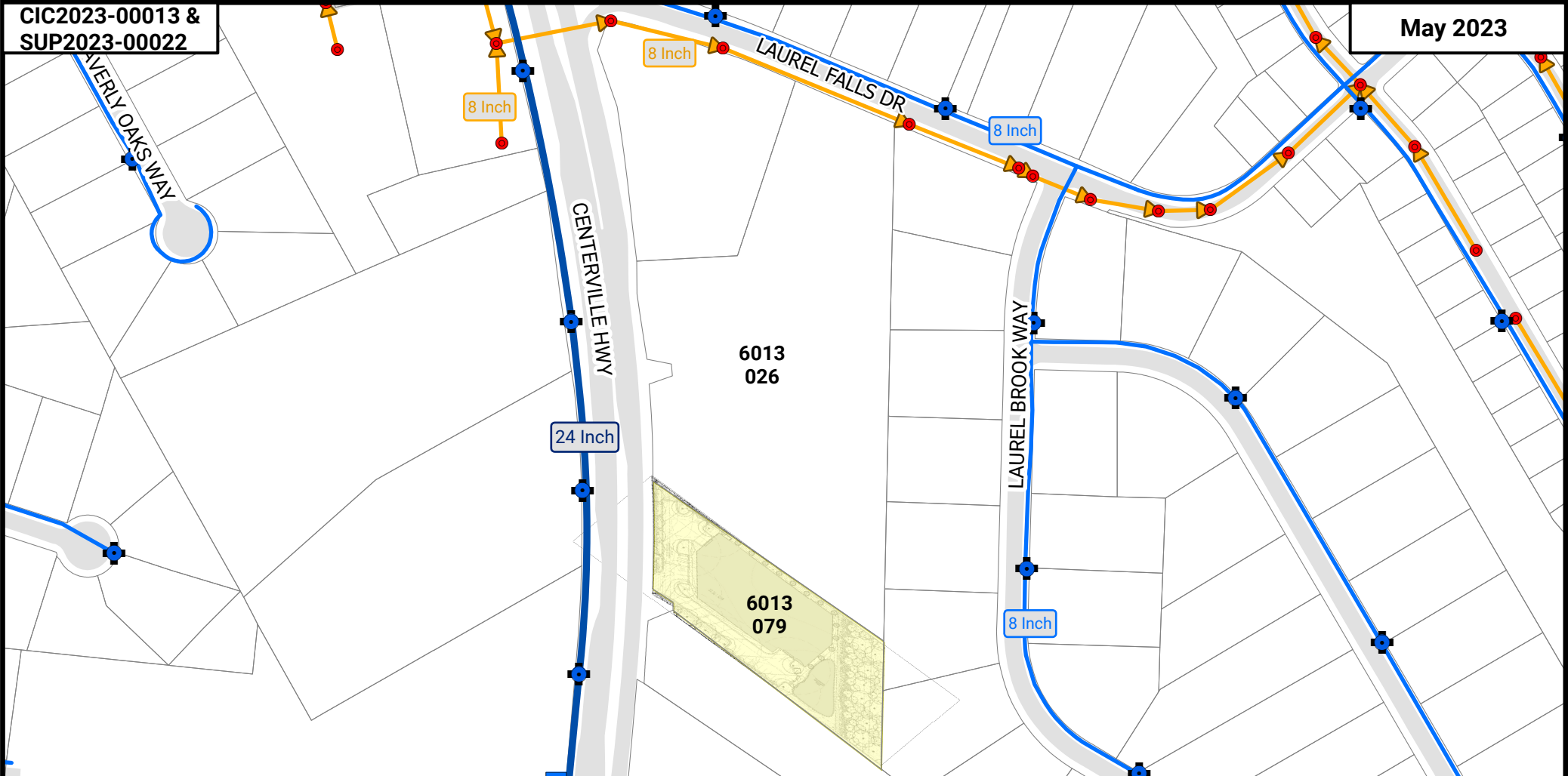
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		4.5.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		CIC2023-00013 / SUP2023-00022	
Case Address:		3575 Centerville Highway, Snellville, 30039	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Centerville Highway (SR 124) is a principal arterial. ADT = 32,300.		
2	8.5 miles to the nearest transit facility (#2334758) Lawrenceville Highway and Indian Trail-Lilburn Road.		
3	The applicant shall coordinate with the Georgia Department of Transportation regarding access.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



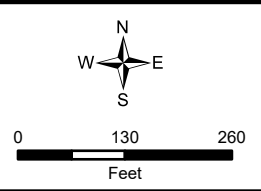
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		CIC2023-00013 & SUP2023-00022		
Case Address:		3575 Centerville Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to the existing 24-inch water main by extending a new 12-inch water main across Centerville Highway.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development intends to connect to an existing 8-inch gravity main to the north on Laurel Falls Drive via a private pump station and private force main on parcel 6013 026. The private pump station and force main shall be submitted as a variance for review.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



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

**3575 Centerville Highway
C-2
Water & Sewer
Utility Map**



Water Comments: The proposed development may connect to the existing 24-inch water main by extending a new 12-inch water main across Centerville Highway.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development intends to connect to an existing 8-inch gravity main to the north on Laurel Falls Drive via a private pump station and private force main on parcel 6013 026. The private pump station and force main shall be submitted as a variance for review.

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 H: Maps

[attached]



CV ACCESS RD

LAUREL CREST DR

CENTERVILLE HWY

CENTERVILLE HWY

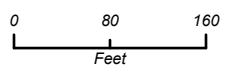
LAUREL BROOK WAY

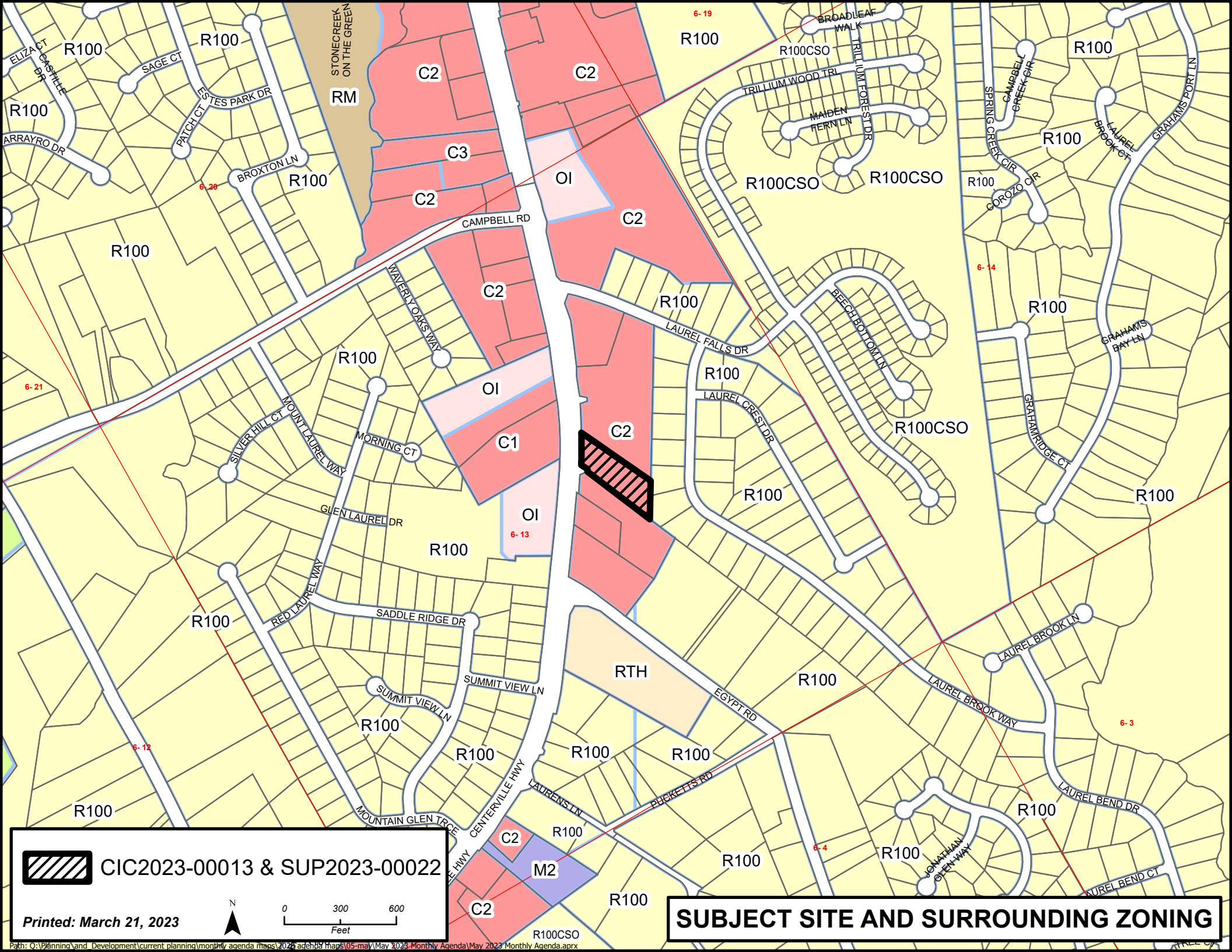
EGYPT RD




CIC2023-00013 & SUP2023-00022

Printed: March 21, 2023



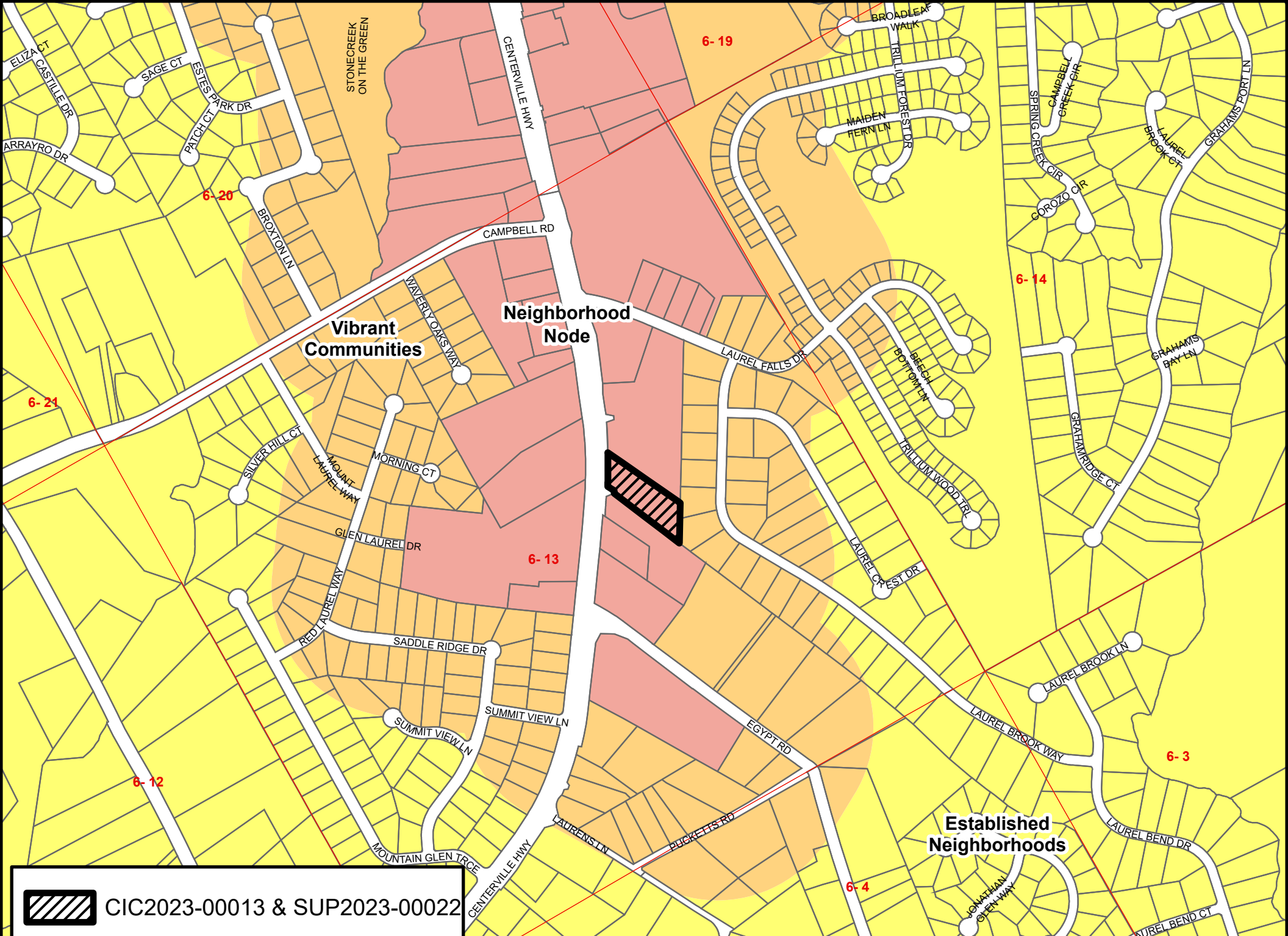



 CIC2023-00013 & SUP2023-00022

Printed: March 21, 2023




SUBJECT SITE AND SURROUNDING ZONING



 CIC2023-00013 & SUP2023-00022

Printed: March 21, 2023




2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit I: Site Plan and Building Elevations Presented at the July 10, 2023, Planning
Commission Public Hearing**

[attached]

SAFStor Self Storage

3575 Centerville Hwy
Gwinnett County, GA

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/10/2023

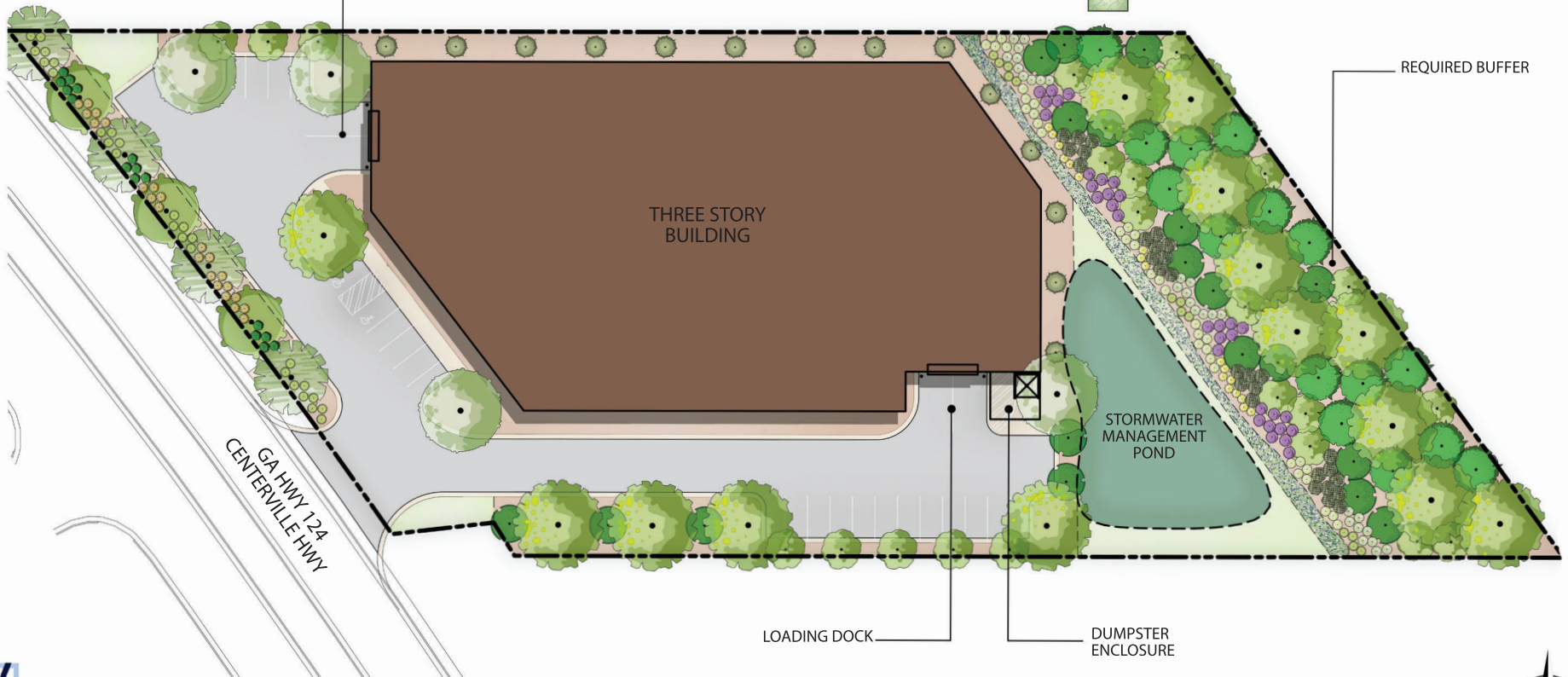
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CAR AME	Carpinus caroliniana / American Hornbeam
	GIN BIL	Ginkgo biloba (male) / Maidenhair Tree
	HAM VIR	Hamamelis virginiana / Common Witch Hazel
	ILE LAT	Ilex latifolia / Lusterleaf Holly
	LIR TUL	Liriodendron tulipifera / Tulip Poplar
	QUE LYR	Quercus lyrata / Overcup Oak
	THU OCC	Thuja occidentalis / American Arborvitae
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CHA GMP	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress
	GAR AUG	Gardenia jasminoides 'August Beauty' / August Beauty Gardenia
	ILE BU2	Ilex cornuta 'Burfordii' / Burford Holly
	ILE SHA	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
	ILE NAN	Ilex vomitoria 'Nano' / Dwarf Yaupon Holly
	LOR RUB	Loropetalum chinense rubrum / Purpleleaf Fringe Flower
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel
	THU GOL	Thuja occidentalis 'Golden Globe' / Golden Globe Arborvitae

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LIA SPI	Liatris spicata / Blazing Star



EXTERIOR FINISHES

- ① GENERAL SHALE OLD GEORGETOWN BRICK
- ② GENERAL SHALE BIRCH BRICK
- ③ GENERAL SHALE SANDY SHORE BRICK
- ④ SW 9094 PLAYA ARENOSA EIFS
- ⑤ CANOPIES CHARCOAL GRAY ALUMINUM
- ⑥ COPING OVER BRICK AND EIFS MATCH ADJACENT MATERIAL ALUMINUM



SAFStor
 3575 CENTERVILLE HWY.
 SNELLVILLE, GA 30039

INTERPLAN
 INTERPLAN NO. 2023.0186
 07.03.2023



THE COLORS IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

**WINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 7/10/2023**

