

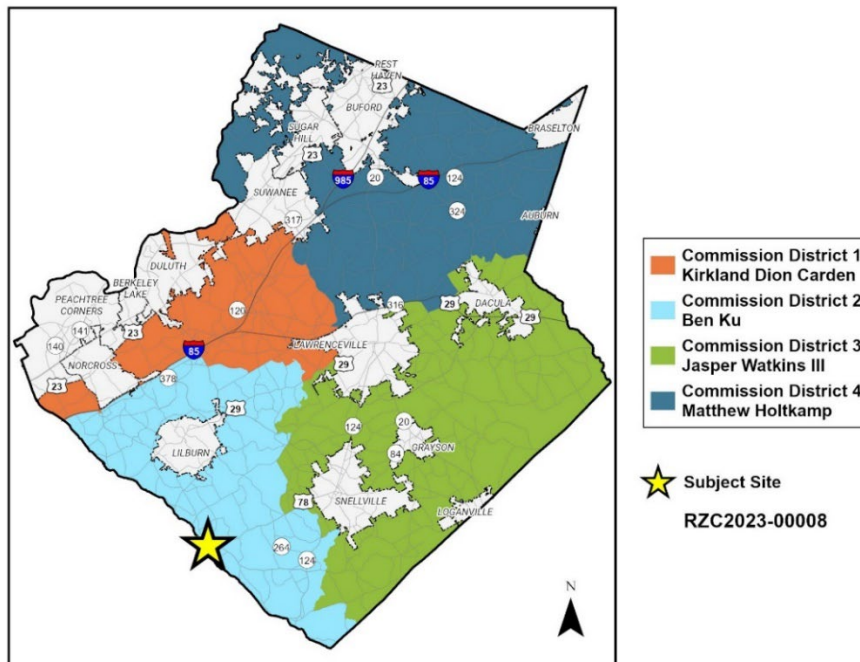


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2023-00008
Current Zoning: C-2 (General Business District)
Request: Rezoning to **MU-R** (Regional Mixed-Use District)
Additional Requests: Variances
Addresses: 5525 Bermuda Road and 1955 West Park Place Boulevard
Map Numbers: R6060 006 and 080 (partial)
Site Area: 31.10 acres
Units: 255
Square Footage: 163,208
Proposed Development: Mixed-Use Development
Commission District: District 2 - Commissioner Ku
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 5/2/2023
Planning Commission Readvertised Public Hearing Date: 10/3/2023
Board of Commissioners Advertised Public Hearing Date: 5/23/2023 (Public Hearing Tabled to 10/24/2023)

Applicant: Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

Owner: Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

CK Stone Mountain Parking Lot, LLC
300 Galleria Parkway SE, Suite 200
Atlanta, GA 30339

Contact: Daniel Robinson

Contact Phone: 678.518.6082

Zoning History

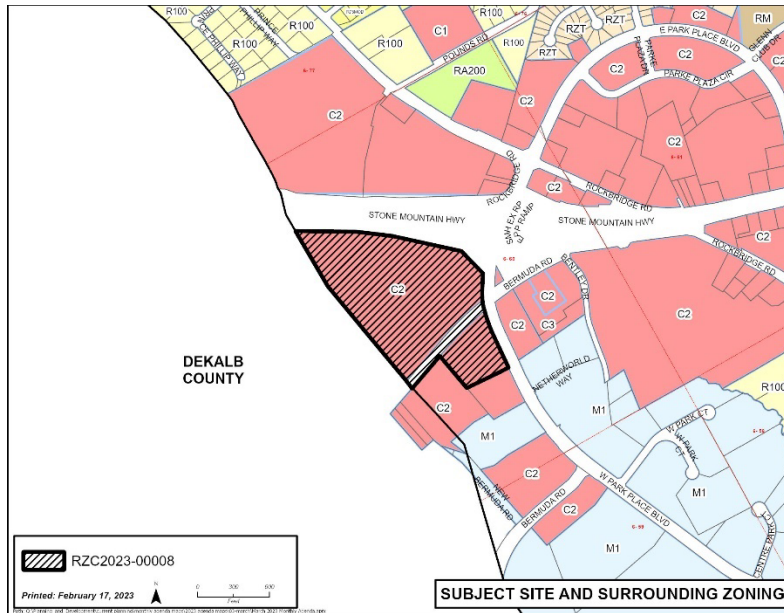
The subject site is zoned C-2 (General Business District). The site was rezoned from C-1 (Neighborhood Business District) to C-2 as part of an area wide rezoning in 1973. A portion of the parcel south of Bermuda Road (R6060 080) was rezoned as part of a larger rezoning, from O-I (Office-Institutional District), M-1 (Light Industry District), MH (Manufactured Housing), and C-2 to M-1 for office, distribution, service commercial, and light manufacturing, pursuant to RZ-284-83. This entire parcel was rezoned again in 1996 from C-2 and M-1 to C-2 to allow for a shopping center with reduced buffers, pursuant to RZ-96-071. A special use permit was approved for self-storage in 2014, pursuant to SUP2014-00021.

Existing Site Condition

The subject site is a 31.10-acre assemblage of a portion of two parcels located at the intersection of Bermuda Road and West Park Place Boulevard, south of Stone Mountain Highway and adjacent to Dekalb County. The parcel to the north of Bermuda Road (R6060 006) served as the location for the Tennis Stadium of the 2000 Olympic Games. The facility was demolished in 2016 and 2017. Since being demolished, the site has remained undeveloped and is now covered in grass and pine trees. There is a sidewalk along the property frontage on West Park Place Boulevard. There are no driveways to the site from West Park Place Boulevard or Stone Mountain Highway. Three driveways along Bermuda Road give access to the site. However, there is a six-foot-tall chain link fence that surrounds the property. No sidewalk exists on Bermuda Road. The topography of the site is flat due to it being previously developed with a stadium, several tennis courts, and a large surface parking lot. The portion of the site that is south of Bermuda Road contains a parking lot for the self-storage facility located on the rear half of the property.

Surrounding Use and Zoning

The subject site is located at the intersection of Bermuda Road and West Park Place Boulevard and is surrounded by a mixture of non-residential uses. To the north, across Stone Mountain Freeway is a large multi-tenant shopping center. The shopping center contains a large grocery store, movie theatre, restaurants, and several retail and service establishments in a separate building. To the east, across West Park Place Boulevard is an indoor roller-skating rink. To the south is a multi-tenant office warehouse building which currently contains an indoor recreation facility. To the west is Stone Mountain Park located in Dekalb County. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Mixed-Use Development	MU-R	8.20 units per acre
North	Commercial	C-2	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Stone Mountain Park	DeKalb County	N/A

Project Summary

The applicant requests the rezoning of a 31.10-acre site from C-2 to MU-R for a mixed-use development, including:

- A total of 255 apartments within three, four-story apartment buildings yielding a total net density of 8.20 units per acre.
- 302 parking spaces dedicated to the apartment buildings including six electric vehicle charging stations.
- Apartment amenities featuring a swimming pool near Building 400.
- A 151,000 retail store with 798 dedicated parking spaces.
- A gas station for the retail store located near the West Park Place Boulevard limited access entrance.
- A 2,510 square foot restaurant (Building 500) with 71 dedicated parking spaces including two electric vehicle charging stations and two drive-through lanes located near the West Park Place Boulevard limited access entrance. A patio area with outdoor seating is provided behind the restaurant.
- A 3,198 square foot restaurant (Building 700) with 36 dedicated parking spaces and two drive-through lanes located at the corner of Bermuda Road and West Park Place Boulevard.
- A 4,000 square foot restaurant (Building 800) with 60 dedicated parking spaces and a drive-through lane.
- A 10-foot-wide multi-use path along the West Park Place Boulevard frontage. The multi-use path enters the site at the full-access entrance on West Park Place Boulevard and Bermuda Road and terminates at a potential transit stop.

- Six-foot-wide internal sidewalks and crosswalks providing an internal pedestrian network.
- A water feature located on Bermuda Road.
- Five monument-style signs located along the West Park Place Boulevard road frontage.
- A single master detention pond located to the west of the retail store providing water quality for the entire site.
- Site access by way of three driveways located on West Park Place. A full-access entrance at Bermuda Road and two limited-access driveways. A traffic signal is proposed at the full-access entrance.
- A total of 4.74 acres of common area totaling 15.25% of the total project area including a 1.19-acre green space located behind Building 700 and 800.
- Several bicycle parking spaces located throughout the development.
- A 10-foot-wide landscape strip along Stone Mountain Freeway and West Park Place Boulevard. A five-foot-wide landscape strip is provided along Bermuda Road.

Zoning and Development Standards

The applicant is requesting a rezoning to MU-R, Regional Mixed-Use District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

MU-R (Regional Mixed-Use District)

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45' without Density Bonus	60'	YES*
FAR	Maximum 0.4 without density bonus	0.71	YES*
Density	Maximum 8 units per acre without Density Bonus	8.20 units per acre	YES*
Front Yard Setback	Minimum 20'	20'	YES
Side Yard Setback	Minimum 20'	20'	YES
Rear Yard Setback	Minimum 25'	25'	YES
Off-Street Parking Total	Minimum: 408 spaces Maximum: 1,649 spaces	1,297 spaces	YES
Off-Street Parking Location	Maximum 20% located between building and ROW	>20%	NO**
Drive-Through Lane	Bypass Lane Required	No Bypass Lane Provided	NO**
Driveway Width	Maximum 40' Around Gas Pumps	45'	NO**
Dumpster	Located Behind Building	In front of Building 500	NO**
Landscape Strip	10'	10'	YES
Project Area	Minimum 15 acres	31.10 acres	YES
Common Area	15%	15.25%	YES

* Bonus achieved through site design and amenities such as providing a transit shelter and regional detention pond.

**Applicant is requesting a variance.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 210-225.5.2 Parking Management

In MU-R, no more than 20 percent of the required parking for a building shall be in parking lots located between the facade of the building and the street on which the building faces.

The applicant is proposing to allow more than 20 percent of the required parking to be located between the façade of Buildings 100, 700, and 800 and the street.

2. Section 230-120.13 Dumpsters

Dumpsters shall be located in the rear or side yard. Dumpsters are not allowed in front yards.

The applicant is proposing the dumpster for Building 500 to be located in front of the building.

3. Section 240-20.3 Required Area for Each Parking Space

Each automobile space shall be 9 feet wide and 18 feet deep as measured from face-of curb.

The applicant is proposing the parking spaces dedicated to the retail building be 10'x20' in size.

4. Section 240.70.1.C Interior Driveways

Interior driveways, with or with parking, shall be 10 to 12 wide for one-way traffic, and 22 to 24 feet wide for two-way traffic.

The applicant is proposing driveways exceeding 24 feet in width in multiple locations on the site.

5. Section 240.70.1.E Interior Driveways

Interior driveways surrounding gasoline pumps shall be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).

The applicant is proposing the interior driveway between the gas pumps and the edge of pavement to be 45-feet-wide.

6. Section 240.80.3 Stacking Lanes

If separate stacking lane is curbed, an emergency by-pass or exit shall be provided.

The applicant is not proposing to include by-pass lanes in any drive-through lane.

Internal and External Agency Review

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

Staff Analysis

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

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

The site is surrounded by a mix of commercial uses. Allowing apartments, retail, and restaurant uses within a mixed-use development would be suitable in view of the use of adjacent and nearby property and would complement the surrounding area and uses. The proposed development is located in a heavily commercialized area easily accessible to Stone Mountain Highway. There are large multi-tenant buildings and shopping centers in close proximity. The proposed mixed-use project would take under-utilized properties such as a parking lot and an empty parcel of land and turn it into lively development which could spur other redevelopment in the area.

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

The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby property. The property is located in an intensely developed non-residential area. The addition of apartments, retail, and restaurant uses within a mixed-use development would provide an additional housing option and commercial services to the area. In fact, additional residents and dining and shopping options in the area would be a benefit for the existing residents and businesses in the area. In addition, there is existing infrastructure capable of handling the additional traffic that would be generated by the proposed development.

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

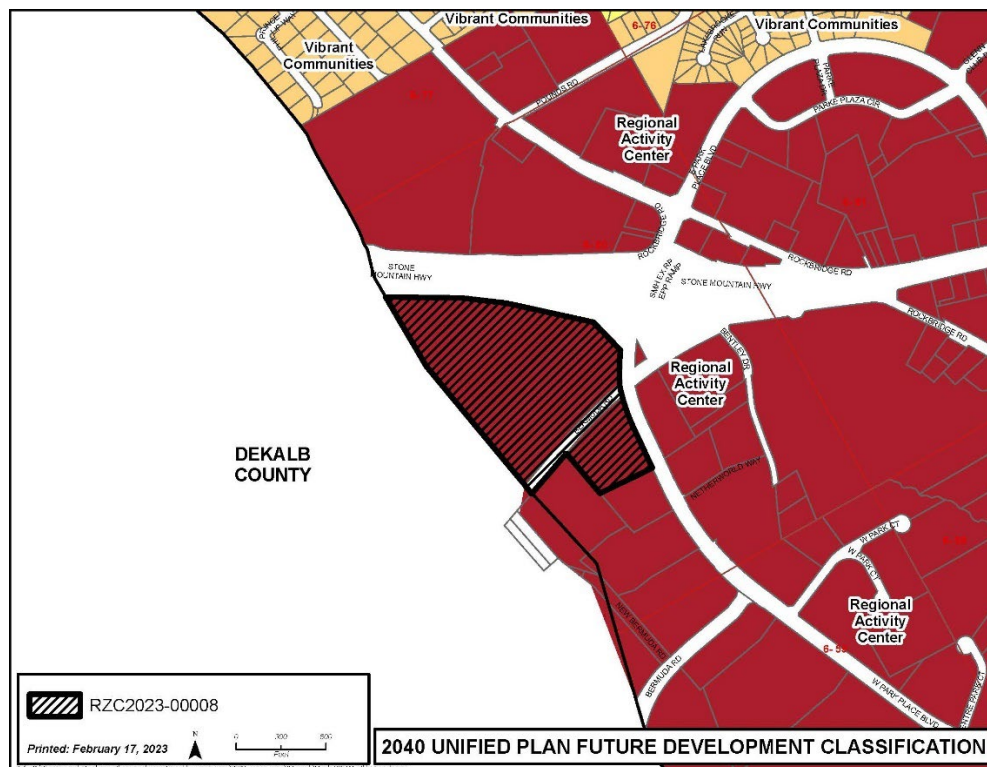
The property has reasonable economic use as currently zoned.

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

This rezoning request would create impacts on public facilities in the form of traffic, utility demand, and stormwater runoff. However, appropriate conditions, site development requirements, and planning would mitigate these impacts. The rezoning would impact school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Regional Activity Center. This Character Area is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Regional Activity Centers are to be the major activity centers for Gwinnett County and the region and should include a combination of retail, office, and residential uses at high densities. Uses should include a mix of uses to be easily accessible in a walkable distance. The Regional Activity Center is meant for intense mixed-use development. The applicant proposes a mixed-use development with residential and commercial components. Furthermore, the proposed development provides internal sidewalks and improves the existing 5-foot-wide sidewalk on West Park Place Boulevard to a 10-foot-wide multi-use path which improves the pedestrian environment in the area. Therefore, the proposed development meets the 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 rezoning.

This area of the County has experienced higher vacancy rates than most other parts of the County. A redevelopment such as what is being proposed would help revitalize and encourage reinvestment in the area. In addition, large projects such as this, should be located in areas with existing infrastructure capable of handling the additional trips which would be generated. This area of the County has access to multiple major arterial roads and state highways. Compatible surrounding land uses and existing infrastructure gives supporting grounds for the approval of the proposed rezoning.

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

The applicant is requesting a number of variances regarding the site design of the development. Three of the variances are for the site design of the smaller commercial outparcels. Due to site constraints, the applicant is requesting a variance to allow more than 20% of the parking to be located between some of the proposed buildings and West Park Place Boulevard. With appropriate conditions, and additional landscape screening the potential negative impacts of this design can be mitigated. The applicant is also seeking a variance to allow a dumpster to be located within the front yard of Building 500. The dumpster enclosure is currently located near the front of the building by the drive-through lane. The typical placement of the dumpster enclosure would be closer to where the proposed transit stop is located. Placing the dumpster enclosure in the proposed location is less obtrusive despite it being in front of the building. Finally, the applicant is seeking a variance to not include a by-pass lane for the drive-throughs. Two of the three drive-throughs feature two stacking lanes. It has become more common for quick service restaurants to feature multiple drive-through stacking lanes which require more space than a single lane. Having multiple stacking lanes would provide vehicles adequate space to move around if a car was unable to move forward in one of the lanes. Building 800 only has a single drive-through lane. However, the lane is only curbed for a small section which would allow vehicles to exit the stacking lane in most locations on the site.

The other variances are for the warehouse-club portion of the site. The first variance is to allow parking spaces in excess of the standard 9'x18'. The applicant is requesting parking spaces to be 10'x20'. Large retail stores often sell large items such as furniture, TVs, and large bulk items. Many times, larger vehicles are needed to transport the items. Providing spaces that would better accommodate larger SUVs and pickup trucks is reasonable for an establishment such as this. Again, due to larger vehicles frequenting this type of establishment, the applicant is seeking a variance to provide wider interior driveways throughout the development and around the gas pumps. The applicant proposes driveway widths that range from 24-foot-wide to 30-foot-wide throughout the development and a 45-foot-wide driveway around the gas pumps which exceeds the standard by five feet. The wider driveway would allow larger SUVs and pickup trucks to more easily navigate around the site and gas station. These variance requests are reasonable for this type of development.

Staff Recommendation:

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

In addition, staff recommends **APPROVAL** of the following variance requests:

1. Section 210-225.5.A.2, to allow more than 20% of the parking to be located between Buildings 100, 700, and 800 and West Park Place Boulevard.
2. Section 230-120.13.A, to allow a dumpster enclosure in front of Building 500.
3. Section 240-20.3.A, to allow parking spaces for Building 100 to be 10'x20' in size.
4. Section 240.70.1.C, to allow interior driveways to exceed the maximum width for two-way traffic.
5. Section 240.70.1.E, to allow a 45-foot-wide interior driveway around the gas pumps.
6. Section 240.80.3.G, to allow a drive-through facility without providing a by-pass lane.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

In addition, the Planning Commission recommends **APPROVAL** of the following variance requests:

1. Section 210-225.5.A.2, to allow more than 20% of the parking to be located between Buildings 100, 300, 500, and 600 and West Park Place Boulevard.
2. Section 230-120.13.A, to allow a dumpster enclosure in front of Buildings 300 and 500.
3. Section 240-20.3.A, to allow parking spaces for Building 100 to be 10'x20' in size.
4. Section 240.70.1.C, to allow interior driveways to exceed the maximum width for two-way traffic.
5. Section 240.70.1.E, to allow a 45-foot-wide interior driveway around the gas pumps.
6. Section 240.80.3.G, to allow a drive-through facility without providing a by-pass lane.
7. Section 240-60.2, to allow pedestrian corridors crossing drives and parking spaces as shown on the site plan presented at the October 3, 2023, Planning Commission Public Hearing.
9. Section 210-225.5, to exceed the maximum number of parking spaces for Building 100 and Building 300, and to reduce the minimum number of parking spaces for Buildings 200, 210, 220, and 230 (Multifamily Apartments) as shown on the site plan presented at the October 3, 2023, Planning Commission Public Hearing.

In addition, the Planning Commission recommends **DENIAL** of the following variance request:

8. Section 240-140.1, to allow less than 1 EV space per 50 parking spaces for Building 100.

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

Approval as MU-R (Regional Mixed-Use District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with ~~Exhibit B: the Site Plan dated received March 16, 2023~~ **presented at the October 3, 2023, Planning Commission**

Public Hearing, Exhibit G: Building Elevations dated received September 26, 2023, and Exhibit C: Building Elevations dated received March 24, 2023, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

- 2. Uses on the property shall be limited to commercial/retail, office, and multi-family residential uses not to exceed 248 units.**
- 3. Multi-family buildings shall be constructed as urban-style, flat-roofed buildings with decorative parapets and exterior treatments primarily of brick or stacked stone on all elevations. The remainder of each elevation shall be the same materials, stucco, or fiber-cement shake or siding.**
- 4. All interior corridors in multi-family buildings must be enclosed and internally ventilated.**
- 5. A maximum of 10 percent of multi-family units may be three bedrooms or larger.**
- 6. The development shall contain no more than three restaurants with drive-thru service.**
- 7. Pervious parking shall be provided for Building 100 as shown on the Zoning Plan received October 3, 2023.**
- 8. The following uses shall be prohibited:**
 - a. Adult bookstores and entertainment**
 - b. Automotive parts stores**
 - c. Automotive sales, repairs, or related uses except where an accessory use to Building 100.**
 - d. Convenience stores**
 - e. Emissions inspection stations**
 - f. Equipment rental**
 - g. Extended stay hotels or motels**
 - h. Smoke shops/novelty stores**
 - i. Tattoo parlors**
 - j. Pawn shops**
 - k. Self-storage facilities**
- 9. The proposed public common areas indicated on Exhibit G shall include seating areas, bicycle parking racks, trash receptacles, and at least three of the following amenities: open green space, children’s playing area, pet stations, public art, water feature, splash pad, outdoor dining, or other similar elements subject to review and approval of the Planning and Development Department.**
- 10. A mandatory property owner’s association, or similar entity, shall be established for maintenance of all common areas.**

- 11. The multi-family parcel shall contain a common area including a swimming pool and at least two of the following amenities: fitness center, clubhouse, dog run, pocket parks, rooftop gathering space, or other amenity as approved by the Planning and Development Department.**
- 12. Gasoline canopy support columns shall be brick or stacked stone matching the exterior materials of Building 100.**
- 13. Ground signage shall be limited to monument type signs and shall be subject to review and approval by the Planning and Development Department. The signs shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground signs shall not exceed 10 feet in height, or the maximum height required by the Gwinnett County Sign Ordinance, whichever is less.**
- 14. Ground signage and entrance features at each entrance point shall be professionally designed and landscaped and shall be maintained by the property owners association or similar entity.**
- 15. Oversized signs shall be prohibited.**
- 16. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsels, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited. This prohibition shall not include decorations associated with temporary conditions, such as grand opening events, that may in be in place for up to 60 days.**
- 17. The project shall be developed as a coordinated development in accordance with the Unified Development Ordinance and these zoning conditions. This does not prohibit the issuance of stand-alone grading and/or utility construction permits.**
- 18. The development shall include at least one transit passenger shelter or related transportation support facility, subject to the review and approval of the Gwinnett Department of Transportation. Pedestrian connections shall be provided to this transit facility from within the development, subject to the review and approval of the Department of Planning and Development.**
- 19. Prior to the issuance of a Development Permit, the developer shall provide a traffic impact study. Subject to the review and approval of the Gwinnett County Department of Transportation, the developer shall make any project improvements recommended by the traffic study.**
- 20. Subject to the review and approval of the Gwinnett County Department of Transportation, the developer shall provide design and installation of the traffic signal at the intersection of**

Bermuda Road and West Park Place. The signal shall be installed and operational prior to the issuance of the first certificate of occupancy.

- 21. Stormwater emissions from the detention pond will be treated with a water purification process before leaving the site to ensure removal of petroleum hydrocarbons.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent
- E. Internal and External Agency Review Comments
- F. Maps
- G. Renderings Received September 26, 2023
- H. Site Plan Presented at the October 3, 2023, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



Former Tennis Center parcel (north side of Bermuda Drive)



Parcel south of Bermuda Drive

Exhibit B: Site Plan

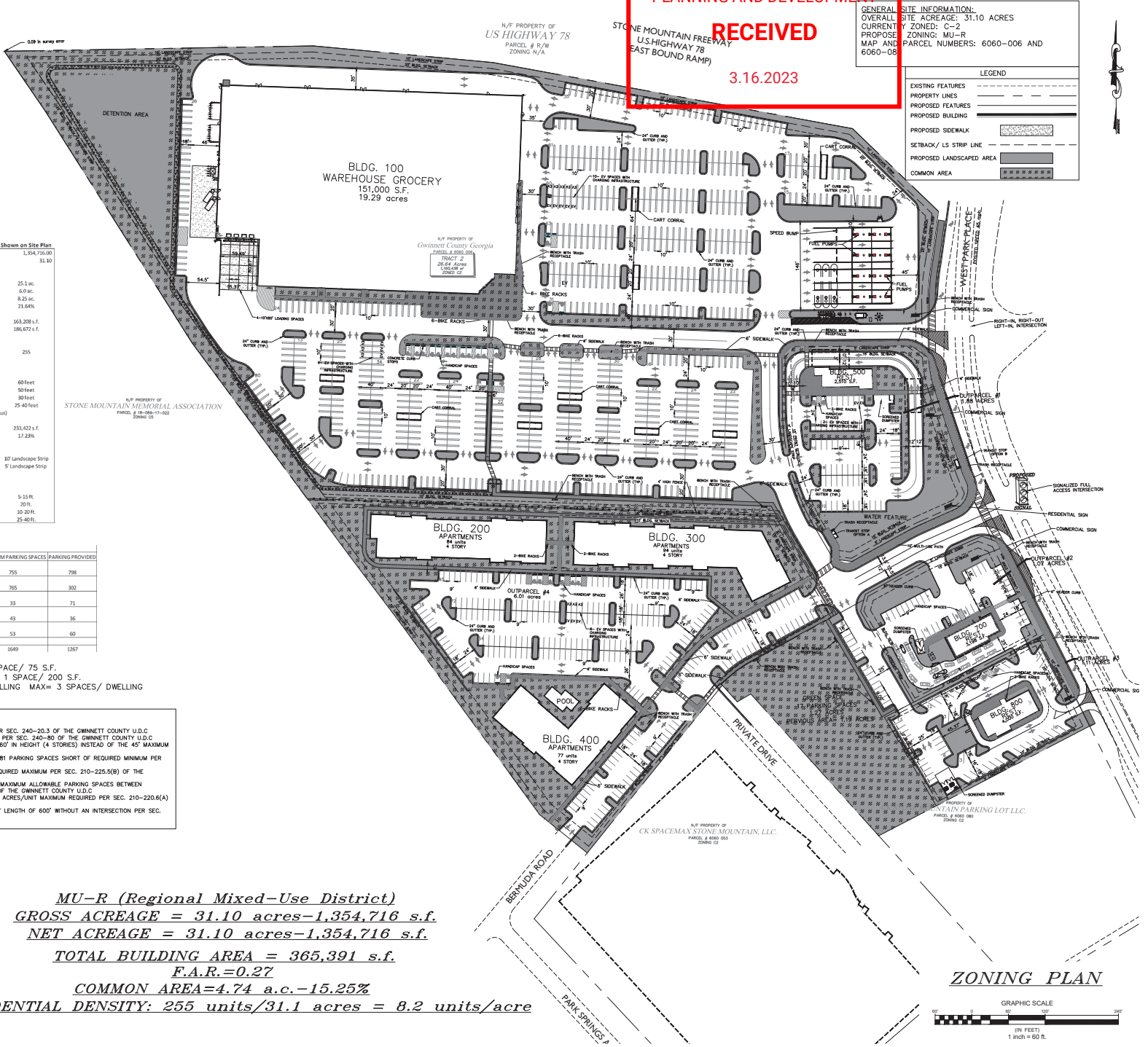
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LOCATION MAP



GENERAL SITE INFORMATION:
OVERALL SITE ACREAGE: 31.10 ACRES
CURRENTLY ZONED: C-2
PROPOSED ZONING: MU-R
MAP AND PARCEL NUMBERS: 6060-006 AND 6060-08

LEGEND
EXISTING FEATURES
PROPERTY LINES
PROPOSED FEATURES
PROPOSED BUILDING
PROPOSED SIDEWALK
SETBACK/LS STRIP LINE
PROPOSED LANDSCAPED AREA
COMMON AREA

Development Summary Chart

Issue	Maximum	Min. Required	Shown on Site Plan
Area of Site (s.f.)			1,354,716 s.f.
Area of Site (acres)	N/A	15 ac.	31.10
Land Area (Commercial), Acres			25.1 ac.
Land Area (Residential), Acres			6.0 ac.
Land Area (Common Space)			8.25 ac.
Common Space (%)	N/A	15%	21.64%
Retail/restaurant/Hotel			163,208 s.f.
Residential Apartments			186,672 s.f.
Number of Dwelling Units (Apartments)	8 units/ acre		255
Building Height			
Wholesale Warehouse			60 Feet
Apartments			45 feet
Bank			50 Feet
Restaurant (Shops)			50 Feet
Maximum Bldg. Height up to 300 feet or 25 stories (varies with bonus)			25-40 feet
Lot Coverage of Building Area (s.f.)**			233,423 s.f.
Lot Coverage of Building Area (%)			17.23%
Buffers			
Landscape Strip (Along Street Frontage)			37 Landscape Strip
Landscape Strip (Adjoining Property Lines)			5 Landscape Strip
Setbacks			
Front (North)			5-15 ft.
Front (abutting arterial or collector street)			20 ft.
Side (East and West)			20-20 ft.
Rear (South)			25-40 ft.

PARKING STATISTICS

USE	BLDG. AREA	MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES	PARKING PROVIDED
BLDG. 100				
WHOLESALE RETAIL	151,000 s.f.	302	755	798
BLDG. 200, 300 AND 400	386,072 s.f.			
MULTIFAMILY (APT.)	255 units	383	765	302
BLDG. 300				
RESTAURANT	2,530 s.f.	17	33	71
BLDG. 700				
RESTAURANT	3,198 s.f.	21	49	36
BLDG. 800				
RESTAURANT	4,000 s.f.	27	53	60
TOTAL	N/A	749	1649	1267

PARKING STANDARDS:
RESTAURANT: MIN= 1 SPACE/ 150 S.F. MAX= 1 SPACE/ 75 S.F.
WHOLESALE CLUB: MIN= 1 SPACE/ 500 S.F. MAX= 1 SPACE/ 200 S.F.
RESIDENCES (MULTIFAMILY): MIN= 1.5 SPACES/ DWELLING MAX= 3 SPACES/ DWELLING

- VARIANCE REQUESTS.
- BLDG. 100 PARKING SPACES TO BE 10'X20' INSTEAD OF 9'X18' PER SEC. 240-20.3 OF THE GWINNETT COUNTY U.D.C
 - ESCAPE/ BYPASS LANES IN DRIVE THRU'S WILL NOT BE PROVIDED PER SEC. 240-80 OF THE GWINNETT COUNTY U.D.C
 - MULTIFAMILY RESIDENTIAL BUILDINGS 200, 300, AND 400 WILL BE 60' IN HEIGHT (4 STORES) INSTEAD OF THE 45' MAXIMUM PER SEC. 210-220.6(A) OF THE GWINNETT COUNTY U.D.C
 - MULTIFAMILY RESIDENTIAL BUILDINGS 200, 300, AND 400 WILL BE 81 PARKING SPACES SHORT OF REQUIRED MINIMUM PER SEC. 210-225.5(B) OF THE GWINNETT COUNTY U.D.C
 - BUILDING 100 WILL INCLUDE 43 ADDITIONAL SPACES OVER THE REQUIRED MAXIMUM PER SEC. 210-225.5(B) OF THE GWINNETT COUNTY U.D.C
 - BUILDING 100, 700, AND 800 WILL BE UNABLE TO MEET THE 20% MAXIMUM ALLOWABLE PARKING SPACES BETWEEN BUILDING FACADE AND ROAD FRONTAGE PER SEC. 210-226.6(A) OF THE GWINNETT COUNTY U.D.C
 - RESIDENTIAL DENSITY IS 0.2 UNITS HIGHER THAN THE REQUIRED 8 ACRES/UNIT MAXIMUM REQUIRED PER SEC. 210-220.6(A) OF THE GWINNETT COUNTY U.D.C
 - BLDG 100 ENTRANCE DRIVE DOES NOT MEET THE MAXIMUM STREET LENGTH OF 600' WITHOUT AN INTERSECTION PER SEC. 210-225.2(B) OF THE GWINNETT COUNTY U.D.C

MU-R (Regional Mixed-Use District)
GROSS ACREAGE = 31.10 acres-1,354,716 s.f.
NET ACREAGE = 31.10 acres-1,354,716 s.f.
TOTAL BUILDING AREA = 365,391 s.f.
F.A.R.=0.27
COMMON AREA=4.74 a.c.-15.25%
RESIDENTIAL DENSITY: 255 units/31.1 acres = 8.2 units/acre



GEORGIA811
Utilities Pre-Construction Center, Inc.
Dial 811
Or Call 800-282-7411
CAUTION-NOTE TO CONTRACTOR



STONE MOUNTAIN
RETAIL
GWINNETT COUNTY

DESCRIPTION

NO.	DATE	BY	DESCRIPTION

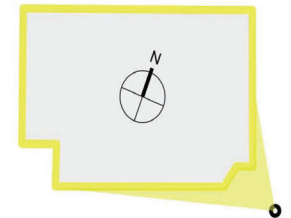
OWNER/AT	CHKD BY
LEG	SCA
DATE	02/08/2023
SHEET TITLE	ZONING PLAN
SHEET NUMBER	Z-8

Exhibit C: Building Elevations

[attached]

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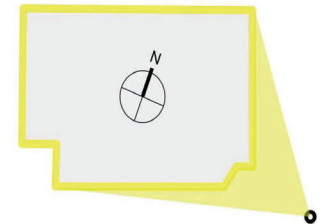


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Bldg 100 Elevations



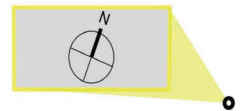
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RECEIVED

3.24.2023

PT20-L

Bldg 700 Elevations



RECEIVED

3.24.2023

PT20-L



RECEIVED

3.24.2023

PT20-L



RECEIVED

3.24.2023

Bldg 800 Elevations



1 FRONT ELEVATION

LEGEND

1 FULL BRICK - ROBINSON BRICK COMPANY "CAMBRIDGE" MORTAR - LAFARGE "SAVAJOY" BURLAP STRUCK MORTAR JOINTS	7 METAL COPING, PAINT TO MATCH P-4 "HARVESTER"	8 PREFINISHED GUTTER AND DOWNSPOUT, DARK BRONZE
2 ROUGH SAWN CEDAR LAP SIDING - 4" LAPS, STAIN S-4 BOYS "BRIGHT TAMAR"	8 PREFINISHED METAL COPING, DARK BRONZE	9 HAND PAINTED WRL SAKAL
3 HANDPANEL LAP SIDING - 2" LAPS, PAINT P-1 SWG378 "HARVESTER", EGGSHELL FINISH	9 R.S. CEDAR CANOPY - STAIN S-4 "SABLE"	9 SMOXED BEYND SCREEN WALL
4 STANDING SEAM METAL ROOF BY PETERSEN ALUMINUM (PAC-CLAD) SNAP-CLAD PANELS @ 18" O.C. COLOR - FOREST GREEN	9 R.S. CEDAR - STAIN S-4 "BRIGHT TAMAR"	9 ROOF LADDER, PAINT P-4 "HARVESTER"
5 COE 12X CORRUGATED METAL ROOF BY PLAF ROKI STEEL OR APPROVED EQUAL, RUST FINISH	11 GALVANIZED METAL GUTTER AND DOWNSPOUT	10 BRICK SOLIDER COURSE
6 CORRUGATED METAL PANELS, GALVANIZED FINISH	12 R.S. CEDAR POSTS - STAIN S-4 "BRIGHT TAMAR" WITH HORIZ. METAL RAILS - FINISH FRENCH ROAST	21 ROUGH SAWN CEDAR LAP SIDING - 4" LAPS, PAINT P-3 SWG117 "SMOKEY TOPAZ"
	13 R.S. CEDAR - STAIN S-4 "SABLE"	22 METAL FIREWOOD RACKS WITH CASTERS - FINISH FRENCH ROAST
	14 WOOD ENTRY DOOR, PAINT P-10 "MILK BLUE"	22 FESTOON STRING LIGHTS
	15 EXTERIOR LIGHT FIXTURE	



2 LEFT ELEVATION

EXTERIOR ELEVATIONS

PROTOTYPE

SCALE: 1/8" = 1'-0"

LOCATION:



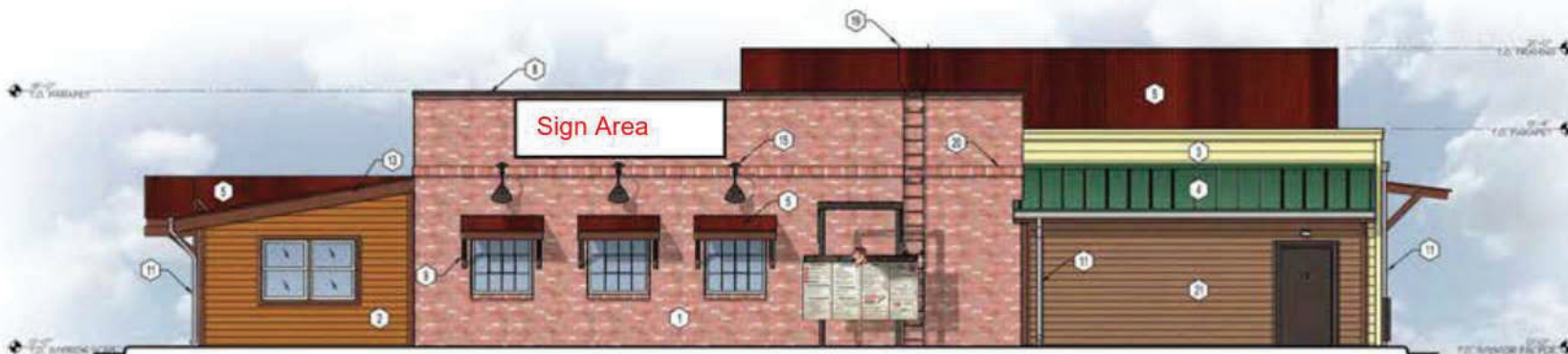
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1 REAR ELEVATION

LEGEND					
1	FULL BRICK - ROBINSON BRICK COMPANY "CAMBRIDGE". MORTAR - LAFARGE "SAVAJOY", BURGLAP 5/8"X8" MORTAR JOINTS	7	METAL COPING, PAINT TO MATCH P-4 "HARVESTER"	10	PREFINISHED GUTTER AND DOWNSPOUT, DARK BRONZE.
2	ROUGH SAWN CEDAR LAP SIDING - 6" LAPS. STAIN S-4 BONY "BRIGHT TAMARA"	8	PREFINISHED METAL COPING, DARK BRONZE.	11	HAND PAINTED WALL MURAL
3	HARDPANEL LAP SIDING - 4" LAPS. PAINT P-1 "SINGLES "HARVESTER", EGGSHELL FINISH	9	R.S. CEDAR CANOPY - STAIN S-4 "SABLE"	12	SMOKED BOHND SCREEN WALL
4	STANDING SEAM METAL ROOF BY PETERSEN ALUMINUM (PAC-CLAD) SNAP-CLAD PANELS @ 18" O.C. COLOR - FOREST GREEN.	10	R.S. CEDAR - STAIN S-4 "BRIGHT TAMARA"	13	ROOF LADDER, PAINT P-4 "HARVESTER"
5	COR-TEN CORRUGATED METAL ROOF BY FLAT WDN STEEL OR APPROVED EQUAL. RUST FINISH.	11	GALVANIZED METAL GUTTER AND DOWNSPOUT	14	BRICK SOLIDER COURSE
6	CORRUGATED METAL PANELS, GALVANIZED FINISH.	12	R.S. CEDAR POSTS - STAIN S-4 "BRIGHT TAMARA" WITH HORIZ. METAL RAILS - FINISH FRENCH ROAST	15	ROUGH SAWN CEDAR LAP SIDING - 6" LAPS. PAINT P-3 SING1-17 "SMOKEY TOPAP"
		13	R.S. CEDAR - STAIN S-4 "SABLE"	16	METAL FIREWOOD KACKS WITH CASTERS - FINISH FRENCH ROAST
		14	WOOD ENTRY DOOR. PAINT P-10 "WEE ISLUE"	17	PEDSTON STRING LIGHTS
		15	EXTERIOR LIGHT FIXTURE		



2 RIGHT ELEVATION

EXTERIOR ELEVATIONS

PROTOTYPE

SCALE TITLE

LOCATION



Exhibit D: Letter of Intent

[attached]



LETTER OF INTENT

In order to accommodate the redevelopment of the subject property as a mixed-use development, Gwinnett County is proposing to rezone the property to the MU-R zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). Additional variances and/or waivers are also proposed in order to achieve an integrated mixed-use development with appropriate parking spaces, building setbacks, building heights, and to provide safe and efficient pedestrian and vehicular circulation.

The subject property is located along Stone Mountain Highway (U.S. Route 78) at its intersection with West Park Place Boulevard, is currently zoned C-2, and is located in the Regional Activity Center Character Area as set forth on the Gwinnett County 2040 Unified Plan (the “2040 Plan”). The surrounding area is heavily developed with an intense mixture of land uses including industrial, office, commercial, and multifamily residential land uses. Additional recreational uses are also present in the immediate area including the Netherworld Haunted House and Stone Mountain Park. The proposed development would complement the mixture of surrounding land uses and provide additional residential critical mass to support surrounding commercial and employment uses including multiple large shopping centers along both sides of Stone Mountain Highway and the recently-constructed Amazon facility, which is located just to the southeast of the property along West Park Place Boulevard.

The proposed development is within the 2040 Unified Plan’s Regional Activity Center Character Area. For this character area, the 2040 Plan encourages a mix of land uses as well as design elements that are pedestrian-friendly and incorporate transit facilities, where appropriate. The proposed development includes an internal network of sidewalks that connects to a 10-foot wide multi-use path running along the right-of-way of West Park Place Boulevard. The proposed development would also accommodate the County’s expansion of the transit network by providing two options for transit stops. These transportation facilities would expand the proposed development’s connectivity to nearby shopping and employment centers and reduce residents’ and patrons’ dependence on vehicles for travel.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZC2023-00008 / RZC2023-00009	
Case Address:		5525 Bermuda Road and 1955 West Park Place Boulevard	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	West Park Place Boulevard is a minor arterial. ADT = 19,053.		
2	5.9 miles to the nearest transit facility (#2335429) Lawrenceville Highway and Rockbridge Road (Citgo).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			



**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:		RZC2023-00008 & RZC2023-00009		
Case Address:		5528 Bermuda Road & 1955 West Park Place Boulevard		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 16-inch water main along the western right-of-way of West Park Place Boulevard. Relocation of the existing 12-inch water main on the southern right-of-way of Bermuda Road may be necessary to accommodate site design.			
2	Sewer: A Sewer Capacity Certification is currently under review for this development. Pending available capacity, the development may connect to an existing 8-in gravity sewer on West Park Place Boulevard, south of Bermuda Road.			
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				

DEKALB COUNTY

STONE MOUNTAIN HWY

6060
006

6060
080

BERMUDA RD

W. PARK PLACE BLVD

12 Inch

16 Inch

16 Inch

8 Inch

16 Inch

8 Inch

12 Inch

8 inch

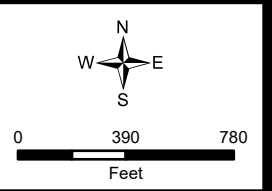
10 inch

LEGEND

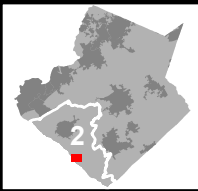
- | | | | | | |
|--|-----------------|--|------------|--|-------------------|
| | Flow Management | | Hydrant | | Sewer Force Main |
| | Pump Station | | City | | Effluent Outfall |
| | Regional | | Water Main | | Sewer Collector |
| | Manhole | | Reuse Main | | Sewer Interceptor |

5528 Bermuda Rd & 1955 West Park Place Blvd
MU-R

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 16-inch water main along the western right-of-way of West Park Place Boulevard. Relocation of the existing 12-inch water main on the southern right-of-way of Bermuda Road may be necessary to accommodate site design.

Sewer Comments: A Sewer Capacity Certification is currently under review for this development. Pending available capacity, the development may connect to an existing 8-in gravity sewer on West Park Place Boulevard, south of Bermuda Road.

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.

Residential Rezoning Impact on Local Schools
 Prepared for Gwinnett County BOC, **March, 2023**


											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2023-00002	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	3
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	3
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	5
RZM2023-00004	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	7
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	6
	Cedar Hill ES	901	1,000	-99	888	1,000	-112	879	1,000	-121	11
RZC2023-00008	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	25
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	18
	Annistown ES	705	625	80	716	625	91	723	625	98	33

Exhibit F: Maps

[attached]



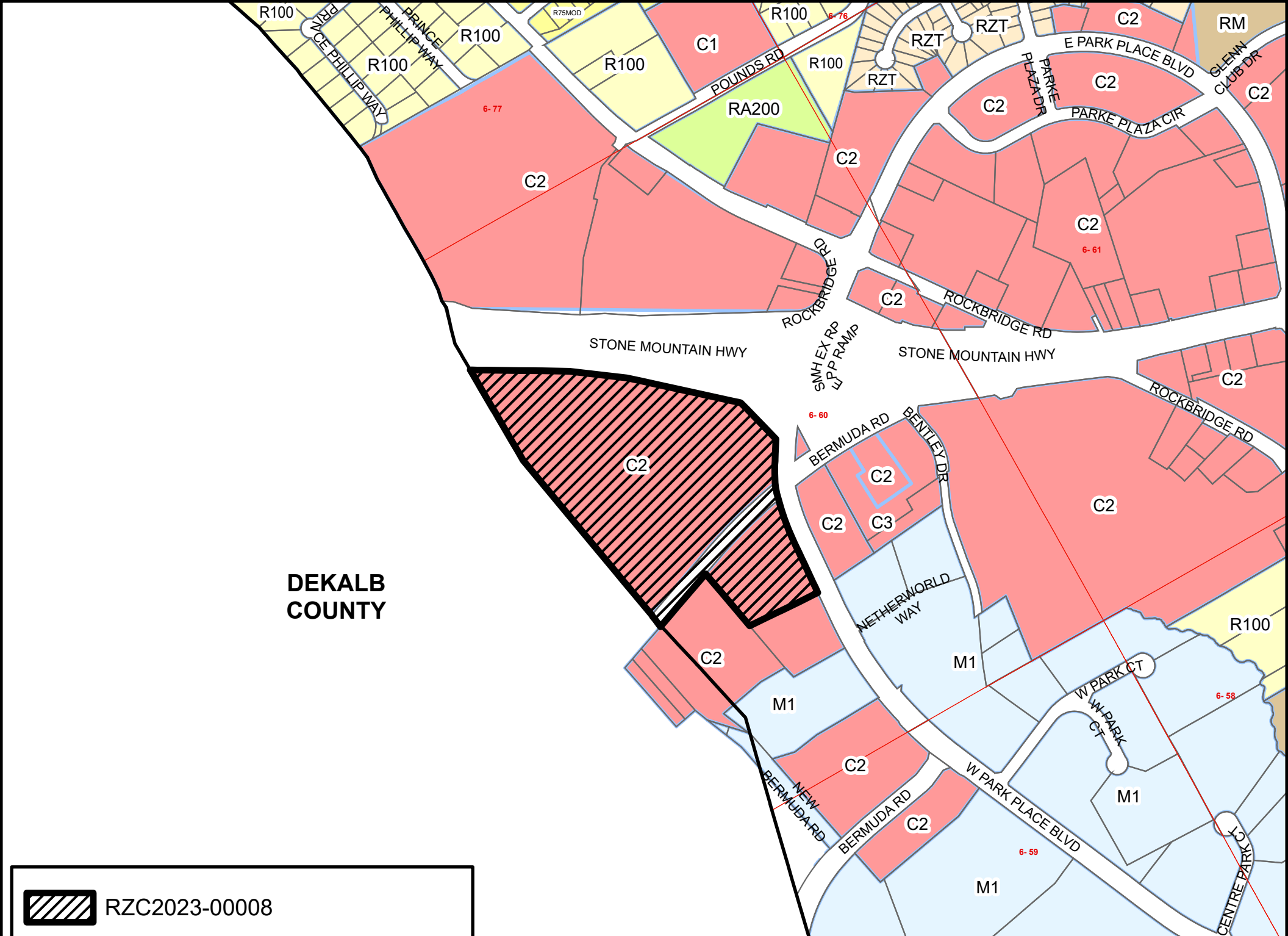
**DEKALB
COUNTY**

 RZC2023-00008


Printed: February 17, 2023



0 150 300
Feet



DEKALB COUNTY

 RZC2023-00008

Printed: February 17, 2023

N

0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING

DEKALB COUNTY

Vibrant Communities


Vibrant Communities

Vibrant Communities

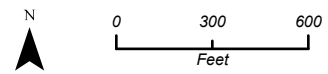
Regional Activity Center

Regional Activity Center

Regional Activity Center

 RZC2023-00008

Printed: February 17, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

6-77

6-76

6-60

6-51

6-53

6-55

FRANCE LIP WAY

POUNDS RD

LAKEBROOK DR

PLATON DR

PARKE PLAZA CIR

GLENN CLUB DR

PLATE BLVD

DELE BLVD

STONE MOUNTAIN HWY

SMH EX RP
EPP RAMP

STONE MOUNTAIN HWY

ROCKBRIDGE RD

ROCKBRIDGE RD

BENTLEY DR

NETHERWORLD WAY

W PARK CT

W PARK CT

NEW BERMUDA RD

BERMUDA RD

W PARK PLACE BLVD

ENTRE PARK CT

Exhibit G: Renderings Received September 26, 2023

[attached]



Stone Mountain Mixed Use
08.18.2023

RZC2023-00008

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/26/2023

Aerial Plan

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Stone Mountain Mixed Use
08.18.2023

RZC2023-00008

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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9/26/2023

Perspective from East

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Stone Mountain Mixed Use
08.18.2023

RZC2023-00008

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Site Perspective from Southeast

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Stone Mountain Mixed Use
08.18.2023

RZC2023-00008

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Site Perspective at Center Entry

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Stone Mountain Mixed Use
08.18.2023

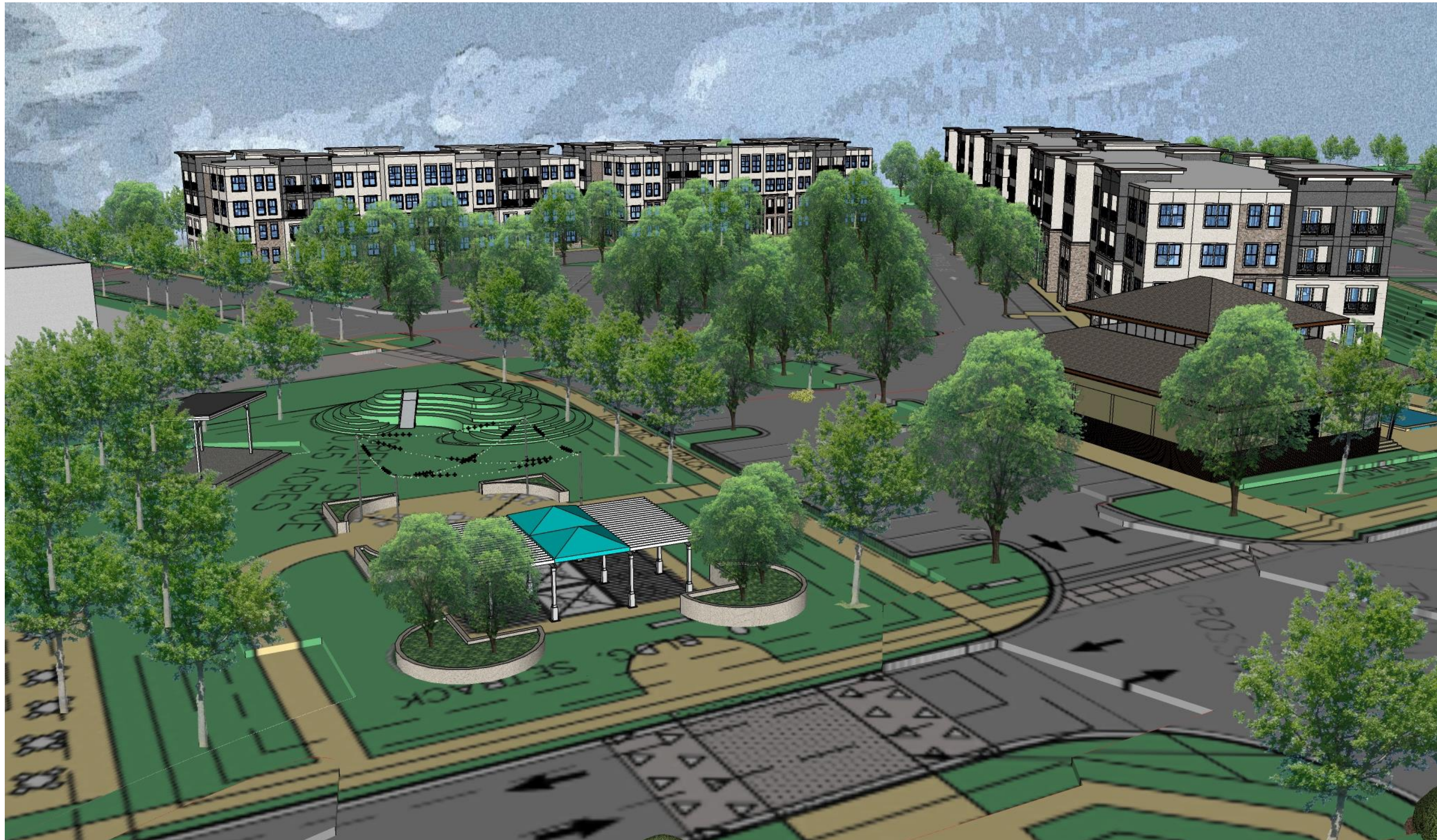
RZC2023-00008



Site Perspective from Southeast

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Stone Mountain Mixed Use
08.18.2023

RZC2023-00008

GWINNETT COUNTY
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Site Perspective – Park and Apartments

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Conceptual Rendering Only Demonstrating Potential Park Elements Park

Stone Mountain Mixed Use
08.18.2023

RZC2023-00008





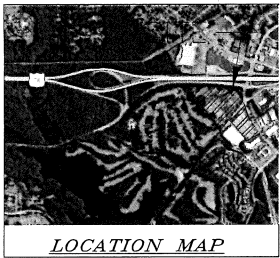
Conceptual Rendering Only Demonstrating Potential Park Elements

Park



Exhibit H: Site Plan Presented at the October 3, 2023, Planning Commission Public Hearing

[attached]



Issue	Maximum	Min. Required	Shown on Site Plan
Area of Site (acres)	N/A	15 ac.	31.10
Land Area (Commercial), Acres			25.09 ac.
Land Area (Residential), Acres			6.01 ac.
Land Area (Common Space)			6.83 ac.
Common Space (%)	N/A	15%	22.35%
Retail/restaurant			164,775 s.f.
Residential Apartments			248,732 s.f.
Number of Dwelling Units (Apartments)	7.97 units/acre		248
Building Height			60 feet
Wholesale Warehouse	45 feet		60 feet
Bank			20 feet
Restaurant (Shops)			25-40 feet
Maximum Bldg. Height up to 300 feet or 25 stories (varies with bonus)			
Lot Coverage of Building Area (s.f.)**			236,406 s.f.
Lot Coverage of Building Area (%)			17.40%
Buffers			10' Landscape Strip
Landscape Strip (Along Street Frontage)			5' Landscape Strip
Landscape Strip (Along Property Lines)			
Setbacks			5-15 ft.
Front (abutting arterial or collector street)			20 ft.
Side (East and West)			10-20 ft.
Rear (South)			25-40 ft.

USE	BLDG. AREA	MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES	PARKING PROVIDED
BLDG. 100 WHOLESALE/RETAIL	151,000 s.f.	302	755	796
BLDG. 200, 210, 220, 230 MULTIFAMILY (APT)	248 units	372	744	318
BLDG. 300 RESTAURANT	5,180 s.f.	35	69	70
BLDG. 500 RESTAURANT	2,500 s.f.	17	33	31
BLDG. 600 RESTAURANT	3,190 s.f.	21	43	33
BLDG. 800 RESTAURANT	2,500 s.f.	19	39	29
TOTAL	N/A	766	1683	1279

PARKING STANDARDS:
 RESTAURANT: MIN= 1 SPACE/ 150 S.F. MAX= 1 SPACE/ 75 S.F.
 WHOLESALE CLUB: MIN= 1 SPACE/ 500 S.F. MAX= 1 SPACE/ 200 S.F.
 RESIDENCES (MULTIFAMILY): MIN= 1.5 SPACES/ DWELLING MAX= 3 SPACES/ DWELLING

- VARIANCE REQUESTS:
- SECTION 210-225.5.A.2, TO ALLOW MORE THAN 20% OF THE PARKING TO BE LOCATED BETWEEN BUILDINGS 100, 300, 500 AND 600 AND WEST PARK PLACE BOULEVARD.
 - SECTION 230-220.3.A, TO ALLOW A SUNSCREEN ENCLOSURE IN FRONT OF BUILDINGS 300 AND 500.
 - SECTION 240-20.3.A, TO ALLOW PARKING SPACES FOR BUILDING 100 TO BE 10'x20' IN SIZE.
 - SECTION 240.70.1.C, TO ALLOW INTERIOR DRIVERS TO EXCEED THE MAXIMUM WIDTH FOR THROUGH TRAFFIC.
 - SECTION 240.70.1.E, TO ALLOW A 15'-0" WIDE INTERIOR DRIVEWAY AROUND THE GAS PUMPS.
 - SECTION 240.80.1.C, TO ALLOW A DRIVE-THROUGH FACILITY WITHOUT PROVIDING A DRIVE-THROUGH PAVEMENT.
 - SECTION 240-80.2, TO ALLOW PEDESTRIAN CORRIDORS CROSSING DRIVE AND PARKING SPACES AS SHOWN ON THIS SITE PLAN.
 - SECTION 240-140.1, TO ALLOW LESS THAN 1 EV SPACE PER 50 PARKING SPACES FOR BUILDING 100.
 - SECTION 210-225.5 TO EXCEED THE MAXIMUM NUMBER OF PARKING SPACES FOR BUILDING 100 AND BUILDING 300 AND TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES FOR BUILDING 200, 210, 220, AND 230 (MULTIFAMILY APARTMENTS) AS SHOWN ON THE SITE PLAN.

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 October 3, 2023**

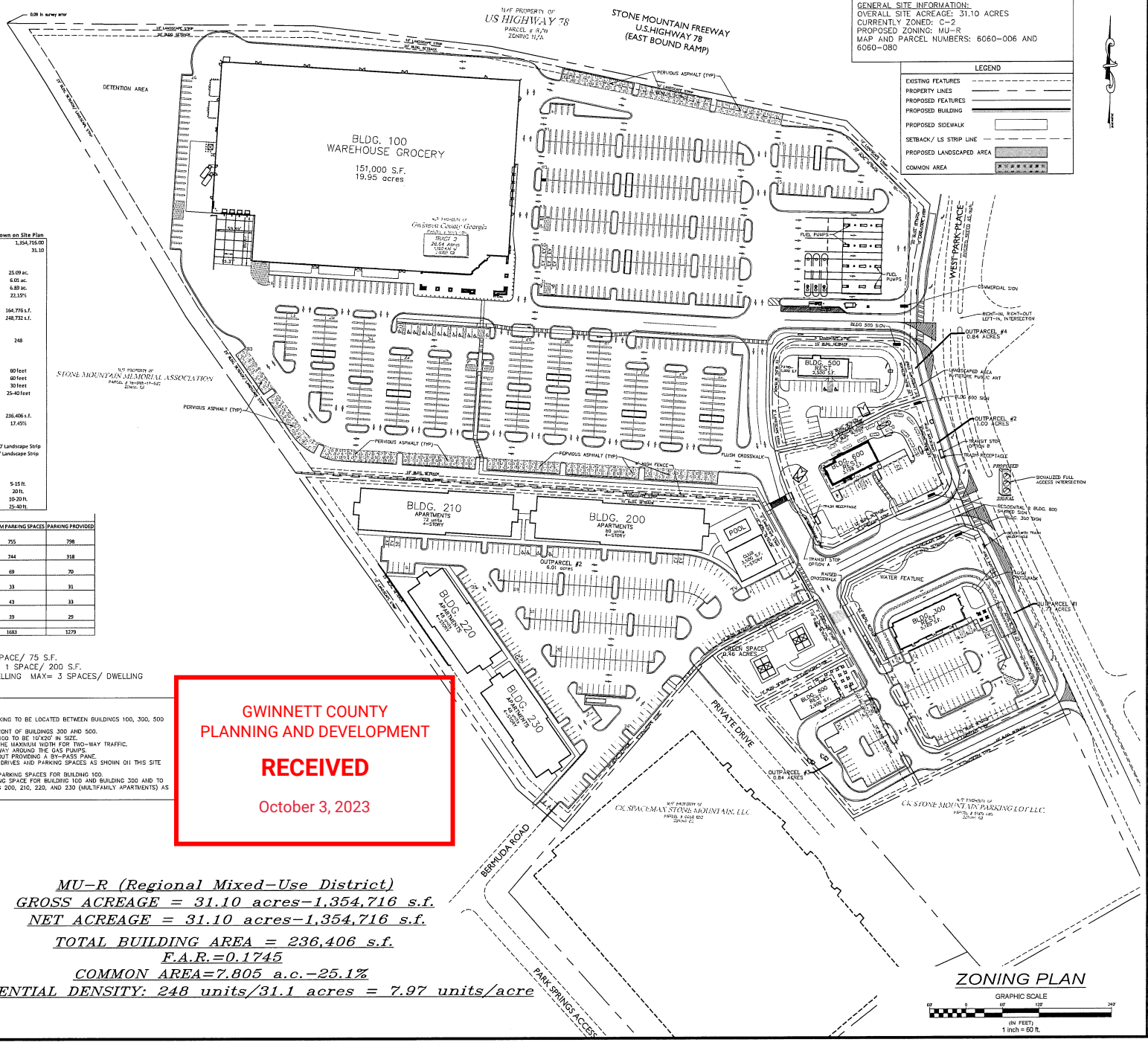


MU-R (Regional Mixed-Use District)
GROSS ACREAGE = 31.10 acres-1,354,716 s.f.
NET ACREAGE = 31.10 acres-1,354,716 s.f.
TOTAL BUILDING AREA = 236,406 s.f.
F.A.R.=0.1745
COMMON AREA=7,805 a.c.-25.1%
RESIDENTIAL DENSITY: 248 units/31.1 acres = 7.97 units/acre

GENERAL SITE INFORMATION:
 OVERALL SITE ACREAGE: 31.10 ACRES
 CURRENTLY ZONED: C-2
 PROPOSED ZONING: MU-R
 MAP AND PARCEL NUMBERS: 6060-006 AND 6060-080

LEGEND

EXISTING FEATURES	---
PROPERTY LINES	---
PROPOSED FEATURES	---
PROPOSED BUILDING	---
PROPOSED SIDEWALK	---
SETBACK/LS STRIP LINE	---
PROPOSED LANDSCAPED AREA	---
COMMON AREA	---



MINNESOTA OFFICE & ASSOCIATES
 Civil • Structural • Bridge

STONE MOUNTAIN RETAIL
 GWINNETT COUNTY

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
SCA	SCA
DATE	
10/03/2023	
SHEET TITLE	
ZONING PLAN	
SHEET NUMBER	
Z-12	

HGA JOB No. 2021-007