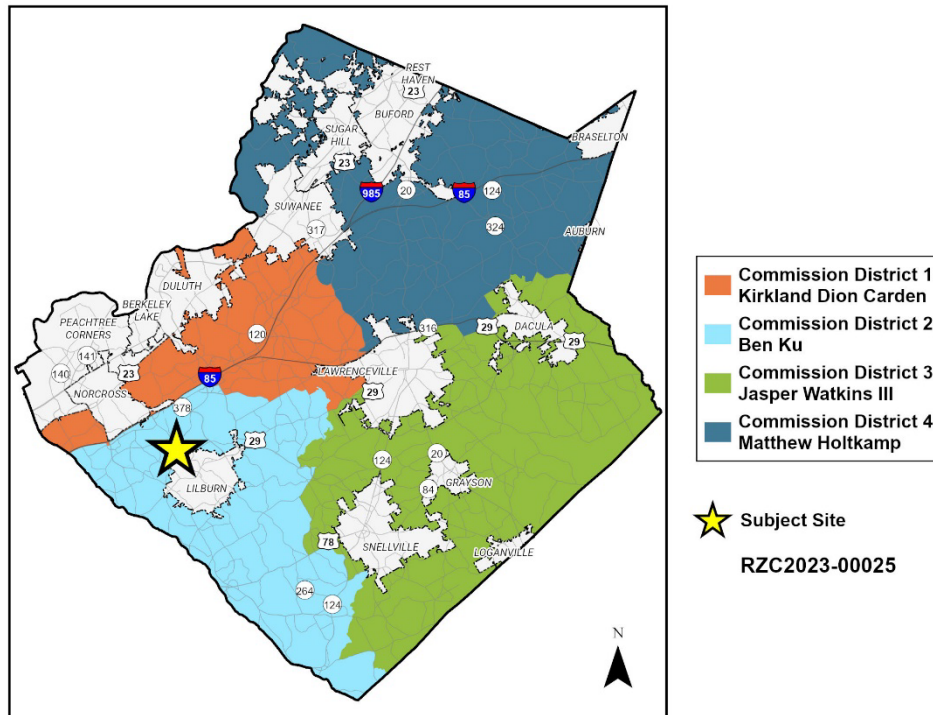


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZC2023-00025  
**Current Zoning:** O-I (Office-Institutional District)  
**Request:** Rezoning to C-1 (Neighborhood Business District)  
**Overlay District:** Gateway 85  
**Additional Request:** Variance  
**Address:** 1022 Indian Trail Lilburn Road  
**Map Number:** R6173 505  
**Site Area:** 0.76 acres  
**Square Feet:** 2,700  
**Proposed Development:** Grocery Store  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Vibrant Communities

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 9/5/2023**  
**Board of Commissioners Advertised Public Hearing Date: 9/26/2023**

**Applicant:** RK Patel Holdings, LLC  
3559 Jayde Court  
Lilburn, GA 30047

**Owner:** RK Patel Holdings, LLC  
3559 Jayde Court  
Lilburn, GA 30047

**Contact:** David A. Derusha

**Contact Phone:** 678.410.1569

## **Zoning History**

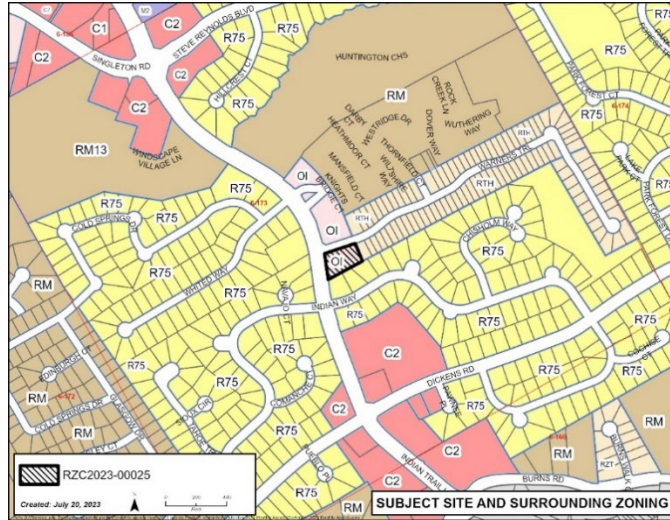
The subject property is zoned O-I (Office-Institutional District). A request to rezone the property from RM (Multifamily Residence District) to O-I was denied in 1984, pursuant to RZ-250-84. In 1987, the property was rezoned from RM to O-I for a professional office building, pursuant to RZ-19-87. In 2021, a request to rezone the property from O-I to C-1 (Neighborhood Business District) for a grocery store was denied, pursuant to RZC2021-00016. The subject property is located in the Gateway 85 Overlay District.

## **Existing Site Condition**

The subject property is a 0.76-acre parcel located at the southeastern corner of the intersection of Indian Trail Lilburn Road and Warners Trail. There is a 2,700 square foot building constructed in 1999, with 11 parking spaces located in front of the building. The property is accessed by a driveway on Warners Trail. A dumpster enclosure is located on the eastern side of the building and is screened by an opaque fence. A 10-foot-wide landscape strip is located along the property frontage of Warners Trail. There is a five-foot-wide sidewalk along Indian Trail Lilburn Road, however, there are no sidewalks along the property's frontage of Warners Trail. The property has maintained the required 50-foot-wide buffer adjacent to the neighboring residential properties. The buffer contains dense, mature vegetation which provides visual screening from the residential properties. The site slopes upwards from north to south along the eastern and western property lines by approximately 14 feet. The nearest Gwinnett County Transit stop is approximately 300 feet from the subject property.

## **Surrounding Use and Zoning**

The property is surrounded by residential and office uses. Single-family detached subdivisions are located to the east, south, and west of this property in the White Cliffs and Indian Springs subdivisions, respectively. Across Warners Trail to the north is a small office complex containing three single-story office buildings. Apartments are also located north of the property along Indian Trail Lilburn Road. Commercial developments are located farther to the north and south of the property along Indian Trail Lilburn Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Grocery Store	C-1	N/A
North	Office	O-I	N/A
East	Single-Family Residential	R-TH	6.03 units per acre
South	Single-Family Residential	R-75	2.66 units per acre
West	Single-Family Residential	R-75	2.44 units per acre

## Project Summary

The applicant requests rezoning of a 0.76-acre property from O-I to C-1 for a grocery store, including:

- Use of the existing 2,700 square foot primarily brick, one-story building with no exterior modification to the building or site.
- A total of 11 parking spaces and one loading space on an existing paved asphalt surface.
- Driveway access from Warners Trail.
- A dumpster enclosure located on the eastern side of the building.
- An existing sidewalk and landscaped berm along Indian Trail Lilburn Road.
- A 10-foot-wide landscape strip along Warners Trail, but no sidewalk.
- A 50-foot-wide buffer and 5-foot-wide building structure setback between the building and surrounding residential properties to the east and south.
- An existing monument sign near the intersection of Indian Trail Lilburn Road and Warners Trail.

## Zoning and Development Standards

The applicant is requesting a rezoning to C-1 (Neighborhood 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 35'	<35'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer	Minimum 50'	>50'	YES

Standard	Required	Proposed	Meets Standard?
Structure Setback	Minimum 5' from buffer	>5'	YES
Parking	Minimum 5 spaces Maximum 14 spaces	11 spaces	YES

In addition, the following standards apply to development in the Gateway 85 Overlay District

Standard	Meets Standard?
A walkway shall be provided from all buildings to an adjacent public right-of-way	NO*

\* Applicant is requesting a variance from this section of the Overlay District requirements.

### Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 220-50.7 Pedestrian Access

**A walkway shall be provided from all buildings to an adjacent public right-of-way, as follows: Parcels under 2 acres shall provide a walkway with a minimum width of 5 feet.**

The applicant is proposing to not provide a sidewalk from the building to the adjacent rights-of-way along Indian Trail Lilburn Road and Warners Trail.

### 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 stormwater, transportation, 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:

- 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 mixture of office and residential uses. It is located south of a small strip of O-I zoned properties facing Indian Trail Lilburn Road. The remaining portions of the immediate area are single-family residences within existing single-family detached subdivisions. This property is located outside of existing commercial nodes along Indian Trail Lilburn Road to the north and south. This request would introduce a commercial zoning district and use into a

predominately residential area. The proposed rezoning would not be suitable in view of the use and development of adjacent and nearby property.

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

A grocery store at this location will adversely impact the nearby residential uses located along Indian Trail Lilburn Road and Warners Trail. A grocery store will bring an increase in both customer traffic and delivery trucks to the property. This is a significant increase in external impacts compared to uses allowed within the existing O-I zoning district. The C-1 zoning district will introduce a commercial use that is not compatible with the nearby residential uses on Warners Trail that will impact the residents of the White Cliffs subdivision by adding increased congestion, delivery trucks, and consumer traffic to the only entrance of the subdivision.

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

The property has a reasonable economic use as currently zoned.

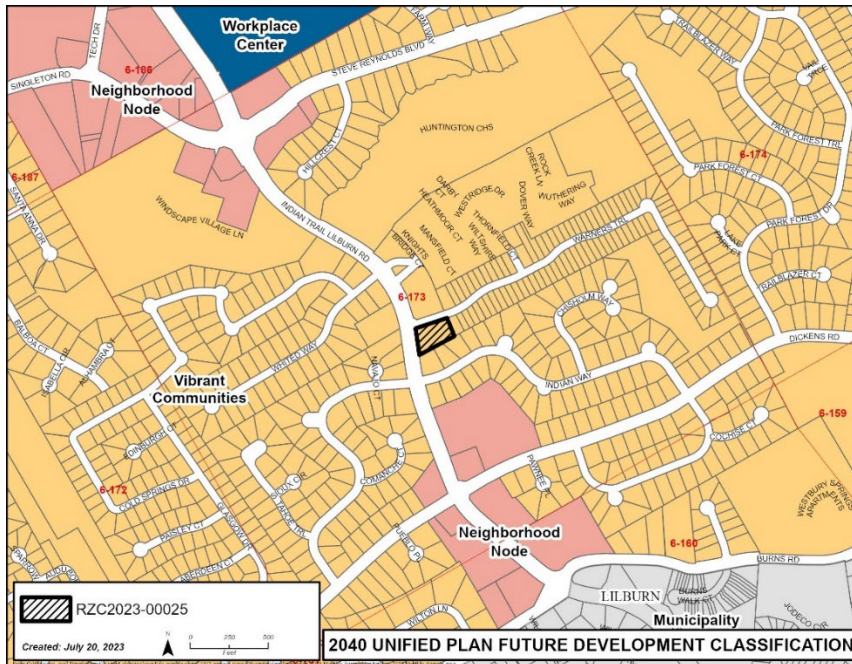
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on 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; and**

The property is located within the Vibrant Communities Character Area, which is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing.

Vibrant Communities is a transitional character area. The existing O-I zoning of this property provides a transition between the nearby high intensity commercial nodes and the surrounding low intensity residential properties along Indian Trail Lilburn Road. An expansion of commercial zoning will affect the transition between the commercial and residential areas. Both commercial centers to the north and south of this site are within the Neighborhood Node Character Area which supports commercial zonings, but this property and its nearby O-I zoned properties are all within the Vibrant Communities Character Area. Therefore, this use would not be in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

A grocery store is not appropriate at this location. A similar request for a grocery store was applied for by the same applicant in 2021, pursuant to RZC2021-00016. That request was denied by the Board of Commissioners. For this request, the applicant has proposed no site changes or improvements to the property. The proposed C-1 zoning is not compatible with the surrounding residential zonings as well as the 2040 Unified Plan. This proposed use and zoning is outside of two existing commercial centers and outside of the character areas which would support it. Additionally, it will add a more intense use at the only entrance to an existing residential subdivision.

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

The requested variance is to remove the requirement for a pedestrian walkway to the building on the property to nearby public rights-of-way per the Gateway 85 Overlay District standards. The applicant intends no site improvements per their letter of intent. The pedestrian walkway standard is in place to allow for pedestrian safety and access to nearby buildings. Approval of the requested variance would nullify the intent of the UDO.

## Staff Recommendation

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

In addition, staff recommends **DENIAL** of the following variance:

1. To not provide a walkway from the existing building to an adjacent public right-of-way.

## Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as C-1 (Neighborhood Business District) for a grocery store, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 11, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. No direct access to Indian Trail-Lilburn Road shall be allowed. Driveway access shall be allowed to Warners Trail only.
3. The developer shall provide a pedestrian connection to the sidewalks along Indian Trail-Lilburn Road.
4. Development shall abide by all regulations for the Gateway 85 Overlay District.
5. Outdoor storage shall be prohibited.
6. Outdoor loudspeakers shall be prohibited.
7. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
8. Hours of operation shall be limited to 7AM to 10PM daily.

## 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 rezoning request.

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

1. To not provide a walkway from the existing building to an adjacent public right-of-way.

**Exhibits:**

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



**Exhibit A: Site Visit Photos**



**View of the existing property from Warners Trail**



**View of Indian Trail Lilburn Road from the property**



**View of the rear of the building**



**View of the buffer area between White Cliffs subdivision and the property**

**Exhibit B: Site Plan**

**[attached]**



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

**[attached]**

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# LETTER OF INTENT

RK Patel Holdings, LLC  
3559 Jayde Court  
Lilburn, GA 30047

July 7, 2023

Gwinnett County  
Department of Planning and Development  
446 West Crogan Street Suite 250  
Lawrenceville, Georgia 30046

RE: 1022 Indian Trail Lilburn Road request for rezoning from O-I to C-1 to provide a Neighborhood Grocery Store for the benefit of its Neighboring Residents.

Members of Planning and Development,  
Members of the Planning Commission, and  
Members of the Board of Commissioners,

We are requesting a zoning change for our property located at 1022 Indian Trail Lilburn Road from O-I to C-1 because we believe we can better serve the local community with a better neighborhood use, a neighborhood grocery store, and that use is not permitted in the current O-I zoning. Neighborhood Grocery Stores and Convenient Centers are a benefit to large density residential communities to better serve the needs of its local residents of those communities. With the changing times of our living expenses such as transportation cost, food costs, and the many things that cause inflation, together with Climate Change rules, the neighborhood stores become a useful cost saving asset to its local residents reducing travel expense and allows even the ability to just walk to our local neighborhood store.

The current use of this building does not benefit its residents as much as a small local neighborhood grocery store would. This building sits on the corner of Indian Trail Lilburn Road and Warner's Trail. It will reduce the need for the residents of the local neighborhoods from having to travel on some of the major roads and is located in an area walkable for many of the nearby residents. The property is also located in the Gateway 85 Overlay District and meets the intended standards of Section 220 of the Gateway 85 Overlay District. There is an existing sidewalk along Indian Trail Lilburn Road, but not on Warner's Trail that we would request a possible variance related to this rezoning request to not have to improve those areas any further, at this time. At current, the adjoining neighborhoods do not have sidewalks. Our road access entry is on Warner's Trail and is very wide for easy access to the building from the local neighborhood. The existing building was built in 1999 and is not going to be expanded. Its buffers and setbacks are as shown on the site plan provided. If there is any issue of the 5' building setback, we ask for a waiver to allow for its as is existing conditions.

As we all know, times are changing and we want to better serve the local community and we hope that we receive your support in this rezoning request, to achieve this goal.

Respectfully,



Jayantibhai Patel,  
its Member

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## REZONING APPLICANT'S RESPONSE

### STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

The proposed rezoning will permit Applicant to provide a neighborhood amenity which will serve the adjacent homeowners. This market will be walkable for a large number of residents, thus alleviating some traffic on an already very busy thoroughfare. The market will also cater to the specific ethnic needs of the majority of the nearby residents. Further, there will be no land disturbance as only signage will change. The proposed use and rezoning will be harmonious with the existing uses of the adjacent and nearby properties.

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

The property is currently zoned O-I and previously housed offices. This use actually had the potential to bring more people into the area to the business located there. The proposed use is intended to actually serve the nearby residents. As there are no exterior changes to be made, the only effect to adjacent or nearby property will be positive.

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

While an office is a reasonable use of the property, the highest and best use for this property is what is proposed by Applicant, a neighborhood grocery store that serves its community.

- (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 property is located directly adjacent to Indian Trail-Lilburn Road, one of the busier highways in Gwinnett County. This grocery store will not be a destination, but rather a neighborhood amenity which should actually alleviate some traffic. The proposed rezoning will have no impact upon any of the existing streets, transportation facilities, utilities or

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schools.

7/11/2023

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

The 2040 Comprehensive Plan classifies this area as a Vibrant Community Character Area. The proposed development epitomizes the definition for this character area as it is a corner/neighborhood servicing, non-residential development. It will help serve as a buffer between the traditional neighborhoods and the busy commercial areas of Indian Trail-Lilburn Road. As such, it is fully in conformity with both the policy and intent of the 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 REZONING:

Indian Trail-Lilburn Road continues to see more and more traffic as it is a key feeder to Interstate 85. The current use encourages more people to travel to the location from other places. Contrast that to the proposed use, which is clearly intended to service the surrounding residents and will not only provide convenience, it will actually alleviate some traffic by allowing residents to walk rather than drive to the market.

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**Exhibit D: Application and Disclosure of Campaign Contributions**

**[attached]**

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**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RK Patel Holdings, LLC</u>	NAME: <u>RK Patel Holdings, LLC</u>
ADDRESS: <u>3559 Jayde Court</u>	ADDRESS: <u>3559 Jayde Court</u>
CITY: <u>Lilburn</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30047</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>404-734-6272</u>	PHONE: <u>404-734-6277</u>
EMAIL: _____	EMAIL: _____
CONTACT PERSON: <u>David A. Derusha</u> PHONE: <u>678-410-1569</u>	
CONTACT'S E-MAIL: <u>dderusha@bellsouth.net</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>0-1</u> REQUESTED ZONING DISTRICT: <u>C-1</u>	
PARCEL NUMBER(S): <u>R6173 505</u> ACREAGE: <u>.758</u>	
ADDRESS OF PROPERTY: <u>1022 Indian Trail Lilburn</u>	
PROPOSED DEVELOPMENT: <u>Neighborhood Grocery Store</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1/1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>2700</u>
Gross Density: _____	Density: <u>8.2%</u>
Net Density: _____	

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

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**REZONING APPLICANT'S CERTIFICATION**

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



Signature of Applicant

6/12/2023

Date

Jayantibhai Patel, Member

Type or Print Name and Title



Signature of Notary Public

06/12/23

Date



Notary Seal

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7/11/2023

**REZONING PROPERTY OWNER'S CERTIFICATION**

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



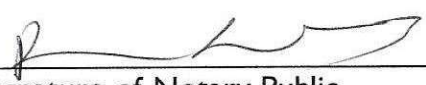
6/12/2023

Signature of Property Owner

Date

Jayantibhai Patel, Member

Type or Print Name and Title



06/12/2023

Signature of Notary Public

Date



Notary Seal

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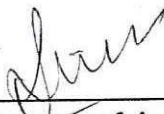
7/11/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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 REZONING REQUEST.**

**PARCEL I.D. NUMBER:**              6         -       173       -       505        
(Map Reference Number)      District      Land Lot      Parcel

  
\_\_\_\_\_  
Signature of Applicant

6/12/2023  
\_\_\_\_\_  
Date

Jayantibhai Patel, Member  
\_\_\_\_\_  
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)

  
\_\_\_\_\_  
NAME

TSA II  
\_\_\_\_\_  
TITLE

6/14/2023  
\_\_\_\_\_  
DATE



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

**[attached]**



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

<b>TRC Meeting Date:</b>		08.09.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZC2023-00025	
Case Address:		1022 Indian Trail-Lilburn Road, Norcross, 30093	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Indian Trail-Lilburn Road is a major arterial. ADT = 39,639.		
2	300-feet to the nearest transit facility (#2335005) Indian Trail Road and Wuthering Way.		
3	Coordination shall be provided with the Gwinnett County Department of Transportation Pre-Construction Division regarding the pedestrian improvement project along Indian Trail-Lilburn Road (F-1083-01).		
4	Gwinnett County Department of Transportation purchased a permanent construction easement along the Indian Trail-Lilburn Road frontage, as part of project F-1083-1. This permanent easement shall be shown on all future submittals.		
5	Per Section 900-90 of the UDO, a 5' concrete sidewalk shall be provided along the Warners Trail frontage.		
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	No direct access to Indian Trail-Lilburn Road will be allowed. Driveway access shall be allowed to Warners Trail only.		
2	The developer shall provide a pedestrian connection to the pedestrian facilities along Indian Trail-Lilburn Road.		
3			
4			
5			
6			

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

Revised 7/26/2021



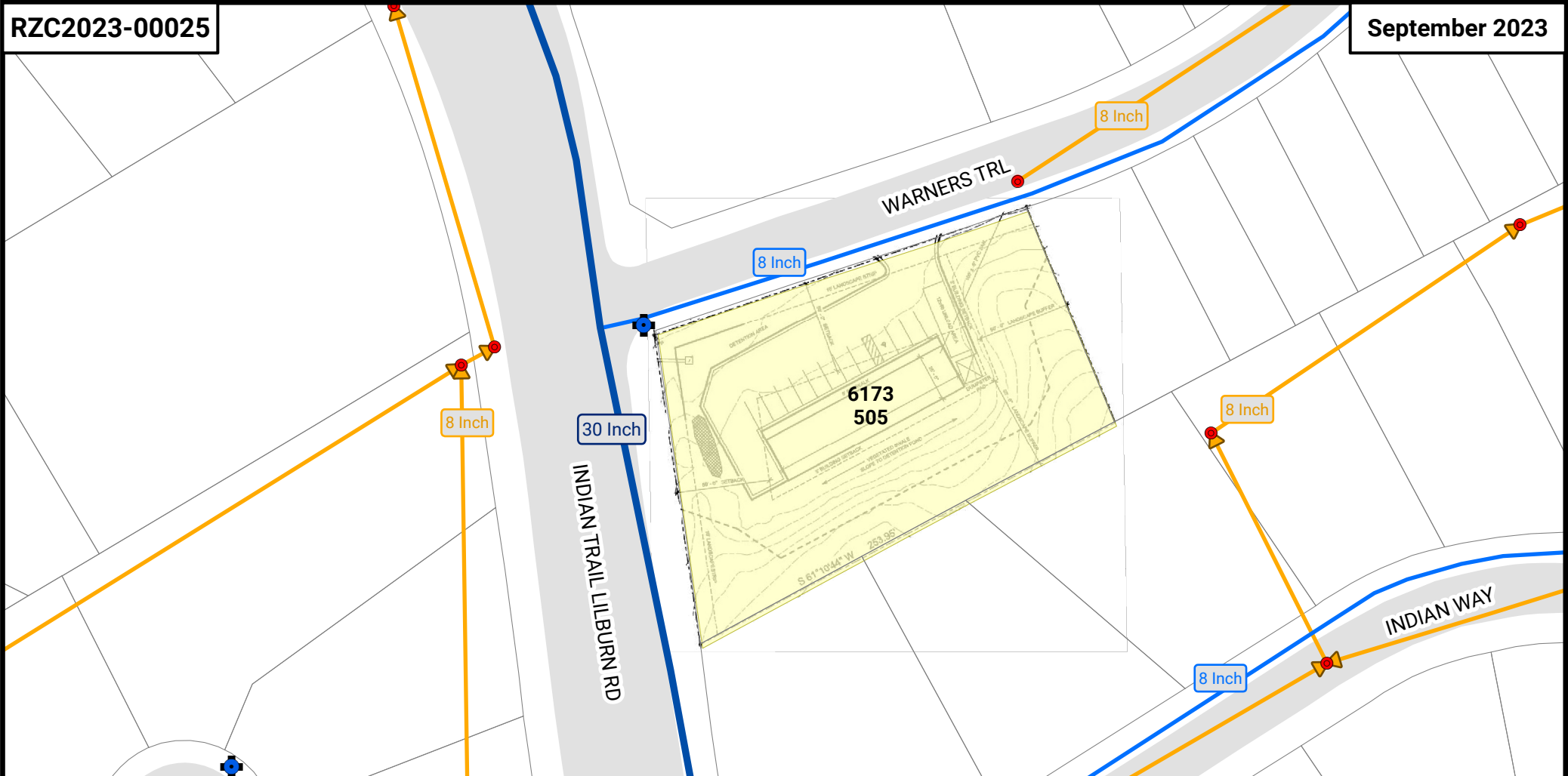


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		RZC2023-00025			
Case Address:		1022 Indian Trail			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: GCDWR does not have comments for this Rezoning case. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Rezoning case. The existing building is connected to public sewer.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
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7					

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

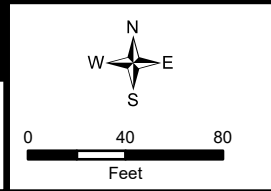
*Revised 7/26/2021*



LEGEND

-  Water Main
-  Manhole
-  Hydrant
-  Sewer Collector

**1022 Indian Trail**  
O-1 to C-1  
**Water & Sewer**  
**Utility Map**



LOCATION



**Water Comments:** GCDWR does not have comments for this Rezoning case. The existing building is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Rezoning case. The existing building is connected to public sewer.

**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 F: Maps**

**[attached]**

WHITED WAY

INDIAN TRAIL LILBURN RD


KNIGHTS BRIDGE CT

WARNERS TRL

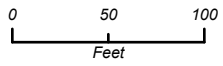
NAVAJO CT

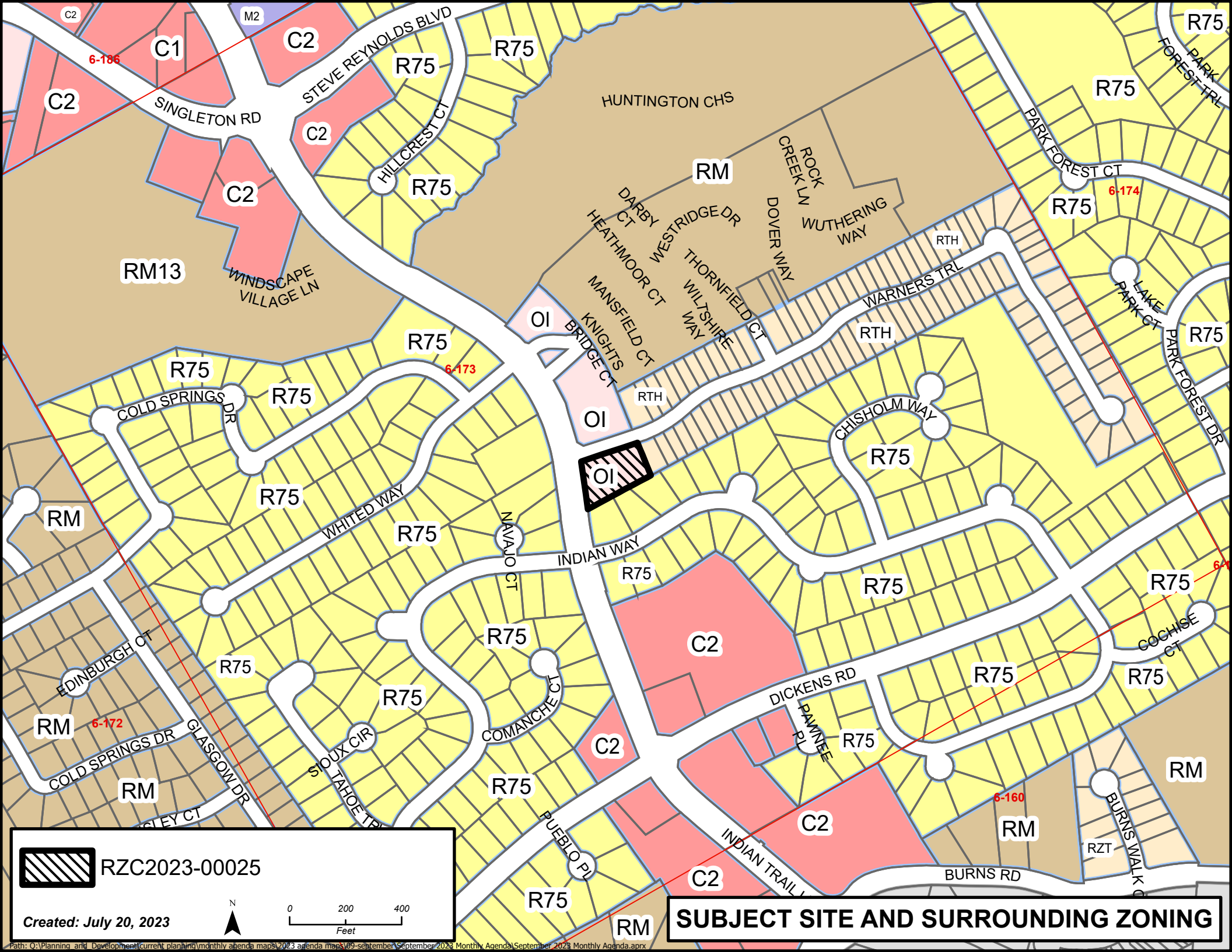
INDIAN WAY




 RZC2023-00025

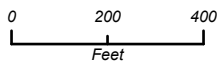
Created: July 20, 2023



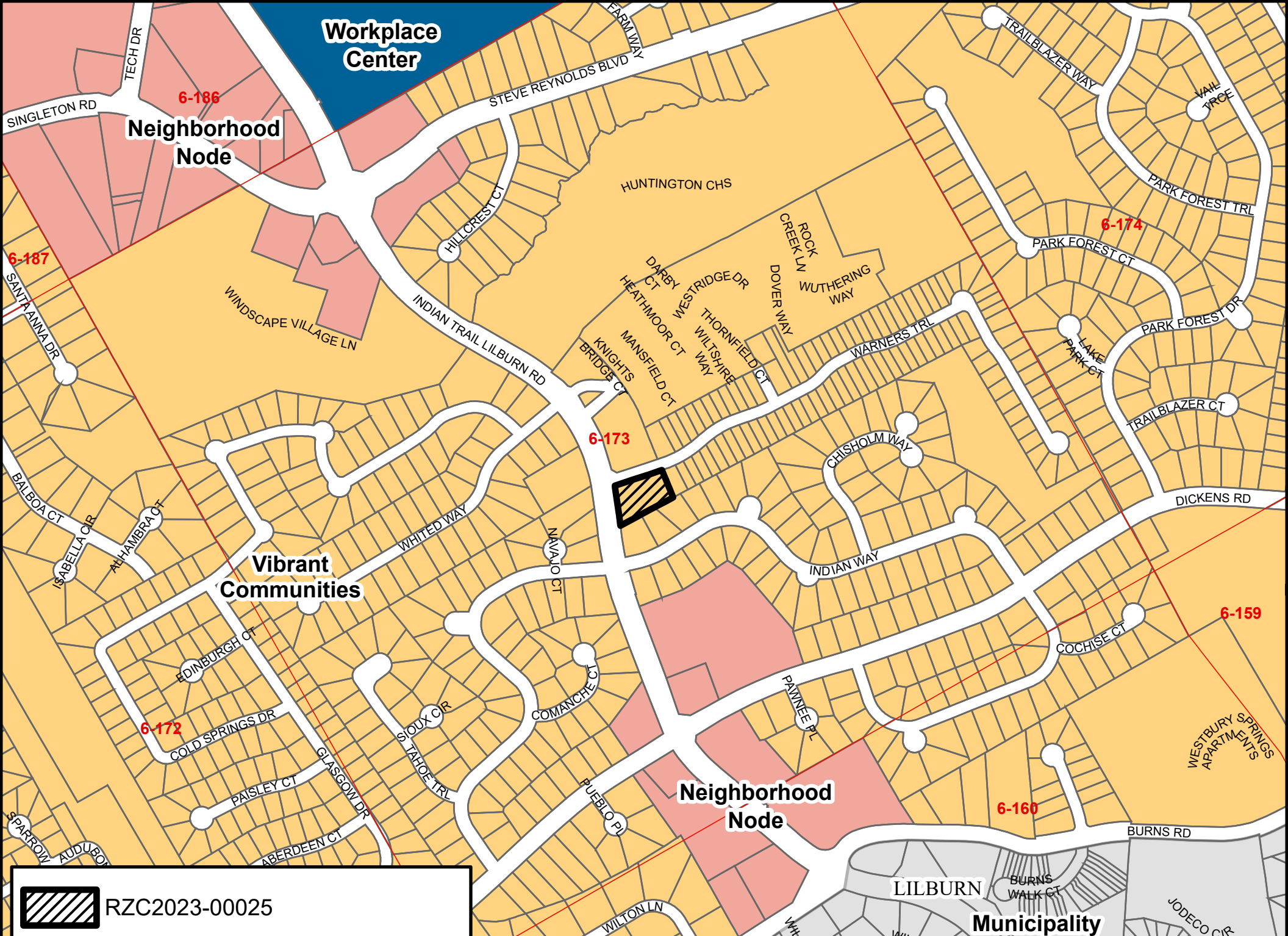



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Created: July 20, 2023



**SUBJECT SITE AND SURROUNDING ZONING**



 RZC2023-00025

Created: July 20, 2023

N

0 250 500  
Feet

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**