

**PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT**

Case Number: RZC2023-00028
Current Zoning: M-1 (Light Industry District), C-2 (General Business District), and R-75 (Single-Family Residence District)
Request: Rezoning to M-1 (Light Industry District)
Addresses: 3300 Block of, 3365, 3385, and 3395 Lawrenceville Highway
Map Numbers: R6152 005, 006A, 007, and 401
Site Area: 20.21 acres
Square Feet: 35,290
Proposed Development: Contractors Office, Heavy/Civil Construction and Outdoor Storage
Commission District: District 2 – Commissioner Ku
Character Area: Community Node

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL

Case Number: RZC2023-00029
Current Zoning: C-2 (General Business District) and R-75 (Single-Family Residence District)
Request: Rezoning to M-1 (Light Industry District)
Addresses: 3375 and 3385 Lawrenceville Highway
Map Numbers: R6152 013 and 282
Site Area: 1.17 acres
Proposed Development: Contractors Office, Heavy/Civil Construction and Outdoor Storage
Commission District: District 2 – Commissioner Ku
Character Area: Community Node

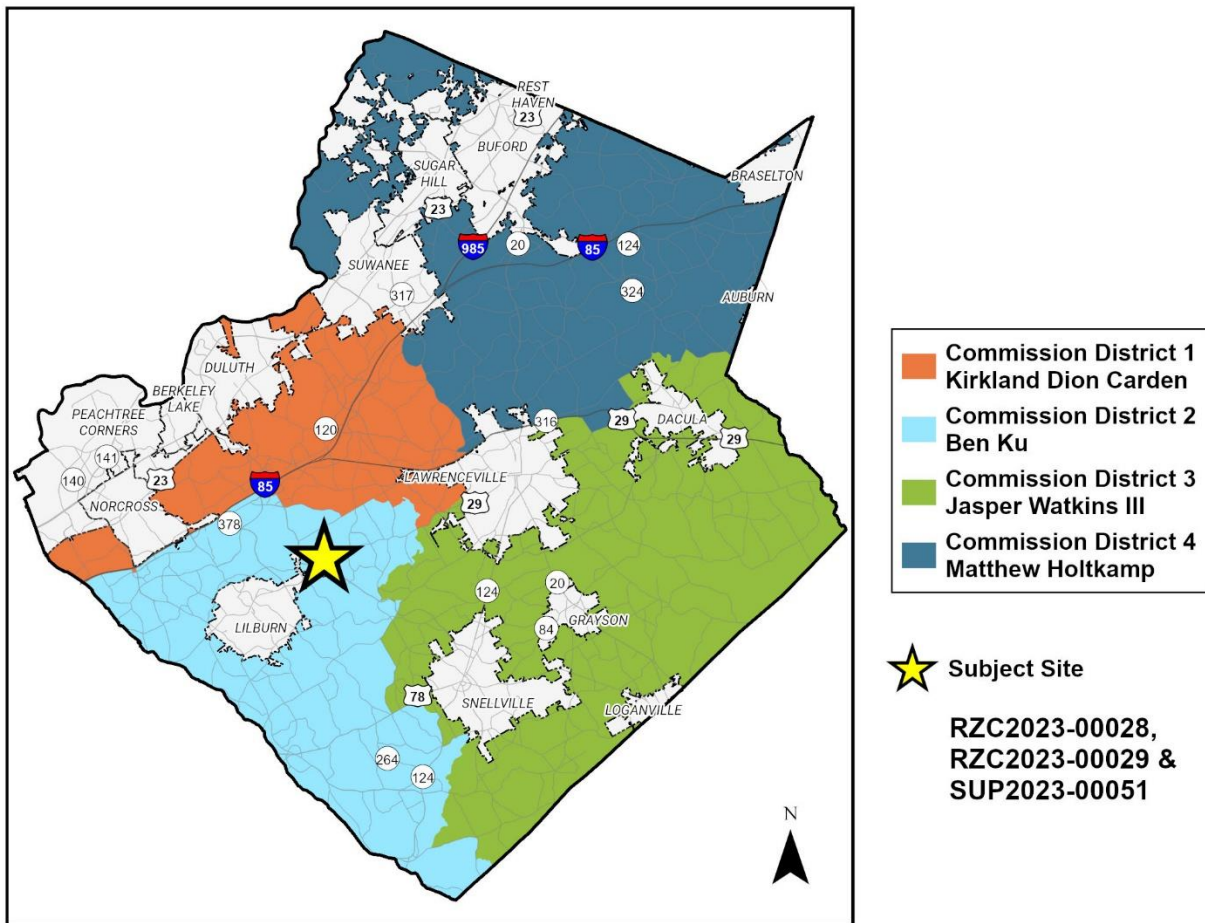
Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL

Case Number: SUP2023-00051
Current Zoning: M-1 (Light Industry District), C-2 (General Business District), and R-75 (Single -Family Residence District)
Request: Special Use Permit
Addresses: 3300 Block of, 3365, 3375, 3385, and 3395 Lawrenceville Highway
Map Numbers: R6152 005, 006A, 007, 013, 282, and 401
Site Area: 21.38
Square Feet: 35,290
Proposed Development: Contractors Office, Heavy/Civil Construction
Commission District: District 2 – Commissioner Ku
Character Area: Community Node

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Applicant: Carter Engineering Consultants, Inc.
1010 Commerce Drive
Bogart, GA 30622

Owners: Chucktown Properties LLC
Michael Massey
146 Cheek Street
Homer, GA 30547

Joaquin Trejo and Norma Trejo
3375 Lawrenceville Highway
Lawrenceville, GA 30044

Gerald & Elaine Z Shelton
3365 Lawrenceville Highway
Lawrenceville, GA 30044

Contact: Jessica Hood

Contact Phone: 770.725.1200

Zoning History

The subject site is zoned R-75 (Single-Family Residence District), C-2 (General Business District), and M-1 (Light Industry District). In 1973, a narrow portion of the site fronting Lawrenceville Highway was rezoned from C-1 (Neighborhood Business District) to C-2 as a part of an areawide rezoning. In 1975 the remainder of the site was rezoned from R-100 (Single-Family Residence District) to R-75 as a part of an areawide rezoning. In 2006, a buffer reduction from 75-feet to 37.5-feet for a retail, service commercial, office, and accessory uses was approved on parcels R6152 013 and 6152 282, pursuant to BRD-06-003. In 2016, a 2.67-acre portion of the site was approved for a special use permit and a rezoning from C-2 and R-75 to M-1 for a contractor's office (heavy/civil construction) including outdoor storage within a screened yard, pursuant to RZC2016-00019 and SUP2016-00059.

Existing Site Condition

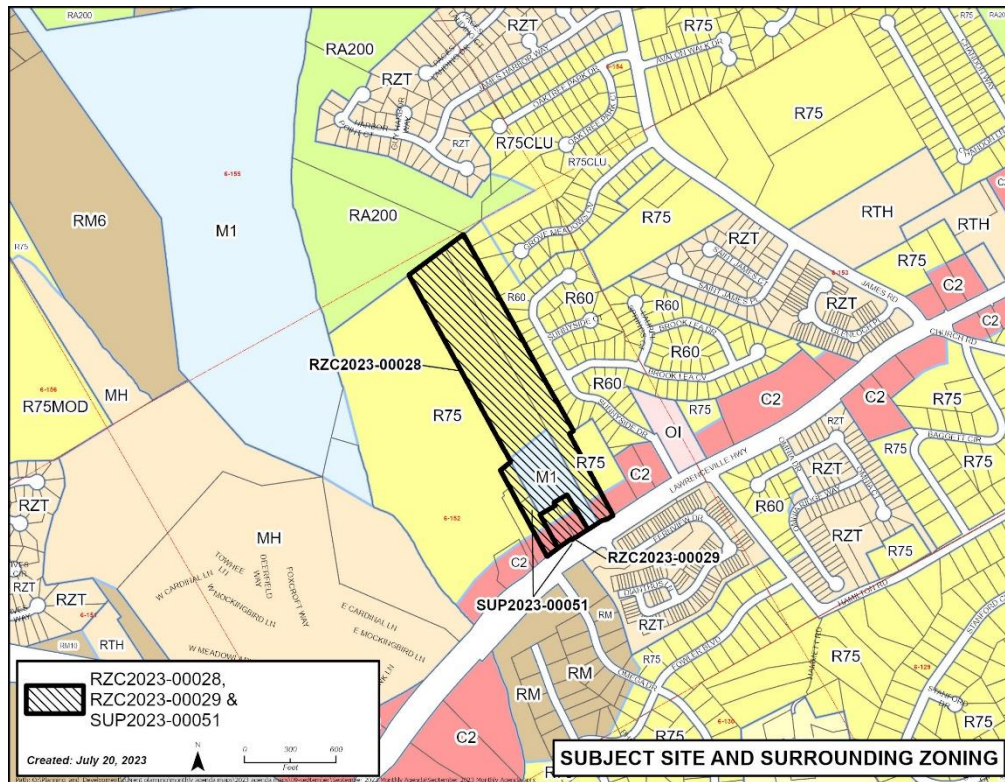
The subject site is a 21.38-acre assemblage of six parcels located along Lawrenceville Highway, north of its intersection with Omega Drive and east of the Ronald Reagan Parkway interchange. A 5,360 square-foot, brick office building constructed in 1997 is located on the western boundary of the site, with a surface parking lot in the front and rear of the building. This parcel is currently used as a contractor's office for heavy/civil construction and is accessed by a driveway from a deceleration lane on Lawrenceville Highway, which also serves the adjacent property. The western boundary of the site is screened by an opaque chain-link fence. There are two single-family detached residential buildings constructed in the 1960s to the east of the office, with the perimeter of the yard enclosed by a fence and with gated access from two driveways. Several accessory buildings and storage containers, including outdoor storage of materials and equipment are located to the north of the buildings on a gravel and dirt lot, accessible via gated access. Additionally, a single-family detached residence constructed in 1959 is located on the eastern portion of the site. Vegetation exists along the eastern boundary and northern property line.

The northern, rear portion of the site contains several environmental features such as a stream, buffers, 100-year floodplain, and wetlands, with the majority of the property located within the floodplain. The entire site slopes downward approximately 24-feet from its frontage to its northwestern boundary. No sidewalks exist along the property's frontage on Lawrenceville Highway, but overhead powerlines are

present. The nearest Gwinnett County Transit stop is approximately 1.1 miles from the subject property.

Surrounding Use and Zoning

The subject site is surrounded by commercial and residential uses. Oak Tree Meadows and Brookside Plantation are single-family detached subdivisions located east of the site. An undeveloped agricultural lot is located to the north. Sweetwater Crossing, a townhouse subdivision and Sweetwater Forest, a single-family detached subdivision are located to the south, across Lawrenceville Highway. A veterinary clinic and a fitness center with recreational fields are located west of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Contractors Office, Heavy/Civil Construction	M-1	N/A
North	Undeveloped	RA-200	N/A
East	Commercial Single-Family Residential Single-Family Residential	C-2 R-60 R-75 CLU	N/A 3.57 units per acre 2.60 units per acre
South	Townhouses Single-Family Residential	R-ZT RM	6.17 units per acre 1.97 units per acre
West	Commercial Outdoor Recreation	C-2 R-75	N/A N/A

Project Summary

The applicant requests a special use permit and rezoning of a 21.38-acre, assemblage of six parcels from M-1, C-2, and R-75 to M-1 for a contractors office (heavy/civil construction), including:

- A proposed 20,000 square-foot building for the contractors office; building elevations have not been provided by the applicant.
- A proposed 48,273 and 24,600 square-foot materials storage and work area behind the proposed building and outside the existing floodplain. However, the 24,600 square foot storage area is only accessible through the floodplain.
- An existing two-story, 5,360-square-foot brick office building with a surface parking lot in the front and rear of the building including 11 parking spaces to remain.
- Six existing accessory structures totaling 9,930 square-feet located behind the existing office building to remain. A single accessory structure encroaches within a portion of the floodplain.
- An existing gravel and dirt driveway extending from the existing paved parking area to the northwest boundary of the site, much of which would need to be removed due to its location in the floodway and floodplain.
- Demolition of three single-family residential structures located near the site's frontage along Lawrenceville Highway. The site plan does not indicate any future use for these areas.
- A screening berm along the eastern boundary and outside of the floodplain.
- A stormwater management pond north of the 48,273 square foot materials storage and work area.
- A 50-foot-wide undisturbed buffer adjacent to all residentially zoned properties.
- Removal of several illegal outdoor storage areas established without a permit and in violation of zoning.
- Note: The business was approved through rezoning and special use permit to be located on a 2.67-acre parcel and has expanded well beyond this parcel without proper zoning or permit approval. Many of the expansions have illegally impacted floodplains, stream buffers, and other environmental features.

Zoning and Development Standards

The applicant is requesting a rezoning to M-1 (Light Industry District) and a special use permit for a contractors office (heavy/civil construction) with outdoor storage. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	≤45'	YES
Front Yard Setback	Minimum 50'	≥50'	YES
Side Yard Setback	Minimum 25'	≥25'	YES
Rear Yard Setback	Minimum 50'	≥50'	YES
Parking	Minimum 11 spaces Maximum 23 spaces	11 spaces	YES
Landscape Strip	Minimum 15'	0'	NO*
Sidewalk	Minimum 5'	0'	NO*
Zoning Buffer	Minimum 75'**	50'	NO*
Structure Setback	Minimum 5'	5'	YES
Outdoor Storage Supplemental Regulations	Supplemental Regulations***	Screening berm	NO*
Interparcel Connection	Required adjacent to non-	None	NO*

	residential properties		
Stream Buffer Impervious Setback	Minimum 75'	0'	NO****
Undisturbed Stream Buffer	Minimum 50'	0'	NO****
State Stream Buffer	Minimum 25'	0'	NO****
Accessory Structure Setback	Minimum 15'-20'	≥20'	YES

* The applicant will be required to comply with these standards during the permitting process.

**The required undisturbed buffer increases to a 75-foot-wide buffer due to the location of the outdoor storage materials area located north of the proposed buildings.

*** Outdoor storage shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least 8 feet in height. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence. The setback distance shall be landscaped to provide a year-round vegetative screen.

****The site includes a stream that requires buffers and an impervious setback which are not indicated on the site plan. It appears that several encroachments have occurred in these areas without proper approval.

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 and Special Use Permit Requests 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. 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 rezoning and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject site is surrounded by single-family detached and attached subdivisions to the south, with densely vegetative street frontages and low-intensity commercial uses along Lawrenceville Highway. In addition, the nearby pond, Beaver Ruin Creek, and Sweetwater Creek, to the west as well as the wetlands and floodplain on the north of the site categorize the area as an environmentally sensitive location. The expansion of a contractors office that uses heavy machinery and outdoor storage of construction materials in this area would be out of character with the surrounding uses and would result in noise and pollution for the adjacent single-family residences, commercial businesses, recreational facilities, and environmental features.

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

An industrial use such as a contractors office is a high intensity use, utilizing heavy machinery and outdoor storage of construction materials. The site is adjacent to a single-family detached residential subdivision. The expansion of the use will adversely affect the nearby property with increased noise and dust. In addition, the site's proximity to wetlands, floodplains, and stream leads to the risk of potential contamination from stormwater runoff water. The existing contractors office has been in operation since 2016, and since its zoning approval the tree canopy of the site has diminished significantly without proper review and approval. Unpermitted industrial activity within the flood zone and wetlands is also evident. Due to the current impacts of the existing contractors office which has illegally expanded, approval of the use would have a negative impact on the existing nearby properties.

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

The property has a reasonable economic use as currently zoned.

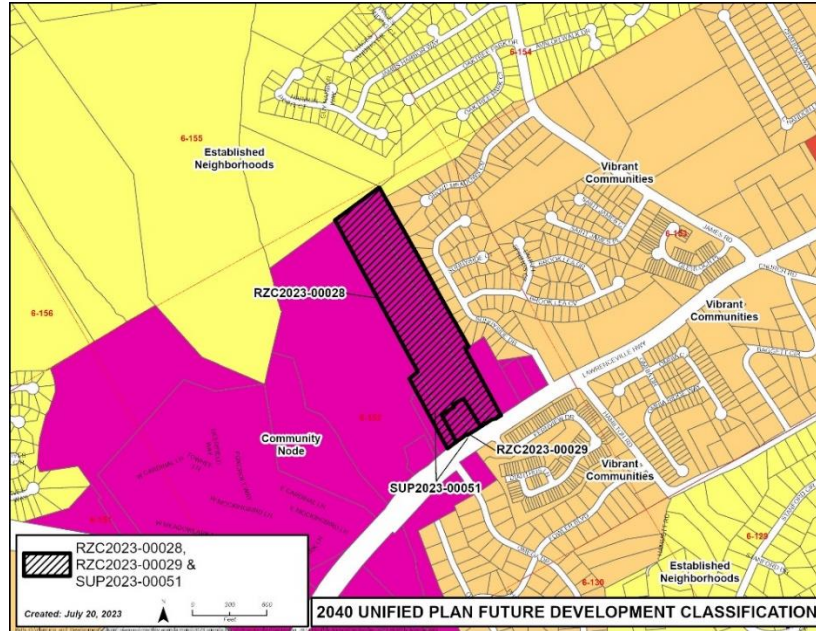
D. Whether the proposed rezoning and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The 2040 Unified plan and Future Development Map Indicates that the subject property is within the Community Node Character Area, which is intended for areas located at major intersections throughout the County. Future development and redevelopment should focus on making these nodes more pedestrian- oriented with vertically mixed-use buildings. This character area is characterized by high-density mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses. Ground floor non-residential uses should be oriented toward the street with direct pedestrian access, outdoor patios, plazas, etc., to encourage pedestrian activity.

The existing contractors office and the proposal for its expansion do not align with the non-residential land uses recommended in the community node character area. A pedestrian-friendly development that incorporates the existing environmental features would better suit the area and would complement nearby residential and low-intensity commercial uses.



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 and special use permit.

In 2016, a 2.67-acre portion of the site was approved for a rezoning to M-1 and special use permit for a contractors office with outdoor storage, including a 30,000 square-foot industrial building with 30 parking spaces. Since the zoning approval, the site has not been developed as proposed. In fact, the contractors office has been operating outside of the boundaries of the original plan and is now seeking zoning approval to bring the site into compliance. The unpermitted expansion of the use has resulted in impacts to the tree canopy, flood zones, and stream buffers through industrial activity on a R-75 zoned parcel and outdoor storage of construction materials near environmentally sensitive areas. The site is unable to accommodate the proposed use based on its location and environmental features without substantial negative impacts, which provides supporting grounds for disapproval of the rezoning and special use permit request.

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 and special use permit requests.

Staff Recommended Conditions

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

RZC2023-00028

Approval as M-1 (Light Industry District) for a Contractors Office (Heavy/Civil Construction) with

Outdoor Storage, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, July 14, 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. Uses on the site shall be limited to a contractors office with outdoor storage.
3. All proposed buildings shall comply with Design Category 2 of the Architectural Design Standards.
4. A 10-foot-wide landscape strip shall be provided along the subject property's road frontage.
5. A 5-foot-wide sidewalk shall be provided along the subject property's road frontage.
6. A 75-foot-wide undisturbed buffer shall be provided adjacent to all residentially zone properties.
7. All outdoor storage shall comply with the UDO outdoor storage supplemental regulations.
8. Temporary structures shall be prohibited.
9. No activity shall be conducted within the floodway, 100-year flood plain, wetlands, stream buffers, and impervious setbacks located on the site.
10. The site shall be limited to a single full access driveway from Lawrenceville Highway.
11. All employee off-street parking shall comply with the UDO off-street parking surface standards. Gravel areas shall be limited to the outdoor storage and heavy machinery areas.
12. All disturbance in the floodway, floodplain, stream buffers, and stream buffer impervious setback areas shall be restored following approval of the Planning and Development Department. A permit application shall be submitted within 90 days of zoning approval. No permits for any other development or building activity shall be approved prior to the completion of this work.
13. The use shall be limited to the area rezoned to M-1 in 2016, parcels R6152 005 and R6152 401, and on the first portion of parcel R6152 007 adjacent to this M-1 area.

RZC2023-00029

Approval as M-1 (Light Industry District) for a Contractors Office (Heavy/Civil Construction) with Outdoor Storage, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, July 14, 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.
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13. The use shall be limited to the area rezoned to M-1 in 2016, parcels R6152 005 and R6152 401, and on the first portion of parcel R6152 007 adjacent to this M-1 area.

SUP2023-00051

Approval of a special use permit for a Contractors Office (Heavy/Civil Construction) with Outdoor Storage, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, July 14, 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. Uses on the site shall be limited to a contractors office with outdoor storage.
3. All proposed buildings shall comply with Design Category 2 of the Architectural Design Standards.
4. A 10-foot-wide landscape strip shall be provided along the subject property's road frontage.

5. A 5-foot-wide sidewalk shall be provided along the subject property's road frontage.
6. A 75-foot-wide undisturbed buffer shall be provided adjacent to all residentially zone properties.
7. All outdoor storage shall comply with the UDO outdoor storage supplemental regulations.
8. Temporary structures shall be prohibited.
9. No activity shall be conducted within the floodway, 100-year flood plain, wetlands, stream buffers, and impervious setbacks located on the site.
10. The site shall be limited to a single full access driveway from Lawrenceville Highway.
11. All employee off-street parking shall comply with the UDO off-street parking surface standards. Gravel areas shall be limited to the outdoor storage and heavy machinery areas.
12. All disturbance in the floodway, floodplain, stream buffers, and stream buffer impervious setback areas shall be restored following approval of the Planning and Development Department. A permit application shall be submitted within 90 days of zoning approval. No permits for any other development or building activity shall be approved prior to the completion of this work.
13. The use shall be limited to the area rezoned to M-1 in 2016, parcels R6152 005 and R6152 401, and on the first portion of parcel R6152 007 adjacent to this M-1 area.

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 and special use permit requests.

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



Front View of Existing Office Building



Rear View of Existing Office Building



View of Accessory Structures and Vehicles on Property



View of Accessory Structures and Vehicles on Property



View of Site Towards Western Boundary



View of Accessory Structures and Vehicles on Property



View of Accessory Structures and Outdoor Storage Materials



View of Storage Containers and Vehicles on Property



View of Outdoor Storage Materials on Site



View of Outdoor Storage Materials on Site



View of Machinery and Outdoor Storage Materials on Site



View of Outdoor Storage Materials on Site



View of the Rear of the Site Towards Northwestern Boundary



View from the Rear of the Site towards the South



View of the Residential Structure Proposed to be Demolished



View of the Residential Structure Proposed to be Demolished

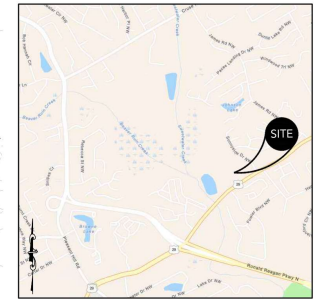
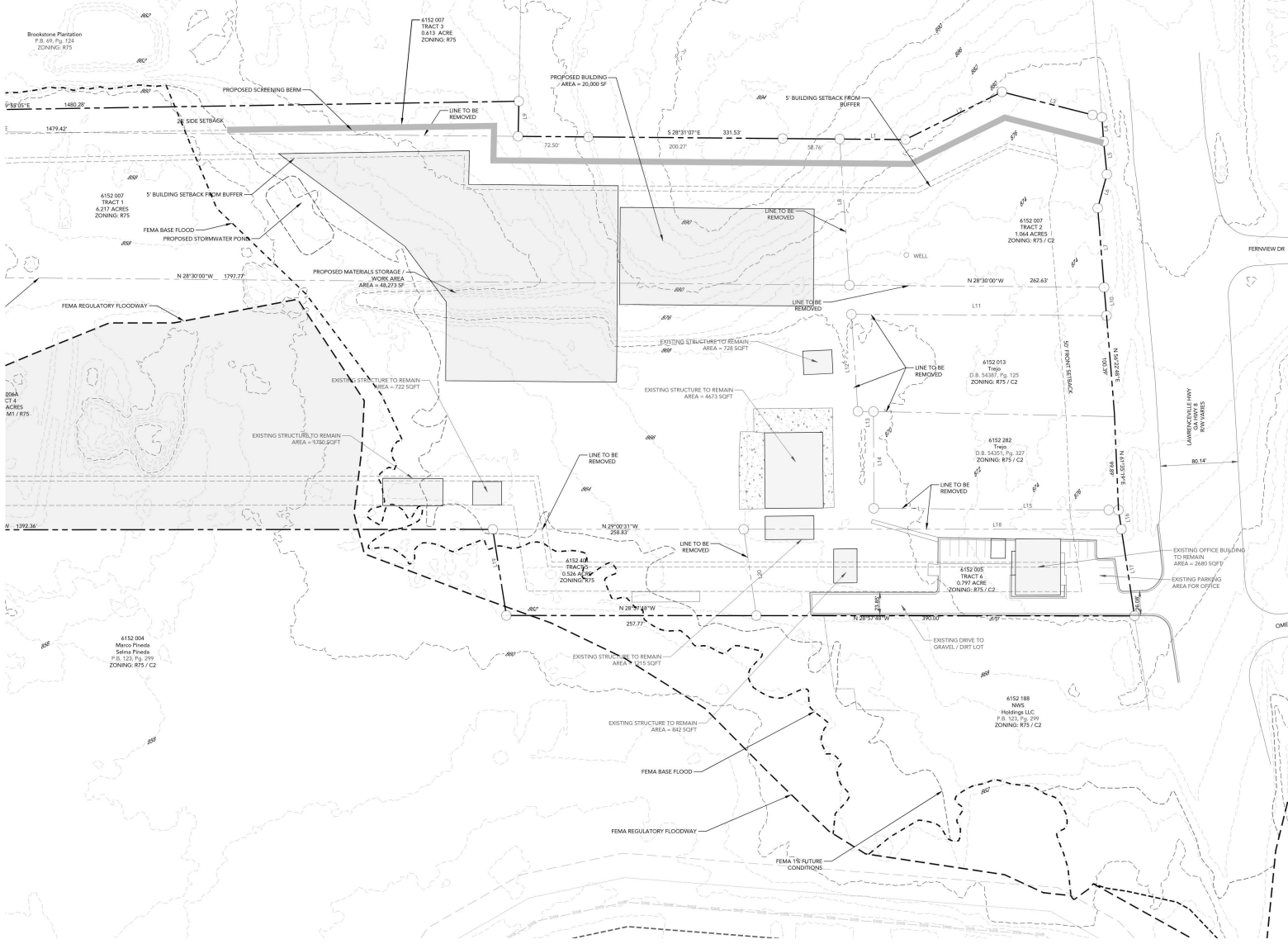
Exhibit B: Site Plan

[attached]

RECEIVED

7/14/2023

Corner	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.20'
L3	S 1°45'24" E	106.20'
L4	S 56°52'13" W	24.76'
L5	S 57°18'35" W	24.20'
L6	S 76°11'37" W	38.06'
L7	S 56°24'24" W	81.84'
L8	N 37°09'00" E	100.83'
L9	S 52°05'05" W	36.11'
L10	S 54°01'33" W	29.21'
L11	N 39°04'11" W	203.14'
L12	S 37°09'00" W	100.20'
L13	S 38°03'03" E	76.00'
L14	S 26°48'43" W	99.54'
L15	S 38°05'03" E	202.30'
L16	S 52°23'11" W	19.90'
L17	S 52°18'11" W	19.20'
L18	N 29°00'31" E	389.50'
L19	N 51°09'11" E	89.70'
L20	N 52°40'22" E	89.52'



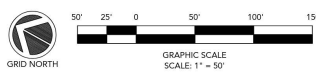
LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WATKINSVILLE, GA 30677 CONTACT: BRIAN KIMSEY, P.E. PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER: MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30064 CONTACT: MICHAEL MASSEY 770.931.0311 SUSAN@SCOUTERPREMIERCONTRACTORS.COM

SITE INFORMATION	
JURISDICTION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY, LAWRENCEVILLE, GA 30046
PROPERTY LOCATION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY, LAWRENCEVILLE, GA 30046
PARCEL NUMBER	6152 005, 6152 401, 6152 006A, 6152 007
CURRENT ZONING	M1, R75, & C2
PROPOSED ZONING	M1
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFERS REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/3
MINIMUM LANDSCAPE	N/A/2
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	1313C0100P
FEMA FIRM DATE	10/9/2004
FEMA FLOOD ZONE	ZONE A1 AND ZONE X

UNDERGROUND UTILITIES DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, AGENTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO THE UNDERGROUND UTILITIES SHOWN HEREIN. PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER BY A DISCREPANCY IS FOUND, SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

- NOTES:
1. THE REZONE OF THE NEIGHBORING 6152 013 & 6152 282 PARCELS HAS BEEN PROPOSED BY MICHAEL MASSEY. MICHAEL MASSEY IS CURRENTLY UNDER CONTRACT TO BUY THE 6152 013 & 6152 282 PROPERTIES. SALE AND PURCHASE OF THE PARCELS IS DEPENDENT ON THE APPROVAL OF THE PROPERTY REZONE FROM R75/C2 TO M1 THAT IS BEING SUBMITTED AS ITS OWN REZONE CASE. IF APPROVED, THESE PARCELS WILL BE COMBINED WITH THE OVERALL TRACT.
 2. AFTER REZONE TO M-1, THE EXISTING RESIDENTIAL STRUCTURES WILL NO LONGER BE USED FOR RESIDENTIAL PURPOSES. EXISTING RESIDENCES WILL BE DEMOLISHED AND REMOVED FOR FUTURE EXPANSION. THE OWNER ANTICIPATES CONSTRUCTING ADDITIONAL BUILDINGS FOR HIS CURRENT NEIGHBORING BUSINESS IN THE FUTURE, BUT HAS NO SPECIFIC PLAN OR LAYOUT.
 3. ALL FUTURE MATERIAL STORAGE AND BUILDINGS SHALL REMAIN OUT OF THE PROPOSED SETBACKS, BUFFER, FLOODWAY, AND FLOODPLAIN.



REVISION DATE & DESCRIPTION
1 06/28/23 INITIAL SUBMITTAL
2 07/14/23 REVISED GWINNETT COUNTY COMMENTS
3
4
5
6
7

PRELIMINARY
NOT APPROVED FOR
BID CONSTRUCTION



CARTER ENGINEERING
1910 COMMERCIAL DRIVE
BOGART, GA 30022
P 770.725.1200
F 770.725.1058
www.carterengineering.com

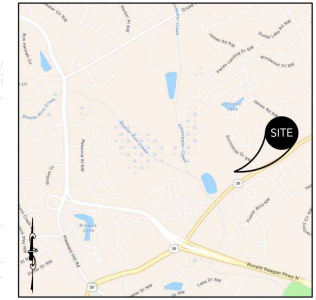
SITE DEVELOPMENT PLANS
FOR
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30046

SHEET TITLE: PROPOSED SITE PLAN
PROJECT NAME: MICHAEL MASSEY
SHEET NUMBER: C 4.1
PROJECT NUMBER: 22002CPCC
DATE: 06.28.23

RECEIVED

7/14/2023

Corner	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.25'
L3	S 1°50'24" E	106.20'
L4	S 58°52'13" W	28.70'
L5	S 57°18'38" W	28.00'
L6	S 76°11'37" W	38.00'
L7	S 52°24'24" W	81.20'
L8	N 37°09'00" E	100.00'
L9	S 52°09'05" W	36.11'
L10	S 54°01'33" W	29.21'
L11	N 38°59'11" W	203.14'
L12	S 37°09'00" W	100.20'
L13	S 38°59'03" E	100.00'
L14	S 26°48'43" W	99.54'
L15	S 38°59'00" E	202.30'
L16	S 32°20'11" W	19.90'
L17	S 52°32'11" W	190.20'
L18	N 29°00'31" W	189.50'
L19	N 51°09'11" E	89.70'
L20	N 32°40'22" E	89.52'



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC.	OWNER/DEVELOPER: MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30067
WATERVILLE, GA 30077 CONTACT: MICHAEL MASSEY, P.E. PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	CONTACT: MICHAEL MASSEY 770.531.0311 SUSAN@SOUTHERNPREMERCONTRACTORS.COM

SITE INFORMATION	
JURISDICTION	GWINNETT COUNTY
PROPERTY LOCATION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY LAWRENCEVILLE, GA 30044
PARCEL NUMBER	6152.005, 6152.401, 6152.006A, 6152.007
CURRENT ZONING	M1, R75, & C2
PROPOSED ZONING	M1
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFER REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/3
MINIMUM LANDSCAPE	N/A/3
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13135C0100F
FEMA FIRM DATE	10/9/2004
FEMA SFHA ZONE	ZONE AE AND ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

REVISION DATE & DESCRIPTION	BY	CHKD BY	
1	06/28/22	INITIAL SUBMITTAL	
2	07/14/23	ADDED GWINNETT COUNTY COMMENTS	
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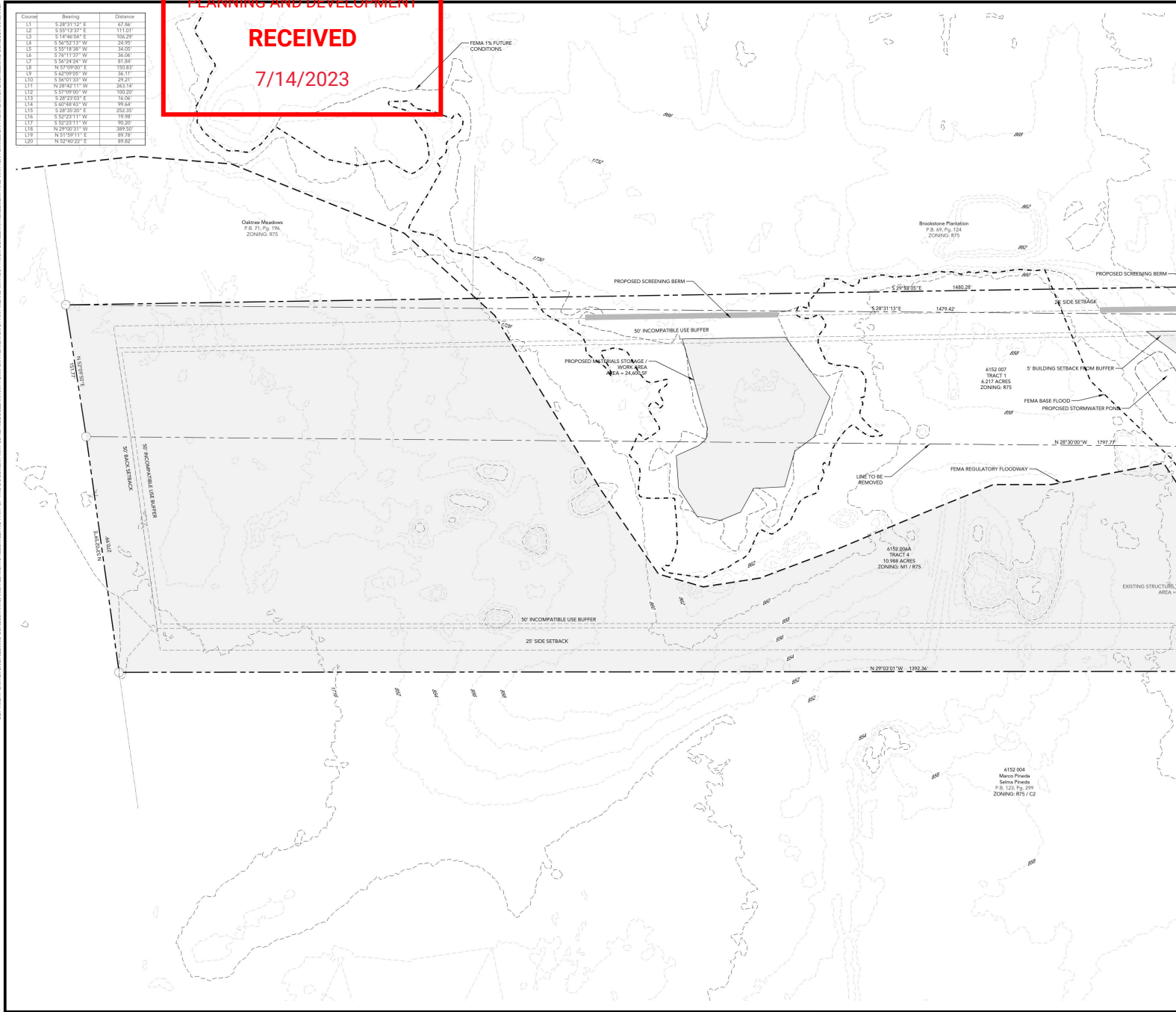
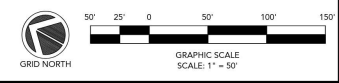
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SITE DEVELOPMENT PLANS
FOR
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

SHEET TITLE: PROPOSED SITE PLAN
PROJECT NAME: MICHAEL MASSEY
SHEET NUMBER: C 4.2
PROJECT NUMBER: 22002CPCC
DATE: 06.28.23

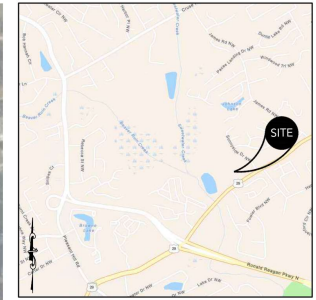


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PROFESSIONAL ENGINEER: MICHAEL MASSEY, P.E. LICENSE NO. 10000. PROFESSIONAL LANDSCAPE ARCHITECT: BRIAN KIMSEY, P.L.A. LICENSE NO. 10000. PROFESSIONAL SURVEYOR: MICHAEL MASSEY, P.S. LICENSE NO. 10000. PROFESSIONAL CIVIL ENGINEER: MICHAEL MASSEY, P.E. LICENSE NO. 10000.

RECEIVED
7/14/2023

Course	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.03'
L3	S 1°45'24" E	102.20'
L4	S 54°52'13" W	24.76'
L5	S 87°58'38" W	24.00'
L6	S 74°11'37" W	38.06'
L7	S 52°24'24" W	81.84'
L8	N 27°09'00" E	102.83'
L9	S 2°09'05" W	26.11'
L10	S 54°01'33" W	29.21'
L11	N 38°59'11" W	203.14'
L12	S 37°09'00" W	100.20'
L13	S 38°59'03" E	76.00'
L14	S 20°48'43" W	99.54'
L15	S 38°59'03" E	202.50'
L16	S 32°11'11" W	19.98'
L17	S 52°21'11" W	162.00'
L18	N 29°00'31" W	389.50'
L19	N 51°09'11" E	89.70'
L20	N 52°40'22" E	89.52'



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WADSWORTH, GA 30097 CONTACT: BRIAN MASSEY, P.E. PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30067 CONTACT: MICHAEL MASSEY 770.531.0311 SUSAN@SOUTHERNPREMIERCONTRACTORS.COM

SITE INFORMATION	
JURISDICTION	GWINNETT COUNTY
PROPERTY LOCATION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER	6152 005, 6152 401, 6152 006A, 6152 007
CURRENT ZONING	M1, R75, & C2
PROPOSED ZONING	M1
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFER REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/S
MINIMUM LANDSCAPE	N/A/S
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY, GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	1313C0100F
FEMA FIRM DATE	10/9/2004
FEMA SFHA ZONE	ZONE AE AND ZONE X

UNDERGROUND UTILITIES DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UTILITY SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS EMPLOYEES, CONTRACTORS, AGENTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

FLOOR AREA RATIO (FAR)
GROSS FLOOR AREA = 14,147 SQFT
TOTAL LOT AREA = 20.21 AC (880,130 SQFT)
FAR = 0.016

EXISTING SETBACKS (R75 & C2)
FRONT SETBACK = 15 FEET
SIDE SETBACK = 10 FEET
BACK SETBACK = 30 FEET

PROPOSED SETBACKS (M1)
FRONT SETBACK = 50 FEET
SIDE SETBACK = 25 FEET
BACK SETBACK = 50 FEET

REVISION NO.	DATE	DESCRIPTION
1	06/28/23	INITIAL SUBMITTAL
2	06/28/23	ADDED GWINNETT COUNTY COMMENTS
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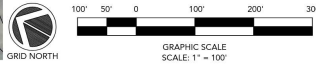
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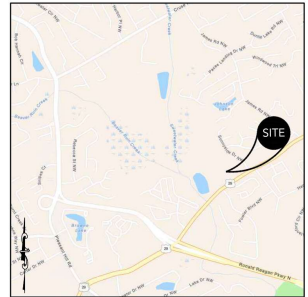
SITE DEVELOPMENT PLANS
FOR
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

SHEET TITLE: EXISTING SITE PLAN
PROJECT NAME: MICHAEL MASSEY
SHEET NUMBER: C.3.0
PROJECT NUMBER: 22002CPCC
DATE: 06.28.23



RECEIVED
7/14/2023

Corner	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.20'
L3	S 1°45'04" E	102.20'
L4	S 56°52'13" W	24.90'
L5	S 57°18'38" W	24.00'
L6	S 7°11'37" W	34.00'
L7	S 52°52'24" W	81.84'
L8	N 27°09'00" E	100.00'
L9	S 52°09'05" W	36.11'
L10	S 54°01'33" W	29.21'
L11	N 38°59'11" W	203.14'
L12	S 27°09'00" W	100.20'
L13	S 38°59'03" E	76.00'
L14	S 26°48'43" W	99.54'
L15	S 38°59'03" E	202.30'
L16	S 52°23'11" W	19.98'
L17	S 52°11'11" W	162.00'
L18	N 29°00'31" W	189.50'
L19	N 51°09'11" E	89.20'
L20	N 52°40'22" E	89.52'



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WATKINSVILLE, GA 30677 CONTACT: MICHAEL MASSEY PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER: MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30064 CONTACT: MICHAEL MASSEY 770.931.0311 SUSAN@SOUTHERNPREMERCONTRACTORS.COM

SITE INFORMATION	
JURISDICTION	GWINNETT COUNTY
PROPERTY LOCATION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
PARCEL NUMBER	6152 005, 6152 401, 6152 096A, 6152 002
CURRENT ZONING	M1, R75, & C2
PROPOSED ZONING	M1
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFER REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/3
MINIMUM LANDSCAPE	N/A/1
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	1313C0100F
FEMA RMA DATE	10/9/2004
FEMA SFHA ZONE	ZONE AE AND ZONE X

UNDERGROUND UTILITY DISCLAIMER:
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REVISION DATE & DESCRIPTION	BY	CHKD BY
06/28/23: INITIAL SUBMITTAL		
06/28/23: AUGUST GWINNETT COUNTY COMMENTS		

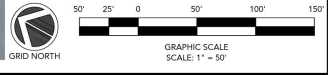
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**SITE DEVELOPMENT PLANS
FOR
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044**

SHEET TITLE:	EXISTING SITE PLAN
PROJECT NAME:	MICHAEL MASSEY
SHEET NUMBER:	C 3.1
PROJECT NUMBER:	22002CPCC
DATE:	06.28.23

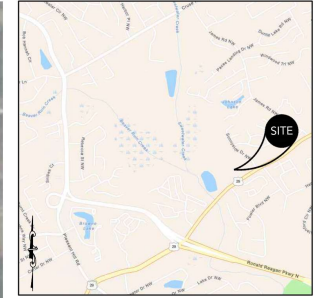
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PLANNING AND DEVELOPMENT

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Corner	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.03'
L3	S 1°45'24" E	105.20'
L4	S 54°52'13" W	24.76'
L5	S 87°18'38" W	24.00'
L6	S 74°11'37" W	34.06'
L7	S 52°24'24" W	81.84'
L8	N 27°09'00" E	100.00'
L9	S 20°09'00" W	36.31'
L10	S 54°01'33" W	29.21'
L11	N 38°59'11" W	203.14'
L12	S 27°09'00" W	100.20'
L13	S 38°59'03" E	100.00'
L14	S 20°48'43" W	99.54'
L15	S 38°59'03" E	202.30'
L16	S 52°20'11" W	19.98'
L17	S 52°21'11" W	192.20'
L18	N 29°00'31" E	189.50'
L19	N 51°09'11" E	89.70'
L20	N 52°40'22" E	89.52'



PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WALKENVILLE, GA 30097 PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER: MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30064 CONTACT: MICHAEL MASSEY 770.531.0311 SUSAN@SOUTHERNPREMERCONTRACTORS.COM
--	--

SITE INFORMATION

JURISDICTION	GWINNETT COUNTY
PROPERTY LOCATION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER	6152 005, 6152 401, 6152 006A, 6152 007
CURRENT ZONING	MT 1, R75, & C2
PROPOSED ZONING	N/A
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFERS REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/3
MINIMUM LANDSCAPE	N/A/1
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13135C0100F
FEMA FIRM DATE	10/9/2004
FEMA SFHA ZONE	ZONE AE AND ZONE X

UNDERGROUND UTILITY DISCLAIMER:
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REVISIONS

NO.	DATE	DESCRIPTION
1	06/28/22	INITIAL SUBMITTAL
2	06/28/22	PROJECT APPROVED GWINNETT COUNTY COMMENTS
3		
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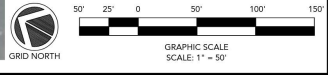
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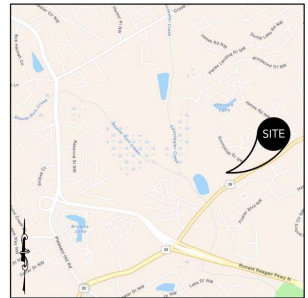
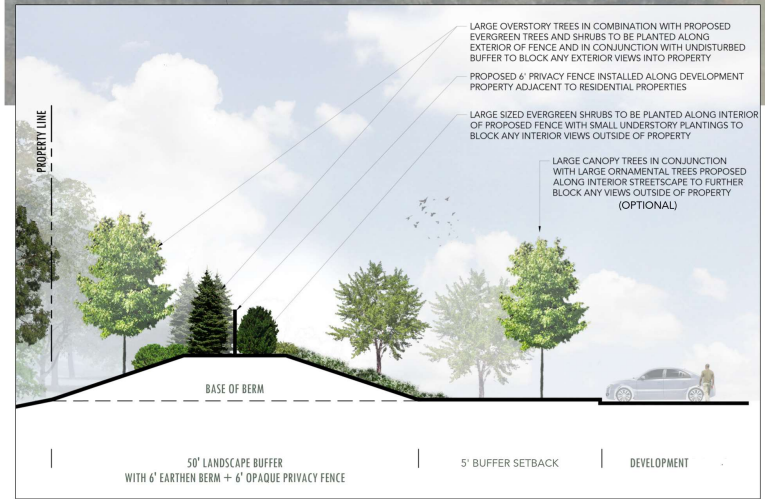
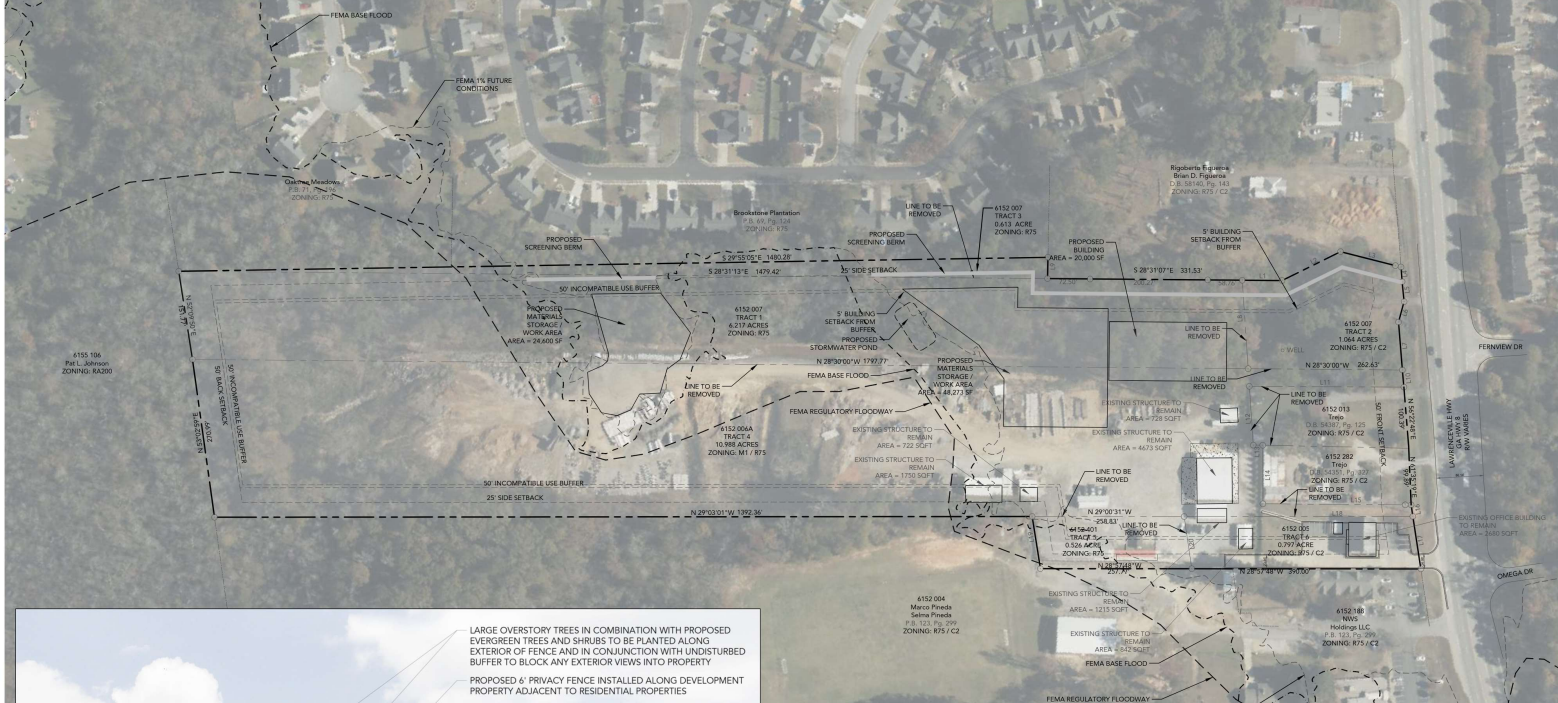
**SITE DEVELOPMENT PLANS
FOR
EXISTING SITE PLAN**
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

SHEET TITLE:	EXISTING SITE PLAN
PROJECT NAME:	MICHAEL MASSEY
SHEET NUMBER:	C. 3.2
PROJECT NUMBER:	22002CPCC
DATE:	06.28.23



RECEIVED
7/14/2023

Course	Bearing	Distance
L1	S 28°31'12" E	27.85'
L2	S 59°13'37" E	111.00'
L3	S 1°46'04" E	109.20'
L4	S 56°52'13" W	24.76'
L5	S 59°18'38" W	24.00'
L6	S 76°11'37" W	34.00'
L7	S 59°24'24" W	81.50'
L8	N 27°09'00" E	100.83'
L9	S 52°09'05" W	36.11'
L10	S 54°01'33" W	29.21'
L11	N 39°59'11" W	203.14'
L12	S 27°09'00" W	100.20'
L13	S 38°50'03" E	76.00'
L14	S 26°48'43" W	99.54'
L15	S 38°50'03" E	202.50'
L16	S 52°20'11" W	19.90'
L17	S 52°20'11" W	162.20'
L18	N 29°00'31" W	389.50'
L19	N 51°09'11" E	89.70'
L20	N 52°40'22" E	89.52'



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

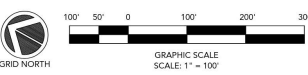
DRAWING SET PREPARED BY CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 3000 WATKINSVILLE, GA 30677 CONTACT: BRIAN MASSEY, P.E. PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER MICHAEL MASSEY 146 CHEEK STREET MARIETTA, GA 30067 CONTACT: MICHAEL MASSEY 770.931.0311 SUSAN@SOUTHPRIMEREMEDIATION.COM
---	---

SITE INFORMATION

JURISDICTION	3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
PROPERTY LOCATION	LAWRENCEVILLE, GA 30046
PARCEL NUMBER	6152.005, 6152.010, 6152.006, 6152.007
CURRENT ZONING	M1, R75, & C2
PROPOSED ZONING	M1
OVERLAY DISTRICT	NONE
EXISTING USE	MATERIAL STORAGE FACILITY
PROPOSED USE	MATERIAL STORAGE FACILITY
BUFFERS REQUIRED	50' LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 50 FEET
MAXIMUM LOT COVERAGE	N/A/3
MINIMUM LANDSCAPE	N/A/1
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	1313C0100F
FEMA FIRM DATE	10/9/2004
FEMA SHPA ZONE	ZONE A1 AND ZONE X

UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, AGENTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO THE UNDERGROUND UTILITIES SHOWN HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER BY A DISCREPANCY REPORT, SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

- NOTES:
1. THE REZONE OF THE NEIGHBORING 6152 013 & 6152 282 PARCELS HAS BEEN PROPOSED BY MICHAEL MASSEY, MICHAEL MASSEY IS CURRENTLY UNDER CONTRACT TO BUY THE 6152 013 & 6152 282 PROPERTIES. SALE AND PURCHASE OF THE PARCELS IS DEPENDENT ON THE APPROVAL OF THE PROPERTY REZONE FROM R75/C2 TO M1 THAT IS BEING SUBMITTED AS ITS OWN REZONE CASE. IF APPROVED, THESE PARCELS WILL BE COMBINED WITH THE OVERALL TRACT.
 2. AFTER REZONE TO M1, THE EXISTING RESIDENTIAL STRUCTURES WILL NO LONGER BE USED FOR RESIDENTIAL PURPOSES. EXISTING RESIDENCES WILL BE DEMOLISHED AND REMOVED FOR FUTURE EXPANSION. THE OWNER ANTICIPATES CONSTRUCTING ADDITIONAL BUILDINGS FOR HIS CURRENT NEIGHBORING BUSINESS IN THE FUTURE, BUT HAS NO SPECIFIC PLAN OR LAYOUT.
 3. ALL FUTURE MATERIAL STORAGE AND BUILDINGS SHALL REMAIN OUT OF THE PROPOSED BUFFERS, SETBACKS, FLOODWAY, AND FLOODPLAIN.



REVISIONS

NO.	DATE	DESCRIPTION
1	06/28/23	INITIAL SUBMITTAL
2	07/14/23	ADDED GWINNETT COUNTY COMMENTS
3		
4		
5		
6		
7		



SITE DEVELOPMENT PLANS FOR
LAWRENCEVILLE HIGHWAY REZONE
3395, 3385, & 3345 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

SHEET TITLE:	PROPOSED SITE PLAN
PROJECT NAME:	MICHAEL MASSEY
SHEET NUMBER:	C 4.0
PROJECT NUMBER:	22002CPCC
DATE:	06.28.23

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

[attached]

Request for Rezone
For
3395, 3385, & 3365 Lawrenceville Highway
Lawrenceville Highway
Lawrenceville, Ga
(Parcel No. 6152 005, 6152 401, 6152 006A, & 6152 007)

Prepared By:
Carter Engineering Consultants
1010 Commerce Drive
Bogart, Ga 30622

Prepared For:
Michael Massey
146 Creek Street
Homer, Ga 30547

June 2023
Revised July 2023





RECEIVED

7/14/2023

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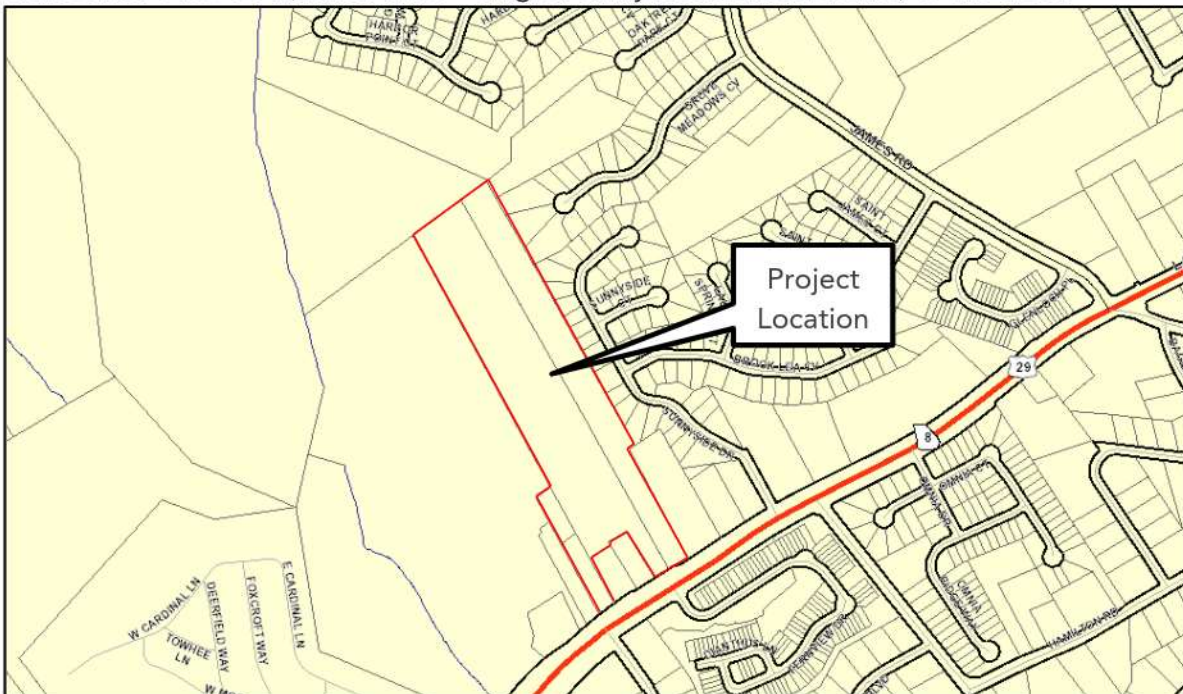
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The Site	3
The Development	4
Access	4
Buffers / Setbacks	4
Traffic	5
Water Supply	5
Sewage Disposal	5
Utilities	5
Solid Waste	5
Schools	5
Type of Ownership	5

The properties referenced as Tax Parcel No. 6152 005, 6152 401, 6152 006A, & 6152 007 are currently owned by Michael Massey. The owner is requesting the properties be rezoned and combined. These properties are currently zoned R-75 (Single Family Residence District), C-2 (General Business District), and M-1 (Light Industry District), and the owner would like to rezone the all of the tracts to M-1 (Light Industry District). Carter Engineering Consultants is aiding the owner, Michael Massey, in the rezoning of the properties for business use. A new rezone request has been submitted for approval.

The Site

The site is located off Lawrenceville Highway in Gwinnett County, Georgia. The subject property is comprised of 20.21 total acres. The property is currently zoned a mix of R-75, C-2, M-1.

Three properties directly border the subject combined property. The property is bordered by Parcel No. 6155 106 (zoned R-200- Agriculture Residential District) to the north. The property is bordered by the Brookside Plantation Neighborhood (zoned R-60 – Single Family Residential District), Parcel No. 6152 009 (zoned C-2 – General Business District), and Parcel No. 6152 263 (zoned R-60 – Single Family Residential District) to the east. The property is bordered by Parcel No. 6152 013 and 6152 282 (both zoned half C-2 and half R-75). Last, the property is bordered by Parcel No. 6152 004 (zoned R-75 – Single Family Residential District) to the west.



Gwinnett County Parcel Map

The developer currently owns the subject properties. This is a contractor's office and will have materials stored on site. Some examples include equipment, pipe, rock, and sand for construction. The developer is a stormwater contractor. Therefore, frequent materials on site will include stormwater pipe, manholes, and structure. Additionally, some rock and soil may be on site. The contractor anticipates small equipment storage to take place. The subject properties will be combined to make up one tract.

After rezone to M1, the existing residential structure on Parcel 6152 007 will no longer be used for residential purposes. The owner plans for this structure to be demolished and removed for future expansion. The owner anticipates the construction of additional buildings for his current business in the future, but currently has no specific plan or layout. There will be one additional building added on tract 1 with an area of approximately 20,000 sf. An approximate location for a stormwater pond has been shown on the proposed site plan to ensure that the site meets UDO Chapter 800 requirements.

Michael Massey is currently under contract to purchase Tax Parcel No. 6152 013 & 6152 282. The sale and purchase of these parcels is dependent on the approval of the property rezone from R75/C2 to M1. This rezone has been submitted as a separate rezone case and upon approval will be combined with the properties included in this rezone request.

Access

The existing access to the site off Lawrenceville Highway will be utilized. No additional driveways will be required as part of this project.

Buffers / Setbacks

There are no apparent water or sewer easements located on the properties.

According to the Gwinnett County Code of Ordinances, the building setbacks for a property zoned M-1 are defined as: front building setback = 50 feet, side building setbacks = 25 feet, and rear building setback = 50 feet.

The property will have a 50-foot incompatible use buffer along residential zoning with a 5-foot building setback from the buffer.

An earthen berm has been proposed on the eastern portion of the property to screen the parcel from the adjacent neighborhood.

The proposed properties will be combined, therefore is not expected to have any adverse effects on traffic within the area. The combination of these properties will result in no additional trips.

Water Supply

The existing commercial development has an existing water supply through the Gwinnett County Water and Sewer Authority.

Sewage Disposal

The existing commercial development to the east has an existing sewer system through the Gwinnett County Water and Sewer Authority

Utilities

The proposed development is already equipped with access to electricity, telephone and data lines.

Solid Waste

Garbage collection will be by private contract through the use of a trash can on the property.

Schools

The proposed rezone of the property will provide no additional residences within the Gwinnett County School District.

Type of Ownership

The project will be privately owned.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/14/2023

Request for Rezone
For
3375 & 3385 Lawrenceville Highway
Lawrenceville Highway
Lawrenceville, Ga
(Parcel No. 6152 013 & 6152 282)

Prepared By:
Carter Engineering Consultants
1010 Commerce Drive
Bogart, Ga 30622

Prepared For:
Michael Massey
146 Creek Street
Homer, Ga 30547

June 2023
Revised July 2023





RECEIVED

7/14/2023

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Buffers / Setbacks	4
Traffic	4
Water Supply	5
Sewage Disposal	5
Utilities	5
Solid Waste	5
Schools	5
Type of Ownership	5

The properties referenced as Tax Parcel No. 6152 013 & 6152 282 are currently owned by Joaquin and Angelica Trejo. Michael Massey plans to buy the properties and is requesting the properties be rezoned and combined with the neighboring Massey properties. These properties are currently zoned R-75 (Single Family Residence District) and C-2 (General Business District) and the owner would like to rezone the all of the tracts to M-1 (Light Industry District). Carter Engineering Consultants is aiding the future owner, Michael Massey, in the rezoning of the properties for business use. A new rezone request has been submitted for approval.

The Site

The site is located off Lawrenceville Highway in Gwinnett County, Georgia. The subject property is comprised of 1.17 total acres. The property is currently zoned a mix of R-75, and C-2.

Two properties directly border the subject combined property. The property is bordered by Parcel No. 6155 006A (part of another rezone request to be M-1) to the north. The property is bordered by Parcel No. 6152 005 (part of another rezone request to be M-1) to the west. Last, the property is bordered by Lawrenceville Highway to the south.



Gwinnett County Parcel Map

Michael Massey is currently under contract to purchase Tax Parcel No. 6152 013 & 6152 282. The sale and purchase of these parcels is dependent on the approval of the property rezone from R75/C2 to M1.

After rezone to M1, the existing residential structures on the subject parcels will no longer be used for residential purposes. The future owner plans for these structures to be demolished and removed for future expansion. The future owner anticipates the construction of additional buildings for his current business in the future, but currently has no specific plan or layout.

Michael Massey currently plans to combine the purchased properties with his current neighboring property. He currently owns the properties surrounding the subject site. The bordering properties are utilized as a contractor's office and will have materials stored on site. Some examples include equipment, pipe, rock, and sand for construction. The developer is a stormwater contractor. Therefore, frequent materials on site will include stormwater pipe, manholes, and structure. Additionally, some rock and soil may be on site. The contractor anticipates small equipment storage to take place. Michael Massey has proposed the rezone and combination of the neighboring site as a separate rezone case.

Access

The existing access to the site off Lawrenceville Highway will be utilized. No additional driveways will be required as part of this project.

Buffers / Setbacks

There are no apparent water or sewer easements located on the properties.

According to the Gwinnett County Code of Ordinances, the building setbacks for a property zoned M-1 are defined as: front building setback = 50 feet, side building setbacks = 25 feet, and rear building setback = 50 feet.

Traffic

The proposed properties will be combined, therefore is not expected to have any adverse effects on traffic within the area. The combination of these properties will result in no additional trips.



The existing commercial development has an existing water supply through the Gwinnett County Water and Sewer Authority.

Sewage Disposal

The existing commercial development to the east has an existing sewer system through the Gwinnett County Water and Sewer Authority

Utilities

The proposed development is already equipped with access to electricity, telephone and data lines.

Solid Waste

Garbage collection will be by private contract through the use of a trash can on the property.

Schools

The proposed rezone of the property will provide no additional residences within the Gwinnett County School District.

Type of Ownership

The project will be privately owned.

RECEIVED

7/14/2023

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

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

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

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

Yes; the properties will be used as a construction office and storage facility. The storage areas will be screened from nearby residence. The proposed used is consistent with neighboring commercial uses.

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

The adjacent uses are RA200, R75, C2, and M1. A screening is proposed along residential uses so that the development will not impact adjacent property owners.

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

The developer would suffer economic loss without the availability to use the site for his construction office and storage facility.

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

The developer does not anticipate an increase in transportation facilities, utilities, or schools usage. The development consists of a construction office and storage facility.

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

The lots are located within the Regional Activity Centers and Community Mixed Use Areas per the Gwinnett 2040 Unified Plan. The proposed use is consistent with 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 SPECIAL USE PERMIT:

This request for special use is submitted alongside a request for rezoning. The overall project includes the rezone and combination of six tracts to be consistent with the use of the existing business.

RECEIVED

6.29.2023

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 rezone is consistent with nearby uses. One of the existing tracts is currently zoned M-1 and the proposed rezone and combination of the parcels will result in a suitable use.

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

The adjacent uses are RA200, R75, C2, and M1. A screening is proposed along residential uses so that the development will not impact adjacent property owners.

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

The developer would like to combine the lots and utilize for his construction office and storage facility. The existing zoning is currently R75, C2, and M1. The proposed rezone will result in a uniform zoning across all tracts.

- (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:

The developer does not anticipate an increase in transportation facilities, utilities, or schools usage. The development consists of a construction office and storage facility.

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

The lots are located within the Regional Activity Centers and Community Mixed Use Areas per the Gwinnett 2040 Unified Plan. The proposed rezone is consistent with 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:

The request includes the proposed rezone and combination of six tracts to be consistent with the use of the existing business.

RECEIVED

6.29.2023

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 rezone is consistent with nearby uses. One of the adjacent tracts is currently zoned M-1 and the proposed rezone and combination of the parcels will result in a suitable use.

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

The adjacent uses are RA200, R75, C2, and M1. A screening is proposed along residential uses so that the development will not impact adjacent property owners.

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

The developer would like to combine the lots and utilize for his construction office and storage facility. The existing zoning is currently R75 and C2. The proposed rezone will result in a uniform zoning across all tracts.

- (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:

The developer does not anticipate an increase in transportation facilities, utilities, or schools usage. The development consists of a construction office and storage facility.

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

The lots are located within the Regional Activity Centers and Community Mixed Use Areas per the Gwinnett 2040 Unified Plan. The proposed rezone is consistent with 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:

The request includes the proposed rezone and combination of six tracts to be consistent with the use of the existing business.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

8/25/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carter Engineering Consultants, Inc.</u>	NAME: <u>Joaquin Trejo, Norma A. Trejo, Chucktown Properties LLC, Michael Massey, Gerald Shelton, Elaine Z. Shelton</u>
ADDRESS: <u>1010 Commerce Drive</u>	ADDRESS: <u>3375 Highway 29 South</u> 146 Cheek Street <u>3365 Lawrenceville Highway</u>
CITY: <u>Bogart</u>	CITY: <u>Lawrenceville</u> Homer <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30622</u>	STATE: <u>GA</u> ZIP: <u>30044</u> GA 30547 <u>GA 30044</u>
PHONE: <u>770-725-1200</u>	PHONE: _____
EMAIL: <u>jessica@carterengineering.com</u>	EMAIL: _____
CONTACT PERSON: <u>Jessica Hood</u> PHONE: <u>770-725-1200</u>	
CONTACT'S E-MAIL: <u>jessica@carterengineering.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R75, C2, M1 to M1</u>	BUILDING/LEASED SQUARE FEET: <u>18,632</u>
PARCEL NUMBER(S): <u>R6152 013, R6152 282, R6152 005, R6152 006A, R6152 007, R6152 401</u>	ACREAGE: <u>21.38</u>
ADDRESS OF PROPERTY: <u>3375 NE Highway 29, 3385 Lawrenceville Highway NE, 3395 Lawrenceville Highway, 3385 Lawrenceville Highway, 3365 Highway 29 NE, Lawrenceville Highway</u>	
SPECIAL USE REQUESTED: <u>Contractors office and material storage facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

7/14/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION


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



Signature of Applicant 07/14/2023
Date

J. Brian Kimsey, P.E.

Type or Print Name and Title



Signature of Notary Public 07/14/23
Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024
Notary Seal

RECEIVED

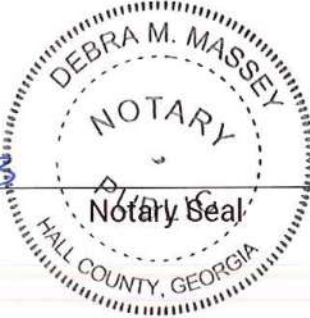
7/14/2023

SPECIAL USE PERMIT
~~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.

Joaquin Trejo 6-28-23
Signature of Property Owner Date
N.A. Trejo

Joaquin Trejo + Norma A. Trejo Owner
Type or Print Name and Title

Debra Massey 6-28-2023
Signature of Notary Public Date
exp 7/12/2026


RECEIVED

7/14/2023

SPECIAL USE PERMIT
~~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.



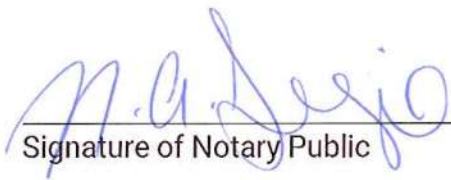
Signature of Property Owner

6-28-2023

Date

Michael Massaf owner.

Type or Print Name and Title



Signature of Notary Public

6/28/2023

Date



RECEIVED

7/14/2023

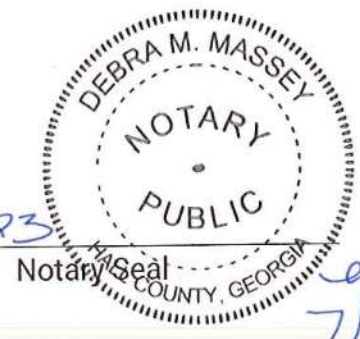
SPECIAL USE PERMIT
~~REZONING~~ PROPERTY OWNER'S CERTIFICATION

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.

Elaine Z. Shelton 6/28/23
Signature of Property Owner Date

Elaine Shelton - owner
Type or Print Name and Title

Debra M. Massey 6-28-2023
Signature of Notary Public Date



RECEIVED

7/14/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

J. Brian Kimsey, P.E.

Type or Print Name

07/14/2023

Date



Signature of Notary Public

07/14/23

Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA

My Commission Expires 01/01/2024


RECEIVED

7/14/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

 07/14/2023 J. Brian Kimsey, P.E.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 07/14/23
SIGNATURE OF NOTARY PUBLIC DATE

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

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. Brian Kimsey, P.E.
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

7/14/2023

SPECIAL USE PERMIT

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 - 152 - 013
(Map Reference Number) District Land Lot Parcel

Joaquin Trejo N.A. Trejo 6-28-2023
Signature of Applicant Date

Joaquin Trejo Norma A. Trejo Owners
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)

V. Schobey TSA II
NAME TITLE
6/29/2023
DATE

RECEIVED

7/14/2023

SPECIAL USE PERMIT

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 - 152 - 282
(Map Reference Number) District Land Lot Parcel

Norma A. Trejo
Signature of Applicant

6-28-2023
Date

Norma A. Trejo
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)

Vickie Schley
NAME

TSA II
TITLE

6/29/2023
DATE

RECEIVED

7/14/2023

SPECIAL USE PERMIT

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 - 152 - 005
(Map Reference Number) District Land Lot Parcel

Michael Messer 6-28-2023
Signature of Applicant Date

Michael Messer Pres.
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)

Vickie Scholey TSA II
NAME TITLE
6/29/2023
DATE

RECEIVED

7/14/2023

SPECIAL USE PERMIT

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

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 152 - 006A
(Map Reference Number) District Land Lot Parcel

 6-28-2023
Signature of Applicant Date

Michael Massay OWNER
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)

R. Schoby TSA II
NAME TITLE
6/29/2023
DATE

RECEIVED

7/14/2023

SPECIAL USE PERMIT

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

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 152 - 007
(Map Reference Number) District Land Lot Parcel

Elaine Z. Shelton
Signature of Applicant

6/28/23
Date

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

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V. Schabky
NAME

TSA II
TITLE

6/29/2023
DATE

RECEIVED

7/14/2023

SPECIAL USE PERMIT

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 152 - 401
(Map Reference Number) District Land Lot Parcel

6-28-2023

Signature of Applicant

Date

MICHAEL MASSEY

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)

rickie behagy
NAME

TSA II
TITLE

6/29/2023
DATE

RECEIVED

8/25/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carter Engineering Consultants, Inc.</u>	NAME: <u>Chucktown Properties LLC, Michael Massey, Gerald Shelton, Elaine Z. Shelton</u>
ADDRESS: <u>1010 Commerce Drive</u>	ADDRESS: <u>146 Cheek Street</u> <u>3365 Lawrenceville Highway</u>
CITY: <u>Bogart</u>	CITY: <u>Homer</u> <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30622</u>	STATE: <u>GA</u> ZIP: <u>30547</u> <u>GA</u> <u>30044</u>
PHONE: <u>770-725-1200</u>	PHONE: <u>770-531-0311</u>
EMAIL: <u>jessica@carterengineering.com</u>	EMAIL: <u>debbie@southernpremiercontractors.com</u>
CONTACT PERSON: <u>Jessica Hood</u> PHONE: <u>770-725-1200</u>	
CONTACT'S E-MAIL: <u>jessica@carterengineering.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R75, C2, M1</u> REQUESTED ZONING DISTRICT: <u>M1</u>	
PARCEL NUMBER(S): <u>R6152 005, R6152 006A, R6152 007, R6152 401</u> ACREAGE: <u>20.21</u>	
ADDRESS OF PROPERTY: <u>3395 Lawrenceville Highway, 3385 Lawrenceville Highway, 3365 Highway 29 NE, Lawrenceville Highway</u>	
PROPOSED DEVELOPMENT: <u>Contractors office and material storage facility</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>4</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>14,147</u>
Gross Density: _____	Density: _____
Net Density: _____	


PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6.29.2023

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

06/29/2023

Date

J. Brian Kimsey, P.E.

Type or Print Name and Title



Signature of Notary Public

06/29/2023

Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

Notary Seal

RECEIVED

6.29.2023

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.



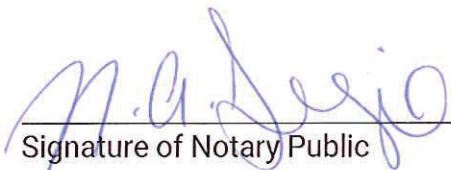
Signature of Property Owner

6-28-2023

Date

Michael Massaf owner.

Type or Print Name and Title

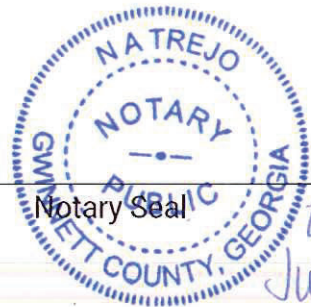


Signature of Notary Public

6/28/2023

Date

Notary Seal



RECEIVED

6.29.2023

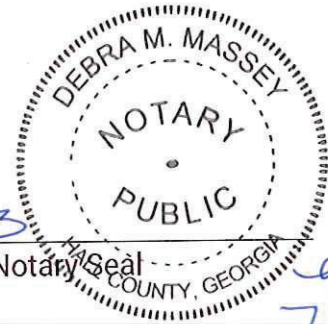
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Elaine Z. Shelton 6/28/23
Signature of Property Owner Date

Elaine Shelton - owner
Type or Print Name and Title

Debra M. Massey 6-28-2023
Signature of Notary Public Date




exp. 7/12/2025

RECEIVED

6.29.2023

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.


06/29/2023
J. Brian Kimsey, P.E.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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


06/29/23

SIGNATURE OF NOTARY PUBLIC DATE

Seven Perry
NOTARY PUBLIC
 Clarke County, GEORGIA
 My Commission Expires 01/01/2024

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. Brian Kimsey, P.E.

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

6.29.2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 152 - 005
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

6-28-2023

Date

Michael Messer Pres.

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)

Vickie Schokky

NAME

TSA II

TITLE

6/29/2023

DATE

RECEIVED


6.29.2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 6 - 152 - 006A
(Map Reference Number) District Land Lot Parcel

 6-28-2023

Signature of Applicant Date

Michael Massey OWNER

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

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N. Schoby TSA II

NAME TITLE
6/29/2023

DATE

RECEIVED

6.29.2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 6 - 152 - 007
(Map Reference Number) District Land Lot Parcel

Elaine Z. Shelton
Signature of Applicant

6/28/23
Date

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.*****

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V. Schabky
NAME

TSA II
TITLE

6/29/2023
DATE

RECEIVED

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PARCEL I.D. NUMBER: 6 - 152 - 401
(Map Reference Number) District Land Lot Parcel



6-28-2023

Signature of Applicant

Date

MICHAEL MASSEY

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.*****

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Michelle Behagy

NAME

TSA II

TITLE

6/29/2023

DATE

RECEIVED

6.29.2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carter Engineering Consultants, Inc.</u>	NAME: <u>Joaquin Trejo and Norma A. Trejo</u>
ADDRESS: <u>1010 Commerce Drive</u>	ADDRESS: <u>3375 Highway 29 South</u>
CITY: <u>Bogart</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30622</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-725-1200</u>	PHONE: _____
EMAIL: <u>jessica@carterengineering.com</u>	EMAIL: _____
CONTACT PERSON: <u>Jessica Hood</u> PHONE: <u>770-725-1200</u>	
CONTACT'S E-MAIL: <u>jessica@carterengineering.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R75, C2</u> REQUESTED ZONING DISTRICT: <u>M1</u>	
PARCEL NUMBER(S): <u>R6152 013, R 6152 282</u> ACREAGE: <u>1.17</u>	
ADDRESS OF PROPERTY: <u>3375 NE Highway 29, 3385 Lawrenceville Highway NE</u>	
PROPOSED DEVELOPMENT: <u>Material storage facility</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>4,485</u>
Gross Density: _____	Density: _____
Net Density: _____	


PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

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REZONING APPLICANT'S CERTIFICATION

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Signature of Applicant

06/29/2023

Date

J. Brian Kimsey, P.E.

Type or Print Name and Title



Signature of Notary Public

06/29/2023

Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

Notary Seal

RECEIVED

6.29.2023

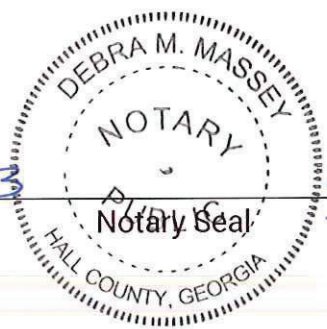
REZONING PROPERTY OWNER'S CERTIFICATION

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Joaquin Trejo 6-28-23
Signature of Property Owner Date
N.A. Trejo

Joaquin Trejo + Norma A. Trejo Owner
Type or Print Name and Title

Debra Massey 6-28-2023
Signature of Notary Public Date
exp 7/12/2026




RECEIVED

6.29.2023

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.


06/29/2023
J. Brian Kimsey, P.E.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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


06/29/23

SIGNATURE OF NOTARY PUBLIC DATE

Seven Perry
NOTARY PUBLIC
 Clarke County, GEORGIA
 My Commission Expires 01/01/2024

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. Brian Kimsey, P.E.

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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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 6 - 152 - 013
(Map Reference Number) District Land Lot Parcel

Joaquin Trejo N.A. Trejo 6.28.2023
Signature of Applicant Date

Joaquin Trejo Norma A. Trejo Owners
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)

V. Schobey TSA II
NAME TITLE
6/29/2023
DATE

RECEIVED

6.29.2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 6 - 152 - 282
(Map Reference Number) District Land Lot Parcel

N.A. Trejo
Signature of Applicant

6.28.2023
Date

Norma A. Trejo
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)

Nikie Schley
NAME

TSA II
TITLE

6/29/2023
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		08.09.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZC2023-00028 / RZC2023-00029 / SUP2023-00051	
Case Address:		3375 Lawrenceville Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lawrenceville Highway (SR 8) is a principal arterial. ADT = 27,800.		
2	1.1 miles to the nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	Lawrenceville Highway (SR 8) is maintained by the Georgia Department of Transportation (GDOT). The developer shall coordinate with GDOT on any access or driveway issues.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

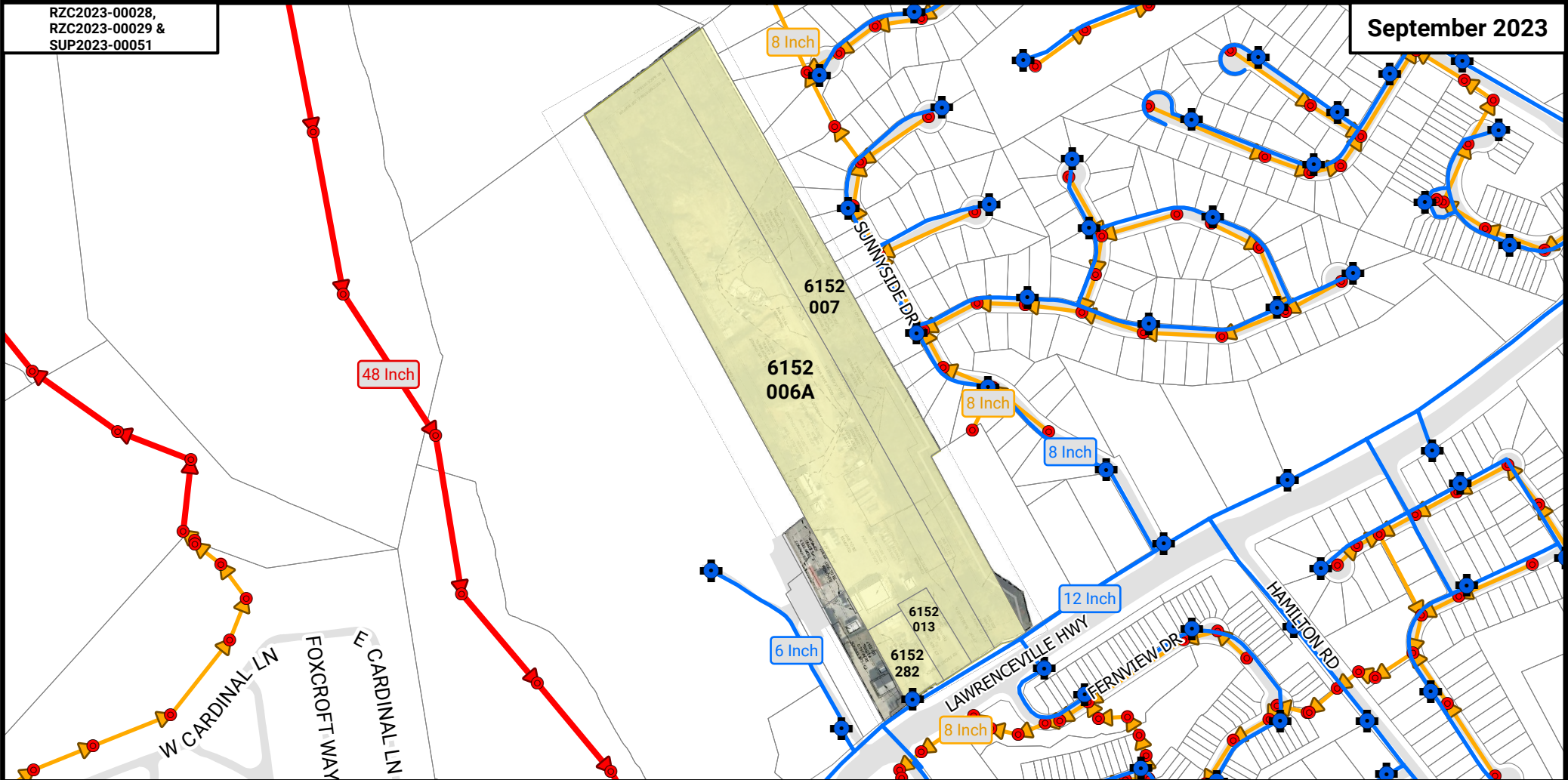
Note: Attach additional pages, if needed

Revised 7/26/2021



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

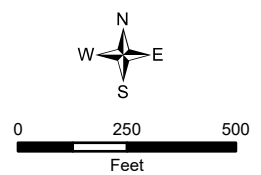
TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZC2023-00028, RZC2023-00029 & SUP2023-00051	
Case Address:		3375 & 3365 Hwy 29 NE, 3385 Lawrenceville Hwy NE, 3395 & 3385 Lawrenceville Hwy	
Comments:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
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			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
1			
2			
3			
4			
5			
6			
7			



3375 & 3365 Hwy 29 NE, 3385 Lawrenceville Hwy NE,
3395 & 3385 Lawrenceville Hwy
R75, C2, M1 to M-1

Water & Sewer Utility Map

- LEGEND**
- Water Main
 - Manhole
 - Hydrant
 - Sewer Collector
 - Sewer Interceptor



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]



RZC2023-00028

SUNNYSIDE DR

GROVE MEADOWS CV

SUNNYSIDE CT

LAUREL SPRINGS CT

BROOK LEA DR

BROOK LEA CV

SAINTE JAMES CT

SAINTE JAMES PL

W CARDINAL LN

LAWRENCEVILLE HWY

FERNVIEW DR

HAMILTON RD

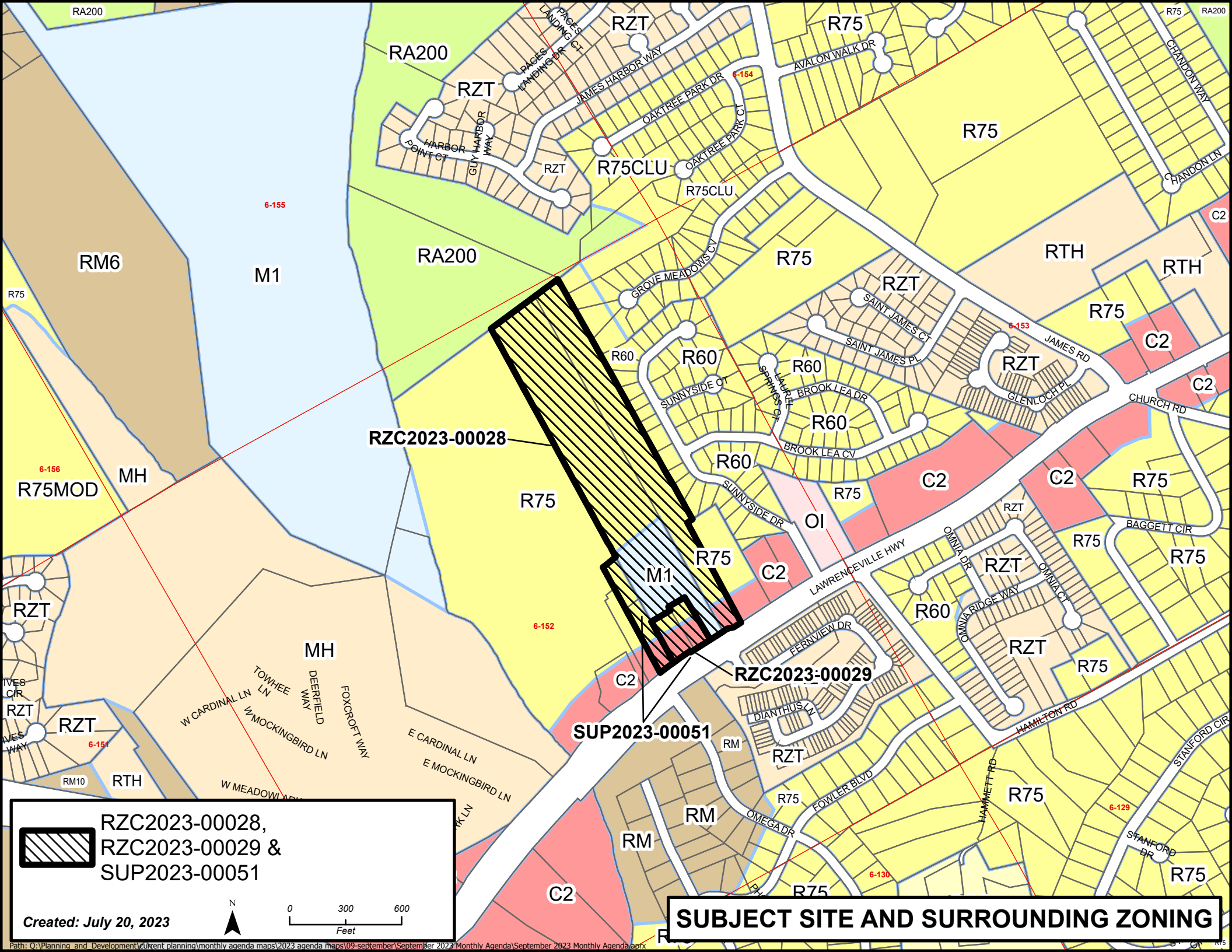
OMEGA DR


RZC2023-00029


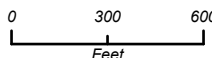
SUP2023-00051

**RZC2023-00028,
RZC2023-00029 &
SUP2023-00051**

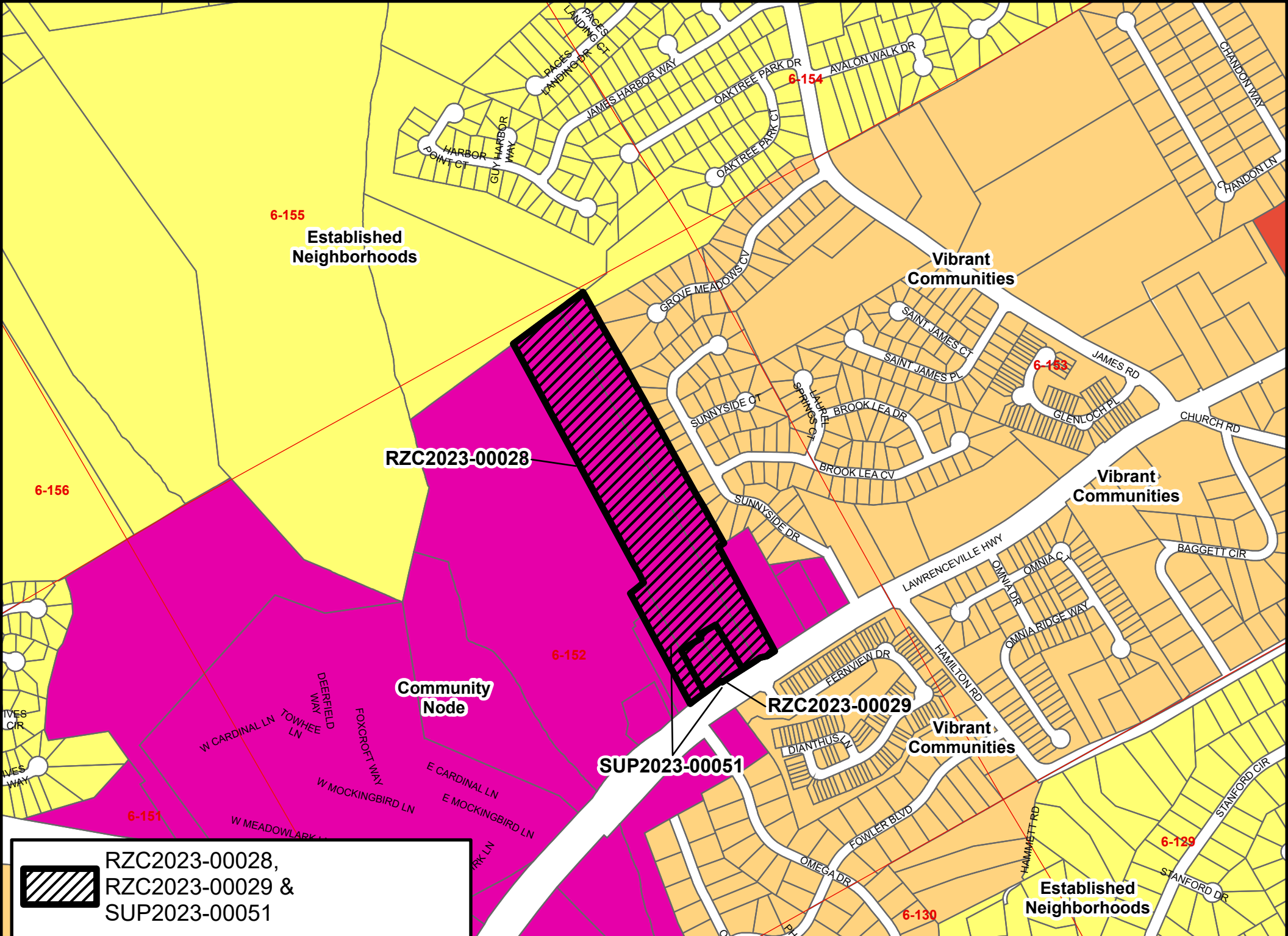
Created: July 20, 2023





**RZC2023-00028,
RZC2023-00029 &
SUP2023-00051**

Created: July 20, 2023
 


SUBJECT SITE AND SURROUNDING ZONING



 RZC2023-00028,
RZC2023-00029 &
SUP2023-00051

Created: July 20, 2023

0 300 600
Feet

N

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION