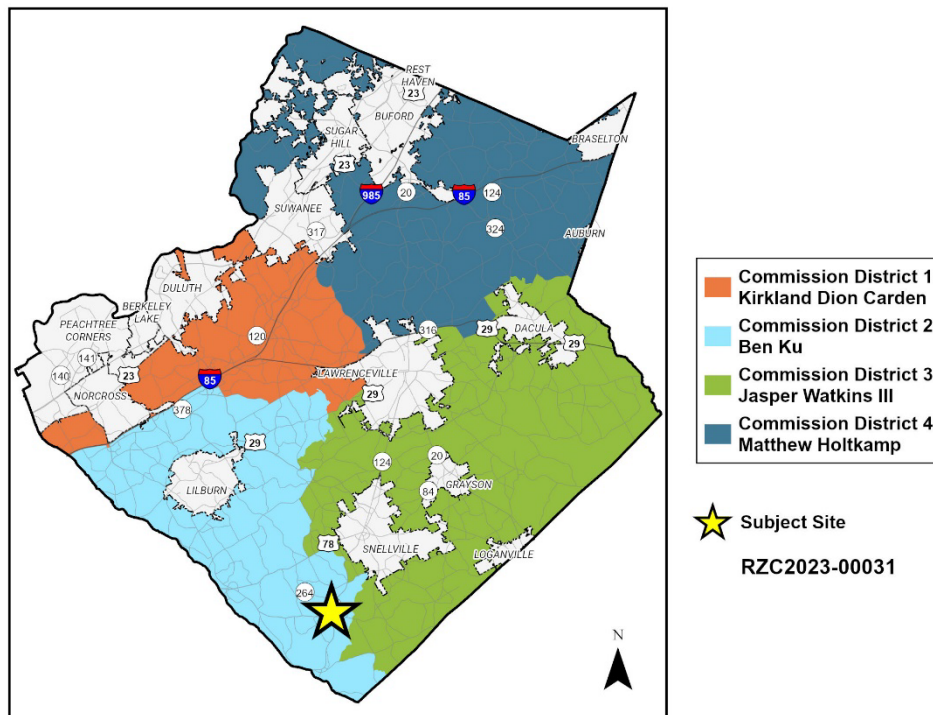


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2023-00031
Current Zoning: O-I (Office-Institutional District)
Overlay District: Centerville/Highway 124 Corridor Overlay District
Request: Rezoning to C-2 (General Business District)
Additional Requests: Variances and Waiver
Address: 3750 Zoar Church Road
Map Number: R6019 068 (portion)
Site Area: 2.57 acres
Square Feet: 5,400
Proposed Development: Restaurant (drive-thru)
Commission District: District 2 – Commissioner Ku
Character Area: Neighborhood Node

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 12/5/2023
Board of Commissioners Advertised Public Hearing Date: 12/12/2023

Applicant: Chick-fil-A, Inc. c/o Troutman, Pepper, Hamilton, Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, GA 30308

Owner: Presbyterian Church of the Redeemer, Inc.
3750 Zoar Church Road
Snellville, GA 30039

Contact: David C. Kirk

Contact Phone: 404.885.3415

Zoning History

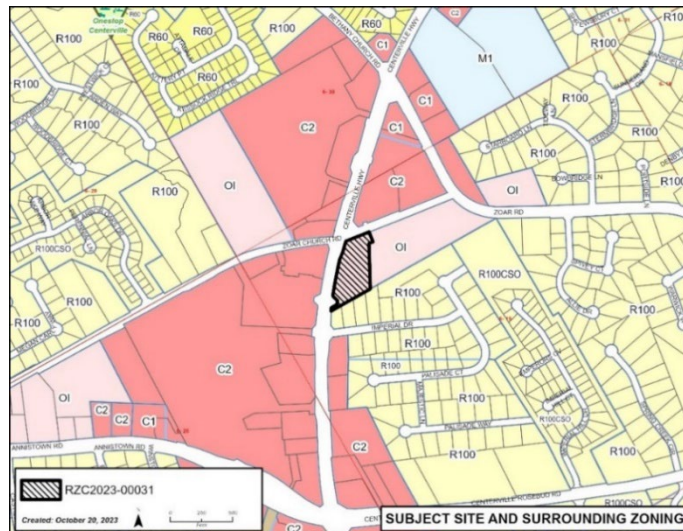
The subject property is zoned O-I (Office-Institutional District). A rezoning application from RA-200 (Agriculture-Residence District) to C-2 (General Business District) for a shopping center was approved in 1973, pursuant to RZ-20-73. In 1985, the property was rezoned from C-2 to O-I for a church and accessory uses, pursuant to RZ-82-85. The subject property is located in the Centerville/Highway 124 Corridor Overlay District.

Existing Site Condition

The subject property is a 2.57-acre portion of a parcel located at the southeast corner of the intersection of Zoar Church Road and Centerville Highway. The property contains a place of worship and associated parking lot. No improvements exist on the portion of the property related to this request. Access to the site is provided by a full access driveway onto Zoar Church Road. There is existing sidewalk along Zoar Church Road and Centerville Highway. The site slopes downwards from the northwest to the southeast by approximately 10 feet. There is an existing 50-foot buffer along the southern property line adjacent to the residential properties. The nearest Gwinnett County Transit stop is approximately 4.8 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by a mixture of commercial, institutional, and residential uses. To the east, on the same parcel is an existing place of worship. A grocery store is located to the north across Zoar Church Road. An auto parts store is located to the west across Centerville Highway. To the south is Imperial Village, a single-family detached subdivision. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|----------|---------------------------|--------|---------------------|
| Proposed | Restaurant (drive-thru) | C-2 | N/A |
| North | Commercial | C-2 | N/A |
| East | Place of Worship | O-I | N/A |
| South | Single-Family Residential | R-100 | 1.57 units per acre |
| West | Commercial | C-2 | N/A |

Project Summary

The applicant requests rezoning of a 2.57-acre portion of a property from O-I to C-2 for a drive-thru restaurant, including:

- A 5,400 square foot restaurant with a drive-thru, to be finished with brick veneer and metal coping.
- 62 interior seats and 16 exterior outdoor patio seats.
- An order point detached canopy, covering a portion of the drive-thru located in the front yard of the restaurant.
- An attached canopy at the drive-thru pick up area.
- 71 off-street parking spaces.
- A two-lane drive-thru with required bypass lane.
- One right-in-right-out driveway onto Centerville Highway with a deceleration lane.
- Interparcel access with the adjacent place of worship to the east providing access to Zoar Church Road by way of an existing driveway with a proposed deceleration lane.
- Right-of-way dedication along Centerville Highway.
- A dumpster enclosure at the southeast corner of the property.
- A stormwater management pond located along Centerville Highway at the southwestern corner of the property and an underground stormwater management facility located within the parking area.
- A 55-foot-wide undisturbed buffer along the southern property line adjacent to single-family residences.

Zoning and Development Standards

The applicant is requesting a rezoning to C-2 (General Business District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

| Standard | Required | Proposed | Meets Standard? |
|----------------------|--|-----------|-----------------|
| Building Height | Maximum 45' | <30' | YES |
| Front Yard Setback | Minimum 15' | >15' | YES |
| Side Yard Setback | Minimum 10' | >10' | YES |
| Rear Yard Setback | Minimum 30' | >30' | YES |
| Parking (Commercial) | Minimum 36 spaces Maximum 71 spaces | 71 spaces | YES |
| Landscape Strip | Minimum 10' | 10' | YES |
| Zoning Buffer | Minimum 75' | 55' | NO* |

* Applicant is requesting a waiver from the buffer standard.

In addition, the following standards apply to development in the Centerville/Highway 124 Corridor Overlay District:

| Standard | Meets Standard? |
|---|-----------------|
| A minimum four-foot-wide sidewalk shall connect the entrance of the building to the public rights-of-way | YES |
| A 2'x8' concrete pad, located outside of the right-of-way, designed to accommodate future pedestrian amenities such as benches, planters and trash containers. | NO* |
| No more than 20% of the parking area to be located in the front of building | NO** |
| Streetlights along all public rights-of-way shall utilize decorative light poles/fixtures. Streetlights shall be staggered, 150 feet on-center, along both sides of the roadway. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. | NO* |
| A minimum 10-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. | NO* |
| Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center along the right of way. | NO* |

* This requirement must be satisfied during the permitting process.

** Applicant is asking for a variance from the 20% parking location standard.

Variance Requests

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

1. Section 220-30.3.E.3 – Design Requirements – Parking and Accessory Structures

Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).

The applicant is requesting a variance to allow for approximately 50% of the parking spaces to be located in front of the building.

2. Section 230-120.7 – Accessory Building, Structure and Use Standards

All accessory buildings or structures shall be located in the rear yard unless explicitly stated otherwise in this section.

The applicant proposes a variance to allow for an accessory structure (detached canopy) to be located to the front of the building.

Waiver Request

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

1. Section 610-20.5.A – Minimum Buffer Requirements

The minimum required buffer for a new C-2 development adjacent to an R-100 zoned property shall have a 75-foot-wide buffer adjacent to all residential zoned property lines.

The applicant proposes to reduce the required 75-foot-wide undisturbed buffer to a 55-foot-wide undisturbed buffer for the southern portion of the property.

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

Staff Analysis

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

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

The site is surrounded by a mixture of commercial, institutional, and residential uses. It is located at a major intersection where three of the four quadrants surrounding the intersection have commercial uses. Across Zoar Church Road to the north is a grocery store and across Centerville Highway to the west is an automobile parts store. A restaurant with drive-thru would be suitable in view of the use and development of adjacent and nearby property. However, the setback of the restaurant from the intersection and the orientation of the building with the rear façade facing towards the sidewalk and the major thoroughfare, would not be appropriate and could be improved with reconfiguring the site.

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

The proposed rezoning would not adversely impact the existing use or usability of adjacent or nearby property. The rezoning is proposed at a 2.57 site, located at a major intersection along Centerville Highway. The proximity to an intersection and major thoroughfare should support the suitability of a commercial development. A restaurant with drive-thru is compatible with existing commercial developments in the nearby area. This proposed development would have

access to both streets of the intersection which allows better access to and from the restaurant. Potential adverse effects can be mitigated with additional conditions of approval.

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

The property has a reasonable economic use as currently zoned.

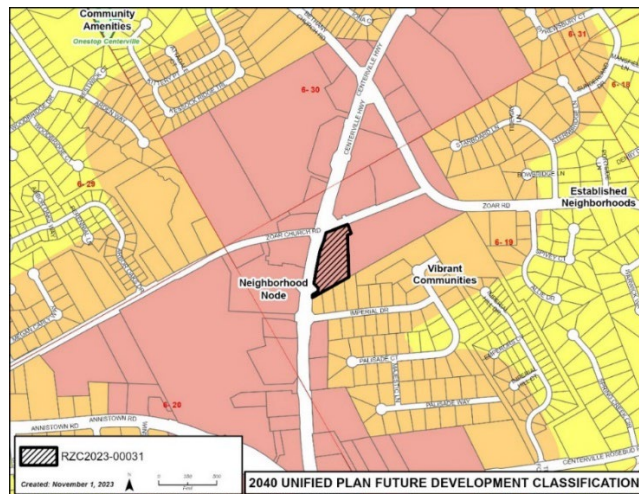
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; 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 request are attached (Exhibit F).

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

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

A commercial use such as a restaurant with drive-thru could be compatible with the Character Area when it supports pedestrian-friendly development serving the nearby residential areas. While the proposed use is appropriate, the site design does not align with the vision of the 2040 Unified Plan or UDO. The double drive-thru lane is the prominent and most visible feature of the site. Moving the proposed building closer to the road frontage and having the drive-thru behind the building would be more consistent with the intent of the Unified Plan.



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

This property fronts an intersection with other commercial uses and is within an Activity Center/Corridor overlay district, which supports a commercial use. There are existing sidewalks along both frontages of the site providing pedestrian access to the nearby residential areas. Rezoning this portion of the Centerville Highway and Zoar Church Road intersection would allow an active commercial use. However, the site should be reconfigured to be better aligned with the overlay district and 2040 Unified Plan requirements.

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

The applicant requests a variance to allow for more than 20% of parking to be located to the front of the building. Approximately 50% of the parking spaces are located between Zoar Church Road and the building. Allowing this much parking in front of the building is not aligned with the intent of the Overlay District nor the Unified Plan, which encourages more pedestrian-friendly designed developments.

The second variance to allow an accessory structure in the front yard is also not aligned with the intent of the Overlay District nor the Unified Plan. Redesigning the site to have the drive-thru behind the building would eliminate the need for this variance.

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

The applicant requests to reduce the undisturbed zoning buffer along the southern property line from 75-foot-wide to 55-foot-wide, adjacent to the R-100 zoned parcels. The intent of the buffer regulations is to reduce potential impacts such as noise, light, or dust from more intense development on residential properties. Conditions of approval should be added to provide additional screening to better screen the proposed development from the existing residences. Approval of the requested waiver would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

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 **APPROVAL WITH CONDITIONS** of the rezoning request.

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

1. To allow for more than 20% of parking to be located in the front of the building.
2. To allow for an accessory structure to be located in the front yard.

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

1. To reduce the undisturbed zoning buffer along the southern property line adjacent to the R-100 zoned property to 55-feet.

Planning Commission Recommendation

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

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

1. To allow for more than 20% of parking to be located in the front of the building.
2. To allow for an accessory structure to be located in the front yard.

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

1. To reduce the undisturbed zoning buffer along the southern property line adjacent to the R-100 zoned property to 55-feet.

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

Approval C-2 (General Business District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Condition C: Building Elevations dated received September 28, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The final site plan shall be subject to the review and approval of the Department of Planning and Development.
3. An 8-foot-tall privacy fence shall be installed along the edge of the 55-foot-buffer on the southern property line. Additional plantings may be required to screen. Final buffer enhancement plan is subject to the review and approval of the Department of Planning and Development.
4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
5. The development shall comply with all requirements of the Centerville/Highway 124 Corridor Overly Zoning District.

6. The developer shall coordinate with the Gwinnett County Department of Transportation

regarding access improvements to Zoar Church Road.

Exhibits:

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

Exhibit A: Site Visit Photos



View of existing entrance to property



View of Centerville Highway and Zoar Church Road intersection facing north



View of property facing south



View of property facing east, from Centerville Highway

Exhibit B: Site Plan

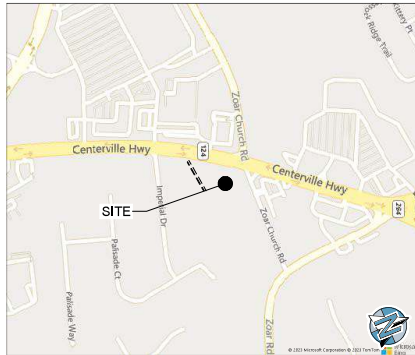
[attached]

SITE NOTES:

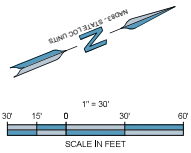
- 1) THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
- 2) STORMWATER MANAGEMENT IS PROPOSED IN UNDERGROUND FACILITIES.
- 3) NO PORTION OF THIS PROPERTY IS WITHIN THE 100-YEAR FLOOD ZONE.
- 4) THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PROPERTY.

| LEGEND | |
|--------|------------------------|
| --- | PROPERTY LINE |
| ⊙ | PARKING COUNT |
| ⊕ | TRAFFIC SIGN |
| → | PAINTED TRAFFIC ARROWS |

| SITE DATA | |
|---|---|
| ADDRESS: | CENTERVILLE HWY & ZOAR CHURCH ROAD SNELLVILLE, GA 30039 |
| TAXSEL ID: | 05013058 |
| JURISDICTION: | WINNETT COUNTY |
| CURRENT ZONING: | CU (COMMERCIAL/COMMUNITY CENTER) |
| PROPOSED ZONING: | C-2 (GENERAL BUSINESS CENTER) |
| CURRENT DISTRICT: | CENTRALEAST/EMERSON PARK OVERLAY DISTRICT |
| FUTURE LAND USE: | NEIGHBORHOOD NODE |
| PROPERTY AREA: | 2.587 AC |
| PARKING CALCULATIONS | |
| TOTAL REQUIRED: | MIN. 1 SPACES / 150 SF = 5330 / 150 = 36 SPACES |
| TOTAL PROPOSED: | MAX. 1 SPACE / 175 SF = 5330 / 175 = 71 SPACES |
| TOTAL PROPOSED: | 71 SPACES |
| BUILDING SETBACKS | |
| YARD | REQUIRED |
| FRONT (WESTER 124) | 15 FT |
| FRONT (NORTHSIDE CHURCH RD) | 15 FT |
| SIDE (SOUTHREBENTHALL) | 10 FT |
| REAR (EASTCHURCH) | 30 FT |
| LANDSCAPE BUFFERS | |
| YARD | REQUIRED |
| FRONT (WESTER 124) | 10 FT |
| FRONT (NORTHSIDE CHURCH RD) | 10 FT |
| SIDE (SOUTHREBENTHALL) | 75 FT |
| REAR (EASTCHURCH) | 3 FT |
| BUILDING DATA | |
| BUILDING FLOOR AREA: | TOTAL GROUND 5,335 SF |
| BUILDING HEIGHT MAXIMUM: | 45 FT |
| BUILDING HEIGHT PROPOSED: | 30 FT |
| * PARCELS ID FOR ADJACENT TRACTS. CURRENT SUBDIVISIONS UNDER REVIEW, PLAT 2023-0031 | |
| ** SEE PLANS FOR PROPOSED BUFFER LINES | |



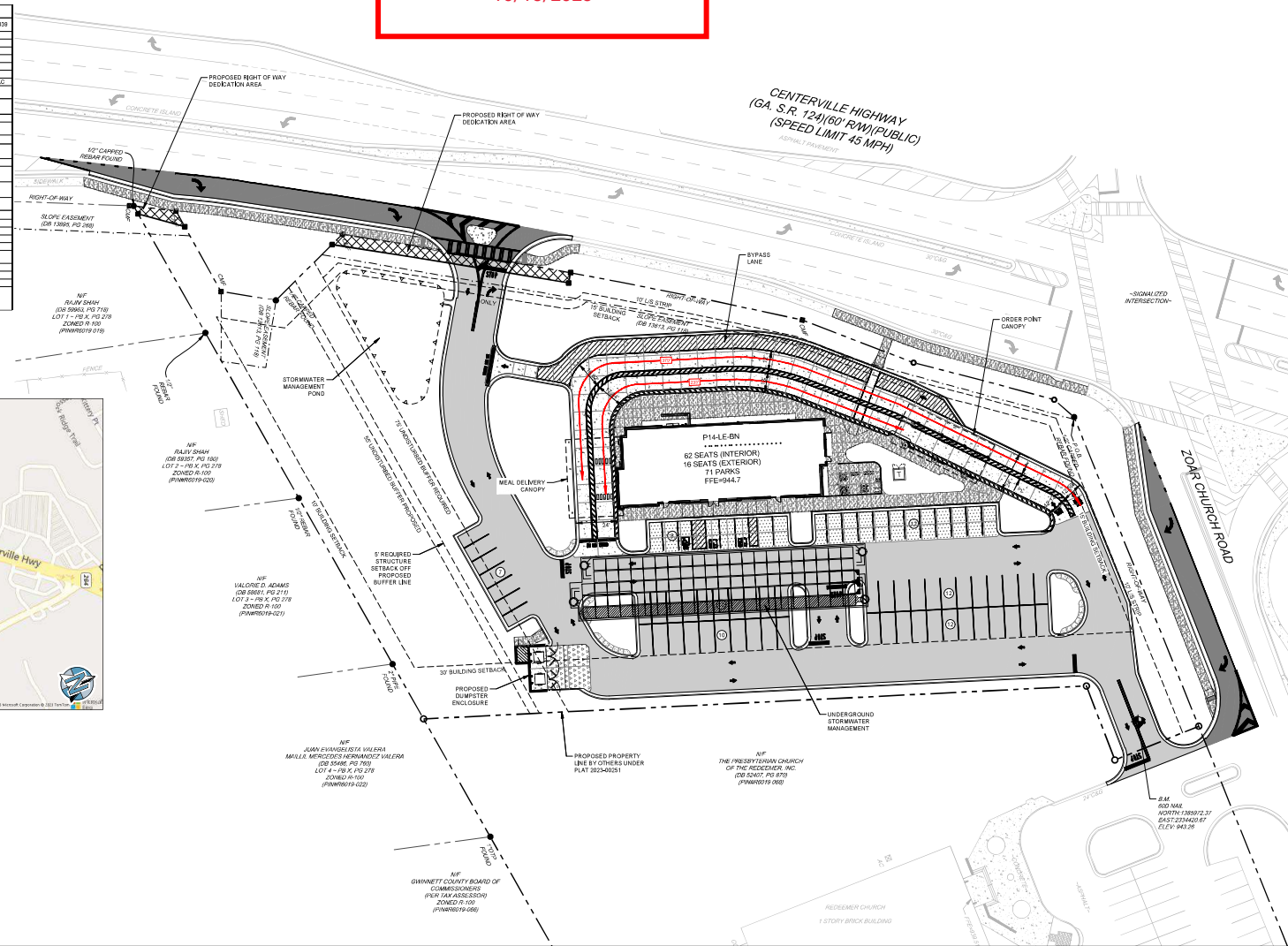
VICINITY MAP NOT TO SCALE



**WINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

 10/18/2023



DEVELOPER:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30348-2998
(404) 905-1145

CONTACT: MRS. JENN SANTELLI

ENGINEER:
FORESITE group
ForeSite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
www.fs-gc.net
770.368.1399
770.368.1944

PROJECT:
CHICK-FIL-A #05582
CENTERVILLE HWY & ZOAR CHURCH ROAD
SNELLVILLE, GA 30039
PARCEL #R6019 088

SEAL:

| REVISIONS | DATE |
|-----------|------|
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| | |
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| | |
| | |
| | |
| | |

PROJECT MANAGER: MRS
DRAWING BY: JYP
JURISDICTION: WINNETT COUNTY, GA
DATE: 2023/10/10
SCALE: 1" = 30'
TITLE:

REZONING PLAN

SHEET NUMBER: **1 OF 1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 397.030

Exhibit C: Building Elevations

[attached]

RECEIVED

9/28/2023



WEST ELEVATION (FACING CENTERVILLE HIGHWAY)

1/16" = 1'-0"



EAST ELEVATION (FACING INTERIOR SITE)

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



NORTH ELEVATION (FACING ZOAR CHURCH ROAD)

1/16" = 1'-0"

DESIGN OVERVIEW - EXTERIOR ELEVATIONS

05562, CENTERVILLE HWY & ZOAR CHURCH ROAD, 3756 ZOAR CHURCH ROAD, SNELLVILLE, GA 30339



RECEIVED

9/28/2023

BR-A

BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



BR-B

BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



EC-1

PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



PT-113

EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1

STOREFRONT
COLOR: DARK BRONZE

EXTERIOR FINISHES



PERSPECTIVE VIEW - REFUSE ENCLOSURE



PERSPECTIVE VIEW - ORDER POINT CANOPY

DESIGN OVERVIEW - FINISHES, REFUSE, OP CANOPY

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

[attached]

10/10/2023
troutman.com

David C. Kirk
david.kirk@troutman.com

September 28, 2023 (Revised October 10, 2023)

VIA ELECTRONIC SUBMITTAL

Mr. Marc Rosengart
Planner II
Gwinnett County Department of Planning & Development
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

**Re: REVISED LETTER OF INTENT – Rezoning Request for Property Located at
3750 Zoar Church Road (“Subject Property”)**

Dear Mr. Rosengart:

As authorized by Presbyterian Church of the Redeemer, Inc., the owner of the Subject Property (the “Owner”), and on behalf of Chick-fil-A, Inc. (“Chick-fil-A” or the “Applicant”) I am pleased to provide for review and consideration by Gwinnett County this Revised Letter of Intent in support of an application requesting rezoning of the approximately 2.567 acre Subject Property from its current zoning classification of O-I (Office-Institutional) to C-2 (General Commercial) to allow for the development of a Chick-fil-A restaurant on the Subject Property. In addition, this application seeks the approval of two concurrent variances:

1. A Variance from Section 220-30.3.E.3 of the Gwinnett County Unified Development Ordinance (the “UDO”) to allow for more than 20% of the parking associated with the new restaurant to be in the front or side of the building on the Subject Property, which is a corner lot; and
2. A Variance from Section 230-120.7 of the UDO to allow for an accessory structure (the proposed Order Point Canopy) to be placed in the front yard of this corner lot.

Finally, this application seeks the concurrent approval of a Waiver to reduce the 75-foot buffer required by Section 610-20.2.A of the UDO to 55 feet to accommodate the proposed restaurant development.

Included with this Letter of Intent are the following materials either required by Gwinnett County or included for the County’s reference and use.

- A Complete Rezoning Application Form, including all necessary certification forms executed by the Owner and Applicant;

- A Legal Description and Survey of the Subject Property¹;
- A Site Plan;
- Proposed Building Elevations and Details;
- Standards Governing the Exercise of the Zoning Power (within the body of the Letter); and
- Verification of Paid Property Taxes.

Summary of the Proposed Project

The Applicant seeks the rezoning of the Subject Property and other associated approvals to allow for the development of a new Chick-fil-A restaurant approximately 5,400 square feet in size. The new restaurant will include 62 indoor seats and 16 outdoor seats for dining, a two-lane drive-through, 71 associated off-street parking spaces for guests and team members, and extensive landscaping. Vehicular access will be provided to Centerville Highway (S.R. 124) through a new curb cut and from Zoar Church Road via an existing curb cut shared with the Owner. Chick-fil-A intends to lease the Subject Property from the Owner.

Rezoning - Analysis of Standards Governing the Exercise of the Zoning Power as set forth in Section 270-20.5 of the Unified Development Ordinance

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 Applicant respectfully submits the proposed rezoning will permit a use (restaurant) that is suitable and consistent with the use and development of adjacent and nearby property. The Subject Property is situated in a Neighborhood Node Character Area and nearby development includes a variety of retail uses (Walmart, Advance Auto Parts, Aldi, and others) as well as restaurants (such as Wendy's, American Deli, and Waffle House), a post office, and small office uses. To the immediate east of the Subject Property is the Presbyterian Church of the Redeemer, the Owner of the Subject Property and Chick-fil-A's future landlord. To the immediate south is a residential development that will be separated from the proposed restaurant use by some existing vegetation as well as the proposed buffer, which Chick-fil-A intends to landscape to provide additional screening (it currently is mostly a grass field). The Owner intends to subdivide an existing 9.858-acre parcel to create the 2.567-acre Subject Property for the proposed Chick-fil-A. The remaining 7.291 acres will continue to be used by the Owner for church purposes. The proposed restaurant is a relatively small development with a density below that which is permitted in the requested C-2 zoning district and is, therefore, suitable in view of the use and development of nearby properties.

¹ Note: The Owner has submitted an application to subdivide the 2.567-acre Subject Property from a 9.858 tract (the "Parent Tract"), so legal descriptions for the Parent Tract, Subject Property (also "Tract 2") and remaining 7.291-acre tract ("Tract 1") are included, along with a Survey showing these parcels.

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

The Applicant respectfully states the existing use and useability of adjacent or nearby properties would not be adversely affected by the proposed rezoning or the development of the proposed Chick-fil-A restaurant. Much of the surrounding development along Centerville Highway (SR 124) is commercial in nature and includes a variety of retail, restaurant, and small office uses, both in small commercial centers and standing alone. The relatively small scale of the proposed restaurant, given the density permitted under the C-2 zoning district, will lessen any impact on adjacent residential property, as will the enhancement of the buffer between the proposed restaurant use and the residential property lines to the south.

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

The current zoning of the Subject Property limits the economic use to which it may be put in that many categories of office development are currently disfavored by the market, difficult to finance, and lacking tenant interest. The Subject Property has been vacant and undeveloped for a considerable period under its current zoning.

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.

Changing the current condition of the Subject Property from its current undeveloped state to an economically productive use will generate some impacts in the form of traffic and utility usage but such impacts are not anticipated to be excessive in light of the current capacity of such facilities. The proposed rezoning will not result in a use which will have any impact on schools.

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

The 2040 Unified Plan and Future Development Map adopted as part of the 2022 Plan Amendment indicate the Subject Property lies within the Neighborhood Node Character Area. The Applicant respectfully submits the proposed rezoning aligns with the policy and intent of the Neighborhood Node Character Area in that it contributes toward a smaller commercial/retail node and is intended to draw customers from the surrounding area. The intensity of the proposed use is low in comparison to the allowable height and density within the requested C-2 zoning district.

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.

For years, the Subject Property has been zoned O-I and vacant as part of the Presbyterian Church of the Redeemer campus. During this time, much of the surrounding property has developed into a mix of retail, restaurant, and similar uses. In fact, along over 7,000 feet of Centerville Highway, the Subject Property is one of only five parcels that does not have a commercial zoning classification. The proposed development of the Subject Property, as allowed under the requested rezoning, is a logical and reasonable step in the maturation of this Neighborhood Commercial Node.

Concurrent Variance Requests

In addition to the rezoning request, the Applicant is seeking two concurrent variances from the following provision of Title II of the UDO:

1. Section 220-30.3.E.3 – Design Requirements – Parking and Accessory Structures

Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).

The Subject Property is an unusually shaped corner lot on which Chick-fil-A proposes to construct a 5,400 square foot restaurant building. Because the Subject Property is a corner lot, it is considered to have two “front” yards under the UDO - one on Centerville Highway (SR 124) and the other on Zoar Church Road. Thus, one “front” of the proposed restaurant building faces Centerville Highway.

As shown on the accompanying site plan, all parking is located to the rear of the building when considered from this direction and, if considered alone, would fully meet the UDO requirement. However, since the elevation of the building facing Zoar Church Road is also considered the “front” of the building, 35 of the proposed 71 parking spaces (approximately 50%) of the parking are considered to be located “in front of” the proposed restaurant building and all 71 spaces (100%) are considered to be located “to the side” of the proposed restaurant building when viewed from this direction. The Applicant thus seeks relief to allow the parking to remain in its proposed location.

Since the Subject Property is a uniquely-shaped corner lot, the Applicant respectfully submits that it would be impossible to place the parking anywhere in relation to the building and meet the requirements noted above. Instead, the Applicant has placed all the parking to the rear of the building when viewed from Centerville Highway (SR 124), which is the more traveled and thus more visible frontage, in order to reduce the visual impact of the parking and meet the spirit of the UDO, if not the letter. Accordingly, the Applicant respectfully requests approval of this concurrent variance request.

2. Section 230-120-7 – Accessory Building, Structure and Use Standards

All accessory buildings or structures shall be located in the rear yard unless explicitly stated otherwise in this section.

As noted above, the Subject Property is an unusually shaped corner lot on which Chick-fil-A proposes to construct a 5,400 square foot restaurant building in addition to the two-lane drive-through. The drive-through employs an “Order Point Canopy” as an accessory structure intended to provide protection from the elements for team members and for guests as they place their order. Because the Subject Property is a corner lot, it is considered to have two “front” yards under the UDO - one on Centerville Highway (SR 124) and the other on Zoar Church Road. Thus, there is no true “rear” yard on the Subject Property within which Chick-fil-A may locate this canopy in a manner that functions properly and is in strict accordance with the requirements of Section 230-120-7 of the UDO.

As shown on the accompanying site plan, the Order Point Canopy is located between the restaurant building and Zoar Church Road. When viewed from Zoar Church Road, the Order Point Canopy is located to the front of the building. The Applicant seeks relief to allow the Order Point Canopy to remain in its proposed location.

Since the Subject Property is a uniquely-shaped corner lot, the Applicant respectfully submits that it would be impossible to place the Order Point Canopy anywhere in relation to the building where it would provide the necessary function and strictly meet the requirements of the UDO noted above. Instead, the Applicant has placed the canopy in the logical location required to meet the functional requirements of the drive-through with the intention to best serve Chick-fil-A’s guests. Accordingly, the Applicant also respectfully requests approval of this concurrent variance request.

Concurrent Waiver Request

In addition to the rezoning request, the Applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.2.A – Buffer Widths

Buffers shall meet the minimum width requirements for dissimilar districts as shown in Table 610.1 "Table of Minimum Buffer Requirements" as provided in Section 610-20.5, Minimum Buffer Requirements. [Table 610.1 indicates a minimum buffer width of 75 feet is required between new development on property zoned C-2 and existing adjacent development on property zoned R-100].

The Applicant respectfully requests the buffer on the south side of the proposed development be reduced from the required 75 feet to 55 feet to allow for the development of the proposed restaurant as shown on the site plan. Currently, the portion of the uniquely-shaped Subject Property to the south of the proposed restaurant location consists of a large, open, grassed field containing a power line serving the church (subject to an easement) and some mature vegetation south of the power line and adjacent to the residential property lines. While

the mature vegetation near the property lines provides a substantial buffering effect, Chick-fil-A intends to augment the landscaping in the proposed buffer area to provide additional screening and will do so as required by the UDO and any conditions of approval the Board of Commissioners may adopt. In addition, the proposed drive-through lanes are located on the opposite (north) side of the Subject Property and do not utilize external loudspeakers. Finally, site lighting for the proposed restaurant site will be directed inward toward the site and properly shielded to avoid any light spillover to adjacent properties. Thus, with these careful site design considerations, the Applicant respectfully submits there should be no interference with the use and enjoyment of the nearby residential properties.

As noted previously, the Subject Property is a corner lot in a largely commercial corridor, resulting in an exceptional condition affecting its development. The nearby residential development is the only residential use directly adjacent to the Centerville Highway (SR 124) corridor for a distance of well over a mile and thus creates an exceptional condition as well. The Applicant respectfully submits the strict compliance with the 75-foot buffer requirement would create an undue hardship for the development of the proposed restaurant. The Applicant further submits the approval of the modest reduction in the required buffer, together with appropriate landscaping, would not adversely affect the general public welfare or nullify the intent of the development regulations as it will provide significant more screening than currently exists under present conditions, consistent with the intent of the development regulations.

Summary and Conclusion

I believe this Revised Letter of Intent, together with the Rezoning application and supporting documents previously submitted, provide all the information required by Gwinnet County to review and evaluate this request for rezoning, together with the concurrent variances and concurrent waiver as described more fully above. If there are other materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me. I look forward to our continued cooperative efforts on this important matter.

Yours very truly,



David C. Kirk
Attorney for Chick-fil-A

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

10/18/2023

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---|
| NAME: Chick-fil-A, Inc. by its Attorney David C. Kirk ADDRESS: Troutman Pepper Hamilton Sanders LLP 600 Peachtree Street, NE, Suite 3000 CITY: Atlanta STATE: Georgia ZIP: 30308 PHONE: 404-885-3415 EMAIL: david.kirk@troutman.com | NAME: Presbyterian Church of the Redeemer ADDRESS: 3750 Zoar Church Road CITY: Snellville STATE: Georgia ZIP: 30039 PHONE: 770-979-2467 EMAIL: info@redeemerpc.com |
| CONTACT PERSON: David C. Kirk (Attorney for Chick-fil-A, Inc.) PHONE: 404-885-3415 CONTACT'S E-MAIL: david.kirk@troutman.com | |
| <p>Applicant is Lessee</p> <p>APPLICANT IS THE:</p> <p><input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p> | |
| PRESENT ZONING DISTRICTS(S): O-1 REQUESTED ZONING DISTRICT: C-2 PARCEL NUMBER(S): R6019 068 ACREAGE: 2.567 acres ADDRESS OF PROPERTY: 3750 Zoar Church Road PROPOSED DEVELOPMENT: 5,400 SF Chick-fil-A Restaurant with Indoor & Outdoor Seating and Drive-Through | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|-----------------------------------|---|
| No. of Lots/Dwelling Units: N/A | No. of Buildings/Lots: 1 Building & 1 Lot |
| Dwelling Unit Size (Sq. Ft.): N/A | Total Building Sq. Ft. 5,400 SF +/- |
| Gross Density: N/A | Density: 2,197 SF/Acre +/- |
| Net Density: N/A | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/28/2023

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.

David C. Kirk

Signature of Applicant

9/19/2023

Date

David C. Kirk, Attorney for Chick-fil-A, Inc.

Type or Print Name and Title

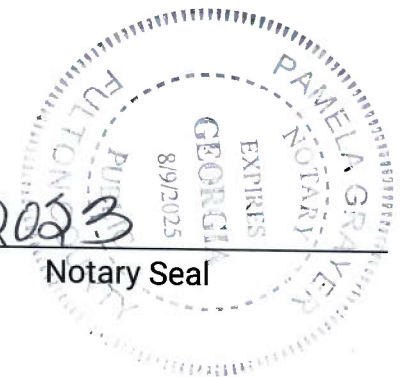
Pamela Grayen

Signature of Notary Public

Date

9/19/2023

Notary Seal



RECEIVED

9/28/2023

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.

B. C. McNeely
Signature of Property Owner

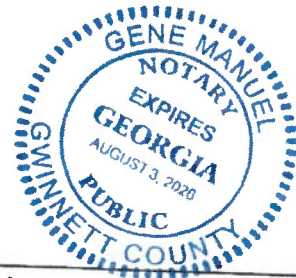
9/21/23
Date

Bobby C. McNeely
Type or Print Name and Title

President

Gene Manuel
Signature of Notary Public
Gene Manuel

9/21/23
Date



Notary Seal

RECEIVED

9/28/2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: _____ - R6019 - 068
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

9/19/2023
Date

David C. Kirk, Attorney for Chick-fil-A, Inc.

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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


NAME

TSA
TITLE

9/27/23
DATE

RECEIVED

9/28/2023

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

David C. Kirk 9/19/2023 David C. Kirk, Attorney for Chick-fil-A, Inc.

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

Pamela Gray 9/19/2023 PAMELA GRAY
NOTARY PUBLIC
GWINNETT COUNTY
EXPIRES 8/19/25

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 David C. Kirk
YOUR NAME

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

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

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

RECEIVED

9/28/2023

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

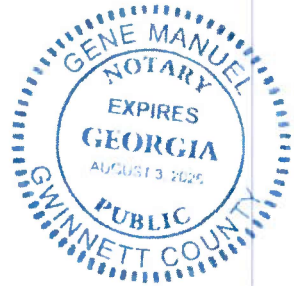
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

B. C. McNeely 9/21/23 Bobby C. McNeely President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
PROPERTY OWNER

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

Gene Manuel 9/21/23
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

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.

Exhibit F: Internal and External Agency Review Comments

[attached]



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

| | | | |
|---------------------------------------|---|--|--|
| TRC Meeting Date: | | 11.08.23 | |
| Department/Agency Name: | | Transportation | |
| Reviewer Name: | | Brent Hodges | |
| Reviewer Title: | | Construction Manager 1 | |
| Reviewer Email Address: | | Brent.Hodges@gwinnettcounty.com | |
| Case Number: | | RZC2023-00031 | |
| Case Address: | | 3750 Zoar Church Road, Snellville, 30039 | |
| Comments: | | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 1 | Zoar Church Road is a minor collector. ADT = 1,147. Centerville Highway (SR 124) is a principal arterial. ADT = 32,900. | | |
| 2 | 4.8 miles to the nearest transit facility located at W. Park Place Boulevard and Bermuda Road. | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| Recommended Zoning Conditions: | | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

Note: Attach additional pages, if needed

Revised 7/26/2021

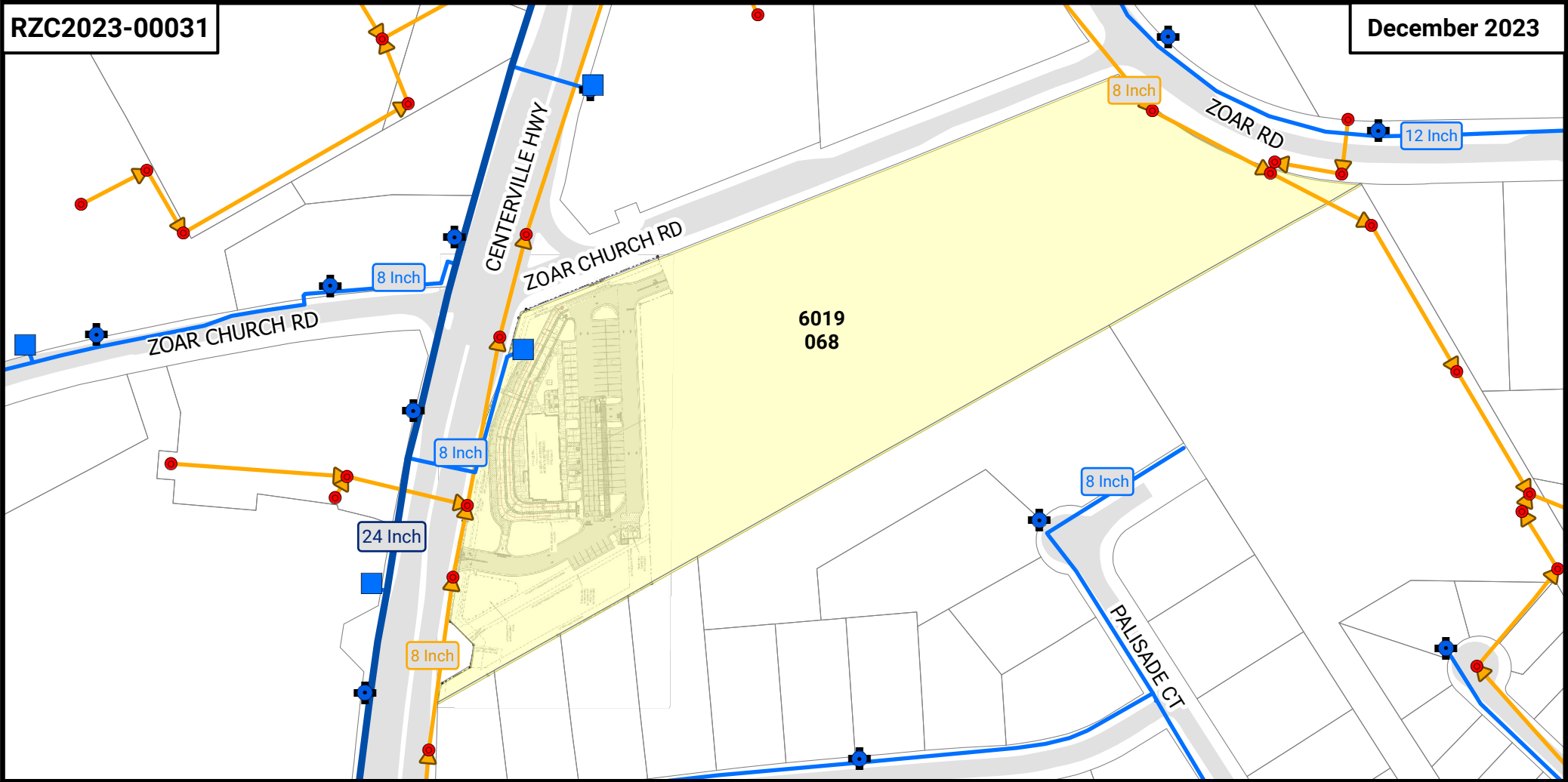


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

| | | | |
|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 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: | RZC2023-00031 | | |
| Case Address: | 3750 Zoar Church Rd | | |
| Comments: | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | YES | NO |
| 1 | Water: The proposed development may connect to an existing 8-inch water main on the eastern right-of-way of Centerville Highway. A variance will be required for a non-residential connection to a water main less than a 12-inch in diameter. The existing meter for the church shall be relocated to the western church entrance on Zoar Church Road by extending the 8-inch water main. | | |
| 2 | Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer located on the eastern right-of-way of Centerville Highway. | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| Recommended Zoning Conditions: | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | YES | NO |
| 1 | | | |
| 2 | | | |
| 3 | | | |
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| 7 | | | |

Note: Attach additional pages, if needed

Revised 7/26/2021



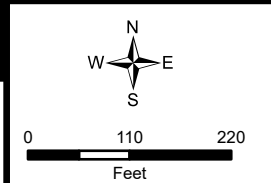
6019
068

LEGEND

- Master Vault
- Water Main
- Hydrant
- Manhole
- Sewer Collector

3750 Zoar Church Rd
O-1 to C-2

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main on the eastern right-of-way of Centerville Highway. A variance will be required for a non-residential connection to a water main less than a 12-inch in diameter. The existing meter for the church shall be relocated to the western church entrance on Zoar Church Road by extending the 8-inch water main.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer located on the eastern right-of-way of Centerville Highway.

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 G: Traffic Impact Study

[attached]

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10/10/2023

TRAFFIC IMPACT ANALYSIS FOR

Fast Food Restaurant on SR 124 at Zoar Church Road

Snellville, GA

JULY 14, 2023

PREPARED FOR:

Ms. Jenn Santelli

Chick-Fil-A, Inc.

5200 Buffington Road

Atlanta, GA 30349

PREPARED BY:

FORESITE
group

Foresite Group, LLC

3740 Davinci Court, Suite 100

Peachtree Corners, GA 30092

o | 770.368.1399

f | 770.368.1944

w | www.foresitegroup.net

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10/10/2023

1. Introduction

This report contains the results from a traffic impact analysis performed for a proposed fast-food restaurant located on SR 124 at Zoar Church Road in Snellville, Georgia. Due to the nature of the proposed development, construction will be completed in a single phase. Full build-out will consist of a 5,399-SF of fast-food restaurant with a drive-through window. The site has two-proposed access locations. The development has a new proposed limited access driveway on SR 124 (right-in right-out) and an existing driveway location that will share access with a church. The site is on the southeast corner of the intersection of SR 124 at Zoar Church Road.

The purpose of the traffic impact study is to identify the impacts to traffic associated with the planned fast-food restaurant development at the proposed site driveways and nearby signal located on SR 124 at Zoar Church Road. In addition to the proposed restaurant development, background traffic growth is being analyzed in the form of a background growth rate. Figure 1 shows the proposed site location in the vicinity of Gwinnett County, Georgia. The site location is shown on an aerial image in Figure 2. A copy of the proposed site plan is provided in Appendix A.

This report has been prepared for submittal to the Georgia Department of Transportation and Gwinnett County to evaluate the traffic conditions at the site. This report summarizes the data collected, proposed access points, projected traffic at the study intersections, analysis of traffic impacts including level of service (LOS), and conclusions from the analysis.

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2. Existing and Proposed Development Description

The proposed site is located along the east side of SR 124, on the southeast corner of the intersection at Zoar Church Road at a previously undeveloped parcel. The subject site has one new proposed limited access driveway location on SR 124. The second access location is an existing driveway on Zoar Church Road that would share access with a church development.

The proposed development, at full build-out, will consist of a 5,399-SF fast-food restaurant with a drive-through window. A copy of the proposed site plan is attached in Appendix A.

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10/10/2023

6. Conclusions and Recommendations

The proposed site is located on the southeast corner of the intersection of SR 124 at Zoar Church Road on a previously undeveloped parcel. The subject site has one new proposed limited access driveway location on SR 124. The second access location is an existing driveway on Zoar Church Road that would share access with a church development. The proposed development, at full build-out, will consist of a 5,399-SF fast-food restaurant with a drive-through window.

The conclusions and recommendations separated by intersection are as follows:

SR 124/Centerville Hwy at Zoar Church Road

- This signalized intersection operates at an acceptable level of service in the build conditions.
- Because of the capacity of the signal operation, there are very minor impacts to the intersection delay and queuing because of this project.
- No mitigation is needed at this intersection.

Zoar Church Road at Driveway 1/Commercial Access (Existing)

- The stop-controlled all approaches continue to operate at LOS A or LOS B in both peak periods.
- The right turn lane at the driveway is warranted per GDOT volume requirements and recommended as part of this development.
- A left turn lane on Zoar Church Road is not warranted per GDOT volume requirements or Gwinnett County's guidelines for left turn lanes.

SR 124/Centerville Hwy at Driveway 2 (RIRO)

- The stop-controlled minor street WBR approach operates at LOS C in both the AM and PM peak periods with minor delay and queuing.
- A right turn lane is warranted per GDOT volume requirements.

Exhibit H: Maps


[attached]



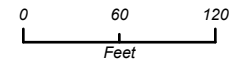
ZOAR CHURCH RD

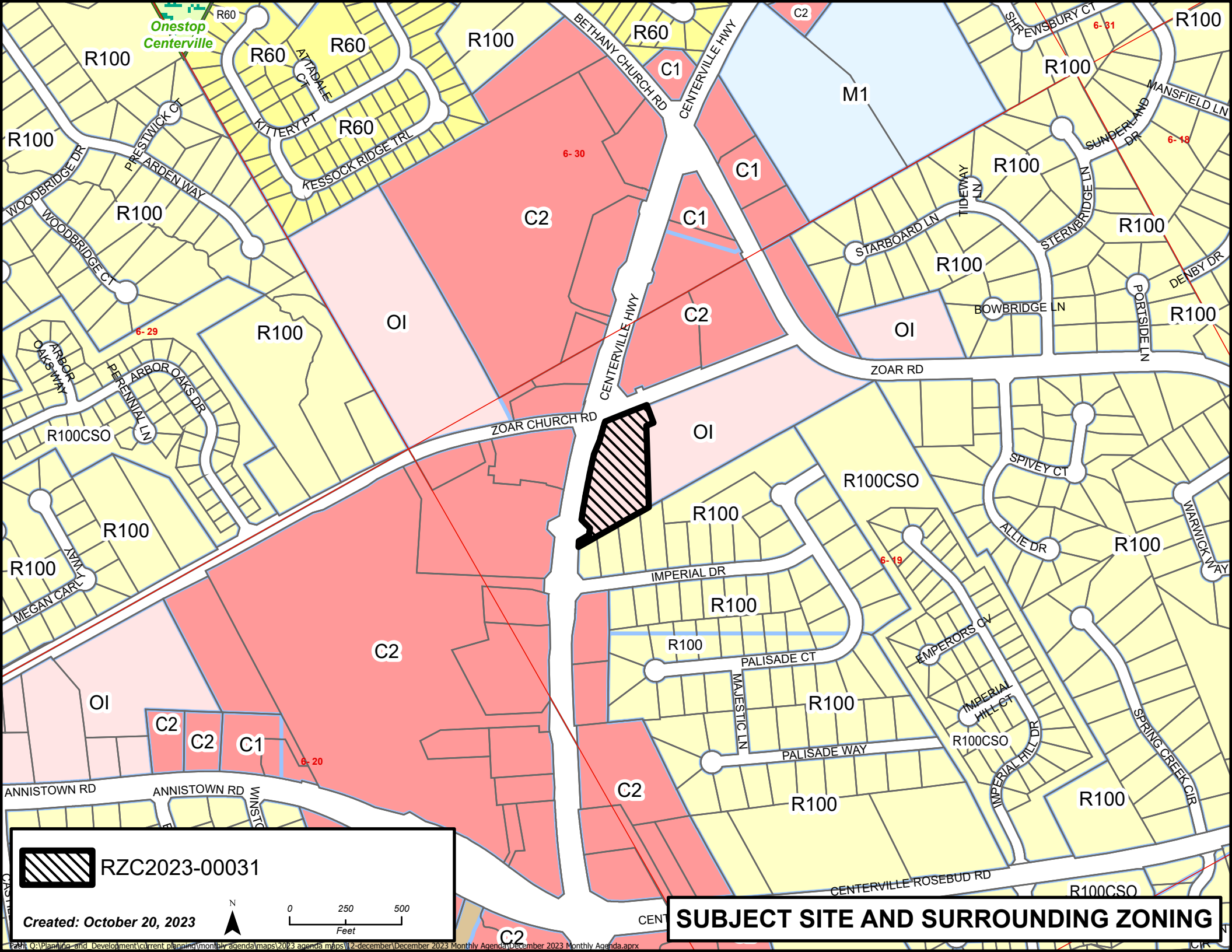
CENTERVILLE HWY
CENTERVILLE HWY

IMPERIAL DR


 RZC2023-00031

Created: October 20, 2023





Onestop
Centerville

 RZC2023-00031

Created: October 20, 2023

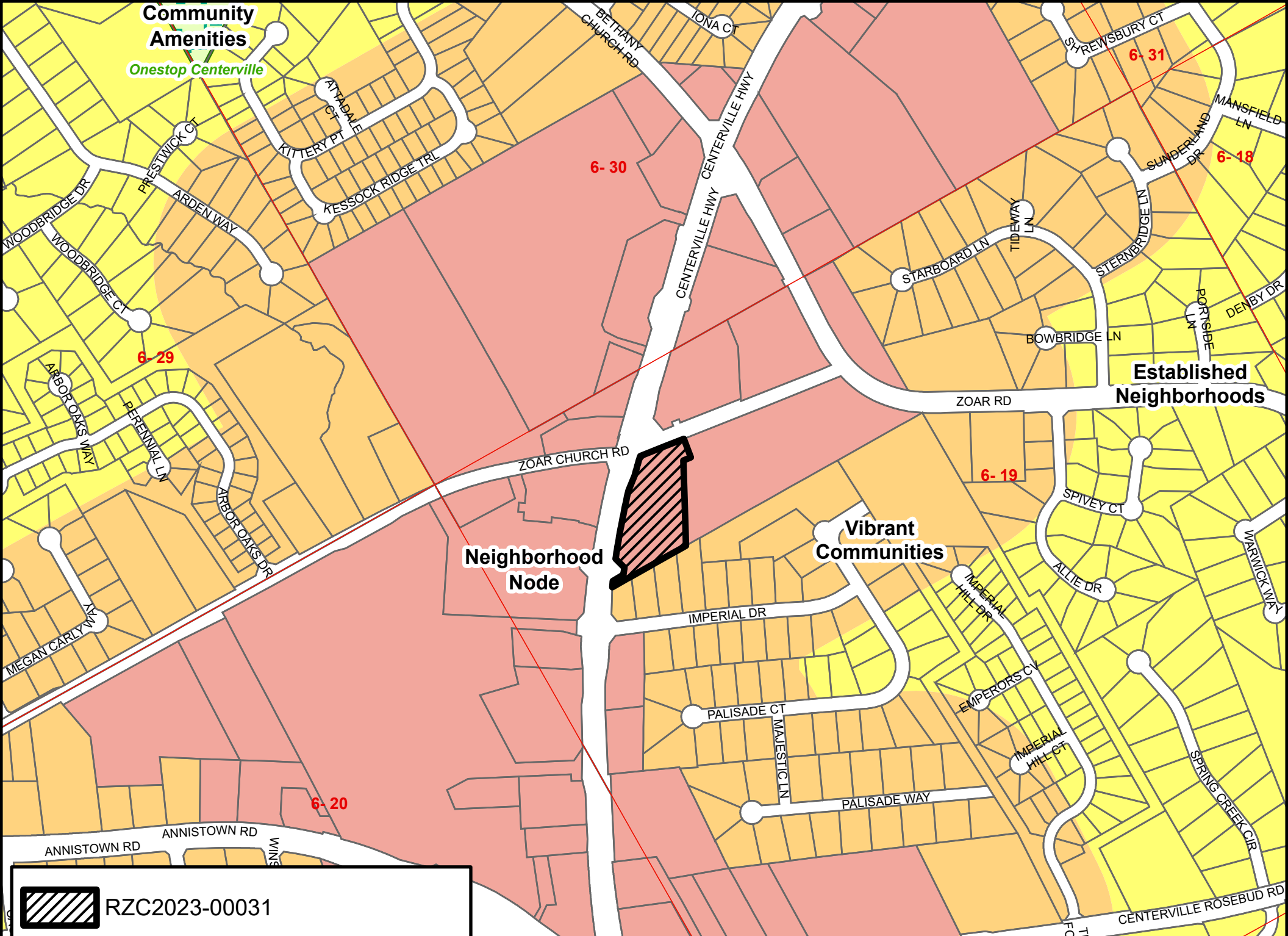
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SUBJECT SITE AND SURROUNDING ZONING

Community Amenities

Onestop Centerville



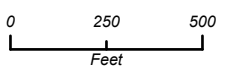
Neighborhood Node

Vibrant Communities

Established Neighborhoods

 RZC2023-00031

Created: November 1, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION