

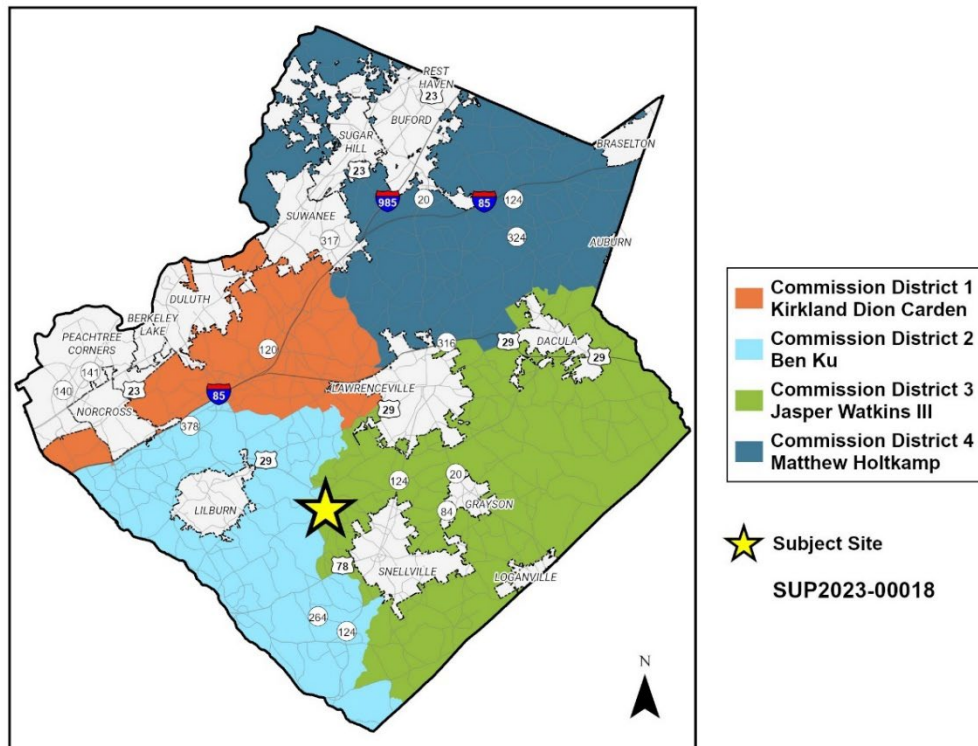


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00018  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit  
**Address:** 1009 Oak Road  
**Additional Request:** Waiver  
**Map Number:** R6087 123  
**Site Area:** 2.96 acres  
**Square Footage:** 99,792  
**Proposed Development:** Self-Storage Facility  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Community Mixed-Use

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date: 5/2/2023**  
**Board of Commissioners Advertised Public Hearing Date: 5/23/2023**

**Applicant:** Foundry Investment Group, LLC  
1575 Northside Drive, N.W.  
Atlanta, GA 30318

**Owner:** South Gwinnett Cable TV  
1 Comcast Center  
Philadelphia, PA 19103

**Contact:** Robert Jackson Wilson

**Contact Phone:** 770.962.9780

## Zoning History

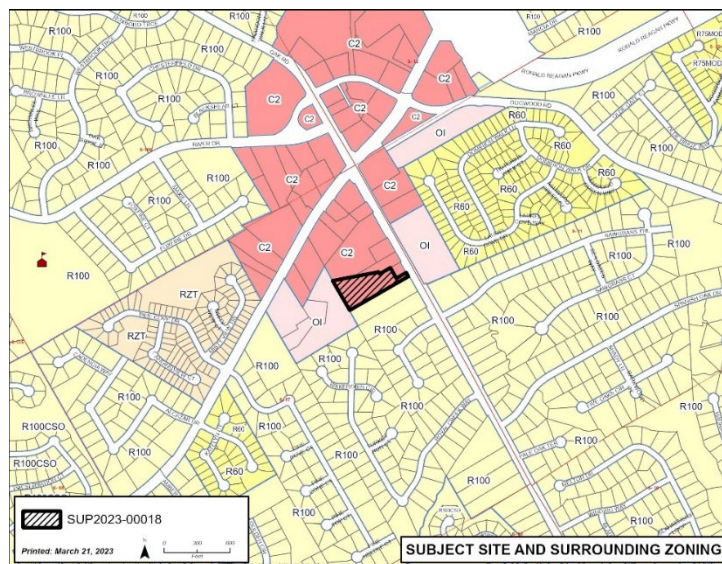
The subject property is zoned C-2 (General Business District). In 1973, as a part of an areawide rezoning, the parcel was rezoned from R-100 (Single-Family Residence District) to C-2.

## Existing Site Condition

The subject site is a 2.96-acre flag lot parcel located along Oak Road, south of its intersection with Five Forks Trickum Road. A dense tree canopy exists along external property lines. The middle of the site contains a vacant brick building, a metal accessory building, several large, abandoned satellite dishes, and a telecommunications tower. Access to the site is provided by a driveway along Oak Road. The site slopes upward from Oak Road to the rear of the property by approximately 36 feet. There are no sidewalks on Oak Road. Overhead utilities exist along the property frontage. The nearest Gwinnett County Transit stop is approximately 4.3 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by commercial, office, and institutional land uses. Commercial uses are concentrated around the nearby Oak Road and Five Forks Trickum Road intersection. Five Forks Crossing, a grocery store-anchored multi-tenant shopping center is located to the north of the property. There are also some small office buildings fronting Oak Road located to the north of the subject site. Across Oak Road to the east, is a place of worship. A parcel containing overhead powerlines and easement is located to the south of the site. To the west is Five Forks Center, an office complex containing several one-story office buildings and surface parking area. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage Facility	C-2	N/A
North	Commercial	C-2	N/A
	Office	C-2	N/A
East	Institutional	O-I	N/A
South	Utility	R-100	N/A
West	Office	O-I	N/A

## Project Summary

The applicant requests a special use permit on a 2.96-acre property zoned C-2 for a self-storage facility, including:

- A three-story, 99,792 square foot climate-controlled self-storage facility.
- Exterior materials consisting of a variety of textures, colors, and materials, including EIFS, brick accents, metal, and concrete.
- 19 parking spaces located in front of the building and three additional parking spaces are located to the rear of the building.
- Four loading spaces on the south side of the building.
- A stormwater management facility in the front yard, north of the access driveway.
- A 26-foot-wide driveway from Oak Road providing full access around the proposed self-storage facility.

## Zoning and Development Standards

The applicant is requesting a Special Use Permit for a self-storage facility in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	≤45'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum 22 spaces	22 spaces	YES
Off-Street Loading	Minimum 4 spaces	4 spaces	YES
Landscape Strip	10'	10'	YES
Sidewalk	5'	5'	YES
Zoning Buffer	75' (adjacent to R-100)	0'	NO*

\*The applicant is requesting to reduce the minimum required zoning buffer adjacent to R-100 from 75 feet to 0 feet.

## Waiver Request

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

### 1. Section 610-20.5. Minimum Buffer Requirements

***A 75-foot-wide undisturbed zoning buffer required for C-2 zoned property adjacent to R-100.***

The applicant is requesting a waiver to eliminate the required 75-foot-wide undisturbed buffer to the adjacent R-100 zoned property to the south of the site.

## 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 transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Special Use Permit Analysis:** According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, 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 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 currently has a vacant brick building, a vacant metal building, several large, abandoned satellite dishes, and a telecommunications tower. The proposed self-storage facility will develop this underutilized site. The adjacent properties contain commercial, and office uses to the north, west, and east. There is also an undeveloped residential lot that contains overhead power lines and easements to the south of the site. Given the existing nearby uses, the proposed special use permit for a self-storage facility would be suitable at this location.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. The proposed site is surrounded by an undeveloped residential parcel on one side encumbered with utility easements and commercial and office uses on three sides. The site has narrow road frontage, and the proposed storage facility will be located in the rear portion of site, with minimal visibility from Oak Road. With appropriate conditions focused on

enhanced security measures due to its secluded location, the self-storage facility would not negatively impact surrounding properties.

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

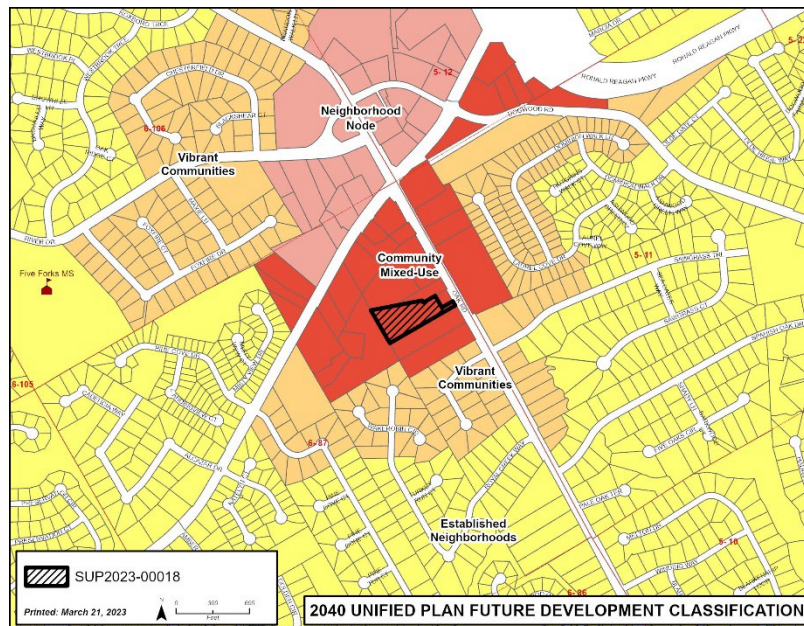
The property has reasonable economic use as currently zoned.

**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.**

Minimal impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit F).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Community Mixed Use Character Area. These areas should develop and redevelop with a mixture of uses including vertically and horizontally integrated mixed-use, multifamily residential, commercial, and office uses integrating high quality aesthetics and site design. The proposed use would add to the mixture of uses in the area and develop an underutilized property. Additionally, since the site has narrow road frontage, and the building is proposed at the rear of the property, visibility of the use is minimal and would not have any significant impact on the area. As a result, the proposed special use permit is in conformity with the policy and 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 special use permit.**

The special use permit request would be an improvement to the existing site condition. This site is underutilized and has a vacant building, an abandoned telecommunications tower and satellite dishes. Approving the request would allow a use that can redevelop the site. It should be noted that the residentially zoned land adjacent to the subject property to the south contains an overhead powerline easement and dense tree coverage. Therefore, the use would not have a negative impact on the nearby single-family subdivision. The property as currently configured would not be conducive to most types of commercial development due to limited visibility.

**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 eliminate the 75-foot-wide undisturbed zoning buffer adjacent to R-100 zoned property. The intent of the buffer regulations is to reduce potential impacts of higher density developments next to lower density residential properties. In this case, the adjacent parcel is undeveloped and is encumbered by overhead powerlines and a 150-foot-wide electric transmission easement. It is highly unlikely that this parcel would be used in the future for single-family residential. Therefore, the request to reduce the zoning buffer is reasonable.

### **Staff Recommendation**

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

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

1. To eliminate the required 75-foot-wide undisturbed buffer adjacent to R-100 zoned property to the south of the site.

### **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 special use permit request.

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

1. To eliminate the required 75-foot-wide undisturbed buffer adjacent to R-100 zoned property to the south of the site.

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

Approval of a Special Use Permit for a Self-Storage Facility, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 7, 2023, and Exhibit C: Elevation dated received March 7, 2023, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. The development shall adhere to Architectural Design Standards Category 3 of the Gwinnett County Architectural Standards for commercial and non-residential buildings.
3. Outdoor storage shall be prohibited.
4. ~~The property shall be enclosed with fencing and shall be decorative wrought iron style. Barbed wire shall be prohibited.~~ **A 6-foot-tall decorative wrought iron style fence shall be installed along any property line visible from the right-of-way. The remaining property shall be enclosed with a six-foot-tall, vinyl coated chain link fence.**
5. All existing site lighting shall be brought into compliance with the UDO.
6. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
7. The property shall include 24-hour security monitoring.
8. The property shall be access controlled with a vehicular security gate.
9. Access to storage units shall be limited to the hours of ~~6~~ **8** AM to ~~9~~ **7** PM daily.
10. Security lighting shall be provided throughout the site, compliant with the Unified Development Ordinance subject to the review and approval of the Department of Planning and development.

**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 Form
- F. Internal and External Agency Review Comments
- G. Maps



**Exhibit A: Site Visit Photos**



**View of the property frontage on Oak Road**



**View of the property from adjacent commercial use to the north**

**Exhibit B: Site Plan**

**[attached]**

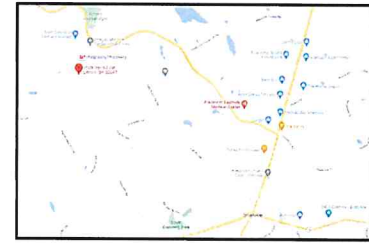
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3/7/2023

EXISTING KROGER

N/F  
SWA INVESTMENT, LLC  
PARCEL 6087 237  
ZONED C2

SITE DATA	
LOCAL JURISDICTION	GWINNETT COUNTY
PRIMARY PARCEL ID	6087 113
ZONING DESIGNATION	C2
OVERLAY DISTRICT	N/A
TOTAL PROPERTY ACREAGE	82.98 ACRES
TOTAL DISTURBED ACREAGE	100
PROPOSED USE	8100,000-SF STORAGE BUILDING (3-STORY)
MAX. LOT SIZE	NA
MAX. LOT WIDTH	NA
MAX. BLDG COVERAGE	NA
PROPOSED BLDG COVERAGE	NA
PROPOSED IMPROVISED AREA	81.81 ACRES
MAX. BUILDING HEIGHT	45'
FRONT BUILDING SETBACK	15'
SIDE BUILDING SETBACK	10'
REAR BUILDING SETBACK	30'



VICINITY MAP  
N.T.S.

PARKING CALCULATIONS: 3 OFFICE + 1  
PER 5,000 SF = 22 SPACES  
LOADING: 3 FOR 40,000-65,000 SF + 1  
FOR EACH ADDITIONAL 80,000 SF = 4



**CONTINUED GROUP**  
SCOTT T. CAMP  
SUITE 600  
DECATUR, GA 30030  
www.tcg-engineer.com

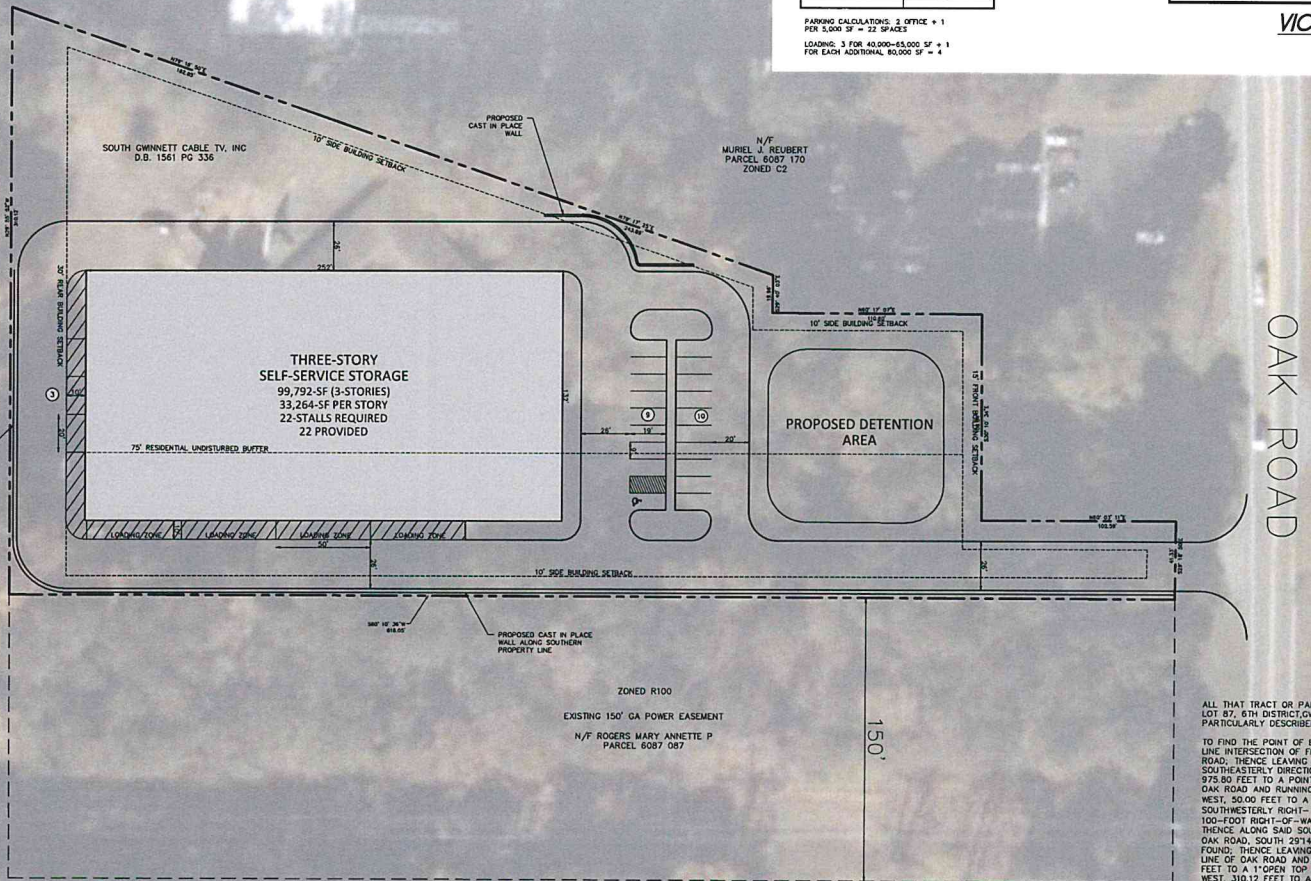
**FOUNDRY**  
ENGINEERING GROUP  
ATC, SUITE 408  
1975 ALABAMA, GA 30016  
808FOUNDRY.COM TEL: 678-418-6506

**F.I.G. SELF-STORAGE**  
OAK ROAD, LILBURN  
ISSUED FOR: CONCEPT  
JURISDICTION: GWINNETT COUNTY  
LOCATION: 1009 OAK RD SW  
LILBURN, GA 30847

#	DATE	REVISIONS

DRAWN: JRM	CHECK: RTC
JOB NO: 22-454	DATE: 2/13/23

CONCEPT  
SITE 01  
SHEET 01



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 817, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTER LINE INTERSECTION OF FIVE FORKS TRUCKUM ROAD AND OAK ROAD; THENCE LEAVING SAID INTERSECTION AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF OAK ROAD 975.80 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF OAK ROAD AND RUNNING ALONG A TIE LINE, SOUTH 60°17'07" WEST, 50.00 FEET TO A 1/2 REBAR FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK ROAD (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE TRUE POINT OF BEGINNING, THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK ROAD, SOUTH 25°14'59" EAST, 149.96 FEET TO A 1/2 REBAR FOUND; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK ROAD AND RUNNING, SOUTH 60°10'36" WEST, 616.05 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE, NORTH 29°55'52" WEST, 310.12 FEET TO A POINT; THENCE, NORTH 79°18'50" EAST, 182.85 FEET TO A POINT; THENCE, NORTH 78°17'25" EAST, 243.89 FEET TO A POINT; THENCE, SOUTH 29°40'03" EAST 19.96 FEET TO A POINT; THENCE, NORTH 60°17'07" EAST, 215.00 FEET TO A 1/2 REBAR FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK ROAD AND THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 2.9595 ACRES (128,915 SQUARE FEET), MORE OR LESS.

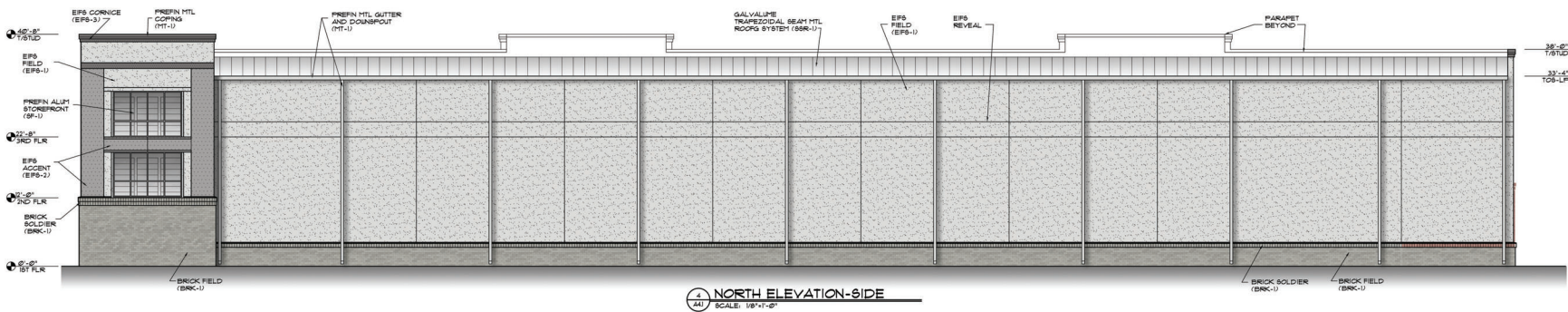
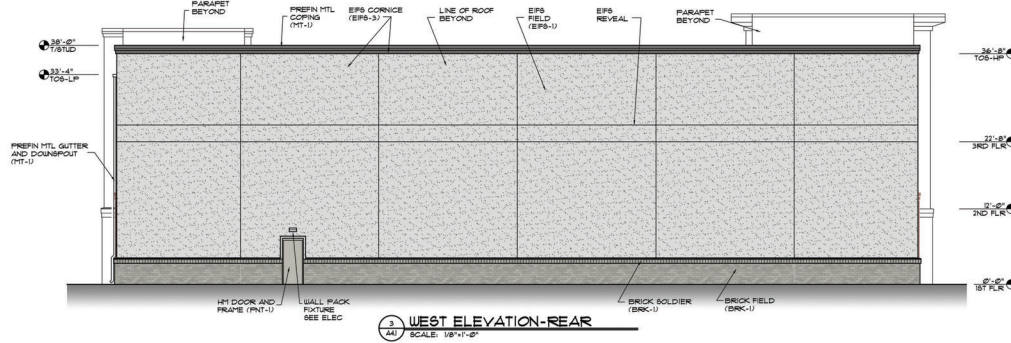
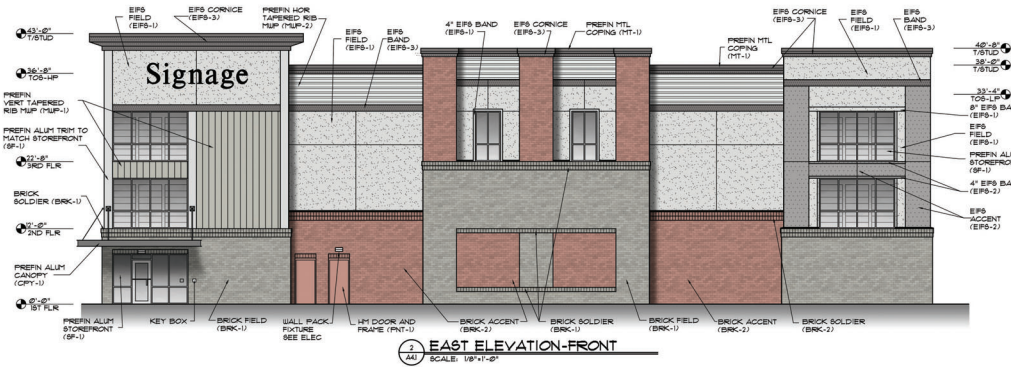
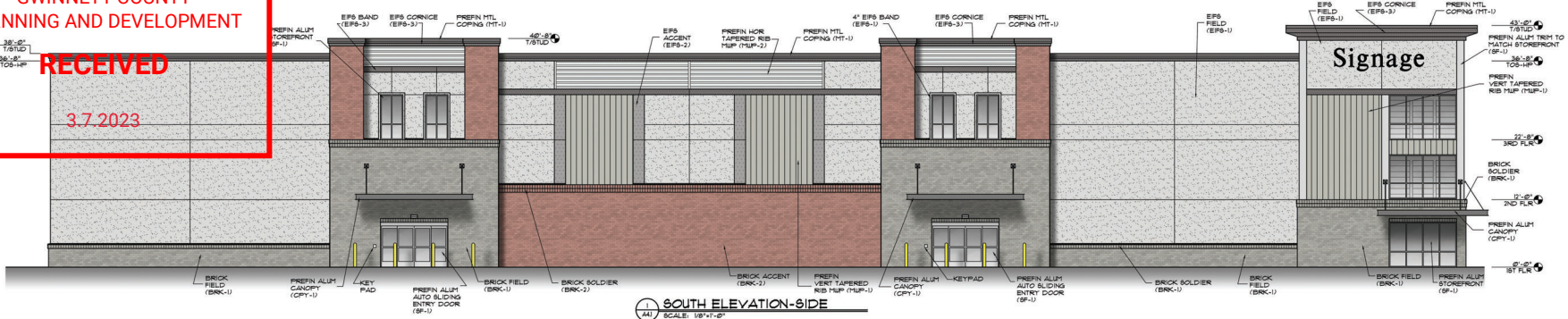
D:\CONTINUED-MATTERS\DRG\PROJECTS\CONCEPTS\PROJECTS\2022\22-454 - FIG 1009 OAK RD SW LILBURN, GA.DWG

**Exhibit C: Elevation**

**[attached]**

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PLEASE PRINT AND CHECK FOR ANY  
MATERIALS LISTED IN THE NOTES  
AND SPECIFICATIONS. THE NOTES  
AND SPECIFICATIONS ARE THE BASIS  
FOR THE CONTRACT. THE CONTRACTOR  
IS RESPONSIBLE FOR OBTAINING ALL  
NECESSARY PERMITS AND APPROVALS  
FROM THE LOCAL AND STATE  
AGENCIES. THE CONTRACTOR IS  
RESPONSIBLE FOR OBTAINING ALL  
NECESSARY PERMITS AND APPROVALS  
FROM THE LOCAL AND STATE  
AGENCIES.

Oak Road Self Storage  
1009 Oak Road SW  
Lilburn, GA 30047



ISSUE NOT FOR CONSTRUCTION  
REVISED

PROJECT NUMBER  
2023  
DATE  
3-7-23

SHEET NUMBER  
A1.1

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

**[attached]**

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Letter of Intent  
Foundry Investment Group, LLC  
1009 Oak Road  
Tax Parcel R6-087-123

The Applicant proposes a climate controlled self-storage facility on the 2.94 acre site referenced above. The facility would be approximately 99,000 total square feet in three stories self-contained with a central point of entry and exit to the building. The building will be not more than 45 feet in height. All storage units will be accessed from the interior of the building.

The property has been zoned commercial for many years and historically used for outdoor cable television satellite dishes and a cell tower. The satellite dishes and cell tower have been abandoned by the current owner. The Applicant is the contract purchaser and proposed to remove the current abandoned equipment and redevelop the property. The Future Land Use Map designates the property for Commercial uses.

Self-storage in this location would provide a needed service to nearby residents and businesses. Self-storage promotes good property maintenance as it provides a central location for storage to free garages, offices and other livable spaces for their intended uses.

In addition, the applicant seeks a buffer reduction from 75 feet to 0 feet along the southern boundary line of the site. While the adjacent property to the south is zoned residential, it is encumbered by a large 150 wide electric transmission line. This high voltage transmission line bisects the neighboring property from east to west, making it likely to be undevelopable for residential uses. For this reason, the Applicant respectfully submits that the required buffer does not serve any useful purpose, and no party would benefit from the required buffer. The Applicant requests the buffer reduction to zero because of these unique circumstances.

The Applicant also requests a parking variance from the requirements of UDO Section 240-70. The storage use is expected to generate fewer than ten vehicle trips per day. Customer pick up or drop off usually takes less than one hour. For this reason, the Applicant requests a parking variance to permit development with the 22 spaces shown on the site plan.

The Applicant requests approval of its Special Use Permit Application and buffer reduction request to allow the self-storage facility. To satisfy the requirements of Georgia law, the Applicant notes that the denial of the application or approval with conditions not

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3-7-2023  
approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the Georgia Constitution.

The Applicant would be glad to meet with staff, City officials, and neighboring property owners to answer any questions or to address any concerns relating to the Application.



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**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

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

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

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

Yes, the use is suitable in view of the location and adjoining long standing commercially zoned uses and the nearby electric power line.

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

No. The use will not adversely affect any adjacent or nearby property. The adjoining property to the north is zoned commercial.

The property to the south is encumbered by large 150 foot wide electric transmission line easement.

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

No. Because of its configuration, close proximity to existing commercial property and abandoned cell tower and satellite uses,

the property does not have 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:

No. The commercial use will relieve those burdens, enhance the tax base, and provide for balance between residential and

non-residential uses. Allowing the storage use will also promote property maintenance for nearby residences.

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

Yes. By providing necessary products and services, and providing a new employment center, the proposed use

conforms to the policy and intent of the 2040 Comprehensive 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:

Yes--Adjacent and nearby commercial uses support approval of this application. The large overhead transmission lines indicate that the 75 foot buffer

is not necessary. If this application is approved, the unsightly abandoned tower and satellite dishes will be removed, improving the property's appearance.

**Exhibit E:  
Application and Disclosure of Campaign Contributions Form**

**[attached]**

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2.24.2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Foundry Investment Group, LLC</u>	NAME: <u>South Gwinnett Cable TV</u>
ADDRESS: <u>1575 Northside Drive, N.W.</u>	ADDRESS: <u>1 Comcast Ctr.</u>
CITY: <u>Atlanta</u>	CITY: <u>Philadelphia</u>
STATE: <u>GA</u> ZIP: <u>30318</u>	STATE: <u>PA</u> ZIP: <u>19103</u>
PHONE: <u>678.469.6806</u>	PHONE: <u>678.469.6806</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>770.962.9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
 PROPERTY OWNER   
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: C-2 with SUP

PARCEL NUMBER(S): R6087 123 ACREAGE: 2.96

ADDRESS OF PROPERTY: 1009 Oak Road

PROPOSED DEVELOPMENT: Climate controlled self storage

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>99,792</u>
Gross Density: _____	Density: _____
Net Density: _____	

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

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2.24.2023

**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.

*Brad Dannenbaum*

Signature of Applicant

2/7/2023

Date

**Brad Dannenbaum, Manager**

Type or Print Name and Title

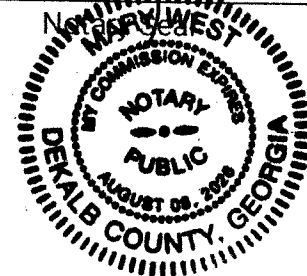
*Mary West*

Signature of Notary Public

2/7/23

Date

*Mary West*



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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015


**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

*February 23, 2023*  
Date

*Gerald D'Brien, Vice President, Real Estate*  
Type or Print Name and Title

  
Signature of Notary Public

*February 23, 2023*  
Date

Notary Seal


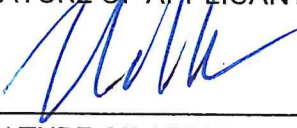
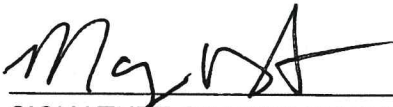
Commonwealth of Pennsylvania - Notary Seal  
MARIA D. BAYER, Notary Public  
Philadelphia County  
My Commission Expires May 10, 2026  
Commission Number 1008364

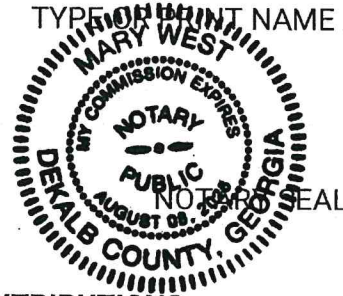
**RECEIVED**

2.24.2023

**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.

	2/7/2023	Brad Dannenbaum, Manager
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	2/7/2023	Robert Jackson Wilson
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	2/7/23	
SIGNATURE OF NOTARY PUBLIC	DATE	



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO Brad Dannenbaum and Robert Jackson Wilson  
YOUR NAME

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

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

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

**RECEIVED**

2.24.2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**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 - 087 - 123  
(Map Reference Number) District Land Lot Parcel

[Signature] \_\_\_\_\_  
Signature of Applicant Date 2/15/2023

Robert Jackson Wilson, Attorney for Applicant  
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)

Amanda Cavander Sr. Tax Business Mgr  
NAME TITLE  
2/21/23  
DATE

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

**[attached]**





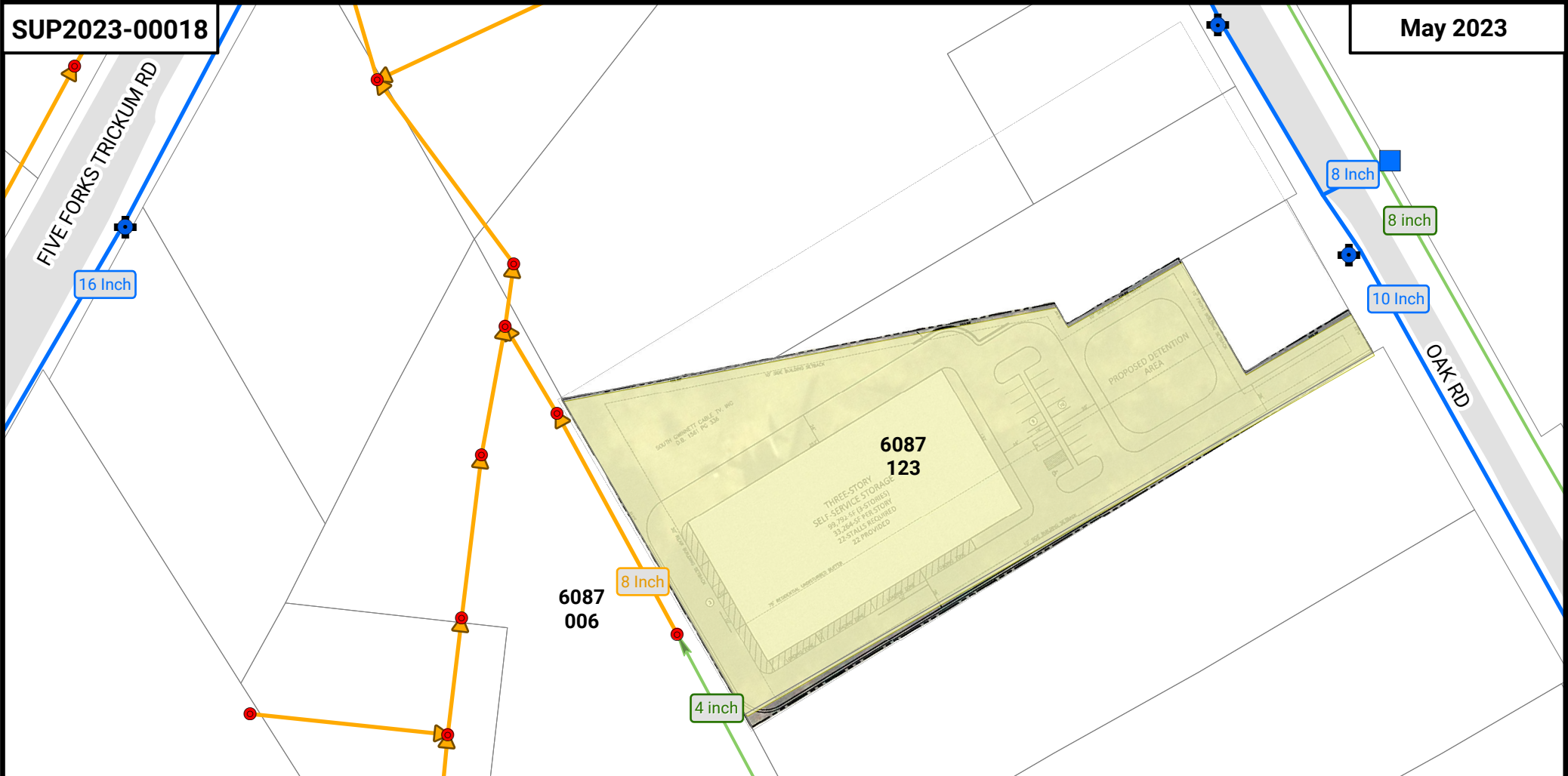
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		4.5.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00018	
Case Address:		1009 Oak Road, Lilburn, 30047	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Oak Road is a major collector. ADT = 16,323.		
2	4.3 miles to the nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	The applicant shall follow Section 900 of the UDO regarding access and sidewalk requirements.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



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

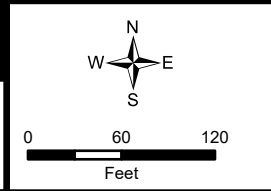
<b>TRC Meeting Date:</b>			
Department/Agency Name:	DWR		
Reviewer Name:	Mike Pappas		
Reviewer Title:	GIS Planning Manager		
Reviewer Email Address:	<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:	SUP2023-00018		
Case Address:	1009 Oak Road		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Water: The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Oak Road. A variance shall be required for a non-residential connection to less than a 12-inch diameter water main.		
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main to the west of the proposed development on Parcel 6087 006.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



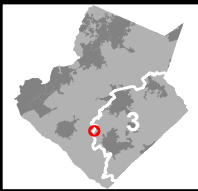
LEGEND

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

1009 Oak Road  
C-2  
**Water & Sewer  
Utility Map**



LOCATION



**Water Comments:** The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Oak Road. A variance shall be required for a non-residential connection to less than a 12-inch diameter water main.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main to the west of the proposed development on Parcel 6087 006.

**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: Maps**

**[attached]**



FIVE FORKS TRICKUM RD

LAUREL COVE DR

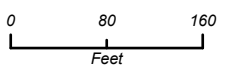
OAK RD

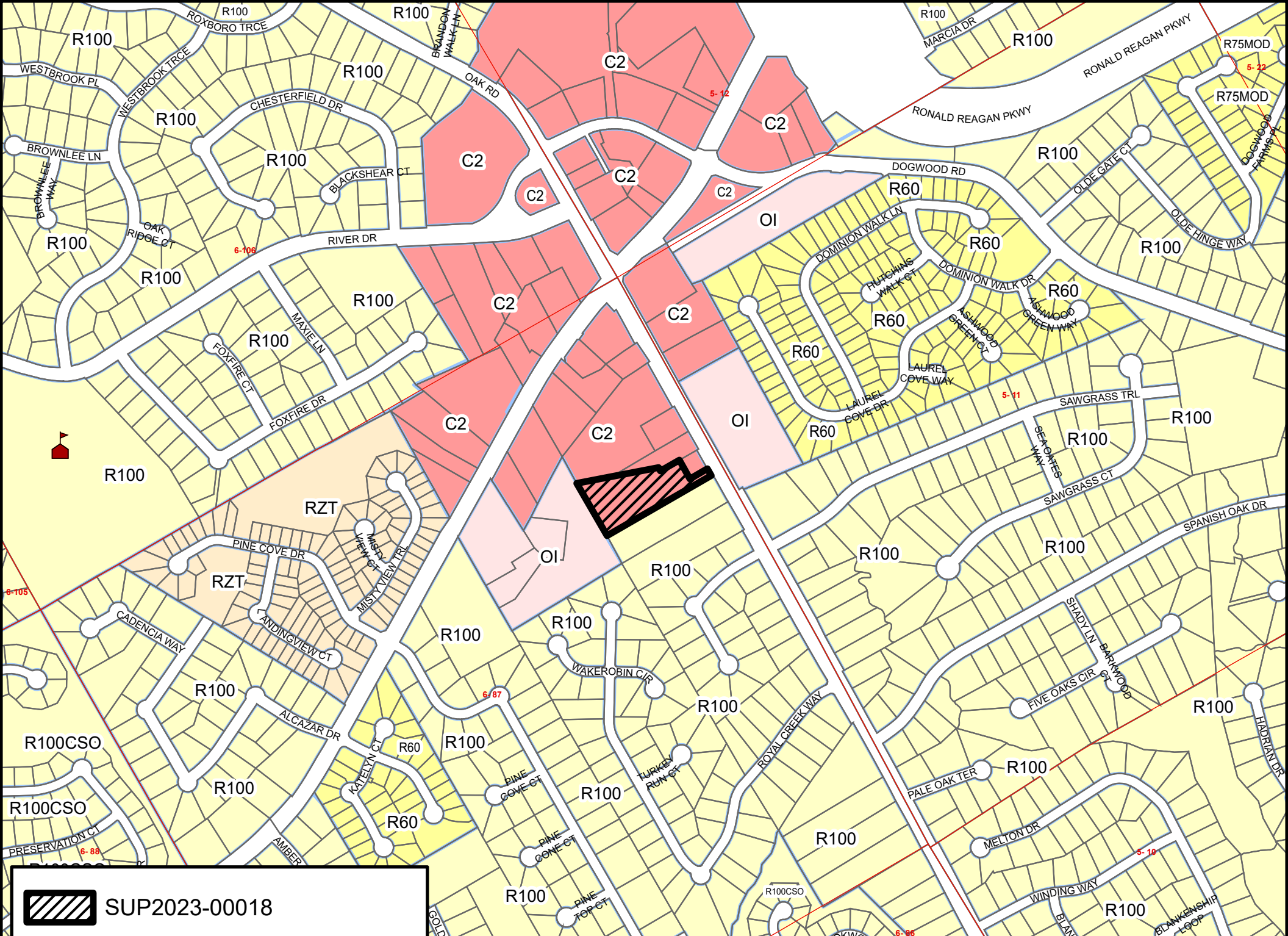
SAWGRASS TRL

ROYAL CREEK WAY

 SUP2023-00018

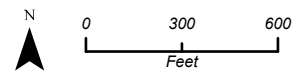
SUP2023-00018  
Printed: March 21, 2023



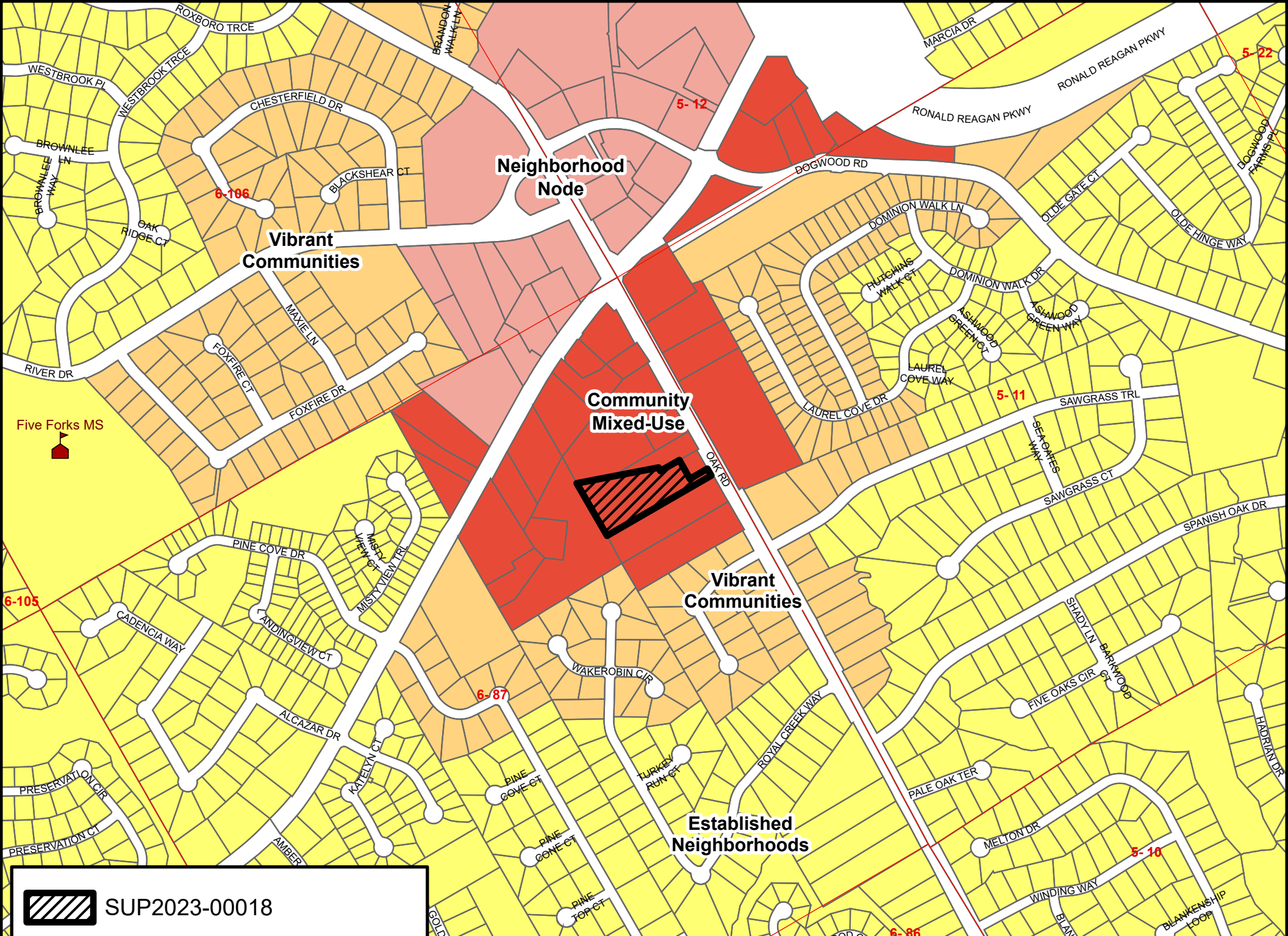



 SUP2023-00018

Printed: March 21, 2023



**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2023-00018

Printed: March 21, 2023

0 300 600  
Feet

N

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**