

**PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT**

Case Number: **CIC2023-00029**
Current Zoning: **C-2 (General Business District)**
Overlay District: Civic Center
Additional Request: Waiver
Address: 1760 and 1768 Duluth Highway
Map Numbers: R7073 001A and 105
Site Area: 5.01 acres
Square Feet: 97,744
Proposed Development: Self-Storage Facility
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

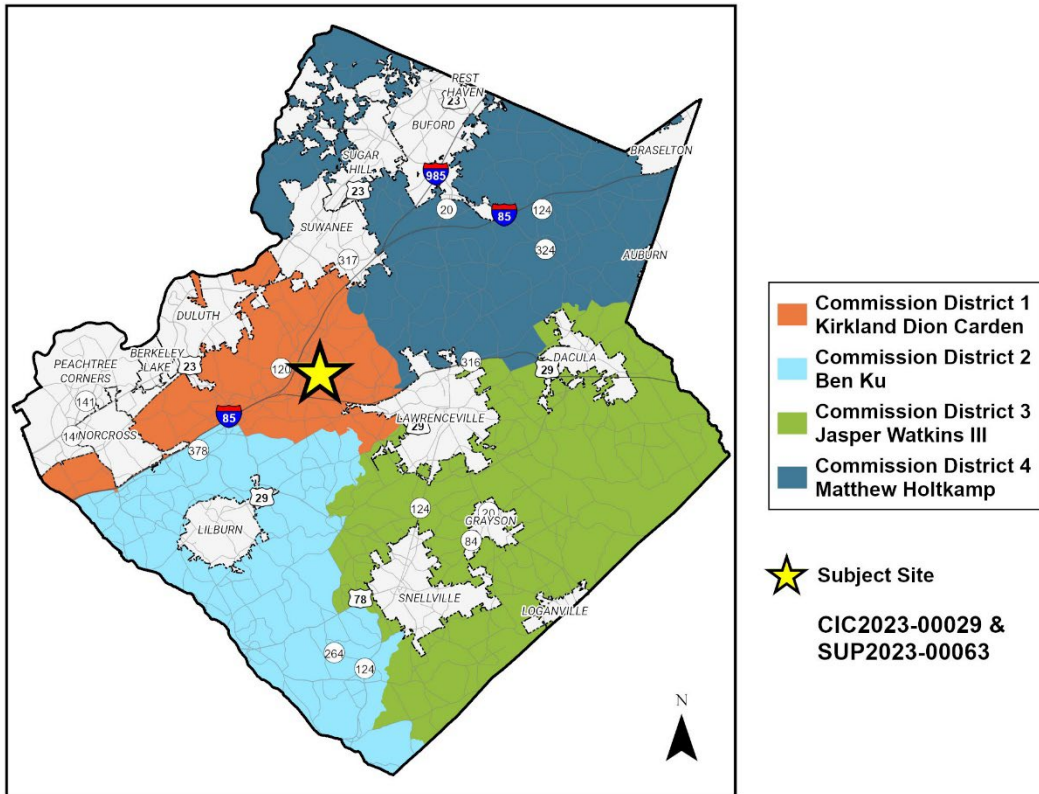
Staff Recommendation: **DENIAL**

**Planning Commission
Recommendation:** **DENIAL**

Case Number: **SUP2023-00063**
Current Zoning: **C-2 (General Business District)**
Request: Special Use Permit
Overlay District: Civic Center
Additional Request: Waiver
Address: 1760 and 1768 Duluth Highway
Map Numbers: R7073 001A and 105
Site Area: 5.01 acres
Square Feet: 97,744
Proposed Development: Self-Storage Facility
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

Staff Recommendation: **DENIAL**

**Planning Commission
Recommendation:** **DENIAL**



Applicant: Clarence Almonor
Larson Design Group
495 North Keller Road, Suite 101
Maitland, FL 32751

Owners: Moreira Silvana
c/o Valiani Group
300 South Orange Avenue, Suite 700
Orlando, FL 32801

Contact: Clarence Almonor

Contact Phone: 689.229.2180

Zoning History

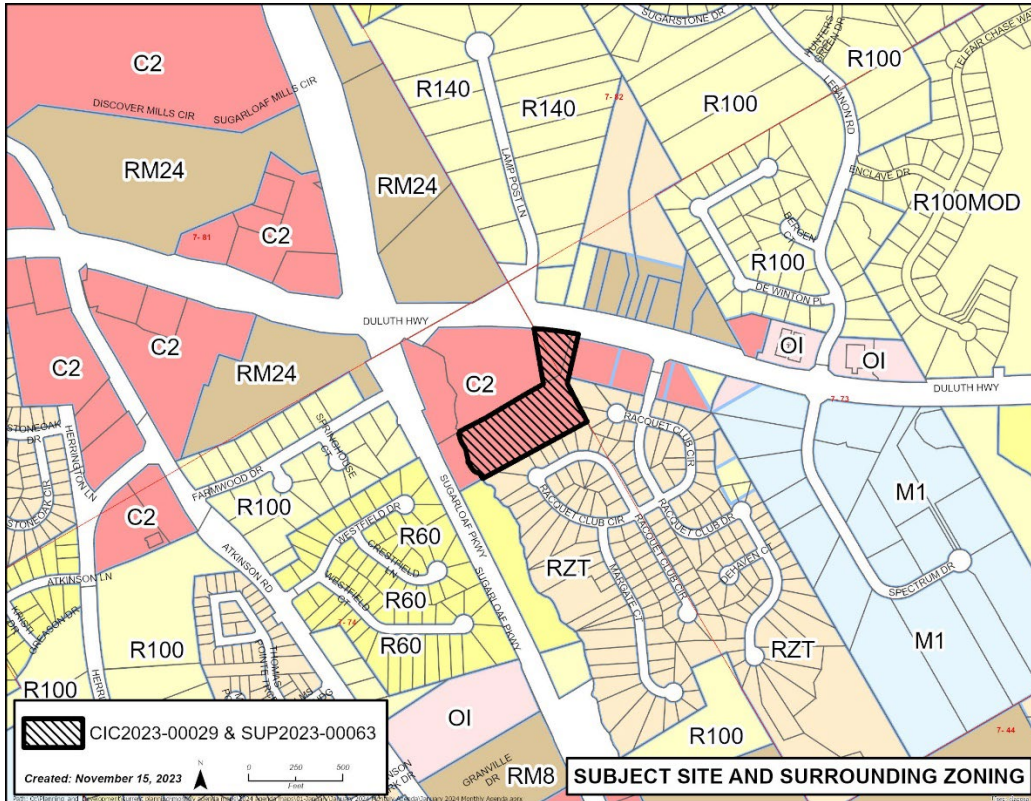
The subject property is zoned C-2 (General Business District). In 2008, the site was a part of a larger tract of land that was rezoned from R-100 (Single-Family Residence District) to C-2 for commercial retail and medical office uses, pursuant to RZC-08-071. This change in condition request is to amend conditions of the 2008 rezoning. The subject property is located in the Civic Center Overlay District.

Existing Site Condition

The subject property is a 5.01-acre assemblage of two parcels located along Duluth Highway, east of its intersection with Sugarloaf Parkway. The site is undeveloped and is heavily vegetated. A stream, associated buffers, wetlands, and floodplain exist on the southern parcel. The topography slopes down 36 feet from Duluth Highway to the stream along the southwestern property line. The 100-year floodplain is located along the stream. A sidewalk and two curb cuts exist along the property frontage. The nearest Gwinnett County Transit stop is approximately 0.45 miles from the subject property.

Surrounding Use and Zoning

The subject property is adjacent to commercial uses with low-density and high-density residential developments in close proximity. A convenience store with fuel pumps is located east of the site. Fairfield Oaks, a single-family detached subdivision, is located southeast of the site. Multiple undeveloped parcels zoned for commercial use are located west and northwest of the site along Duluth Highway. Two multifamily developments, a single-family detached residence on a large lot, and Logwood, a single-family detached subdivision is located across Duluth Highway north of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Self-Storage	C-2	N/A
North	Single-Family Residential Single-Family Residential	R-140 R-100	0.52 units per acre 1.19 units per acre
East	Commercial Single-Family Residential	C-2 R-ZT	N/A 3.09 units per acre
South	Single-Family Residential	R-ZT	3.09 units per acre
West	Undeveloped	C-2	N/A

Project Summary

The applicant requests a change in conditions and special use permit of a 5.01-acre assemblage of two parcels zoned C-2 for a self-storage facility, including:

- A change in conditions of zoning case RZ-08-071. The applicant is requesting to remove the following conditions:
 - Condition 1B, *“Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.”*
 - Condition 1F, *“The site shall be developed in general accordance with the site plan presented at the Planning Commission hearing on July 16, 2008.”*
 - Condition 2B, *“Provide a 75-foot graded and replanted buffer as shown on the site plan and buffer landscape plan presented at the July 16, 2008, Planning Commission hearing. Vegetation planted within the graded and replanted buffer shall be of evergreen species, with trees a minimum of 8-10 feet tall at the time of planting, and all shrubs a minimum of 5-gallons in size. In addition, a 6-foot-tall opaque privacy fence shall be installed along the property line common to Fairfield Oaks Subdivision. Final buffer and screening design shall be submitted for review and approval by the Director of Planning and Development.”*
The applicant is requesting to eliminate these zoning conditions in their entirety.
- An oddly shaped 97,744 square-foot, three-story self-storage facility with a basement containing 750 climate-controlled units, and a 24,436 square-foot building footprint.
- Exterior building materials consisting of brick veneer and EIFS.
- A 75-foot-wide undisturbed buffer along the southern property boundary and a reduced 20-foot-wide buffer along the eastern property boundary adjacent to R-ZT zoned parcels.
- A total of 22 surface parking spaces located east and southwest of the self-storage facility.
- A deceleration turn lane along Duluth Highway with right-in/right-out access to the site.
- Two interparcel access points located southwest of the building and east of the building near the road frontage, into adjacent commercially zoned parcels.
- A 120-foot-long loading area adjacent to the eastern façade of the building.
- A dumpster enclosure located at the rear of the site in the parking lot, south of the proposed building.
- A 6-foot-tall retaining wall east of the self-storage facility and the parking area near the front of the site.
- A 10-foot-wide landscape strip along Duluth Highway.
- A stream, wetlands, and 100-year floodplain located southwest of the self-storage building with a 75-foot-wide impervious setback and 50-foot-wide state buffer limiting the potential development of a large portion of the site.
- Two stormwater management facilities located west of the southern surface parking area. One of the proposed stormwater ponds encroaches within the 75-foot-wide impervious stream buffer.
- A proposed 20-foot-wide utility easement and 8-foot-wide sanitary sewer easement spanning the southwest property line.

Zoning and Development Standards

The applicant is requesting a change in conditions and 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	Proposed	Meets Standard?
Building Height	Maximum 45'	36'	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 Maximum 50 spaces	22 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer	Minimum 75'	20'	NO*
Structure Setback	Minimum 5' from buffer	5'	NO
Off-Street Loading	Minimum 4 spaces	Unknown	NO**

*Per Conditions of RZ-08-071, the property is required to have a 75-foot-wide undisturbed buffer along the southern and eastern boundary. The applicant requests a change in conditions to strike this condition and provide a combination of a 75-foot-wide buffer along the southern boundary and a 20-foot-wide buffer along the eastern boundary adjacent to the R-ZT zoned properties.

**The applicant has not clearly indicated the number of the loading spaces but had indicated a 120-foot-long loading area on the eastern side of the building. Items not shown on the site plan must be included on the site development plans prior to land development permit issuance.

In addition, the following standards apply to development in the Civic Center Overlay District:

Standard	Meets Standard?
Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Streetlights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads.	NO*
For developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.	NO*

* It is not clearly indicated on the site plan if the requirements of the Overlay District are being met. If the CIC and SUP are approved, the applicant would need to meet these requirements during the permitting process or obtain additional variances from the Zoning Board of Appeals.

Waiver Request

In addition to the change in conditions 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 shall be the minimum provided undisturbed buffer for a C-2 development adjacent to an R-ZT zoned property.

The applicant proposes a 75-foot-wide undisturbed buffer along the southern boundary and a reduced 20-foot-wide buffer along the eastern boundary adjacent to R-ZT zoned 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 I). 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

Change in Conditions and Special Use Permit Requests Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. For special use permits, the Department shall also evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The surrounding area is characterized by commercial and a mixture of residential uses. A 97,744 square-foot, three-story self-storage facility is a substantially large development in an area seeking to develop more medium-density developments or service-oriented commercial uses that would better complement the area. The proposed development is located adjacent to a single-family detached subdivision and is requesting to reduce the buffer along their shared eastern property line. A large self-storage facility without the required buffer is not suitable for this location.

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

The proposed change in conditions and special use permit would adversely impact the existing use and usability of adjacent and nearby properties. The properties northwest of the site are undeveloped commercial lots providing an opportunity for a small-scale commercial, mixed-use, or missing middle housing type development to complement the existing neighborhoods and apartment communities. In addition, the proposed plan includes reducing the buffer, which would adversely affect the existing single-family detached residences.

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

The property has a reasonable economic use as a currently zoned.

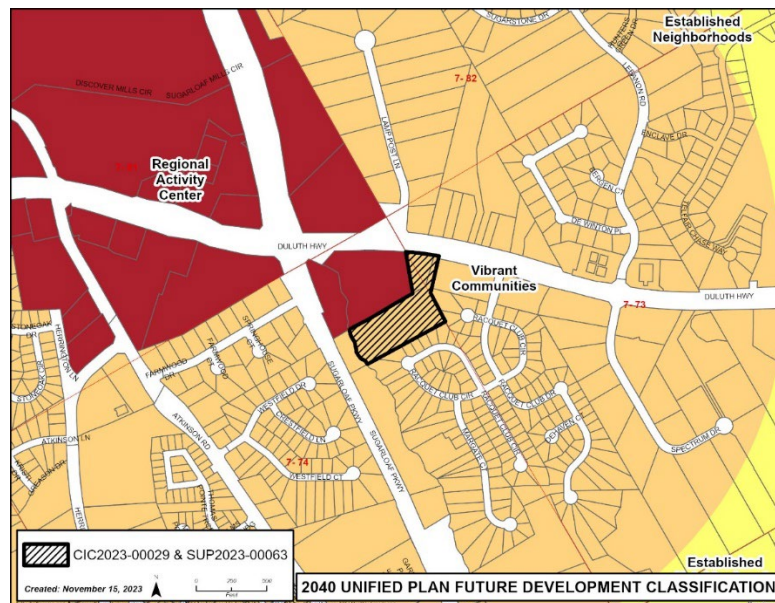
D. Whether the proposed change in conditions and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility

demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions and special use permit request are attached (Exhibit I).

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

The Vibrant Communities Character Area is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing. The proposed development is a three-story self-storage facility that does not complement the adjacent residential developments and does not propose a residential component. The proposed development does not align with the intent of the Vibrant Communities Character Area.



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 change in conditions and special use permit.

The applicant requests a change in conditions and special use permit for a three-story self-storage facility. The applicant proposes eliminating the conditions that require the property to be in general accordance with a previously approved site plan from the 2008 rezoning. The previously approved resolution was for a retail commercial and medical office development that incorporated the subject property and the undeveloped parcels northwest of the site, with the required zoning buffers adjacent to the residential subdivisions. A pedestrian-scale, retail-oriented development serving the surrounding neighborhood was the intended use of the property and surrounding parcels when originally rezoned for commercial use. Allowing an expansive self-storage facility would inhibit future development of the surrounding area to a

more appropriate commercial use, which could provide desired services to nearby residents. In addition, the oddly shaped building seems to be located on the plan to maximize buildable area without respect to the actual constructability of the self-storage facility.

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 is requesting to essentially eliminate the 75-foot-wide zoning buffer adjacent to the R-ZT zoned property, with a single-family detached subdivision to the east. The applicant proposes a 20-foot-wide zoning buffer which includes a 10-foot-wide landscape strip indicating that the buffer area would be graded and replanted. The waiver request is due to the size of the development and not due to unique or topographical features. Approval of the waiver would adversely affect the general public welfare and 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 **DENIAL** of the change in conditions and special use permit requests.

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

1. To provide a 75-foot-wide undisturbed buffer along the southern boundary and a 20-foot-wide buffer along the eastern boundary adjacent to R-ZT zoned property

Staff Recommended Conditions

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

CIC2023-00029

NOTE: The conditions below are those from RZ-08-071 with suggested change in bold or strikethrough.

Approval of a change in conditions for a self-storage facility, subject to the following conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 1. adult bookstores or adult entertainment
 2. automotive carwashes
 3. auto body or auto repair shops
 4. automotive parts stores

5. automobile sales or rental
 6. building material sales
 7. check cashing stores
 8. contractors offices
 9. drive-thru restaurants
 10. emission inspection stations
 11. equipment rental
 12. extended stay hotels or motels
 13. gasoline pumps
 14. heavy equipment sales or rental
 15. mobile home or mobile building leasing or sales
 16. pawn shops
 17. pool halls
 18. recovered materials processing facilities
 19. tattoo or piercing parlors
 20. taxi cab or limousine service (including dispatch offices)
 21. taxidermists
 22. tire stores
 23. truck or trailer rental
 24. yard trimmings composting facilities
- B. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
- C. Outdoor sales or storage shall be prohibited.
- D. Hours of delivery shall be limited to 7:00 a.m. to 10:00 p.m.
- E. No amplified sounds shall be discernable from outside the development. Loudspeakers for outdoor paging are prohibited. Rooftop HVAC and mechanical equipment shall be screened in a manner which tends to direct the noise upward or toward the front of the development in accordance with the requirements of Section 1315.
- F. ~~The site shall be developed in general accordance with the site plan presented at the Planning Commission hearing on July 16, 2008.~~ **The site shall be constructed in general conformance with Exhibit B: Site Plan received, November 9, 2023, and Exhibit C: Building Elevations dated received, October 26, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.**

2. To satisfy the following site development considerations:

- A. Provide a minimum 10-foot-wide landscapes strip outside the right-of-way of Duluth Highway and Sugarloaf Parkway.
 - ~~B. Provide a 75-foot graded and replanted buffer as shown on the site plan and buffer landscape plan presented at the July 16, 2008 Planning Commission hearing. Vegetation planted within the graded and replanted buffer shall be of evergreen species, with trees a minimum of 8-10 feet tall at the time of planting, and all shrubs a minimum of 5-gallons in size. In addition, a 6-foot tall opaque privacy fence shall be installed along the property line common to Fairfield Oaks Subdivision. Final buffer and screening design shall be submitted for review and approval by the Director of Planning and Development.~~
 - C. Ground signs shall be limited to monument-type signs with masonry bases matching the materials and architectural style of the buildings, with a brick or stone base at least 2-feet in height. Electronic reader, neon, blinking neon, flashing, portable, inflatable and temporary signage shall be prohibited. Oversized shall be prohibited.
 - D. Dumpsters shall be screened by an opaque brick wall at least 6-feet in height, which shall coordinate with the building architecture, and which shall include an opaque metal or wood gated entry. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - E. Peddles and/or parking lot sales shall be prohibited.
 - ~~F. Parking shall not exceed 180 spaces.~~
 - G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on this site. Yard and/or bandit signs shall be prohibited.
 - H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
 - I. Outdoor lighting shall utilized decorative light poles and fixtures with cut off type luminaries, and shall be directed inward to avoid light intrusion directly into adjacent residential properties and away from adjacent thoroughfares.
 - J. All utilities shall be placed underground and all utility meters shall be screened from public view.
 - K. All HVAC shall be screened from public view.
3. ~~Abide by the following requirements, dedications and improvements:~~
- ~~A. The limits of the sound barrier wall to be removed on Sugarloaf Parkway shall be determined by the Department of Transportation.~~
 - ~~B. If directed by the Department of Transportation, the sound barrier shall be salvaged and hauled to a designated Department of Transportation storage area at no cost to Gwinnett County. Any panels not needed by the Department of Transportation shall become the property of the contractor/developer and disposed at no cost to Gwinnett County.~~

- C. ~~If directed by the Department of Transportation, guardrails shall be installed on Sugarloaf Parkway at the location of the removed sound barrier wall.~~

SUP2023-00063

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

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 received, November 9, 2023, and Exhibit C: Building Elevations dated received, October 26, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 3. Final building elevations shall be subject to the review and approval of the Department of Planning and Development.
4. Outdoor storage shall be prohibited.
5. 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.
6. The property shall include 24-hour security monitoring.
7. The property shall be access controlled with a vehicular security gate.
8. Access to storage units shall be limited to the hours of 6 AM to 9 PM daily.
9. 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.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL** of the change in conditions and special use permit requests.

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

1. To provide a 75-foot-wide undisturbed buffer along the southern boundary and a 20-foot-wide buffer along the eastern boundary adjacent to R-ZT zoned property

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Previously Approved Resolution (RZ-08-071)
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Internal and External Agency Review Comments
- J. Maps

Exhibit A: Site Visit Photos



View of Property from Duluth Highway



View of Property from Duluth Highway

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/9/2023

SITE ZONING: C-2

SITE AREA: 5.00 ACRES

SETBACK LINES:

FRONT YARD: 15 FT
REAR YARD: 30 FT
SIDE YARD: 10 FT

PARKING:

DESCRIPTION	MIN *	MAX **	PROVIDED
REGULAR PARKING	19	38	21
ADA ACCESSIBLE PARKING	1	2	1
TOTAL PARKING SPACES	20	40	22

*ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS 2 FOR OFFICE
**ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS 2 FOR OFFICE BUILDING.

3-STORY W/ BASEMENT

BUILDING HEIGHT MAX. 45 FEET	PROPOSED: 38 FEET
BASEMENT FLOOR AREA	24,438 SF
1ST FLOOR AREA	24,438 SF
2ND FLOOR AREA	24,438 SF
3RD FLOOR AREA	24,438 SF
BUILDING TOTAL GROSS FLOOR AREA	97,744 SF

NOTES

OUTDOOR LIGHTING SHALL UTILIZE DECORATIVE LIGHT POLES AND FIXTURES WITH CUT OFF TYPE LUMINAIRES, AND SHALL BE DIRECTED INWARD TO AVOID LIGHT INTRUSION DIRECTLY INTO ADJACENT RESIDENTIAL PROPERTIES AND AWAY FROM ADJACENT THOROUGHWAYS.

ALL UTILITIES SHALL BE PLACED UNDERGROUND AND ALL UTILITY METERS SHALL BE SCREENED FROM PUBLIC VIEW.

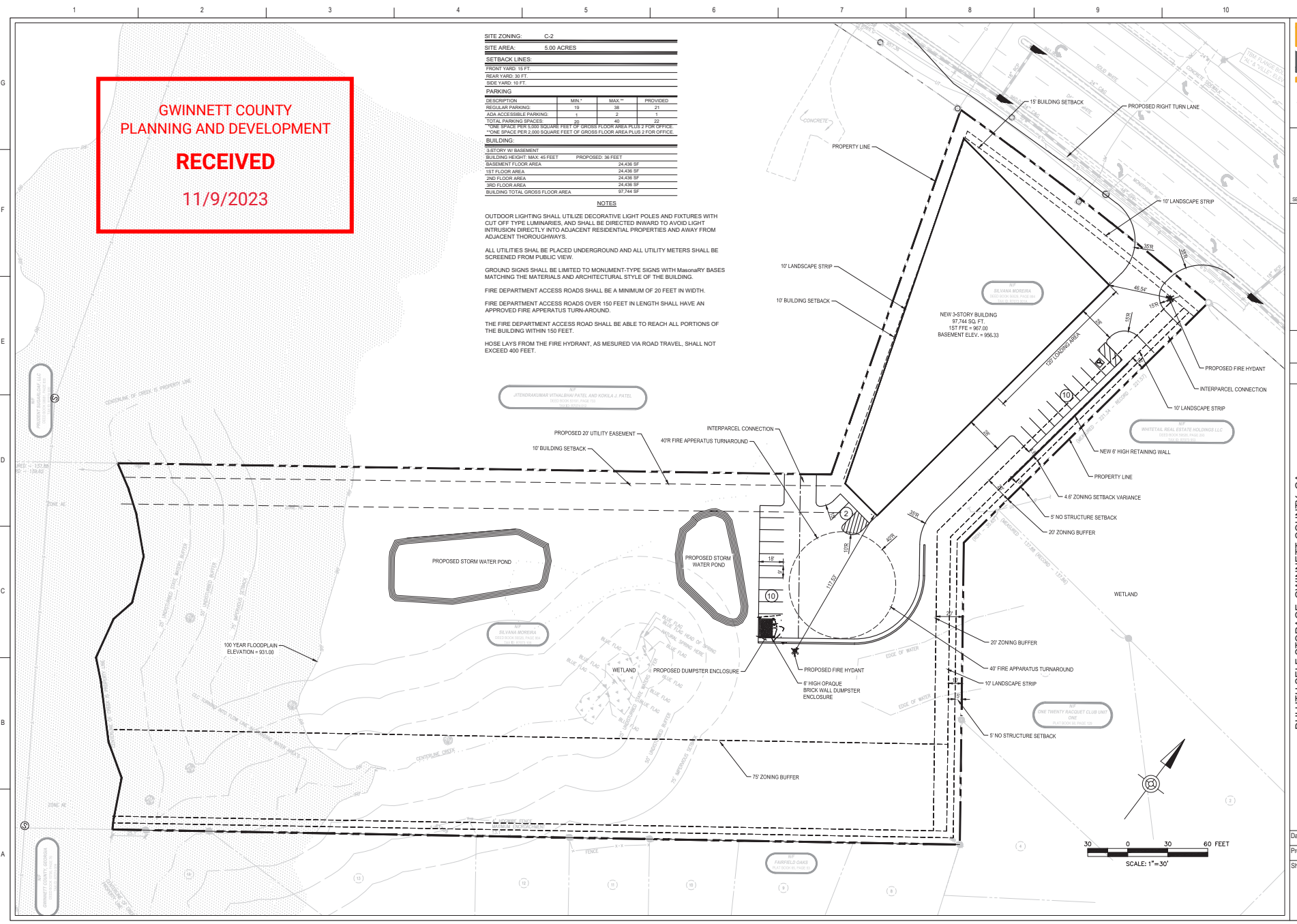
GROUND SIGNS SHALL BE LIMITED TO MONUMENT-TYPE SIGNS WITH MASSIVE BASES MATCHING THE MATERIALS AND ARCHITECTURAL STYLE OF THE BUILDING.

FIRE DEPARTMENT ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET IN WIDTH.

FIRE DEPARTMENT ACCESS ROADS OVER 150 FEET IN LENGTH SHALL HAVE AN APPROVED FIRE APPARATUS TURN-AROUND.

THE FIRE DEPARTMENT ACCESS ROAD SHALL BE ABLE TO REACH ALL PORTIONS OF THE BUILDING WITHIN 150 FEET.

HOSE LAYS FROM THE FIRE HYDRANT, AS MEASURED VIA ROAD TRAVEL, SHALL NOT EXCEED 400 FEET.





Larson Design Group
495 NORTH KELLER ROAD, SUITE 101
MONTALDO, FL 32751
(888) 724-0219

MARK	DATE	COMMENTS

DULUTH SELF STORAGE, GWINNETT COUNTY, GA
 1760 & 1788 DULUTH HIGHWAY
CONCEPT SITE PLAN
CONSTRUCTION PLANS

Date: OCT-2023
 Project No.: 13092-005
 Sheet No.: **CP0.01**

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Exhibit C: Building Elevations

[attached]

Exhibit D: Previously Approved Resolution (RZ-08-071)

[attached]

CASE NUMBER RZC-08-071
GCID 2008-2139

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>ABSENT</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. GREEN, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by DR. SATISH PODDAR for the proposed use of COMMERCIAL RETAIL USES/MEDICAL OFFICE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 22, 2008 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22ND day of JULY 2008, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses.
The following uses shall be prohibited:
 - adult bookstores or adult entertainment
 - automotive carwashes
 - auto body or auto repair shops
 - automotive parts stores
 - automobile sales or rental
 - building material sales
 - check cashing stores
 - contractors offices
 - drive-thru restaurants
 - emission inspection stations
 - equipment rental
 - extended stay hotels or motels
 - gasoline pumps

- heavy equipment sales or rental
 - mobile home or mobile building leasing or sales
 - pawn shops
 - pool halls
 - recovered materials processing facilities
 - tattoo or piercing parlors
 - taxi cab or limousine service (including dispatch offices)
 - taxidermists
 - tire stores
 - truck or trailer rental
 - yard trimmings composting facilities
- B. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
- C. Outdoor sales or storage shall be prohibited.
- D. Hours of delivery shall be limited to 7:00 a.m. to 10:00 p.m.
- E. No amplified sounds shall be discernable from outside the development. Loudspeakers for outdoor paging are prohibited. Rooftop HVAC and mechanical equipment shall be screened in a manner which tends to direct the noise upward or toward the front of the development in accordance with the requirements of Section 1315.
- F. The site shall be developed in general accordance with the site plan presented at the Planning Commission hearing on July 16, 2008.
2. To satisfy the following site development considerations:
- A. Provide a minimum 10-foot wide landscaped strip outside the right-of-way of Duluth Highway and Sugarloaf Parkway.

- B. Provide a 75-foot graded and replanted buffer as shown on the site plan and buffer landscape plan presented at the July 16, 2008 Planning Commission hearing. Vegetation planted within the graded and replanted buffer shall be of evergreen species, with trees a minimum of 8-10 feet tall at the time of planting, and all shrubs a minimum of 5-gallons in size. In addition, a 6-foot tall opaque privacy fence shall be installed along the property line common to Fairfield Oaks Subdivision. Final buffer and screening design shall be submitted for review and approval by the Director of Planning and Development.
- C. Ground signs shall be limited to monument-type signs with masonry bases matching the materials and architectural style of the buildings, with a brick or stone base at least 2-feet in height. Electronic reader, neon, blinking neon, flashing, portable, inflatable and temporary signage shall be prohibited. Oversized shall be prohibited.
- D. Dumpsters shall be screened by an opaque brick wall at least 6-feet in height, which shall coordinate with the building architecture, and which shall include an opaque metal or wood gated entry. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- E. Peddlers and/or parking lot sales shall be prohibited.
- F. Parking shall not exceed 180 spaces.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on this site. Yard and/or bandit signs shall be prohibited.
- H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

- I. Outdoor lighting shall utilized decorative light poles and fixtures with cut off type luminaries, and shall be directed inward to avoid light intrusion directly into adjacent residential properties and away from adjacent thoroughfares.
 - J. All utilities shall be placed underground and all utility meters shall be screened from public view.
 - K. All HVAC shall be screened from public view.
3. Abide by the following requirements, dedications and improvements:
- A. The limits of the sound barrier wall to be removed on Sugarloaf Parkway shall be determined by the Department of Transportation.
 - B. If directed by the Department of Transportation, the sound barrier shall be salvaged and hauled to a designated Department of Transportation storage area at no cost to Gwinnett County. Any panels not needed by the Department of Transportation shall become the property of the contractor/developer and disposed at no cost to Gwinnett County.
 - C. If directed by the Department of Transportation, guardrails shall be installed on Sugarloaf Parkway at the location of the removed sound barrier wall.

GWINNETT COUNTY BOARD OF COMMISSIONERS

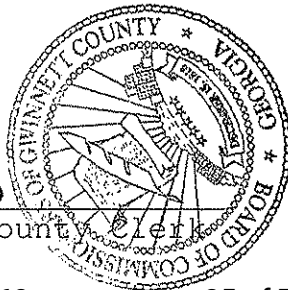
By: 

Charles E. Bannister, Chairman

Date Signed: August 8, 2008

ATTEST:


County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being Land Lots 73 & 74 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the intersection of the Southerly Right-of-Way of Georgia S.R. 120 aka Duluth Highway (R/W Varies) and the Easterly Right-of-Way of Sugarloaf Parkway (R/W Varies); THENCE continuing along said Right-of-Way of Georgia S.R. 120 for the following two (2) distances, North 43 degrees 33 minutes 58 seconds for a distance of 30.89; THENCE South 64 degrees 48 minutes 46 seconds for a distance of 90.82, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and traveling along the aforesaid Right-of-Way of Georgia S.R. 120 for the following five (5) courses and distances, North 40 degrees 47 minutes 40 seconds East for a distance of 140.29 feet to a Point; THENCE North 89 degrees 55 minutes 39 seconds East for a distance of 230.89 feet to a Point; THENCE along a curve to the right having a radius of 2791.90 feet and an arc length of 297.46 feet, being subtended by a chord of South 87 degrees 01 minutes 08 seconds East for a distance of 297.32 feet to a Point; THENCE along a curve to the right having a radius of 2778.32 feet and an arc length of 203.10 feet, being subtended by a chord of South 81 degrees 52 minutes 12 seconds East for a distance of 203.05 feet to a Point; THENCE along a curve to the right having a radius of 2331.63 feet and an arc length of 35.11 feet, being subtended by a chord of South 79 degrees 31 minutes 36 seconds East for a distance of 35.11 feet to a Point; THENCE leaving said Right-of-Way of Georgia S.R. 120, South 15 degrees 20 minutes 01 seconds West for a distance of 252.75 feet to a Point; THENCE South 29 degrees 39 minutes 44 seconds East for a distance of 226.53 feet to a Point; South 60 degrees 38 minutes 19 seconds West for a distance of 636.18 feet to a Point; THENCE South 60 degrees 38 minutes 19 seconds West for a distance of 153.04 feet to a Point on the Easterly Right-of-Way of Sugarloaf Parkway; THENCE continuing along said Right-of-Way of Sugarloaf Parkway for the following two (2) course and distances, North 26 degrees 24 minutes 00 seconds West for a distance of 194.26 feet to a Point; THENCE along a curve to the right having a radius of 4528.66 feet and an arc length of 80.47 feet, being subtended by a chord of North 25 degrees 53 minutes 27 seconds West for a distance of 80.47 feet to a Point; THENCE leaving said Right-of-Way of Sugarloaf Parkway, North 59 degrees 57 minutes 05 seconds East for a distance of 139.62 feet to a Point in the centerline of a creek; THENCE continuing along centerline of creek in a Northwesterly direction for \pm 590 feet to a point on the Southerly Right-of-Way of Georgia S.R. 120, said point being **THE TRUE POINT OF BEGINNING**.

Said property contains \pm 11.26 acres to the centerline of creek as shown on the Rezoning Plan for Sugarloaf Pkwy @ Duluth Hwy Medical Office & Retail Center, prepared by Precision Planning, Inc., dated December 27, 2007, last revised April 8, 2008.

RZC 08 071

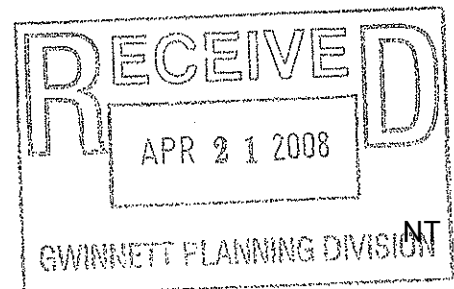


Exhibit E: Letter of Intent and Applicant's Response to Standards

[attached]



November 9, 2023

Gwinnet County
Department of Planning and Development
446 W Crogan St – Suite 300
Lawrenceville, GA 30046

Re: **Letter of Intent**
1760 and 1768 Duluth Highway (Parcel 7073 001A, 105)

To whom it may concern:

We are seeking approval for a 97,750-squarefoot Self-Storage building to be built at the above-mentioned address. The building will have 4 stories, being a basement plus three stories, each floor will have 24,436 square feet in area. We anticipate a potential for 750 climate-controlled units at this facility. The 5.01-Acre for combined Parcels is currently vacant and zone as C-2 General Business District. Gwinnet County has jurisdiction over the site. We also consider a 22-spot parking lot to accommodate the customers loading and unloading process. The access will be at Duluth Highway with an internal driveway capable to provide the comfort and safety needed for customers to maneuver. The stormwater detention and retention pond will be places at the 3.95 acres of undisturbed land remaining in the parcel.

We also would like to request a buffer reduction, reducing the required 75-foot-wide zoning buffer to 20-foot-wide zoning buffer, accordingly, to section 610-20-5 of code of ordinances. This change will only be required for part of the site, the majority will comply with the 75-foot buffer.

We look forward to working with your team in completion of this project. If you have any questions regarding this proposal or require additional information, please feel free to contact me at 689-345-7085 or via email to lfrediani@larsondesigngroup.com.

Sincerely,
LARSON DESIGN GROUP
Luiz Frediani
Sr. Project Manager

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/26/2023

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

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

Yes

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

No

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

Yes

(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 CHANGE IN CONDITIONS:

No

RECEIVED

10/26/2023

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

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

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

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

Yes

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

No

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

Yes

- (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:

No

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

Yes

- (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:

No

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

CHANGE IN CONDITIONS APPLICATION
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

10/26/2023

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Clarence Almonor</u>	NAME: <u>Moreira Silvana c/o Valiani Group</u>
ADDRESS: <u>495 N Keller Rd, Ste 101</u>	ADDRESS: <u>300 S Orange Ave, Ste 700</u>
CITY: <u>Maitland</u>	CITY: <u>Orlando</u>
STATE: <u>FL</u> ZIP: <u>32751</u>	STATE: <u>FL</u> ZIP: <u>32801</u>
PHONE: <u>689-229-2180</u>	PHONE: <u>(407) 557-3822</u>
EMAIL: <u>CAlmonor@larsondesigngroup.com</u>	EMAIL: <u>salim.valiani@marcusmilliohap.com</u>
CONTACT PERSON: <u>Clarence Almonor</u> PHONE: <u>689-229-2180</u>	
CONTACT'S E-MAIL: <u>CAlmonor@larsondesigngroup.com</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C2</u> PRIOR ZONING CASE: _____	
PARCEL NUMBER(S): <u>(R7073 001A, 105)</u> ACREAGE: <u>5.01</u>	
ADDRESS OF PROPERTY: <u>1760, 1768 Duluth Highway</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Remove conditions of approval pursuant to RZC-08-071. Please remove conditions 1B, 1F, and 2B</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>N/A</u> DWELLING UNIT SIZE (Sq. Ft.): <u>N/A</u> GROSS DENSITY: <u>N/A</u> NET DENSITY: <u>N/A</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS: <u>1</u> TOTAL GROSS SQUARE FEET: <u>97,744</u> DENSITY: <u>0.44</u>

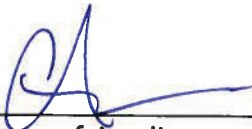
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

10/26/2023

CHANGE IN CONDITIONS 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.



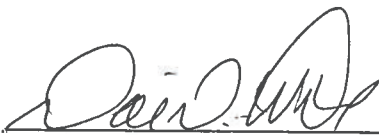
10/10/2023

Signature of Applicant

Date

Clarence Almonor - Agent

Type or Print Name and Title



10/10/23

Signature of Notary Public

Date



DANERI D. WILCOX
Notary Public
State of Florida
Comm# HH387486
Expires 4/17/2027

Notary Seal

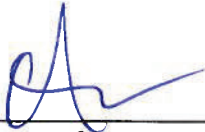
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/26/2023

CHANGE IN CONDITIONS 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.



10/10/2023

Signature of Property Owner

Date

Clarence Almonor - Agent

Type or Print Name and Title



10/10/23
Date

Signature of Notary Public



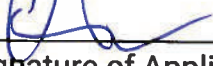
DANERI D. WILCO
Notary Public
State of Florida
Comm# HH387486
Expires 4/17/2027

Notary Seal

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 10/26/2023


CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.



10/10/2023
Clarence Almonor - Agent

Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title


 Signature of Notary Public

10/10/23
 Date


DANERI D. WILCOX
 Notary Public
 State of Florida
 Comm# HH387486
 Expires 4/17/2027

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

Clarence Almonor - Agent

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

10/26/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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: _____ - _____ - R7073 001A
(Map Reference Number) District Land Lot Parcel



10/10/2023

Signature of Applicant

Date

Clarence Almonor - Agent

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

10/25/23

DATE

RECEIVED

10/26/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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: _____ - _____ - R7073 105
(Map Reference Number) District Land Lot Parcel



10/10/2023

Signature of Applicant

Date

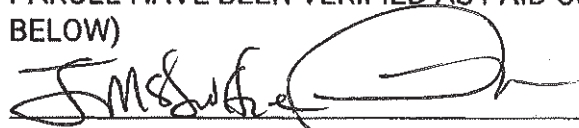
Clarence Almonor - Agent

Type or Print Name and Title

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NAME

TITLE

10/25/23

DATE

RECEIVED

10/26/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Clarence Almonor</u>	NAME: <u>Moreira Silvana c/o Valiani Group</u>
ADDRESS: <u>495 N Keller Rd, Ste 101</u>	ADDRESS: <u>300 S Orange Ave, Ste 700</u>
CITY: <u>Maitland</u>	CITY: <u>Orlando</u>
STATE: <u>FL</u> ZIP: <u>32751</u>	STATE: <u>FL</u> ZIP: <u>32801</u>
PHONE: <u>689-229-2180</u>	PHONE: <u>(407) 557-3822</u>
EMAIL: <u>CAlmonor@larsondesigngroup.com</u>	EMAIL: <u>salim.valiani@marcusmilliohap.com</u>
CONTACT PERSON: <u>Clarence Almonor</u> PHONE: <u>689-229-2180</u>	
CONTACT'S E-MAIL: <u>CAlmonor@larsondesigngroup.com</u>	

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

APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>97,744 SF</u>
PARCEL NUMBER(S): <u>(R7073 001A, 105)</u> ACREAGE: <u>5.01</u>
ADDRESS OF PROPERTY: <u>1760, 1768 Duluth Highway</u>
SPECIAL USE REQUESTED: <u>4-story Self-Storage facility with 97,744 SF on basement</u>


PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

10/26/2023

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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



Signature of Applicant

10/10/2023

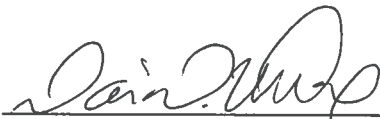
Date

Clarence Almonor - Agent

Type or Print Name and Title



DANERI D. WILCOX
Notary Public
State of Florida
Comm# HH387486
Expires 4/17/2027



Signature of Notary Public

10/10/23
Date

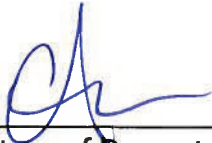
Notary Seal

RECEIVED

10/26/2023

SPECIAL USE PERMIT 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.



10/10/2023

Signature of Property Owner

Date

Clarence Almonor - Agent

Type or Print Name and Title



10/10/23

Date

Signature of Notary Public



DANERI D. WILCOX
Notary Public
State of Florida
Comm# HH387486
Expires 4/17/2027


Notary Seal

RECEIVED


10/26/2023

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

	10/10/2023	Clarence Almonor
_____ SIGNATURE OF APPLICANT	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE

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

	10/10/23
_____ SIGNATURE OF NOTARY PUBLIC	_____ DATE



DANERI D. WILCOX
Notary Public
State of Florida
Comm# HH387486
Expires 4/17/2027

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 Clarence Almonor
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

10/26/2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: _____ - _____ - R7073 001A
(Map Reference Number) District Land Lot Parcel



10/10/2023

Signature of Applicant

Date

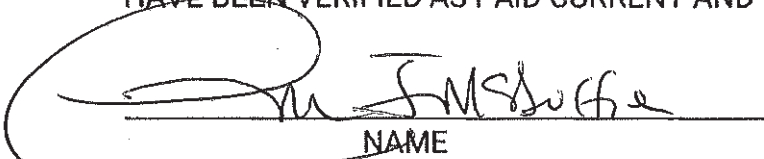
Clarence Almonor - Agent

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

10/25/23
DATE

RECEIVED

10/26/2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: _____ - _____ - R7073 105
(Map Reference Number) District Land Lot Parcel



10/10/2023

Signature of Applicant

Date

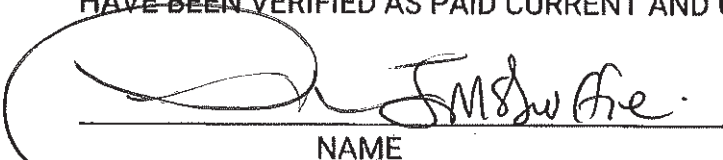
Clarence Almonor - Agent

Type or Print Name and Title

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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

10/25/23

DATE

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]



October 26, 2023

Shujan Valiani
Valiani Development, LLC
8212 Lynch Dr
Orlando, FL 32835

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-261-10	
Expiration Date: 10/26 /2024	
Tie-In Manhole FID: 2352472	

RE: Sewer Availability for Proposed Development – Self-Storage (Duluth)
Parcel ID 7073 001A, 7073 105

Dear Shujan Valiani:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 97,744 square feet four-story self-storage facility on the above parcel(s) and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 1.75 gpm discharging to the sewer tie-in manhole at Facility ID 2352472.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- New Request
- Revise Existing Request
SCC # _____
- Renew Request
SCC # _____

DWR Use Only:

Capacity Certification Request No. C2023-261-10

- Approved* Conditionally Approved* Denied*
- *(See page 3 for details.)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature: 

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station:

Development/Project Name: Self-Storage (Duluth)

Development Address: 1760 & 1768 Duluth Highway (City) Lawrenceville (Zip) 30043

Parcel Number(s): 7073 001A, 105

Project Description: 4-story Self-storage facility with 97,744SF on basement.

Total Area of Development: 5.01 acres

If residential, total number of units: _____ Density: _____ units/acre

Property Owner Name: _____

Property Owner Email: _____ Phone #: _____

Developer Name: Shujan Valiani Company: Valiani Development, LLC

Address: 8212 Lynch Dr - Orlando, FL - 32835

Contact Name: Shujan Valiani

Developer Email: Shujan@ValianiDev.com Phone #: (407)451-9182

Engineering Firm: Larson Design Group

Contact Name: Clarence Almonor

Engineer Email: calmonor@larsondesigngroup.com Phone #: 689-229-2180

Additional Recipients: Luiz Frediani

Recipient(s) Email(s): LFrediani@larsondesigngroup.com

DWR Use Only
RECEIVED
10/26/2023
Capacity Certification Request No.: C2023-261-10
Development/Project Name: Self-Storage (Duluth)
Gwinnett County Planning and Development Permit No.: _____ (if available)

Total requested flow for development in gallons per minute (gpm): 1.75 ✓

Flow (gpm) 1.75 to tie-in manhole facility ID: 2352472
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Estimated Dates for:

Rezoning: _____
Begin Construction: _____
Completion/Occupancy: _____

Include the following in the submittal package:

GIS map showing proposed development, surrounding utilities, and location of tie-in manhole
<https://gis.gwinnettcountry.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on attached guidelines
(page 4-11)

- Average annual daily flow (gpm)
- Peak flow (gpm) for all commercial, and mixed-use projects
- Instantaneous peak flow (gpm) for all industrial projects
- Batch discharges from processing facilities
- Private pump station flow rates

DWR Received
OCT 11 2023

Proposed utility plan

Design Professional sign/seal: Luiz Frediani Date: 10/10/2023



CIC2023-00029 & SUP2023-00063

Submit completed, signed, sealed form, and documents to:
DWRCapacityCertification@GwinnettCounty.com
678.376.7026

**PLEASE ALLOW A MINIMUM OF 10
BUSINESS DAYS FOR PROCESSING.**

Capacity Certification Request No.: C2023-261-10

Development/Project Name: Self-Storage (Duluth)

Gwinnett County Planning and Development Permit No.: _____ (if available)

Name of downstream pump station: Beaver Ruin Diversion

Name of sewer sub-basin: Beaver Ruin

Gwinnett County Department of Water Resources Recommendations



Approved – Downstream sewer facilities have adequate capacity to accommodate flows.



Conditionally Approved – Downstream sewer facilities can serve the proposed development/project under the following conditions:



Denied – Due to the following:

RECEIVED

10/26/2023

LDG

SEWER FLOW CALCULATION

FOR

SELF-STORAGE

(1760 AND 1780 Duluth Hwy, Gwinnett County, GA)

October 10, 2023



Luiz Frediani, PE
Georgia License PE - 051098

Larson Design Group

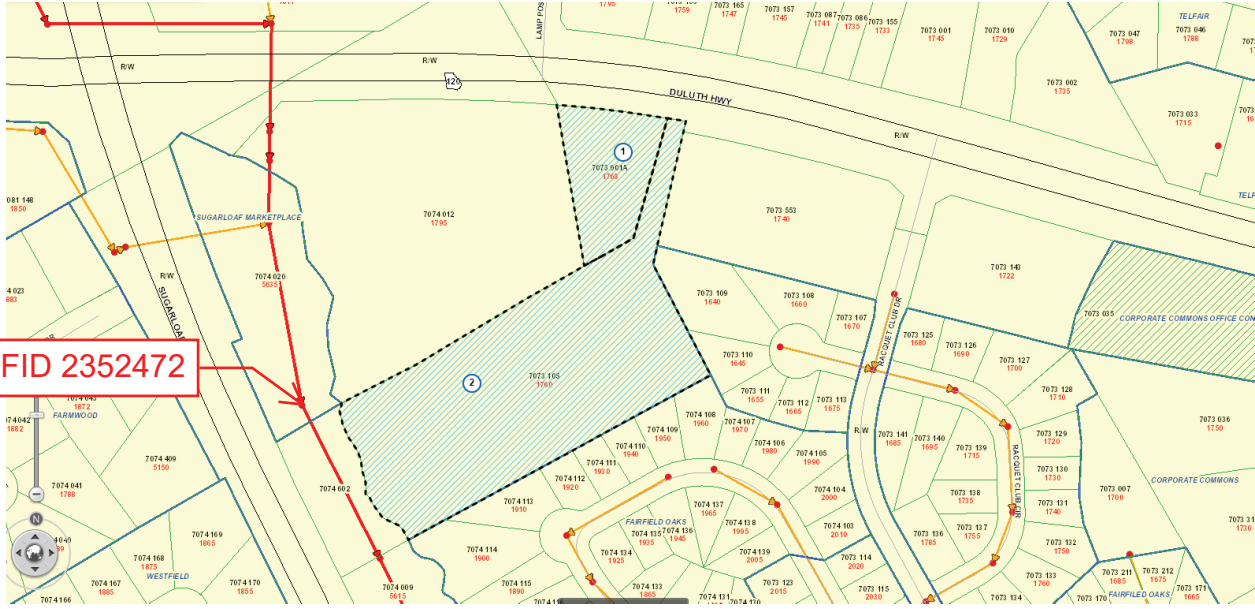
495 N Keller Road, Suite 101, Maitland, FL 32751
689.710.0019 | larsondesigngroup.com

RECEIVED

Location
10/26/2023

Project is located on two parcels at 1768 and 1760 Duluth Highway, Lawrenceville, Gwinnett County, GA. Picture below shows both parcels 1 (7073 001A) and 2 (7073 105).

The 4-story building will have 2 unisex restrooms, a mop sink inside the janitorial closet, a sink at the breakroom and two water fountains. No other contribution to be added to the calculation.



RECEIVED

Sewer Calculation:
10/29/2023

The Average Daily Flow in GPM should be based on the table below for the Warehouse category:

Wastewater Flow Estimation Guidelines for Sewer Capacity Certification Requests

Gwinnett County Department of Water Resources

Land Use Category and Facility Type		Annual Average Daily Unit Flow (gpd)	Per Unit	Additional categories that may be required
(Column A)		(Column B)	(Column C)	(Column D)
Commercial Developments (continued)				
Self-storage units		25	per employee (all shifts)	Residential, office, retail
Sports/ Fitness Centers	Bowling	125	per lane	Food service, pool
		25	per employee	
	Fitness Center	500	per 1000 sq ft	
	Tennis, Soccer, Basketball Facility	10	per person, max capacity	
		500	per 1000 sq ft	
Theater	Skating Rink	5	per person, max capacity	Food service
	Movie	5	per seat	
	Drive-in	25	per bay	
Vehicle Service/Repair		50	per 1000 sq ft	Office, retail
		25	per employee	
Warehouse		25	per 1000 sq ft	Food service, office
		25	per employee (all shifts)	

Total Area: $97,744 / 1,000 = 97.744 \times 25 = 2,444$ GPD

Number of Employees: $6 \times 25 = 150$ GPD

Total Annual Average Daily Unit Flow: **2,594 GPD**

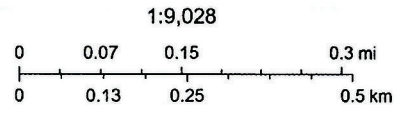
Total Annual Average Daily Unit Flow: 1.75 GPM ✓

ArcGIS Web Map



10/10/2023, 8:33:51 AM

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> WW Gravity Main Gravity Mains Outfall Mains Overflow Smart Covers WW Manholes CCWA Owned By Others Owned By Others | <ul style="list-style-type: none"> CCWA WW Lift Stations Active Lift Station Private Lift Station Non CCWA or Inactive Lift Stations Water Mains CCWA Water Mains Non CCWA Water Mains | <ul style="list-style-type: none"> Water Tanks, Pumps, Plants, etc... Other Automatic Flusher Tanks Pump; Pump Station Treatment Plant Plugs, Tees, Air Taps, Etc. | <ul style="list-style-type: none"> Control Valves Water Interconnect Water Fire Hydrants CCWA Hydrants Non CCWA Hydrants Water Valves System Separation Streets |
|--|--|---|---|



Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Exhibit H: Traffic Impact Study

[attached]

RECEIVED

10/26/2023



TRAFFIC IMPACT STATEMENT

FOR

SELF-STORAGE

(1760 AND 1780 Duluth Hwy, Gwinnett County, GA)

October 3, 2023



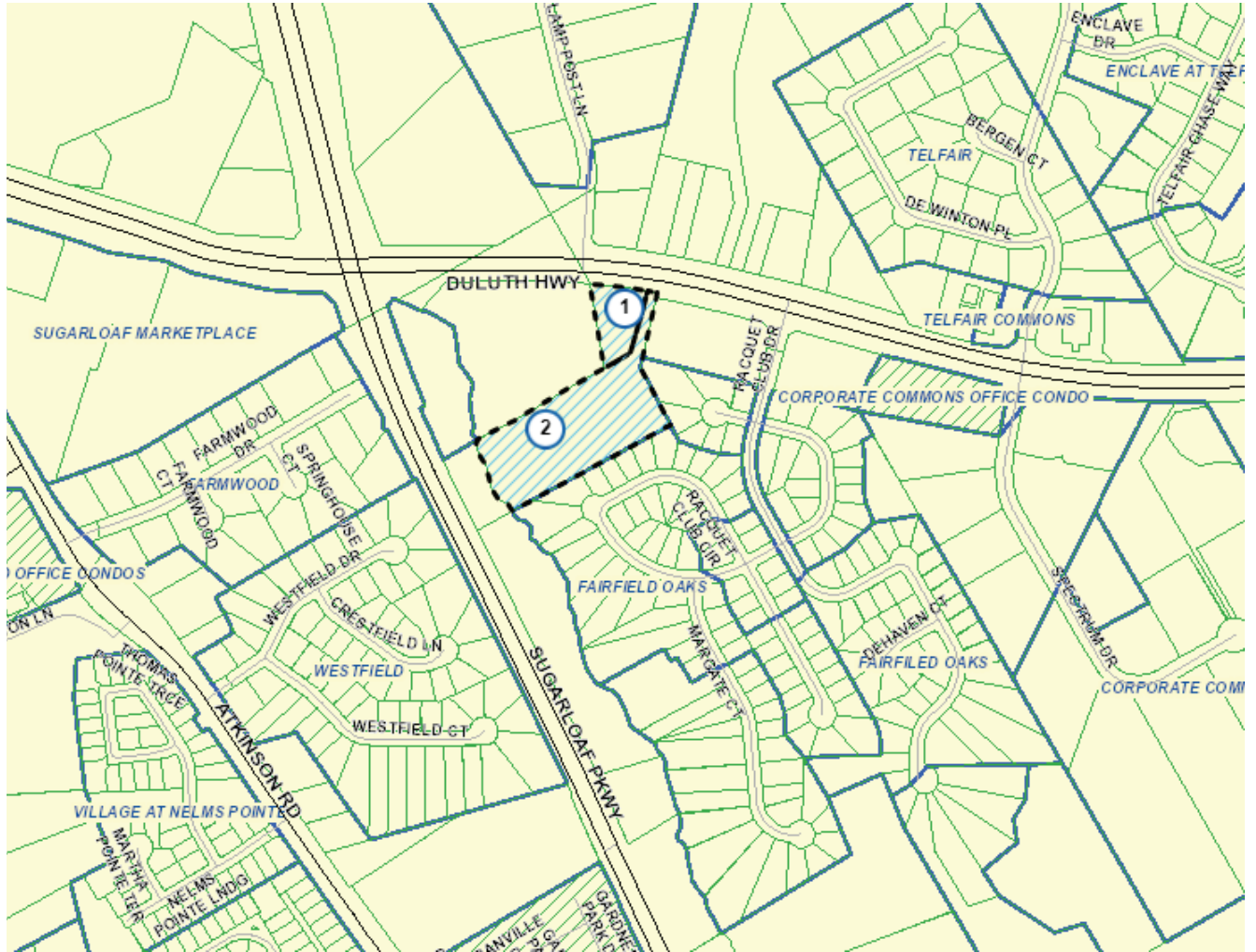
Luiz Frediani, PE
Georgia License PE - 051098

Larson Design Group

495 N Keller Road, Suite 101, Maitland, FL 32751
689.710.0019 | larsondesigngroup.com

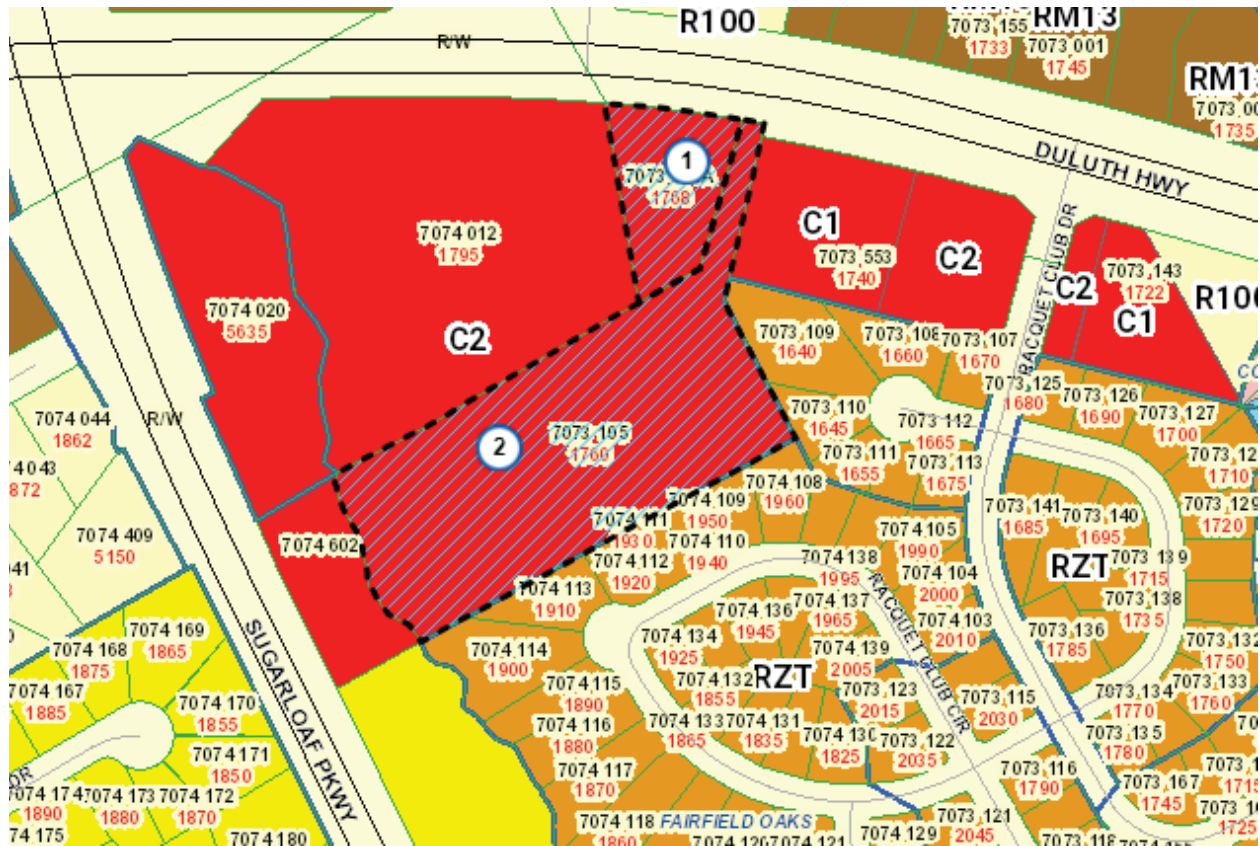
Location:

Project is located on two parcels at 1768 and 1760 Duluth Highway, Lawrenceville, Gwinnett County, GA. Picture below shows both parcels 1 (7073 001A) and 2 (7073 105).



Existing Land Use is zoned C-2 General Business District with Self-Storage or Mini-Warehouse Facility being a Special Use according to Code of Ordinances of Gwinnett County (COGC) Section 230.100 Table 230.4. Currently both parcels are vacant land.

Proposed Land Use will be Self-Storage subject to approval following the application procedures and requirements in Section 270-30. The Proposed Use is a 750 spaces Self-storage facility on a 0.747-acres building out of the 4.87-acre for both parcel combined.



Traffic can be expected to be generated by the project estimated based on the guidelines established by the ITE – Institute of transportation Engineers, Trip Generation Manual – 9th Edition. Historical data collected at similar land uses was relied upon estimating the project’s traffic. It was concluded that Land Use Code “Mini-Warehouse” (Land Use 151). Generations are estimated on number of units for weekdays and Saturday.

Tables below provides a detail of estimates total trips, where $X = 750/100 = 7.5$.

Average Weekday Daily:

$$T = 17.96 * (X)$$

$$T = 134.7$$

T = 135 vehicle trips per day with 68 vpd entering (51%) and 67 vpd exiting (49%)

Weekday Morning Peak Hour:

$$T = 1.39 * (X)$$

$$T = 10.4 =$$

T = 11 vehicle trips per hour with 6 vph entering (51%) and 5 vph exiting (49%)

Weekday Evening Peak Hour:

$$T = 1.95 * (X)$$

$$T = 14.6 =$$

T = 15 vehicle trips per hour with 8 vph entering (51%) and 7 vph exiting (49%)

Saturday Daily:

$$T = 16.29 * (X)$$

$$T = 122.1$$

T = 122 vehicle trips per day with 61 vpd entering (50%) and 61 vpd exiting (50%)

Saturday Peak Hour:

$$T = 3.27 * (X)$$

$$T = 24.52 =$$

T = 25 vehicle trips per hour with 13 vph entering (51%) and 12 vph exiting (49%)

Access Management can be defined as “The planning, design and implementation of land use and transportation strategies in an effort to maintain a safe flow of traffic while accommodating the access needs of adjacent developments.” (Deakin, E – Transportation, Land Use, and Environmental Planning).

Duluth Highway is a 4U – Minor Arterial (Urban) class road. It has an average traffic of 28,000 vehicles circulating on an annual average daily traffic (AADT) the year 2022. The WEST bound hourly peaks are at 7am with 1,091 vehicles per hour (vph) and 5pm with 649 vehicles per hour. The EAST bound hourly peaks are at 9am with 378 vehicles per hour (vph) and 5pm with 1,020 vehicles per hour. (Source GDOT)

The site access and egress will be on the WEST bound of Duluth Highway with no option to access the EAST bound. The parking area will have a 75-foot set back from the property line for accommodation and deceleration.

Customers accessing from WEST bound will need to make an U-turn 200 feet before the site entrance. Customers leaving to the west will need to exit to the EAST bound and make the U-turn to the WEST about 350 feet down Duluth Highway.



— Entering the Site
— Exiting the Site

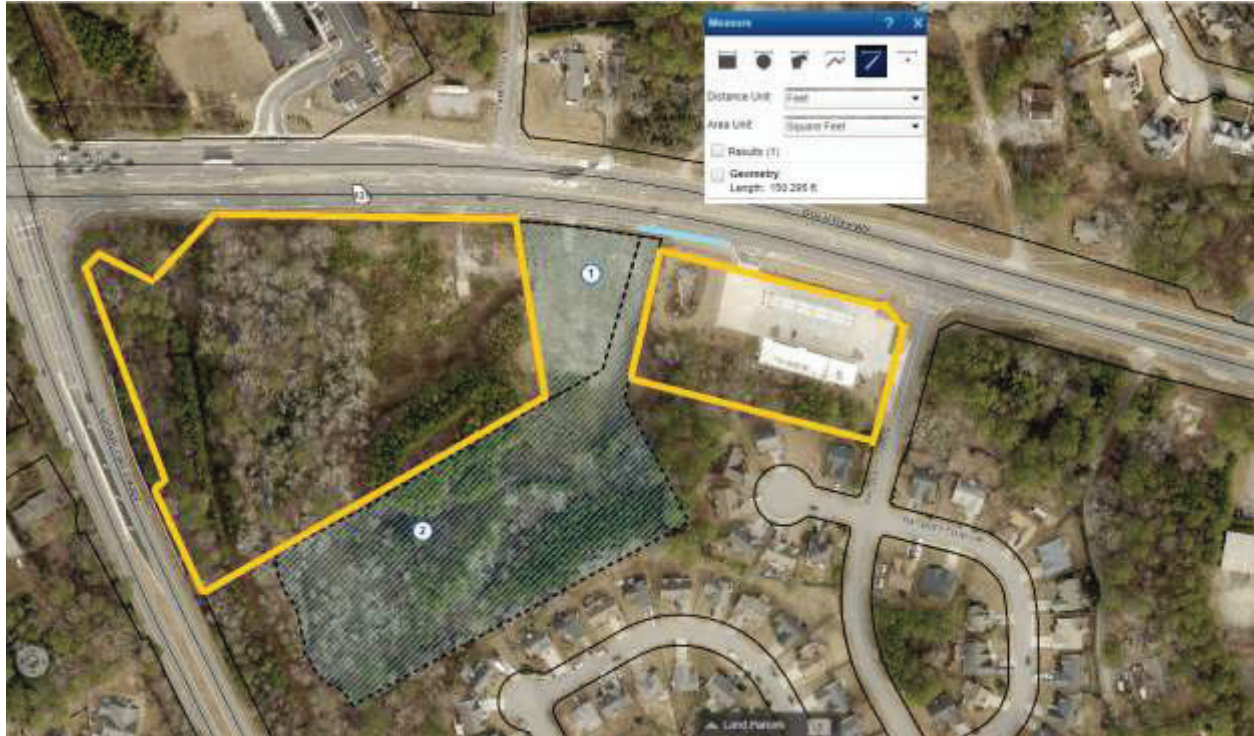


10/26/2023
Adjacent Access Spacing:

Upstream parcel is a vacant lot zoned as C-2 with 2.52 Acres with parcel id 7074 012 and address at 1778 NE Duluth Highway, Lawrenceville, GA.

Downstream parcel is a Gas Station (Circle K) with a 10-pump canopy (3,375 SF) and approximately 6,640 SF Convenience Store build in 2021. Circle K address is 1740 Duluth Highway, Lawrenceville, GA.

Gas Station access and egress starts at 100 feet from property (west) and will distance approximately 193 feet from Self-storage access (center - to - center drive)



10/26/2023
Intersection Sight Distance:

There should be a clear view across the corner for a sufficient length to avoid collision of the vehicle at a road intersection, particularly at uncontrolled ones.

Lateral sight distance at road intersection can be designed according to the following three conditions:

- Suitable sight distance should be provided, to the anvil, either of the vehicle to change speed to avoid a collision.
- Stopping distance.
- Enabling a stationary vehicle to cross the main road.

There are three intersections to be considered:

- Sugar Loaf Parkway – 300 yards West controlled by light signal;
- Raquet Club Drive – 185 yards East controlled by stop sign to access Duluth Highway;
- Spectrum Drive – 460 yards East controlled by stop sign to access Duluth Highway.

The building will not impact any of these intersections sight distances, not interfering neither with the time required to search for oncoming vehicles, neither the time required to accelerate and traverse the distance to clear traffic in the approaching lane.

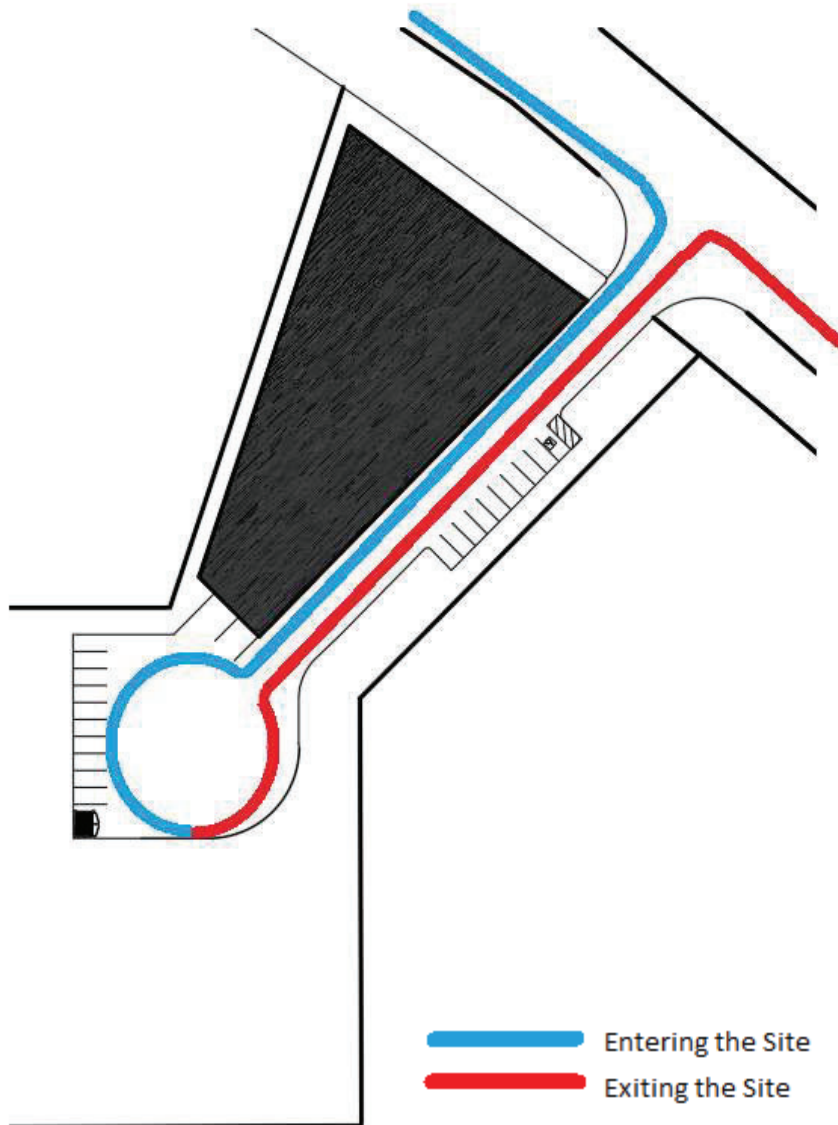


10/26/2023
Connectivity and Circulation Review:

The Self-storage will connect to Duluth Highway through a 30-foot driveway that will operate in both ways, entering and exiting the site.

The first 10 parking spaces will set 75 feet away from the property edge. Driving approximately 375 feet South the property another set of 10 parking spaces will accommodate clients. Facing the south side of the property another two spaces will be placed.

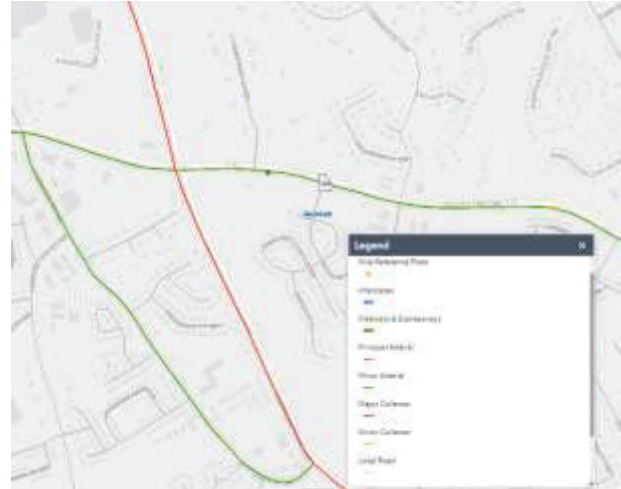
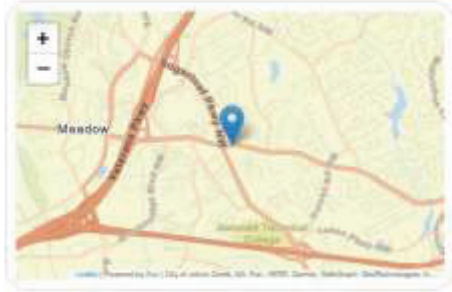
The internal circulation will be facilitated by a circulation buffer with 90 feet radius. Picture below illustrates access and exit from the project.



10/26/2023

Existing Street Functional Classification:

At the Site, Duluth Highway is a 4U – Minor Arterial (Urban). Current AADT 24,900 (2022) and future AADT 35,600.



Posted Speed Limit:

At the Site, posted speed limit is 45 MPH.



10 SCENARIO ANALYSIS:

Existing Conditions:

Duluth Highway is in acceptable conditions at the time of this report. All asphalt in three lanes need a repave. Both parcels are vacant and undisturbed.



SUMMARY AND RECOMMENDATIONS:

The report concludes that the project will generate less than 10 vehicle trips during the peak hour to the adjacent road system. This Study is based on the Level 1 criteria set by the Gwinnett County Traffic Impact Study Guidelines. As such, the report investigates the traffic impacts associated with the project based upon the criteria set forth by the Gwinnett County and the Georgia Department of Transportation (GDOT).

The project will add 0.7% traffic during the morning peak hour and 0.8% during the evening peak hour, meaning no major change in traffic pattern with NO NEGATIVE IMPACT in the system.



Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

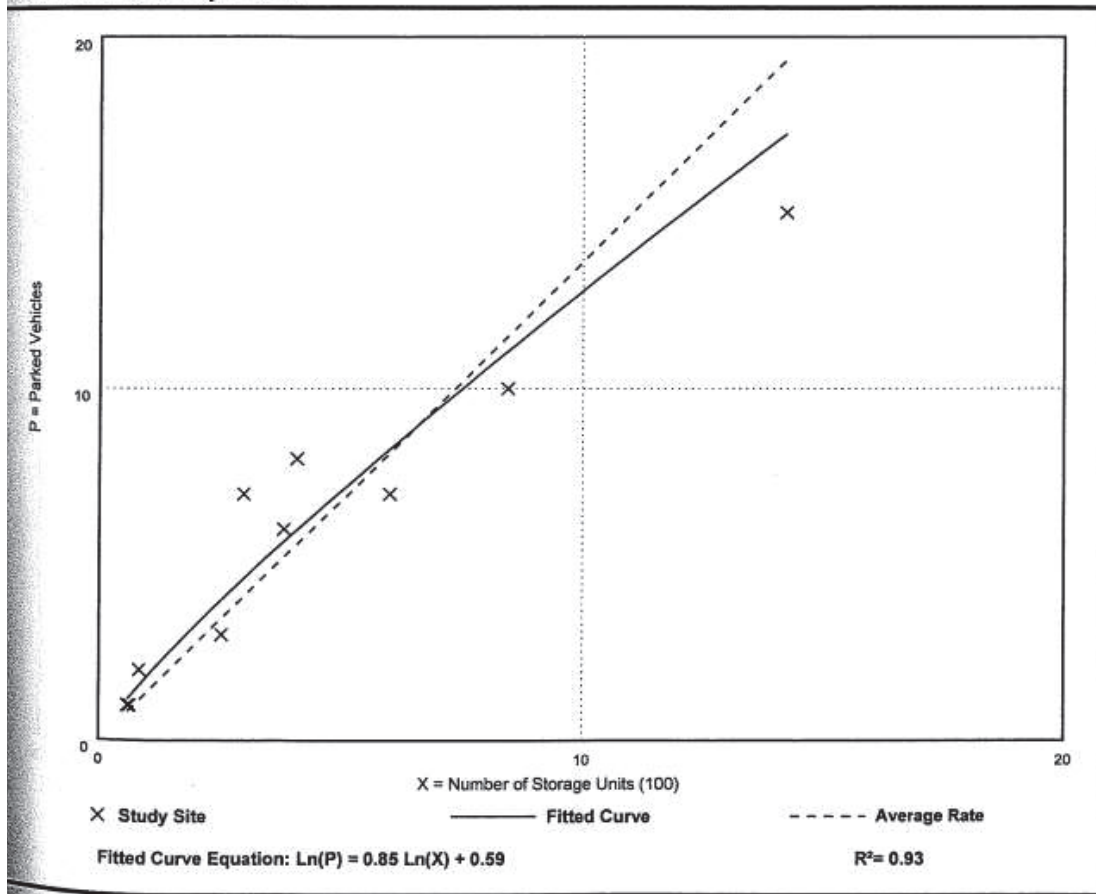
Number of Studies: 10

Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation





10/26/2023

Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 2

Avg. Num. of Storage Units (100): 10

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.77 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size

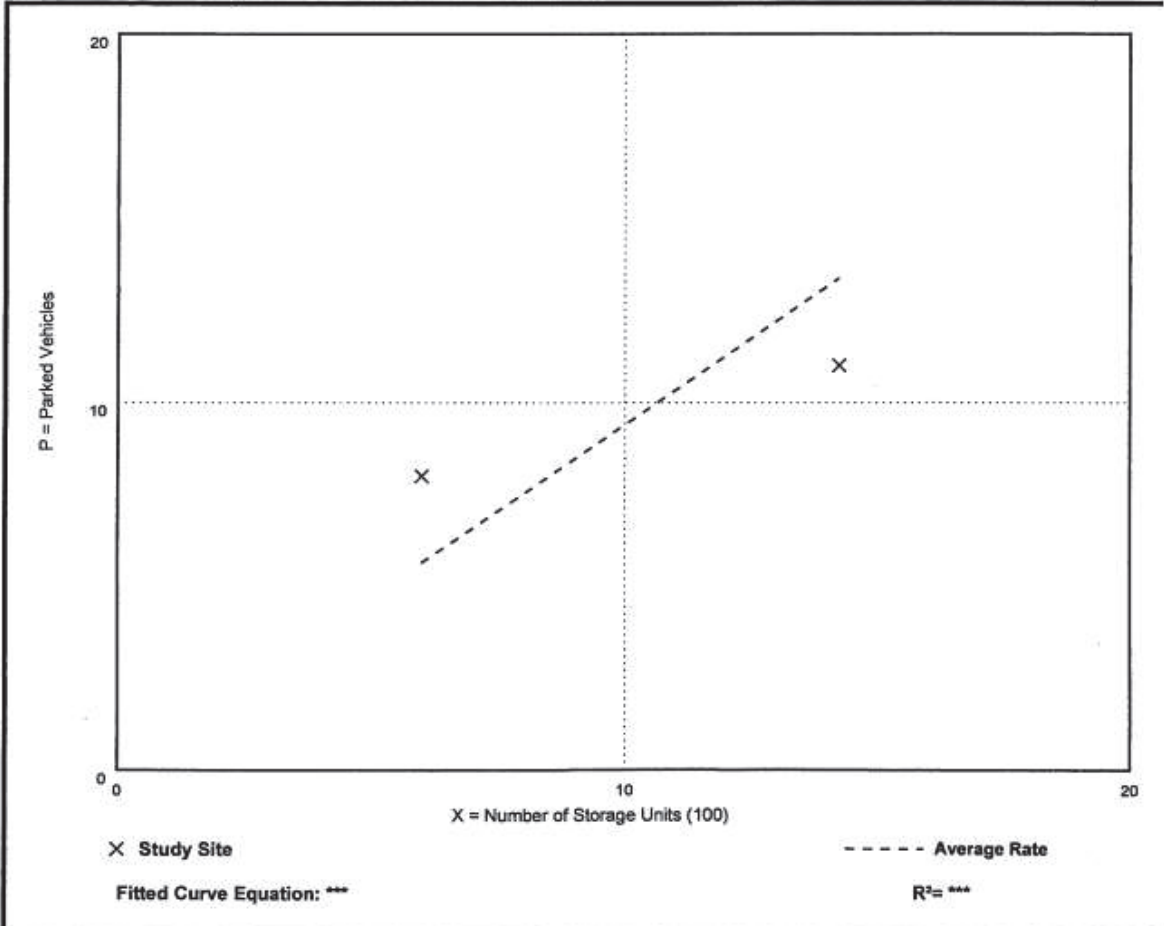


Exhibit I: Internal and External Agency Review Comments

[attached]



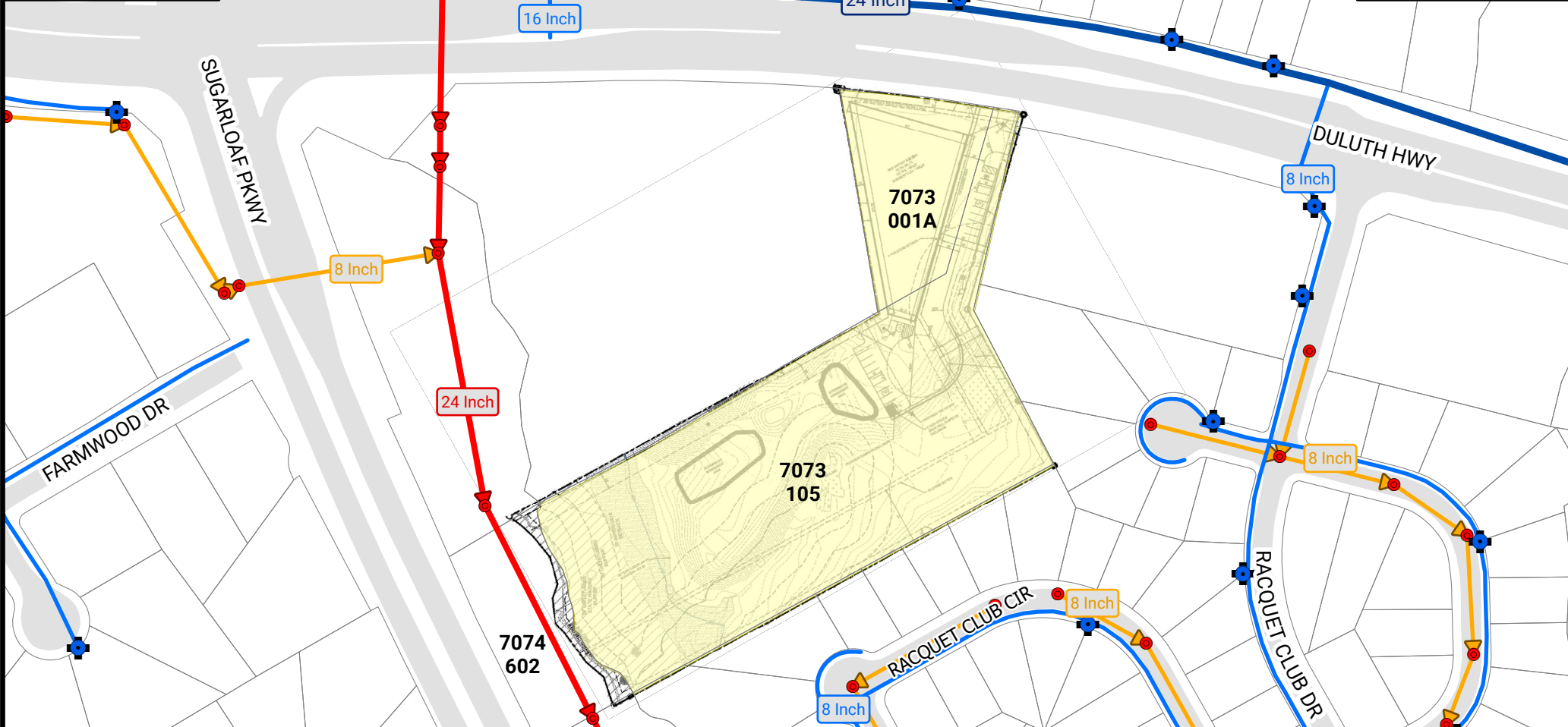
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		12.01.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		CIC2023-00029 / SUP2023-00063	
Case Address:		1760, 1768 Duluth Highway, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
			<input type="checkbox"/> NO
1	Duluth Highway (SR 120) is a major arterial. ADT = 24,900.		
2	0.45 mile to the nearest transit facility (#2334773) Atkinson Road and Dollar Tree.		
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) on all access improvements.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
			<input checked="" type="checkbox"/> X NO
1			
2			
3			
4			
5			
6			
7			



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

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		CIC2023-00029 & SUP2023-00063		
Case Address:		1760, 1768 Duluth Hwy		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1	Water: The proposed development shall extend a 12-inch water main across Duluth Highway to the existing 24-inch water main. A jack-and-bore will be required.			
2	Sewer: A Sewer Capacity Certification (C2023-261-10) has been approved for a 97,750-sf self-storage facility. The proposed development plans to connect to an existing 24-inch gravity sewer located on parcel 7074 602. An easement will be required.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



LEGEND

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

1760, 1768 Duluth Hwy
C-2
**Water & Sewer
Utility Map**

LOCATION



Water Comments: The proposed development shall extend a 12-inch water main across Duluth Highway to the existing 24-inch water main. A jack-and-bore will be required.

Sewer Comments: A Sewer Capacity Certification (C2023-261-10) has been approved for a 97,750-sf self-storage facility. The proposed development plans to connect to an existing 24-inch gravity sewer located on parcel 7074 602. An easement will be required.

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.

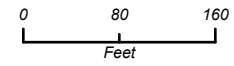
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit J: Maps
[attached]



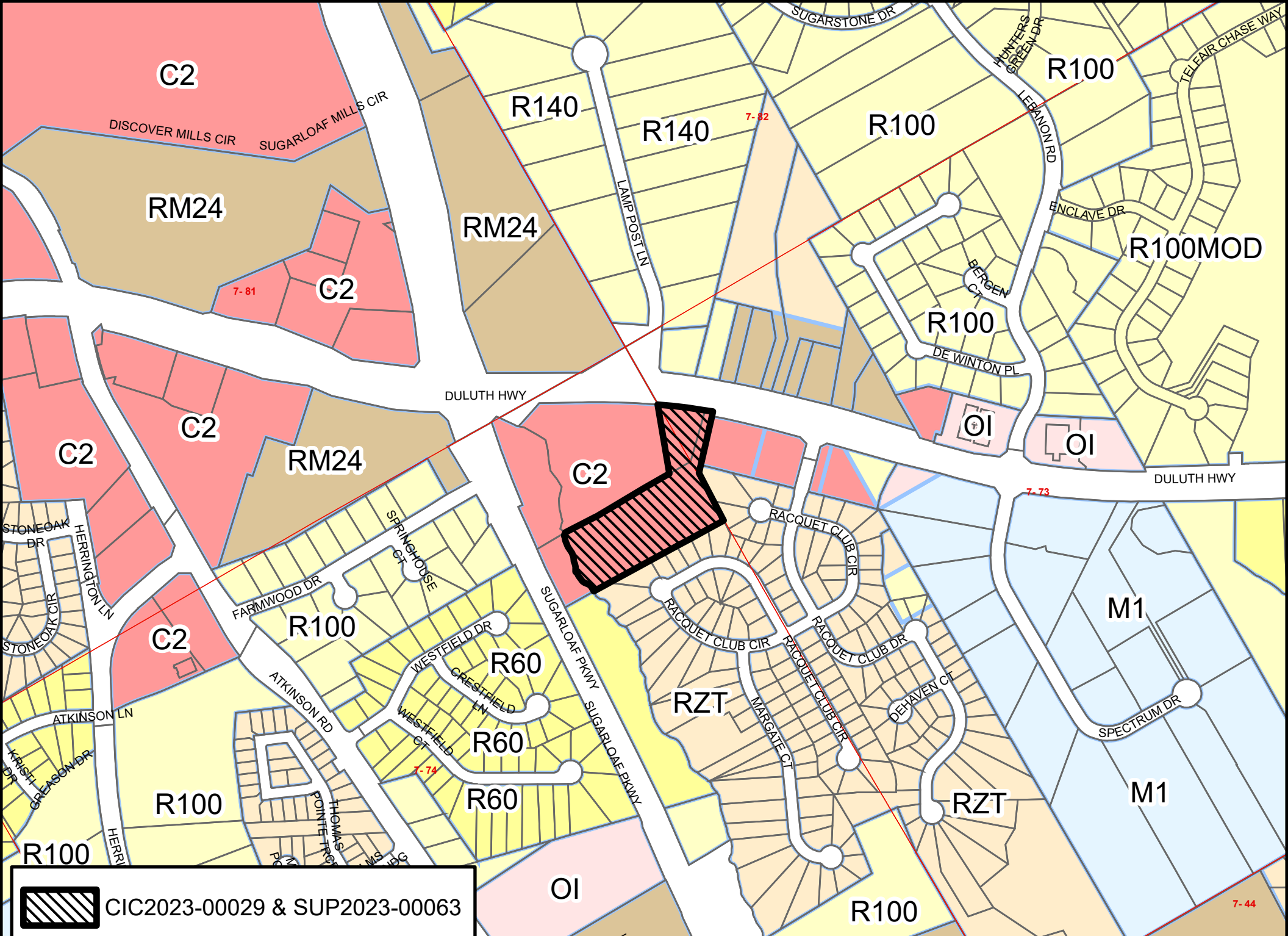
CIC2023-00029 & SUP2023-00063


Created: November 15, 2023



Gwinnett County GIS

User: claros



 CIC2023-00029 & SUP2023-00063

Created: November 15, 2023

0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING

Established Neighborhoods

Regional Activity Center

Vibrant Communities

Established

7-81

7-82

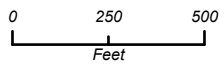
7-73

7-74



CIC2023-00029 & SUP2023-00063

Created: November 15, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION