



Gwinnett

AGENDA PACKAGE

**Board of Construction
Adjustments & Appeals
Hearing**

June 10, 2026

BCAA CHAIRMAN NOTES

**To be read by the Chairman
at the start of the meeting**

BCAA CHAIRMAN NOTES

BEFORE WE GET STARTED WITH TODAY'S AGENDA, I HAVE A FEW ITEMS TO REVIEW:

- I WOULD LIKE TO REMIND INDIVIDUALS THAT PAST MEETING AGENDAS AND MINUTES CAN BE FOUND AT WWW.GWINNETTCOUNTY.COM.
- PLEASE BE AWARE THAT COMMENTS FROM THE AUDIENCE ARE NOT PERMITTED DURING THESE PROCEEDINGS. THIS IS FOR THE COURTESY OF THOSE SPEAKING, AS WELL AS FOR CLARITY AND RECORDING PURPOSES.
- THIS BOARD WILL FOLLOW AND OPERATE UNDER THE ROBERT'S RULES OF ORDER.
- ANYONE WHO WISHES TO SPEAK FOR OR AGAINST ANY MATTER HEARD BY THIS BOARD MUST SPEAK FROM THE PODIUM AND DIRECT ALL QUESTIONS AND COMMENTS TO THE BOARD.
- THERE IS AN OVERHEAD PROJECTOR AT THE PODIUM, WHICH WILL DISPLAY THE INFORMATION TO THE AUDITORIUM AND TO THE TV MONITORS IN FRONT OF EACH PLANNING COMMISSIONER. PLEASE USE THE POINTER DIAL ROD IN FRONT OF THE PODIUM WHEN REFERING TO SPECIFIC ITEMS DURING YOUR PRESENTATION.
- FINALLY, PLEASE MAKE SURE ALL CELL PHONES AND ELECTRONIC DEVICES ARE MUTED OR TURNED OFF. IF YOU MUST TAKE A PHONE CALL, PLEASE DO SO AFTER EXITING THE AUDITORIUM.

- THE PROCEDURES TODAY WILL BE AS FOLLOWS:
 - The Chairman shall call the matter for discussion before the Board.
 - The Chairman shall then call parties in interest who shall have privilege on the floor after identifying themselves by name, address and affiliation with any business or organization which would be relative to the matter being considered.
 - The Chairman shall then call for questions from the Board to the proponents or opponents immediately after their individual presentation.
 - The Chairman shall then call for discussion of the matter by the Board and the voting thereon.
 - The Board may table a vote on a specific matter to a specified future date and time.

AGENDA



**Board of Construction Adjustments & Appeals Hearing
Wednesday, June 10, 2026, at 3:00pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. **Call To Order**
- B. **Determination of a quorum (5 Members)**
- C. **Opening Remarks by Chairman and Rules of Order**
- D. **Approval of Agenda**
- E. **Approval of Minutes – May 13, 2026**
- F. **Announcements**
- G. **Old Business**
- H. **New Business**

Case Number:	SBV2026-00011
Applicant:	Rajesh Patel
Phone Number:	678-468-3750
Location:	1965 Satellite Boulevard, Duluth, GA 30097
Map Number:	7122 232
Proposed Development:	Commercial Development
Proposed Variance Request:	Encroachment into County buffers
Site Area:	3.77 Acres

- I. **Other Business**
- J. **Adjournment**

MEETING MINUTES

May 13, 2026

Board of Construction Adjustments & Appeals Hearing
Wednesday, May 13, 2026, at 3:00pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Louis T Camerio, Jr., Matthew Guilfoyle, Regina Young, Robert Ponder, Scott Samuel, Stoney Abercrombie, William Peltier

- A. Call To Order 3:00pm**
- B. Determination of a quorum**
A quorum was present.
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
{Action: Approved Motion: Guilfoyle; Second: Abercrombie; Vote: 7-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Yes, Young-Yes}
- E. Approval of Minutes – April 8, 2026**
{Action: Approved Motion: Young; Second: Camerio, Jr.; Vote: 6-0-1: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Abstained, Young-Yes}
- F. Announcements**
Introduction of Scott Samuel by Roxanne Raven
- G. Old Business**
None
- H. New Business**
- | | |
|----------------------------|--------------------------------------|
| Case Number: | SBV2026-00006 |
| Applicant: | Jeff Carter |
| Phone Number: | 770-725-1200 |
| Location: | 2805 Buford Drive, Buford, Ga. 30519 |
| Map Number: | 7146 085 |
| Proposed Development: | Zaxby's restaurant with drive-thru |
| Acreage: | 0.80 acres |
| Proposed Variance Request: | Encroachment into County buffers |

{Action: Approved Motion: Young; Second: Guilfoyle; Vote: 4-3: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-No, Peltier-No, Ponder-Yes, Samuel-No, Young-Yes}

Approved with Staff Recommendations:

1. The property owner pays the in-lieu fee of \$25,416 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 3/27/2026.
2. The land disturbance permit will not be issued until authorization for construction has been obtained from Georgia EPD and the US Army Corps of Engineers if applicable.
3. This variance is for areas of encroachment shown on Exhibit E.

I. Other Business

None

J. Adjournment 3:20pm

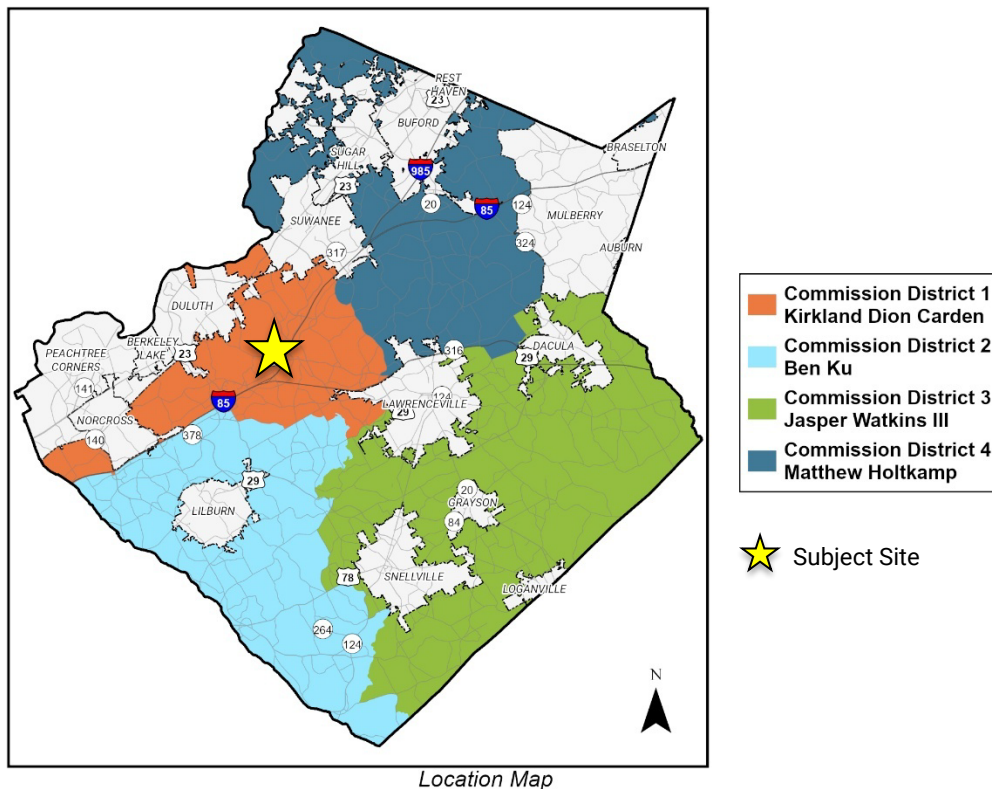
{Action: Approved Motion: Abercrombie; Second: Samuel; Vote: 7-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Yes, Young-Yes}

CASE REPORT

SBV2026-00011

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2026-000011
Address: 1965 Satellite Boulevard, GA 30097
Map Number: 7122 232
Site Area: 3.77 acres
Proposed Development: C2 – Commercial Development
Request: The variance request is to encroach into the Gwinnett County 75-ft Impervious Setback and 50-ft Undisturbed Stream Buffer to accommodate the construction of parking lots, a dumpster pad, retaining walls, and associated grading.



Applicant: Rajesh Patel
2253 Grady Ridge Trail
Duluth, GA 30097

Owner: Kitchen Container Duluth, LLC
1965 Satellite Boulevard
Duluth, GA 30097

Contact: Rajesh Patel

Contact Phone: (678) 468-3750

Existing Site Condition

The subject development site is approximately 3.77-acre site located in Duluth, Georgia which contains a buffers and setbacks from an adjacent stream and floodplain. The property is currently in a forested condition. The proposed development will impact the stream buffers and setbacks.

Project Summary

The applicant is requesting a variance to encroach into the 75-ft Gwinnett County impervious setback and 50-ft Gwinnett County undisturbed stream buffer to accommodate construction of parking lots, a dumpster pad, retaining walls and associated grading. The proposed disturbance for each buffer impacted will be as follows:

- 6,051-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 2,077-sf of impervious area encroaching into the Gwinnett County 50-ft undisturbed stream buffer.
- 5,941-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed stream buffer.

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Staff Recommended Conditions

Should the Board of Construction Adjustments and Appeals choose to approve the variance request, staff recommend the following conditions of approval:

1. The property owner pays the in-lieu fee of \$29,439.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 05/21/2026.
2. This variance is for areas of encroachment shown in Exhibit E.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan
- F. Proposed Landscape Plan – For Reference Only

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

Applicant Information	Property Owner Information
Name: <u>RAJESH PATEL</u>	Name: <u>KITCHEN CONTAINERS LLC</u>
Address: <u>2253 GRADY RIDGE TRL</u>	Address: <u>1965 SATELLITE BLVD</u>
City: <u>DULUTH</u>	City: <u>DULUTH</u>
State: <u>GA</u> Zip: <u>30097</u>	State: <u>GA</u> Zip: <u>30097</u>
Phone: <u>678 468 3750</u>	Phone: <u>678 468 4253</u>
Contact Person's Name: <u>RAJ PATEL</u> Phone: <u>678 468 3750</u>	
Email: <u>RAJ@JMSFAMILYLLP.COM</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Developer <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 1965 Satellite Blvd, Duluth, GA 30097

Subdivision or Project Name: Montage Food Truck Park Lot/Block: _____

District, Land Lot, & Parcel (MRN): LL 122, 7th District, Parcel ID 7122 005

Development Type: Commercial - Food vendor

Variance Requested: Disturbance within the 50-Foot Stream Buffer

Impervious area within the 75-Foot Stream Buffer

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



[Signature] _____ Date 5/7/2026

Notary Seal

RAJESH PATIL - COO _____
Typed or Printed Name & Title

Diane Smith _____ Date 5-7-26

Property Owner Certification

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



[Signature] _____ Date 5/7/2026

Notary Seal

RAJESH PATIL _____
Typed or Printed Name & Title

Diane Smith _____ Date 5-7-26

Planning & Development Use Below Only

Date Received: _____ Received By: _____

MRN: _____ Variance Type: _____

Code Section: _____

Zoning District: _____ Commission District: _____

Hearing Date: _____

**NOTICE
SIGN POSTING STATEMENT**

I have been given a copy of the sign posting instructions and I understand these instructions.
I further understand that the sign is to be posted on or before:

Sign Posting Date: 05/27/2026

Name: Rajesh Patel

Signature: 

Address: 2253 Grady Ridge Trail
Duluth, GA 30097

Phone: 678 - 468 - 3750

Today's Date: 05/08/2026

Case Number: SBV2026-00011



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Montage Food Truck Park
PROPERTY ADDRESS: 1965 Satellite Blvd, Duluth, GA 30097
LANDLOT/DISTRICT/PARCEL: 122/7th/7122 005

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTY'S PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ 29,439.00

RAJESH PATE
APPLICANT NAME

[Signature]
SIGNATURE NAME OF OWNER/ MANAGING PARTNER

RAJESH PATE
PRINTED NAME OF OWNER/ MANAGING PARTNER

3/26/2026
DATE

Exhibit B: Letter of Intent

[attached]



May 21st, 2026

Gwinnett County
Planning & Development Department – Attn: Stream Buffer Variance
446 W Crogan St, #300
Lawrenceville, GA 30046

RE: Montage Food Truck Park – Letter of Intent

The proposed project is located at the corner of Satellite Boulevard and Sugarloaf Parkway and will consist of the development of 2,560 SF of various Food vendors, seating areas, and picnic/park areas for the public. It is currently zoned “O-I – Office Institutional” & “C-2 General Commercial” which allows the proposed usage upon SAP (Special Administrative Permit) approval, which was submitted to, and approved by Gwinnett County Planning and Development on October 7th, 2025. The site plan has remained largely unchanged from this approval.

The requested variance is intended to relieve the hardship imposed on the subject property as a result of the existing 50 & 75-Foot stream buffers. It is our opinion that this request is justified, as the majority of the property is situated within these buffers - with only 100’ of width at the widest point and only approximately 0.75 acres of usable area along the main tract. This hardship is further compounded when factoring in the steep topography challenges on site, and the necessary public infrastructure adjacent to Satellite Blvd (12’ Multi-Use Path). The proposed site plan is already utilizing walls in an effort to minimize the disturbance within the existing stream bank, particularly in sensitive areas. Certain other encroachment areas are a result of the connections to existing infrastructure – such as the tie-in location at the intersection to the adjacent development across Satellite Boulevard and are not a direct result of our client. Non-encroachment in this area would not be possible without limiting the site access to southbound traffic only. Like-wise, the supplemental parking lot is providing access at the existing curb-cut location along Satellite Blvd – with proposed walls incorporated to minimize disturbance.

A non-encroachment option would render this project entirely unfeasible – as relocating the aforementioned limited access would split the already small usable area nearly in half. Additionally, the steep topography on-site would lead to large perimeter walls that create undue economic hardship on the project.

The 25-Foot undisturbed state waters buffer is not being impacted in this request and no EPD variances will be required.

Total buffer impacts – which include the installation of access drives, retaining walls, and graded open space – are broken down below:

	Pervious Area Impacts:	Impervious Area Impacts:	Total Impacts:
25-50 FT Buffer	5,941 SF	2,077 SF	8,018 SF
50-75 FT Buffer	N/A	6,051 SF	6,051 SF

It is our opinion that hardship relief is warranted for this project in order for development on this property to take place. Should you have any questions or concerns, please do not hesitate to reach out.

Respectfully,
ATWELL, LLC
Marietta, GA

Joseph Reeves, P.E.
Associate Project Manager
JReeves@Atwell.Com

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date:	5/21/2026
District/ Lant Lot/ Parcel:	7TH/122/7122 005
Permit/ Case Number (i.e. SBV):	SBV2026-00011
Project Name:	Montage Food Truck Park
Applicant Name:	Rajesh Patel
Applicant Phone Number:	(678) 468-3750

Existing Area (square feet{SF})

Type	Zone										
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	0	SF	8,018	SF	6,051	SF	0	SF	0	SF	
Total	0	SF	8,018	SF	6,051	SF	0	SF	0	SF	14,069 SF

Proposed Area (square feet{SF})

Type	Zone										
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	2,077	SF	6,051	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	5,941	SF	0	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	
Total	0	SF	8,018	SF	6,051	SF	0	SF	0	SF	14,069 SF

Buffer Impact	1.28
On Site Mitigation	0.00
Mitigation Needed	1.28

WQ Value Cost (\$/Value) \$23,000

Total Cost \$29,439

Existing Impact Area (square feet(SF))

Type	Zone					
	0-25		25-50		50-75	
Impervious						
Disturbed Pervious		SF		SF		SF
Forest		SF	8,018	SF	6,051	SF
Total	0	ac	8,018	ac	6,051	ac 14,069 SF

Proposed Impact Area (square feet(SF))

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious		SF	2,077	SF	6,051	SF
Forest>Disturbed Pervious		SF	5,941	SF		SF
Disturbed Pervious>Impervious		SF		SF		SF
Total	0	SF	8,018	SF	6,051	SF 14,069 SF

Impact WQ Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

Water Quality Impact Value = Area * Water Quality Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	0		12,462		12,102	
Forest>Disturbed Pervious	0		31,190		0	
Disturbed Pervious>Impervious	0		0		0	
Total	0		43,652		12,102	55,754

Existing Mitigation Area (square feet(SF))

Type	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious		SF		SF		SF		SF		SF
Disturbed Pervious		SF		SF		SF		SF		SF
Forest		SF		SF		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF 0 SF

Proposed Mitigation Area (square feet(SF))

Type (Existing>Proposed)	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF		SF		SF
Disturbed Pervious>Restored Forest		SF		SF		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest		SF		SF		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF 0 SF

Mitigation WQ Value Factor

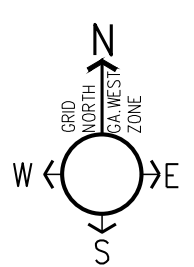
Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Impervious	0		0		0	0
Impervious>Disturbed Pervious	1		0.75		0.25	0
Disturbed Pervious>Restored Forest	1.5		1.125		0.375	0.125
Impervious> Restored Forest	4		1.5		0.5	0.25
Preserved Forest					1	0.5

Water Quality Mitigation Value = Area * Water Quality Value

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Impervious>Disturbed Pervious	0		0		0	0
Disturbed Pervious>Restored Forest	0		0		0	0
Impervious> Restored Forest	0		0		0	0
Preserved Forest	0		0		0	0
Total	0		0		0	0

Exhibit D: Existing Site Plan and Boundary Survey

[attached]



N/T
BRANCH BANKING AND TRUST COMPANY
PARCEL: 7122 215
ZONED: G

N/T
SP SUGARLOAF LLC
PARCEL: 7122 042
ZONED: G



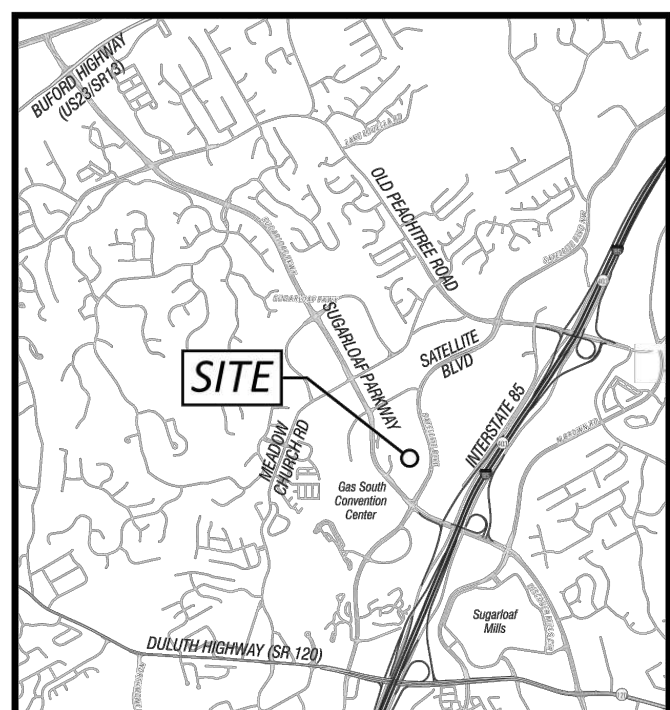
INFINITE ENERGY CENTER

SUGARLOAF PARKWAY
(R/W VARIES)

SATELLITE BOULEVARD
(R/W VARIES)

ONE SUGARLOAF CENTRE

VICINITY MAP
SCALE: NTS
SOURCE: USGS

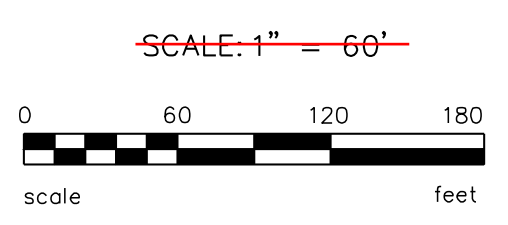


SHEET 1 OF 2

TOPOGRAPHIC SURVEY


**6375-6465 SUGARLOAF PKWY
1965 SATELLITE BOULEVARD
DULUTH, GA 30097**

7TH LAND DISTRICT
PARCEL: 7122 005
DRAWN: KD
LAND LOT 122
GWINNETT COUNTY, GA
CHECKED: SAM



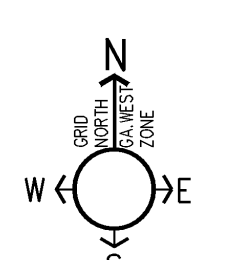
ISSUE #	DATE	REVISIONS
1	11/11/25	SUBMIT FOR REVIEW

PREPARED FOR:
GBMB HOLDINGS LLC



CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE005518
LICENSE # LS001044
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

REVISION #1
 THE PURPOSE OF THIS REVISION IS TO
 REVISE THE PARCEL BOUNDARIES, ADD
 TRACT 8, AND ADD STREAM BUFFERS
 TO CHANNEL DOWNSTREAM OF POND
 THIS PLAT SUPERSEDES THE PLAT
 PREVIOUSLY RECORDED 3/27/25,
 PLAT BOOK 166 PAGE 200.



BRANCH BANKING AND TRUST COMPANY
 PARCEL: 7122 215
 ZONED: O

TRACT 3R
 0.38 ACRES
 PIN: R7122 234A

TRACT 3
 7.27 ACRES
 PIN: R7122 234

TRACT 2
 6.25 ACRES
 PIN: R7122 233

TRACT 6
 1.10 ACRES
 PIN: R7122 237

TRACT 7
 9.89 ACRES
 PIN: R7122 005

TRACT 5
 0.43 ACRES
 PIN: R7122 236

TRACT 8
 COMMON AREA
 6.00 ACRES
 PIN: R7122 238

TRACT 4
 5.32 ACRES
 PIN: R7122 235

TRACT 4R
 0.05 ACRES
 PIN: R7122 235A

TRACT 1
 3.77 ACRES
 PIN: R7122 232

TRACT 1	=	3.77	AC
TRACT 2	=	6.25	AC
TRACT 3	=	7.27	AC
TRACT 3R	=	0.38	AC
TRACT 4	=	5.32	AC
TRACT 4R	=	0.05	AC
TRACT 5	=	0.43	AC
TRACT 6	=	1.10	AC
TRACT 7	=	9.89	AC
TRACT 8	=		
COMMON AREA	=	6.00	AC
TOTAL	=	40.46	AC

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	56.44	150.00	N37°14'02"E	56.11
C2	14.49	300.34	N63°33'26"W	14.49
C3	26.34	69.98	S37°14'05"W	26.18
C4	143.63	2083.54	S11°34'36"W	143.61

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C5	122.45	165.00	N04°12'30"W	119.66
C6	107.20	180.00	N08°24'25"W	105.63
C7	191.14	180.00	N39°04'31"E	182.28
C8	92.71	165.00	N52°23'58"E	91.49
C9	91.75	165.00	N27°22'23"E	90.57
C10	107.83	120.00	N31°11'05"E	104.23
C11	267.60	140.00	S68°18'52"E	228.69
C12	39.61	123.46	S04°52'24"E	39.44
C13	31.56	35.00	S21°58'51"E	30.51
C14	18.20	75.00	S54°46'09"E	18.16
C15	139.01	160.00	S36°49'54"E	134.68
C16	23.99	37.45	S27°39'32"E	23.58
C17	12.62	88.00	S42°00'03"E	12.61
C18	37.46	88.00	S25°41'48"E	37.18
C19	64.70	72.00	N31°11'05"E	62.54
C20	175.85	92.00	S68°18'52"E	150.28
C21	25.03	75.67	S04°52'24"E	24.91
C22	112.52	213.00	N20°34'38"E	111.22
C23	10.33	30.00	N17°36'18"W	10.28
C24	29.41	30.00	N00°36'44"E	28.25
C25	30.81	20.00	N72°49'53"E	27.85
C26	102.98	115.11	S37°24'15"E	99.58
C27	47.94	80.00	S28°56'33"E	47.23
C28	6.46	45.00	S42°00'03"E	6.45
C29	21.04	45.00	S24°29'49"E	20.85
C30	12.77	69.98	N42°47'23"E	12.75
C31	13.57	69.98	N32°00'32"E	13.55

Line #	Length	Bearing
L1	59.40	N40°25'30"W
L2	55.21	N35°25'34"W
L3	13.41	N03°22'55"E
L4	13.58	N08°35'37"W
L5	20.12	N42°19'52"W
L6	14.92	S47°50'10"W
L7	46.89	N06°48'43"W
L8	12.43	N48°00'50"E
L9	57.28	N26°27'15"E
L10	28.35	N71°13'44"E
L11	85.49	N64°56'09"W
L12	75.37	S26°36'27"W
L13	28.16	S48°00'14"W
L14	21.21	N87°01'30"W
L15	68.62	N42°00'27"W
L16	199.42	S31°16'38"E
L17	188.70	N55°12'44"E
L18	2.63	N32°53'08"E
L19	5.41	N69°06'05"E
L20	4.79	N83°01'21"W
L21	95.70	S14°32'18"W
L22	29.21	S19°20'29"W
L23	127.73	S24°57'12"W
L24	138.63	S31°24'19"W
L25	124.92	S37°12'08"W
L26	187.06	S30°19'20"W
L27	38.95	S17°39'32"W
L28	13.43	S30°23'39"W
L29	88.71	S80°27'22"W

Line #	Length	Bearing
L30	18.81	N17°03'07"E
L31	29.69	N25°28'08"W
L32	26.21	N69°29'44"E
L33	30.71	N05°26'35"E
L34	49.69	N56°55'34"E
L35	20.42	S03°51'16"W
L36	30.69	S47°49'07"E
L37	15.63	S46°06'39"E
L38	21.56	S37°53'27"E
L39	38.01	S37°13'16"E
L40	22.26	S01°24'58"E
L41	48.00	S84°33'25"E
L42	30.71	N05°26'35"E
L43	49.69	N56°55'34"E
L44	20.42	S03°51'16"W
L45	91.57	S15°55'17"W
L46	35.31	S34°47'54"W
L47	63.62	N69°00'00"W
L48	87.87	S69°20'00"W
L49	84.53	N67°13'28"W
L50	43.08	S73°59'27"W
L51	143.04	S87°12'59"W
L52	37.90	N07°44'16"W
L53	51.48	N27°28'19"W
L54	56.44	N28°41'48"E
L55	15.64	S46°06'39"E
L56	21.56	S37°53'27"E
L57	53.83	S00°57'40"E
L58	4.34	S31°11'00"W
L59	42.11	S42°11'05"E
L60	42.11	S42°11'05"E
L61	49.20	N76°53'51"E

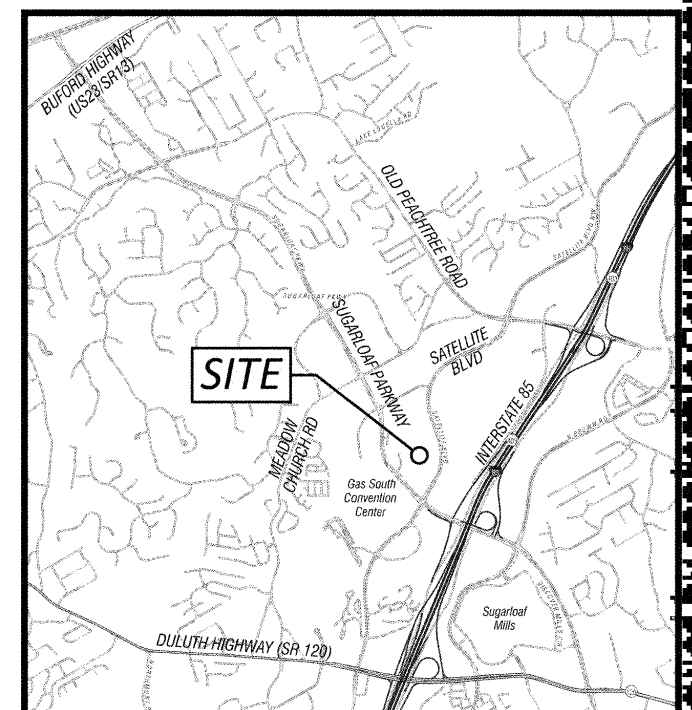
OWNER INFORMATION
 GBMB HOLDINGS LLC
 2253 GRADY RIDGE TRL
 DULUTH GA 30097-5249
 CONTACT: RAJ PATEL
 EMAIL: raj@jmsfamilylp.com
 TEL: 678 468 3750

COVENANT NOTES:
 1. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. THE PROPERTY ARE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE PROTECTIVE COVENANTS.
 2. MAINTENANCE OF ALL COMMON AREAS AND OPEN SPACE AREAS, INCLUDING THE REPLACEMENT AND TRIMMING OF TREES, IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

SURVEY NOTE:
 ALL INTERNAL PARCELS SHOWN ON THIS PLAT WILL HAVE ENOUGH SURVEY MONUMENTATION TO BE RETRACEABLE. WE WILL NOT, HOWEVER, SET A MONUMENT AT EACH PROPERTY CORNER SHOWN.

SOURCE OF WATER LINE INFORMATION:
 1. ALTA/ACSM LAND TITLE SURVEY FOR MASON FAMILY MANAGEMENT, LLC, PREPARED BY PLANNERS & ENGINEERS COLLABORATIVE + AND DATED MAY 26, 2023;
 2. UTILITY PLAN FOR EXECUTIVE COMMITTEE OF THE BAPTIST CONVENTION, PREPARED BY HAYES, JAMES & ASSOCIATES AND LAST REVISED NOVEMBER 8, 2004; AND
 3. GWINNETT COUNTY GIS MAPPING.

MAINTENANCE RESPONSIBILITY STATEMENT: Gwinnett County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat.



VICINITY MAP
 SCALE: NTS
 SOURCE: USGS

PLAT2024-00221

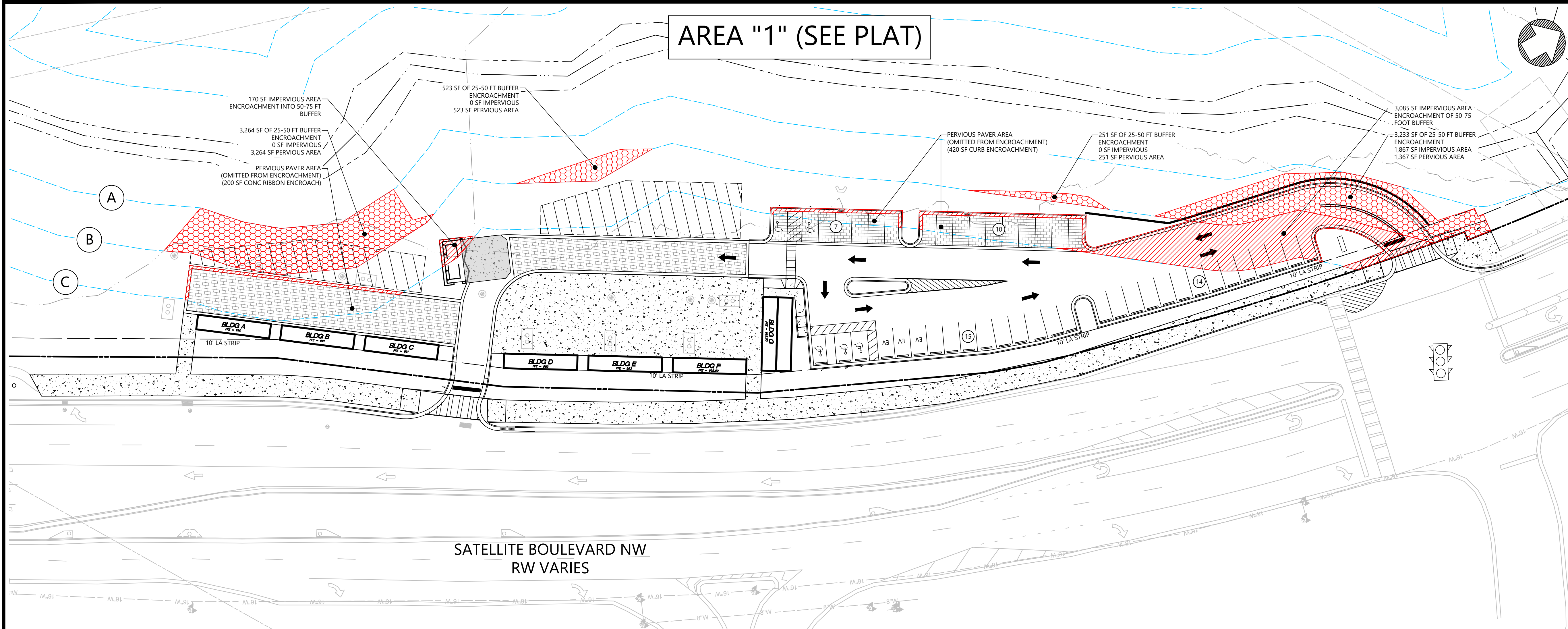
<p>SUBDIVISION PLAT</p> <p>PROJECT# 2024055</p> <p>SHEET 2 OF 2</p>	<p>6375-6465 SUGARLOAF PKWY 1965 SATELLITE BOULEVARD DULUTH, GA 30097</p> <p>LAND LOT 122 GWINNETT COUNTY, GA CHECKED: SAM</p>	<p>SCALE: 1" = 66'</p> <p>0 60 120 180 scale feet</p>	<p>ISSUE #</p> <p>3 12/19/24</p> <p>4 01/06/25</p> <p>5 01/14/25</p> <p>6 03/06/25</p> <p>7 04/07/25</p> <p>8 05/21/25</p> <p>9 07/03/25</p> <p>10 08/19/25</p>	<p>REVISIONS</p> <p>REVISE BOUNDARIES OF TRACTS 1, 2, 3, 4, AND 7</p> <p>REVISE BOUNDARIES OF TRACTS 3, 5, 6, 7, AND 8</p> <p>ADDRESS REVIEW AGENCY COMMENTS</p> <p>ADD TRACT 8; REVISE TRACTS 2 AND 7</p> <p>ADDRESS REVIEW AGENCY COMMENTS</p> <p>ADDRESS REVIEW AGENCY COMMENTS</p> <p>ADDRESS REVIEW AGENCY COMMENTS</p>	<p>PREPARED FOR: GBMB HOLDINGS LLC</p> <p>CONSULTING ENGINEERS & SURVEYORS LICENSE # PFT000518 LICENSE # LSF001044 5019 WEST BROAD STREET SUITE M230 SUGAR HILL, GEORGIA 30088 TELEPHONE: (678) 804-1111 INFO@BLUELANDWORKS.COM WWW.BLUELANDWORKS.COM</p>

These project documents have been reviewed by applicable county departments and have been found to be in substantial compliance with the applicable codes and regulations. Authorized 8/21/2025

Exhibit E: Proposed Site Plan and Grading Plan

[attached]

AREA "1" (SEE PLAT)



- #### SITE LEGEND
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SETBACK LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK LINE
 - 100 YEAR FLOOD PLAIN
 - 18" CURB AND GUTTER
 - 24" CURB AND GUTTER
 - PROPOSED RETAINING WALL
 - CROSS WALK
 - STOP BAR (PAVEMENT MARKING)
 - TRAFFIC FLOW ARROW (PAVEMENT MARKING)
 - 'YIELD' (PAVEMENT MARKING)
 - DIRECTIONAL ARROWS (PAVEMENT MARKING)
 - 'ONLY' DIRECTIONAL ARROWS (PAVEMENT MARKING)
 - HANDICAP STALL
 - CONCRETE WHEEL STOP
 - A.D.A. STD HANDICAP RAMP
 - PARKING SPACE COUNT
 - SIGN
 - LIGHT POLE
 - GROUP OF FOUR GUARD POSTS
 - DUMPSTER PAD
 - TRANSFORMER PAD
 - PROPOSED SIGNAL
 - GRATE INLET
 - STORM MANHOLE
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - AREA INLET
 - OUTLET CONTROL STRUCTURE
 - HEADWALL
 - SANITARY SEWER MANHOLE
 - CONCRETE
 - GRAVEL PATHWAY

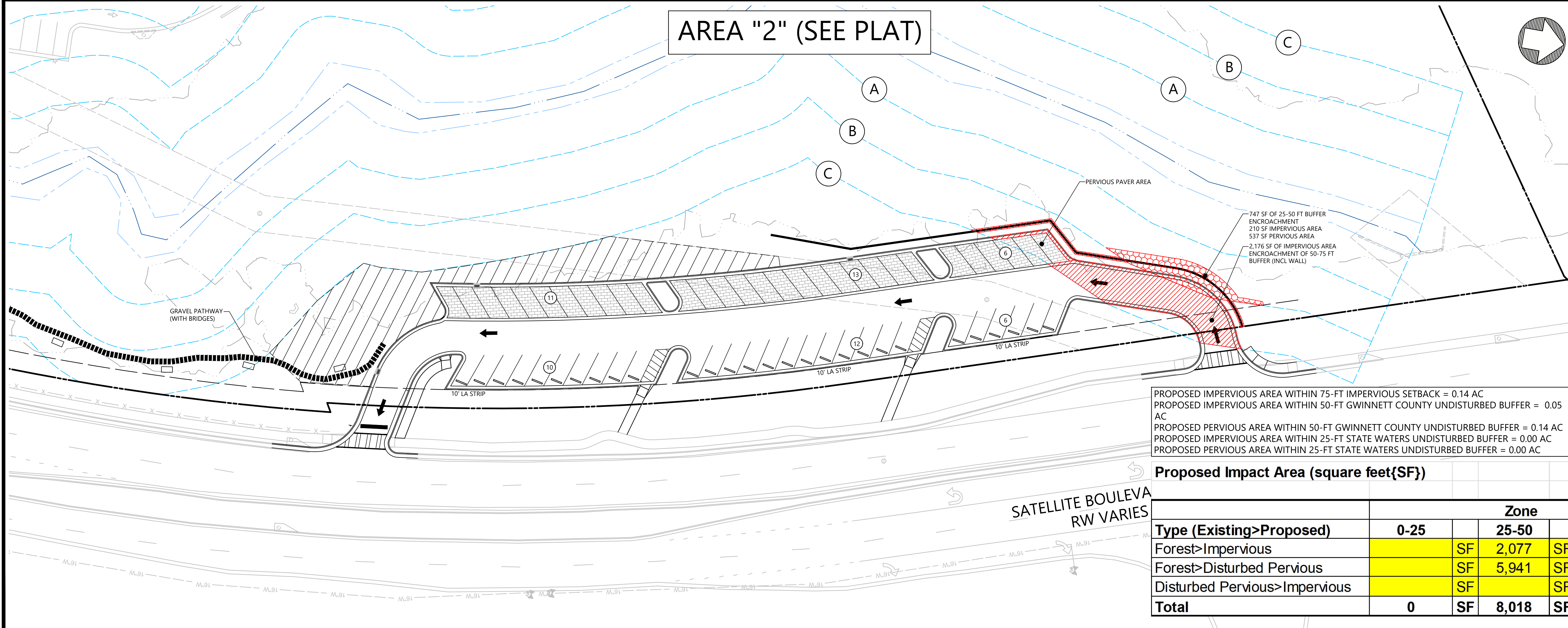
ATWELL
866.850.4200
www.atwell.com
1950 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.523.0804
CITY PER 1533804

PROJECT ADDRESS
1965 SATELLITE BLVD
DULUTH, GA 30097
GWINNETT COUNTY
24 HOUR
EMERGENCY CONTACT

MONTAGE FOOD TRUCK PARK

BUFFER VARIANCE EXHIBIT

AREA "2" (SEE PLAT)



SITE AREA	
TOTAL PROPERTY AREA	+/- 3.77 AC
ZONING CLASSIFICATION	
JURISDICTION	GWINNETT COUNTY
ZONING	O-1/C-2
OVERLAY	CIVIC CENTER
BUILDING SETBACKS	
FRONT	10' (LANDSCAPE) (15' MAX)
BUILDING SUMMARY	
PROPOSED BUILDING AREA	320 SF/CONTAINER
NO. OF BLDGS	7 (1 DOUBLE)
TOTAL BLDG AREA	2,560 SF
PARKING SUMMARY	
TOTAL DINING AREA	14,000 SF
TOTAL PARKING REQUIRED	1 SPACE/200 SF
	70 SPACES
MAXIMUM PARKING	1 SPACE/100 SF
	140 SPACES
PARKING PROVIDED	105 SPACES

PROPOSED IMPERVIOUS AREA WITHIN 75-FT IMPERVIOUS SETBACK = 0.14 AC
 PROPOSED IMPERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.05 AC
 PROPOSED PERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.14 AC
 PROPOSED IMPERVIOUS AREA WITHIN 25-FT STATE WATERS UNDISTURBED BUFFER = 0.00 AC
 PROPOSED PERVIOUS AREA WITHIN 25-FT STATE WATERS UNDISTURBED BUFFER = 0.00 AC

- (A) - 25' STATE STREAM BUFFER
- (B) - 50' UNDISTURBED BUFFER
- (C) - 75' IMPERVIOUS BUFFER

Proposed Impact Area (square feet(SF))

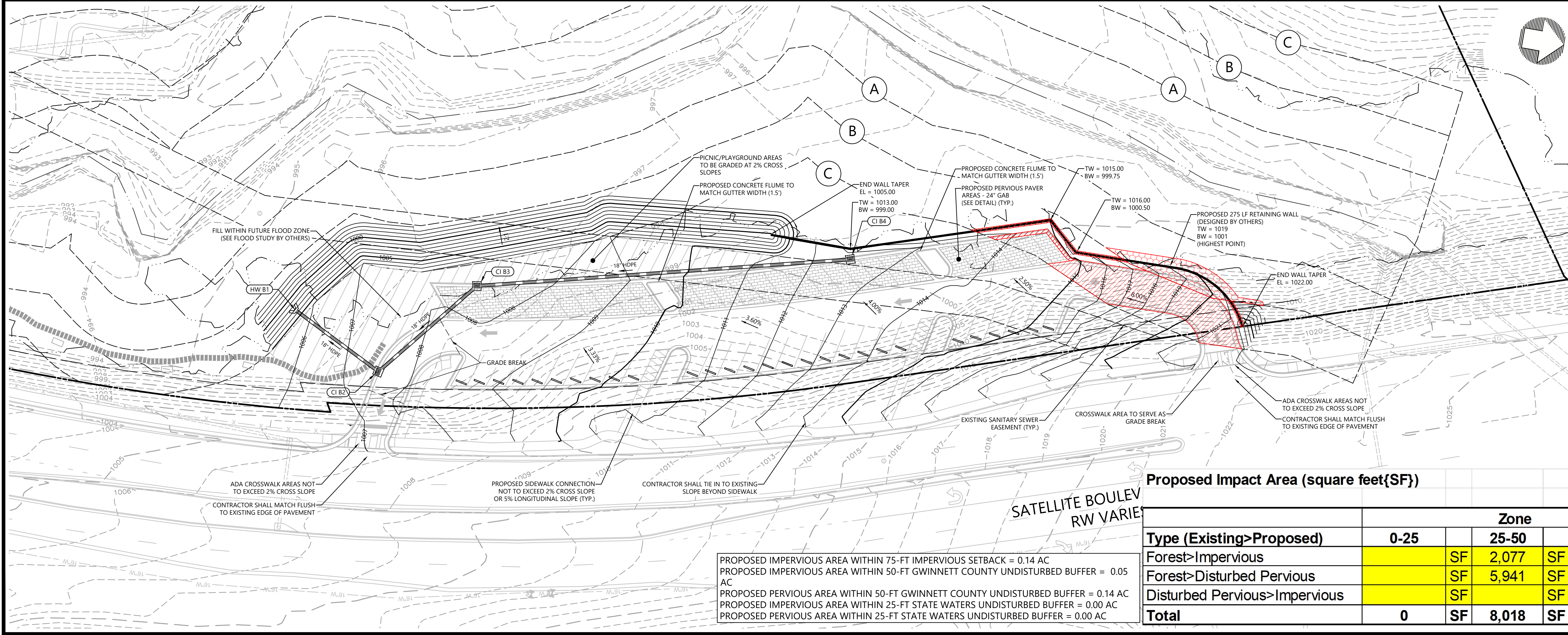
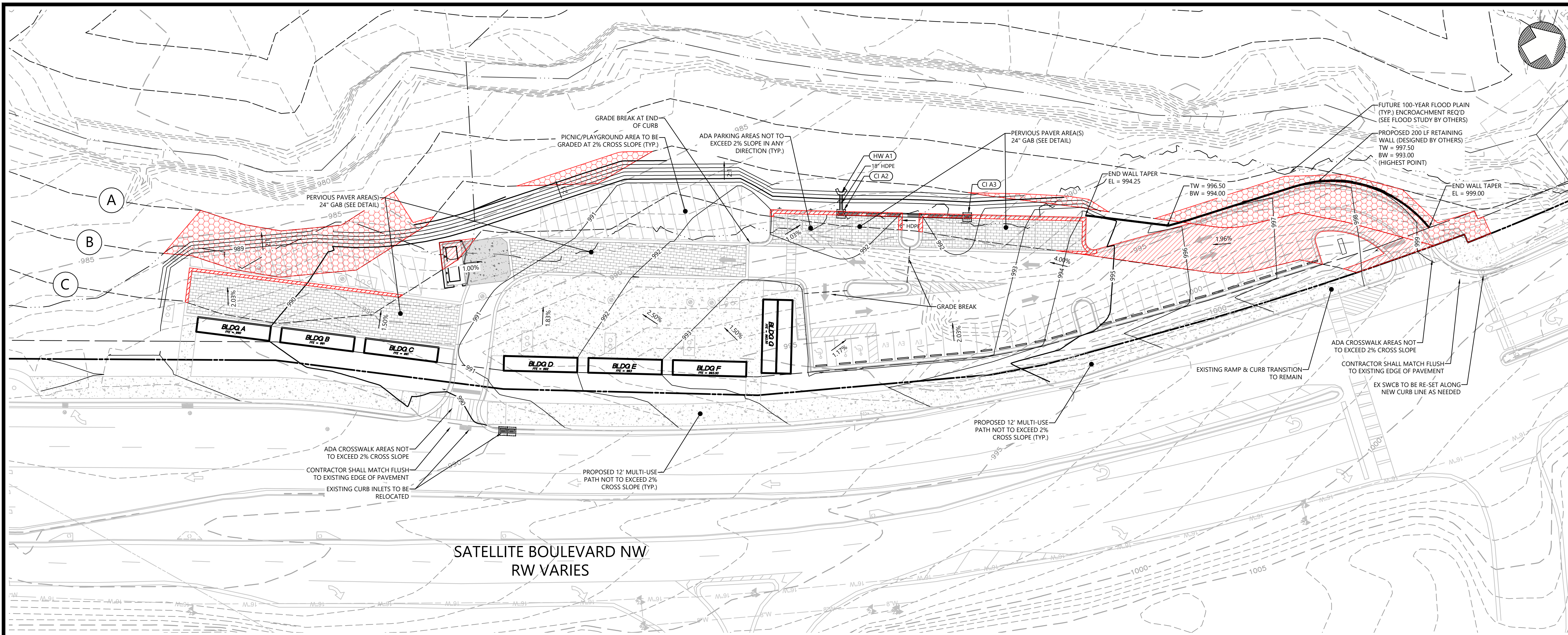
Type (Existing>Proposed)	Zone			
	0-25	25-50	50-75	
Forest>Impervious	SF	2,077	SF	6,051
Forest>Disturbed Pervious	SF	5,941	SF	
Disturbed Pervious>Impervious	SF		SF	
Total	0	SF 8,018	SF 6,051	SF 14,069 SF

FILE NAME: K:\3004103_Montage Food Truck Park\DWG\Engineering\04_PROD\01\03-CD\03 SITE PLAN.dwg LAST SAVED BY: jreese 5/21/2026 10:38 AM PLOTTED BY: Joseph Reeves 5/29/2026 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF PLOT STYLE: ATWELL.ctb

REV	DATE	DESCRIPTION

PROJECT NO. 26004103
DATE 05/21/2026
SHEET NO. C200

FILE NAME: K:\3004\103_Montage Food Truck Parking\DWG\Engineering\04_PRODUCTION\3004\103_C300_GRADE_PLAN.dwg LAST SAVED BY: jones.5/8/2026 4:30 PM PLOTTED BY: Joseph Reeves 5/7/2026 PAPER: ARCH FILL BLEED D (24.00 X 36.00) INCHES DEVICE: DWG TO PDF (PLOT STYLE: ATWELL.ctb)



- ### GRADING LEGEND
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SETBACK LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK LINE
 - 100 YEAR FLOOD PLAIN
 - EXISTING MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED BREAK LINE
 - EXISTING STORM LINE
 - PROPOSED STORM LINE
 - PROPOSED RETAINING WALL
 - PROPOSED SPOT ELEV
 - SLOPE ARROW
 - GRATE INLET
 - STORM MANHOLE
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - AREA INLET
 - OUTLET CONTROL STRUCTURE
 - HEADWALL
 - SANITARY SEWER MANHOLE

0 10 20 30 40 50 60 70 80 90 100
SCALE: 1" = 10'

PROJECT ADDRESS
 1965 SATELLITE BLVD
 DULUTH, GA, 30097
 GWINNETT COUNTY
 24 HOUR
 EMERGENCY CONTACT

SITE DEVELOPMENT PLANS
MONTAGE FOOD TRUCK PARK
 GRADING PLAN

- NOTE: DUE TO THE PRESENCE OF 100-YEAR FLOOD PLAIN PROXIMITY IN AND AROUND THE SITE, A TREATMENT AND "FREE-RELEASE" OF STORMWATER RUNOFF IS PROPOSED
- 50' DISTURBANCE
 - 75' DISTURBANCE
 - 25' STATE STREAM BUFFER
 - 50' UNDISTURBED BUFFER
 - 75' IMPERVIOUS BUFFER

PROPOSED IMPERVIOUS AREA WITHIN 75-FT IMPERVIOUS SETBACK = 0.14 AC
 PROPOSED IMPERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.05 AC
 PROPOSED PERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.14 AC
 PROPOSED IMPERVIOUS AREA WITHIN 25-FT STATE WATERS UNDISTURBED BUFFER = 0.00 AC
 PROPOSED PERVIOUS AREA WITHIN 25-FT STATE WATERS UNDISTURBED BUFFER = 0.00 AC

Type (Existing>Proposed)	Proposed Impact Area (square feet{SF})				
	0-25	Zone			
		25-50	50-75		
Forest>Impervious		SF 2,077	SF 6,051	SF	
Forest>Disturbed Pervious		SF 5,941	SF	SF	
Disturbed Pervious>Impervious		SF	SF	SF	
Total	0	SF 8,018	SF 6,051	SF	14,069 SF

REV	DATE	DESCRIPTION

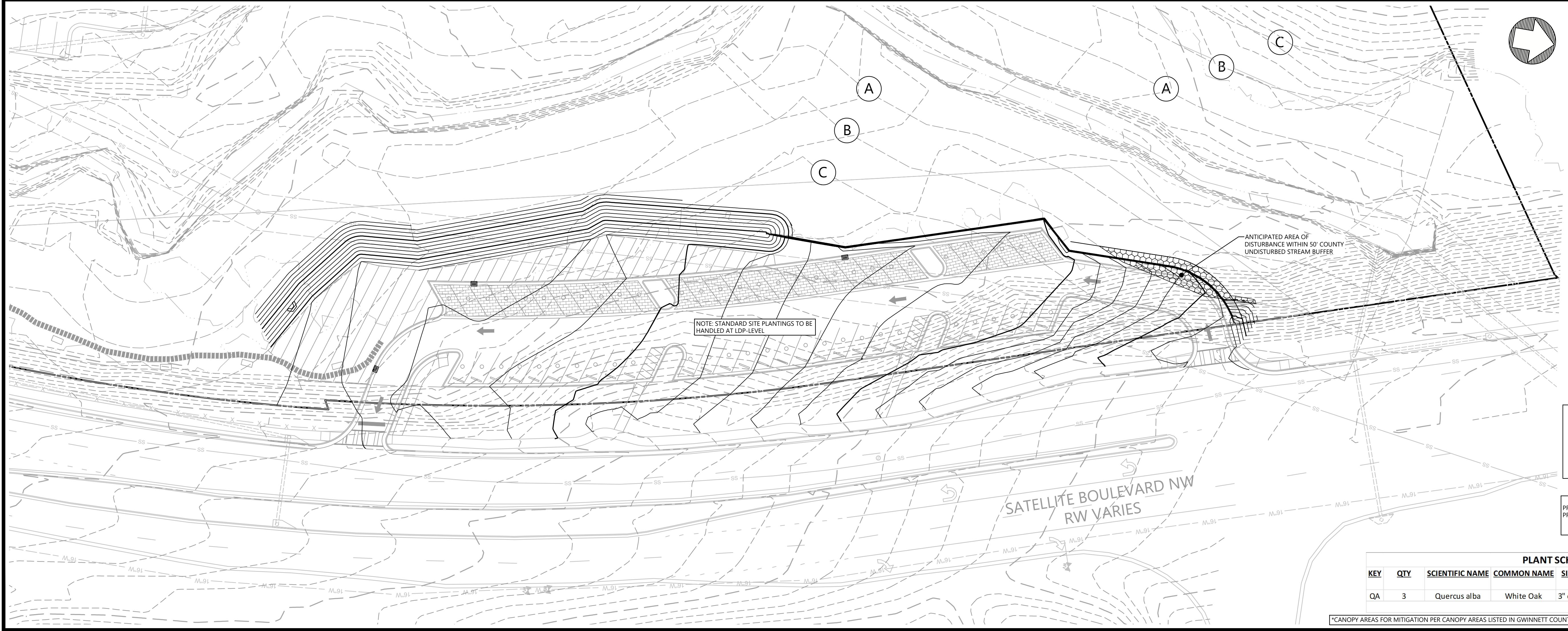
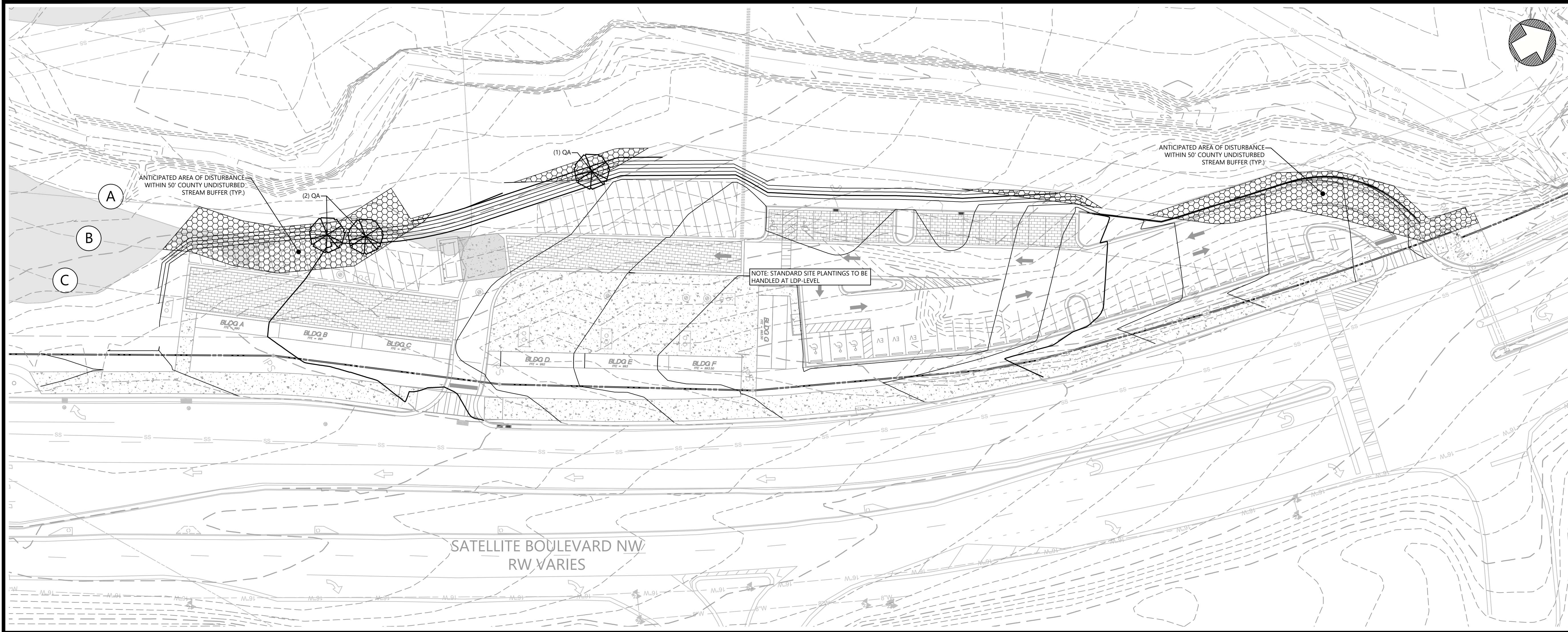
PROJECT NO. 26004103
 DATE 05/21/2026
 SHEET NO. C300

Exhibit F: Proposed Landscape Plan

(For Reference Only)

[attached]

FILE NAME: K:\2024\103_Montage Food Truck Park\DWG\04_PRODUCTION\36004_103_L100_LANDSCAPE.dwg; LAST SAVED BY: jreves 5/8/2025 2:52 PM PLOTTED BY: Joseph Reeves 5/21/2025 PAPER_ARCH FULL BLEED D (24.00 x 36.00 INCHES) DEVICE DWG TO PDF PLOT STYLE: ATWELL.ctb



- (A) - 25' STATE STREAM BUFFER
- (B) - 50' UNDISTURBED BUFFER
- (C) - 75' IMPERVIOUS BUFFER

STREAM BUFFER CALCULATIONS
 PROP. 50' STREAM BUFFER DISTURBANCE = 8,018 SF
 PROP. 50' BUFFER MITIGATION (SEE CALCS. BELOW) = 8,478 SF
 8,478 SF PROVIDED > 8,018 SF REQUIRED

PLANT SCHEDULE						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	Total Units (Sq.Ft.)
QA	3	Quercus alba	White Oak	3" cal. Single, Straight Trunk		2,826
						8,478
						Total Units = 8,478

*CANOPY AREAS FOR MITIGATION PER CANOPY AREAS LISTED IN GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE, APPENDIX A, SECTION 2.0






ATWELL
 866.850.4200 www.atwell.com
 1850 PARKWAY PLACE, SUITE 650
 MARIETTA, GA 770 523.0804
 CO.# 52.035804

PROJECT ADDRESS
 1965 SATELLITE BLVD
 DULUTH, GA 30097
 GWINNETT COUNTY

24 HOUR EMERGENCY CONTACT
 RAJ PATEL
 678.468.3850

STREAM BUFFER VARIANCE PLANS

MONTAGE FOOD TRUCK PARK

KITCHEN CONTAINERS, LLC

LANDSCAPE PLAN

REV	DATE	DESCRIPTION

PROJECT NO. 26004103
 DATE 05/21/2026
 SHEET NO. **L100**