



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2021-00046
Current Zoning: C-2 (General Business District)
Request: Rezoning to **RM-24** (Multi-family Residence District)
Address: 100 Block of Lawrenceville Suwanee Road
Map Number: R5082 195
Site Area: 10.93 acres
Units: 220
Proposed Development: Apartments
Commission District: District 4 – Commissioner Fosque
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** PUBLIC HEARING TABLED TO 12/7/2021

Case Number: SUP2021-00070
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Request: Buffer Reduction Waiver
Address: 100 Block of Lawrenceville Suwanee Road
Map Number: R5082 195
Site Area: 1.25 acres
Square Footage: 87,500
Proposed Development: Self-Storage Facility
Commission District: District 4 – Commissioner Fosque
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL

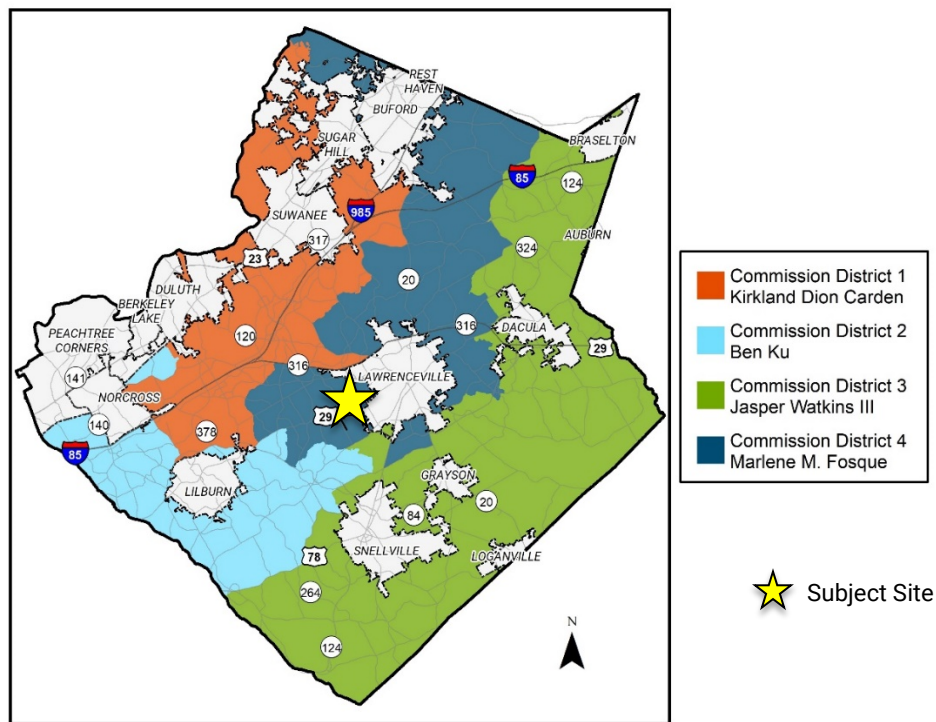
**Planning Commission
Recommendation:** PUBLIC HEARING TABLED TO 12/7/2021

Planning Commission Advertised Public Hearing Date: 11/2/2021(Public Hearing Tabled to 12/7/2021)
Board of Commissioners Advertised Public Hearing Date: 11/16/2021 (Public Hearing Tabled to 12/14/2021)

Case Number: CIC2021-00030
Current Zoning: C-2 (General Business District)
Request: Change in Conditions
Additional Request: Buffer Reduction Waiver
Address: 100 Block of Lawrenceville Suwanee Road
Map Number: R5082 195
Site Area: 1.25 acres
Square Footage: 87,500
Proposed Development: Self-Storage Facility
Commission District: District 4 – Commissioner Fosque
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL

Planning Commission Recommendation: PUBLIC HEARING TABLED TO 12/7/2021



Location Map

Applicant: Sterling Development, LLC
 c/o Alliance Engineering & Planning, LLC
 299 South Main Street
 Alpharetta, GA 30009

Owner: Redland Creek Associates II, LLC
 550 Long Point Road
 Mount Pleasant, SC 29464

Contact: Tyler Lasser

Contact Phone: 770.225.4730 x819

Zoning History

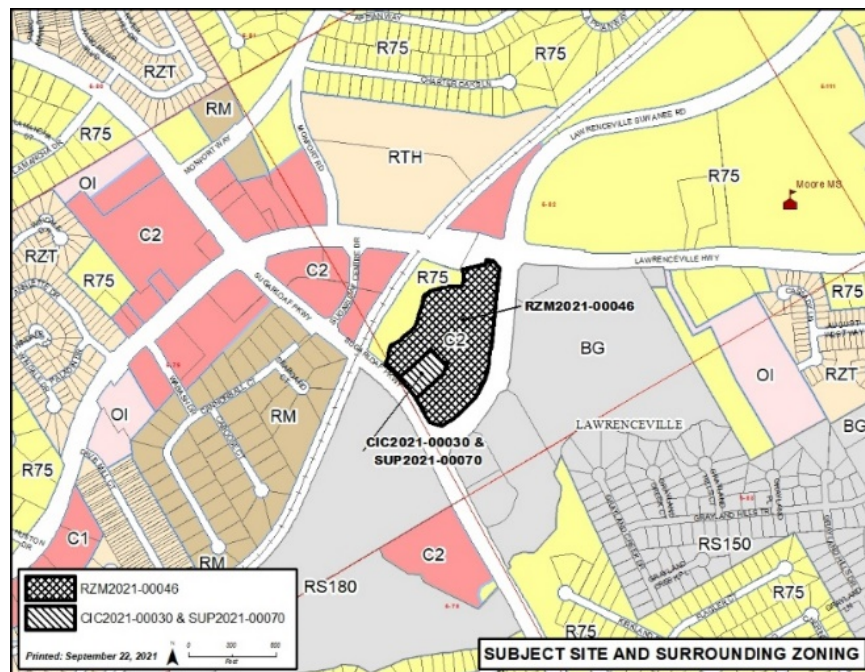
The subject property is zoned C-2 (General Business District). In 1998, the site was rezoned from R-75 (Single-Family Residence District) to C-2 for the construction of a 168,250 square foot commercial/retail space, pursuant to REZ1998-00076. The site was never developed.

Existing Site Condition

The subject site is an approximately 12.18-acre undeveloped and heavily wooded parcel located on Lawrenceville Suwanee Road, Lawrenceville Highway, and Sugarloaf Parkway. The site is greatly encumbered by wetlands, flood zones, and a stream that runs along the western property line. The topography of the site includes significant grade changes, sloping down towards the stream approximately 66 feet. A five-foot wide sidewalk exists along Sugarloaf Parkway; there are no sidewalks along Lawrenceville Suwanee Road or Lawrenceville Highway. The nearest Gwinnett County Transit stop is 0.18 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercially and residentially zoned property, within the boundaries of unincorporated Gwinnett and the city limits of Lawrenceville. East of the site, within the city limits of Lawrenceville, across Lawrenceville Suwanee Road, is a commercial plaza with a Walmart Supercenter. The Seaboard Coast Line Railroad runs to the west of the property. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Multi-family Apartment Self-Storage Facility	RM-24 C-2	21.23 units per acre N/A
North	Vacant	C-2	N/A
East	Commercial (City of Lawrenceville)	BG	N/A
South	Vacant (City of Lawrenceville)	RS180	N/A
West	Vacant	R-75	N/A

Project Summary

The applicant requests to subdivide and rezone 10.93 acres of a 12.18 acre-property zoned C-2 to RM-24 for apartments, including:

- A 220-unit multi-family apartment complex with two four-story buildings and a separate leasing and amenity area.
- Building A, the largest of the two apartment buildings, will be courtyard style with landscaping, walkways, and a seating area.
- Common area will make up approximately 20%, or 2.14 acres, of the total site. This area will include a pool, cabana, and fitness studio, with additional amenities such as a dog park, fire pit, outdoor furniture, and outdoor game space.
- 358 surface parking spaces, with landscape islands, within the parking lots.
- An underground stormwater detention facility located at the rear of the site.
- A maintenance building and trash compactor located at the rear of the site, adjacent to the stormwater facility and the proposed self-storage facility parcel.
- A 10-foot-wide landscape strip and sidewalks along all three road frontages.
- Two driveways, one each on Lawrenceville Suwanee Road and Sugarloaf Parkway. Shared driveway access with the proposed self-storage facility. The driveway entrance along Lawrenceville Suwanee Road access is aligned with the Walmart Supercenter driveway, to the east of the site.
- Proposed building materials are not specified on the submitted architectural renderings.
- The northern portion of the site, along the corner of Lawrenceville Highway and Lawrenceville Suwanee Road, appears to be open space but is not labeled.
- The corner of Lawrenceville Suwanee Road and Sugarloaf Parkway would be dominated by a large off-street parking area.

In addition to the rezoning request, the applicant is requesting a special use permit and change in conditions for 1.25-acres of the site, zoned C-2 for a self-storage facility, including:

- A 3/4 split story, 87,500 square foot self-storage facility located on a separate parcel, southwest of the proposed apartments.
- 20 surface parking spaces and four loading spaces located at the rear and side of the building.
- A single full access driveway along Sugarloaf Parkway, to be shared with the apartment complex.
- Proposed building materials are not specified on the submitted architectural renderings.
- A change in conditions of zoning case, REZ1998-00076. The applicant is requesting to remove the following conditions in their entirety:
 - Condition 2A, "Provide buffers adjacent to residentially zoned property as required by the 1985 Zoning Resolution."
 - Condition 2C, "Provide a 5-foot-wide landscaped strip adjacent to internal property lines."

- Condition 2E, “Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco. Any alternate shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a Development Permit”
- Condition 2F, “Throughout the development signage shall be limited to monument-type signs which have bases matching the buildings. Signage shall not exceed the requirements of the 1985 Zoning Resolution.”

Zoning and Development Standards

The applicant is requesting a rezoning to RM-24, Multi-family Residence District, for an apartment complex, and a Special Use Permit and Change in Conditions 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):

RM-24 Parcel:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 65'	Maximum 65'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 15'	15'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Density	24 units per acre	21.26 units per acre	YES
Common Area	Minimum 20%	20% or 2.14 acres	YES
Off-Street Parking	Minimum: 330 spaces Maximum 660 spaces	358 spaces	YES
Zoning Buffer	50' adjacent to R-75	75'	YES
Landscape Strip	10'	10'	YES

C-2 Parcel:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	45'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum: 20 spaces Maximum 46 spaces	20 spaces	YES
Loading Spaces	4	4	YES
Zoning Buffer	50' adjacent to RM-24	0'	NO
Landscape Strip – External	10'	10'	YES
Landscape Strip – Internal	5'*	0'	NO

Waiver Request

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

1. Section 610-20.5. Minimum Buffer Requirements:
 - A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

A 50-foot permanent buffer is required between the C-2 zoned property and the RM-24 zoned property.

Since the proposed C-2 development is adjacent to the proposed RM-24 zoned property, a 50-foot permanent buffer is required. In this case, the applicant is proposing no buffer along the common property lines.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning, Special Use Permit, and Change in Conditions Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, 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 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 zoning, special use permit, and change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is surrounded by undeveloped and vacant residential and commercial properties. A standalone, multi-family residential apartment development and a self-storage facility would not be suitable in view of the use and development of adjacent and nearby property. These uses do not activate the site and would not create a transition of uses between the commercial properties to the east and the residential properties to the west. Additionally, allowing uses that are not suitable for the area would set a precedence for the undeveloped sites adjacent to the subject property.

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

The existing use and usability of adjacent or nearby properties would be impacted by the zoning change. The site sits on an island, with three road frontages, all of which are major thoroughfares. The property to the west of the site is undeveloped. These unique features could accommodate a mixed-use development that could generate traffic to the area, supporting the commercial properties to the east and providing amenities to the residential properties to the west. Therefore, allowing a use that does not take advantage of the uniqueness of the site, could adversely affect the existing use or usability of adjacent or nearby property.

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

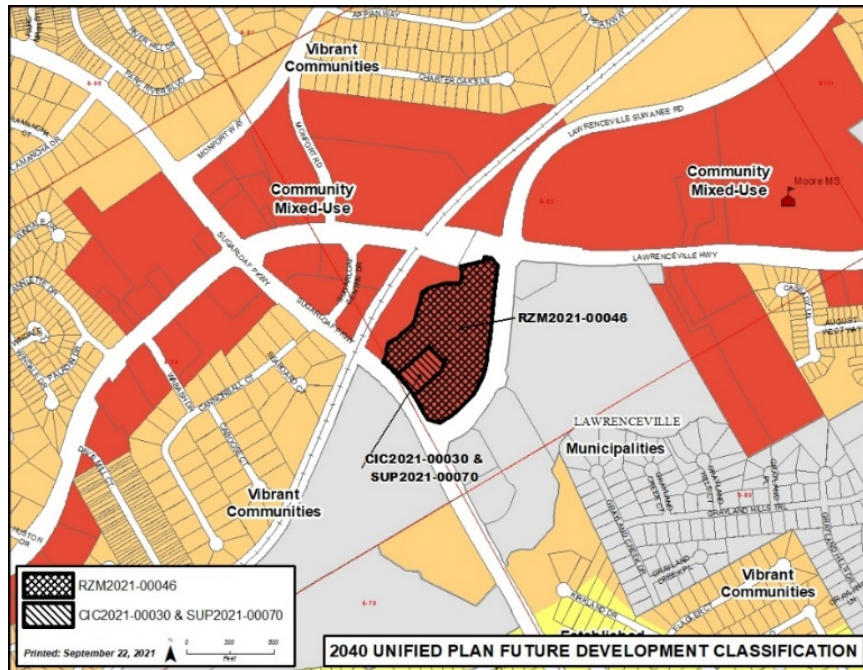
The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning, special use permit, and 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.

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Community Mixed-Use Character Area. This designation is intended for activity nodes and connecting areas located along major corridors like Lawrenceville Highway (US Highway 29) and Sugarloaf Parkway. Development of these areas should focus on making these corridors more pedestrian oriented with intensity focused in specific nodes, such as this location. Mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections is encouraged. The applicant is proposing two uses on two separate parcels at a major intersection. Although the self-storage facility is considered a commercial development, this is not the type of commercial use the Unified Plan seeks. Additionally, the applicant is proposing multi-family apartments, which is also not the medium-scale, mixed use development the plan encourages. Further, the site is covered in surface parking that fronts Lawrenceville Suwanee Road and Sugarloaf Parkway, which is counter to the pedestrian-oriented development encouraged by the plan. Therefore, the request is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



Surrounding Future Land Use

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

The site is surrounded by existing and recently approved residential uses. Just north of the site is a 104-unit townhouse development approved in April of 2021. East of the site is a commercial strip center that includes a Walmart Supercenter. Being in the Community Mixed-Use character area, along Sugarloaf Parkway and Lawrenceville Highway, the area is rapidly growing and will benefit from development that will activate the area and promote walkability. Additionally, the site is surrounded by undeveloped commercial and residential properties. Allowing a use that does not promote the intent of the Unified Plan, like a self-storage facility and standalone apartments, would encourage additional development types that are not supported by the unified plan and therefore, gives supporting grounds for disapproval of the rezoning, special use permit, and change in conditions. While retail uses are plentiful in the area, a high-quality mixed use commercial development does not exist nearby. These would attract different users than strip retail centers.

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 requested buffer reduction is located along the shared property lines of the proposed RM-24 and C-2 properties. The conditions of approval of REZ1998-00076 and the UDO, require a 50-foot zoning buffer between the C-2 development and any residential properties. If the applicant

were proposing a true mixed-use development, that fit within one zoning district, a buffer reduction waiver and a change in conditions would not be required for the development of the site. Although reducing the buffer would not adversely affect the general public welfare, it would nullify the intent of the Development Regulations.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the rezoning, change in conditions, and special use permit requests.

In addition, the staff recommended **DENIAL** of the following Waiver:

1. To reduce the required 50-foot zoning buffer along the shared property lines of the C-2 and RM-24 properties to 0 feet.

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

Staff Recommended Conditions

RZM2021-00046:

Approval as MU-R (Regional Mixed-Use District), subject to the following conditions:

1. To restrict the use of the property as follows:
 - a. Retail, services and professional uses shall be the primary uses of the ground floor of vertically mixed-use buildings.
 - b. Residential uses are permitted within both horizontally or vertically mixed-use buildings.
 - c. The following uses shall be prohibited:
 - i. Drive-in or drive-thru facilities
 - ii. Convenience Store (with fuel pumps)
2. The front facades of the building shall be located within 70 feet of the right of way of Lawrenceville Highway, Lawrenceville Suwanee Road, and/or Sugarloaf Parkway.
3. All surface parking shall be screened from the right of way with buildings, landscaping, or other means, subject to the review and approval of the Director of Planning and Development.
4. Apartment amenity areas shall contain a pool, cabana, and fitness studio, with additional amenities such as a dog park, fire pit, outdoor furniture, and outdoor game space. The applicant shall provide a final amenity area plan, subject to the review and approval of the Director of Planning and Development.

5. Provide 5-foot-wide landscaped strips adjacent to internal property lines.
6. The number, design and location of all curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.
7. Building elevations shall be subject to the review and approval of the Director of Planning and Development prior to issuance of a Development Permit.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study (Exhibit G), provided the improvements are approved by Gwinnett Department of Transportation.
10. Pedestrian facilities shall be provided along all quadrants of the signal located at Walmart Drive.
11. Provide sidewalks from the entrance of each building to the sidewalks within the right of way.

Staff Recommended Conditions

CIC2021-00030 and SUP2021-00070:

Approval as C-2 (General Business District) with a Special Use Permit for a self-storage facility subject to the following conditions:

1. To restrict the use of the property as follows:
 - a. Retail and service commercial and accessory uses, **including a self-storage facility as a special use not to exceed 87,500 square feet. The ground floor shall be constructed as separate leasable space for office, retail, or restaurant uses.**
 - b. **The following uses shall be prohibited:**
 - i. **Drive-in or drive-thru facilities**
 - ii. **Convenience Store (with fuel pumps)**
2. To satisfy the following site development considerations:
 - a. Provide buffers adjacent to residentially zoned property as required by the ~~1985 Zoning Resolution~~ **zoning buffer requirements of the Unified Development Ordinance.**
 - b. Provide 10-foot-wide landscaped strips outside the rights-of-way of **Lawrenceville Highway** (U.S. Highway 29), Lawrenceville Suwanee Road ~~Extension~~, and Sugarloaf Parkway and ~~Huston Road~~. **Said landscape strip shall be located outside of any easements.**
 - c. Provide 5-foot-wide landscaped strips adjacent to internal property lines.
 - d. The number, design and location of all curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.
 - e. ~~Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco. Any alternate shall be subject to the~~ **Building elevations** shall be subject to the

review and approval of the Director of Planning and Development prior to issuance of a Development Permit.

- f. ~~Throughout the development signage shall be limited to monument type signs which have bases matching the buildings.~~ Signage shall not exceed the requirements of the **sign ordinance. 1985 Zoning Resolution.**
 - g. No billboards shall be permitted.
 - h. Provide interparcel access throughout the development.
 - i. ~~Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.~~
 - j. Maintain existing sidewalks and/or provide sidewalks along all road frontages.
 - k. Natural vegetation shall remain on the property until the issuance of a development permit.
3. **The front facades of the building shall be located within 70 feet of the right of way of Lawrenceville Highway, Lawrenceville Suwanee Road, and/or Sugarloaf Parkway.**
 4. **All surface parking shall be screened from the right of way with buildings, landscaping, or other means, subject to the review and approval of the Planning and Development Director.**
 5. **Provide sidewalks from the entrance of each building to the sidewalks within the right of way.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. BOC Resolution RZC2007-00037 and Site Plan
- G. Traffic Impact Study
- H. Maps

Exhibit A: Site Visit Photos



Intersection/Future Driveway Entrance Along Lawrenceville Suwanee Road



Intersection of Sugarloaf Parkway and Lawrenceville Suwanee Road/ Existing Sidewalk



Topography along Lawrenceville Highway

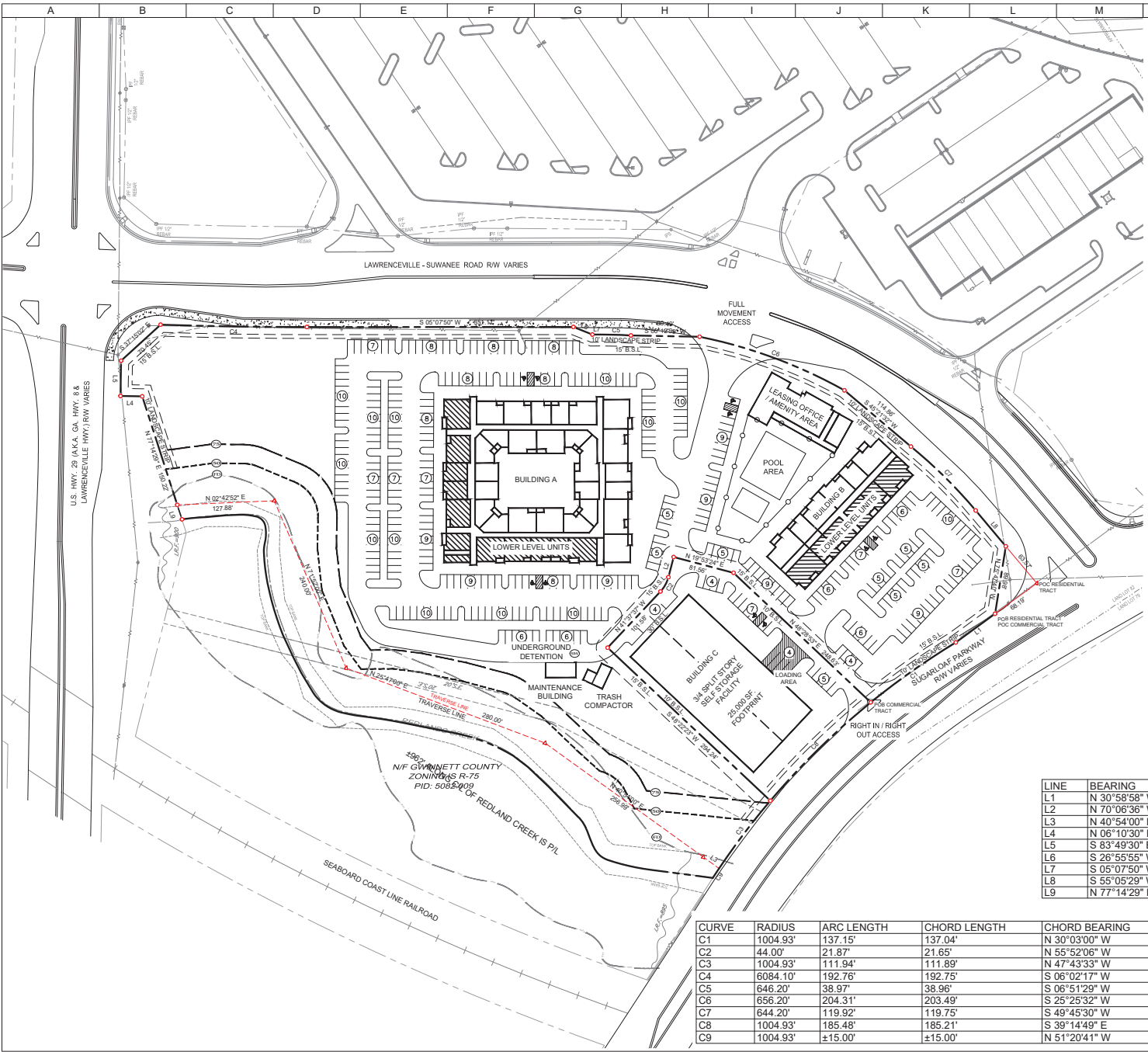


Frontage along Lawrenceville Highway

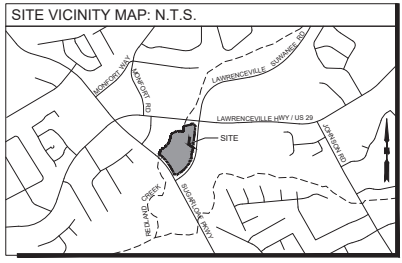
Exhibit B: Site Plan

[attached]

PERMIT: 2021-00046, SUPPLEMENTAL 2021-00070, 2021-00030
 ALL INFORMATION IS UNLESS OTHERWISE SPECIFIED TO BE BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE APPLICANT OR ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE APPLICANT OR ANY OTHER PARTY.



OVERTALL SITE DATA	
EXISTING ZONING:	C-2 (SUP) AND RM-24
PROPOSED ZONING:	C-2 (SUP) AND RM-24
GROSS AREA:	+/- 12.18 ACRES
NET AREA:	+/- 11.60 ACRES
FLOOD PLAN:	+/- 1.16 ACRES
RM-24 PARCEL (MULTI-FAMILY) - +/- 10.93 ACRES (GROSS) / +/- 10.35 ACRES (NET)	
TOTAL MAX UNITS:	220 UNITS
GROSS DENSITY:	20.13 U/A
NET DENSITY:	21.26 U/A
SETBACKS:	
FRONT:	15'
SIDE:	15'
REAR:	30'
MAX. BLDG. HGT. (PER CODE):	65'
LANDSCAPE STRIP:	10' (ABUTTING EXTERIOR RIGHT OF WAY)
MIN. COMMON AREA:	20% (2.19 ACRES) REQ'D / 21.6% (2.36 ACRES) PROVIDED
C-2 (SUP) PARCEL (SELF STORAGE FACILITY) - +/- 1.25 ACRES	
TOTAL BUILDING AREA:	25,000 S.F. FOOTPRINT (3/4 FLOORS)
SETBACKS:	
FRONT:	15'
SIDE:	10'
REAR:	30'
MAX. BLDG. HGT. (PER CODE):	45'
LANDSCAPE STRIP:	10' (ABUTTING EXTERIOR RIGHT OF WAY)
BUFFERS:	NONE



BUILDING / PARKING CALCULATIONS			
MULTIFAMILY			
	TOTAL UNITS	PARKING REQUIRED	SPACES PROVIDED
APARTMENT BUILDINGS A & B	220	1.5 PER UNIT	330 SPACES
SELF STORAGE FACILITY			
	TOTAL BLDG. AREA	PARKING REQUIRED	SPACES PROVIDED
STORAGE BUILDING C	25,000 S.F. FOOTPRINT	2 PER OFFICE / 1 PER 5,000 SF	20 SPACES (+4 LOADING)

LINE	BEARING	DISTANCE
L1	N 30°58'58" W	64.00'
L2	N 70°06'36" W	27.38'
L3	N 40°54'00" E	25.51'
L4	N 06°10'30" E	28.70'
L5	S 83°49'30" E	46.37'
L6	S 26°55'55" W	26.93'
L7	S 05°07'50" W	11.81'
L8	S 55°05'29" W	61.68'
L9	N 77°14'29" E	±20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1004.93'	137.15'	137.04'	N 30°03'00" W	7°49'10"
C2	44.00'	21.87'	21.65'	N 55°52'06" W	28°28'59"
C3	1004.93'	111.94'	111.89'	N 47°43'33" W	6°22'57"
C4	6084.10'	192.76'	192.75'	S 06°02'17" W	1°48'55"
C5	646.20'	38.97'	38.96'	S 06°51'29" W	3°27'18"
C6	656.20'	204.31'	203.49'	S 25°25'32" W	17°50'23"
C7	644.20'	119.92'	119.75'	S 49°45'30" W	10°39'58"
C8	1004.93'	185.48'	185.21'	S 39°14'49" E	10°34'30"
C9	1004.93'	±15.00'	±15.00'	N 51°20'41" W	0°51'19"

PROPERTY ADDRESS:
 LAWRENCEVILLE SUWANEE RD.
 GWINNETT, GA 30044

PROPERTY OWNERS:
 PID: 5082 186 - REDLAND CREEK ASSOCIATES II LLC

UTILITIES:
 THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

SEWER NOTE:
 SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER MANHOLE CONNECTION IS AVAILABLE ON-SITE.

STORMWATER NOTE:
 STORMWATER TO BE MANAGED ON-SITE.

STATE WATERS:
 THERE ARE STATE WATERS ON THE SITE.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY. WATER AVAILABLE WITHIN THE LAWRENCEVILLE SUWANEE RD AND LAWRENCEVILLE HWY RIGHT OF WAY.

FEMA NOTE:
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL NO. 13135C0087F, DATED 9/29/2006.

TREE CANOPY NOTE:
 EXISTING TREE CANOPY COVERS THE SITE.

PLAN NOTE:
 THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.



ALLIANCE
 ENGINEERING & PLANNING, INC.
 299 South Morris St., Suite A | Alpharetta, GA 30009
 770.225.4230 | www.allianceinc.com

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PROJECT CONTRACT
 OMDUGGAL DIPLOMAT
 INFRAPROP CONSULTANT INC.
 3900 EDWARDS LANE, SUITE 201
 LAWRENCEVILLE, GA 30046
 Phone: (770) 963-3084
 Phone Cell #: 706.9910900
 Email: omduggal@infraprop.com

APPLICANT
 STERLING DEVELOPMENT, LLC
 3900 EDWARDS LANE, SUITE 201
 LAWRENCEVILLE, GA 30046
 24 HOUR CONTACT: CENT PATTERSON
 PHONE: (770) 963-3084
 EMAIL: CPATTE@STERLINGDEV.COM

ZONING PLAN FOR:
 LAWRENCEVILLE - SUWANEE RD
 WAREHOUSE USE DISTRICT
 GWINNETT COUNTY GEORGIA
 PARCEL 5082 195

Orig. Issue: 08-31-2021
 Designed by: BW
 Checked by: BW
 Project #: 21217

NORTH

SCALE: 1"=80'

ZONING PLAN

8-31-2021

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 9/20/2021



2
A2.1A EXTERIOR ELEVATION - EAST 1/8" = 1'-0"



3
A2.1A EXTERIOR ELEVATION - SOUTH 1/8" = 1'-0"



Note: Color palette is preliminary and subject to change



www.h2a.com
 NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF H2A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING, OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF H2A.

EXTERIOR ELEVATIONS
 MSD-LAWRENCEVILLE

SHEET NO. 11
 PROJECT

ISSUES / REVISIONS
 NO. DATE DESCRIPTION

PROJECT NO: 2021-0014
 DATE: 09-01-2021
 SCALE: 1/8" = 1'-0"
 DRAWN BY: PH
 CHECKED BY: PH

A2.1A



Color Study v2



Note : Color palette is preliminary and subject to change



Developed by:
The Sterling Group

Sugarloaf MF Property

Gwinnett County, Georgia

September 1, 2021

















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

[attached]



Applicant's Letter of Intent

Rezoning C-2 to RM-24, Special Use Permit and Change in Conditions

Parcel #5082 195

September 19, 2021

The Applicant, Sterling Development LLC, requests a rezoning on approximately 10.93 acres of a 12.18-acre lot for the purpose of constructing a 220-unit apartment community. To develop the site as proposed, the applicant requests to rezone the property from C-2 to RM-24. Additionally, the Applicant requests a special use permit to construct a self-storage facility on 1.25 acres of the site, which will remain zoned as C-2.

The subject property is secluded in part due to its frontage on three major roads including Sugarloaf Parkway, Lawrenceville Suwanee Road and Lawrenceville Highway. The west end of the property abuts a narrow 3.5-acre vacant parcel, which is owned by Gwinnett County. A creek runs along the common property line of the two parcels. Across Lawrenceville-Suwanee Road is the Lawrenceville Commons shopping center, which includes a variety of small-scale retail stores, offices, and other service uses, in addition to a Walmart. Across Sugarloaf Parkway is an approximately 25-acre vacant parcel, which is virtually unbuildable in the area nearest to the subject property due to the bisecting creek and required stream buffers.

As shown on the zoning plan, the Applicant proposes to construct a 220-unit multifamily residential community including two, four-story apartment buildings, as well as a leasing office and amenity area. The apartments will comprise of one-bedroom units in the range of 740 - 800 square feet, two-bedroom units in the range of 1100 - 1390 square feet and three-bedroom units in the range of 1380 - 1496 square feet. No more than 7% of the units will have three bedrooms. The leasing office building and luxury amenity area will feature a pool, cabana, and fitness studio, with additional amenities such as a dog park, fire pit, outdoor furniture, and outdoor game space. The courtyard encircled by Building A will have extensive landscaping, as well as walkways and seating areas. Ample parking will be provided throughout the development, which includes spaces for residents, as well as visitors and staff. The self-storage facility will be constructed at the south end of the property, with the parking and loading spaces located at the rear and side of the building. To provide inter-parcel connectivity, which provides convenient and safe access, there will not be a zoning buffer adjacent to the apartment community. Due to the abundance of retail, commercial and office uses across Lawrenceville-Suwanee Road, comparable uses would not be feasible or successful on the subject property. The self-storage facility will provide a needed service to an area with a rapidly growing population. Also, self-storage limits vehicular traffic due to intermittent visits, and necessitates fewer parking spaces and less impervious surface. The overall development will provide quality pedestrian circulation, being as new sidewalks and landscaping will be provided along the site's road frontages as well as throughout the interior of the site. This will provide residents the option to walk or bike to the many nearby businesses in a pleasant and safe setting. In addition to the new landscaping, a large portion of the site, including stream buffers, floodplain, and other open space, will remain largely undisturbed and thoroughly screened.

The site is within the Community Mixed-Use character area of the 2040 Unified Plan. The proposed development is encouraged within the character area, as it provides a mixture of uses within a node. The multi-family residential component will offer needed foot traffic, which is envisioned for this area. The self-storage component will provide a low-intensity commercial use that is nonexistent in the vicinity and will have a minimal impact on traffic and land disturbance.

Further, the applicant requests multiple conditions applying to the remaining C-2 zoned property be removed (RZ-98-076); specifically, conditions 2A, 2C, 2E, 2F. Conditions 2A and 2C would necessitate a barrier from the multi-family development and would remove the ability to provide walkability, and inter-parcel access, which is also a requirement of condition 2H. The required buffer and internal landscape strip are abutting only the proposed RM-24 property. Removing 2E would allow for the self-storage facility to be constructed with similar materials, and colors as the multi-family development, to maintain a consistent mixed-use development. Removing 2F will allow the applicant to include supplementary signage that will meet the standard requirements of the Gwinnett County Sign Ordinance. Signs will likely include a monument sign as well as channel signs and directional signs.

Please refer to the attached documents for additional details regarding the layout and appearance of the proposed apartments and self-storage facility. The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.



Change in Conditions Applicant’s Response **Standards Governing the Exercise of the Zoning Power**

To further demonstrate that the proposed change in conditions and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows

(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:

The CIC will allow for the commercial development to be more consistent with the proposed multi-family residential regarding exterior materials, accessibility and walkability.

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

The proposed CIC will not adversely affect the use of the surrounding properties.

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

The applicant submits the CIC would allow for the development to be more consistent with the neighboring development, as well as the intent of the 2040 plan.

(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:

The CIC will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed change in conditions would allow for better walkability and inter-parcel connectivity, which is encouraged by both the 2040 plan and UDO.

(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:

The C-2 zoned property will be surrounded on three sides by the new RM-24 zoned included in this rezoning application. A buffer would be unnecessary and would impede on the ability to provide sufficient walkability and inter-parcel connectivity.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		October 13,2021		
Department/Agency Name:		Planning & Development		
Reviewer Name:		Gail Bass		
Reviewer Title:		Building Plan Review Manager		
Reviewer Email Address:		gail.bass@gwinnettcountry.com		
Case Number:		RZM2021-00046, SUP2021-00070, and CIC2021-00030		
Case Address:		100 Block of Lawrenceville-Suwanee Rd.		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	The applicant shall submit civil site drawings to Building Plan Review for review and approval.			
2	The applicant shall submit architectural, structural, mechanical, electrical, and plumbing drawings for each building for review and approval by Building Plan Review.			
3	Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2018 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.			
4	Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.			
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Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3.			
2	Increase the ratio of brick on each façade to a minimum of 50% (***) if rezoning to MUR- increase the ratio to a minimum of 75%(**))			
3	Aesthetic White or Extra White can only be used as trim color NOT as the main body color.			
4				
5				

Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:		10-13-2021	
Department/Agency Name:		Transportation	
Reviewer Name:		Michael Johnson	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Michael.johnson2@gwinnettcountry.com	
Case Number:		RZM2021-00046	
Case Address:		100 Block of Lawrenceville Suwanee Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	SR 8 Lawrenceville Hwy is a Principal Arterial requiring 75' of Right of Way from the centerline of the roadway with a Speed Limit of 55 MPH with an Average Annual Daily Traffic Volume of 22,500 Vehicles Per Day		
2	Lawrenceville Suwanee Road is a Major Arterial requiring 60' of Right of Way from the centerline of the roadway with a speed limit of 45 MPH and an Average Annual Daily Traffic of 13,254 Vehicles Per Day		
3	Sugarloaf Parkway is a Principal Arterial requiring 75' of Right of Way from the centerline of the roadway with a speed limit of 45MPH with an Average Annual Daily Traffic Volume of 40,000 Vehicles Per Day		
4	Standard deceleration lanes with appropriate taper and adequate right-of-way will be required. The developer shall be limited to one curb cut.		
5	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
6	Coordinate with Gwinnett County Pre-Construction Office for upcoming roadway projects on Sugarloaf Parkway		
7	A 5' sidewalk will be required along the property frontage		
8	Nearest transit stop is adjacent to the proposed development		
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.		
2	Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by Gwinnett D.O.T.		
3	Pedestrian Facilities shall be provided along all quadrants of the signal located at Walmart Drive		
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Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:		October 13, 2021		
Department/Agency Name:		Development Plan Review		
Reviewer Name:		Terri Drabek		
Reviewer Title:		Planner III		
Reviewer Email Address:		Terri.drabek@gwinnettcountry.com		
Case Number:		RZM2021-00046, CIC2021-00030, SUP2021-00070		
Case Address:		100 Block of Lawrenceville-Suwanee Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		X	YES	NO
1	EV parking spaces at 1 per every 50 parking spaces.			
2	Show front setback of 15 feet; side of 15 feet, and rear of 30 feet for the RM-24.			
3	5 foot sidewalks required along all frontages.			
4	The property is heavily wooded and may contain specimen trees. Recompense TDUs may be required.			
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Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		X	YES	NO
1	Submit a Specimen Tree Survey and Specimen Tree Concept Plan for review and approval prior to submittal of Development Plans.			
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Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:		10-13-2021		
Department/Agency Name:		Gwinnett Fire Plan Review		
Reviewer Name:		Jennifer Folden-Nissen		
Reviewer Title:		Senior Fire Plans Examiner		
Reviewer Email Address:		jennifer.folden-nissen@gwinnettcountry.com		
Case Number:		RZM2021-00046, CIC2021-00030, SUP2021-00070		
Case Address:		100 BLOCK OF LAWRENCEVILLE-SUWANEE RD		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Hose lays from the fire hydrant, as measured via road travel, shall not exceed 400 feet. (2012 Gwinnett Fire Prevention and Protection Ordinance Sect. 42-29)			
2	Fire hydrants shall be placed no more than 300 feet apart. (2012 Gwinnett Fire Prevention and Protection Ordinance Sect. 42-29)			
3	Fire department access roads shall be a minimum of 26 feet in width. (2018 IFC D105.2)			
4	All new construction within the development shall be made ADA accessible. (2010 ADA 36.401/2003 ANSI A117.1)			
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Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Note: Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools						
Prepared for use in the November 2021 Board of Commissioners Meeting						
Local Schools to be Impacted by Requested Rezoning						
Case#	Elementary School		Middle School		High School	
	Yr 2021-2022	Yr 2022--2023	Yr 2021-2022	Yr 2022-2023	Yr 2021-2022	Yr 2022-2023
CIC2021-00027	no impact	no impact	no impact	no impact	no impact	no impact
CIC2021-00028	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00063	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00064	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00065	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00066	no impact	no impact	no impact	no impact	no impact	no impact
CIC2021-00031	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00067	no impact	no impact	no impact	no impact	no impact	no impact
SUP2021-00068	no impact	no impact	no impact	no impact	no impact	no impact
RZM2021-00043	Cedar Hill ES	Cedar Hill ES	Richards MS	Richards MS	Discovery HS	Discovery HS
RZM2021-00044	Magill ES	Magill ES	Grace Snell MS	Grace Snell MS	South Gwinnett HS	South Gwinnett HS
RZM2021-00045	Nesbit ES	Nesbit ES	Lilburn MS	Lilburn MS	Meadowcreek HS	Meadowcreek HS
RZM2021-00046	Cedar Hill ES	Cedar Hill ES	Richards MS	Richards MS	Discovery HS	Discovery HS
CIC2021-00030	Cedar Hill ES	Cedar Hill ES	Richards MS	Richards MS	Discovery HS	Discovery HS
SUP2021-00070	Cedar Hill ES	Cedar Hill ES	Richards MS	Richards MS	Discovery HS	Discovery HS
RZR2021-00043	no impact	no impact	no impact	no impact	no impact	no impact
RZR2021-00044	no impact	no impact	no impact	no impact	no impact	no impact
RZR2021-00045	no impact	no impact	no impact	no impact	no impact	no impact
RZR2021-00046	Cooper ES	Cooper ES	McConnell MS	McConnell MS	Archer HS	Archer HS
RZR2021-00047	Winn Holt ES	Winn Holt ES	Moore MS	Moore MS	Central Gwinnett HS	Central Gwinnett HS
RZR2021-00048	Lovin ES	Lovin ES	McConnell MS	McConnell MS	Archer HS	Archer HS
RZR2021-00049	Harbins ES	Harbins ES	McConnell MS	McConnell MS	Archer HS	Archer HS



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

TRC Meeting Date:		10/13/2021		
Department/Agency Name:		STORMWATER PLAN REVIEW		
Reviewer Name:		RINDA GROOMS, PE		
Reviewer Title:		ENGINEER IV		
Reviewer Email Address:		RINDA.GROOMS@GWINNETTCOUNTY.COM		
Case Number:		RZM2021-00046, CIC2021-00030 & SUP2021-00070		
Case Address:		100 BLOCK OF LAWRENCEVILLE SUWANEE RD		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	THE FLOODWAY & FLOODPLAIN DO NOT APPEAR TO MATCH THE FEMA FLOODPLAIN MAP. PLEASE CORRECT THE EXHIBIT.			
2	SHOW THE STREAM BUFFERS ON BOTH SIDES OF THE STREAM AND INCLUDE THE 25-FT STATE WATERS BUFFER.			
3	ENCROACHMENT(S) INTO THE STREAM BUFFERS MAY REQUIRE A VARIANCE.			
4	ALL STORMWATER BMP'S WILL NEED TO MEET THE REQUIREMENTS OUTLINED IN THE UDO, GCSMM, & GCSSPS.			
5	RUNOFF REDUCTION IS A REQUIREMENT AND WILL NEED TO BE EVALUATED DURING THE PERMITTING PROCESS. FYI, AN UNDERGROUND DETENTION POND DOES NOT MEET THE REQUIREMENTS FOR RUNOFF REDUCTION OR WATER QUALITY.			
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7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	A FLOOD STUDY WILL BE REQUIRED DURING THE REVIEW/PERMITTING PHASE.			
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Note: Attach additional pages, if needed

Revised 7/26/2021

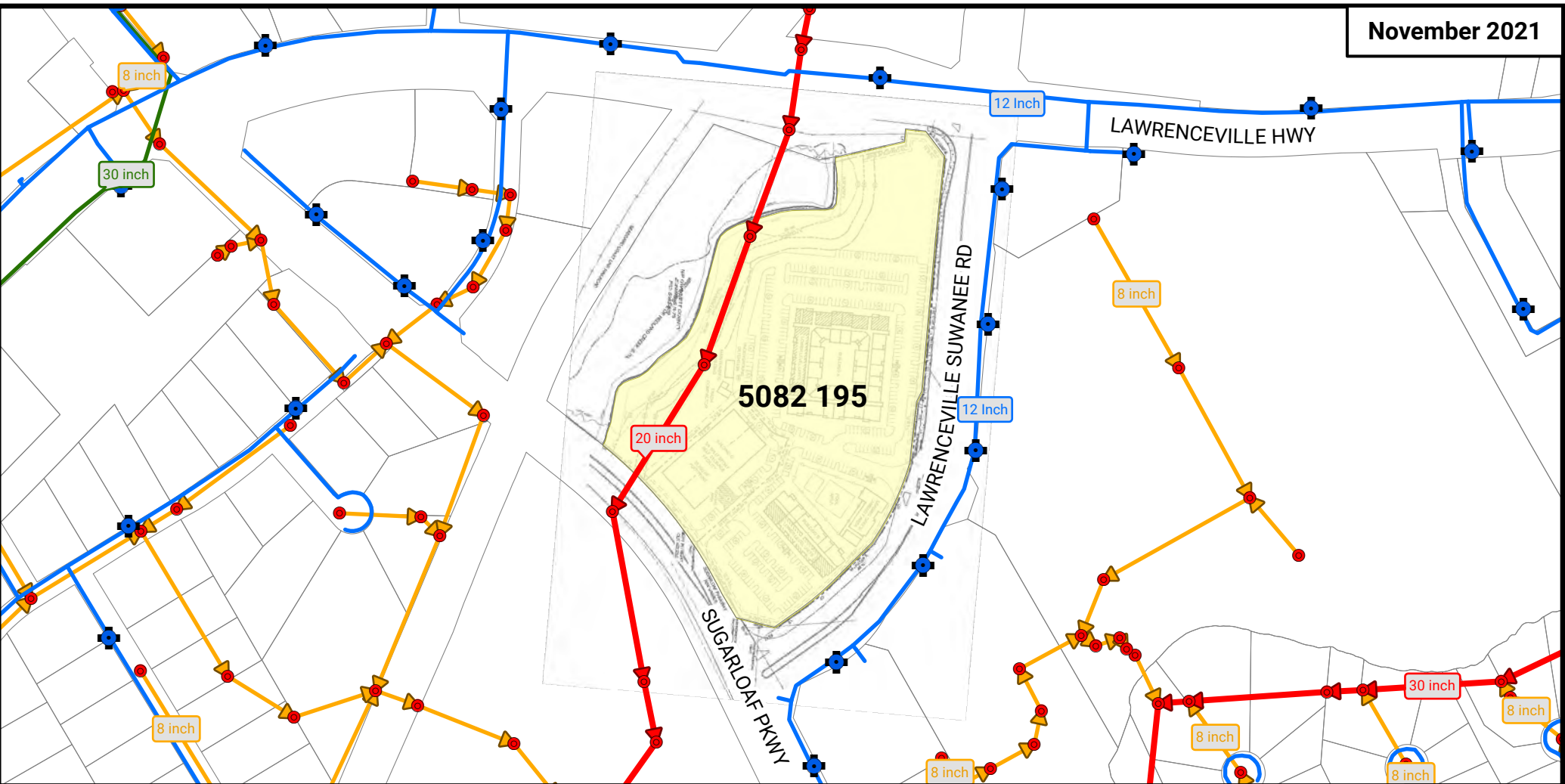


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		Wednesday, October 13, 2021		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZM2021-00046, SUP2021-00070, and CIC2021-00030		
Case Address:		100 Block of Lawrenceville-Suwanee Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	WATER: Available 12-inch water main located on the east right-of-way of Lawrenceville Suwanee Rd.			
2	SEWER: Existing 20-inch sanitary sewer located on parcel.			
3	SEWER: Sewer Capacity Certification required.			
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Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Note: Attach additional pages, if needed

Revised 7/26/2021



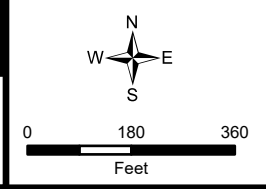
LEGEND

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

RZM2021-00046, SUP2021-00070 & CIC2021-00030

C-2 to RM-24

Water & Sewer Utility Map



Water Comments: Available 12-inch water main located on the east right-of-way of Lawrenceville Suwanee Rd.

Sewer Comments: Existing 20-inch sanitary sewer located on parcel. Sewer Capacity Certification 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 F: BOC Resolution RZC2007-00037 and Site Plan

[attached]

CASE NUMBER RZ-98-076

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>	VOTE
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 5-0, 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-75 to C-3

by BAGCO, INC. for the proposed use of

 COMMERCIAL/RETAIL 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 MAY 26, 1998, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 26TH day of MAY, 1998, that the aforesaid application to amend the Official Zoning Map from R-75 to C-3 (APPROVED AS C-2) is hereby APPROVED as C-2 subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses.
2. To satisfy the following site development considerations:
 - A. Provide buffers adjacent to residentially zoned property as required by the 1985 Zoning Resolution.
 - B. Provide 10-foot wide landscaped strips outside the rights-of-way of U.S. Highway 29, Lawrenceville-Suwanee Extension, Sugarloaf Parkway and Huston Road.

- C. Provide 5-foot wide landscaped strips adjacent to internal property lines.
- D. The number, design and location of all curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.
- E. Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco. Any alternate shall be subject to the review and approval of the Director of Planning and Development prior to issuance of a Development Permit.
- F. Throughout the development signage shall be limited to monument-type signs which have bases matching the buildings. Signage shall not exceed the requirements of the 1985 Zoning Resolution.
- G. No billboards shall be permitted.
- H. Provide interparcel access throughout the development.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
- J. Maintain existing sidewalks and/or provide sidewalks along all road frontages.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.

- L. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 100-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least two trees per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review Division.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*
(F. Wayne Hill, Chairman

Date Signed: *June 25, 1998*

ATTEST:

Brenda Maddy
Deputy Clerk

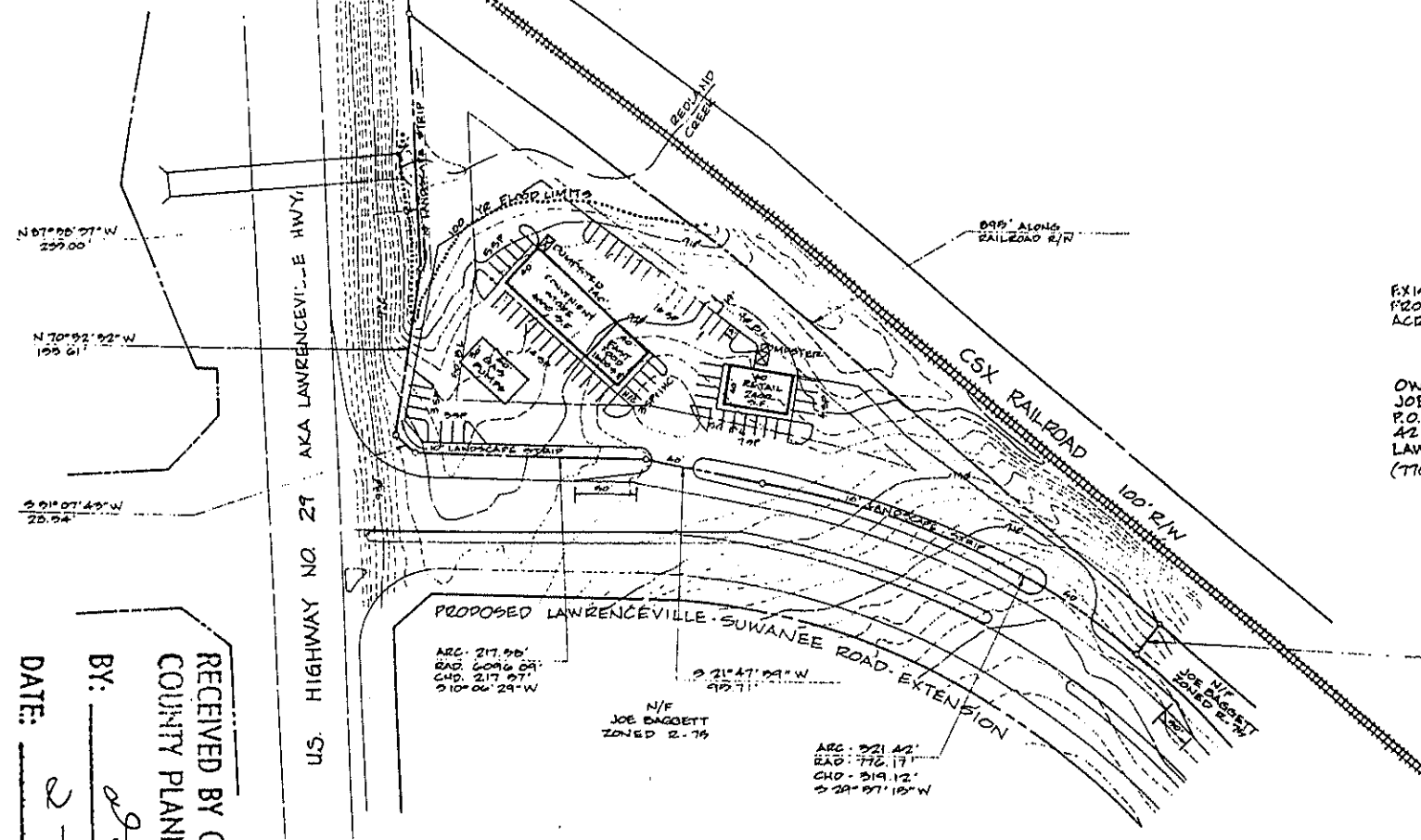
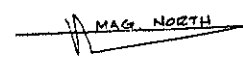


LOCATION MAP

SITE DATA:
 RESTAURANT: 1600 SF.
 PARKING REQUIRED: 22 SPS.
 PARKING PROVIDED: 22 SPS.

RETAIL: 6400 S.F.
 PARKING REQUIRED: 32 SPS.
 PARKING PROVIDED: 32 SPS.

TOTAL PARKING = 53 SPS.



EXISTING ZONING: R-70
 PROPOSED ZONING: C-3
 ACREAGE: 2.69 ACRES

OWNER:
 JOE BAGGETT
 P.O. BOX 269
 42 E. PIKE STREET
 LAWRENCEVILLE, GA. 30246
 (770) 963-9270

N 07° 00' 21" W
225.00'

N 70° 32' 32" W
195.61'

S 51° 07' 45" W
26.94'

ARC: 217.95'
 RAD: 609.62'
 CH: 217.97'
 SO: 6' 29" W

N/E
 JOE BAGGETT
 ZONED R-70

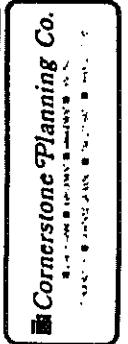
ARC: 321.42'
 RAD: 770.17'
 CH: 319.12'
 SO: 29° 37' 10" W

S 40° 10' 00" E
54.00'

RECEIVED BY GWINNETT COUNTY PLANNING DEPARTMENT

BY: *gr*

DATE: 2-11-98



REZONING SITE PLAN
 FOR
 JOE BAGGETT
 LAND LOT 82 9TH DISTRICT
 GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

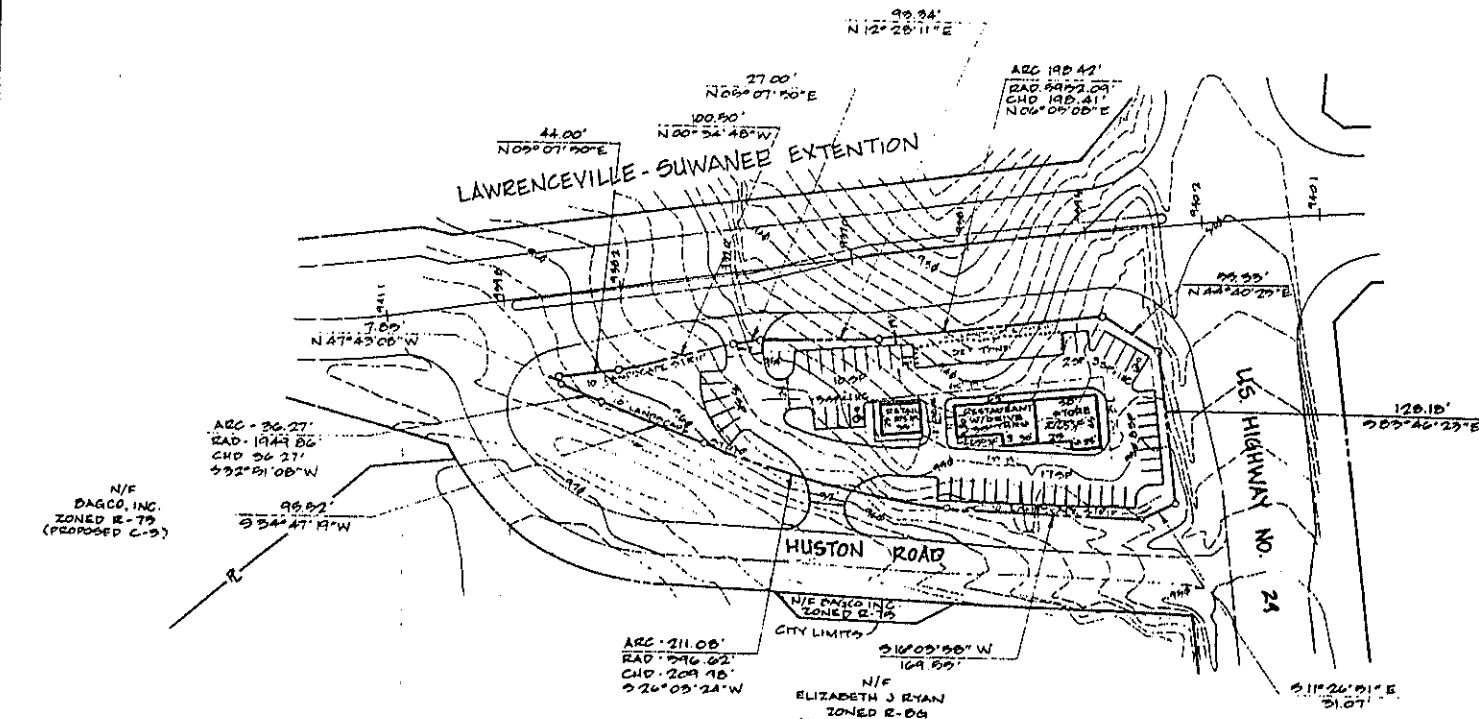




LOCATION MAP

N/F
BAGCO, INC.
ZONED R-75

MAGNETIC
NORTH



SITE DATA:
RESTAURANT = 2250 S.F.
PARKING REQUIRED = 30 SPS.
PARKING PROVIDED = 30 SPS.

RETAIL = 3000 S.F.
PARKING REQUIRED = 16 SPS.
PARKING PROVIDED = 16 SPS.

TOTAL PKG. SPS = 46

N/F
BAGCO, INC.
ZONED R-75
(PROPOSED C-3)

HUSTON ROAD

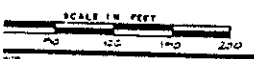
US HIGHWAY NO. 24

ARC - 211.00'
RAD - 296.02'
CHD - 209.90'
S 26° 03' 24" W

N/F BAGCO, INC.
ZONED R-75
CITY LIMITS

N/F
ELIZABETH J RYAN
ZONED R-06
(GENERAL BUSINESS)

EXISTING ZONING - R-75
PROPOSED ZONING - C-3
ACREAGE - 1.35 AC.

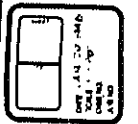


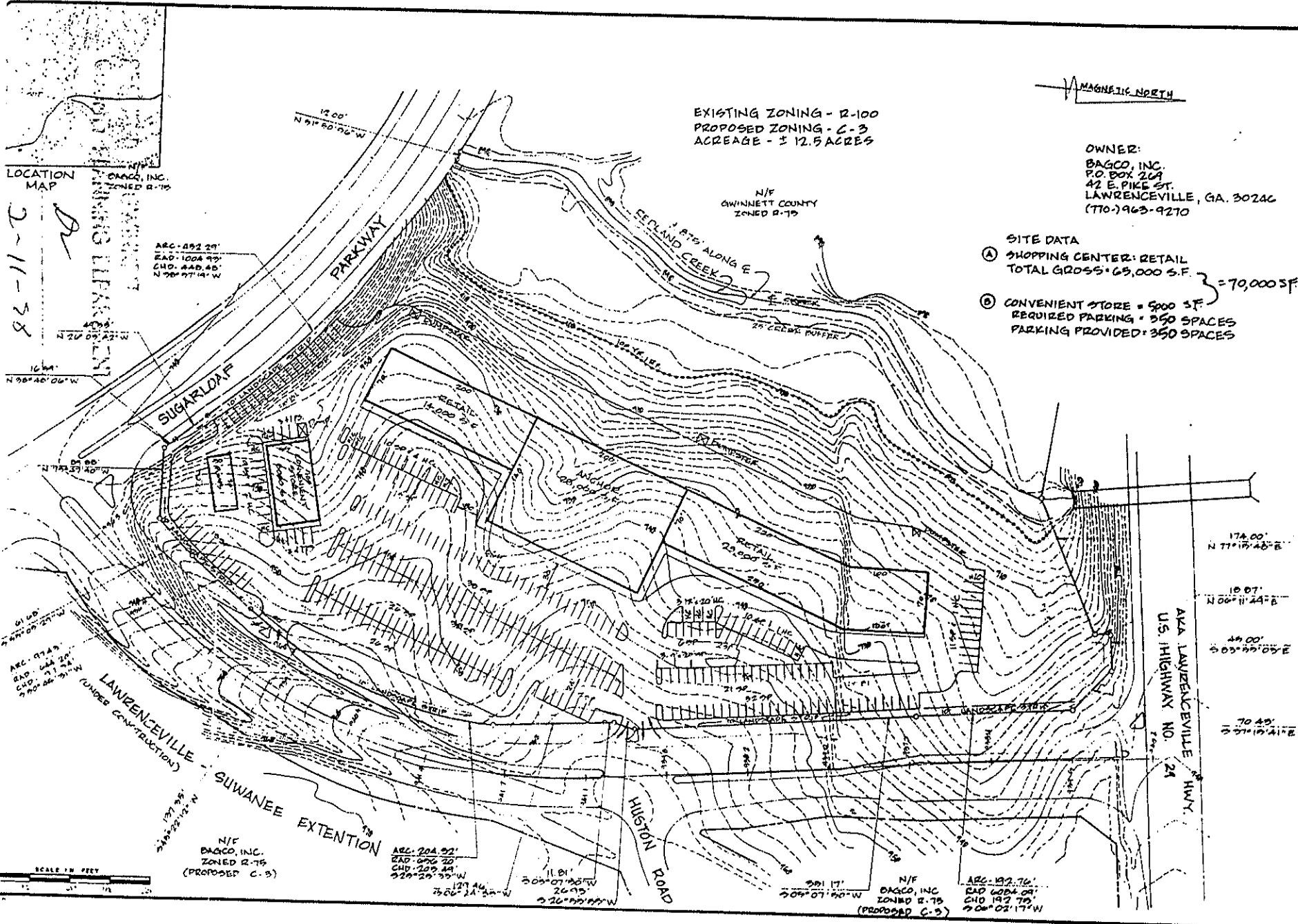
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Cornerstone Planning Co.
1100 W. MARKET STREET, SUITE 200
ATLANTA, GEORGIA 30334
404.525.1111

REZONING SITE PLAN
FOR
BAGCO, INC.
LAND LOT 82 - 9TH DISTRICT
SWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	BY





EXISTING ZONING - R-100
 PROPOSED ZONING - C-3
 ACREAGE - ± 12.5 ACRES

OWNER:
 BAGCO, INC.
 P.O. BOX 209
 42 E. PIKE ST.
 LAWRENCEVILLE, GA. 30246
 (770-) 963-9270

- SITE DATA
- Ⓐ SHOPPING CENTER: RETAIL
 TOTAL GROSS: 69,000 S.F.
 - Ⓑ CONVENIENT STORE = 5000 SF
 REQUIRED PARKING = 350 SPACES
 PARKING PROVIDED = 350 SPACES
- } = 70,000 SF

LOCATION MAP
 2-11-38
 BAGCO, INC.
 ZONED R-15
 ARC: 852.27'
 RAD: 1024.75'
 CHD: 448.45'
 N 98° 27' 47" W

ARC: 874.5'
 RAD: 1024.75'
 CHD: 448.45'
 N 98° 27' 47" W

LAWRENCEVILLE - SUWANEE EXTENTION
 (UNDEVELOPED CONSTRUCTION)

N/F BAGCO, INC.
 ZONED R-15
 (PROPOSED C-3)

ARC: 204.52'
 RAD: 676.20'
 CHD: 209.44'
 S 20° 29' 33" W

11.81'
 S 05° 07' 58" W
 26.95'

26.06' ± 1.32" W
 S 26° 05' 47" W

ARC: 102.76'
 RAD: 604.08'
 CHD: 192.75'
 S 64° 02' 17" W

N/F BAGCO, INC.
 ZONED R-15
 (PROPOSED C-3)

174.00'
 N 71° 19' 48" E

10.07'
 N 00° 11' 24" E

49.00'
 S 03° 29' 03" E

70.45'
 S 77° 19' 41" E

AKA LAWRENCEVILLE HWY.
 U.S. HIGHWAY NO. 24

Cornerstone Planning Co.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (561) 533-1111

REZONING SITE PLAN
 FOR
 BAGCO, INC.
 LAND LOT 81, 83 & 84 DISTRICT
 GWINNETT COUNTY, GEORGIA

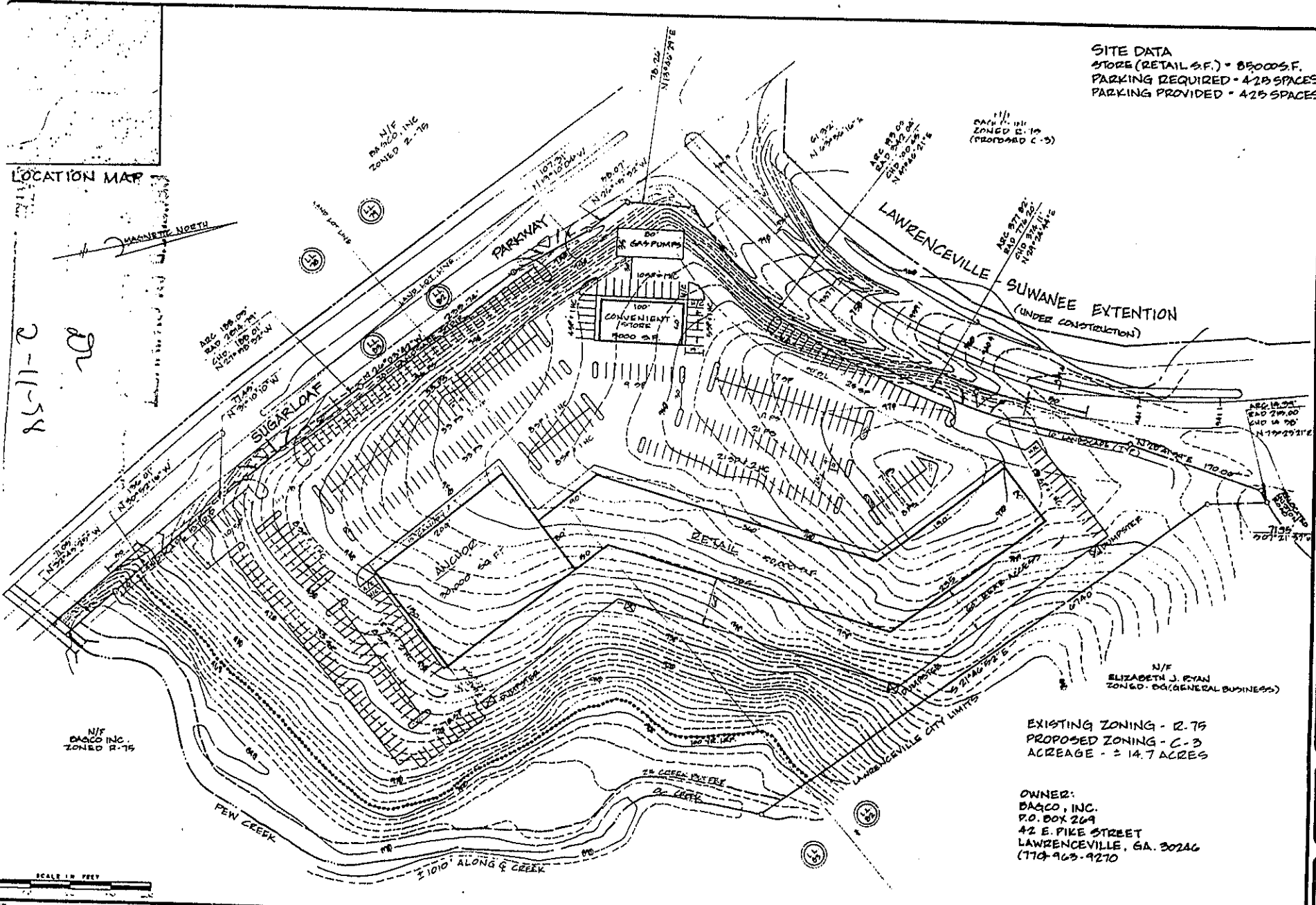
NO.	DATE	DESCRIPTION



LOCATION MAP

2-11-58
BR

SITE DATA
STORE (RETAIL S.F.) = 89,000 S.F.
PARKING REQUIRED = 425 SPACES
PARKING PROVIDED = 425 SPACES



SCALE IN FEET

Cornerstone Planning Co.
1000 W. ...

REZONING SITE PLAN
FOR
BAGCO, INC.
AND LOT 02, 05 - 9TH DISTRICT
WINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	APPROVED



APPROVED FOR THE CITY OF LAWRENCEVILLE
DATE: _____

EXISTING ZONING - R-75
PROPOSED ZONING - C-3
ACREAGE = 14.7 ACRES

OWNER:
BAGCO, INC.
P.O. BOX 269
42 E. PIKE STREET
LAWRENCEVILLE, GA. 30246
(770) 963-9210

RZ-98-077
Page 48 of 76

Exhibit G: Traffic Impact Study

[attached]

WINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

9/20/2021

TRAFFIC IMPACT STUDY FOR

LAWRENCEVILLE SUWANEE ROAD MIXED-USE DEVELOPMENT

DATE:

August 24, 2021

LOCATION:

Gwinnett County, Georgia

PREPARED FOR:

Diplomat InfraProp, Inc.

PREPARED BY:

NV5 Engineers and Consultants, Inc.
1255 Canton Street, Suite G
Roswell, GA 30075
678.795.3600



nv5.com

Page 50 of 76

RZM2021-00046, SUP2021-00070,
& CIC2021-00030

Executive Summary

A new mixed-use development is proposed for construction along Lawrenceville Suwanee Road and Sugarloaf Parkway in Gwinnett County, Georgia. The proposed development will consist of 228 apartments and a 75,000 square foot mini warehouse. The development will have one (1) new full-access driveway along Lawrenceville Suwanee Road at an existing signalized intersection, and two (2) right-in right-out driveways, one along Sugarloaf Parkway and the other along Lawrenceville Suwanee Road. The development has a projected build out date of 2023.

When complete, the development is expected to generate a total of 1,798 new daily trips, 112 trips during the AM peak hour (29 entering and 83 exiting), and 136 during the PM peak hour (83 entering and 53 exiting).

Traffic operations at the study intersections are satisfactory in the existing conditions. However, the multiple approaches of the Lawrenceville Highway at Sugarloaf Parkway and Lawrenceville Highway at Lawrenceville Suwanee Road intersections operate with undesirable Levels of Service during the AM and PM peak hours. Also, the southbound approach of the intersection of Lawrenceville Highway at Johnson Road / Moore Middle School operates with undesirable Levels of Service during the AM and PM peak hours. The conditions are expected to worsen as evidenced in the No-Build scenario due to the anticipated growth in the study area.

The addition of project traffic will cause minimal increases in delays and have no discernable impact on the Levels of Service at the study intersections and the proposed driveway intersections.

The three (3) proposed site driveways all warrant a right-turn deceleration lane.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.



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- Appendix B – Traffic Counts
- Appendix C – Synchro Reports
- Appendix D – Turn Lane Evaluations

A. Introduction

A new mixed-use development is proposed for construction along Lawrenceville Suwanee Road and Sugarloaf Parkway in Gwinnett County, Georgia. The proposed development will consist of 228 apartments and a 75,000 square foot mini warehouse. The development will have one (1) new full-access driveway along Lawrenceville Suwanee Road at an existing signalized intersection, and two (2) right-in right-out driveways, one along Sugarloaf Parkway and the other along Lawrenceville Suwanee Road.

The traffic analyses in this report are for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2023:

1. Lawrenceville Highway & Sugarloaf Parkway
2. Lawrenceville Highway & Lawrenceville Suwanee Road
3. Sugarloaf Parkway & Lawrenceville Suwanee Road
4. Lawrenceville Highway & Johnson Road / Moore Middle School
5. Sugarloaf Parkway & Site Driveway 1
6. Lawrenceville Suwanee Road & Walmart Driveway / Site Driveway 2
7. Lawrenceville Suwanee Road & Site Driveway 3

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Gwinnett County. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

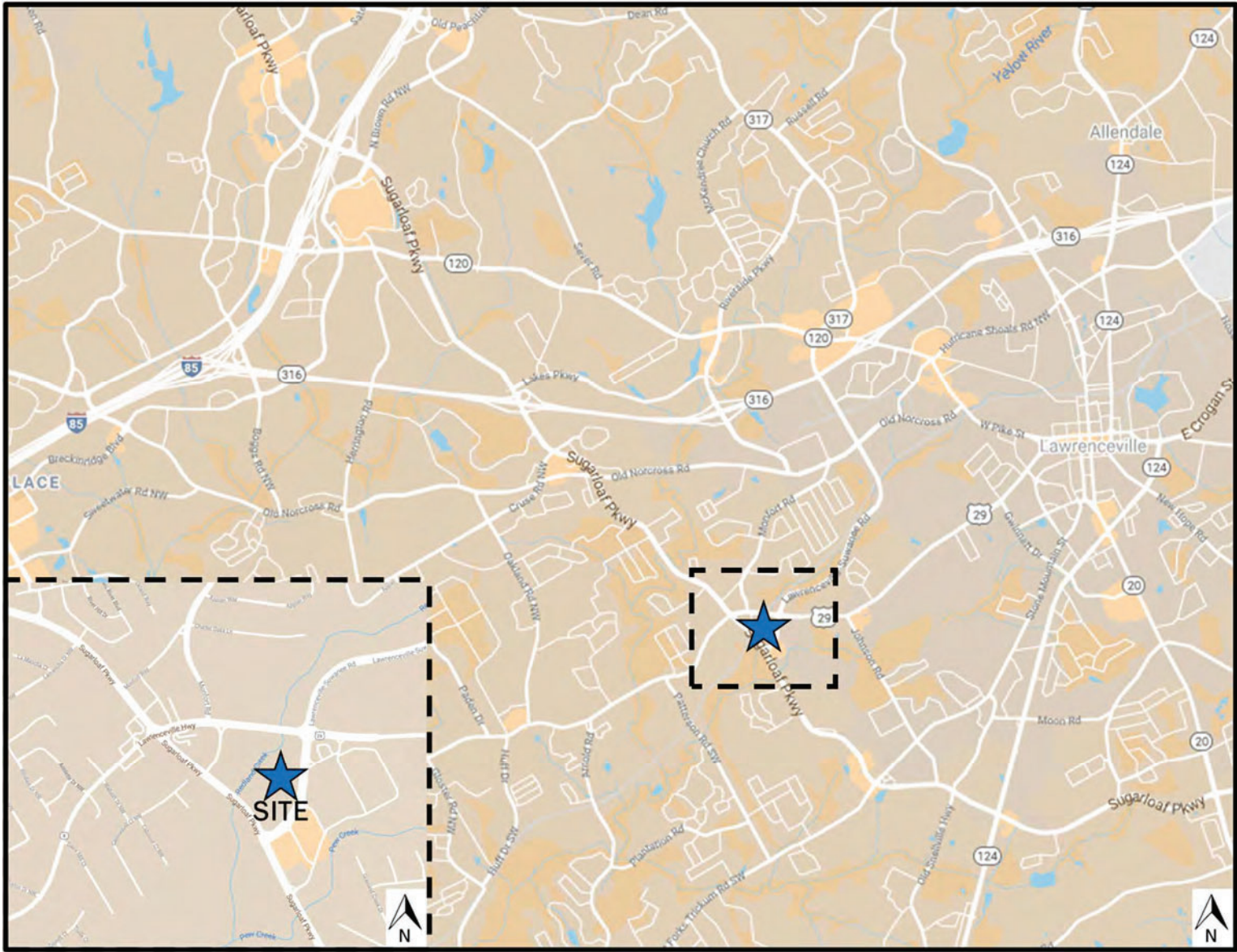
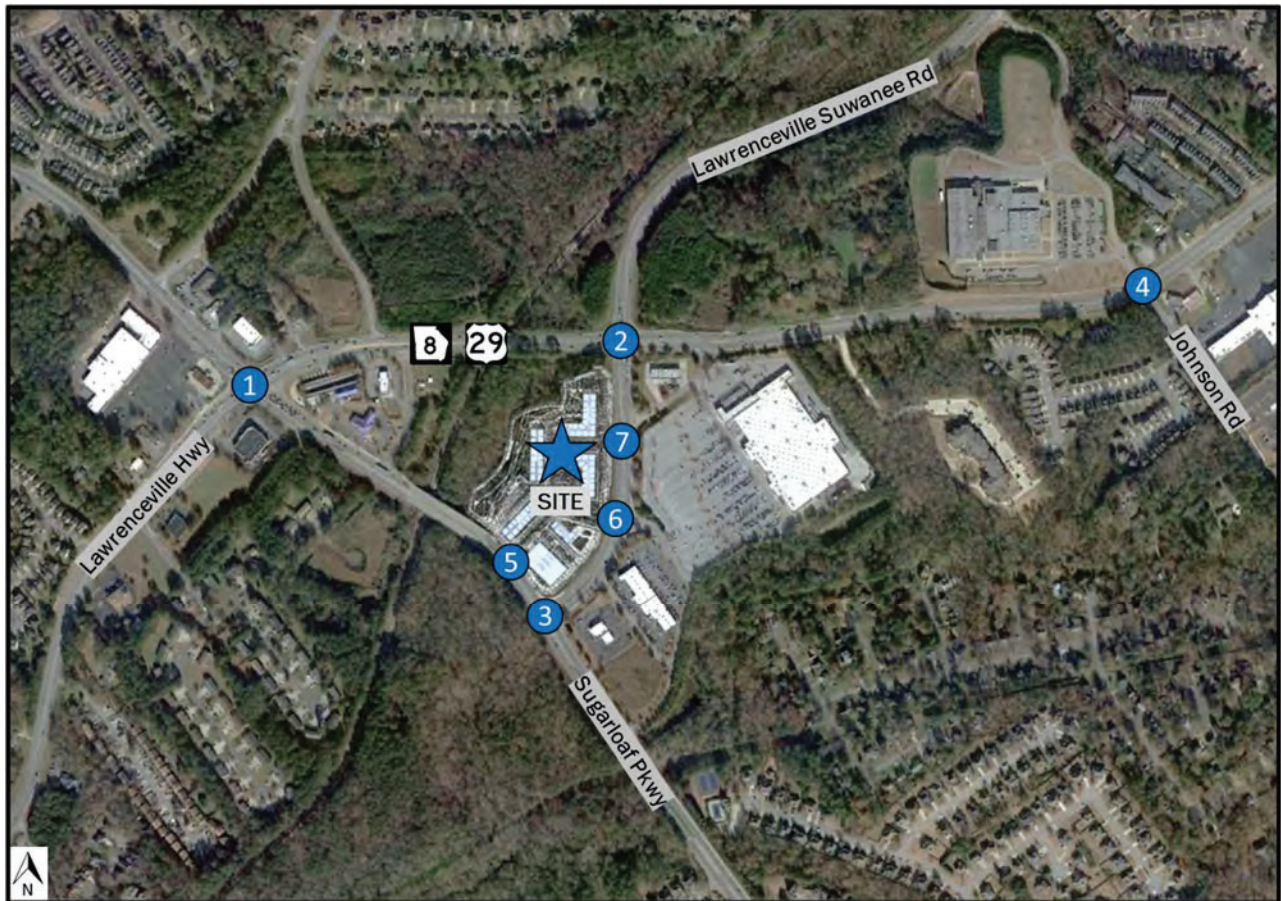


Figure 2: Site Location Aerial



1. Lawrenceville Highway & Sugarloaf Parkway
2. Lawrenceville Highway & Lawrenceville Suwanee Road
3. Sugarloaf Parkway & Lawrenceville Suwanee Road
4. Lawrenceville Highway & Johnson Road / Moore Middle School
5. Sugarloaf Parkway & Site Driveway 1
6. Lawrenceville Suwanee Road & Walmart Driveway / Site Driveway 2
7. Lawrenceville Suwanee Road & Site Driveway 3

B. Existing Conditions

B.1. Transportation Facilities

SR 8 (Lawrenceville Highway) is a five lane-undivided, east/west roadway with a two-way center turn lane and a posted speed limit of 45 miles per hour. The roadway extends approximately thirteen miles to Tucker in the west and approximately three miles to downtown Lawrenceville in the east. Land uses are predominantly residential and commercial with some institutional land uses as well.

Sugarloaf Parkway is a four-lane divided, east/west roadway with a posted speed limit of 45 miles per hour. The roadway extends approximately eight miles to Peachtree Industrial Boulevard in the west and approximately ten miles to SR 316 in the east. Sugarloaf Parkway also provides connection to I-85 and a second connection to SR 316 in the west. Land uses are predominantly residential and commercial with some industrial land uses as well.

Lawrenceville Suwanee Road is a four-lane divided, north/south roadway with a posted speed limit of 45 miles per hour. The roadway extends from Sugarloaf Parkway to Buford Highway approximately ten miles in the north. Lawrenceville Suwanee Road also provides connection to I-85 and SR 316 in the north. Land uses are predominantly residential and commercial with some institutional land uses as well.

Johnson Road is a two-lane undivided, north/south roadway with a posted speed limit of 40 miles per hour. Johnson Road spans approximately two miles from Sugarloaf Parkway in the south to Lawrenceville Highway in the north. Land uses are predominantly residential with a middle school sharing its intersection with Lawrenceville Highway.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the intersections of: Lawrenceville Highway and Sugarloaf Parkway, Lawrenceville Highway and Lawrenceville Suwanee Road, Sugarloaf Parkway and Lawrenceville Suwanee Road and Lawrenceville Highway at Johnson Road on Tuesday, February 18, 2020, and applied a growth rate of 2.6% for one year to grow the volumes to 2021. Grown volumes were then compared with turning movement counts collected at the intersection of Lawrenceville Highway at Lawrenceville Suwanee Road on Tuesday, August 10, 2021, and were found to be comparable. Additional turning movement counts were collected at the intersection of Lawrenceville Suwanee Road and the Walmart Driveway on Tuesday, August 10, 2021, as well as average daily traffic counts taken on Sugarloaf Parkway and Lawrenceville Suwanee Road near the proposed site driveways. All counts were collected while schools were in session. The count and adjustment factor worksheets are included in Appendix B.

Figure 3: 2021 Existing Volumes



NOT TO SCALE

C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2023. To account for ambient growth in the area, the existing traffic counts for this study were grown by 2.6% per year for two years. The expected volumes are depicted in Figure 4, 2023 No-Build Volumes.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017. The development consists of 228 apartments and one 75,000 square foot mini warehouse.

Table 1: Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Multifamily Housing (Low-Rise), LUC 220 (228 Units)	Daily	1,684	842	842
	AM Peak Hour	104	24	80
	PM Peak Hour	123	77	46
Mini-Warehouse, LUC 151 (75,000 sq. ft.)	Daily	114	57	57
	AM Peak Hour	8	5	3
	PM Peak Hour	13	6	7
Total Trips	Daily	1,798	899	899
	AM Peak Hour	112	29	83
	PM Peak Hour	136	83	53

The development will generate a total of 112 trips (29 entering and 83 exiting) during the AM peak hour, and a total of 136 trips (83 entering and 53 exiting) during the PM peak hour.

Figure 4: 2023 No-Build Traffic Volumes



NOT TO SCALE

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. It is expected that approximately 30% will travel to/from the west along Lawrenceville Highway, approximately 15% will travel to/from the east along Lawrenceville Highway, approximately 10% will travel to/from the north along Sugarloaf Parkway, approximately 20% will travel to/from the south along Sugarloaf Parkway, approximately 20% will travel to/from the north along Lawrenceville Suwanee Road, and approximately 5% will travel to/from the south along Johnson Road. Figure 5 depicts the Trip Distributions for the apartments and the apartment trips are shown in Figure 6. Figure 7 depicts the Trip Distributions for the mini-warehouse and the associated trips are shown in Figure 8. The project trips generated from the development utilizing the trip distribution and are depicted in Figure 9. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 6: Apartment Trips

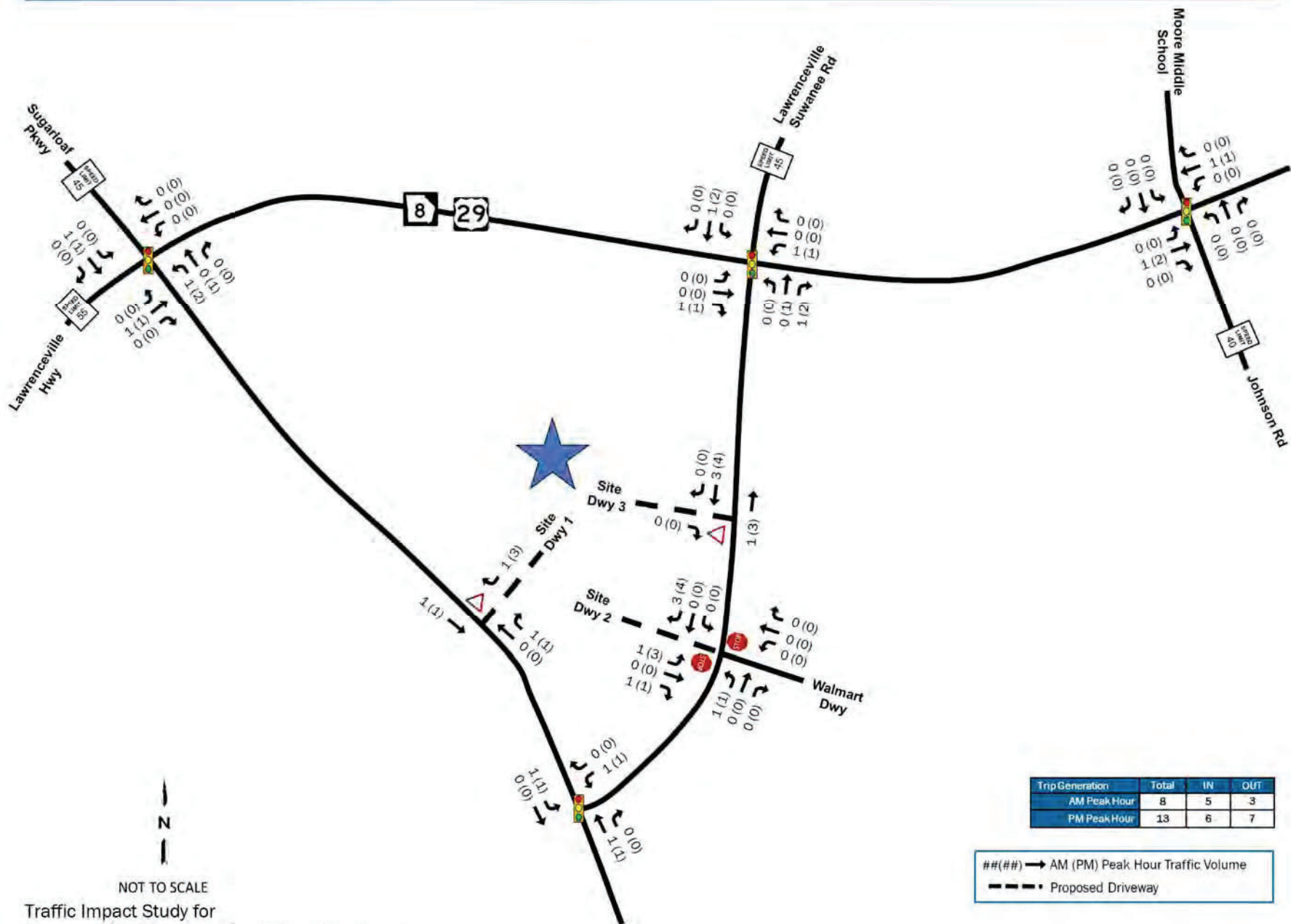


NOT TO SCALE

Figure 7: Mini Warehouse Trip Distribution



Figure 8: Mini Warehouse Trips



NOT TO SCALE

Figure 9: Total Development Trips



NOT TO SCALE

D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 11. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 6th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM level of service (LOS) standards and Synchro® output reports are included in Appendix C.

D.1. 2021 Existing Conditions Analysis

The results of the 2021 existing conditions capacity analysis are shown in Table 2 and include analysis of the volumes presented in Figure 3.

Table 2: 2021 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				Delay	LOS	Delay	LOS
1	Lawrenceville Hwy & Sugarloaf Pkwy	Signal	EB	58.1	E	50.8	D
			WB	65.1	E	31.2	C
			NB	32.6	C	34.7	C
			SB	41.5	D	62.9	E
			Overall	47.1	D	46.0	D
2	Lawrenceville Hwy & Lawrenceville Suwanee Rd	Signal	EB	26.0	C	35.6	C
			WB	37.3	D	43.8	D
			NB	64.1	E	65.6	E
			SB	49.2	D	55.4	E
			Overall	40.6	D	48.4	D
3	Sugarloaf Pkwy & Lawrenceville Suwanee Rd	Signal	WB	34.0	C	32.5	C
			NB	7.2	A	8.3	A
			SB	4.8	A	9.9	A
			Overall	9.0	A	13.7	B
4	Lawrenceville Hwy & Johnson Rd / Moore Middle School	Signal	EB	24.9	C	28.3	C
			WB	22.4	C	16.3	B
			NB	51.0	D	50.8	D
			SB	59.9	E	59.9	E
			Overall	33.5	C	27.8	C
6	Lawrenceville Suwanee Rd & Walmart Dwy / Site Dwy 2	Signal	WB	41.5	D	40.2	D
			NBL	3.8	A	4.8	A
			SBL	1.4	A	2.2	A
			Overall	3.9	A	5.9	A

As shown in Table 2, the overall traffic operations at the study intersections are satisfactory in the existing conditions. Several approaches at the intersections of Lawrenceville Highway with Sugarloaf Parkway and Lawrenceville Highway with Lawrenceville Suwanee Road operate at Levels of Service (LOS) E during the AM and PM peak hours. This is somewhat expected as these are major intersections of two commuter routes. Similarly, the southbound approach of the Lawrenceville

Highway at Lawrenceville Suwanee Road intersection operates at LOS E during both the AM and PM peak hours.

D.2. 2023 No-Build Conditions Capacity Analysis

The results of the 2023 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the volumes presented in Figure 4.

Table 3: 2023 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				Delay	LOS	Delay	LOS
1	Lawrenceville Hwy & Sugarloaf Pkwy	Signal	EB	63.5	E	55.2	E
			WB	76.2	E	39.3	D
			NB	37.2	D	36.8	D
			SB	43.7	D	70.9	E
			Overall	52.5	D	51.7	D
2	Lawrenceville Hwy & Lawrenceville Suwanee Rd	Signal	EB	30.6	C	36.6	D
			WB	42.0	D	45.2	D
			NB	66.5	E	66.6	E
			SB	50.1	D	64.0	E
			Overall	44.2	D	52.5	D
3	Sugarloaf Pkwy & Lawrenceville Suwanee Rd	Signal	WB	33.8	C	32.8	C
			NB	7.9	A	8.9	A
			SB	5.1	A	10.8	B
			Overall	9.6	A	14.4	B
4	Lawrenceville Hwy & Johnson Rd / Moore Middle School	Signal	EB	25.4	C	30.6	C
			WB	22.7	C	17.3	B
			NB	54.6	D	51.4	D
			SB	60.0	E	60.0	E
			Overall	34.9	C	29.5	C
6	Lawrenceville Suwanee Rd & Walmart Dwy / Site Dwy 2	Signal	WB	41.4	D	40.3	D
			NBL	3.9	A	4.9	A
			SBL	1.5	A	2.2	A
			Overall	4.0	A	6.0	A

As shown in Table 3, under No-Build conditions the study intersections experience an increase in delay due to the applied growth rate. The eastbound approach Levels of Service (LOS) of the Lawrenceville Highway at Sugarloaf Parkway intersection changes from D to E during the PM peak hour.

D.3. 2023 Build Conditions Capacity Analysis

The results of the 2023 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10.

Table 4: 2023 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				Delay	LOS	Delay	LOS
1	Lawrenceville Hwy & Sugarloaf Pkwy	Signal	EB	63.6	E	55.3	E
			WB	75.7	E	40.4	D
			NB	38.6	D	40.6	D
			SB	44.7	D	72.8	E
			Overall	53.0	D	53.4	D
2	Lawrenceville Hwy & Lawrenceville Suwanee Rd	Signal	EB	30.7	C	37.4	D
			WB	41.9	D	45.0	D
			NB	68.3	E	67.6	E
			SB	50.4	D	64.9	E
			Overall	44.8	D	53.2	D
3	Sugarloaf Pkwy & Lawrenceville Suwanee Rd	Signal	WB	33.6	C	32.9	C
			NB	8.2	A	9.1	A
			SB	5.4	A	11.1	B
			Overall	9.9	B	14.6	B
4	Lawrenceville Hwy & Johnson Rd / Moore Middle School	Signal	EB	25.6	C	30.9	C
			WB	22.7	C	17.5	B
			NB	54.8	D	51.6	D
			SB	60.0	E	60.0	E
			Overall	34.9	C	29.7	C
5	Sugarloaf Pkwy & Site Dwy 1	Stop-Control	WB	13.5	B	12.0	B
6	Lawrenceville Suwanee Rd & Walmart Dwy / Site Dwy 2	Signal	EB	54.1	D	54.4	D
			WB	45.7	D	45.1	D
			NBL	7.0	A	7.5	A
			SBL	5.4	B	7.1	A
			Overall	9.0	B	10.9	B
7	Lawrenceville Suwanee Rd & Site Dwy 3	Stop-Control	EB	9.2	A	10.6	B

As shown in Table 4, the addition of project traffic to the study intersections is expected to have a minimal impact on the overall operation of the study intersections. The proposed site driveways are expected to operate with acceptable Levels of Service during both the AM and PM peak hours.

E. Turn Lane Evaluations

The need for right-turn lanes was evaluated for the proposed right-in/right-out site driveways along Sugarloaf Parkway and along Lawrenceville Suwanee Road using methodologies from the Georgia Department of Transportation (GDOT) Access Manual. Also, the need for a right-turn lane was evaluated for the proposed full access existing signalized intersection along Lawrenceville Suwanee Road. Since a left-turn lane already exists as a U-turn Lane at this intersection, the need for a left-turn lane was not evaluated. The ADT data collected on Tuesday, August 10, 2021, along Sugarloaf Parkway shows the average weekday traffic to be approximately 30,600 vehicles. The ADT data collected on Tuesday, August 10, 2021, along Lawrenceville Suwanee Road shows the average weekday traffic to be approximately 11,800 vehicles. The results of the evaluation are summarized in Table 5.

Table 5: GDOT Turn Lane Evaluations

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
4	Sugarloaf Pkwy & Site Dwy 1	NBR	169 LT/Day	75 RT/Day	YES
5	Lawrenceville Suwanee Rd & Walmart Dwy / Site Dwy 2	SBR	171 LT/Day	75 RT/Day	YES
6	Lawrenceville Suwanee Rd & Site Dwy 3	SBR	337 LT/Day	75 RT/Day	YES

Based on this analysis, the right-turn movement into the three site driveways is expected to exceed 75 vehicles per day for four-lane roadway with more than 10,000 daily vehicles and a speed limit of 45 miles per hour. From the evaluation, given the amount of expected traffic at the site driveway, a right-turn deceleration lane is warranted at each of the site driveways. A U-turn Lane already exists at the intersection of Lawrenceville Suwanee Road and Walmart Driveway / Site Driveway 2 that is expected to be used as a left turn lane for the development.

F. Conclusions

A new mixed-use development is proposed for construction along Lawrenceville Suwanee Road and Sugarloaf Parkway in Gwinnett County, Georgia. The proposed development will consist of 228 apartments and a 75,000 square foot mini warehouse. The development will have one (1) new full-access driveway along Lawrenceville Suwanee Road at an existing signalized intersection, and two (2) right-in right-out driveways, one along Sugarloaf Parkway and the other along Lawrenceville Suwanee Road. The development has a projected build out date of 2023.

When complete, the development is expected to generate a total of 1,798 new daily trips, 112 trips during the AM peak hour (29 entering and 83 exiting), and 136 during the PM peak hour (83 entering and 53 exiting).

Traffic operations at the study intersections are satisfactory in the existing conditions. However, the multiple approaches of the Lawrenceville Highway at Sugarloaf Parkway and Lawrenceville Highway at Lawrenceville Suwanee Road intersections operate with undesirable Levels of Service during the AM and PM peak hours. Also, the southbound approach of the intersection of Lawrenceville Highway at Johnson Road / Moore Middle School operates with undesirable Levels of Service during the AM and PM peak hours. The conditions are expected to worsen as evidenced in the No-Build scenario due to the anticipated growth in the study area.

The addition of project traffic will cause minimal increases in delays and have no discernable impact on the Levels of Service at the study intersections and the proposed driveway intersections.

The three (3) proposed site driveways all warrant a right-turn deceleration lane.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

Exhibit H: Maps

[attached]



MONFORT WAY

MONFORT RD

LAWRENCEVILLE SUWANEE RD

LAWRENCEVILLE HWY

SUGARLOAF CENTRE DR

SUGARLOAF PKWY

SUGARLOAF PKWY

RZM2021-00046

CIC2021-00030 &
SUP2021-00070

WABASH DR

CANNONBALL CT

SEABOARD CT


CABOOSE CT


GRAYLAND CREEK DR

GRAYLAND CREEK CT

GRAYLAND HILLS CT

GRAYLAND HILLS TRL

 RZM2021-00046

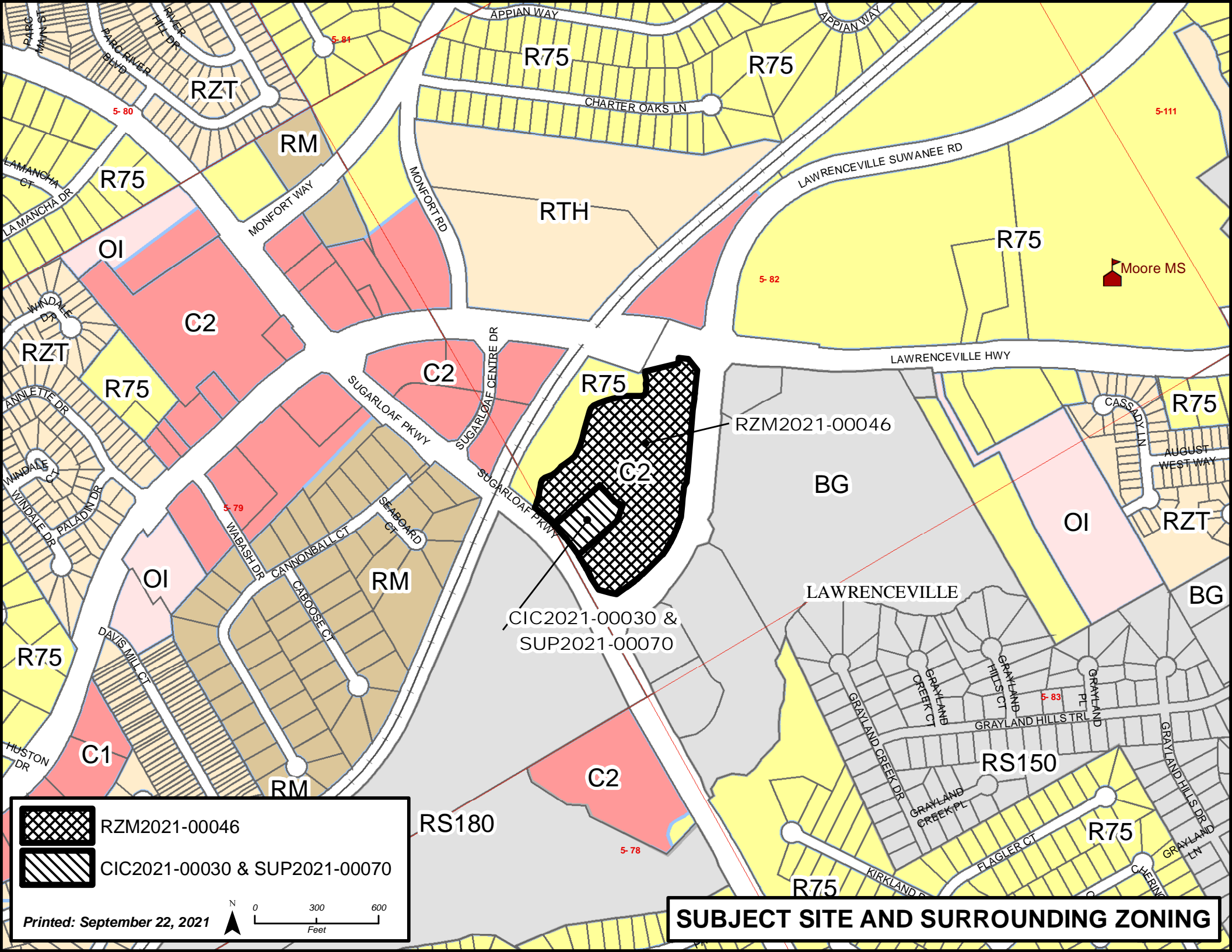
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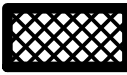

Printed: September 22, 2021

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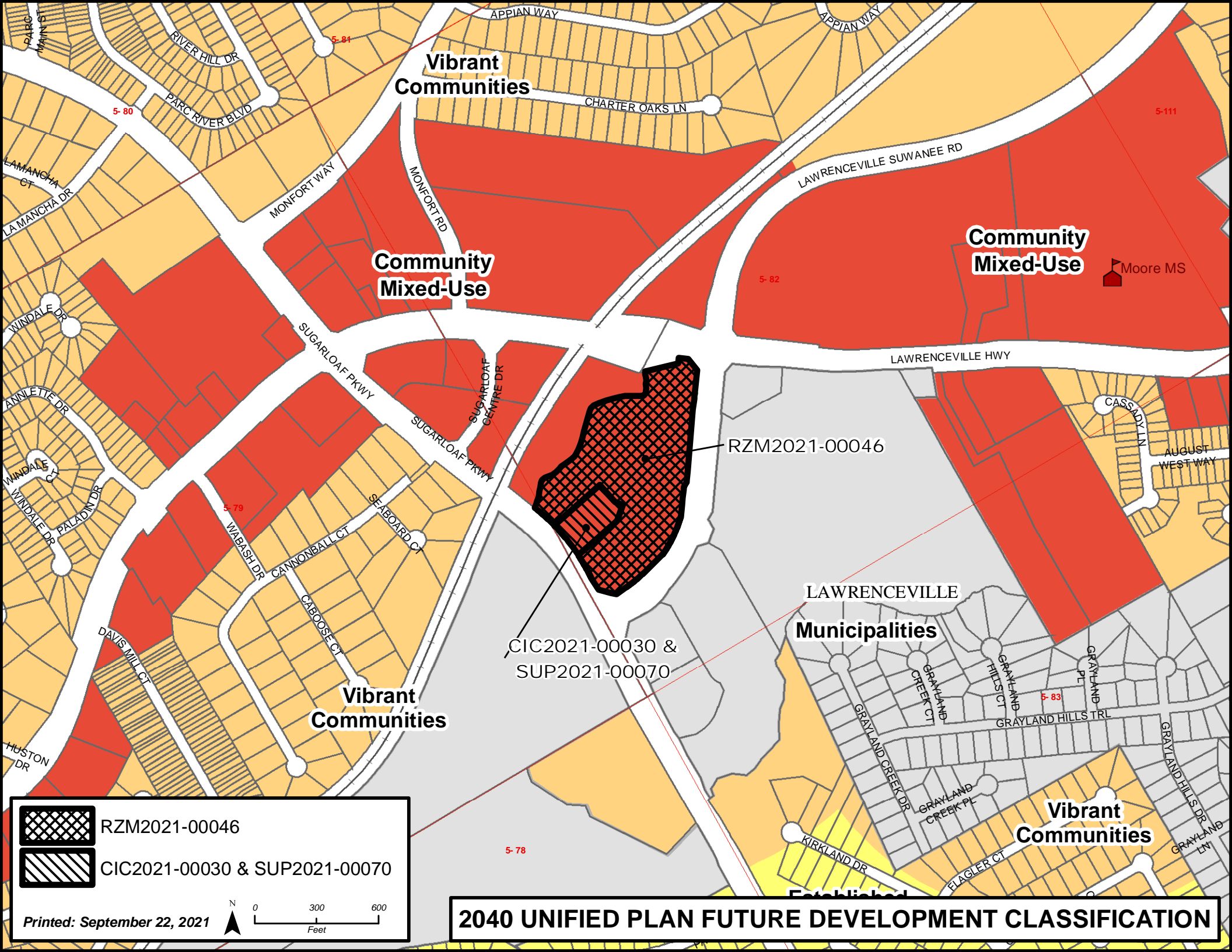


-  RZM2021-00046
-  CIC2021-00030 & SUP2021-00070



Printed: September 22, 2021

SUBJECT SITE AND SURROUNDING ZONING



**Vibrant
Communities**

**Community
Mixed-Use**

**Community
Mixed-Use**

Moore MS

RZM2021-00046


CIC2021-00030 &
SUP2021-00070

**LAWRENCEVILLE
Municipalities**

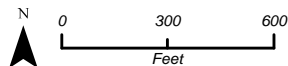
**Vibrant
Communities**

**Vibrant
Communities**

 RZM2021-00046

 CIC2021-00030 & SUP2021-00070

Printed: September 22, 2021



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u> Sterling Development, LLC c/o Alliance Engineering and Planning</u> ADDRESS: <u> 299 South Main Street</u> CITY: <u> Alpharetta</u> STATE: <u> GA</u> ZIP: <u> 3009</u> PHONE: <u> 770-225-4730 ext. 819</u>	NAME: <u> Redland Creek Associates II</u> ADDRESS: <u> 550 Long Point Road</u> CITY: <u> Mount Pleasant</u> STATE: <u> SC</u> ZIP: <u> 29464</u> PHONE: _____
CONTACT PERSON: <u> Tyler Lasser</u> PHONE: <u> 770-225-4730 ext. 819</u> CONTACT'S E-MAIL: <u> Tylerl@allianceco.com</u>	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u> C-2</u> PRIOR ZONING CASE: <u> REZ1998-00076</u> PARCEL NUMBER(S): <u> 5082 195</u> ACREAGE: <u> +/- 1.25</u> ADDRESS OF PROPERTY: <u> 0 Lawrenceville-Suwanee Road</u> PROPOSED CHANGE IN CONDITIONS: <u> Remove 2A, 2C, 2E, 2F</u>

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u> 1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u> 87,500</u>
GROSS DENSITY: _____	DENSITY: <u> 0.8</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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.

G.P. 24/13i

9.17.2021

Signature of Property Owner

Date

Om Duggal COO

Type or Print Name and Title

Jeri Ann Peavy

Signature of Notary Public

9/17/2021
Date



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.



Signature of Applicant

9.17.2021

Date

Clint Patterson Director of Development

Type or Print Name and Title



Signature of Notary Public

9/17/2021

Date





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:

Please see attached

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

~~Please see attached~~

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

Please see attached

(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:

~~Please see attached~~

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

Please see attached

(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:

Please see attached



Applicant's Letter of Intent

Rezoning C-2 to RM-24, Special Use Permit and Change in Conditions

Parcel #5082 195

September 19, 2021

The Applicant, Sterling Development LLC, requests a rezoning on approximately 10.93 acres of a 12.18-acre lot for the purpose of constructing a 220-unit apartment community. To develop the site as proposed, the applicant requests to rezone the property from C-2 to RM-24. Additionally, the Applicant requests a special use permit to construct a self-storage facility on 1.25 acres of the site, which will remain zoned as C-2.

The subject property is secluded in part due to its frontage on three major roads including Sugarloaf Parkway, Lawrenceville Suwanee Road and Lawrenceville Highway. The west end of the property abuts a narrow 3.5-acre vacant parcel, which is owned by Gwinnett County. A creek runs along the common property line of the two parcels. Across Lawrenceville-Suwanee Road is the Lawrenceville Commons shopping center, which includes a variety of small-scale retail stores, offices, and other service uses, in addition to a Walmart. Across Sugarloaf Parkway is an approximately 25-acre vacant parcel, which is virtually unbuildable in the area nearest to the subject property due to the bisecting creek and required stream buffers.

As shown on the zoning plan, the Applicant proposes to construct a 220-unit multifamily residential community including two, four-story apartment buildings, as well as a leasing office and amenity area. The apartments will comprise of one-bedroom units in the range of 740 - 800 square feet, two-bedroom units in the range of 1100 - 1390 square feet and three-bedroom units in the range of 1380 - 1496 square feet. No more than 7% of the units will have three bedrooms. The leasing office building and luxury amenity area will feature a pool, cabana, and fitness studio, with additional amenities such as a dog park, fire pit, outdoor furniture, and outdoor game space. The courtyard encircled by Building A will have extensive landscaping, as well as walkways and seating areas. Ample parking will be provided throughout the development, which includes spaces for residents, as well as visitors and staff. The self-storage facility will be constructed at the south end of the property, with the parking and loading spaces located at the rear and side of the building. To provide inter-parcel connectivity, which provides convenient and safe access, there will not be a zoning buffer adjacent to the apartment community. Due to the abundance of retail, commercial and office uses across Lawrenceville-Suwanee Road, comparable uses would not be feasible or successful on the subject property. The self-storage facility will provide a needed service to an area with a rapidly growing population. Also, self-storage limits vehicular traffic due to intermittent visits, and necessitates fewer parking spaces and less impervious surface. The overall development will provide quality pedestrian circulation, being as new sidewalks and landscaping will be provided along the site's road frontages as well as throughout the interior of the site. This will provide residents the option to walk or bike to the many nearby businesses in a pleasant and safe setting. In addition to the new landscaping, a large portion of the site, including stream buffers, floodplain, and other open space, will remain largely undisturbed and thoroughly screened.

The site is within the Community Mixed-Use character area of the 2040 Unified Plan. The proposed development is encouraged within the character area, as it provides a mixture of uses within a node. The multi-family residential component will offer needed foot traffic, which is envisioned for this area. The self-storage component will provide a low-intensity commercial use that is nonexistent in the vicinity and will have a minimal impact on traffic and land disturbance.

Further, the applicant requests multiple conditions applying to the remaining C-2 zoned property be removed (RZ-98-076); specifically, conditions 2A, 2C, 2E, 2F. Conditions 2A and 2C would necessitate a barrier from the multi-family development and would remove the ability to provide walkability, and inter-parcel access, which is also a requirement of condition 2H. The required buffer and internal landscape strip are abutting only the proposed RM-24 property. Removing 2E would allow for the self-storage facility to be constructed with similar materials, and colors as the multi-family development, to maintain a consistent mixed-use development. Removing 2F will allow the applicant to include supplementary signage that will meet the standard requirements of the Gwinnett County Sign Ordinance. Signs will likely include a monument sign as well as channel signs and directional signs.

Please refer to the attached documents for additional details regarding the layout and appearance of the proposed apartments and self-storage facility. The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.

Change in Conditions Applicant's Response

Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed change in conditions and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows

(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:

The CIC will allow for the commercial development to be more consistent with the proposed multi-family residential regarding exterior materials, accessibility and walkability.

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

The proposed CIC will not adversely affect the use of the surrounding properties.

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

The applicant submits the CIC would allow for the development to be more consistent with the neighboring development, as well as the intent of the 2040 plan.

(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:

The CIC will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed change in conditions would allow for better walkability and inter-parcel connectivity, which is encouraged by both the 2040 plan and UDO.

(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:

The C-2 zoned property will be surrounded on three sides by the new RM-24 zoned included in this rezoning application. A buffer would be unnecessary and would impede on the ability to provide sufficient walkability and inter-parcel connectivity.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

COMMERCIAL TRACT

A parcel of land lying in Land Lot 82 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the westerly point of the chamfered intersection of the northwesterly right-of-way of Lawrenceville-Suwanee Road (having a variable public right-of-way) and the northeasterly right of way of Sugarloaf Parkway (having a variable public right-of-way), said intersection being more particularly shown on ALTA/ACSM Land Title Survey for Redland Creek Associates, LLC, prepared by McNally & Patrick, last revised February 2, 2005; Thence run North 30 Degrees 58 Minutes 58 Seconds West along said northeasterly right-of-way for a distance of 64.00 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 1004.93 feet, with a central angle of 07 Degrees 49 Minutes 10 Seconds, a chord bearing of North 30 Degrees 03 Minutes 00 Seconds West, and a chord distance of 137.04 feet, Thence run along the arc of said curve and said right-of-way 137.15 feet to a point, said point being the POINT OF BEGINNING of the parcel of land herein described, said point lying on a non-tangent curve to the left and having a radius of 1004.93 feet, with a central angle of 10 Degrees 34 Minutes 30 Seconds, with a chord bearing of North 39 Degrees 14 Minutes 49 Seconds West, and a chord distance of 185.21 feet; Thence run along the arc of said and said right-of-way curve 185.48 feet,; to a point; Thence leaving said right-of-way run North 48 Degrees 22 Minutes 23 Seconds East for a distance of 294.24 feet to a point; Thence run South 41 Degrees 37 Minutes 37 Seconds East for a distance of 101.58 feet to a point, said point lying on a tangent curve to the left and having a radius of 44.00 feet, a central angle of 28 Degrees 28 Minutes 59 Seconds, a chord bearing of South 55 Degrees 52 Minutes 06 Seconds East, and a chord distance of 21.65 feet; Thence run along the arc of said curve 21.87 feet to a point; Thence run South 70 Degrees 06 Minutes 36 Seconds East for a distance of 27.38 feet to a point; Thence run South 19 Degrees 53 Minutes 24 Seconds West for a distance of 81.56 feet to a point; Thence run South 48 Degrees 28 Minutes 53 Seconds West for a distance of 248.63 feet to the Point of Beginning.

Said parcel containing 54,359 Square Feet, or 1.25 Acres.



OVERTALL SITE DATA

EXISTING ZONING: C2
 PROPOSED ZONING: C2 (SUP) AND RM-24
 GROSS AREA: +/- 11.88 ACRES
 NET AREA: +/- 11.36 ACRES
 FLOOD PLAIN: +/- 1.16 ACRES

RM-24 PARCEL (MULTI-FAMILY) - +/- 10.80 ACRES (GROSS) / +/- 10.22 ACRES (NET)

TOTAL MAX UNITS: 220
 GROSS DENSITY: 20.37 U/A
 NET DENSITY: 21.50 U/A

SETBACKS:
 FRONT: 15'
 SIDE: 15'
 REAR: 30'
 MAX BUILDING HEIGHT: 65'

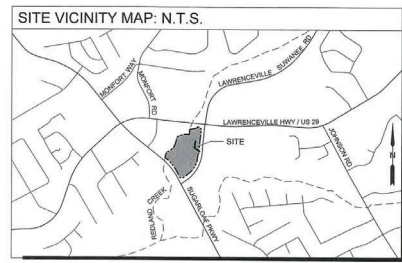
LANDSCAPE STRIP: 10' (ABUTTING EXTERIOR RIGHT OF WAY)
 MIN. COMMON AREA: 20% (2.14 ACRES)

C-2 (SUP) PARCEL (MINI WAREHOUSE) - +/- 1.14 ACRES

TOTAL BUILDING AREA: 25,000 S.F. FOOTPRINT (3/4 FLOORS)

SETBACKS:
 FRONT: 15'
 SIDE: 10'
 REAR: 30'
 MAX BUILDING HEIGHT: 45'

LANDSCAPE STRIP: 10' (ABUTTING EXTERIOR RIGHT OF WAY)
 BUFFERS: NONE



BUILDING / PARKING CALCULATIONS

MULTIFAMILY	TOTAL UNITS	PARKING REQUIRED	SPACES PROVIDED
APARTMENT BUILDINGS A & B	220	1.5 PER UNIT	338 SPACES
MINI WAREHOUSE			
STORAGE BUILDING C	25,000 S.F. FOOTPRINT	2 PER OFFICE / 1 PER 5,000 SF	18 SPACES

PROPERTY ADDRESS: LAWRENCEVILLE SUMNER RD, GWINNETT, GA 30044
 PROPERTY OWNERS: PRO. 5002 16 - REDLAND CREEK ASSOCIATES II LLC
 UTILITIES: THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.
 SEWER NOTE: SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER MANHOLE CONNECTION IS AVAILABLE ON-SITE.
 STORMWATER NOTE: STORMWATER TO BE MANAGED ON-SITE.
 STATE WATERS: THERE ARE STATE WATERS ON THE SITE.
 WATER NOTE: WATER PROVIDED BY GWINNETT COUNTY WATER AVAILABLE WITHIN THE LAWRENCEVILLE SUMNER RD AND LAWRENCEVILLE HWY RIGHT OF WAY
 FEMA NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL NO. 13135C0087F, DATED 9/29/2005
 TREE CANOPY NOTE: EXISTING TREE CANOPY COVERS THE SITE
 PLAN NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

SITE LEGEND

- (10) STORMWATER MANAGEMENT AREA
- (50) 50' STREAM BUFFER
- (75) IMPERVIOUS SETBACK
- (10) FLOOD HAZARD AREA

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APPLICANT:

STERLING DEVELOPMENT, LLC
 3600 EDISON LAKES HWY SUITE 201
 24 HOUR CONTACT: CLAY PATTERSON
 EMAIL: CPATTERSON@STERLINGDEVELOP.COM
 PHONE: 678-963-0979

ZONING PLAN FOR:

LAWRENCEVILLE - SUMNER RD
 MIXED USE
 LAND LOT 62, 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA
 PARCEL 692, 95

Orig. Issue

06-3-2021

Designed by

BW

Checked by

BW

Project #

12127

NORTH

SCALE: 1"= 60'

ZONING PLAN

8-25-2021

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
 RECEIVED
 9/20/2021



Note: Color palette is preliminary and subject to change



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EXTERIOR ELEVATIONS
 MSD-LAWRENCEVILLE

DATE: 09-01-2021
 SCALE: 1/8" = 1'-0"
 DRAWN BY: PH
 CHECKED BY: PH

PROJECT NO: 2021-0014
 DATE: 09-01-2021
 SCALE: 1/8" = 1'-0"
 DRAWN BY: PH
 CHECKED BY: PH

A2.1A



CASE NUMBER RZ-98-076

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>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 5-0, 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-75 to C-3

by BAGCO, INC. for the proposed use of

 COMMERCIAL/RETAIL on a

tract of land described by the attached legal description, which

CASE NUMBER RZ-98-076

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 MAY 26, 1998, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 26TH day of MAY, 1998, that the aforesaid application to amend the Official Zoning Map from R-75 to C-3 (APPROVED AS C-2) is hereby APPROVED as C-2 subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses.
2. To satisfy the following site development considerations:
 - A. Provide buffers adjacent to residentially zoned property as required by the 1985 Zoning Resolution.
 - B. Provide 10-foot wide landscaped strips outside the rights-of-way of U.S. Highway 29, Lawrenceville-Suwanee Extension, Sugarloaf Parkway and Huston Road.

CASE NUMBER RZ-98-076

- C. Provide 5-foot wide landscaped strips adjacent to internal property lines.
- D. The number, design and location of all curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.
- E. Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco. Any alternate shall be subject to the review and approval of the Director of Planning and Development prior to issuance of a Development Permit.
- F. Throughout the development signage shall be limited to monument-type signs which have bases matching the buildings. Signage shall not exceed the requirements of the 1985 Zoning Resolution.
- G. No billboards shall be permitted.
- H. Provide interparcel access throughout the development.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
- J. Maintain existing sidewalks and/or provide sidewalks along all road frontages.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.

CASE NUMBER RZ-98-076

L. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 100-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least two trees per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review Division.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*
F. Wayne Hill, Chairman

Date Signed: *June 25, 1998*

ATTEST:

Brenda Maddy
Deputy Clerk

