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8/16/22

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JERRY, QUEEN (A&D FOODS)</u>	NAME: <u>ANGKAWIJANA, LLC</u>
ADDRESS: <u>2075 Boggs Rd</u>	ADDRESS: <u>2075 Boggs Rd</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30084</u>
PHONE: <u>678-464-4264</u>	PHONE: <u>678-464-4264</u>
EMAIL: <u>JERRYJAY.QUEEN@ADFOODS.COM</u>	EMAIL: <u>JERRYJAY.QUEEN@ADFOODS.COM</u>
CONTACT PERSON: <u>ERIC COBBS</u> PHONE: <u>770-422-5420</u>	
CONTACT'S E-MAIL: <u>ECOBBS@GRIFFCODESIGNBUILD.COM</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>M-2</u>	PRIOR ZONING CASE: <u>RZC2014-00001 and SUP2014-00002</u>
PARCEL NUMBER(S): <u>7079 018</u>	ACREAGE: <u>19.77</u>
ADDRESS OF PROPERTY: <u>2075 Boggs Rd</u>	
PROPOSED CHANGE IN CONDITIONS: <u>TO ALLOW FLEET MAINTENANCE FACILITY TO BE ALLOWED AS A USE PERMITTED BY THE M-2 ZONING.</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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:

PROPOSED USE IS IN KEEPING WITH SURROUNDING USES

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

PROPOSED CHANGE OF CONDITIONS WILL HAVE NO EFFECT ON SURROUNDING PROPERTY

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

PROPOSED CHANGE OF CONDITIONS WILL INCREASE ECONOMIC USE OF THE PROPERTY

- (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:

PROPOSED CHANGE OF CONDITIONS WILL HAVE NO EFFECT OF NEARBY TRAFFIC, ETC.

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

PROPOSED CHANGE OF CONDITIONS IS IN CONFORMITY WITH THE LAND USE PLAN

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

THE BUILDING WILL SERVE AS A SUPPORT BUILDING FOR THE ADJACENT DELIVERY TRUCK PARKING LOT

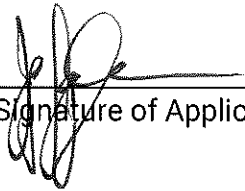
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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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
Date 8-3-22

VP Jerry Jay Queen
Type or Print Name and Title

 _____
Signature of Notary Public
Date 08/03/2022



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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.




Signature of Property Owner

8.3.22

Date

VP Jerry Jay Queen

Type or Print Name and Title



Signature of Notary Public

08/03/2022

Date



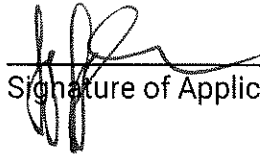
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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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

 8.2.22 VP Jerry Jay Queen
Signature of Applicant Date Type of Print Name and Title

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

 08/03/2022
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

Your Name

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

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

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

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

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

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

PARCEL I.D. NUMBER: 24 - 79 - R7028 018
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 8-3-22 Date

VP [Signature]
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

JMSuffe [Signature]
NAME
8/4/22
DATE

[Signature]
TITLE

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CHANGE IN CONDITIONS CHECKLIST

The following is a checklist of information required for submission of a Change in Conditions application. The Planning and Development Department reserves the right to reject any incomplete applications.

- ✓ Pre-Application Acknowledgement Form (if applicable)
- ✓ Application Form
- ✓ Boundary Survey
- ✓ Legal Description
- ✓ Site Plan (One (1) digital copy)
- ✓ Standards Governing Exercise of the Zoning Power
- ✓ Letter of Intent
- ✓ Applicant Certification with Notarized Signature
- ✓ Property Owner Certification with Notarized Signature
- ✓ Conflict of Interest Certification/Campaign Contributions
- ✓ Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact

Please bring this checklist when filing for a Change in Conditions.

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NOTICE OF INTENT CHANGE OF CONDITIONS A&D FOODS

ADDRESS: 2075 Boggs Road, Duluth GA 30096

PROJECT NAME: A&D Foods Fleet Maintenance Shop and Garage

ZONING CASES: RZC2014-00001 and SUP2014-00002

DATE OF CHANGE OF CONDITIONS APPLICATION: 8/4/2022

CURRENT ZONING:

M1/M2 with resolutions RZC2014-00001 and SUP2014-00002

STATEMENT REGARDING PROPOSED USE OF PROPERTY:

We intend to revise a portion of the building, currently under construction, from a garage to fleet minor maintenance facility. The total square footage of the building is 4,420 SF. Only minor maintenance such as tire changes and oil/ filter and similar tasks will be performed.

Since the current M1 zoning does not allow the minor maintenance shop use, the language of the existing zoning resolutions RZC2014-00001 and SUP2014-00002 shall be revised to allow for a fleet vehicle minor maintenance facility as follow. The language/ markup is the same for both the RZC and SUP.

ZONING/ CHANGE OF USE INTENT:

- On both resolutions RZC2014-00001 and SUP2014-00002 we intend to strike through the verbiage restricting the property to a meat and fish processing facility. For example, we will annotate as follows:

I. To restrict the use of the property as follows:

- A. The sole M-2 ^{USES} use of the property shall be as a meat and fish processing facility (with a maximum of 16,000 square foot cut shop). All other use of the site shall conform to the M-1 zoning classification.

AND A FLEET VEHICLE MAINTENANCE SHOP FOR MINOR SERVICES

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ACREAGE OF TRACT: 19.77 AC , DENSITY: 11,377.8 SF / acre (considering all buildings)

PARKING SPACES: one ADA parking space will be provided for the building. The few employees on site will park at nearby open truck spaces.

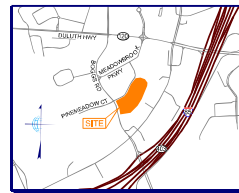
BUILDING HEIGHT: 22'

BUFFERS: No requested change in buffers

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ALTA/NSPS LAND TITLE SURVEY
FOR
A & D FOODS & REGIONS BANK
(2075 BOGGS ROAD)
LOCATED IN
LAND LOT 79, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
NAD 83
LONG - 84.075875W



Table with columns: Name, Address, City, State, Zip, Phone, Email, Website. Includes contact info for TerraMark Surveying, Inc.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SITE MAP

PICTURE LOCATION AND DIRECTION



AIRIAL IMAGE PROVIDED BY GOOGLE EARTH
MAGERY DATED OCTOBER 1, 2019
AIRIAL IMAGE DOES NOT REFLECT RECENTLY COMPLETED CONSTRUCTION ACTIVITIES SHOWN IN THE CLOUDED AREAS

SITE AREA

861,303 SQ.FT.
OR
19,7728 AC.

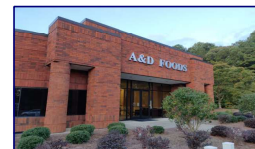


PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

SURVEY NOTES

EQUIPMENT USED: A TRIMBLE 3300S TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS... (Detailed survey notes regarding equipment, methodology, and findings.)

TITLE NOTES

ACCORDING TO THE 2018 FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA (FIRM NUMBER 130322019) DATED SEPTEMBER 29, 2018 A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN GRAPHICALLY HEREON.

SITE INFORMATION

CURRENT OWNER: ANGI/WALANA, LLC
TAX PARCEL ID: 01079-140
ADDRESS: 2075 BOGGS ROAD
ZONING: I2 (HEAVY INDUSTRIAL DISTRICT)
JURISDICTION: GWINNETT
PARKING COUNT: FRONT - 56 FEET, REAR - 56 FEET

REFERENCE MATERIAL

- 1. FINAL PLAT FOR MEADOWBROOK BUSINESS CENTER, PHASE B RECORDED MAP # 85,164, IN THE LAND RECORDS OF GWINNETT COUNTY, GEORGIA
- 2. DEEDS AS REFERENCED ON SURVEY

PROPERTY DESCRIPTION

Being all that tract of land lying and being in Land Lots 79, 7th District, Gwinnett County, Georgia, as said in and to the plat hereon in File Book 21,569, Page 270, and being said tract in parcel of Book hereon in File Book 21,569, Page 270, and being said tract in parcel of Book hereon in File Book 21,569, Page 270, and being said tract in parcel of Book hereon in File Book 21,569, Page 270.

SPECIAL NOTES

- 1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTIRE AS LISTED IN THE TITLE BLOCK AND ANY OTHER PLACE TO WHICH THIS CERTIFICATE IS PRODUCED ON THIS DATE...
- 2. SUBGRADE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND AND OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: A & D FOODS & REGIONS BANK
THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY OR MEASUREMENTS HEREIN MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ONLY AS SET FORTH AND ADAPTED FOR ALTA/NSPS, AND INCLUDES THESE 13.2.4.1(a)(7) (b)1, (7)(c) 8.3.11(a), 13.4.8.3, 13.4.8.4 AND 13.4.8.5. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2022 & SITE WAS LAST VISITED ON FEBRUARY 2, 2022. THE DATE OF THE SURVEY OR MAP IS FEBRUARY 11, 2022 AND WAS LAST REVISITED FEBRUARY 8, 2022.



SURVEYOR'S CERTIFICATE

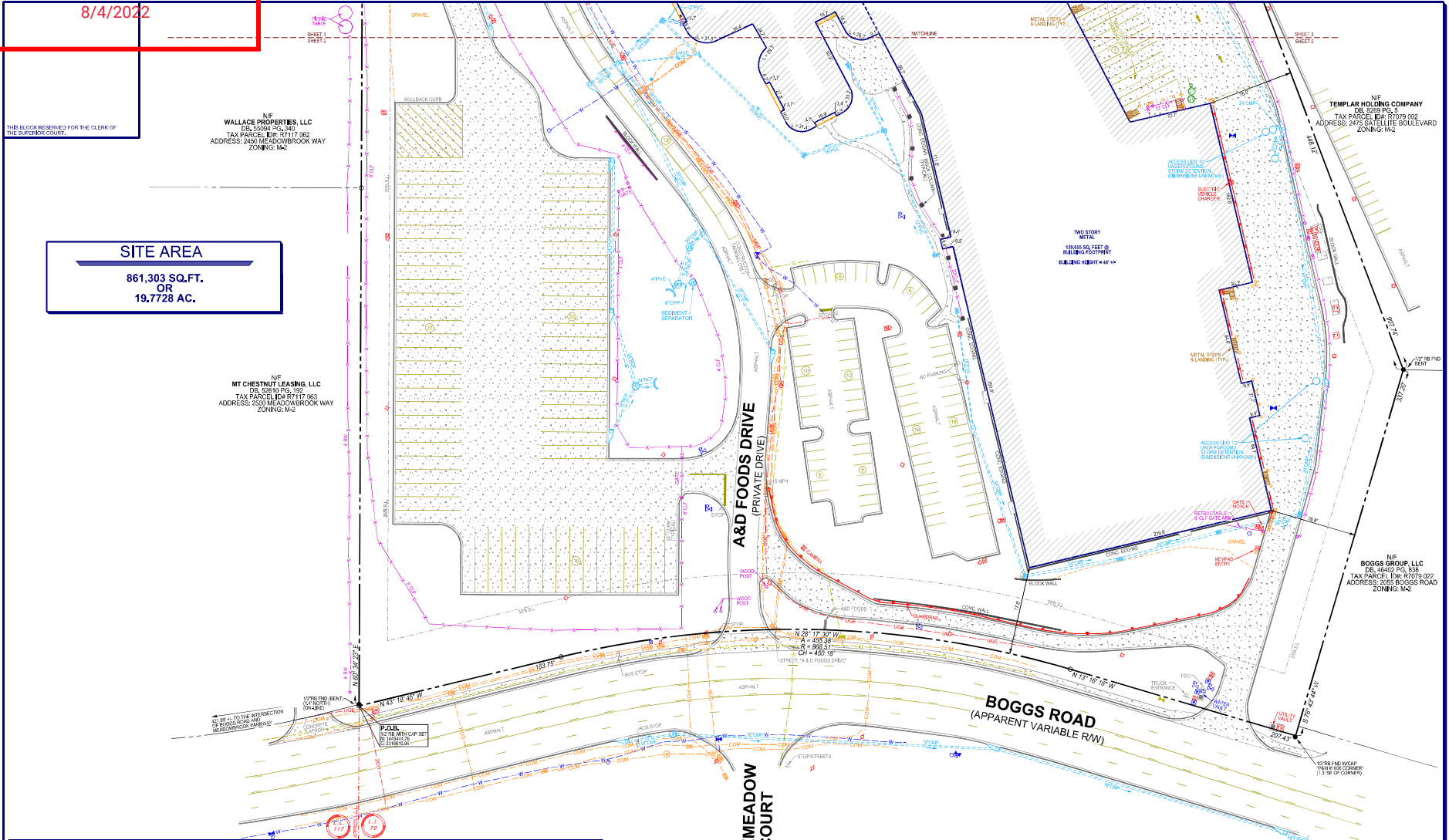
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY EXISTING PARCEL BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE THIS PLAT ARE NOT TRANSPARENT TO THE PUBLIC AND SHOULD BE OPENED FOR THE PUBLIC ONLY AFTER APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PUBLIC COMMENTARY WITH LOCAL REGULATORY AGENCIES OR REGULATORY OR SUBMITTABLE FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THE PLAT COMPLETES WITH SUBMITTABLE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS. THE UNDERSIGNED ENGINEER AND LAND SURVEYOR AND ASSISTANT ENGINEER AND LAND SURVEYOR ARE LICENSED UNDER THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ARE SET FORTH IN OCEGA, SECTION 1564.4.



ALTA/NSPS LAND TITLE SURVEY FOR A & D FOODS & REGIONS BANK (2075 BOGGS ROAD) LOCATED IN LAND LOT 79, 7TH DISTRICT GWINNETT COUNTY, GEORGIA

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DATE	DESCRIPTION
08/04/2022	ISSUED FOR PERMIT
08/04/2022	ISSUED FOR PERMIT

ALTAIRNS LAND TITLE SURVEY
FOR
A & D FOODS & REGIONS BANK
(2075 BOGGS ROAD)
LOCATED IN
LAND LOT 79, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

DATE PLOTTED: 08/04/2022 10:42:52 AM

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FLOOD ZONE LEGEND

	ZONE 1X 0% ANNUAL CHANCE FLOOD HAZARD
	ZONE 1A 1% ANNUAL CHANCE FLOOD HAZARD
	FLOODWAY AREA WITHIN ZONE 1A2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SITE AREA

861,303 SQ.FT.
OR
19,7728 AC.



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIPE SET (CAPPED)
AC	ACRE	INF	INCH OF FORESLY
AE	ACCESS EASEMENT	ITP	IRON TOP PIPE
BSL	BUILDING SETBACK LINE	PL	PLAT BOOK
BS	BARRIER	POB	POINT OF BEGINNING
CH	CHAIN LENGTH	POC	POINT OF COMMENCEMENT
CMP	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	ROW	RIGHT OF WAY
CONC.	CONCRETE	ROW MON	RIGHT OF WAY MONUMENT
CTP	CONCRETE PIPE	REB	REBAR
DIR.	DIRECT BOND	RCF	REINFORCED CONCRETE PIPE
DRP	DIRECT BOND PIPE	SD	STONE GRANULAR SUBBASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
HND	HAND	SSE	SANITARY SEWER EASEMENT
HDP	HIGH DENSITY POLYETHYLENE PIPE	WYP	WOOD PRIVACY FENCE
IFP	IRON PIPE FOUND		

NIF
WALLACE PARTNERS, LLC
DB: 2009 PG. 5
TAX PARCEL ID#: 87079 002
ADDRESS: 2045 SATELLITE BOULEVARD
ZONING: M-2

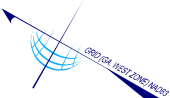
NIF
MYCELA TECHNOLOGIES
LOT 3, BLOCK B
"PHASE TWO MEADOWBROOK
BUSINESS CENTER"
PL 89 PG. 147
DB: 2013 PG. 275
TAX PARCEL ID#: 87117 070
ADDRESS: 2402 MEADOWBROOK PARKWAY
ZONING: M-2

NIF
2405 SATELLITE BOULEVARD, LLC
DB: 24204 PG. 318
TAX PARCEL ID#: 87079 023
ADDRESS: 2405 SATELLITE BOULEVARD
ZONING: M-2

NIF
TEMPLAR HOLDING COMPANY
DB: 2090 PG. 5
TAX PARCEL ID#: 87079 002
ADDRESS: 2475 SATELLITE BOULEVARD
ZONING: M-2

LEGEND

	CURB AND GUTTER (C&G)		CATCH BASIN (CWB)		FILTRATION CONTROL VALVE (FCV)		LIGHT POLE (LP)		CROSSWALK
	FENCE		CATCH BASIN (CWB)		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	HANDRAIL		DROP INLET (DI)		WATER VALVE (WV)		UTILITY MARKER (UM)		CONCRETE AREA
	STORM SEWER LINE		JUNCTION BOX (JB)		WATER METER (WM)		SPOT LIGHT		OVERLAP AREA
	SANITARY SEWER		HEAD WALL (HW)		FIRE DEPT. CONNECTION (FDC)		GAS METER (GM)		BLOW AREA
	WATER LINE		CURB INLET (CI)		WATER VALVE MARKER		GAS VALVE (GV)		BRICK AREA
	GAS LINE		FLASHED CURB SECTION (FCS)		TRANSFORMER BOX (TB)		TELEPHONE PEDIESTAL		TRESELINE
	UNDERGROUND POWER LINE		OUTLET CONTROL STRUCTURE		AIR CONDITIONER (AC)		COMMUNICATION BOX		
	OVERHEAD POWER LINE		ELECTRIC METER (EM)		TRAFFIC SIGNAL		BOLLARD (BD)		
	UNDERGROUND COMMUNICATION		ELECTRIC UTILITY		MAIL BOX		SIGN		
	TOPOGRAPHIC CONTOUR		YARD DRAIN INLET		GREASE TRAP (GT)				
	PROPERTY LINE		CLEAN OUT (CO)						



TerraMark
Professional Surveyors & Engineers, Inc.
10000 Peachtree Dunwoody Road, Suite 1000
Atlanta, Georgia 30338
Phone: (770) 427-8822
Fax: (770) 427-8822
www.terra-mark.com

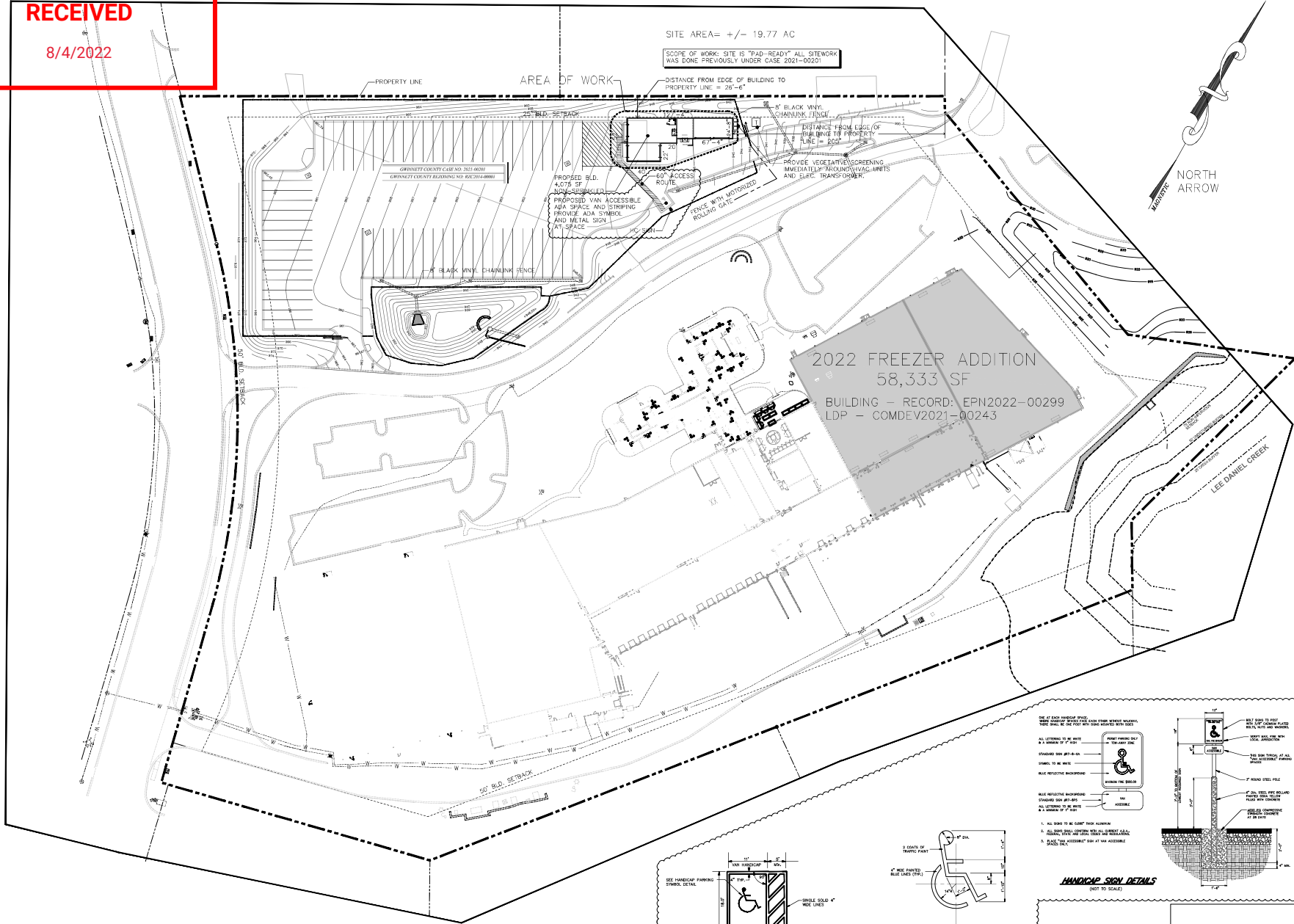
DATE	REVISION
08/04/2022	ISSUE FOR PERMIT
08/04/2022	REVISION 1: PERMIT REVISIONS
08/04/2022	REVISION 2: PERMIT REVISIONS
08/04/2022	REVISION 3: PERMIT REVISIONS
08/04/2022	REVISION 4: PERMIT REVISIONS
08/04/2022	REVISION 5: PERMIT REVISIONS
08/04/2022	REVISION 6: PERMIT REVISIONS
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08/04/2022	REVISION 18: PERMIT REVISIONS
08/04/2022	REVISION 19: PERMIT REVISIONS
08/04/2022	REVISION 20: PERMIT REVISIONS

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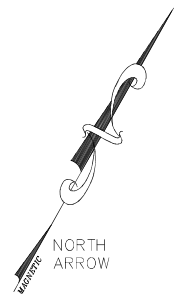
SHEET NO.
3 / 3
DRAWING: TM-20-14

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SITE AREA = +/- 19.77 AC
SCOPE OF WORK: SITE IS "PAD-READY" ALL SITEWORK WAS DONE PREVIOUSLY UNDER CASE 2021-00201



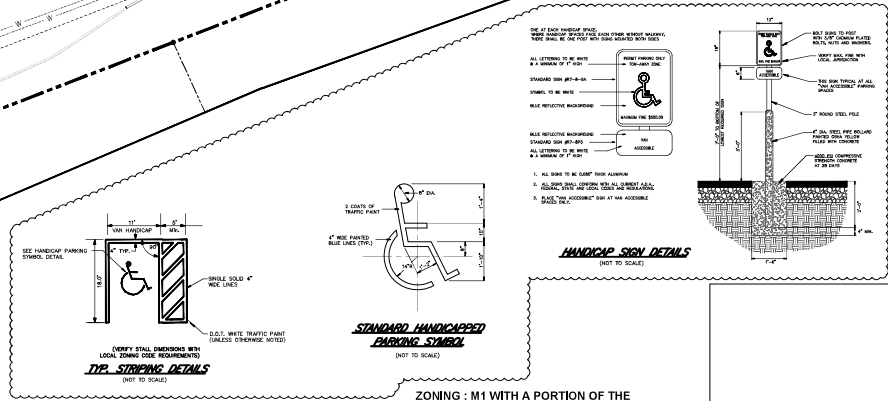
GRIFFO
1701 BARRETT LAKES BLVD.
SUITE 285
KENNESAW, GA 30144
PHONE: (770) 422-6420
FAX: (770) 422-5415

STATE OF GEORGIA
REGISTERED ARCHITECT
6-1-22

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A&D Foods
GARAGE BUILDING

2075 BOGGS ROAD
DULUTH, GA



FOR CONST. / PERMIT	DATE
REV 1	08-24-22
REV 2	08-24-22

ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

ZONING CASE NUMBERS: RZC2014-00001 AND SUP2014-00002
ZONING: M1 WITH A PORTION OF THE EXISTING WAREHOUSE BUILDING AS M2
ZONING PER ZONING CASE NUMBERS BELOW.

FOR CONSTRUCTION

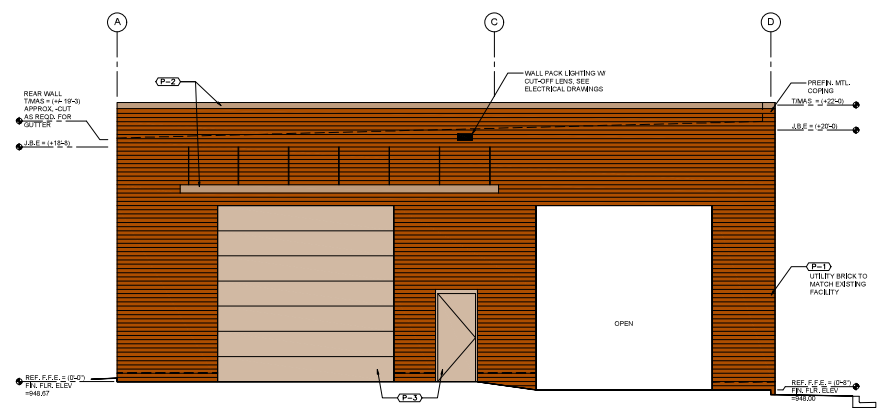
JOB NUMBER: _____
SHEET TITLE: **ARCHITECTURAL SITE PLAN**
SHEET NUMBER: **A050**

Author: 6/21/22
These documents have been prepared in accordance with the applicable codes and regulations.

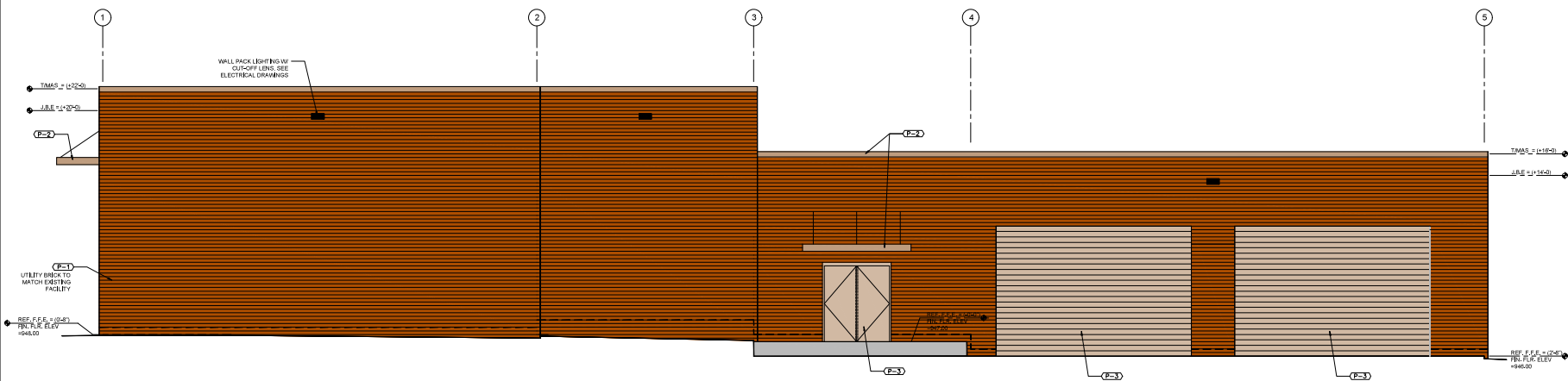
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FINISH LEGEND			
(P-2)	CONCRETE	TD	
(P-1)	BRICK	TD	
(P-3)	SMALL TILE	TD	

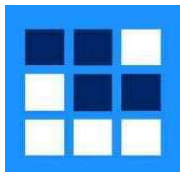


WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

ALL (4) SIDES ARE
BRICK




GRIFFCO

1701 BARRETT LAKES BLVD.
SUITE 285
KENNESAW, GA 30144
PHONE: (770) 422-5420
FAX: (770) 422-5415

Copyright of Griffco Design/Build Inc. This drawing is the property of Griffco Design/Build Inc. and is submitted in confidence. Any unauthorized use is strictly not permitted.

A&D Foods



2075 BOGGGS ROAD
DULUTH, GA

COLORED ELEVATIONS	3/8/22

FOR CONSTRUCTION

JOB NUMBER

SHEET TITLE

COLORED EXTERIOR ELEVATIONS

SHEET NUMBER
C200

RECEIVED

8/4/2022

CASE NUMBER RZC2014-00001
GCID 2014-0008

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>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, 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 M-1 to M-2 by SARA SILVIO for the proposed use of a MEAT AND FISH PROCESSING FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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CASE NUMBER RZC2014-00001
GCID 2014-0008

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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 4th day of MARCH 2014, that the aforesaid application to amend the Official Zoning Map from M-1 to M-2 is hereby **APPROVED** with the following enumerated conditions:

I. To restrict the use of the property as follows:

- A. The sole M-2 ~~use~~^{USES} of the property shall be as a meat and fish processing facility (with a maximum of a 16,000 square foot cut shop). All other use of the site shall conform to the M-1 zoning classification.
AND A FLEET VEHICLE MAINTENACE SHOP FOR MINOR SERVICES
- B. Office buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). The rear cold storage facility may be the same, or of pre-cast concrete or insulated metal panels which have an embossed textured finish in the surface to reduce glare. Insulated metal panels or other materials shall have a warm natural color, finished to blend with the overall facility and shall also be provided with landscape or architectural features that break up the panel walls visually from the street or public views. Final building elevations and rooftop equipment screening shall be submitted for review and approval by the Director of Planning and Development.
- C. Provide rooftop equipment screening that will blend with the architecture of the building, with the top of the screen elevation being as high as the tallest equipment being screened. U-shaped screens are acceptable with the open side facing the rear of the building.

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8/4/2022

CASE NUMBER RZC2014-00001
GCID 2014-0008

2. To abide by the following site development considerations:
- A. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
 - B. Dumpsters shall be placed within the truck dock area with no visibility from public roads or public travel areas on the site.
 - C. The outdoor disposal or storage of any waste materials from the cut shop shall be prohibited.
 - D. Animal waste from the cut shop shall be kept within the fully-enclosed building prior to it being hauled away. All transfer and loading of this waste product for disposal shall occur indoors.
 - E. As required by the Director, a ventilator and odor neutralizer system shall be installed. The system design and components shall be subject to review and approval of the Director of Planning and Development.
 - F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

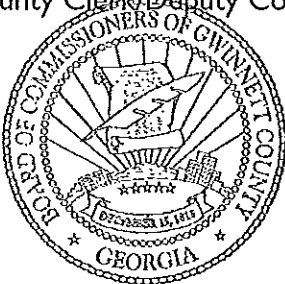
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: April 2, 2014

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



RECEIVED LEGAL DESCRIPTION

8/4/2022

Angkawijana, LLC
2444 Meadowbrook Pkwy Duluth, GA

All that tract or parcel of land, lying and being located in Lot 79 of the 7th District, Gwinnett County, State of Georgia, Being Lot 1, Block "C", Meadowbrook Business Center, Phase Three, as shown on plat recorded in Plat Book 84, Page 207, Gwinnett County, Georgia Records, as set forth in The Title Commitment Number NCS-588088-DC72 dated January 10, 2013 issued by First American Title Insurance Company, and being more particularly described as follows.

BEGINNING AT 3/8 in. re-bar found WHERE THE LAND LOT LINE COMMON TO LAND LOTS 79 AND 117, 7th DISTRICT, INTERSECTS THE NORTHEASTERLY 100 FT. RIGHT-OF-WAY OF BOGGS ROAD, *THE TRUE POINT OF BEGINNING,*

THENCE North 58 degrees 01 minutes 14 seconds East for a distance of 921.99 feet to a 1/2 in. re-bar found ;

THENCE South 32 degrees 40 minutes 48 seconds East for a distance of 19.33 feet to a 1/2 in. re-bar found with cap ;

THENCE South 71 degrees 23 minutes 34 seconds East for a distance of 347.02 feet to a 1/2 in. re-bar found with cap;

THENCE North 66 degrees 12 minutes 13 seconds East for a distance of 203.65 feet to a 5/8 in. re-bar set ;

THENCE South 13 degrees 14 minutes 14 seconds West for a distance of 277.07 feet to a 5/8 in. re-bar set;

THENCE South 32 degrees 42 minutes 40 seconds East for a distance of 83.96 feet to a 5/8 in. re-bar set;

THENCE South 36 degrees 58 minutes 04 seconds West for a distance of 907.62 feet to a 5/8 in. re-bar found;

THENCE South 74 degrees 11 minutes 28 seconds West for a distance of 338.64 feet to a 1/2 in. re-bar found with cap on the North Easterly 100 ft. Right-of-Way of Boggs Road;

THENCE continuing along the North Easterly 100 ft. Right-of-Way of Boggs Road, North 15 degrees 28 minutes 07 seconds West for a distance of 207.50 feet to a 1/2 in. re-bar set at the point of curvature ;

THENCE continuing along the North Easterly 100 ft. Right-of-Way of Boggs Road and along a curve to the left having a radius of 868.51 feet and an arc length of 455.38 feet, being subtended by a chord of North 30 degrees 49 minutes 44 seconds West for a distance of 450.18 feet to a 1/2 in. re-bar set at the point of tangency ;

THENCE continuing along the North Easterly 100 ft. Right-of-Way of Boggs Road, North 45 degrees 55 minutes 45 seconds West for a distance of 183.66 feet to a 3/8 in. re-bar found, the *True Point of Beginning.*

RZC '14 00 1

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.778 acres.

RECEIVED BY

OCT 29 2013

Planning & Development

RECEIVED

CASE NUMBER SUP2014-00002

8/4/2022
GCID 2014-0010

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>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT.

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 for a Special Use Permit by SARA SILVIO for the proposed use of a MEAT AND FISH PROCESSING FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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8/4/2022


CASE NUMBER SUP2014-00002
GCID 2014-0010

WHEREAS, notice to the public regarding said Special Use Permit Application 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 FEBRUARY 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 4th day of MARCH 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. The sole M-2 ^{USES} ~~use~~ of the property shall be as a meat and fish processing facility (with a maximum of 16,000 square foot cut shop)  All other use of the site shall conform to the M-1 zoning classification.
AND A FLEET VEHICLE MAINTENACE SHOP FOR MINOR SERVICES
- B. Office buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on three sides (stucco may only be used as an accent material). The rear cold storage facility may be the same, or of pre-cast concrete or insulated metal panels which have an embossed textured finish in the surface to reduce glare. Insulated metal panels or other materials shall have a warm natural color, finished to blend with the overall facility and shall also be provided with landscape or architectural features that break up the panel walls visually from the street or public views. Final building elevations and rooftop equipment screening shall be submitted for review and approval by the Director of Planning and Development.
- C. Provide rooftop equipment screening that will blend with the architecture of the building, with the top of the screen elevation being as high as the tallest equipment being screened. U-shaped screens are acceptable with the open side facing the rear of the building.

2. To abide by the following site development considerations:

- A. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

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8/4/2022

CASE NUMBER SUP2014-00002
GCID 2014-0010

- B. Dumpsters shall be placed within the truck dock area with no visibility from public roads or public travel areas on the site.
- C. The outdoor disposal or storage of any waste materials from the cut shop shall be prohibited.
- D. Animal waste from the cut shop shall be kept within the fully-enclosed building prior to it being hauled away. All transfer and loading of this waste product for disposal shall occur indoors.
- E. As required by the Director, a ventilator and odor neutralizer system shall be installed. The system design and components shall be subject to review and approval of the Director of Planning and Development.
- F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

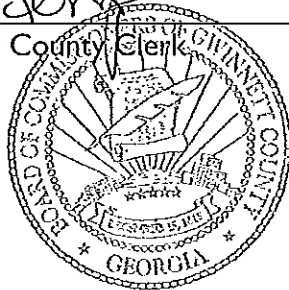
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: April 2, 2014

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



RECEIVED G A L D E S C R I P T I O N

8/4/2022

Angkawijana, LLC
2444 Meadowbrook Pkwy Duluth, GA

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Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.778 acres.

RECEIVED BY

OCT 29 2013

Planning & Development

SUP '14 002