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5/9/2024

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Jams Athletics</u>	Name: <u>Zoar Church Family Land Trust</u>
Address: <u>1350 Winesap Court NE</u>	Address: <u>274 Washington Ave NE</u>
City: <u>Conyers</u>	City: <u>Marietta</u>
State: <u>Ga</u> ZIP: <u>30013</u>	State: <u>Ga</u> ZIP: <u>30060-1979</u>
Phone: <u>770-469-1677</u>	Phone: <u>404-783-0957</u>
Email: <u>elizabethmarsh@jamsathletics.com</u>	Email: <u>Bill@brumbylaw.com</u>
Contact Person: <u>Bobby Bullard</u> Phone: <u>678-344-1293</u>	
Contact's Email: <u>blpbobby@bellsouth.net</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>C-2</u> Prior Zoning Case No.: <u>RZC-06-013</u>	
Parcel Number(s): <u>6/020/126</u> Acreage: <u>3.285</u>	
Property Address(es): <u>4002 Zoar Church Rd</u>	
Proposed Change in Conditions: <u>See letter of intent &amp; Rezoning/CIC exhibit plan</u>	
Variance(s): <u>See letter of intent &amp; Rezoning/CIC exhibit plan</u> Waiver(s): _____	
<b>RESIDENTIAL DEVELOPMENT:</b> No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: _____ Density: _____ Floor Area Ratio (LRR, MRR, HRR): _____	<b>NON-RESIDENTIAL DEVELOPMENT</b> No. of Buildings: <u>1</u> Total Building Sq. Ft.: <u>22,530</u> Floor Area Ratio: <u>0.20</u>
<b>MIXED-USE DEVELOPMENT</b>	
No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the United 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 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:

The proposed change in conditions will permit a use (recreation-indoor-daycare) that is suitable for the Neighborhood Node Character Area which it is located in.

- (B) Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property:

The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.

- (C) Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned:

The property to be affected by a proposed change in conditions does not have reasonable economic use as currently zoned with the existing conditions. The original conditions were based on a concept plan that did not have a feasible design.

- (D) Whether the proposed change in conditions will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed change in conditions will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The majority of kids that will be using the facility will be transported to the facility in vans.

- (E) Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map.

- (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:


There are existing conditions that affect the development and use of the property as the property is narrow which affects full compliance with some of the original rezoning conditions and current UDO requirements.

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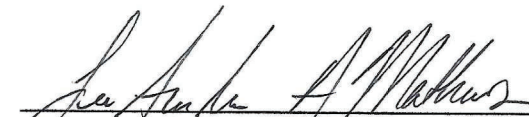
**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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 six (6) months from the date of last action by the Board of Commissioners.

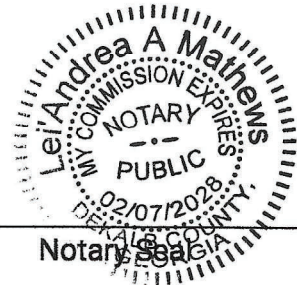
  
\_\_\_\_\_  
Signature of Applicant

3-21-24  
\_\_\_\_\_  
Date

Elizabeth Marsh-Jams Athletics (Owner)  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

3/21/24  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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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 six (6) months from the date of last action by the Board of Commissioners.

William Brumby II, AS Trustee  
Signature of Property Owner

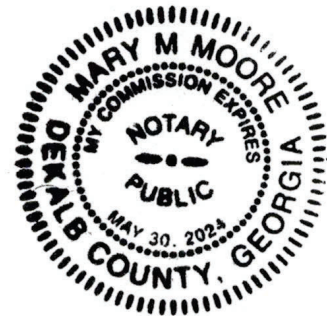
3-14-24  
Date

Zoar Church Family Land Trust-William Brumby (Trustee)  
Type or Print Name and Title

Mary M. Moore  
Signature of Notary Public

3-14-24  
Date

Notary Seal



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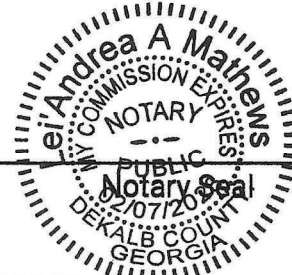
**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

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.

Elizabeth Marsh-Jams Athletics (Owner)  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_ Type of Print Name and Title

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

Andrea A Mathews  
Signature of Notary Public \_\_\_\_\_ Date 3/21/24



**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?

Yes  No Elizabeth Marsh-Jams Athletics (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 below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for change in conditions be processed without such property verification.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE CHANGE IN CONDITIONS REQUEST.**

Parcel I.D. Number: 6/020/126

(Map Reference Number)

  
Signature of Applicant


3.21.24  
Date

Elizabeth Marsh-Jams Athletics (Owner)  
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**TAX COMMISSIONERS USE ONLY**

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

  
Name  
3/21/24  
Date

TSA  
Title

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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## Bullard Land Planning, Inc.

3790 Cannonwolde Drive

Snellville, Georgia 30039

(678) 344-1293

[www.bullardlandplanning.com](http://www.bullardlandplanning.com)

[blpbobby@bellsouth.net](mailto:blpbobby@bellsouth.net)

**Jams Athletics**  
**4002 Zoar Church Rd**  
**Snellville, Ga. 30039**

Gwinnett Department of Planning and Development  
Planning Division  
446 W. Crogan St.  
Lawrenceville, Georgia 30046  
678-518-6000 Of

RE: Letter of Intent  
Rezoning CIC-original case # RZC-06-013  
Subject Parcel 6/020/126  
April 30th, 2024

To Whom It May Concern,

Enclosed is a Rezoning Change in Conditions application for 4002 Zoar Church Road in Snellville. The property is 3.285 acres and is currently zoned C2 and undeveloped. This parcel was shown as Phase 2 of a phased development plan called "Centerville Plaza" that was rezoned under rezoning case number RZC-06-013. Phase 1 (between this parcel and Annistown Rd) was built after this rezoning was approved in 2006 but Phase 2 was never taken past a Conceptual Plan that was included as part of the RZC-06-013 rezoning case.

This new development, Jams Athletics, is a facility that offers a wide range of activities for children and provides transportation from their different schools to the facility. While at the facility the kids can complete homework, have snacks, and engage in different sports or other creative activities.

This new plan for Jams Athletics has very few similarities to the Phase 2 Conceptual Plan that was part of that original rezoning case. This fact has necessitated these Change in Conditions requests.

The following are the enumerated conditions from the original Rezoning Case number RZC-06-013 and the changes that are being requested: (original condition language is in black and the requested changes and explanations are in red). Also see attached original signed zoning resolution with redlined changes.

1. To restrict the use of the property as follows:
  - A. Retail, service commercial and accessory uses.  
**Proposed use is recreation-indoor.**
  - B. Abide by all requirements of the Activity Center/Overlay district.  
**Except the variances and waiver from the overlay and general UDO requirements requested below:**
    - Site Variance 1 - ALLOW VARIANCE FROM SECTION 214.20.3(E)(3) THAT CALLS FOR A MAXIMUM 10% OF TOTAL PARKING SPACES IN FRONT OF BUILDING AND A MAXIMUM 30% OF TOTAL PARKING SPACES ON THE SIDES OF BUILDING. ALLOW PARKING SPACE LOCATIONS AS SHOWN ON THE REZONING/CIC EXHIBIT PLAN BY BULLARD LAND PLANNING INCLUDED WITH THIS REZONING CIC SUBMITTAL THIS VARIANCE IS NEEDED DUE TO THE NARROW SHAPE OF THE PROPERTY AND THE ENTRANCE ORIENTATION FROM ANNISTOWN RD AND NOT ZOAR CHURCH ROAD.**
    - Site Variance 2 - ALLOW VARIANCE FROM SECTION 214.20.3(E)(4) THAT CALLS FOR PRIMARY BUILDING FACADE AND ENTRANCE TO BE LOCATED NO MORE THAN 70 FEET FROM THE PUBLIC RIGHTS-OF-WAY. ALLOW PROPOSED BUILDING TO BE LOCATED IN THE GENERAL LOCATION THAT IT IS SHOWN ON PLAN. THE DETENTION POND FOR THIS PROJECT NEEDS TO BE WHERE IT IS SHOWN ON THE PLAN FRONTING ZOAR CHURCH ROAD AS THIS IS THE LOW POINT OF THE SITE.**
    - Site Variance 3 - ALLOW VARIANCE FROM SECTION 230-30.13.A THAT CALLS FOR ALL ACCESSORY BUILDINGS OR STRUCTURES TO BE LOCATED IN REAR OR SIDE YARDS. ALLOW DUMPSTER AND ENCLOSURE TO BE IN FRONT YARD (BETWEEN BUILDING AND ZOAR CHURCH RD). THIS AREA THAT THE PROPOSED DUMPSTER IS SHOWN IN**

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WILL ACTUALLY BE THE REAR YARD AS BUILDING AND ENTRANCE ARE ORIENTED TOWARD ANNISTOWN RD AND NOT ZOAR CHURCH ROAD.

Site Variance 4 - ALLOW VARIANCE FROM SECTION 230.30.7 THAT CALLS FOR ALL ACCESSORY BUILDINGS OR STRUCTURES TO BE LOACTED IN REAR OR SIDE YARDS. ALLOW PLAYGROUND AREA TO BE IN FRONT YARD (BETWEEN THE BUILDING AND ZOAR CHURCH RD). THIS AREA THAT THE PLAYGROUND IS IN WILL ACTUALLY BE THE REAR YARD AS THE BUILDING AND ENTRANCE ARE ORIENTED TOWARD ANNISTOWN RD AND NOT ZOAR CHURCH ROAD.

Site Variance 5 - ALLOW VARIANCE FROM SECTION 230.80.3(B) THAT SAYS NO WALL OR FENCE CONSTRUCTED OF WOVEN WIRE OR METAL FABRIC (CHAIN LINK) SHALL EXTEND INTO A FRONT YARD. ALLOW BLACK VINYL COATED CHAIN LINK FENCE AROUND THE PLAYGROUND AREA. THIS AREA THAT THE PLAYGROUND IS IN WILL ACTUALLY BE THE REAR YARD AS THE BUILDING AND ENTRANCE ARE ORIENTED TOWARD ANNISTOWN RD AND NOT ZOAR CHURCH ROAD.

Site Variance 6 - ALLOW VARIANCE FROM SECTION 214-20.3 THAT CALLS FOR SIDEWALKS TO BE ADDED THAT CONNECT ENTRANCE(S) OF BUILDINGS TO THE PUBLIC RIGHT-OF-WAY. NO SIDEWALK TO BE ADDED ALONG ZOAR CHURCH RD AND NO SIDEWALK CONNECTION TO ENTRANCE OF BUILDING FROM ZOAR CHURCH RD. NO 2'X8' CONCRETE PAD TO BE ADDED ALONG ZOAR CHURCH RD. SIDEWALK CONNECTION TO BE PROVIDED FROM THE PROPOSED BUILDING ENTRANCE TO THE EXISTING SIDEWALK ON ANNISTOWN RD.

Site Variance 7 - ALLOW VARIANCE FROM SECTION 214-20.3 THAT CALLS FOR STREETLIGHTS ALONG PUBLIC RIGHT-OF-WAY. NO STREETLIGHTS TO BE PROVIDED ALONG THE ZOAR CHURCH RD. EXISTING STREETLIGHTS EXIST ALONG THE ENTRANCE RIGHT OF WAY OF ANNISTOWN RD.

Architectural Variance 1 – ALLOW A VARIANCE FROM UDO SECTION 6.1.1-B THAT CALLS FOR THE FRONT, SIDES, AND REAR FACADES SHALL INCORPORATE CHANGES IN BUILDING MATERIAL, TEXTURE, AND COLOR. BUILDING MASS SHALL INCORPORATE PLAN OFFSETS (MINIMUM OFFSET SHALL BE 2 FEET) EVERY 50 LINEAR FEET. EXTERIOR WALLS SHALL INCORPORATE FEATURES SUCH AS STORE FRONT/WINDOWS, COLONNADE OPENINGS, FALSE WINDOWS, DECORATIVE TOWER FEATURES, AND/OR RECESSED PANELS REMINISCENT OF WINDOWS AND DOORS, EVERY 50 LINEAR FEET. WE HAVE INCLUDED STORE FRONT WINDOWS AND DOORS ALONG ALL SIDES OF THE BUILDING. WE ARE REQUESTING A VARIANCE FROM HAVING TO HAVE MIN. 2. OFFSETS EVERY 50 FT. THIS IS A SIMPLE GYM BUILDING. REQUIRING ADDITIONAL WALL OFF SETS WOULD ADD UNNECESSARY SQUARE FOOTAGE.

Architectural Variance 2 – ALLOW A VARIANCE FROM UDO SECTION 6.1.2-A&B. THAT CALLS FOR FLAT ROOF BUILDINGS TO INCORPORATE ARTICULATED PARAPETS OR FAÇADE PROJECTIONS SUCH AS PORTICOES OR TOWERS EVERY 50 LINEAR FEET ON ALL SIDES OF THE BUILDING. OR B. PITCHED ROOF BUILDINGS SHALL INCORPORATE ARTICULATED FEATURES EVERY 50 LINEAR FEET ON THE FRONT ELEVATION. ARTICULATED FEATURES SHALL INCLUDE ROOF EAVE HEIGHT CHANGES, TOWERS, SPIRES, CUPOLAS, DORMERS, AND/OR GABLES. ROOFING MATERIAL SHALL BE LIMITED TO STANDING SEAM METAL, NATURAL SLATE OR STONE SHINGLES, TRADITIONAL TILE, OR ARCHITECTURAL DIMENSIONAL SHINGLES. THE PROPOSED ROOF SLOPE IS 1/2:12 WHICH NEARLY FLAT BUT STILL SLIGHTLY SLOPED. WE ARE REQUESTING TO KEEP THE PARAPET HEIGHTS CONSISTENT. WE WILL COMPLY WITH SECTION 6.1.1-J BY SHOWING ON THE PLANS AN APPROX. 2' TALL EIFS CORNICE TRIM ON 3 SIDES, THAT WILL BE A MINIMUM OF A FOOT THICK OR GREATER. ALONG THE NEW FRONT ELEVATION (FACING ANNISTOWN ROAD) THERE WILL BE A LEAN-TO ROOF EXTENTION AND A DRIVE THRU CANOPY TO BREAK UP ANY CONTINUOUS STRAIGHT WALL.

Architectural Variance 3 – ALLOW A VARIANCE FROM UDO SECTION 6.1.2-D. THAT REQUIRES ALL ROOF MOUNTED EQUIPMENT, SUCH AS MECHANICAL UNITS, VENT HOODS, COMMUNICATION DEVICES, AND/OR OTHER BUILDING SYSTEM(S) EQUIPMENT, SHALL BE SCREENED FROM VIEW ON ALL SIDES OF THE BUILDING. ROOF SCREENING HEIGHT SHALL BE EQUAL TO THE HEIGHT OF THE EQUIPMENT. ROOF SCREENING DESIGN SHALL INCLUDE PARAPETS, SECONDARY ROOF SCREENING SYSTEMS, AND/OR INDIVIDUAL EQUIPMENT SCREENS. BUILDINGS WITH NON-PARAPET ROOF EDGES EXCEEDING 50 LINEAR FEET SHALL INCORPORATE SECONDARY ROOF SCREENING SYSTEMS THAT ENCLOSE GROUPS OF EQUIPMENT UNITS RATHER THAN A “BOX” AROUND INDIVIDUAL UNITS. SECONDARY SCREENING SYSTEMS AND/OR INDIVIDUAL EQUIPMENT SCREENS SHALL BE A MATERIAL CONSISTENT WITH THE FINISH MATERIALS OF BUILDING FACADES. ALTERNATIVE



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SCREEN MATERIALS SUCH AS DECORATIVE ABS PANELS WITH A TEXTURED STUCCO PATTERN MAY BE SUBMITTED FOR CONSIDERATION. WE WOULD LIKE A VARIANCE TO AVOID ENCLOSING THE OPEN END AKA THE GUTTER/ LOW SIDE OF THE ROOF TO AVOID ENCLOSING THE LOW SIDE FOR DRAINAGE REASONS. WE BELIEVE THAT A GUTTER AND DOWNSPOUTS WOULD MORE EFFECTIVELY REMOVE WATER VERSUS A PARAPET WALL WITH DRAINAGE SCUPLERS. IT IS OUR OPINION THAT USING DRAINAGE SCUPLERS ON THE LOW EAVE SIDE CREATES POTENTIAL ENTRY POINTS FOR WATER INTRUSION INTO THE BUILDING. THE LOW EAVE SIDE OF THE BUILDING ABUTTS O-I ZONED PROPERTY, THUS WE DO NOT BELIEVE THAT ANY ROOF TOP EQUIPMENT WOULD BE VISBLE BY ADJACENT RESIDENTIAL PROPERTIES.

2. To satisfy the following site development conditions:
- A. Provide a 50-foot enhanced buffer along the frontage of Zoar Church Rd. The plantings shall be a mix of Red Maples, Athena Elms, Loblolly and Virginia Pines similar to the planting at the adjacent Wal-mart site. The buffer shall also have a berm at least 5 feet in height. Final design of berm and plantings shall be reviewed and approved by the Director of Planning and Development.

ALLOW CHANGE IN CONDITION 2(A) TO READ, "PROVIDE A 20 FOOT ENHANCED BUFFER ALONG THE FRONTAGE OF ZOAR CHURCH RD. THE PLANTINGS SHALL BE A MIX OF RED MAPLES, ATHENA ELMS, AND LOBLOLLY PINES SIMILAR TO THE PLANTING AT THE ADJACENT WALMART SITE. ALLOW FOR MODERN UDO LANDSCAPING SPECIES. FINAL PLANTING DESIGN SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT. THIS VARIANCE IS NEEDED BECAUSE OF THE DETENTION POND'S LOCATION IN THIS LOW TOPOGRAPHY AREA NEAR ZOAR CHURCH RD. THE POND DAM WILL SERVE AS AN ADDITIONAL BERM AND EXISTING TREES ALONG WITH PROPOSED TREES WHERE NEEDED WILL PROVIDE AN EXTENSIVE VISUAL SCREEN OF THE PROPERTY FROM ZOAR CHURCH RD.

- B. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- C. Prior to the issuance of the first Certificate of Occupancy for Phase II of the Centerville Plaza project as described in the rezoning application acquire all necessary right-of-way and easements and design and construct a center left turn lane on Zoar Church Road at the project driveway. All design and construction will be subject to review and approval by the Gwinnett County Department of Transportation. At the option of the D.O.T. deposit an equivalent amount of money for a future road improvement project on Zoar Church Road.

ELIMINATE THIS CONDITION ENTIRELY AS NO ENTRANCE DRIVE IS PROPOSED ALONG ZOAR CHURCH RD

Waiver Request - ALLOW WAIVER FROM SECTION 360.90 THAT CALLS FOR SIDEWALKS TO BE ADDED ON ABUTTING EXTERNAL STREETS. NO SIDEWALK TO BE ADDED ALONG THE FRONTAGE OF ZOAR CHURCH RD. THE EXISTING SIDEWALK IS PROVIDED ALONG ENTRANCE TO THE SITE FROM ANNISTOWN RD. ALSO ADDING SIDEWALK ON ZOAR CHURCH RD WOULD ELIMINATE MULTIPLE 15 TO 30 FOOT EXISTING EVERGREEN AND HARDWOOD TREES WHICH ARE NEEDED FOR THE VISUAL SCREENING BUFFER.

Sincerely,  
*Elizabeth Marsh*  
Applicant

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5/9/2024

CASE NUMBER RZC-06-013  
GCID 2006-0111

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

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

On motion of COMM. BEAUDREAU, 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

O-I to C-2

by PELLERIN & SALOMON REAL ESTATE SERVICES for the

proposed use of COMMERCIAL RETAIL USES on a tract of land

described by the attached legal description, which

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CASE NUMBER RZC-06-013  
GCID 2006-0111

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 JANUARY 24, 2006 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of JANUARY, 2006, that the aforesaid application to amend the Official Zoning Map from O-I to C-2 is hereby APPROVED subject to the following enumerated conditions:

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

A. Retail, service commercial and accessory uses.

B. ~~Abide by all requirements of the Activity Center/Overlay District.~~

Allow variances listed on the letter of intent for Jams Athletics dated 03-11-24 and listed on the Rezoning CIC exhibit plan sheet by Bullard Land Planning dated 04/30/2024

2. To satisfy the following site development conditions:

A. ~~Provide a 50 foot enhanced buffer along the frontage of Zoar Church Road. The plantings shall be a mix of Red Maples, Athena Elms, Loblolly and Virginia Pines similar to the planting at the adjacent Wal mart site. The buffer shall also have a berm at least 5 feet in height. Final design of berm and plantings shall be reviewed and approved by the Director of Planning and Development.~~

Allow change in condition 2(A) to read, "provide a 20 foot enhanced buffer along the frontage of Zoar Church Rd. The plantings shall be a mix of Red Maples, Athena Elms, and Loblolly Pines similar to the planting at the adjacent Walmart site. Trees shall not be planted in the slope of the dam of the proposed stormwater detention pond. Final Planting design shall be reviewed by the Director of Planning and Development. Allow for modern UDO landscaping species.

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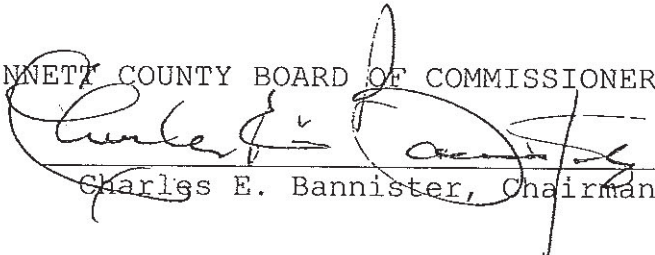
CASE NUMBER RZC-06-013

GCID 2006-0111

- B. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.  
~~Eliminate condition 2(C) as no driveway access is proposed from Zoar Church Rd per the Rezoning CIC Exhibit plan sheet by Bullard Land Planning dated 03/11/2024~~
- C. ~~Prior to the issuance of the first Certificate of Occupancy for Phase II of the Centerville Plaza project as described in the rezoning application acquire all necessary right-of-way and easements and design and construct a center left turn lane on Zoar Church Road at the project driveway. All design and construction will be subject to review and approval by the Gwinnett County Department of Transportation. At the option of the D.O.T. deposit an equivalent amount of money as determined by the D.O.T. for a future road improvement project on Zoar Church Road.~~

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:

  
Charles E. Bannister, Chairman

Date Signed:

2/13/06

ATTEST:

  
County Clerk/Deputy County Clerk





**Public Participation Plan**

- 1. **Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

No additional invitees will be contacted other than all property owners within 1,000 feet of the property.

- 2. **Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The meeting will be held at a covered pavilion at Lenora Park/4515 Lenora Church Rd/ Snellville, Ga. 30039. It is 4.1 miles from the subject property at 4002 Zoar Church Rd.

- 3. **What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

The meeting will be held on Monday 06/03 from 5:30 to 7:30 pm

- 4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

We will provide a presentation of the Rezoning CIC Plan for the development and explain to all meeting attendees the details of what is being requested in this rezoning CIC and then answer any questions that these attendees may have.



# BOUNDARY AND TOPOGRAPHIC SURVEY LOCATED IN LAND LOT 20 OF THE 6TH LAND DISTRICT GWINNETT COUNTY, GEORGIA PARCEL ID: 6020 126

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

### SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-87.

*Joseph P. Brewer*  
Joseph P. Brewer Ga. RLS #3209

11-29-2023

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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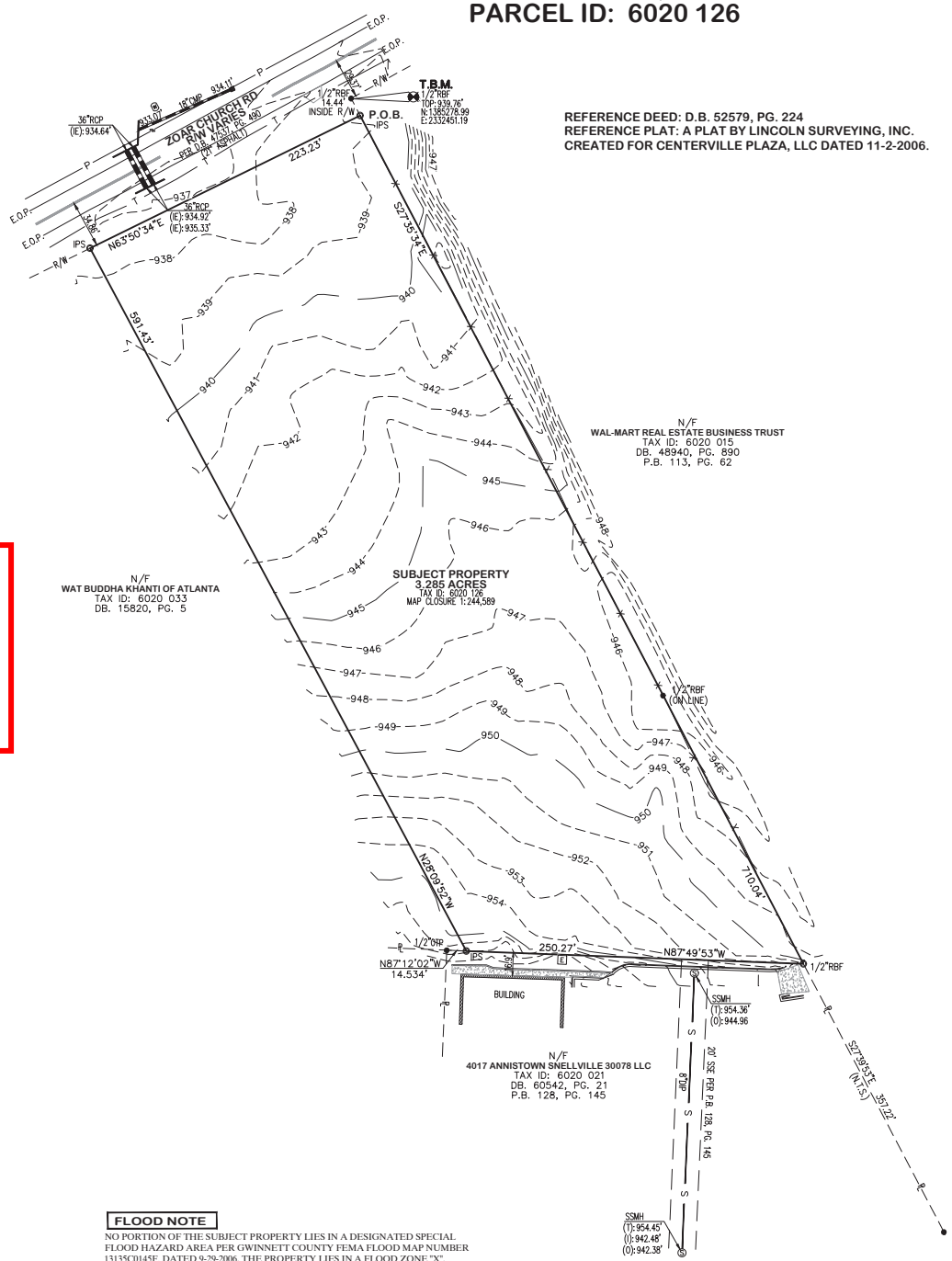
5/9/2024

### SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTIFREQUENCY GPS BASE AND ROVER SYSTEM.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE
6. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
7. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
9. FIELD RUN TOPOGRAPHY BY THE ACRE GROUP. CONTOUR INTERVAL IS 1 FOOT.

### FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0145F, DATED 9-29-2006, THE PROPERTY LIES IN A FLOOD ZONE "X".



REFERENCE DEED: D.B. 52579, PG. 224  
REFERENCE PLAT: A PLAT BY LINCOLN SURVEYING, INC.  
CREATED FOR CENTERVILLE PLAZA, LLC DATED 11-2-2006.

### TEXT LEGEND

- C/L= CENTERLINE
- C&G= CURB & GUTTER
- DB= DEED BOOK
- RCP= REINFORCED CONCRETE PIPE
- OMP= CORRUGATED METAL PIPE
- X= SPOT ELEVATION
- EOP= EDGE OF PAVEMENT
- FTE= FINISHED FLOOR ELEVATION
- I= INVERT ELEVATION
- RBF= REBAR PIN FOUND
- RBS= REBAR PIN SET
- LL= LAND LOT
- N/F= NOW OR FORMERLY
- PL= PROPERTY LINE
- PS= PLAT BOOK
- POB= POINT OF BEGINNING
- POC= POINT OF COMMENCEMENT
- R/W= RIGHT OF WAY
- DI= DROP INLET
- WM= WATER METER
- WV= WATER VALVE
- FES= FLARED END STRUCTURE
- SSMH= SANTARY SEWER MANHOLE
- SSE= SANTARY SEWER EASEMENT
- M= MANHOLE

### SYMBOL LEGEND

- S — SEWER LINE
- X — FENCE LINE
- P — OVERHEAD POWER
- ○ ○ IRON PIN FOUND/SET
- ○ ○ CALCULATED POINT
- ○ ○ POWER POLE
- ○ ○ SERVICE POLE
- ○ ○ SEWER MANHOLE
- ○ ○ CLEAN-OUT
- ○ ○ ELECTRIC METER
- ○ ○ GAS METER
- ○ ○ WATER METER
- ○ ○ TRANSFORMER
- ○ ○ TELEPHONE PEDESTAL

BOUNDARY RETRACEMENT SURVEY FOR:

ZOAR CHURCH FAMILY LAND TRUST

NO.	DATE:	REVISION:

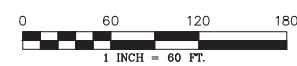
DATE: 11/29/2023	LAND LOT: 20	DISTRICT: 6TH	G.M.D.: N/A
CITY: N/A	COUNTY: GWINNETT	DRAWN BY: S. BEAVER	DATE OF FIELD WORK: 11/26/2023
JOB NUMBER: 23-809	SCALE: 1"=60'		



PREPARED BY: A Georgia Land Surveying Firm: LSN #01185

**acre**  
PROFESSIONAL SURVEYORS  
LAND DEVELOPMENT SURVEYING AND MAPPING

ACRE GROUP, INC.  
550 W. WASHINGTON ST. MADISON, GEORGIA 30650 706.84.8499



**WAIVER REQUEST:**  
 ALLOW WAIVER FROM SECTION 360.90 THAT CALLS FOR SIDEWALKS TO BE ADDED ON ABUTTING EXTERNAL STREETS. NO SIDEWALK TO BE ADDED ALONG THE FRONTAGE OF ZOAR CHURCH RD.

**SITE VARIANCE # 6:**  
 ALLOW VARIANCE FROM SECTION 214-20.3 THAT CALLS FOR SIDEWALKS TO BE ADDED THAT CONNECT ENTRANCE(S) OF BUILDINGS TO THE PUBLIC RIGHT-OF-WAY. NO SIDEWALK TO BE ADDED ALONG ZOAR CHURCH RD AND NO SIDEWALK CONNECTION TO ENTRANCE OF BUILDING FROM ZOAR CHURCH RD. NO 2"X8" CONCRETE PAD TO BE ADDED ALONG ZOAR CHURCH RD.

**SITE VARIANCE # 7:**  
 ALLOW VARIANCE FROM SECTION 214-20.3 THAT CALLS FOR STREETLIGHTS ALONG PUBLIC RIGHT-OF-WAY. NO STREETLIGHTS TO BE PROVIDED ALONG ZOAR CHURCH RD.

**CHANGE IN CONDITION 2(A) FROM RZC-06-013:**  
 ALLOW CHANGE IN CONDITION 2(A) TO READ, "PROVIDE A 20 FOOT ENHANCED BUFFER ALONG THE FRONTAGE OF ZOAR CHURCH RD. THE PLANTINGS SHALL BE A MIX OF RED MAPLES, ATHENA ELMS, AND LOBLODY PINES SIMILAR TO THE PLANTING AT THE ADJACENT WALMART SITE. FINAL PLANTING DESIGN SHALL BE REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

**SITE VARIANCE # 5:**  
 ALLOW VARIANCE FROM SECTION 230.80.3(B) THAT SAYS NO WALL OR FENCE CONSTRUCTED OF WOVEN WIRE OR METAL FABRIC (CHAIN LINK) SHALL EXTEND INTO A FRONT YARD. ALLOW VINYL COATED CHAIN LINK FENCE AROUND THE PLAYGROUND AREA.

**SITE VARIANCE # 4:**  
 ALLOW VARIANCE FROM SECTION 230.30.7 THAT CALLS FOR ALL ACCESSORY BUILDINGS OR STRUCTURES TO BE LOCATED IN REAR OR SIDE YARDS. ALLOW PLAYGROUND AREA TO BE IN FRONT YARD (BETWEEN BUILDING AND ZOAR CHURCH RD).

**SITE VARIANCE # 2:**  
 ALLOW VARIANCE FROM SECTION 214.20.3(E)(4) THAT CALLS FOR PRIMARY BUILDING FACADE AND ENTRANCE TO BE LOCATED NO MORE THAN 70 FEET FROM THE PUBLIC RIGHTS-OF-WAY. ALLOW PROPOSED BUILDING TO BE LOCATED IN THE GENERAL LOCATION THAT IT IS SHOWN ON PLAN.

**ARCHITECTURAL VARIANCE 2:**  
 ALLOW A VARIANCE FROM UDO SECTION 6.1.2-A&B THAT CALLS FOR FLAT ROOF BUILDINGS TO INCORPORATE ARTICULATED PARAPETS OR FACADE PROJECTIONS SUCH AS PORTICOES OR TOWERS EVERY 50 LINEAR FEET ON ALL SIDES OF THE BUILDING. OR B. PITCHED ROOF BUILDINGS SHALL INCORPORATE ARTICULATED FEATURES EVERY 50 LINEAR FEET ON THE FRONT ELEVATION. ARTICULATED FEATURES SHALL INCLUDE ROOF EAVE HEIGHT CHANGES, TOWERS, SPIRES, CUPOLAS, DORMERS, AND/OR GABLES. ROOFING MATERIAL SHALL BE LIMITED TO STANDING SEAM METAL, NATURAL SLATE OR STONE SHINGLES, TRADITIONAL TILE, OR ARCHITECTURAL DIMENSIONAL SHINGLES. THE PROPOSED ROOF SLOPE IS 1/2:12 WHICH NEARLY FLAT BUT STILL SLIGHTLY SLOPED. WE ARE REQUESTING TO KEEP THE PARAPET HEIGHTS CONSISTENT. WE WILL COMPLY WITH SECTION 6.1.1-J BY SHOWING ON THE PLANS AN APPROX. 2" TALL EIFS CORNICE TRIM ON 3 SIDES. THAT WILL BE A MINIMUM OF A FOOT THICK OR GREATER. ALONG THE NEW FRONT ELEVATION (FACING ANNISTOWN ROAD) THERE WILL BE A LEAN-TO ROOF EXTENSION AND A DRIVE THRU CANOPY TO BREAK UP ANY CONTINUOUS STRAIGHT WALL.

**ARCHITECTURAL VARIANCE 3:**  
 ALLOW A VARIANCE FROM UDO SECTION 6.1.2-D THAT REQUIRES ALL ROOF MOUNTED EQUIPMENT, SUCH AS MECHANICAL UNITS, VENT HOODS, COMMUNICATION DEVICES, AND/OR OTHER BUILDING SYSTEM(S) EQUIPMENT, SHALL BE SCREENED FROM VIEW ON ALL SIDES OF THE BUILDING. ROOF SCREENING HEIGHT SHALL BE EQUAL TO THE HEIGHT OF THE EQUIPMENT. ROOF SCREENING DESIGN SHALL INCLUDE PARAPETS, SECONDARY ROOF SCREENING SYSTEMS, AND/OR INDIVIDUAL EQUIPMENT SCREENS. BUILDINGS WITH NON-PARAPET ROOF EDGES EXCEEDING 50 LINEAR FEET SHALL INCORPORATE SECONDARY ROOF SCREENING SYSTEMS THAT ENCLOSE GROUPS OF EQUIPMENT UNITS RATHER THAN A BOX AROUND INDIVIDUAL UNITS. SECONDARY SCREENING SYSTEMS AND/OR INDIVIDUAL EQUIPMENT SCREENS SHALL BE A MATERIAL CONSISTENT WITH THE FINISH MATERIALS OF BUILDING FACADES. ALTERNATIVE SCREEN MATERIALS SUCH AS DECORATIVE ABS PANELS WITH A TEXTURED STUCCO PATTERN MAY BE SUBMITTED FOR CONSIDERATION. WE WOULD LIKE A VARIANCE TO AVOID ENCLOSING THE OPEN END AKA THE GUTTER/LOW SIDE OF THE ROOF TO AVOID ENCLOSING THE LOW SIDE FOR DRAINAGE REASONS. WE BELIEVE THAT A GUTTER AND DOWNSPOUTS WOULD MORE EFFECTIVELY REMOVE WATER VERSUS A PARAPET WALL WITH DRAINAGE SCUPPLERS. IT IS OUR OPINION THAT USING DRAINAGE SCUPPLERS ON THE LOW EAVE SIDE CREATES POTENTIAL ENTRY POINTS FOR WATER INTRUSION INTO THE BUILDING. THE LOW EAVE SIDE OF THE BUILDING ABUTS C-1 ZONED PROPERTY. THUS, WE DO NOT BELIEVE THAT ANY ROOF TOP EQUIPMENT WOULD BE VISBLE BY ADJACENT RESIDENTIAL PROPERTIES.

**CHANGE IN CONDITION 2(C) FROM RZC-06-013:**  
 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE II OF THE CENTERVILLE PLAZA PROJECT AS DESCRIBED IN THE REZONING APPLICATION ACQUIRE ALL NECESSARY RIGHT-OF-WAY AND EASEMENTS AND DESIGN AND CONSTRUCT A CENTER LEFT TURN LANE ON ZOAR CHURCH ROAD AT THE PROJECT DRIVEWAY. ALL DESIGN AND CONSTRUCTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION. AT THE OPTION OF THE D.O.T. DEPOSIT AN EQUIVALENT AMOUNT OF MONEY FOR A FUTURE ROAD IMPROVEMENT PROJECT ON ZOAR CHURCH ROAD.

ELIMINATE THIS CONDITION ENTIRELY AS NO ENTRANCE IS PROPOSED ALONG ZOAR CHURCH RD.

**SITE VARIANCE # 3:**  
 ALLOW VARIANCE FROM SECTION 230-30.13.A THAT CALLS FOR ALL ACCESSORY BUILDINGS OR STRUCTURES TO BE LOCATED IN REAR OR SIDE YARDS. ALLOW DUMPSTER AND ENCLOSURE TO BE IN FRONT YARD (BETWEEN BUILDING AND ZOAR CHURCH RD).

**SITE VARIANCE # 1:**  
 ALLOW VARIANCE FROM SECTION 214.20.3(E)(3) THAT CALLS FOR A MAXIMUM 10% OF TOTAL PARKING SPACES IN FRONT OF BUILDING AND A MAXIMUM 30% OF TOTAL PARKING SPACES ON THE SIDES OF BUILDING. ALLOW UP TO 15% OF SPACES IN FRONT OF BUILDING (BETWEEN ZOAR CHURCH RD AND BUILDING) AND ALLOW UP TO 50% OF SPACES ON THE SIDES OF BUILDING.

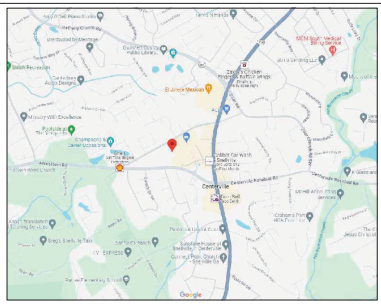
**ARCHITECTURAL VARIANCE 1:**  
 ALLOW A VARIANCE FROM UDO SECTION 6.1.1-B THAT CALLS FOR THE FRONT, SIDES, AND REAR FACADES SHALL INCORPORATE CHANGES IN BUILDING MATERIAL, TEXTURE, AND COLOR. BUILDING MASS SHALL INCORPORATE PLAN OFFSETS (MINIMUM OFFSET SHALL BE 2 FEET) EVERY 50 LINEAR FEET. EXTERIOR WALLS SHALL INCORPORATE FEATURES SUCH AS STORE FRONT WINDOWS, COLONNAGE OPENINGS, FALSE WINDOWS, DECORATIVE TOWER FEATURES, AND/OR RECESSED PANELS REMINISCENT OF WINDOWS AND DOORS. EVERY 50 LINEAR FEET. WE HAVE INCLUDED STORE FRONT WINDOWS AND DOORS ALONG ALL SIDES OF THE BUILDING. WE ARE REQUESTING A VARIANCE FROM HAVING TO HAVE MIN. 2 OFFSETS EVERY 50 FT. THIS IS A SIMPLE GYM BUILDING. REQUIRING ADDITIONAL WALL OFF SETS WOULD ADD UNNECESSARY SQUARE FOOTAGE.

**REZONING CIC EXHIBIT FOR:  
 JAMS ATHLETICS**

PARCEL 6/020/126  
 4002 ZOAR CHURCH RD  
 SNELLVILLE, GEORGIA 30039

**CURRENT OWNER:**  
 ZOAR CHURCH FAMILY LAND TRUST W BRUM  
 274 WASHINGTON AVE NE  
 MARIETTA, GA 30060-1979

**FUTURE OWNER & DEVELOPER:**  
 JAMS ATHLETICS  
 1350 WINESAP COURT SE  
 CONYERS, GA 30013



**SITE INFORMATION:**  
 OVERALL ACREAGE: 3.285 ACRES ZONING - C2 (CENTERVILLE/GEORGIA HWY 124 OVERLAY DISTRICT)  
 PREVIOUS REZONING CASE: RZC-06-013

FRONT SETBACK = 0'  
 SIDE SETBACK = 0'  
 REAR SETBACK = 0'  
 MIN. LOT WIDTH = N/A  
 MIN. LOT SIZE (ACRES) = N/A  
 MAX. FAR = 1.0 PROP. FAR = .20  
 MAX. BUILDING HEIGHT = 45' PROP. BUILDING HEIGHT = 29'-11"  
 MAX. COVERAGE (% OF LOT) = 80% PROP. COVERAGE = 49%

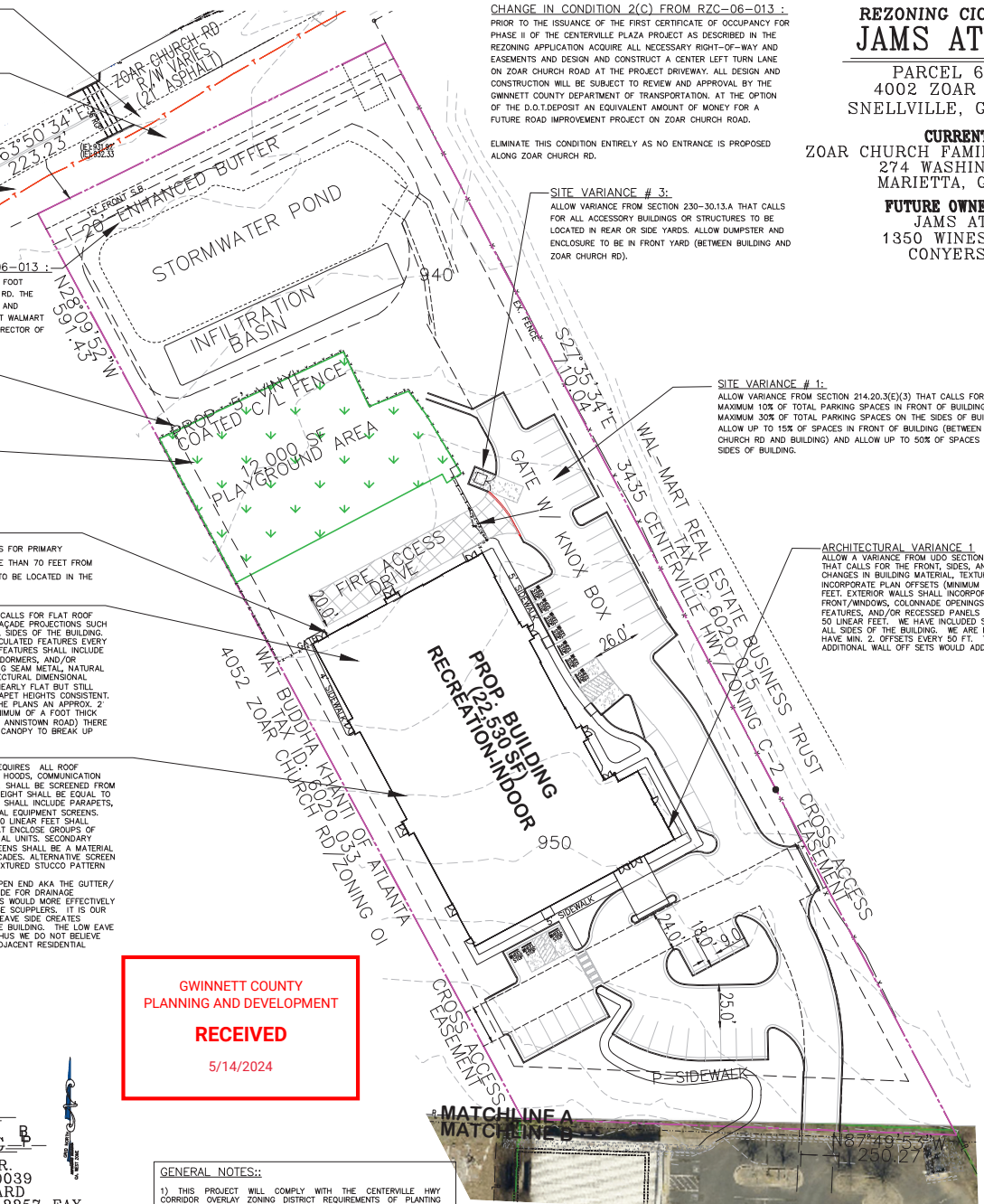
PARKING SPACES REQUIRED (RECREATION-INDOOR)  
 MINIMUM 1 SPACE PER 500 SQFT = 22,530/500 = 45 SPACES  
 MAXIMUM 1 SPACE PER 200 SQFT = 22,530/200 = 113 SPACES  
 PROVIDED SPACES = 48



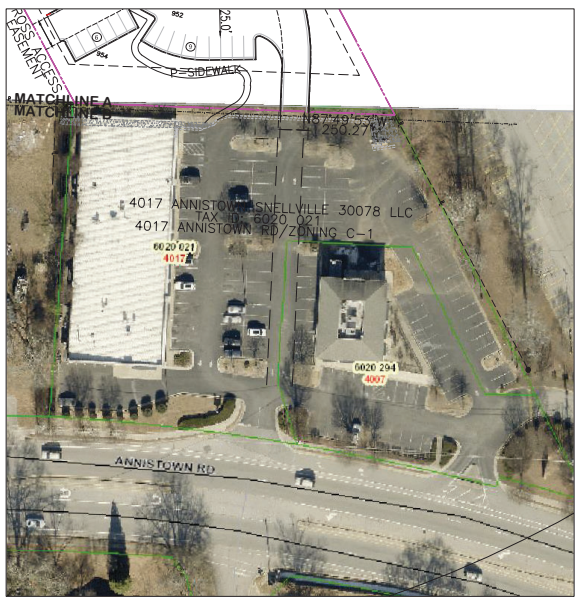
**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**  
  
**RECEIVED**  
  
 5/14/2024

**BULLARD  
 LAND PLANNING & DESIGN**  
 3790 CANNONWOLDE DR.  
 SNELLVILLE, GEORGIA 30039  
 CONTACT: BOBBY BULLARD  
 (678) 344-1293~(770) 978-8857 FAX  
 blpbobby@bellsouth.net  
 04/30/2024

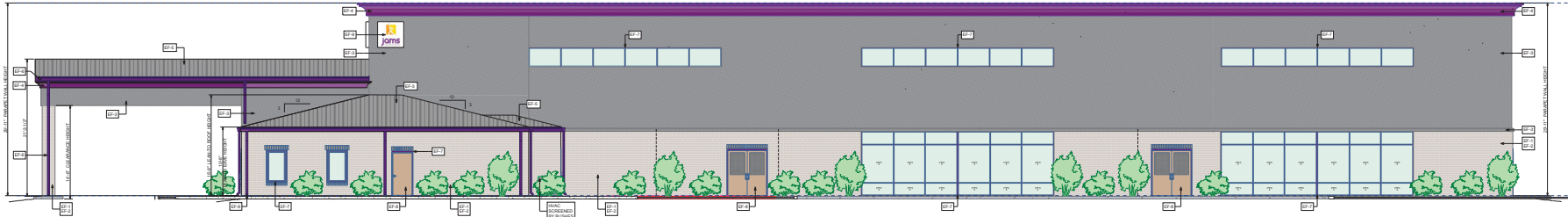
**GENERAL NOTES:**  
 1) THIS PROJECT WILL COMPLY WITH THE CENTERVILLE HWY CORRIDOR OVERLAY ZONING DISTRICT REQUIREMENTS OF PLANTING TREES AND PROVIDE 20 TREE DENSITY UNITS PER ACRE AS INDICATED IN SECTION 214-20.3(D)(1).



OVERALL SITE PLAN - SCALE 1" = 100'



PROPERTY ACCESS AREA FROM CENTERVILLE PLAZA/ANNISTOWN RD  
 SCALE 1" = 150'



1.0 SIDE 1 ELEVATION  
SCALE: 1/8" = 1'-0"

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/14/2024

"T" = TEMPERED GLASS  
"WS" = WIRE SAFETY GLASS

**BUILDING ELEVATION NOTES**

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. LARGE SCALE DIMENSION DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS. CONTACT DESIGNER TO CONFIRM ALL DISCREPANCIES.
- ALL HEIGHT DIMENSIONS ARE FROM FINISHED SLAB TO TOP OF EXTERIOR PARAPET WALL.
- COLORS, STYLES, TEXTURES, ETC. OF EXTERIOR CLADDING, INCLUDING BUT NOT LIMITED TO BRICK, MORTAR, METAL PANELS, E.I.F.S., GUTTERS, AND DOWNSPOUTS SHALL COMPLY WITH OVERLAY DISTRICT REQUIREMENTS.

**COLOR RECOMMENDATIONS AS FOLLOWS:**

- EF-1 - BRICK: CORDOBA BY NORTH GA BRICK
  - EF-2 - MORTAR: COOSA CREAM BY NORTH GA BRICK
  - EF-3 - PRIMARY STUCCO: THUNDERSKY 2090 (GREY) BY PAREX USA
  - EF-4 - STUCCO TRIM: METALLIC AMETHYST (PURPLE) BY PAREX USA
  - EF-5 - METAL STANDING SEAM ROOF: SIGNATURE 300 (TUNDRA) BY MBCI
  - EF-6 - GUTTER & DOWN SPOUTS: (PURPLE SIMILAR TO STUCCO TRIM)
  - EF-7 - STORE FRONT WINDOW & DOOR FRAMES: (PURPLE SIMILAR TO GUTTERS)
  - EF-8 - SOLID METAL DOOR COLOR (TAN COLOR TO MATCH SIMILAR TO BRICK. COLOR T.B.D.)
  - EF-9 - SIGNAGE (BY OWNER PURPLE AND/OR YELLOW)
- MASONRY CONTROL JOINT SPACING NOT TO EXCEED 50'-0" MAX. CONTROL JOINT TO BE 1/2" WIDE AND FILLED WITH AN ELASTIC CAULK TO MATCH BRICK MORTAR COLOR
  - DOWNSPOUTS TO BE LOCATED EVERY 25'-0" MAX. LOCATE DOWNSPOUTS TO CONCEAL MASONRY EXPANSION JOINTS WHERE FEASIBLE.
  - DOWNSPOUTS AND GUTTERS TO BE OF BREAK METAL MATERIAL AND SHALL MATCH IN THE COLOR.



CORDOBA BRICK



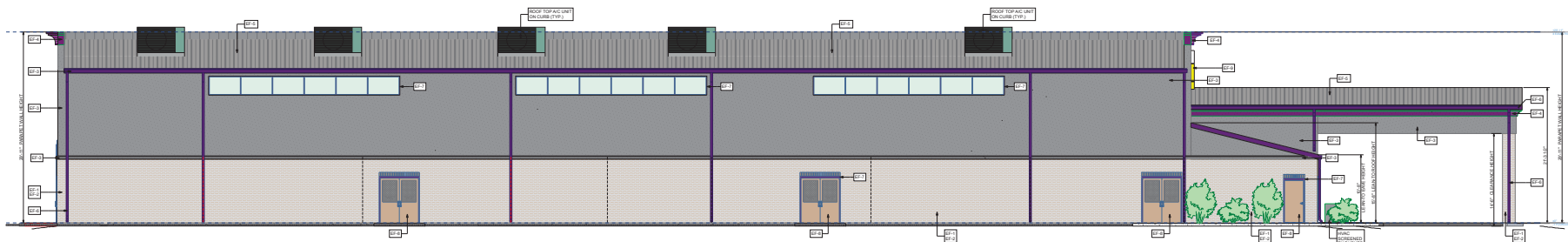
METALLIC AMETHYST



THUNDER SKY



TUNDRA



2.0 SIDE 2 ELEVATION  
SCALE: 1/8" = 1'-0"

Project Status  
**RELEASED FOR VARIANCE REVIEW/ APPROVAL**  
DATE: 05/01/2024  
PLOT DATE: 5/2/2024  
PROJECT No: 23-030  
DRAWN BY: RWS  
CHECKED BY: SH  
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SPALDING DESIGN, I.L.L.C.  
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EMAIL: SPALDINGDESIGN@GMAIL.COM  
"LET'S PUT YOUR IDEAS ON PAPER!"

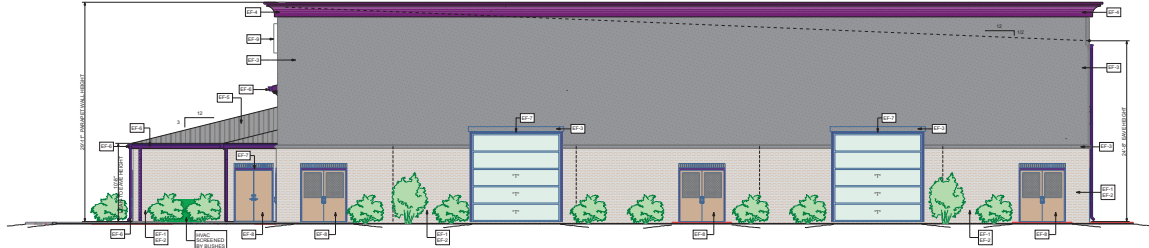
GYM FACILITY FOR  
JAMS ATHLETICS  
4002 ZOAR CHURCH RD  
SNELLVILLE, GA

REVISION: DATE:

SIDE ELEVATIONS  
Scale - As Noted  
#Notes

A04.1

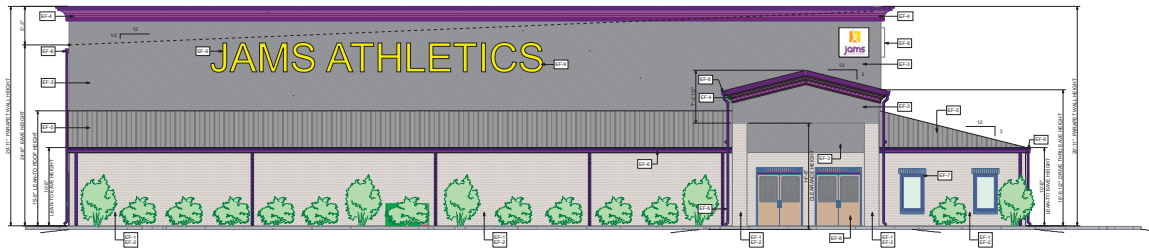




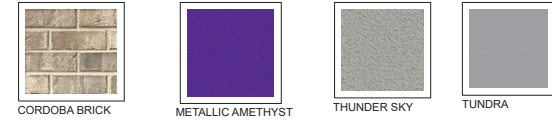
3.0 ZOAR RD ELEVATION  
SCALE: 1/8" = 1'-0"



5.0 PROPOSED COLOR RENDERING  
NOT TO SCALE



4.0 ANNISTOWN RD ELEVATION  
SCALE: 1/8" = 1'-0"



**BUILDING ELEVATION NOTES**

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  - EF-4 - STUCCO TRIM: METALLIC AMETHYST (PURPLE) BY PAREX USA
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  - EF-6 - GUTTER & DOWNSPOUTS: (PURPLE SIMILAR TO STUCCO TRIM)
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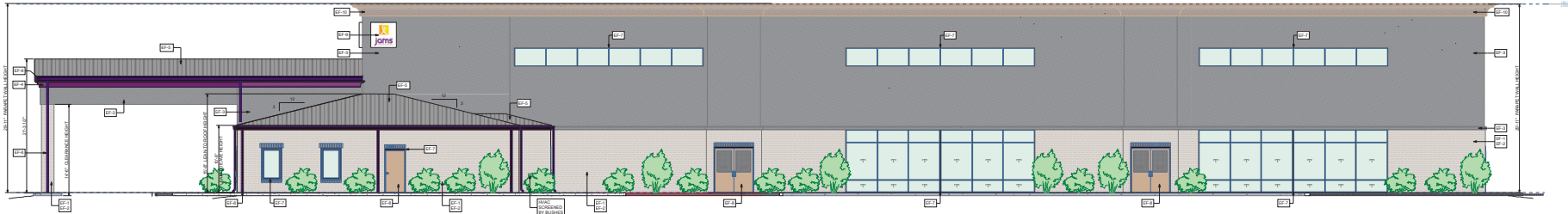
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ANNISTOWN & ZOAR ELEVATION  
Scale - As Noted  
#Notes

**A04.3**

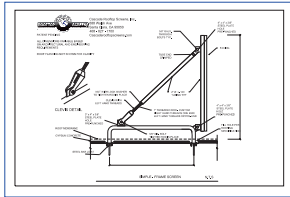
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1.0 SIDE 1 ELEVATION  
SCALE: 1/8" = 1'-0"

ROOF TOP SCREENING WALL EXAMPLE

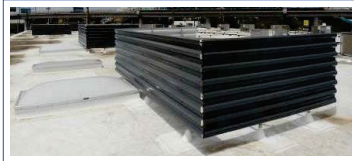


EXAMPLE SCREEN WALL SECTION DETAIL  
NOT TO SCALE

1. THESE DETAILS ARE GENERAL IN NATURE AND ARE NOT SPECIFIC TO THIS PROJECT. THE SCREENING USED ON THIS PROJECT WILL BE SIMILAR IN NATURE TO THESE DETAILS, BUT MAY VARY SLIGHTLY.



PICTORIAL EXAMPLE OF SCREEN WALL  
NOT TO SCALE



PICTORIAL EXAMPLE OF SCREEN WALL  
NOT TO SCALE

"T" = TEMPERED GLASS  
WS" = WIRE SAFETY GLASS

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- EF-6 - GUTTER & DOWN SPOUTS: MEDIUM BRONZE SIGNATURE 300 BY MBCI (OR SIMILAR)
- EF-7 - STORE FRONT WINDOW & DOOR FRAMES: BRONZE ALUMINUM SIMILAR TO GUTTERS)
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- EF-9 - SIGNAGE (BY OWNER PURPLE AND/OR YELLOW)
- EF-10 - PARAPET STUCCO TRIM: TITANIUM 1861 BY PAREX USA

4. MASONRY CONTROL JOINT SPACING NOT TO EXCEED 50'-0" MAX. CONTROL JOINT TO BE 1/2" WIDE AND FILLED WITH AN ELASTIC CAULK TO MATCH BRICK MORTAR COLOR

5. DOWNSPOUTS TO BE LOCATED EVERY 25'-0" MAX. LOCATE DOWNSPOUTS TO CONCEAL MASONRY EXPANSION JOINTS WHERE FEASIBLE.

6. DOWNSPOUTS AND GUTTERS TO BE OF BREAK METAL MATERIAL AND SHALL MATCH IN THE COLOR.

7. ROOF TOP A/C UNITS TO BE HIDDEN BY METAL HORIZONTAL SLATTED WALL SCREENS SIMILAR IN COLOR TO THE PRIMARY STUCCO. (SEE GENERALIZED SPECS TO LEFT)



CORDOBA BRICK



TUNDRA



METALLIC AMETHYST



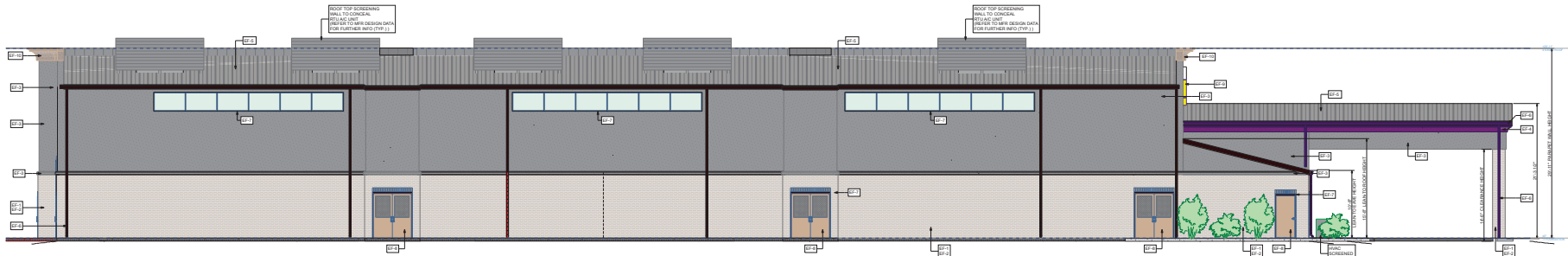
MEDIUM BRONZE



THUNDER SKY



TITANIUM



2.0 SIDE 2 ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT STATUS  
**RELEASED**  
**FOR VARIANCE REVIEW/**  
**APPROVAL**  
DATE: 05/14/2024  
PLOT DATE: 5/14/2024  
PROJECT No: 23-030  
DRAWN BY: RWS  
CHECKED BY: SH

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"LET'S PUT YOUR IDEAS ON PAPER"

GYM FACILITY FOR  
JAMS ATHLETICS  
4002 ZOAR CHURCH RD  
SNELLVILLE, GA 30039  
LL/PARCEL: 06-020-126

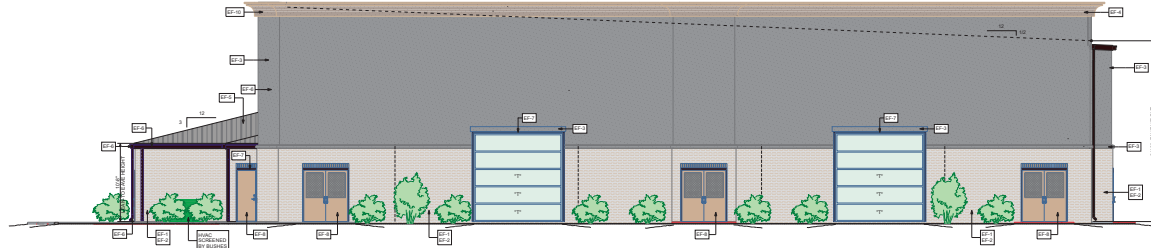
REVISION: DATE:

SIDE ELEVATIONS  
Scale - As Noted  
#Notes

A04.1

**RECEIVED**

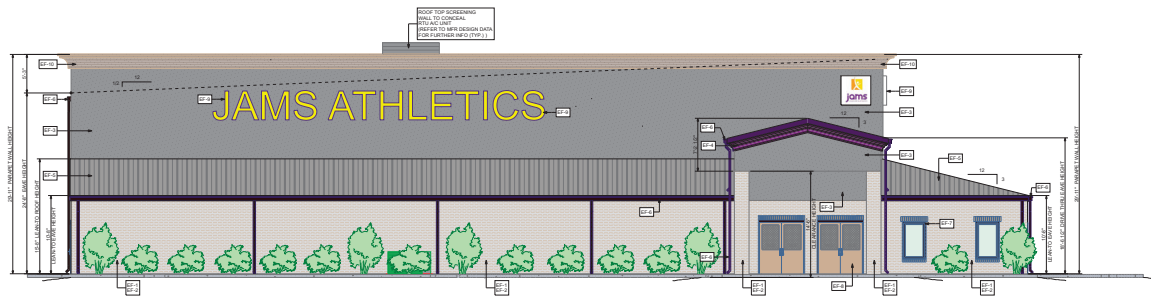
5/14/2024



3.0 ZOAR RD ELEVATION  
SCALE: 1/8" = 1'-0"



5.0 PROPOSED COLOR RENDERING  
NOT TO SCALE



4.0 ANNISTOWN RD ELEVATION  
SCALE: 1/8" = 1'-0"



"T" = TEMPERED GLASS

WS" = WIRE SAFETY GLASS

**BUILDING ELEVATION NOTES**

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. LARGE SCALE DIMENSION DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS. CONTACT DESIGNER TO CONFIRM ALL DISCREPANCIES.
- ALL HEIGHT DIMENSIONS ARE FROM FINISHED SLAB TO TOP OF EXTERIOR PARAPET WALL.
- COLORS, STYLES, TEXTURES, ETC. OF EXTERIOR CLADDING, INCLUDING BUT NOT LIMITED TO BRICK, MORTAR, METAL PANELS, E.I.F.S., GUTTERS, AND DOWNSPOUTS SHALL COMPLY WITH OVERLAY DISTRICT REQUIREMENTS.  
  
COLOR RECOMMENDATIONS AS FOLLOWS:  
EF-1 - BRICK: CORDOBA BY NORTH GA BRICK  
EF-2 - MORTAR: COOSA CREAM BY NORTH GA BRICK  
EF-3 - PRIMARY STUCCO: THUNDERSKY 2090 (GREY) BY PAREX USA  
EF-4 - ENTRY CANOPY STUCCO TRIM: METALLIC AMETHYST (PURPLE) BY PAREX USA  
EF-5 - METAL STANDING SEAM ROOF: SIGNATURE 300 (TUNDRA) BY MBCI  
EF-6 - GUTTER & DOWN SPOUTS: MEDIUM BRONZE SIGNATURE 300 BY MBCI (OR SIMILAR)  
EF-7 - STORE FRONT WINDOW & DOOR FRAMES: (BRONZE ALUMINUM SIMILAR TO GUTTERS)  
EF-8 - SOLID METAL DOOR COLOR (TAN COLOR TO MATCH SIMILAR TO BRICK, COLOR T.B.D.)  
EF-9 - SIGNAGE (BY OWNER PURPLE AND/OR YELLOW)  
EF-10 - PARAPET STUCCO TRIM: TITANIUM 1661 BY PAREX USA
- MASONRY CONTROL JOINT SPACING NOT TO EXCEED 50'-0" MAX. CONTROL JOINT TO BE 1/2" WIDE AND FILLED WITH AN ELASTIC CAULK TO MATCH BRICK MORTAR COLOR
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DRAWN BY: RWS  
CHECKED BY: SH

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**GYM FACILITY FOR  
JAMS ATHLETICS**  
4002 ZOAR CHURCH RD  
SNELLVILLE, GA 30039  
LL/PARCEL: 06-020-126

REVISION: DATE:

ANNISTOWN & ZOAR ELEVATION  
Scale - As Noted  
#Notes

**A04.3**



January 8, 2024

Elizabeth Marsh  
Jams Athletics  
1350 Winesap Court SE  
Conyers, GA 30013

<input checked="" type="checkbox"/>	<b>APPROVED</b>
<input type="checkbox"/>	<b>DENIED</b>
<input type="checkbox"/>	<b>CONDITIONALLY APPROVED</b>
<b>Sewer Capacity Request #C2024-008-01</b>	
<b>Expiration Date: 01/08/2025</b>	
<b>Tie-In Manhole FID: 1225370</b>	

RE: Sewer Availability for Proposed Development – Jams Athletics  
Parcel ID 6020 126

GWINNETT COUNTY PLANNING AND DEVELOPMENT
<b>RECEIVED</b>
5/14/2024

Dear Ms. Marsh:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 21,850-sf fitness center/indoor recreation facility on the above parcel and determined:

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

This confirmation is based on your anticipated annual average daily flow of **7.59 gpm** discharging to the sewer tie-in manhole at Facility ID **1225370**.

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

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

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

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



# Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

---

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE  
Division Director, Infrastructure Support  
678.376.2104

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/14/2024

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I



# SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: [DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

Select Request Type:

New Request

Revise Existing Request  
SCC # \_\_\_\_\_

Renew Request  
SCC # \_\_\_\_\_

**DWR Use Only:**

Capacity Certification Request No. C2024-008-01

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

Printed Name: Tai Yi Su, P.E. Infrastructure Support Division Director

Signature: *Tai Yi Su*

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_

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

Development/Project Name: Jams Athletics

Development Address: 4002 Zoar Church Rd (City) Snellville (Zip) 30039

Parcel Number(s): 6/020/126

Project Description: Proposed Indoor Recreation Facility

Total Area of Development: 3.285 acres

If residential, total number of units: \_\_\_\_\_ Density: \_\_\_\_\_ units/acre

Property Owner Name: Zoar Church Family Land Trust

Property Owner Email: \_\_\_\_\_ Phone #: 678-344-1293

Developer Name: Elizabeth Marsh Company: Jams Athletics

Address: 1350 Winesap Court SE

Contact Name: Elizabeth Marsh

Developer Email: elizabethmarsh@jamsathletics.com Phone #: 678-344-1293

Engineering Firm: Bullard Land Planning

Contact Name: Bobby Bullard

Engineer Email: blpbobby@bellsouth.net Phone #: 678-344-1293

Additional Recipients: \_\_\_\_\_

Recipient(s) Email(s): \_\_\_\_\_

**DWR Use Only**

Capacity Certification Request No.: C2024-008-01

Development/Project Name: Jams Athletics

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

**Total requested flow for development in gallons per minute (gpm):** 7.59

Flow (gpm) 7.59 to tie-in manhole facility ID: 1225370

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Estimated Dates for: Proposed use is Fitness Center. Prop. SF = 21,850/1000 = 21.85 X 500 GPD = 10,925 (AADF) / ~~1400~~ = 7.59 AADF (GPM), no proposed pool or food service

Rezoning: N/A

<sup>^</sup>1440

Begin Construction: Estimated 06-01-2024

Completion/Occupancy: 12-15-2024



Include the following in the submittal package:

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

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

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

DWR Received  
DEC 26 2023

Proposed utility plan

Design Professional sign/seal:  Date: 12-26-23



Submit completed, signed, sealed form, and documents to:

[DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

678.376.7026

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

**DWR Use Only**

Capacity Certification Request No.: C2024-008-01

Development/Project Name: Jams Athletics

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

Name of downstream pump station: CENTERVILLE

Name of sewer sub-basin: NORRIS LAKE

**Gwinnett County Department of Water Resources Recommendations**



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



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



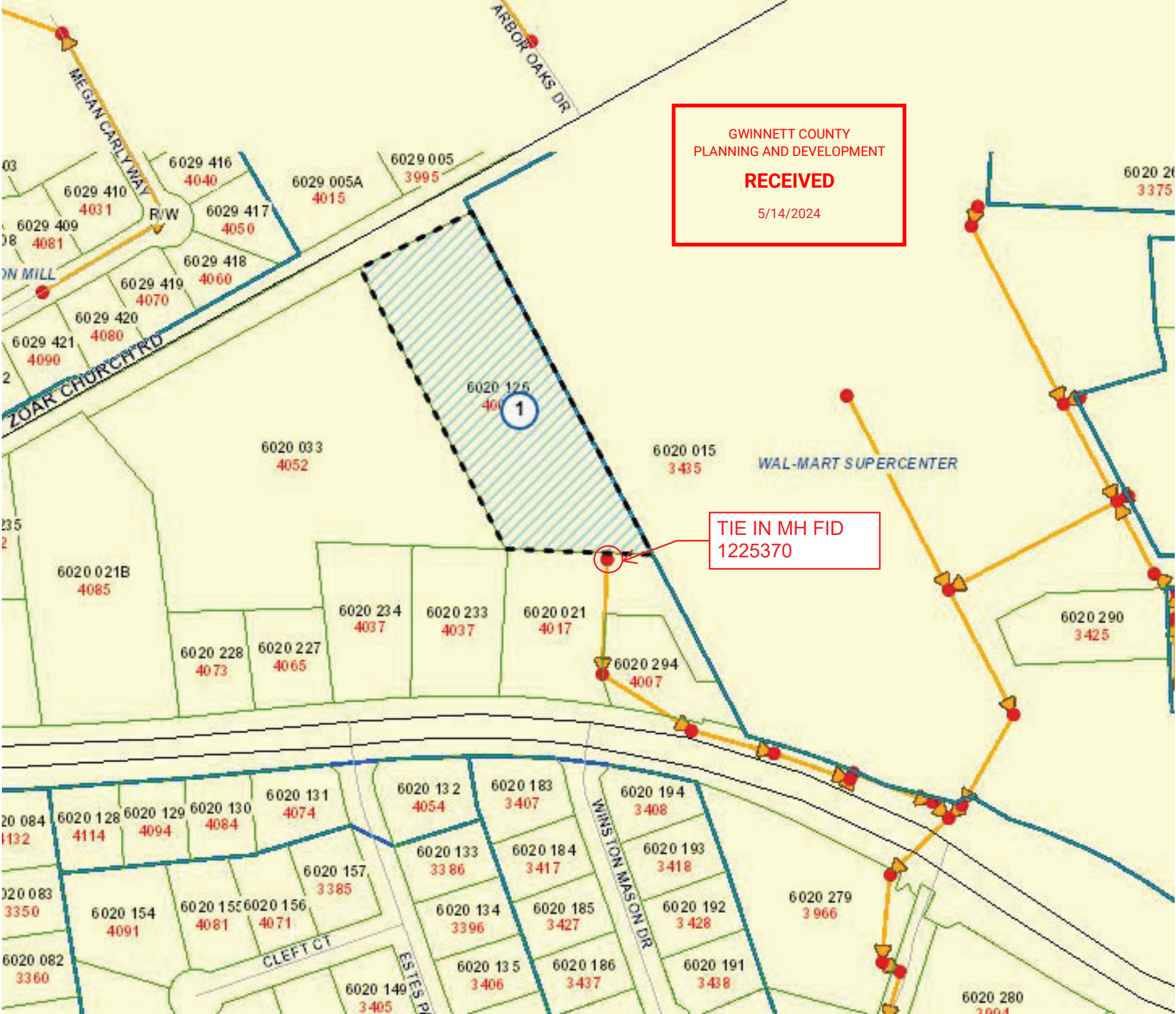
**Denied** – Due to the following:





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5/14/2024

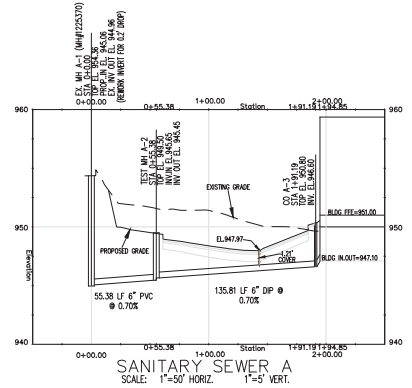
TIE IN MH FID  
1225370



GRAPHIC LEGEND

- LIMITS OF DISTURBANCE
- BOUNDARY
- EX STORM UTILITY
- PROP. STORM UTILITY
- EX & PROP. FENCE
- EX SEWER LINES
- PROP. SEWER LINES
- EX OVERHEAD POWER LINES
- EX TELEPHONE OR CABLE LINES
- EX UNDERGROUND POWER LINES
- EX & PROP. WATER LINES
- HANDICAP PARKING SIGN

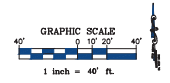
UTILITY PLAN FOR:  
**JAMS ATHLETICS**  
 PARCEL 6/020/126  
 4002 ZOAR CHURCH RD  
 SNELLVILLE, GEORGIA 30039



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 5/14/2024

NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.518.6000.

UTILITY PLAN/OVERALL SITE



REVISION LOG:

NO.	DATE	REVISION

PROJECT NAME & ADDRESS  
 JAMS ATHLETICS  
 4002 ZOAR CHURCH RD.  
 SNELLVILLE, GEORGIA 30039

BULLARD  
 LAND PLANNING, INC.  
 3790 CANNONWOLF DR  
 SNELLVILLE, GEORGIA 30039  
 CONTACT: BOB BULLARD  
 (678) 571-8857 FAX  
 bbplanning@bellsouth.net

PROFESSIONAL SEALS



SCALE: AS SHOWN

JOB NUMBER:  
23-2149

DATE:  
01-25-22

SHEET TITLE:  
UTILITY PLAN FOR  
JAMS ATHLETICS

SHEET NUMBER:  
C15

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/14/2024

# Jams Athletics Development

## Traffic Impact Study



Prepared for:

Bullard Land Planning, Inc.

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

[www.kci.com](http://www.kci.com)

678.990.6200

March 2024

KCI Project #312401301

**RISE TO THE  
CHALLENGE**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/14/2024



# Jams Athletics Development

## Traffic Impact Study

Prepared for:

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Prepared by:

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Duluth, GA 30097

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678.990.6200

March 2024

KCI Project #312401301



**RISE TO THE  
CHALLENGE**



## Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Jams Athletics* development. The site is located in Gwinnett County along the north side of Annistown Road, just west of the Walmart Driveway signalized intersection. Based on the concept plan (dated 01/29/2024), the +/-3.285-acre development proposes a 21,850 square foot recreational building. The zoning plan (see Appendix B) for the development illustrates the site layout and the proposed site access via an access easement through the Centerville Plaza parcel to the intersection of Annistown Road at Winston Mason Drive/Centerville Plaza driveway.

Annistown Road is a four-lane roadway, with a posted 45-mph speed limit in the area of the proposed development. This study performed an analysis of existing traffic conditions for Annistown Road at Winston Mason Drive/Centerville Plaza driveway where the development proposes access to the existing intersection.

The Gwinnett County DOT traffic impact study guidelines, version 1 (June 30, 2023) was utilized. Based on the proposed development project trips, the traffic study scope included Level 2 elements. Based on prior experience with Gwinnett County, the traffic impact study network consisted of the one existing intersection of Annistown Road at Winston Mason Drive/Centerville Plaza Driveway. Based on existing conditions, Annistown Road at Winston Mason Drive/Centerville Plaza Driveway is currently operating at an acceptable level of service during the AM peak hour and PM peak hour.

The traffic impact study identified no additional geometric improvements are needed to accommodate the proposed development. Based on expected trips from the proposed development, and the Gwinnett County requirements, the current geometry and traffic control at the study intersection is expected to accommodate the Jams Athletics development volumes.

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**Appendix**

A: Figures

- Figure 1 – Location Map
- Figure 2 – Aerial & Access Locations
- Figure 3 – Existing Traffic Conditions
- Figure 4 – Project Trip Distribution

B: Concept Plan

C: Traffic Count Data

D: Capacity Analysis Reports



## 1. Existing Conditions

### 1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed to be provided at one location. The proposed site access is via an access easement through the Centerville Plaza parcel to the intersection of Annistown Road at Winston Mason Drive/Centerville Plaza driveway. (The concept plan is included in Appendix B). Nearby land uses are residential and commercial.

### 1.2 Roadway Conditions

Annistown Road travels in the east-west direction in the vicinity of the proposed development. Annistown Road is a four-lane median divided facility that is functionally classified as a minor arterial by Gwinnett County DOT with a posted speed limit of 45 mph. The roadway has urban shoulders with curb and gutter and sidewalk on both sides of the roadway.

The intersection of Annistown Road at Winston Mason Drive/Centerville Plaza driveway operates with side-street stop-control and has the following lane configuration:

- Northbound Winston Mason Drive (stop-control): one shared left-turn/through/right-turn lane
- Southbound Centerville Plaza Driveway (stop-control): one shared left-turn/through/right-turn lane
- Eastbound Annistown Road: one left-turn lane, two through lanes, and one right-turn lane
- Westbound Annistown Road: one left-turn lane, one through lane, and one shared through/right-turn lane

Gwinnett County Transit does not provide bus routes near the development site.

### 1.3 Traffic Volumes

Traffic counts were collected on February 27<sup>th</sup>, 2024, for use in the traffic analysis. The traffic data collected included:

- 4-hr Turning Movement Count (7-9am & 4-6pm) at the following locations:
  1. Annistown Road at Winston Mason Drive/Centerville Plaza Driveway

Gwinnett County collected a bi-directional average daily traffic (ADT) count on Annistown Road, between Ross Road and Centerville Highway on June 22, 2021, and the weekday volume was 22,968 vehicles.

**Figure 3** (in Appendix A) illustrates the existing 2024 traffic volumes. The 2024 traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

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## 2. Future Conditions

### 2.1 Future Roadway Conditions

A review of Gwinnett County and Georgia DOT planned and programmed transportation projects was performed. There were no planned projects found near the study area.

## 3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

### 3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes a 21,850 square foot recreational building. The most applicable ITE land use (LU) code is LU 495 (Recreational Community Center). Due to the development type, pass-by reductions and internal capture reductions were not included for the traffic analysis. **Table 1** below summarizes the trips expected daily, during the AM peak hour and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Recreational Community Center (495)	21,850 SF	628	28	14	42	42	48	90
<b>Driveway Totals</b>		628	28	14	42	42	48	90

### 3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveway.

The directional distribution for the proposed development is estimated to be:

- 60% to/from the east along Annistown Road
- 40% to/from the west along Annistown Road

Project trip distribution is illustrated in **Figure 4** in Appendix A.



### 4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6<sup>th</sup> Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist’s perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service “E” is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50



### 4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the existing year 2024 conditions and existing traffic volumes. The existing year traffic conditions and volumes are illustrated in **Figure 3. Table 3** summarizes the results of the capacity analysis.

Table 3: Existing Year (2024) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Annistown Rd at Winston Mason Dr/Centerville Plaza Driveway	Stop-Control	NB	B (14)	B (12)
		SB	C (18)	C (22)

*\*Average vehicle delay in seconds*

Annistown Road at Winston Mason Drive/Centerville Plaza Driveway is currently operating at an acceptable level of service during the AM peak hour and PM Peak Hour.

### 4.2 Turn Lane Analysis at Site Driveway

Gwinnett County has criteria for installation of right-turn lanes as set forth by the Unified Development Ordinance (UDO) for County-maintained roads. The County UDO states that right-turn deceleration lanes shall be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or major Thoroughfare. Since there is already a westbound right-turn lane on Annistown Road, no additional lanes are needed.

Additionally, Gwinnett County has minimum requirements for left-turn deceleration lanes as set forth by the County’s *Criteria and Guidelines for Left Turn Lanes*. Since Annistown Road is a 4-lane route, has a posted speed limit of 45 mph, and has average daily traffic (ADT) greater than 10,000 vehicles per day, the left-turn criteria states that if there will be more than 25 left-turning vehicles in the peak hour, then left-turn deceleration lanes would be warranted. Since there is already an eastbound left-turn lane on Annistown Road, no additional lanes are needed.



## 5. Recommendations

Recommendations for access for the proposed Jams Athletics development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop control) were based on Gwinnett County criteria. Recommendations were based on transportation industry standards and engineering judgment.

### 5.1 Recommended Driveway Geometry

The traffic impact study identified no additional geometric improvements are needed to accommodate the proposed development. Based on expected trips from the proposed development, and the Gwinnett County requirements, the current geometry and traffic control at the study intersection is expected to accommodate the Jams Athletics development volumes.

GWINNETT COUNTY  
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5/14/2024

## Appendices

- Appendix A
  - Figures
- Appendix B
  - Concept Plan
- Appendix C
  - Traffic Count Data
- Appendix D
  - Capacity Analysis Reports

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

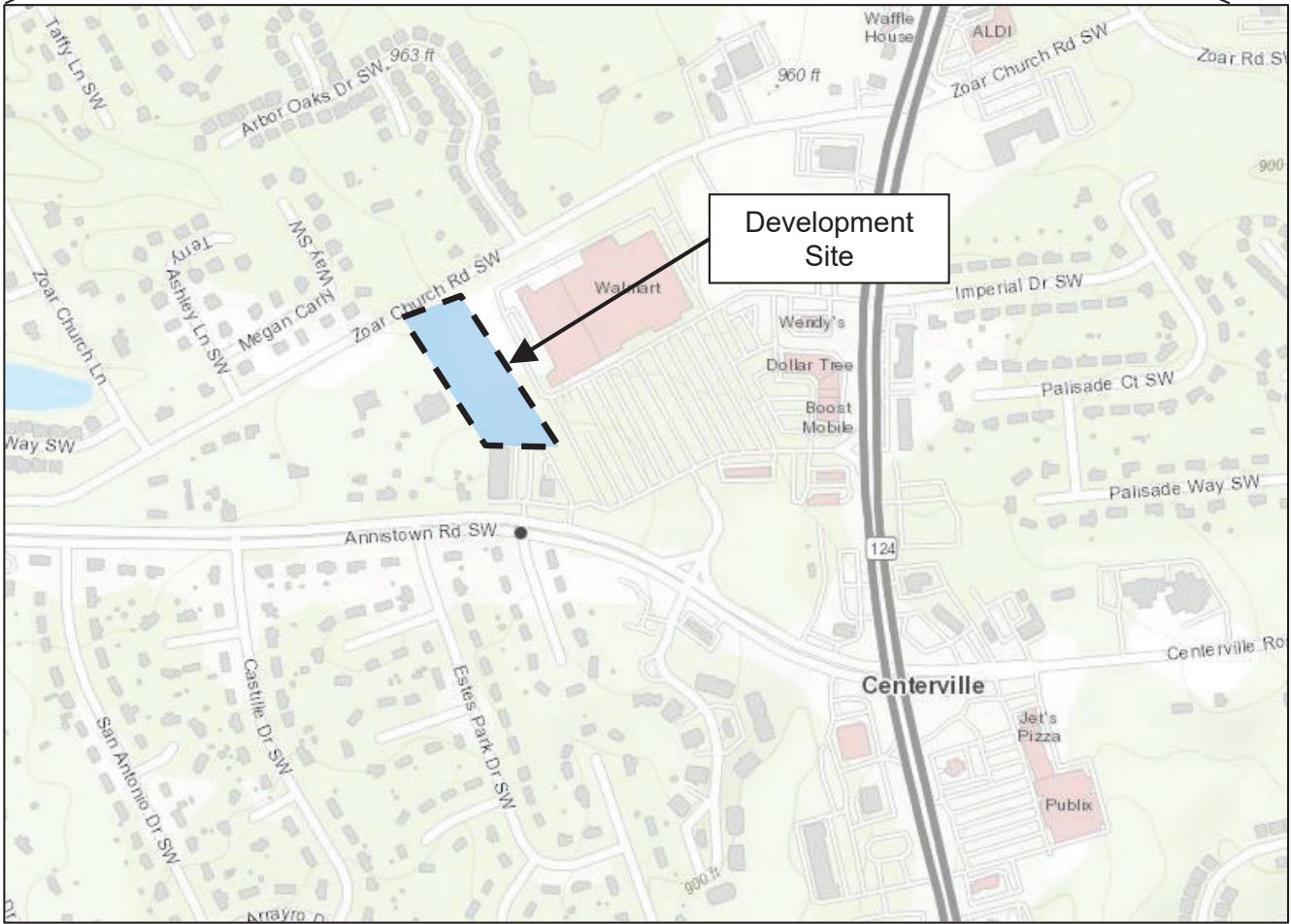
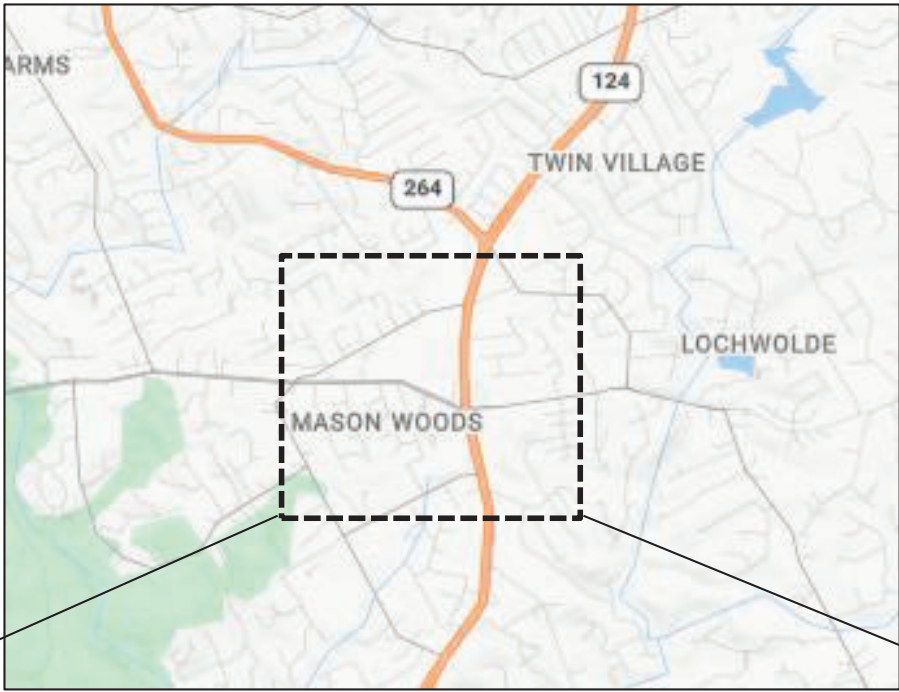
5/14/2024

# Appendix A

## Figures

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
5/14/2024



Not to Scale




**Traffic Impact Study  
Jams Athletics Development  
Gwinnett County, Georgia**

**Location  
Map**

**Figure  
1**

Legend:

 Study Intersection

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
5/14/2024



Not to Scale



**Traffic Impact Study  
Jams Athletics Development  
Gwinnett County, Georgia**

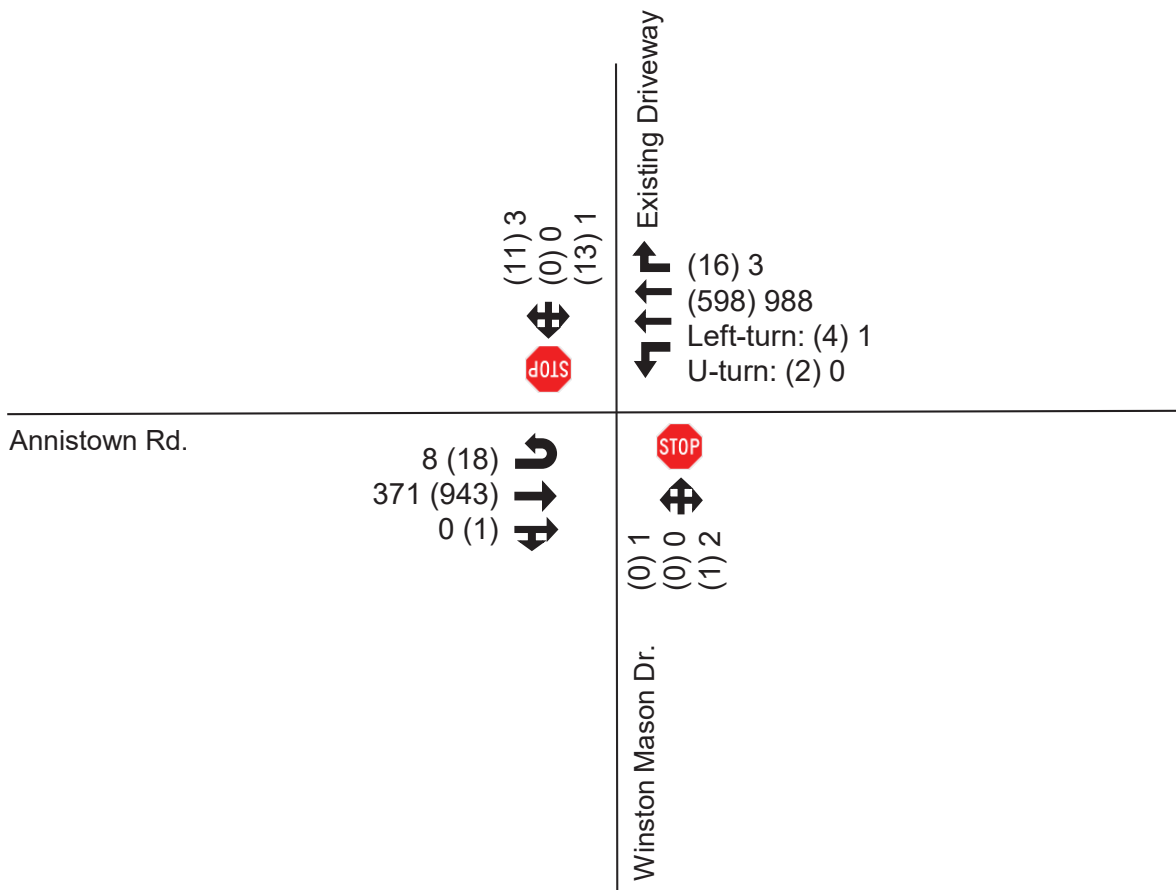
**Aerial &  
Access  
Locations**

**Figure  
2**



LEGEND:

- ← Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



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PLANNING AND DEVELOPMENT  
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Traffic Impact Study  
Jams Athletics Development  
Gwinnett County, Georgia

Existing Year  
(2024)  
Traffic Conditions

Figure  
3

**Legend:**

100 Residential %

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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Not to Scale



**Traffic Impact Study  
Jams Athletics Development  
Gwinnett County, Georgia**

**Project Trip  
Distribution**

**Figure  
4**

# Appendix B

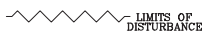



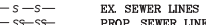
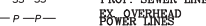

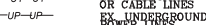
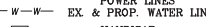



## Concept Plan

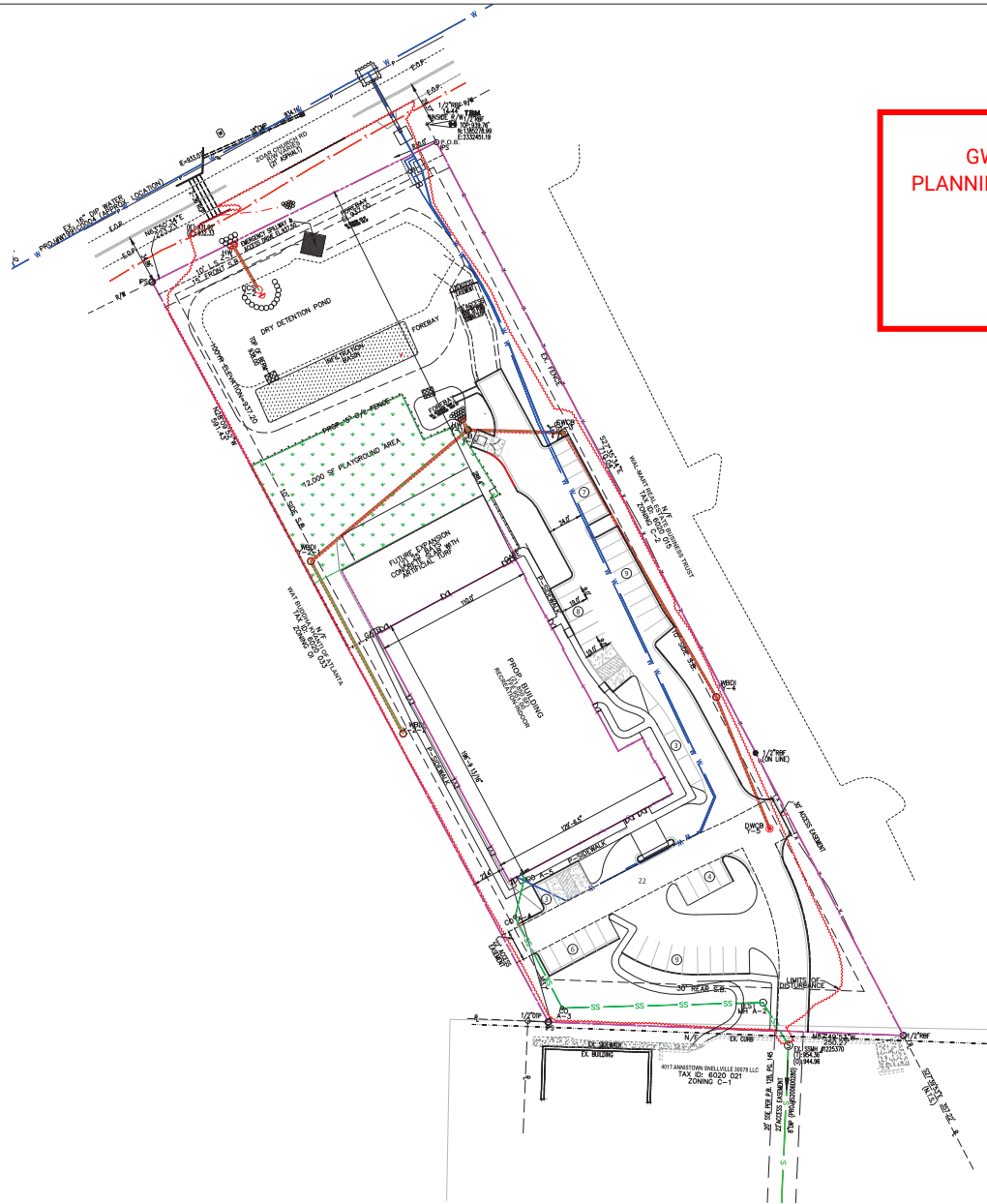
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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**GRAPHIC LEGEND**

-  LIMITS OF DISTURBANCE
-  BOUNDARY
-  EX. STORM UTILITY
-  PROP. STORM UTILITY
-  EX. FENCE
-  EX. SEWER LINES
-  PROP. SEWER LINES
-  EX. OVERHEAD POWER LINES
-  EX. TELEPHONE OR CABLE LINES
-  EX. UNDERGROUND POWER LINES
-  EX. & PROP. WATER LINES
-  HANDICAP PARKING SIGN



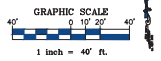
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**UTILITY NOTES:**  
 1. The existing utilities shown are for convenience only. There may be other utilities not shown on these plans. The design professional who sealed these plans assumes no responsibility for the location and size of the existing utilities. The contractor is to verify the locations and sizes of all utilities within the limits of the work prior to construction. All damage done to existing utilities shall be the sole responsibility of the contractor.  
 2. The contractor shall verify existing utility line sizes and locations prior to any service line installation.

NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION  
 678.515.6000.

SITE PLAN/OVERALL SITE



**REVISION LOG:**

NO.	DATE	REVISIONS

**PROJECT NAME & ADDRESS**  
 JAMS ATHLETICS  
 4002 ZEPH CHURCH RD  
 SNELLVILLE, GEORGIA 30039

**BULLARD LAND PLANNING, P.C.**  
 3790 CANNONWOLFE DR.  
 SNELLVILLE, GEORGIA 30039  
 (770) 974-1857 (FAX)  
 (678) 944-1238 (TEL)  
 bpbobby@bellsouth.net

**PROFESSIONAL SEALS**



SCALE: AS SHOWN

JOB NUMBER: 23-2148

DATE: 12-29-23

SHEET TITLE: JAMS ATHLETICS

SHEET NUMBER: CS

## Appendix C

### Traffic Count Data

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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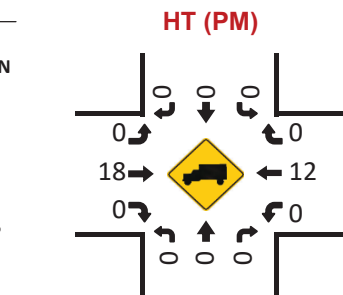
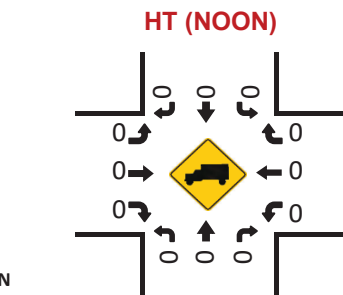
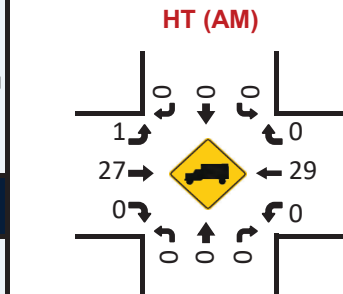
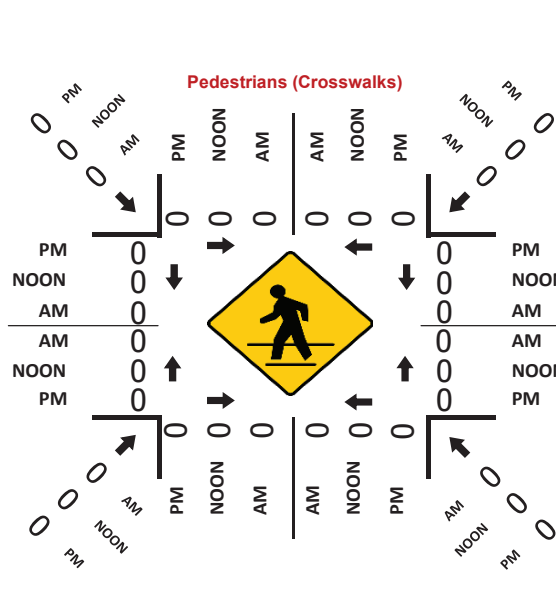
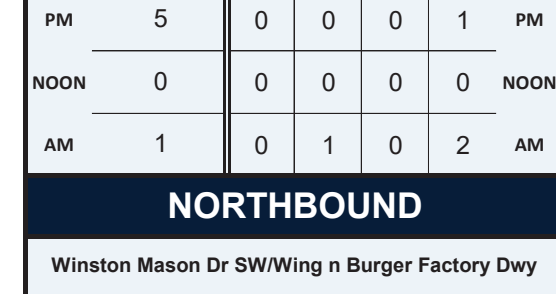
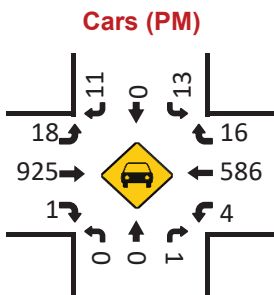
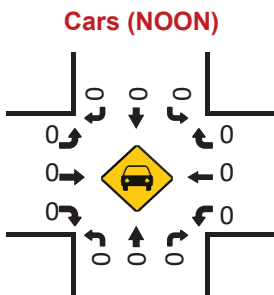
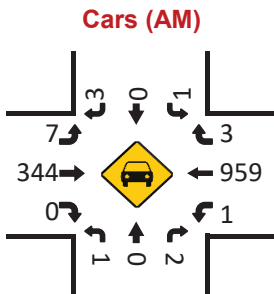
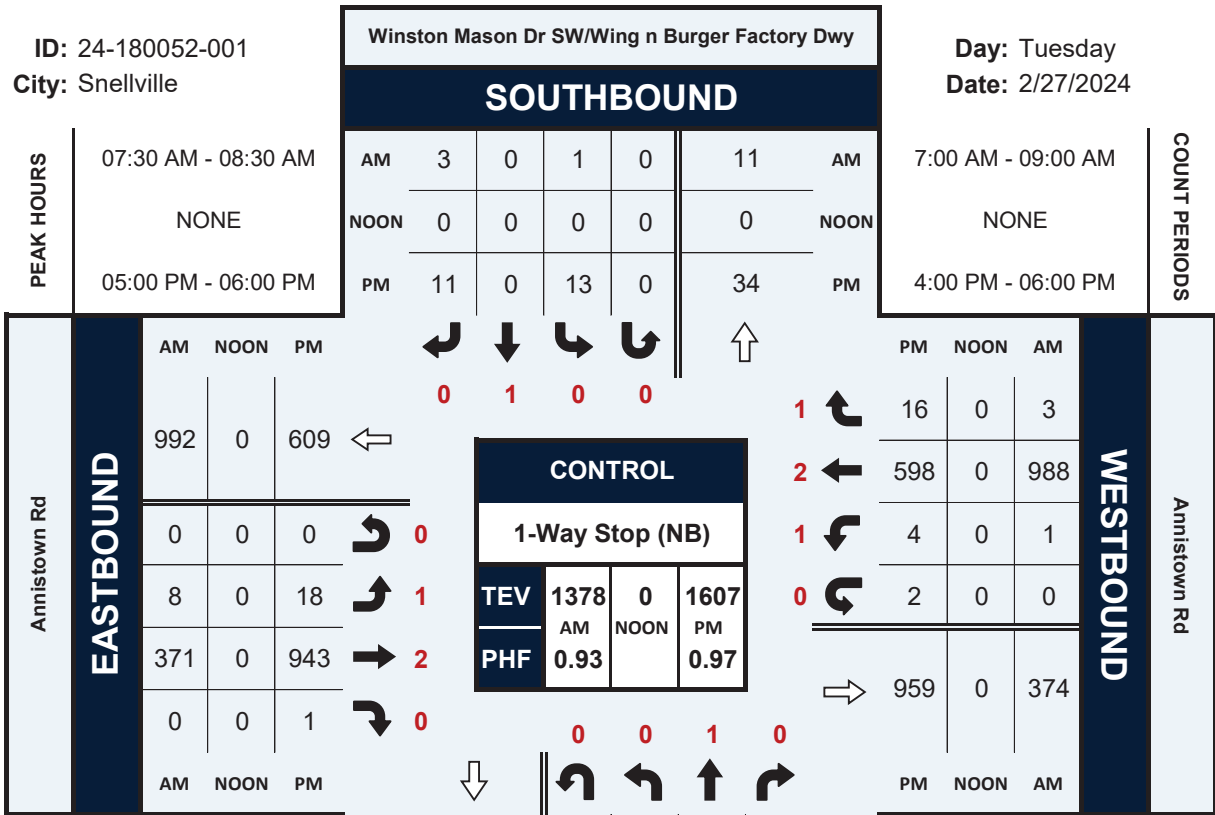
5/14/2024

# Winston Mason Dr SW/Wing n Burger Factory Dwy & Annistown Rd

## Peak Hour Turning Movement Count

ID: 24-180052-001  
City: Snellville

Day: Tuesday  
Date: 2/27/2024



RECEIVED

5/14/2024

Project ID: 24-180052-001  
Location: Winston Mason Dr SW/Wing n Burger Factory Dwy & Annistown Rd  
City: Snellville

Day: Tuesday  
Date: 2/27/2024

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Winston Mason Dr SW/Wing n Burger Factory Dwy Northbound					Winston Mason Dr SW/Wing n Burger Factory Dwy Southbound					Annistown Rd Eastbound				Annistown Rd Westbound				Int. Total								
	Left	Thru	Rgt	Uturm	Peds	App. Total	Left	Thru	Rgt	Uturm	Peds	App. Total	Left	Thru	Rgt	Uturm	Peds	App. Total									
7:00 AM	1	0	0	0	0	1	0	0	0	0	1	0	0	70	0	0	0	0	70	1	271	0	0	0	272	343	
7:15 AM	0	0	1	0	0	1	1	0	1	0	0	2	1	72	0	0	0	0	73	1	217	1	0	0	219	295	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	76	0	0	0	0	76	1	251	1	0	0	253	329	
7:45 AM	0	0	0	0	0	0	1	0	2	0	0	3	2	84	0	0	0	0	86	0	251	1	0	0	252	341	
Total	1	0	1	0	0	2	2	0	3	0	1	5	3	302	0	0	0	0	305	3	990	3	0	0	996	1308	
8:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	5	97	0	0	0	0	102	0	235	0	0	0	235	338	
8:15 AM	1	0	1	0	0	2	0	0	1	0	0	1	1	114	0	0	0	0	115	0	251	1	0	0	252	370	
8:30 AM	0	0	3	0	0	3	0	0	2	0	0	2	3	85	0	0	0	0	88	0	217	0	0	0	217	310	
8:45 AM	0	0	1	0	0	1	0	0	1	0	0	1	2	89	1	0	0	0	92	0	185	1	0	0	186	280	
Total	1	0	6	0	0	7	0	0	4	0	0	4	11	385	1	0	0	0	397	0	888	2	0	0	890	1298	
***BREAK***																											
4:00 PM	0	0	1	0	0	1	1	0	4	0	0	5	1	248	0	0	0	0	249	0	133	1	2	0	0	136	391
4:15 PM	0	0	1	0	0	1	0	0	2	0	1	2	6	221	0	0	1	0	227	1	119	1	0	0	0	121	351
4:30 PM	0	0	1	0	0	1	5	0	5	0	0	10	9	229	0	0	0	0	238	0	124	5	0	0	0	129	378
4:45 PM	0	0	1	0	0	1	2	0	2	0	0	4	3	244	1	0	0	0	248	1	134	1	0	0	0	136	389
Total	0	0	4	0	0	4	8	0	13	0	1	21	19	942	1	0	1	0	962	2	510	8	2	0	0	522	1509
5:00 PM	0	0	0	0	0	0	4	0	1	0	0	5	5	226	0	0	0	0	231	0	142	4	1	0	0	147	383
5:15 PM	0	0	1	0	0	1	2	0	1	0	0	3	3	259	0	0	0	0	262	2	145	1	0	0	0	148	414
5:30 PM	0	0	0	0	0	0	4	0	5	0	0	9	6	231	1	0	0	0	238	0	162	4	0	0	0	166	413
5:45 PM	0	0	0	0	0	0	3	0	4	0	0	7	4	227	0	0	0	0	231	2	149	7	1	0	0	159	397
Total	0	0	1	0	0	1	13	0	11	0	0	24	18	943	1	0	0	0	962	4	598	16	2	0	0	620	1607
Grand Total	2	0	12	0	0	14	23	0	31	0	2	54	51	2572	3	0	1	0	2626	9	2986	29	4	0	0	3028	5722
Apprch %	14.3	0.0	85.7	0.0	0.0		42.6	0.0	57.4	0.0	3.7		1.9	97.9	0.1	0.0	0.0			0.3	98.6	1.0	0.1	0.0			
Total %	0.0	0.0	0.2	0.0	0.0	0.2	0.4	0.0	0.5	0.0	0.0	0.9	0.9	44.9	0.1	0.0	0.0	0.0	45.9	0.2	52.2	0.5	0.1	0.0	0.0	52.9	
Cars, PU, Vans	2	0	12	0	0	14	23	0	30	0	0	53	49	2487	3	0	0	0	2539	9	2896	29	4	0	0	2938	5544
% Cars, PU, Vans	100.0	0.0	100.0	0.0	0.0	100.0	100.0	0.0	96.8	0.0	98.1	98.1	96.1	96.7	100.0	0.0	0.0	0.0	96.7	100.0	97.0	100.0	100.0	0.0	0.0	97.0	96.9
Heavy trucks	0	0	0	0	0	0	0	0	1	0	0	1	2	85	0	0	0	0	87	0	90	0	0	0	0	90	178
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	0.0	1.9	1.9	3.9	3.3	0.0	0.0	0.0	0.0	3.3	0.0	3.0	0.0	0.0	0.0	0.0	3.0	3.1

Project ID: 24-180052-001  
 Location: Winston Mason Dr SW/Wing n Burger Factory Dwy  
 City: Snellville

**PEAK HOURS**

Day: Tuesday  
 Date: 2/27/2024

**AM**

Start Time	n Mason Dr SW/Wing n Burger Factory Northbound					n Mason Dr SW/Wing n Burger Factory Southbound					Annistown Rd Eastbound					Annistown Rd Westbound					Int. Total
	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	
Peak Hour Analysis from 07:00 AM - 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	76	0	0	76	1	251	1	0	253	329
7:45 AM	0	0	0	0	0	1	0	2	0	3	2	84	0	0	86	0	251	1	0	252	341
8:00 AM	0	0	1	0	1	0	0	0	0	0	5	97	0	0	102	0	235	0	0	235	338
8:15 AM	1	0	1	0	2	0	0	1	0	1	1	114	0	0	115	0	251	1	0	252	370
Total Volume	1	0	2	0	3	1	0	3	0	4	8	371	0	0	379	1	988	3	0	992	1378
% App. Total	33.3	0.0	66.7	0.0	100	25.0	0.0	75.0	0.0	100	2.1	97.9	0.0	0.0	100	0.1	99.6	0.3	0.0	100	
PHF	0.375					0.333					0.824					0.980					0.931
Cars, PU, Vans	1	0	2	0	3	1	0	3	0	4	7	344	0	0	351	1	959	3	0	963	1321
% Cars, PU, Vans	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	87.5	92.7	0.0	0.0	92.6	100.0	97.1	100.0	0.0	97.1	95.9
Heavy trucks	0	0	0	0	0	0	0	0	0	0	1	27	0	0	28	0	29	0	0	29	57
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.5	7.3	0.0	0.0	7.4	0.0	2.9	0.0	0.0	2.9	4.1

**PM**

Start Time	n Mason Dr SW/Wing n Burger Factory Northbound					n Mason Dr SW/Wing n Burger Factory Southbound					Annistown Rd Eastbound					Annistown Rd Westbound					Int. Total
	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	Left	Thru	Rgt	Utum	App. Total	
Peak Hour Analysis from 04:00 PM - 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	0	0	0	0	0	4	0	1	0	5	5	226	0	0	231	0	142	4	1	147	383
5:15 PM	0	0	1	0	1	2	0	1	0	3	3	259	0	0	262	2	145	1	0	148	414
5:30 PM	0	0	0	0	0	4	0	5	0	9	6	231	1	0	238	0	162	4	0	166	413
5:45 PM	0	0	0	0	0	3	0	4	0	7	4	227	0	0	231	2	149	7	1	159	397
Total Volume	0	0	1	0	1	13	0	11	0	24	18	943	1	0	962	4	598	16	2	620	1607
% App. Total	0.0	0.0	100.0	0.0	100	54.2	0.0	45.8	0.0	100	1.9	98.0	0.1	0.0	100	0.6	96.5	2.6	0.3	100	
PHF	0.250					0.667					0.918					0.934					0.970
Cars, PU, Vans	0	0	1	0	1	13	0	11	0	24	18	925	1	0	944	4	586	16	2	608	1577
% Cars, PU, Vans	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	98.1	100.0	0.0	98.1	100.0	98.0	100.0	100.0	98.1	98.1
Heavy trucks	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	0	12	0	0	12	30
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.9	0.0	2.0	0.0	0.0	1.9	1.9

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/14/2024

## Appendix D

# Capacity Analysis Reports

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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5/14/2024

## Existing Conditions – Year 2024



HCM 6th TWSC  
1: Annistown Rd & Winston Mason Dr

Existing 2024  
AM Peak Hour

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	371	0	1	988	3	1	0	2	1	0	3
Future Vol, veh/h	8	371	0	1	988	3	1	0	2	1	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	9	399	0	1	1062	3	1	0	2	1	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1065	0	0	399	0	0	950	1484	200	1282	1481	531
Stage 1	-	-	-	-	-	-	417	417	-	1064	1064	-
Stage 2	-	-	-	-	-	-	533	1067	-	218	417	-
Critical Hdwy	4.18	-	-	4.18	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.24	-	-	2.24	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	638	-	-	1142	-	-	215	124	808	122	124	493
Stage 1	-	-	-	-	-	-	584	590	-	238	298	-
Stage 2	-	-	-	-	-	-	498	297	-	764	590	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	638	-	-	1142	-	-	211	122	808	120	122	493
Mov Cap-2 Maneuver	-	-	-	-	-	-	211	122	-	120	122	-
Stage 1	-	-	-	-	-	-	576	582	-	235	298	-
Stage 2	-	-	-	-	-	-	494	297	-	751	582	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	13.7	18.2
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	416	638	-	-	1142	-	-	277
HCM Lane V/C Ratio	0.008	0.013	-	-	0.001	-	-	0.016
HCM Control Delay (s)	13.7	10.7	-	-	8.2	-	-	18.2
HCM Lane LOS	B	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0



HCM 6th TWSC  
1: Annistown Rd & Winston Mason Dr

Existing 2024  
PM Peak Hour

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↑↑			↔	↑↑	↔		↔			↔	
Traffic Vol, veh/h	18	943	1	2	4	598	16	0	0	1	13	0	11
Future Vol, veh/h	18	943	1	2	4	598	16	0	0	1	13	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	0	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	4	4	4	4	4	4	4	2	2	2	2	2	2
Mvmt Flow	19	972	1	2	4	616	16	0	0	1	13	0	11

Major/Minor	Major1			Major2			Minor1			Minor2			
Conflicting Flow All	632	0	0	973	973	0	0	1331	1655	487	1152	1639	308
Stage 1	-	-	-	-	-	-	-	1011	1011	-	628	628	-
Stage 2	-	-	-	-	-	-	-	320	644	-	524	1011	-
Critical Hdwy	4.18	-	-	6.48	4.18	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.24	-	-	2.54	2.24	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	933	-	-	340	692	-	-	113	97	526	153	99	688
Stage 1	-	-	-	-	-	-	-	257	315	-	437	474	-
Stage 2	-	-	-	-	-	-	-	666	466	-	504	315	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	933	-	-	514	514	-	-	108	94	526	149	96	688
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	108	94	-	149	96	-
Stage 1	-	-	-	-	-	-	-	252	309	-	428	468	-
Stage 2	-	-	-	-	-	-	-	647	460	-	493	309	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	11.9	22.4
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	526	933	-	-	514	-	-	232
HCM Lane V/C Ratio	0.002	0.02	-	-	0.012	-	-	0.107
HCM Control Delay (s)	11.9	8.9	-	-	12.1	-	-	22.4
HCM Lane LOS	B	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.4

**RECEIVED**

5/9/2024

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 20 of the 6<sup>th</sup> Land District, Gwinnett County, Georgia and being more particular described as follows;

**BEGINNING** at a point at the intersection of the southeasterly right of way of Zoar Church Road (right of way varies) with the Land Lot Line common to land lot 20 and 19; THENCE southerly along the right of way of Zoar Church Road for a distance of 1055.95 feet to a 5/8-inch rebar found; THENCE South 27 degrees 35 minutes 34 seconds East for a distance of 14.44 feet to an iron pin set, said point being the **POINT OF BEGINNING**;

THENCE leaving the right of way of Zoar road South 27 degrees 35 minutes 34 seconds East for a distance of 710.04 feet to a ½ inch rebar found; THENCE North 87 degrees 49 minutes 53 seconds West for a distance of 250.27 feet to an iron pin set; THENCE North 28 degrees 09 minutes 52 seconds West for a distance of 591.43 feet to an iron pin set on the right of way of Zoar Road; THENCE along the right of way North 63 degrees 50 minutes 34 seconds East for a distance of 223.23 feet to a point, said point being the **POINT OF BEGINNING**.

The above-described tract contains 3.285 acres.