Gwinnett County Planning Division Change in Conditions Application Last Updated 12/2023

09/10/2024

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION			
Name: SANFORD EPSTEIN, AIA	Name: PIC GA INC (SHARON BI)			
Address: 6285 BARFIELD ROAD, STE. 285	Address: 1125 NORTHBROOK PARKWAY			
City: ATLANTA	City: SUWANEE			
State: GEORGIA ZIP: 30328	State: <u>GEORGIA</u> ZIP: <u>30024-3562</u>			
Phone: (404) 257-5902	Phone: (678) 376-9223			
Email: SANDY@SEA-US.COM	Email: SHARONBI@FCSAUTOPARTS.COM			
Contact Person: SANDY EPSTEIN	Phone: <u>(470)</u> 355-9440			
Contact's Email: SANDY@SEA-US.COM				
APPLICANT Owner's Agent Property				
Zoning District(s): M-1 (LIGHT INDUSTRIAL)	Prior Zoning Case No.: REZ1985-00207			
Parcel Number(s):	Acreage:15.350			
Property Address(es): 1125 NORTHBROOK PKWY, SUWANEE, GA 30024				
CHANGE IN AVER Proposed Change in Conditions: AND TO NOT REC	PKWY, SUWANEE, GA 30024 RAGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" BUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE			
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Proposed Change in Conditions: AND TO NOT RECEDED BUILDING. Variance(s):	AGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" BUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE Waiver(s):			
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Proposed Change in Conditions: AND TO NOT RECEDED BUILDING. Variance(s):	Waiver(s): NON-RESIDENTIAL DEVELOPMENT No. of Buildings: 1			
Proposed Change in Conditions: AND TO NOT RECEDENTIAL DEVELOPMENT: No. of Dwelling Units: Dwelling Unit Sq. Ft.:	AGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" BUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE Waiver(s): NON-RESIDENTIAL DEVELOPMENT No. of Buildings: 1 Total Building Sq. Ft.: 264,689 SF (62,321 ADDITION)			
Proposed Change in Conditions: AND TO NOT RECEDENTIAL DEVELOPMENT: No. of Dwelling Units: Dwelling Unit Sq. Ft.: Density:	AGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" BUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE Waiver(s): NON-RESIDENTIAL DEVELOPMENT No. of Buildings: Total Building Sq. Ft.: 264,689 SF (62,321 ADDITION) Floor Area Ratio: 0.29			
Proposed Change in Conditions: AND TO NOT RECEDUILDING. Variance(s):	AGE HEIGHT OF THE BUILDING FROM 25'-0" TO 37'-1" BUIRE ALL BRICK ON THE SIDE AND REAR WALLS OF THE Waiver(s): NON-RESIDENTIAL DEVELOPMENT No. of Buildings: Total Building Sq. Ft.: 264,689 SF (62,321 ADDITION) Floor Area Ratio: 0.29			



GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440 678.518.6000 GwinnettCounty.com

PRE-APPLICATION MEETING MINUTES

Subject Property: 1125 Northbrook Parkway (Parcel ID: 7125 132)

Application Type: Change In Conditions (CIC)
Pre-Application Meeting Date: 8/20/2024
Meeting Minutes Distribution Date: 8/22/2024

Attendees:

Name	Organization	Title	Email
Andrew Russell	Gwinnett County	Planner	Andrew.Russell@gwinnettcounty.com
Sandy Epstein	SEA Studios, PC	Applicant	sandy@sea-us.com

Summary of Request:

The applicant is requesting a change in conditions (CIC) to Condition #6 of rezoning case REZ1985-00207 to construct a building that is not all brick construction and to increase the allowable building height from 25 feet to approximately 39 feet. Condition #6 of REZ1985-00207 states, in part: "The buildings in this area shall be all brick construction with a maximum height of 25 feet and limited to one story."

(The pre-application meeting request application form and documents, and the BOC resolution from the 1985 zoning case are attached.)

Comments:

- The property is zoned M-1 (Light Industry District)
- The property is located within the "Workplace Center Light" future development type. Please see the <u>2045 Unified Plan</u>, pages 45-48. for more information on the intent of the future development type.
- Refer to the definition of "Height, Building" in <u>Sec. 110-40</u> of the UDO and confirm that the building height is being measured according to the definition.
- An LDP and a Building Permit are currently under review for this project.

Application Notes:

- Please review the <u>Application Procedures and Instructions</u> packet.
 - Public Participation Plan must be submitted as part of the application and public participation meeting must be held. Contact information for properties within 1,000 feet is being provided.
 - Traffic Impact Study (TIS) will be required as part of the application. Contact Brent Hodges, contract information below, for more information on the TIS.
 - o Sewer Capacity Certification will be required as part of the application.
- If there are any Variances (from Title II) or Waivers (from Title III) that the project requires, they may be requested concurrently with the CIC application.
- Submit all application documents to <u>p&d-planningzoning@gwinnettcounty.com</u>
- Once the application is received, it will be reviewed for completeness.
- Public notification is required and includes the following:

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- Fublic hearing advertising sign(s) will be posted on each road frontage of the property by the County. The sign fee is \$250.00 per each road frontage.
- Public notification to all property owners within 1,000 square feet of the property. Staff will provide the property owner addresses for the applicant to mail notification letters.
- Staff will advertise the public hearings in the Gwinnett Daily Post.

Staff Contacts:

- Building / Architectural Design: Gail Bass, Building Plan Review Manager gail.bass@gwinnettcounty.com or 678-518-6094.
- Fire: Tamara Craig, Fire Planner II Tamara.Craig@gwinnettcounty.com or 678-518-6242.
- Sanitary Sewer: Lorraine Campagne, DWR Section Manager lorraine.campagne@gwinnettcounty.com or 678-376-7058.
- Stormwater: Bob Whelchel, Engineer V Bob.Whelchel@gwinnettcounty.com or 678-518-6185.
- Transportation: Brent Hodges, Construction Manager I brent.hodges@gwinnettcounty.com or 678-639-8862.

Important Links (Revised January 1, 2024):

- CIC Application
- **Application Procedures and Instructions**
- **Public Participation Requirements**
- Public Hearing Schedule

Important Dates:

- Next Application Filing Deadline: 8/29/2024
- Planning Commission Meeting: 11/5/2024
- Board of Commissioners Meeting: 11/12/2024

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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

Date

SANFORD EPSTEIN - PRESIDENT

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

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Gwinnett County Planning Division Change in Conditions Application Last Updated 12/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

0/20/204

Date

Guolin Huang Type or Print Name and Title

08/29/wzh

Signature of Notary Public

Date

Notary Seal

09/10/2024

Gwinnett County Planning Division Change in Conditions Application Last Updated 12/2023

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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

		(Your Name)
Have you, within the two years campaign contributions aggre Commissioners?	immediately preceding	the filing of this application, made re to a member of the Board of
DISCLO	OSURE OF CAMPAIGN C	ONTRIBUTIONS
Signature of Notary Public	8/29/2074 Date	April 8, 2025
Atterney or Representative		My Comm. Expires
Signature of Applicant's	08/28/2024 Date	Type or Print Name and Title
0,68	Dute	Type of Fillit Name and Title
Signature of Applicant	08/28/2024 Date	SANFORD EPSTEIN - PRESIDEN Type of Print Name and Title

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

Gwinnett County Planning Division Change in Conditions Application Last Updated 12/2023

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Parcel I.D. Number: 7125 132

<u>VERIFICATION OF CURRENT PAID PROPERTY TAXES</u> <u>FOR CHANGE IN CONDITIONS</u>

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.

(Map Reference Number)				
Signature of Applicant	08/28/2024 Date			
SANFORD EPSTEIN - PRESIDENT 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 COMMISSIO	NERS USE ONLY			
Payment of all property taxes billed to date for taxes paid current and confirmed by the signature	the above referenced parcel has been verified below.			
Name	Title			
Date				



1 message

sharonbi fcsautoparts.com <sharonbi@fcsautoparts.com>

Mon, Sep 9, 2024 at 2:26 PM

To: Sandy Epstein <sandy@sea-us.com>

Cc: Allan Williams <allan@sea-us.com>, Cal Patterson <CPatterson@fulcrumconstruction.com>

Sandy,

We paid off the property tax online, please see the receipt below.

From: No Reply - Gwinnett County Tax Commissioner <noreply+gwinnett-county-tax@paydici.com>

Sent: Monday, September 9, 2024 1:58 PM

To: Sophia Li <ga.accounting@fcsautoparts.com>

Subject: Gwinnett County Tax Commissioner :: Order Receipt



Hello,

Order Confirmation #162381487

Your payment of \$212361.95 to Gwinnett County Tax Commissioner has been processed on September 9, 2024 and is pending until the funds have been captured from your respective account.

Please ensure the funds remain available until the payment has cleared your account.

GWINNETT COUNTY

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PLANNING AND DEVELOPMENT your payment is unable to be processed fully, your payment liability will remain outs anding, and you will be subject to any applicable penalties or interest.

09/10/2024

That k you for making your payment on our website. If you have any questions about your payment, please contact our property tax customer service center at (770) 822-8800 or tax@gwinnettcounty.com.

Sincerely,

Gwinnett County Tax Commissioner's Office

Parcel ID	Installment	Amount
R7125 132	Amount	\$212,361.95
Processing Fees:		\$0.00
Total:		\$212,361.95

Payment Method: **** **** 2739 (echeck)

Your payment has been processed and is pending until the funds have been captured from your respective account. Please ensure the funds remain available until the payment has cleared your account. If your payment is unable to be processed fully, your payment liability will remain outstanding, and you will be subject to any applicable penalties or interest.

Your payment of \$ to Gwinnett County Tax Commissioner has been processed on and is pending until the funds have been captured from your respective account.

Your e-check payment will be presented to our banking institution and drawn upon the account information you provided. Please note, like a paper check, an e-check transaction is not complete until the funds have been received from your checking account. Please allow 3-5 business days for the payment to process and ensure that funds remain available. Dishonored e-checks are subject to additional penalties and will be collected by Envision Payment Solutions acting on behalf of the Tax Commissioner's Office.

Your payment will be applied to your property tax account as of the time you initiated the payment.

GWINNETT COUNTY

PLANNING AND DEVELOPMENThat k you for making your payment on our website. If you have any questions about

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your e-check payment, please contact our property tax customer service center at (770) 822-8800 or tax@gwinnettcounty.com.

Sincerely,

Gwinnett County Tax Commissioner's Office

If you have questions regarding your account, please contact Gwinnett County Tax Commissioner.

Thank you, **Gwinnett County Tax Commissioner** 770-822-8800 tax@gwinnettcounty.com

> Please do not respond to this email as it is not monitored regularly. For billing questions or general issues, please contact your service provider directly.



Best Regards,

Sharon Bi

FCS Automotive International Inc.

Cell: 6789073356

1125 Northbrook Parkway

Suwanee, GA 30024



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012 678.376.6700 www.gwinnettcounty.com | www.gwinnetth2o.com

September 5, 2024

Cal Patterson Fulcrum Construction 1945 The Exchange SE # 400 Atlanta, GA 30339

△ APPROVED
■ DENIED
CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-210-09
Expiration Date: 09/05/2025
P&D Number: EPN2024-02026
Tie-In Manhole FID: 206621

RE: Sewer Availability for Proposed Development – FCS Automotive Expansion

Parcel ID 7125 132

Dear Mr. Patterson:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a <u>61,321-SF</u> warehouse <u>expansion and truck court with 20</u> employees 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 <u>1.41 gpm</u> discharging to the sewer tie-in manhole at Facility ID **206621**. This request is for anticipated flows from the development's toilet facilities only; no industrial processing discharges are covered as none were identified for this capacity request.

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



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012 678.376.6700 www.gwinnettcounty.com | www.gwinnetth2o.com

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE

Section Manager, Development Support

678.376.7058

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



To: Sharon Bi FCS Automotive International, Inc.



Project #: 64665.00

Date: 9/16/2024

From: David Pickworth, PE Re: 1125 Northbrook Parkway – Level 1 Traffic Impact Study

Introduction

The FCS Automotive warehouse and office building located in Suwanee, Georgia is expanding its existing footprint to include 62,321 SF of additional floor area. Per the Gwinnett County Department of Transportation Traffic Impact Study Guidelines, this development will require a Level 1 Traffic Impact Study (TIS)¹. This report addresses all the requirements needed for a Level 1 TIS.

Location Description

The warehouse is located at 1125 Northbrook Parkway in the City of Suwanee. There are two existing driveways that provide access to the site from Northbrook Parkway, one on the north side of the building and one on the south. The site, seen in Figure 1, is located parallel to I-85 and the closest interchange providing access to the interstate is Old Peachtree Road NW.

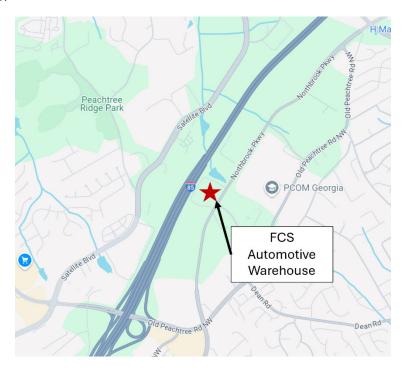


Figure 1: Site Location

2 1111

¹ Traffic Impact Study Guidelines, Gwinnett County Department of Transportation (June 30, 2023)





Land Use

Existing

Currently the site contains the existing FCS Automotive Building, which is a one-story brick warehouse and office building. The current building footprint is 202,368 SF. There are several parking areas surrounding the warehouse and two existing driveways to Northbrook Parkway. Per the Gwinnett County Zoning Map the parcel is currently zoned as M1 – Workplace Center-Light.

Proposed

FCS Automotive is expanding the warehouse footprint with the addition of 62,321 SF of new warehouse space, attached to the southwest side of the existing building. New parking spaces will be added next to the addition and will tie into an existing driveway on Northbrook Parkway. The existing driveway geometry will not be changed. There is no proposed zoning change to the parcel.

Trip Generation Estimate

The Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition was used to estimate the trips created by the addition to the warehouse. Land use 150 - Warehousing was used in this analysis. The trips generated are based on the square footage of the new warehouse space. The manual proposes two ways to calculate the new trips – with an average rate or a fitted curve. The fitted curve was used in this analysis, as it is the more conservative method yielding more trips. Table 1 shows the weekday, AM Peak and PM Peak trips generated by the warehouse addition.

Table 1 ITE Trip Generation

	Weekday Trips			AM Peak Hour Trips		PN	Л Peak Hour T	rips
Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
136	68	68	31	24	7	34	10	24

Access Management

There are two existing driveways that provide access from the site to Northbrook Parkway. One is north of the warehouse building and one is on the south side. Currently neither driveway has control devices but operate as minor street stop-controlled intersections and have one lane in each direction. The proposed additional warehouse space will not change the access points on Northbrook Parkway.

Adjacent Access Spacing

From the north driveway, the closest adjacent access is the Thomco Specialty Products Inc. Truck Driveway approximately 150ft to the south. Looking north from the north driveway the closest access point is the Mazak Technology Center Driveway, approximately 500ft away. Both access points adjacent to the north driveway have no control devices but operate as a minor street stop-controlled intersection.





From the south driveway, the closest adjacent access is the Gwinnett County Public School Property Warehouse Driveway approximately 120 ft away. This access point has no control devices but operates as a minor street stop-controlled intersection. Looking north from the south driveway the closest adjacent access point is Northlake Drive approximately 150 ft away. This is a minor street (Northlake Drive) stop controlled intersection.

The proposed additional warehouse space will not impact the site access points or the spacing to the adjacent access points.

Intersection Sight Distance

With Northbrook Parkway being flat and straight at the project location, both the north and the south driveways meet the Georgia Department of Transportation's (GDOT) driveway sight distance minimums² for a four-lane road with a posted speed limit of 40 mph. The manual sets the minimum left turn sight distance as 445 ft and for right turns it is 500 ft. Figure 2 and Figure 3 below show clear sight lines at the required sight distances for both the north and south driveways. The additional warehouse space will not impact the existing driveways or the sight distances.



Figure 2 North Driveway Sight Distances

² GDOT Regulations for Driveway and Encroachment Control





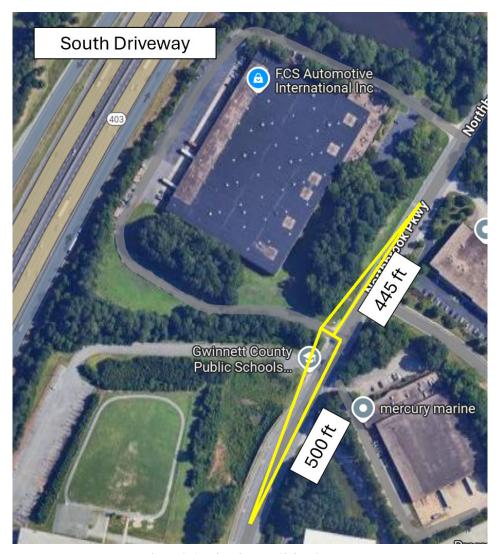


Figure 3: South Driveway Sight Distances

Connectivity and Circulation Review

Currently the site has two driveways on Northbrook Parkway that connect via a loop road around the existing warehouse. There are several small parking areas along the northern portion loop road. The new warehouse space will be built where the southern part of the loop road currently exists, closing internal access between the two driveways. A new parking lot will be added in front of the warehouse addition that will tie into the existing south driveway. Access from the south driveway will end in the new parking lot and not connect to the loop road. The new warehouse space will not impact any of the existing parking which will still be accessible through the north driveway.





Existing Street Functional Classification

Northbrook Parkway is classified as a local road.

Posted Speed Limits

The posted speed limit on Northbrook Parkway is 40mph. The site is in a school zone where the speed limit is reduced to 30mph during weekday mornings and afternoons when school is in session.

Future Identified Projects

One planned project was identified in the area. The 2023 Gwinnett Special Purpose Local Option Sales Tax³ (SPLOST) has programmed a Tier II project on Northbrook Parkway between Old Peachtree Road to Northridge Drive, which runs in front of the site. The project ID is F-1577 and consists of the addition of sidewalks and pedestrian safety improvements. The addition of the warehouse space will not interfere with the access on Northbrook Parkway or the development of the SPLOST project.

Existing Conditions – Traffic Operations

Currently the FCS Automotive Warehouse has two driveways on Northbrook Parkway. Both access points do not have control devices but are intended to operate as minor street stop control driveways. Both driveways have one lane in each direction and there have no turn lanes on the mainline.

The north and south driveways currently meet, forming a loop road around the warehouse. There are multiple parking areas along the northern portion of the loop road.

Intersection and Roadway Geometry Recommendations

The addition of the warehouse space will not alter the access points on Northbrook Parkway. A new parking lot will be added in front of the addition which will tie into the existing south driveway. While no geometry changes are being made to the driveways, it is recommended to add stop signs on the driveway approaches to reinforce it is a minor street stop-controlled intersection.

The new warehouse space will be built on in the space currently occupied by the southern part of the loop road. The access from the southern driveway will end in a parking lot in front of the new warehouse space. The existing parking areas will not be impacted by the new warehouse as they will still be accessible from the north driveway.

³ Gwinnett County 2023 SPLOST



GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440 678.518.6000 GwinnettCounty.com

Public Participation Plan

N/A
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. FCS AUTO PARTS LOCATION
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.
MEETING WILL BE SCHEDULES FOR OCTOBER 10, 2024 AT 5:30 PM
What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting? WE WILL PRESENT AS A POWERPOINT PRESENTATION SHOWING SITE PLAN, FLOOR PLANS,
AND COLOR ELEVATIONS OF THE BUILDING AND PROPERTY



LETTER OF INTENT

Property Address: 1125 Northbrook Parkway (PIN ID#: 7125 132

Application Type: Change in Conditions

Case Number: CIC2024-00032

Review Date: 9/6/2024

The project is a 60,000 SF addition to an approximate 200,000 SF warehouse/distribution facility. FCS Auto Parts is a distributor of automobile shock absorbers and similar parts. The building was originally constructed in 1986. Prior to the property being purchased by FCS, the building was occupied by Volvo.

FCS has requested the facility have a 32'-0" clear height to the lowest point under the steel roof structure. The average high point of the roof 37'-1". Highest point of the roof is 39'-8". The existing zoning height, 25 feet, is significantly lower than the current development standards for this type of use. An increase in height will make this addition would a greater volume and better use of the land, and will make the property much more attractive for a future prospective owner.

We are requesting the amount of brick on the building be reduced to the amount shown on the submitted elevations. This facility will be concrete, and the brick is thin brick which cast on the ground with the panels, not individual bricks laid with brick masons on scaffolding.

We appreciate your consideration.

Yours very truly, SEA Studios, PC

Sandy Epstein, AIA, NCARB President

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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 current use is warehouse distribution of automobile parts, and current industries in the park are similar uses, and by current standards 25' i not standard in these industries
- (B) Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property: Change in conditions will in fact enhance the use of this property allowing for higher and denser storage of product following a trend typical in this industry, including nearby properties
- (C) Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned: Owner's building program required a 32' clear height to underside of structure at lowest point to gain additional additional necessary storage space, avoiding a need to move from location
- (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: Building was constructed in 1986, with additional land available specifically to allow future expansion of facility for growth. Intent of use has not changed and the zoning and use remains lights industrial
- Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map: This Property and use of surrounding properties is zoned M-1 light Industrial, and 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: The existing zoning height is significantly lower than current development standards for this type of use. Allowing an increase in height will make the property much more attractive for future perspective owners.

RECEIVED AND ZONING RESOLUTION TO AMEND THE OFFICIAL ZONING MAP RZ-207-85 GWINNETT COUNTY BOARD OF COMMISSIONERS

WHEREAS,	the Municipal-Gwinnett County Planning Commission has filed a formal
	recommendation to the Gwinnett County Board of Commissioners upon an
	Application to Amend the Official Zoning Map from RM to M-1
	by A. R. Weeks & Associates, 4497 Park Drive,
	Norcross, Ga. 30093
	for the proposed use ofOffice/Warehouse/Distribution Park
	on a tract of land described by the attached legal description, and
WHEREAS,	notice to the public regarding said Amendment to the Official Zoning
	Map has been published in BUSINESS GWINNETT , the Official News Organ
	of Gwinnett County, and
WHEREAS,	a Public Hearing was held in the Commission Meeting Room by the Gwinnett
	County Eoard of Commissioners on OCTOBER 22, 1985 and
	objections were <u>not</u> <u>filed</u> .
THEREFORE	E, BE IT RESOLVED that the Gwinnett County Board of Commissioners do
	hereby APPROVED/CONDITIONS the Amendment to the Official Zoning Map O-I & from RM to M-1 on the 22 day of October 1885

CONDITIONS:

SEE ATTACHMENT FOR LIST OF CONDITIONS.

GWINNETT COUNTY BOARD OF COMMISSIONERS

LILLIAN WEBB, CHAIRMAN

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09/10/2024

PLANNING AND ZONING

000744

CONDITIONS FOR APPROVAL OF RZ-207-85

- 1. No outside storage throughout the development unless adequately screened.
- 2. No truck terminals, truck repair or maintenance facilities.
- 3. No billboards, (except for billboard advertising development which will be removed when development it completed).
- 4. No airfields or landing pads unless approved by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing.
- 5. A 75 foot widestrip of the natural treeline, replanted where sparse, is to be left as a buffer adjacent tot he existing right-of-way. In addition the first 25 feet of the buffer is to be enhanced where necessary and where nehancement is required there shall contain a minimum of three (3) staggered rows of understory evergren plantings to adequately exceen the development from view fromt he level fo a first floor window across the right-of-way. The minimum height of enhancement at the itme of construction on the lots shall be 5 feet and 15 feet minimum height at maturity.
- 6. The buildings in this area shall be <u>all</u> brick construction with a maximum height of 25 feet and limited to one story. These buildings shall be set—back a minimum of 100 feet from the existing right-of-way.

 On the front face and truncated corner exposed to the street
- 7. No parking or dirveway areas shall be between the rear of the buildings and the existing right-of-way unless approved by the Planning Commission.
- 8. No lighting shall be directed toward the existing right-of-way. Cut-off type luminaires mounted on the building are permissable for security lighting requirements.
- 9. No access to existing right-of-way on Old Peachtree Road.
- 10. All buildings to be of a similar style and architecture found in the developer's Gwinnett Park project. Each building site shall be heavily landscaped as in the same referenced project and all landscaped areas and buffers hall be under the control and responsibility of a single management entity.
- 11. Existing tree stands are to be preserved wherever possible and be incorporated into the overall landscaping plan for the development. Three stands are to remain on the undeveloped lots until the commencement of building activity on eac lot.
- 12. The entrances to the development at either end of Old Peachtree Road shall contain a minimum of 1/2 acre of heavy landscaping. Signage at these points shall be limited to 10 feet in height.
- 13. All lighting shall be cut-off type luminaries.
- 14. A final subdivision plan shall be submitted to the Planning Commission for approval prior to the issuing of any permits.

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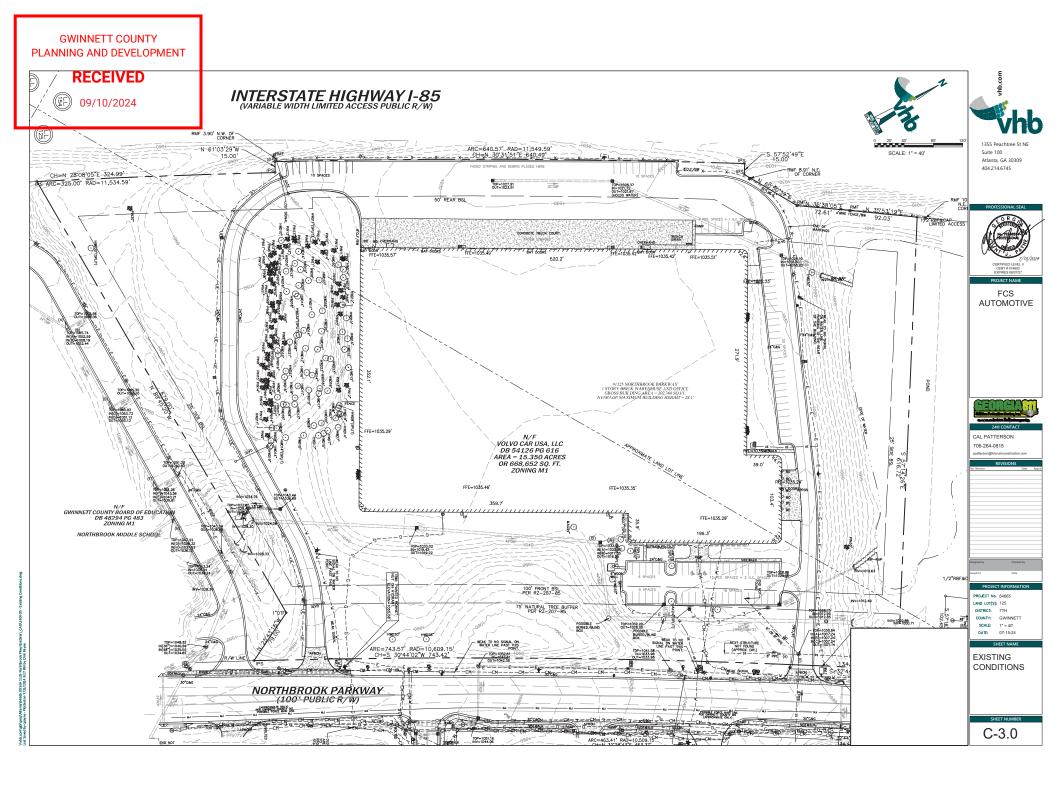
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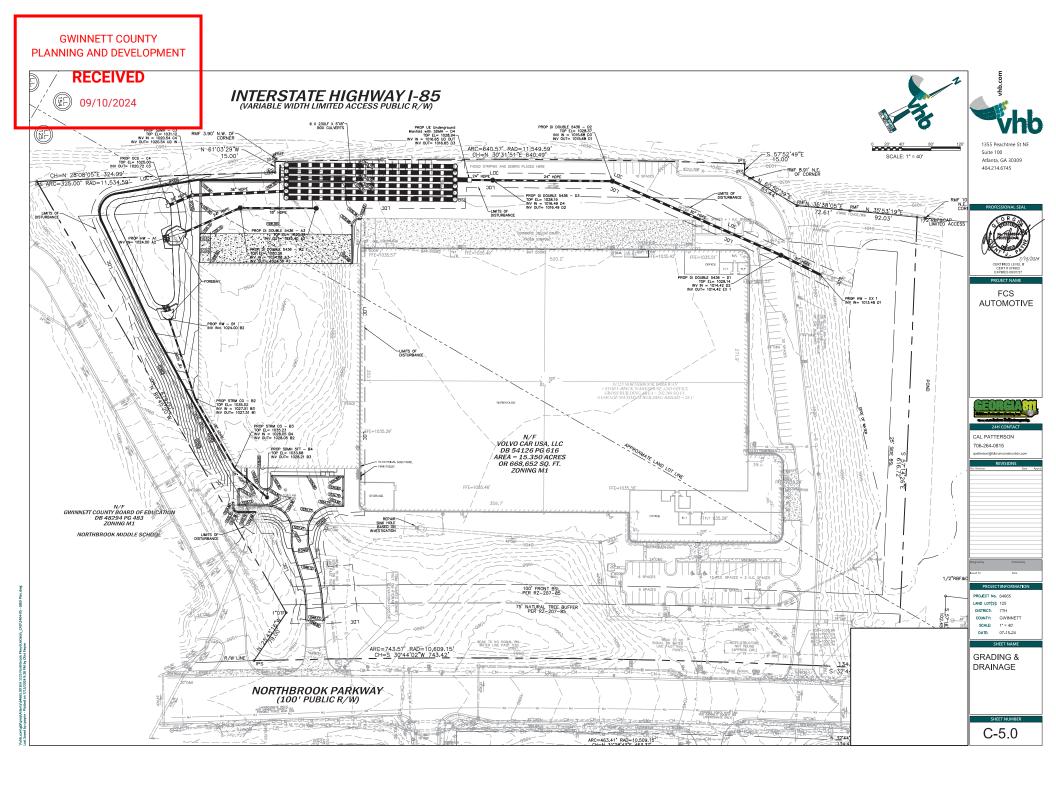
Land Description

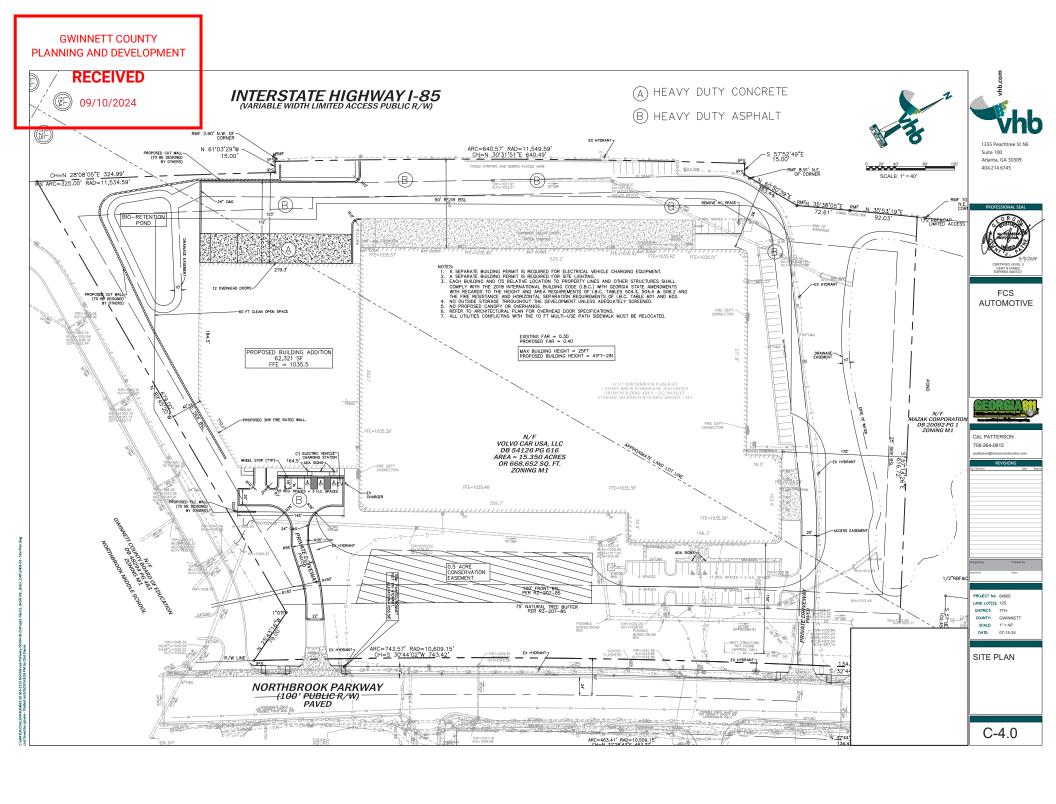
All that tract or parcel of land lying and being in Land Lots 125, 126, 153 and 154 of the 7th Land District, Gwinnett County, Georgia, containing 292.45 acres more or less, and being more particularly described as follows:

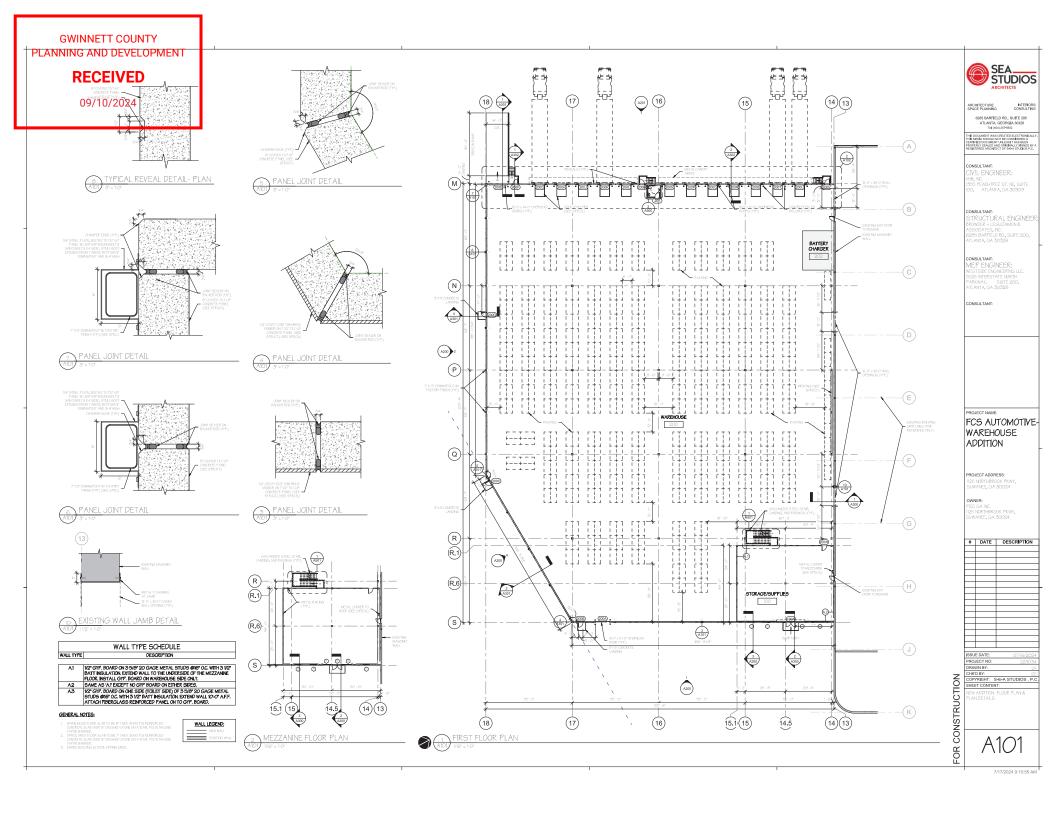
Beginning at the intersection of the Land Lot line separating Land Lots 124 and 125 with the southeasterly right-of-way of Interstate 85, said point being the True Point of Beginning; thence continuing in a northeasterly direction along said rightof-way an arc distance of 1091.2 feet to a point (said arc having a chord bearing of N.29°00'E. and chord distance of 1090.8 feet); thence continuing along said right-of-way N.31°48'E., a distance of 1891.7 feet to a point; thence continuing along said right-ofway S.58°14'E., a distance of 99.4 feet to a point; thence continuing along said right-of-way N.31°48'E., a distance of 218.5 feet to a point; thence continuing along said right-of-way N.62°14'W., a distance of 60.00 feet to a point; thence continuing along said right-of-way N.31°42'E., a distance of 225.5 feet to a point; thence continuing along said right-of-way N.58°58'W., a distance of 39.7 feet to a point; thence continuing along said right-of-way an arc distance of 1078.4 feet to a point (said arc having a chord bearing of N.37°24'E. and a chord distance of 1076.7 feet); thence S.61°24'E., a distance of 2253.4 feet to a point on the northwesterly right-of-way of Old Peachtree Road; thence in a southwesterly direction along the northwesterly right-of-way of Old Peachtree Road and following the curvature thereof a distance of 881.6 feet to a point; thence S.66°45'W., a distance of 153.4 feet to a point; thence S.41°44'W., a distance of 250.3 feet to a point, thence S.30°28'E., a distance of 186.4 feet to a point on the northwesterly rightof-way of Old Peachtree Road; thence in a southwesterly direction along the northwesterly right-of-way of Old Peachtree Road and following the curvature thereof a distance of 3694.4 feet to a point; thence N.56°33'W., a distance of 952.4 feet to a point; thence S.33°13'W., a distance of 127.4 feet to a point; thence N.26°48'W., a distance of 1294.0 feet to a point; thence S.89°06'W., a distance of 719.5 feet to the True Point of Beginning.

> Conect legal R2-201-85



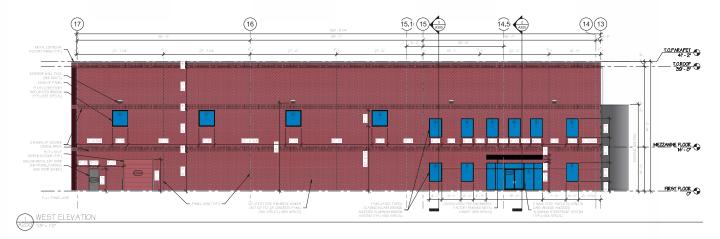


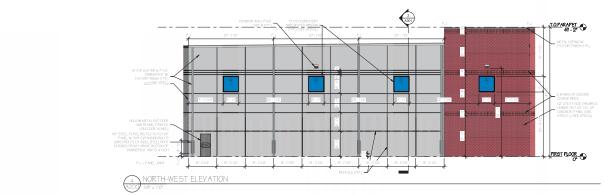


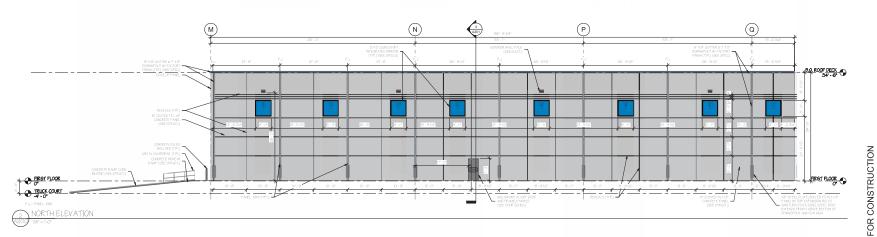


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