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7.12.2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Seventy Seven Holdings, LLC c/o Andersen Tate & Carr</u> Address: <u>1960 Satellite Blvd. S-4000</u> City: <u>Duluth</u> State: <u>GA</u> ZIP: <u>30097</u> Phone: <u>770-822-0900</u> Email: <u>mglouton@atclawfirm.com</u>	Name: <u>Seventy Seven Holdings, LLC</u> Address: <u>3100 Breckinridge Blvd. S-175</u> City: <u>Duluth</u> State: <u>GA</u> ZIP: <u>30097</u> Phone: <u>770-822-0900</u> Email: <u>zoeb@plusmaterials.com</u>
Contact Person: <u>Melody A. Glouton</u> Phone: <u>770-822-0900</u> Contact's Email: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>M-1/M-2</u> Parcel Number(s): <u>R6030 100</u> Acreage: <u>9.328</u> Property Address(es): <u>3250 Centerville Highway, Snellville, GA</u> Proposed Development: <u>recovered materials processing facility</u> 211-90.12.D (location to residential); 214-20.3.A.1 (interparcel access); 211-90.12.C (fencing); Variance(s): <u>230-100.1, Table 230.2 (buffers); 240-20.3, Table 240.1</u> Waiver(s): _____ (maximum parking spaces) Building/Leased Sq. Ft.: <u>89,829</u> Floor Area Ratio: <u>0.22</u>	

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
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Contact Person: <u>Melody A. Glouton</u> Phone: <u>770-822-0900</u> Contact's Email: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>M-1</u> Requested Zoning District: <u>M-2 with SUP</u> Parcel Number(s): <u>R6030 100</u> Acreage: <u>9.328</u> Property Address(es): <u>3250 Centerville Highway, Snellville, GA</u> Proposed Development: <u>Ware house distribution facility with recovered materials processing facility</u> <small>211-90.12.D (location to residential); 214-20.3.A.1 (interparcel access); 211-90.12.C (fencing)</small> Variance(s): <u>230-100.1, Table 230.2 (buffer); 240-20.3, Table 240.1</u> Waiver(s): _____ <small>(maximum parking spaces)</small>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Density: _____ Floor Area Ratio (LRR, MRR, HRR): _____	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: <u>1</u> Total Building Sq. Ft.: <u>89,829</u> Floor Area Ratio: <u>0.22</u>
MIXED-USE DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

Melody A. Glouton
Signature of applicant

6/27/24
Date

Melody A. Glouton, Attorney for Applicant

06.27.2024

Type or print name and title

Date

D. A. [Signature]
Signature of notary public

06.27.2024

Date



Notary seal

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REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

Melody A. Glouton
Signature of applicant

06/27/2024

Date

Melody A. Glouton, Attorney for Applicant

06/27/2024

Type or print name and title

Date

[Signature]
Signature of notary public

06/27/2024

Date



Notary seal

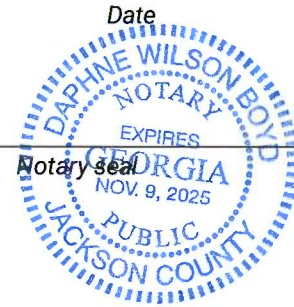
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Melody A. Glouton 06/27/2024
Signature of applicant *Date*

Melody A. Glouton, Attorney 06/27/2024
Type or print name and title *Date*

D. Sen 06/27/2024
Signature of notary public *Date*



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes No Andersen Tate & Carr
Name

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

Name and Official 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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Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirkland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

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Melody A. Glouton 06/27/2024
Signature of applicant Date

Melody A. Glouton, Attorney 06/27/2024
Type or print name and title Date

Dolan 06/27/2024
Signature of notary public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes No Seventy- Seven Holdings LLC
Name

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

Name and Official 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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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2023

SPECIAL USE PERMIT 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.

Melody A. Glouton 06/27/2024
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

Delan 06/27/2024
Signature of Notary Public Date



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SPECIAL USE PERMIT 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.

Melody A. Glouton 06/27/2024
Signature of Property Owner Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

D. Wilson 06/27/2024
Signature of Notary Public Date



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Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirkland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

July 11, 2024

REVISED
COMBINED LETTER OF INTENT AND JUSTIFICATION
FOR REZONING AND SPECIAL USE PERMIT

Rezoning and Special Use Permit Applications
Gwinnett County, Georgia

Applicant:

Seventy Seven Holdings, LLC

Property:

Tax Parcel ID R6030 100

±9.328 Acres of Land

Located at 3250 Centerville Highway, Snellville, Georgia

From M-1 to M-2

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

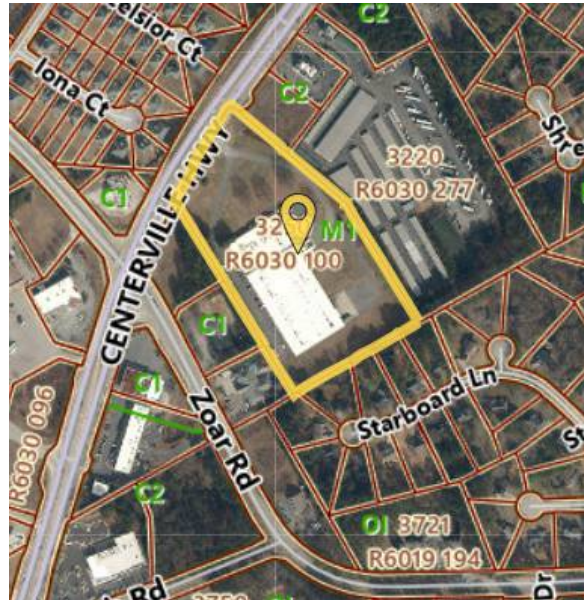
mglouton@atclawfirm.com

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I. INTRODUCTION

These Applications for Rezoning and Special Use Permit (“SUP”) are submitted for a 9.328-acre parcel of land located at 3250 Centerville Highway, Snellville, Georgia (the “Property”). The Property is accessible from an existing driveway onto Centerville Highway. The Property is further shown on the site plan prepared by Travis Pruitt & Associates, Inc. and filed with these Applications. The Property is owned by Seventy Seven Holdings, LLC and identified below from the Gwinnett County GIS:



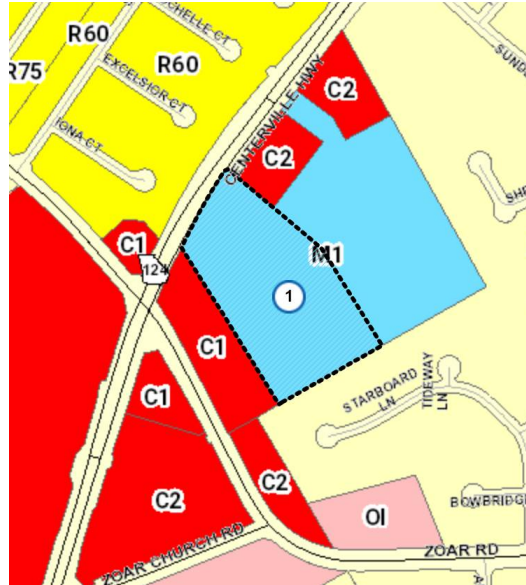
The Property is currently zoned M-1 (Light Industry District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant and Property Owner, Seventy Seven Holdings, LLC (the “Applicant”) now seeks approval to rezone the Property to M-2 (Heavy Industry District) with an associated SUP, to allow for the continued operation of a warehouse and distribution facility with additional internal space for processing recovered materials. This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF SURROUNDING USE AND ZONING

The subject Property is located in an area with a mix of commercial, industrial, and residential uses. The following is a summary of surrounding uses and zoning:

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While the Future Development Map of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) classifies this Property as within the “Low Mix” future development area, this is an existing site that has been operating as a warehouse and distribution facility for over 20 years. The Property is also located in the Centerville/Georgia Highway 124 Overlay District.

III. PROJECT SUMMARY

As shown on the site plan prepared by Travis Pruitt & Associates, Inc., dated June 6, 2024, and filed with these Applications (the “Site Plan”), the rezoning would allow the Applicant to continue operating its warehouse and distribution facility, and incorporate the processing of recovered materials. The Applicant is only seeking permission to expand the services to include processing of recovered materials, which is currently not permitted in the M-1 zoning classification. As outlined in the UDO, this new service requires the property to be rezoned to M-2 with an associated Special Use Permit. The Property currently includes a 89,829 square-foot single-story building with associated surface parking. As this is an existing structure, the Applicant does not intend to expand the building. As referenced on the site plan, the Applicant is proposing to add three new loading dock doors to the truck court area.

Plus Materials has been successfully operating since 1999 and is an industry leader in transforming the recycling industry. They maintain warehouses in Georgia, Illinois, New Jersey, Texas, California, Virginia and Ontario. Plus Materials has become one of the nation's largest exporters of stocklot, scrap paper and plastic. They maintain partnerships with customers across 27 countries, providing them with sustainable solutions and their efforts provide a positive impact on the environment.

The Applicant seeks permission to continue existing operations of warehousing and distribution, and expand their services to allow the processing of recovered materials. As this is an existing site and structure, the Applicant respectfully seeks variances from the following sections of the UDO (also noted on the site plan):

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- Sec. 230-100.1 Table 230.2: The Applicant requests a variance to modify the 30' undisturbed zoning buffer on Southwest property side (See buffer line on Southwest property edge and Variances Requested Bullet 3 on site plan);
- Sec. 240-20.3 Table 240.1: The Applicant requests a variance to exceed the maximum number of parking spaces (See Parking Summary table on site plan and Variances Requested Bullet 4 on site plan)
- Sec. 211-90.12.D: The Applicant seeks a variance to provide a recovered materials processing facility (which will all be conducted internally) due to the adjacent single-family residential zoning classifications (See Variances Requested Bullet 1 on site plan)
- Sec. 214-20.3.A.1: The Applicant seeks a variance to eliminate the requirement for Interparcel vehicle access due (See Variances Requested Bullet 2 on site plan)
- Sec. 211-90.12.C: The Applicant seeks a variance to eliminate the requirement for a 6' tall solid-wood fence along the property frontage.

Here, the requested variances are necessary to afford the Applicant relief so that the Property may continue to be used as a warehousing and distribution facility, with the additional service of processing recovered materials. As previously indicated, this is an existing structure that was built in 1982. Due to the size and existing layout of the Property, strict adherence to the requirements of the UDO is not possible in this matter. Further, granting the variances would not adversely affect the existing use or usability of adjacent property.

V. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled "Impact Analysis," the Applicant submits its written impact analysis which shows that approving the rezoning satisfies UDO § 270-20.5, entitled "Standards Governing Exercise of the Zoning Power," as follows:

(A) WHETHER A PROPOSED REZONING AND SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the rezoning and SUP will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Centerville Highway and situated among commercial, industrial, and residential uses.

(B) WHETHER A PROPOSED REZONING AND SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed rezoning and SUP will not adversely affect the existing use or usability of any of the nearby properties. All operations of the recovered materials processing will be indoors. The proposed use is compatible with existing industrial uses of adjacent properties.

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(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING AND SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the existing size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

(D) WHETHER THE PROPOSED REZONING AND SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the rezoning and SUP will not result in an excessive or burdensome use of the infrastructure systems. No increase in impacts on public facilities are anticipated in the form of traffic, utility demand, or schools. The Property has convenient access to Centerville Highway. The proposed development would be consistent with the existing commercial and industrial uses. Moreover, appropriate conditions, site development requirements, and planning could mitigate any potential impacts.

(E) WHETHER THE PROPOSED REZONING AND SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning and SUP are in conformity with the surrounding land use patterns. The requested rezoning and associated special use permit will allow for the continuation of the business and permit processing of recovered materials.

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

The Applicant submits that the character of the surrounding properties and the existing commercial and industrial uses provide supporting reasons for approval of the rezoning and SUP. In addition, the Applicant submits that the Property's location, size, and dimensions, as well as its proximity to existing industrial further support approval of the rezoning.

VI. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development and operation of a warehouse and distribution facility with processing of recovered materials under M-2 with an associated SUP, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the

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Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution. These Applications meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from M-1 to M-2, with an associated SUP, be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

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Respectfully submitted this 11th day of July, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb
4865-3305-1088, v. 1

WINNETT COUNTY
PLANNING AND DEVELOPMENT
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KENTEC, INC.
SOUTHRUST BANK, N.A.
CHICAGO TITLE INSURANCE COMPANY

OF A TRACT OF LAND LYING SOUTHEAST OF AND FRONTING
 UPON STATE ROUTE 124 IN LANDLOT 30 OF THE 6TH
 DISTRICT, WINNETT COUNTY, GEORGIA, AT STREET ADDRESS
 3250 HIGHWAY 124.

REFERENCE
 PLAT OF SURVEY MADE FOR WAYNE M. WATSON BY
 ELEY P. WAGNON, RLS 1785 GA, DATED 12/4/81

PARKING SPACES BY COUNTY: PS 103
 STANDARD PARKING SPACES: PS 103
 HANDICAP PARKING SPACES: HPCS 7

DESCRIPTION
 All that certain parcel or tract of land lying southeast of and fronting upon
 State Route 124 in Landlot 30 of the 6th District, Winnetts County, Georgia, the
 boundary thereof being more particularly described as follows:

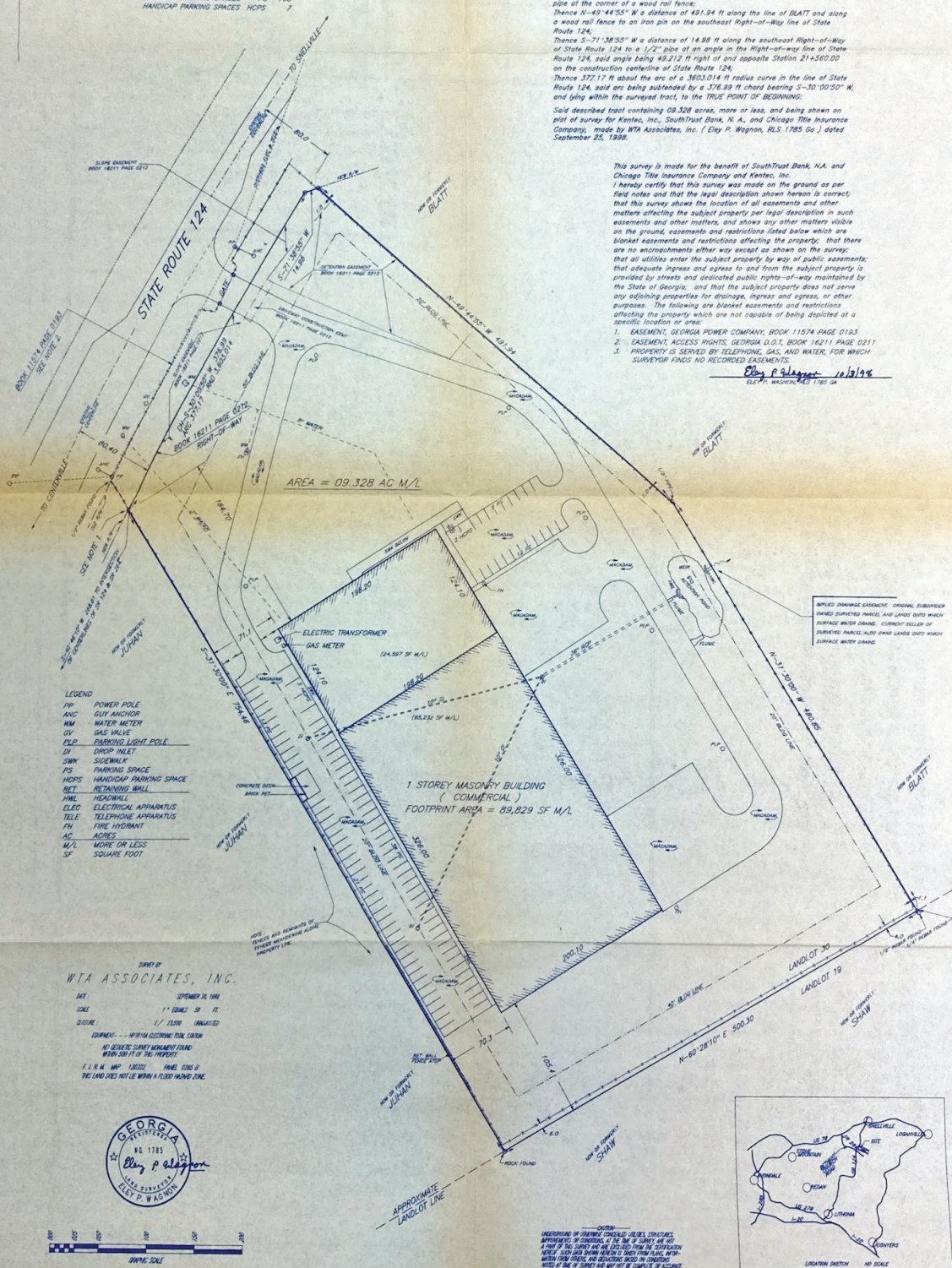
Commence at the intersection of the centerlines of State Route 124 and State
 Route 264, thence run N-40°46'10" E a distance of 268.81 ft to an iron pipe
 located 80.40 ft from the existing centerline of State Route 124, said iron pipe
 also being situated 62.877 ft right of and opposite Station 27+442.793 on the
 construction centerline of State Route 124 as shown on Georgia D.O.T. Right-of-
 Way plan Project NH-078-1 (19) Sheet 11 of 55, last revised 8/28/96, said
 iron pipe being the TRUE POINT OF BEGINNING:
 Thence, from said TRUE POINT OF BEGINNING, run S-31°30'00" E a distance of
 754.46 ft along the line of property formerly of Johns, to a rock found on the
 south line of Landlot 30;
 Thence N-60°28'10" E a distance of 500.30 ft along the south line of Landlot
 30 and along the line of property formerly of Shaw to a 1.5" iron found;
 Thence N-31°30'00" W a distance of 480.85 ft with the line of BLATT to a 1/2"
 pipe at the corner of a wood rail fence;
 Thence N-49°44'55" W a distance of 481.94 ft along the line of BLATT and along
 a wood rail fence to an iron pin on the southeast Right-of-Way line of State
 Route 124;
 Thence S-71°38'55" W a distance of 14.88 ft along the southeast Right-of-Way
 of State Route 124 to a 1/2" pipe at an angle in the Right-of-Way line of State
 Route 124, said angle being 49.212 ft right of and opposite Station 21+560.00
 on the construction centerline of State Route 124;
 Thence 377.17 ft about the arc of a 3603.014 ft radius curve in the line of State
 Route 124, said arc being subtended by a 378.99 ft chord bearing S-30°00'50" W,
 and lying within the surveyed tract, to the TRUE POINT OF BEGINNING.

Said described tract containing 09.328 acres, more or less, and being shown on
 plat of survey for Kentec, Inc., SouthTrust Bank, N.A., and Chicago Title Insurance
 Company, made by WTA Associates, Inc. (Eley P. Waggon, RLS 1785 Ga.) dated
 September 25, 1998.

This survey is made for the benefit of SouthTrust Bank, N.A. and
 Chicago Title Insurance Company and Kentec, Inc.
 I hereby certify that this survey was made on the ground as per
 field notes and that the legal description shown hereon is correct;
 that this survey shows the location of all easements and other
 matters affecting the subject property per legal description in such
 easements and other matters, and shows any other matters visible
 on the ground, easements and restrictions listed below which are
 blanket easements and restrictions affecting the property; that there
 are no encroachments either way except as shown on the survey;
 that all utilities enter the subject property by way of public easements;
 that adequate ingress and egress to and from the subject property is
 provided by streets and dedicated public rights-of-way maintained by
 the State of Georgia; and that the subject property does not serve
 any adjoining properties for drainage, ingress and egress, or other
 purposes. The following are blanket easements and restrictions
 affecting the property which are not capable of being depicted at a
 specific location or area:

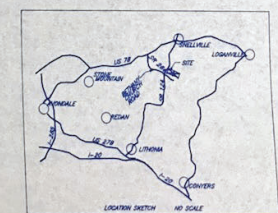
- EASEMENT, GEORGIA POWER COMPANY, BOOK 11574 PAGE 0193
- EASEMENT, ACCESS RIGHTS, GEORGIA D.O.T. BOOK 18211 PAGE 0211
- PROPERTY IS SERVED BY TELEPHONE, GAS AND WATER, FOR WHICH
 SURVEYOR FINDS NO RECORDED EASEMENTS.

Eley P. Waggon 10/19/98
 ELEY P. WAGNON, RLS 1785 GA



SURVEY BY
WTA ASSOCIATES, INC.

DATE: SEPTEMBER 26, 1998
 SCALE: 1" EQUALS 50 FT.
 QUANTITY: 17' 1/2" UNANNOUNCED
 EQUIPMENT: -- 1971/1984 ELECTRONIC TOTAL STATION
 NO. 2000000 SURVEY MONUMENT FOUND
 WITHIN 500 FT OF THE PROPERTY
 F.T.R.M. AND LOCATED: PANEL ZONES IN
 THE LAND DOES NOT EXCEED A 1/3200 HORIZONTAL LINE



UNDERGROUND OR OTHERWISE CONCEALED UTILITIES, STRUCTURES,
 IMPROVEMENTS OR OBSTRUCTIONS TO THE SURVEY ARE NOT
 A PART OF THIS SURVEY AND ARE EXCLUDED FROM THE DESCRIPTION
 HEREIN. SUCH UTILITIES OR OBSTRUCTIONS TO THE SURVEY SHALL BE
 THE RESPONSIBILITY OF THE SURVEYOR AND NOT BE CONSIDERED AS
 PART OF THE SURVEY AND NOT BE CONSIDERED AS A PART OF THE

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EXHIBIT "A"
LEGAL DESCRIPTION

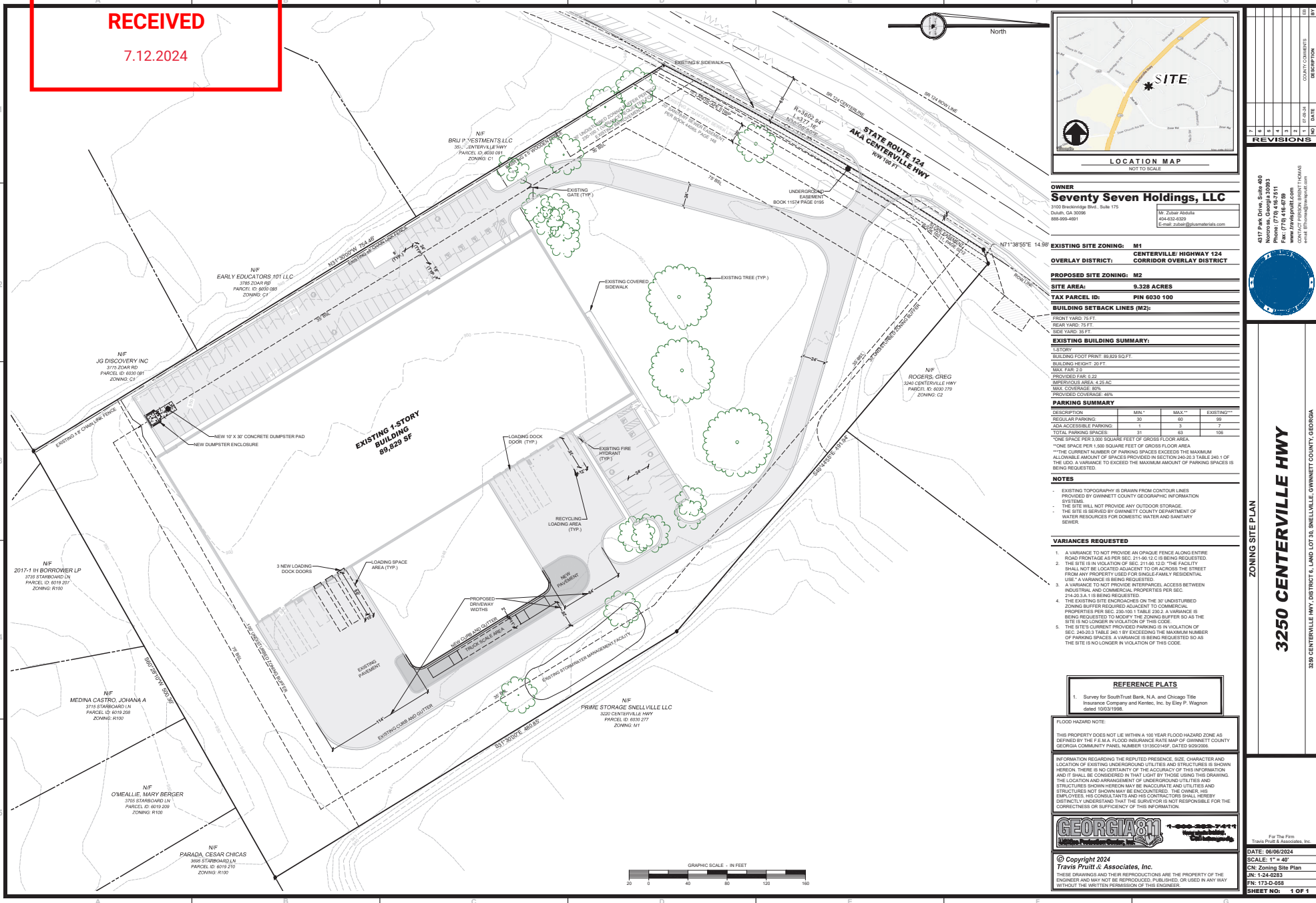
All that tract or parcel of land lying and being in Land Lot 30, Sixth District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly right-of-way of S.R. 124 (80.40 feet from the existing centerline of S.R. 124), said point being North 40° 46' 10" East, 268.81 feet from the intersection of the centerlines of S.R. 124 and S.R. 264; thence with the Southeasterly right-of-way of S.R. 124, run along the arc of a curve to the right having a radius of 3603.014 feet an arc distance of 377.17 feet (said arc being subtended by a chord bearing North 30° 00' 50" East, 376.99 feet) to a point; thence continuing with said right-of-way, run North 71° 38' 55" East a distance of 14.98 feet to a point; thence leaving said right-of-way run South 49° 44' 55" East a distance of 491.94 feet to a 1/2-inch pipe; run thence South 31° 30' 00" East a distance of 480.85 feet to a 1/4th-inch rebar found in the line of property now or formerly Shaw; thence with the Shaw line, run South 60° 28' 10" West a distance of 500.30 feet to a rock found in the line of property now or formerly Juhan; thence with the Juhan line, run North 31° 30' 00" West a distance of 754.46 feet to a point on the Southeasterly right-of-way of S.R. 124 and the Point of Beginning, containing 9.328 acres, all as shown on Survey for M3K Holdings, LLC, SouthTrust Bank, N.A. and Chicago Title Insurance Company prepared by WTA Associates, Inc., certified by Eley P. Wagnon, Ga.R.L.S. No. 1785, dated September 30, 1998, last revised January 13, 1999.

Error! Unknown document property name.

RECEIVED

7.12.2024



OWNER
Seventy Seven Holdings, LLC
3100 Brockridge Blvd., Suite 175
Duluth, GA 30099
888-999-4961
M: 704-947-0004
404-632-4329
Email: zoe@ss77.com

EXISTING SITE ZONING: M1
OVERLAY DISTRICT: CENTERVILLE HIGHWAY 124 CORRIDOR OVERLAY DISTRICT

PROPOSED SITE ZONING: M2
SITE AREA: 9.328 ACRES
TAX PARCEL ID: PIN 6030 100

BUILDING SETBACK LINES (M2):
FRONT YARD: 75 FT
REAR YARD: 75 FT
SIDE YARD: 35 FT

EXISTING BUILDING SUMMARY:

1-STORY	BUILDING FOOT PRINT	89,829 SQ FT
	BUILDING HEIGHT	20 FT
	MAX. PAR. 22	
	PROPOSED FLOOR 122	
	IMPERVIOUS AREA	4.25 AC
	MAX. COVERAGE	80%
	PROPOSED COVERAGE	46%

PARKING SUMMARY

DESCRIPTION	MIN*	MAX**	EXISTING**
REGULAR PARKING	30	50	50
ADA ACCESSIBLE PARKING	1	2	2
TOTAL PARKING SPACES	31	52	52

*ONE SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA
**ONE SPACE PER 1,500 SQUARE FEET OF GROSS FLOOR AREA
***THE CURRENT NUMBER OF PARKING SPACES EXCEEDS THE MAXIMUM ALLOWABLE AMOUNT OF SPACES PROVIDED IN SECTION 240-20.3 TABLE 240.1 OF THE UGA. A VARIANCE TO EXCEED THE MAXIMUM AMOUNT OF PARKING SPACES IS BEING REQUESTED.

- NOTES**
- EXISTING TOPOGRAPHY IS DRAWN FROM CONTOUR LINES PROVIDED BY GWINNETT COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
 - THE SITE WILL NOT PROVIDE ANY OUTDOOR STORAGE.
 - THE SITE IS SERVED BY GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES FOR DOMESTIC WATER AND SANITARY SEWER.

- VARIANCES REQUESTED**
1. A VARIANCE TO NOT PROVIDE AN ORAQUE FENCE ALONG ENTIRE ROAD FRONTAGE AS PER SEC. 211-18.1 IS BEING REQUESTED.
 2. THE SITE IS IN VIOLATION OF SEC. 211-16.1 D.D. - THE FACILITY SHALL NOT BE LOCATED ADJACENT TO OR ACROSS THE STREET FROM ANY PROPERTY USED FOR SINGLE-FAMILY RESIDENTIAL USE. A VARIANCE IS BEING REQUESTED.
 3. A VARIANCE TO PROVIDE INTERPARCEL ACCESS BETWEEN INDUSTRIAL AND COMMERCIAL PROPERTIES PER SEC. 214-20.3.A. IS BEING REQUESTED.
 4. THE EXISTING SITE ENCOMPASSES AN 80' UNDISTURBED ZONING BUFFER REQUIRED ADJACENT TO COMMERCIAL PROPERTIES PER SEC. 235-101.1 TABLE 202.2. A VARIANCE IS BEING REQUESTED TO MODIFY THE ZONING BUFFER SO AS THE SITE IS NO LONGER IN VIOLATION OF THIS CODE.
 5. THE SITE'S CURRENT PROVIDED PARKING IS IN VIOLATION OF SEC. 240-20.3 TABLE 240.1 BY EXCEEDING THE MAXIMUM NUMBER OF PARKING SPACES. A VARIANCE IS BEING REQUESTED SO AS THE SITE IS NO LONGER IN VIOLATION OF THIS CODE.

REFERENCE PLATS

1. Survey for SouthTrust Bank, N.A. and Chicago Title Insurance Company and Keritec, Inc. by Esley P. Wagner dated 10/03/1998.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY GEORGIA COMMUNITY PANEL NUMBER 131550454F, DATED 9/20/2005.

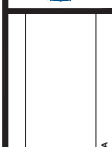
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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REVISIONS

NO.	DATE	DESCRIPTION
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ZONING SITE PLAN
3250 CENTERVILLE HWY
3250 CENTERVILLE HWY, DISTRICT 6, LAND LOT 16, SHELWILE, GWINNETT COUNTY, GEORGIA

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6.27.2024





June 10, 2024

Zoeb Abdulla
Plus Recycling Network
3100 Breckinridge Blvd Suite 175
Duluth, GA 30096

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-139-06	
Expiration Date: 06/10/2025	
Tie-In Manhole FID: 1160920	

RE: Sewer Availability for Proposed Development – PRN SE
Parcel ID 6030 100

Dear Zoeb Abdulla:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 89,000-sf recycling facility on the above parcel(s) 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 **0.94 gpm** discharging to the sewer tie-in manhole at Facility ID **1160920**. 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

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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

A handwritten signature in blue ink, appearing to read "Lorraine Campagne".

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

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