



DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Thompson, O'Brien, Kappler & Nasuit, PC

Applicant E-Mail Address: wdiehl@tokn.com

Applicant Mailing Address: 2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092

Applicant Daytime Phone: 770 925-0111 Fax: _____

Owner Name: Rockbridge Road Self Storage, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 860 Johnson Ferry Road, Suite 140-151 Atlanta GA

Owner Daytime Phone: 404 992-3505

Address of Subject Property: 8070 & 8080 Rockbridge Road

Parcel ID#: 16 193 04 005 & 16 193 04 004

Acreage: 2.27 Commission District: 4

Present Zoning District(s): C-1

Proposed Zoning District: C-2 (with conditions only allowing Self-Storage/multi)

Present Land Use Designation: Commerical Redevelopment Corridor

Proposed Land Use Designation (if applicable): Same

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AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 8/31/2023

TO WHOM IT MAY CONCERN:

(I) (WE) Rockbridge Road Self Storage, LLC
Name of owner(s)

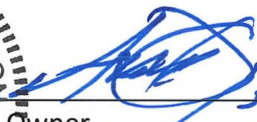
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

William J. Diehl, Thompson, O'Brien, Kappler & Nasuti, PC
Name of Agent or Representative

to file an application on (my) (our) behalf.


Notary Public



 Arthur S. Senter
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.


Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes ____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary


Signature of Applicant /Date

Check one: Owner X Agent ____

12/26/25
Expiration Date/ Seal



*Notary seal not needed if answer is "no".



THOMPSON
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.
Attorneys at Law

William J. Diehl
WDiehl@tokn.com

August 11, 2023

**RE: A Proposed Special Use Permit for 8080 Rockbridge Road, Stone Mountain, Georgia
(the "Property")**

Dear Community Member:

This office represents a zoning applicant, Old Atlanta Commerce, LLC, seeking a special use permit to allow for Self-Storage Uses at the Property described above. We encourage you to join our Zoom Video Meeting on August 29 at 6:00 PM to 7:00 PM to discuss the project and the Special Use Permit. The proposed development will allow for the construction of an interior self-storage building.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or sell phone, with or without video. If you are unable to attend the meeting but would like to learn more about the project, please contact me at wdiehl@tokn.com or 770 925-0111 and we will send you information about the project.

Join Zoom Meeting
<https://us02web.zoom.us/j/85843038612>

Meeting ID: 858 4303 8612

Dail In Phone Number:
+13017158592,,85843038612# US (Washington DC) 13052241968,,85843038612#
+US

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.

William J. Diehl

Diehl, William J.

From: Diehl, William J.
Sent: Friday, August 11, 2023 3:10 PM
Cc: Diehl, William J.; Kappler, Aaron M.
Subject: Special Use Permit 8070 Rockbridge Road // Interior Self Storage SLUP
Attachments: SUP Pre-App. Invite.pdf

Bcc: '04corvette@bellsouth.net'; '4pressingissues@gmail.com'; 'a22stewart@att.net'; 'a22stewart@att.net'; 'ahart.vann@gmail.com'; 'ajillingworth2004@gmail.com'; 'allisongroup40@gmail.com'; 'andrewshahan@hotmail.com'; 'angelamorris@gmail.com'; 'auntjoanie@bellsouth.net'; 'brockmae@bellsouth.net'; 'carolyn.m.brown@emory.edu'; 'cherylcarlton@bellsouth.net'; 'christophersutton23@yahoo.com'; 'conwardjones07@gmail.com'; 'dmcbuilder@mindspring.com'; 'dntwhitlock@gmail.com'; 'drobson41@hotmail.com'; 'ellen.y.wan@gmail.com'; 'ellen.y.wan@gmail.com'; 'evorari@bellsouth.net'; 'fjtaylor02@gci.net'; 'fredking9@aol.com'; 'gccjp123@gmail.com'; 'grammymix@gmail.com'; 'hastings.michael@gmail.com'; 'jarring55@gmail.com'; 'joettapreston@bellsouth.net'; 'jpsjunk@hotmail.com'; 'jwayne@fepcocontainer.com'; 'kdekoker@yahoo.com'; 'kdenobriga@mindspring.com'; 'kfmohr@gmail.com'; 'l.angusramos@gmail.com'; 'lance.hammonds@att.net'; 'lewiscochran@gmail.com'; 'lrice27@gmail.com'; 'lucassej@gmail.com'; 'mariemanor413@hotmail.com'; 'mayor@stonemountaincity.org'; 'mcullen24@gmail.com'; 'mejack65@hotmail.com'; 'met02@gci.net'; 'minlyds66@gmail.com'; 'mpreston@sacsda.org'; 'nativenyc@hotmail.com'; 'NJQB@outlook.com'; 'raydcraig@gmail.com'; 'richardr_im@yahoo.com'; 'richardyounge@bellsouth.net'; 'rlanier95@comcast.net'; 'rosemarycalhoun@gmail.com'; 'rossi_susan@hotmail.com'; 'ryan.b.brown@gmail.com'; 'sarahjonespage@gmail.com'; 'sbinney@earthlink.net'; 'shandrid@gmail.com'; 'sheliacoggins@bellsouth.net'; 'slp77@att.net'; 'southave82@comcast.net'; 'susan.nease@usa.net'; 'tacoma.sharlene@gmail.com'; 'tbd@mindspring.com'; 'terracribbs@gmail.com'; 'thaddeusahjr@yahoo.com'; 'thomaspringle@att.net'; 'tshayhall1@gmail.com'; 'verne48@gmail.com'; 'vic@furiousdreams.com'; 'vj0208@yahoo.com'; 'warsameh-hirsi878@hotmail.com'; 'weezyt@gmail.com'; 'wesleyabrooks@gmail.com'

Good Afternoon,

You are receiving this email because you are listed as a community contact with the DeKalb County Planning and Sustainability Department.

Please see the attached invitation to join a pre-submittal community meeting involving property located at 8070 Rockbridge Road. The applicant is seeking a Special Use Permit to allow for interior self-storage uses on the property. We welcome you to attend the pre-submittal meeting on **August 29 at 6:00 PM until 7:00 PM**, which will be held by zoom.

Instructions for the zoom link are embedded below and embedded in the attachment.

Join Zoom Meeting

<https://us02web.zoom.us/j/85843038612>

Meeting ID: 858 4303 8612

Bill Diehl



Thompson, O'Brien, Kappler & Nasuti, P.C.

2 Sun Court, Suite 400

Peachtree Corners, Georgia 30092

(O) 770-925-0111 | (D) 470-554-7937

wdiehl@tokn.com | www.tokn.com

Diehl, William J.

From: Diehl, William J.
Sent: Friday, August 11, 2023 3:19 PM
Cc: Diehl, William J.; Kappler, Aaron M.; Robison, Dana M.
Subject: Pre-Submittal Meeting//8070 Rockbridge Road
Attachments: SUP Pre-App. Invite.pdf

Bcc: 'allisongroup40@gmail.com'; 'jarring55@gmail.com'; 'wesleyabrooks@gmail.com'; 'ledmond25@gmail.com'; 'frehammonds@att.net'; 'legal51996@yahoo.com'; 'jamesalec60@gmail.com'; 'grammymix@gmail.com'; 'Wendell.love@gmail.com'; 'rpsenow@gmail.com'; 'teresitamreid@gmail.com'; 'evorari@bellsouth.net'; 'richardr_im@yahoo.com'; 'vic@furiousdreams.com'

Good Afternoon Members of the Community Council District 4,

Please see the attached invitation to join a pre-submittal community meeting involving property located at 8070 Rockbridge Road. The applicant is seeking a Special Use Permit to allow for interior self-storage uses on the property. We welcome you to attend the pre-submittal meeting on **August 29 at 6:00 PM until 7:00 PM**, which will be held by zoom.

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Join Zoom Meeting
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Meeting ID: 858 4303 8612

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wdiehl@tokn.com | www.tokn.com

Submittal Community Meeting Sign in Sheet

Held by Zoom on 8/29/2023

Rich Pasenow

Victoria Webb



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2 Sun Court, Suite 400
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Beth Thompson
780 Rowland Road
Stone Mountain, GA 30083



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Don Fears
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Decatur, GA 30033



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Elizabeth Roberts
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Scottsdale, GA 30079



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Janet Curtis
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Ellen Wan
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Frank J. Taylor
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Maude King
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Joseph K Peters
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Michael Hastings
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Joe Arrington
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Joetta Preston
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Stone Mountain, GA 30087



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Jim Paulino
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Wayne Smith
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Conley, GA 30288



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Kathie DeNobriga
459 Pine Drive / P.O. Box 1325
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Lynn Angus Ramos
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Lance Hammonds
6933 Waters Edge Drive
Stone Mountain, GA 30087



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Linda Rice
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Stone Mountain, GA 30083



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James Lucassee
798 Murphey St
Scottsdale, GA



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Kathleen
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Particia Wheeler
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Michael Cullen
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William J. Diehl
WDiehl@tokn.com

September 6, 2023

VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT

To the Board of Commissioners for DeKalb County
1300 Commerce Drive
Decatur, Georgia 30030

Re: **Letter of Intent Submitted with Application for Special Use Permit and Re-zoning to Allow for Self-Storage/multi**

To the Board of Commissioners, Planning Commission, and Staff,

This office has the privilege of representing the Applicant, Old Atlanta Commerce, LLC ("Applicant"), in connection with its request for a special use permit and rezoning request enclosed herewith (the "Application"). Applicant seeks to develop a self-storage facility on an approximately seven (7) acre portion of property commonly known as 8070 and 8080 South Rockbridge Road, the same having the Parcel Identification Numbers 16 193 04 005 and 16 193 04 004 (the "Property"). The Property is located at the intersection of South Rockbridge Road and Georgia Highway 124 and is split between Gwinnett and DeKalb Counties. The proposed development, including the proposed building, will cross county lines.

While the majority of the real estate and proposed development lies in Gwinnett County, approximately two acres of the Property is in DeKalb County. Applicant previously received a special use permit from Gwinnett County allowing for use for self-storage subject to certain conditions, which is included in this application. Approximately 90% of the proposed building will be located in Gwinnett County. Large portions of the DeKalb County property will remain undeveloped and, to the extent permissible by the topographical limitations of the Property, undisturbed.

The proposed development would improve upon vacant C-1 zoned property to develop an interior self-storage facility, which the DeKalb County UDO defines as Self-Storage/multi. Proposed improvements include a three-story, climate-controlled storage facility. There will be no exterior access units on the property. The office will keep regular business hours and will be secured by limited access doors, accessible only by customers with a unit on the Property. All lighting on the

property will be done by downward oriented light-fixtures, reducing the light exposure. The site development has been designed to ensure that road-facing development is attractive and meets or exceeds the development standards of the surrounding properties. Gwinnett County's rezoning included a provision for quality exterior building materials of brick and glass. Applicant will continue that high-quality architectural component across the DeKalb portion of the property. Additionally, Applicant proposes to install extensive landscaping features aimed at ensuring the development meets the high standards for development in the area. The applicant's landscaping plan and the proposed elevations are enclosed with this application.

The intersection of South Rockbridge Road and Georgia Highway 124 is a commercial corridor with high traffic counts and numerous surrounding intensive commercial uses. Along the Property's western border, in DeKalb County, is an older and depreciated commercial strip-mall facility (Stonebridge Village Shopping Center) with various commercial uses, including retail, institutional, and restaurant businesses. The shopping center is significantly off-set from the road and has a large underutilized parking lot in front of the building. To the Northwest of the Property, is a vacant residentially parcel. Applicant's building plan ensures adequate buffers to reduce impacts the development may have on that parcel.

Higher intensity commercial uses are being had on surrounding commercial property in DeKalb County, including the Georgia Department of Driver Services and various restaurants with drive-thru facilities. Recent traffic analyses show the high vehicular traffic counts seen in the area. Georgia Highway 124, a four-lane divided highway along the Property, sees has an annual average daily traffic (AADT) of 31,500 vehicles per day. These are the highest numbers within the area and support more intensive commercial—although neighborhood oriented—uses.

Indeed, the DeKalb County Comprehensive Plan, places the Property within the "Commercial Redevelopment Corridor", which is a character area intended to "promote the redevelopment of commercial corridors in decline." The aging commercial retail center adjacent to this property reflects those characteristics. The older architectural features and vehicle-oriented layout makes devalues the commercial opportunities in this area. The proposed development offers an anchoring commercial investment in the area with less vehicular emphasis (i.e., parking is not front-and-center to the development) and more modern architectural features, while also respecting the existing character of development in the area with an emphasis on brick exteriors and incorporation of a landscaping plan.

Further, the zoning request is consistent with the envisioned intensity of uses in the Comprehensive Plan. Appropriate zoning districts in the character area per the Comprehensive Plan include C-1 and C-2 zoning districts, among other more intensive commercial uses. This development provides the opportunity for quality redevelopment with the creation of an architecturally sound

development and the development of a streetscape on Georgia Hwy 124, thereby increasing the aesthetic appeal of the area and the opportunity and for complimentary investment in the commercial strip center.

Though the traffic count creates a market for commercial uses and redevelopment opportunities, the proposed use here is not expected to materially increase the burden on public infrastructure. Self-storage facilities are minimally intensive, passive, and will not impact the existing uses surrounding the Property. Once stabilized, the facility likely only experiences a few dozen visitors per day, with most visitors coming in off-hours or on weekends. Further, ingress and egress will be limited from Georgia Highway 124, thereby limiting the traffic impact the development will have on the surrounding uses.

There are very few self-storage facilities in the surrounding area, particularly in DeKalb County. The closest self-storage facility in DeKalb County is on Redan Road and is approximately a seven-mile drive from the Property. While there is an existing self-storage facilities in Gwinnett County about four miles away, 5151 Anniston Road (Gwinnett County, PIN 6043 207), the development is older, with exterior access and is not believed to be climate controlled. The development in this Application offers a superior product, both from the consumer's perspective and aesthetically. The proposed development here will utilize modern and more stringent architectural guidelines and will incorporate the landscaping plan attached.

The development proposed in this Application is intended to impose as small of a burden on the existing uses surrounding the Property as possible. Applicant is committed to working with the community and DeKalb County to address any concerns raised. We invite and look forward to dialogue about this project.

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.



William J. Diehl

IMPACT ANALYSIS

WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. The Property is located within the Commercial Redevelopment Corridor, which envisions the development of commercial corridors that have increased and modern architectural features and less of an emphasis on vehicular traffic. The Comprehensive Plan also envisions that the C-2 zoning district would be appropriate in the character area. Although Applicant is seeking a rezoning to C-2 from a less intensive commercial district, Applicant notes that the use, for self-storage, is a minimally intensive use that is not expected cause any additional strain on public infrastructure or services. Indeed, the use would be less intrusive than other uses permitted under the C-1 zoning district.

WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.

Yes. The property adjoins an aging commercial retail center. The use proposed will provide new investment in the area and, Applicant hopes, will anchor new redevelopment within the area by improving to the streetscape along Georgia Highway 124.

WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. Self-Storage uses have already been permitted in the Gwinnett County portion of this property and the development was made site-plan specific. Without this SLUP, the Property cannot be developed. Furthermore, this property has remained undeveloped despite being zoned in the C-1 district for decades.

WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OF USABILITY OF ADJACENT OR NEARBY PROPERTIES.

No. The adjacent commercial property will benefit from complementary investment in the streetscape and commercial inventory in the area. The surrounding residential uses will be insulated from the relatively passive commercial use by generous buffering and by the existing roadways in the area.

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 ZONING PROPOSAL.

This development has been approved by Gwinnett County, where the majority of the parcel is located and where 90% of the building's footprint is located. Gwinnett County's approval is indicative of conditions to support commercial development in this area.

WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDING, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

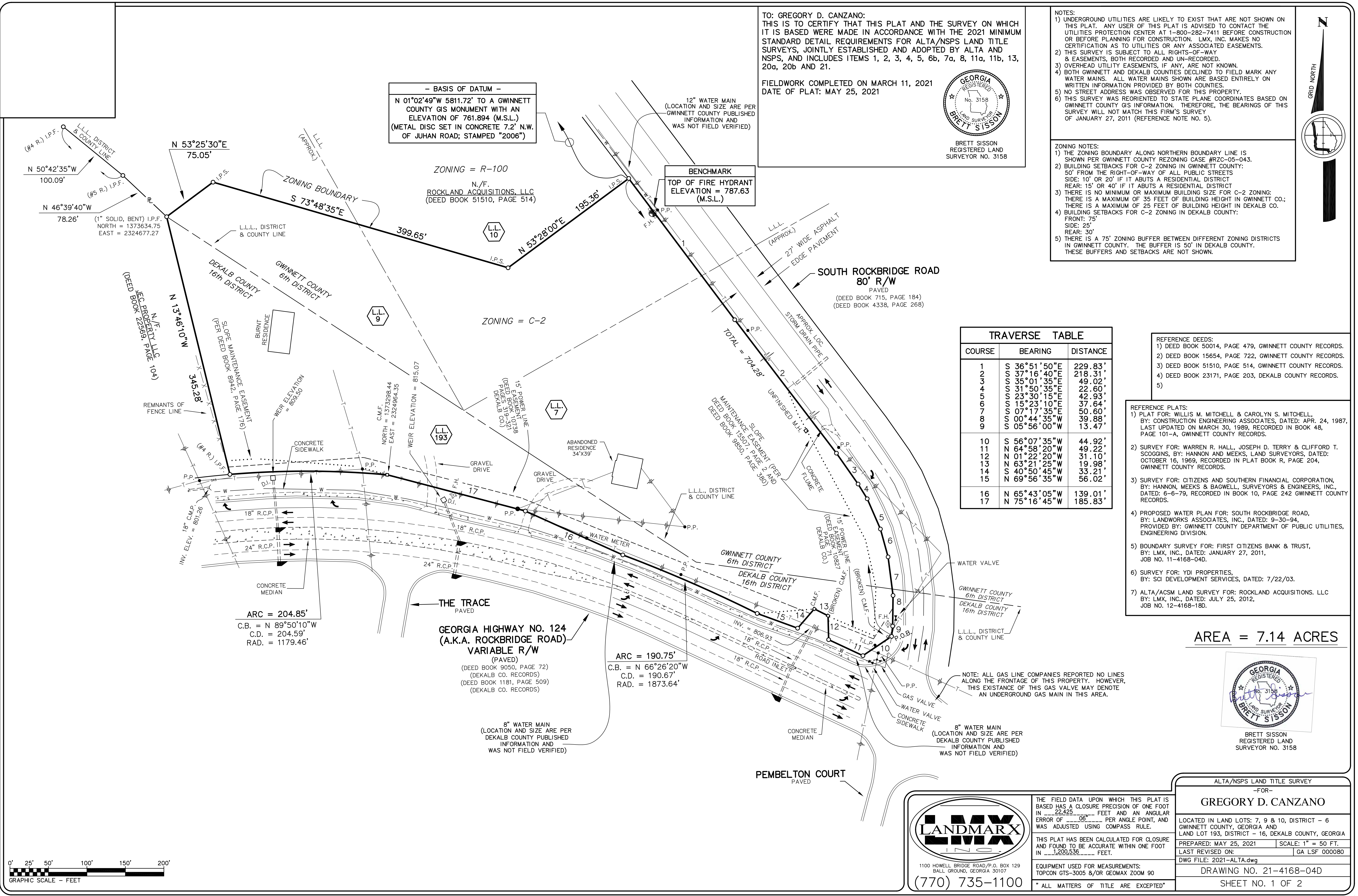
No. The Property has no known historical value.

WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

No. Use for interior self-storage is unlikely to generate traffic. The use is primarily passive and typically facility such as this one only experiences a few dozen visitors each day, often during non-peak traffic hours. The property will not need sewer services, as it can be adequately accommodated with a septic tank. The use will not impact schools, or other utilities.

WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

No. The property will be developed with generous undisturbed buffers and will not expand gratuitously across the length of the property. There are no known streams on the Property. There are no other known natural resources.



TO: GREGORY D. CANZANO:
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 8, 11a, 11b, 13, 20a, 20b AND 21.

FIELDWORK COMPLETED ON MARCH 11, 2021
DATE OF PLAT: MAY 25, 2021



BRETT SISSON
REGISTERED LAND
SURVEYOR NO. 3158

- NOTES:
- 1) UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAT. ANY USER OF THIS PLAT IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. LMX, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED EASEMENTS.
 - 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
 - 3) OVERHEAD UTILITY EASEMENTS, IF ANY, ARE NOT KNOWN.
 - 4) BOTH GWINNETT AND DEKALB COUNTIES DECLINED TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.
 - 5) NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.
 - 6) THIS SURVEY WAS REORIENTED TO STATE PLANE COORDINATES BASED ON GWINNETT COUNTY GIS INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS FIRM'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 5).

- ZONING NOTES:
- 1) THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN PER GWINNETT COUNTY REZONING CASE #RZC-05-043.
 - 2) BUILDING SETBACKS FOR C-2 ZONING IN GWINNETT COUNTY:
SIDE: 10' OR 20' IF IT ABUTS A RESIDENTIAL DISTRICT
REAR: 15' OR 40' IF IT ABUTS A RESIDENTIAL DISTRICT
 - 3) THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING:
THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO.;
THERE IS A MAXIMUM OF 25 FEET OF BUILDING HEIGHT IN DEKALB CO.
 - 4) BUILDING SETBACKS FOR C-2 ZONING IN DEKALB COUNTY:
FRONT: 75'
SIDE: 25'
REAR: 30'
 - 5) THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN GWINNETT COUNTY. THE BUFFER IS 50' IN DEKALB COUNTY. THESE BUFFERS AND SETBACKS ARE NOT SHOWN.

- REFERENCE DEEDS:
- 1) DEED BOOK 50014, PAGE 479, GWINNETT COUNTY RECORDS.
 - 2) DEED BOOK 15654, PAGE 722, GWINNETT COUNTY RECORDS.
 - 3) DEED BOOK 51510, PAGE 514, GWINNETT COUNTY RECORDS.
 - 4) DEED BOOK 23171, PAGE 203, DEKALB COUNTY RECORDS.
 - 5)

- REFERENCE PLATS:
- 1) PLAT FOR: WILLIS M. MITCHELL & CAROLYN S. MITCHELL, BY: CONSTRUCTION ENGINEERING ASSOCIATES, DATED: APR. 24, 1987, LAST UPDATED ON MARCH 30, 1989, RECORDED IN BOOK 48, PAGE 101-A, GWINNETT COUNTY RECORDS.
 - 2) SURVEY FOR: WARREN R. HALL, JOSEPH D. TERRY & CLIFFORD T. SCOGGINS, BY: HANNON AND MEEKS, LAND SURVEYORS, DATED: OCTOBER 16, 1969, RECORDED IN PLAT BOOK R, PAGE 204, GWINNETT COUNTY RECORDS.
 - 3) SURVEY FOR: CITIZENS AND SOUTHERN FINANCIAL CORPORATION, BY: HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED: 6-6-79, RECORDED IN BOOK 10, PAGE 242 GWINNETT COUNTY RECORDS.
 - 4) PROPOSED WATER PLAN FOR: SOUTH ROCKBRIDGE ROAD, BY: LANDWORKS ASSOCIATES, INC., DATED: 9-30-94, PROVIDED BY: GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING DIVISION.
 - 5) BOUNDARY SURVEY FOR: FIRST CITIZENS BANK & TRUST, BY: LMX, INC., DATED: JANUARY 27, 2011, JOB NO. 11-4168-04D.
 - 6) SURVEY FOR: YDI PROPERTIES, BY: SGI DEVELOPMENT SERVICES, DATED: 7/22/03.
 - 7) ALTA/ACSM LAND SURVEY FOR: ROCKLAND ACQUISITIONS. LLC BY: LMX, INC., DATED: JULY 25, 2012, JOB NO. 12-4168-18D.

AREA = 7.14 ACRES



BRETT SISSON
REGISTERED LAND
SURVEYOR NO. 3158



(770) 735-1100

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,425 FEET AND AN ANGULAR ERROR OF .06 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,200,536 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GTS-3005 &/OR GEOMAX ZOOM 90

* ALL MATTERS OF TITLE ARE EXCEPTED *

ALTA/NSPS LAND TITLE SURVEY
-FOR-

GREGORY D. CANZANO

LOCATED IN LAND LOTS: 7, 9 & 10, DISTRICT - 6
GWINNETT COUNTY, GEORGIA AND
LAND LOT 193, DISTRICT - 16, DEKALB COUNTY, GEORGIA

PREPARED: MAY 25, 2021 SCALE: 1" = 50 FT.
LAST REVISED ON: GA LSF 000080

DWG FILE: 2021-ALTA.dwg

DRAWING NO. 21-4168-04D

SHEET NO. 1 OF 2

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 6th District, Gwinnett County, Georgia and Land Lot 193, 16th District, Dekalb County, Georgia containing 7.14 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by: LMX, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

BEGIN at the TRUE POINT OF BEGINNING, a point at the Northern end of the mitered intersection of the Western Right of Way of South Rockbridge Road (80 foot Right of Way) and the Northern Variable Right of Way of Georgia Highway No. 124; thence Northerly along the Right of Way of Georgia Highway No. 124 the following bearings and distances:

South 56 Degrees 07 Minutes 35 Seconds West for a distance of 44.92 feet;
North 64 Degrees 58 Minutes 20 Seconds West for a distance of 49.22 feet;
North 01 Degrees 22 Minutes 20 Seconds West for a distance of 31.10 feet;
North 63 Degrees 21 Minutes 25 Seconds West for a distance of 19.98 feet;
South 40 Degrees 50 Minutes 45 Seconds West for a distance of 33.21 feet;
North 69 Degrees 56 Minutes 35 Seconds West for a distance of 56.02 feet;
Along a curve to the left an arc length of 190.75 feet and being subtended by a chord with a bearing of North 66 Degrees 26 Minutes 20 Seconds West for a distance of 190.67 feet and a radius of 1873.64 feet;
North 65 Degrees 43 Minutes 05 Seconds West for a distance of 139.01 feet;
North 75 Degrees 16 Minutes 45 Seconds West for a distance of 185.83 feet;
Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 Degrees 50 Minutes 10 Seconds West for a distance of 204.59 feet and a radius of 1179.46 feet to an iron pin; thence leaving said Right of Way North 13 Degrees 46 Minutes 10 Seconds West for a distance of 345.28 feet to an iron pin found; thence North 53 Degrees 25 Minutes 30 Seconds East for a distance of 75.05 feet to an iron pin set; thence South 73 Degrees 48 Minutes 35 Seconds East for a distance of 399.65 feet to an iron pin set; thence North 53 Degrees 28 Minutes 00 Seconds East for a distance of 195.36 feet to an iron pin set on the Western Right of Way of South Rockbridge Road; thence Southerly along said Right of Way the following bearings and distances:

South 36 Degrees 51 Minutes 50 Seconds East for a distance of 229.83 feet;
South 37 Degrees 16 Minutes 40 Seconds East for a distance of 218.31 feet;

South 35 Degrees 01 Minutes 35 Seconds East for a distance of 49.02 feet;
South 31 Degrees 50 Minutes 35 Seconds East for a distance of 22.60 feet;
South 23 Degrees 30 Minutes 15 Seconds East for a distance of 42.93 feet;
South 15 Degrees 23 Minutes 10 Seconds East for a distance of 37.64 feet;
South 07 Degrees 17 Minutes 35 Seconds East for a distance of 50.60 feet;
South 00 Degrees 44 Minutes 35 Seconds West for a distance of 39.88 feet;
South 05 Degrees 56 Minutes 00 Seconds West for a distance of 13.47 feet to a point at the intersection with the Northerly Right of Way of Georgia Highway No. 124 and the TRUE POINT OF BEGINNING.

TITLE NOTES TO ADDRESS SPECIAL EXCEPTIONS IN SCHEDULE B OF THE TITLE POLICY ISSUED BY: NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 3/25/2021, COMMITMENT NO. 7397.00001.

8. EASEMENT FROM CYRIL MORGAN TO GEORGIA POWER COMPANY DATED SEPTEMBER 16, 1949, FILED DECEMBER 1, 1949 AND RECORDED IN DEED BOOK 792 PAGE 307, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 792, PAGE 307 IS FOR A NONSPECIFIC POWER LINE.

9. RIGHT OF WAY DEED AND EASEMENT FOR DRAINAGE FROM CYRIL MORGAN TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED DECEMBER 10, 1955, FILED APRIL 2, 1956 AND RECORDED IN DEED BOOK 1181 PAGE 509, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 1181, PAGE 509 IS FOR THE RIGHT-OF-WAY OF GA. HIGHWAY NO. 124, AND HAS BEEN ENCOMPASSED BY SUBSEQUENT RIGHT-OF-WAY ACQUISITIONS.

10. RIGHT OF WAY EASEMENT FROM H.W. SOUTHER AND NANCY MICHELLE SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 14, 1981, RECORDED JUNE 16, 1981 IN DEED BOOK 4486 PAGE 26, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 4486, PAGE 26 IS FOR A NONSPECIFIC POWER LINE.

11. RIGHT OF WAY DEED AND RELINQUISHMENT OF ACCESS RIGHTS AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM APRIL W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED APRIL 9, 1996, AND RECORDED APRIL 9, 1996 IN DEED BOOK 8942 PAGE 176, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 8942, PAGE 176 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY OF GA. HIGHWAY NO. 124. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.

12. RIGHT OF WAY DEED AND EASEMENTS FOR SLOPES AND DRIVEWAY FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JUNE 26, 1996, AND RECORDED JULY 3, 1996 IN DEED BOOK 9050 PAGE 72, DEKALB COUNTY RECORDS.
DEED BOOK 9050, PAGE 72 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF GA. HIGHWAY NO. 124. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY. DRIVEWAY EASEMENTS ARE FOR CONSTRUCTION OF DRIVEWAYS, NOT MAINTENANCE AND ARE NOT SHOWN.

13. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C.W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 9850 PAGE 308, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 9050, PAGE 72 IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY AND EASEMENTS OF SOUTH ROCKBRIDGE ROAD. THIS IS REFLECTED IN THE CURRENT LOCATION OF SAID RIGHT-OF-WAY.

14. EASEMENT FROM NANCY MICHELLE SOUTHER A/K/A NANCY MICHELLE SOUTHER AND HOMER WILLIAM SOUTHER TO GEORGIA POWER COMPANY, DATED APRIL 30, 1999, AND RECORDED MAY 26, 1999 IN DEED BOOK 10738 PAGE 319, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 10738, PAGE 319 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.

15. EASEMENT FROM CYRIL W. MORGAN, AND CLARA MAE MORGAN TO GEORGIA POWER COMPANY, DATED MARCH 26, 1999, AND RECORDED JULY 15, 1999 IN DEED BOOK 10827 PAGE 71, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 10827, PAGE 71 GRANTS AN EASEMENT FOR THE LARGE POWER LINE THAT RUNS NEAR THE RIGHT OF WAY OF GA. HIGHWAY NO. 124. THIS EASEMENT IS SHOWN AND NOTED.

16. SANITARY SEWER EASEMENT FROM P & W STONEBRIDGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO E.G.B.P. DEVELOPMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 5, 2004, AND RECORDED MAY 11, 2004 IN DEED BOOK 16123 PAGE 93, DEKALB COUNTY, GEORGIA RECORDS.
DEED BOOK 16123, PAGE 93 GRANTS A SANITARY SEWER EASEMENT FOR SERVICING THE PARENT TRACT OF THE SUBJECT PROPERTY. THIS EASEMENT IS OVER 500 FEET TO THE NORTH AND DOES NOT REACH THE SUBJECT PROPERTY.

17. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM E.D. SHONE, BETTY J. JETT, DORIE E. CAGE AND CYRIL W. MORGAN TO GWINNETT COUNTY, DATED JUNE 4, 1973, AND FILED AUGUST 27, 1973 AND RECORDED IN DEED BOOK 715 PAGE 184, GWINNETT COUNTY, GEORGIA RECORDS.
DEED BOOK 715, PAGE 184 CREATES THE 80' RIGHT-OF-WAY OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.

18. EASEMENT FROM CYRIL MORGAN TO GEORGIA POWER COMPANY, DATED SEPTEMBER 27, 1983, AND RECORDED NOVEMBER 16, 1983 IN DEED BOOK 2670 PAGE 231, GWINNETT COUNTY, GEORGIA RECORDS.
DEED BOOK 2670, PAGE 231 IS FOR A NONSPECIFIC POWER LINE.

19. RIGHT OF WAY DEED AND EASEMENT FOR SLOPES, FILLS AND DRAINAGE FROM CYRIL W. MORGAN TO GWINNETT COUNTY, DATED MAY 22, 1987, AND RECORDED IN DEED BOOK 4338 PAGE 268, GWINNETT COUNTY, GEORGIA RECORDS.
DEED BOOK 4338, PAGE 268 IS FOR THE REALIGNMENT OF SOUTH ROCKBRIDGE ROAD, AS SHOWN ON THE SURVEY.

20. CONSTRUCTION AND MAINTENANCE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS FROM C.W. MORGAN AND CLARA MAE MORGAN TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 19, 1998, AND RECORDED FEBRUARY 24, 1998 IN DEED BOOK 15507 PAGE 2, GWINNETT COUNTY, GEORGIA RECORDS.
DEED BOOK 15507, PAGE 2 IS TO ACQUIRE EASEMENTS FOR SOUTH ROCKBRIDGE ROAD. THE MAINTENANCE EASEMENT IS SHOWN AND NOTED.

NOTES:

1) UNDERGROUND UTILITIES ARE LIKELY TO EXIST THAT ARE NOT SHOWN ON THIS PLAT. ANY USER OF THIS PLAT IS ADVISED TO CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 BEFORE CONSTRUCTION OR BEFORE PLANNING FOR CONSTRUCTION. LMX, INC. MAKES NO CERTIFICATION AS TO UTILITIES OR ANY ASSOCIATED EASEMENTS.

2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.

3) OVERHEAD UTILITY EASEMENTS, IF ANY, ARE NOT KNOWN.

4) BOTH GWINNETT AND DEKALB COUNTIES DECLINED TO FIELD MARK ANY WATER MAINS. ALL WATER MAINS SHOWN ARE BASED ENTIRELY ON WRITTEN INFORMATION PROVIDED BY BOTH COUNTIES.

5) NO STREET ADDRESS WAS OBSERVED FOR THIS PROPERTY.

6) THIS SURVEY WAS REORIENTED TO STATE PLANE COORDINATES BASED ON GWINNETT COUNTY GIS INFORMATION. THEREFORE, THE BEARINGS OF THIS SURVEY WILL NOT MATCH THIS FIRM'S SURVEY OF JANUARY 27, 2011 (REFERENCE NOTE NO. 5).

ZONING NOTES:

1) THE ZONING BOUNDARY ALONG NORTHERN BOUNDARY LINE IS SHOWN PER GWINNETT COUNTY REZONING CASE #RZC-05-043.

2) BUILDING SETBACKS FOR C-2 ZONING IN GWINNETT COUNTY: 50' FROM THE RIGHT-OF-WAY OF ALL PUBLIC STREETS
SIDE: 10' OR 20' IF IT ABUTS A RESIDENTIAL DISTRICT
REAR: 15' OR 40' IF IT ABUTS A RESIDENTIAL DISTRICT

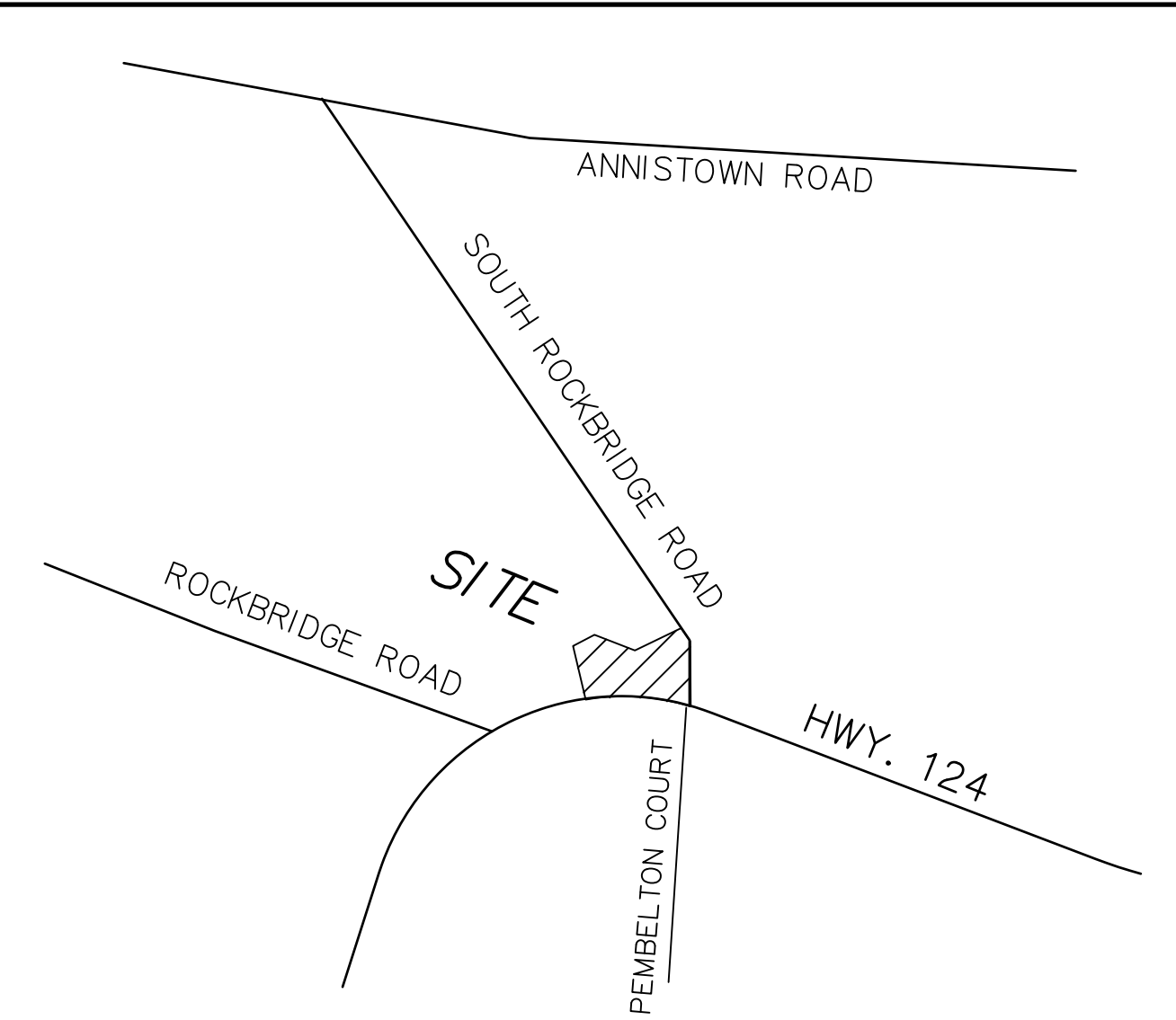
3) THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING: THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO.; THERE IS A MAXIMUM OF 25 FEET OF BUILDING HEIGHT IN DEKALB CO.

4) BUILDING SETBACKS FOR C-2 ZONING IN DEKALB COUNTY:
FRONT: 75'
SIDE: 25'
REAR: 30'

5) THERE IS A 75' ZONING BUFFER BETWEEN DIFFERENT ZONING DISTRICTS IN GWINNETT COUNTY. THE BUFFER IS 50' IN DEKALB COUNTY. THESE BUFFERS ARE NOT SHOWN.

FIELD BOOK 118, PAGE 61, FILE J4168Z
FIELD BOOK 125, PAGE 52

- LEGEND:
- 1) I.P.S. - IRON PIN SET (#SR.)
2) I.P.F. - IRON PIN FOUND
3) R. - REINFORCING BAR
4) A - ARC
5) RAD. - RADIUS
6) (R) - RADIAL
7) (NR) - NOT RADIAL
8) M.H. - MANHOLE
9) D.I. - DROP INLET
10) B.L. - BUILDING LINE
11) R/W - RIGHT OF WAY
12) J.B. - JUNCTION BOX
13) F.H. - FIRE HYDRANT
14) L.L.L. - LAND LOT LINE
15) C.B. - CHORD BEARING
16) C.D. - CHORD DISTANCE
17) N.F. - NOW OR FORMERLY
18) S.S. - SANITARY SEWER
19) S.S.E. - SANITARY SEWER EASEMENT
20) P.P. - POWER & (OR) PHONE POLE
21) D.E. - DRAINAGE EASEMENT
22) CL - CENTERLINE
23) PL - PROPERTY LINE
24) [Symbol] - OVERHEAD POWER LINE
25) [Symbol] - OVERHEAD PHONE LINE
26) [Symbol] - FENCE (APPROX. LOC.)
27) [Symbol] - CL STREAM (APPROX. LOC.)
28) [Symbol] - CL DITCH (APPROX. LOC.)
29) [129] - INDICATES STREET NUMBER
30) S.B.B. - STREAM BANK BUFFER
31) S.W.B. - STATE WATERS BUFFER
32) C.T. - CRIMP TOP
33) C.M.P. - CORRUGATED METAL PIPE
34) R.C.P. - REINFORCED CONCRETE PIPE
35) C.M.F. - CONCRETE MONUMENT FOUND
36) N.F. - NAIL FOUND
37) T.L.P. - TRAFFIC LIGHT POLE
38) S.F.P. - STEEL FENCE POST
39)
40)



VICINITY MAP (NOT TO SCALE)

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP",
GWINNETT COUNTY, GEORGIA,
COMMUNITY NO. 130322, PAGE
150F, DATED 9-29-06, AND
"F.E.M.A. OFFICIAL FLOOD HAZARD MAP",
DEKALB COUNTY, GEORGIA,
COMMUNITY NO. 130065, PAGE
114K, DATED 12-8-16,
SHOWS THIS PROPERTY NOT TO BE IN AN
AREA HAVING SPECIAL FLOOD HAZARDS.



BRETT SISSON
REGISTERED LAND
SURVEYOR NO. 3158



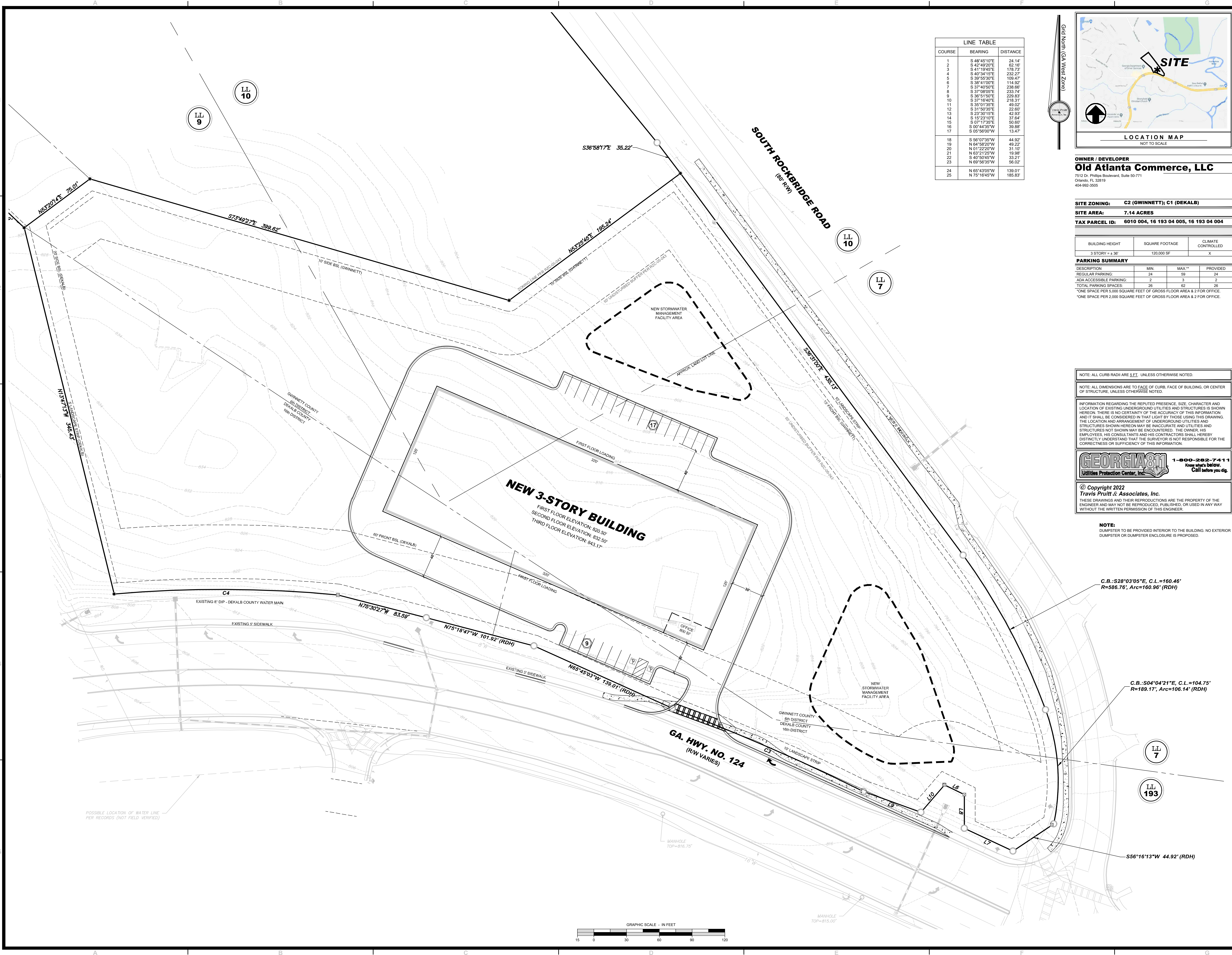
1100 HOWELL BRIDGE ROAD/P.O. BOX 129
BALL GROUND, GEORGIA 30107

(770) 735-1100

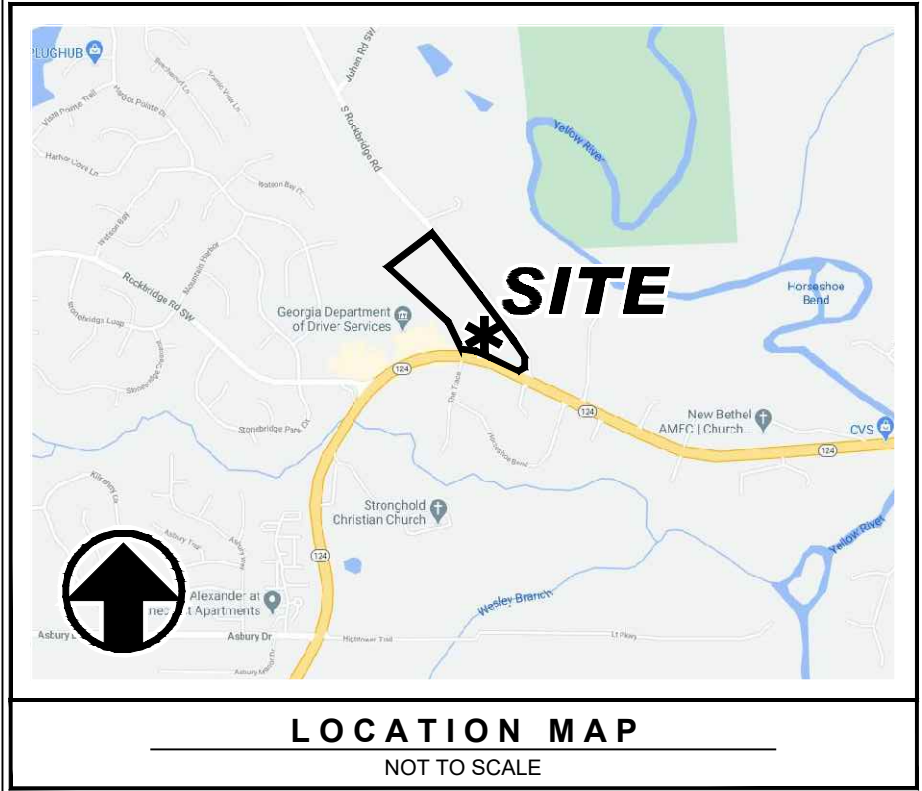
ALTA/NSPS LAND TITLE SURVEY
-FOR-
GREGORY D. CANZANO

LOCATED IN LAND LOTS: 7, 9 & 10, DISTRICT - 6
GWINNETT COUNTY, GEORGIA AND
LAND LOT 193, DISTRICT - 16, DEKALB COUNTY, GEORGIA

PREPARED: MAY 25, 2021 SCALE: 1" = 50 FT.
LAST REVISED ON: GA LSF 000080
DWG FILE: 2021-ALTA.dwg
DRAWING NO. 21-4168-04D
SHEET NO. 2 OF 2



LINE TABLE		
COURSE	BEARING	DISTANCE
1	S 48°45'10"E	24.14'
2	S 42°49'20"E	62.16'
3	S 41°19'45"E	175.73'
4	S 40°34'15"E	232.27'
5	S 39°56'30"E	109.47'
6	S 38°41'00"E	114.92'
7	S 37°40'50"E	238.66'
8	S 37°08'05"E	233.74'
9	S 36°11'50"E	223.83'
10	S 37°16'40"E	218.31'
11	S 35°01'15"E	49.02'
12	S 31°50'35"E	22.60'
13	S 23°30'15"E	42.93'
14	S 19°23'10"E	37.64'
15	S 07°17'35"E	50.60'
16	S 00°44'35"W	39.88'
17	S 05°56'00"W	13.47'
18	S 56°07'35"W	44.92'
19	N 64°58'20"W	49.22'
20	N 01°22'20"W	31.10'
21	N 63°21'25"W	19.98'
22	S 40°50'45"W	33.21'
23	N 69°56'35"W	56.02'
24	N 65°43'05"W	139.01'
25	N 75°16'45"W	185.83'



OWNER / DEVELOPER
Old Atlanta Commerce, LLC
7512 Dr. Phillips Boulevard, Suite 50-771
Orlando, FL 32819
404-992-5505

SITE ZONING: C2 (GWINNETT); C1 (DEKALB)
SITE AREA: 7.14 ACRES
TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004

BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
3 STORY ± 36'	120,000 SF	X

PARKING SUMMARY			
DESCRIPTION	MIN	MAX **	PROVIDED
REGULAR PARKING:	24	59	24
ADA ACCESSIBLE PARKING:	2	3	2
TOTAL PARKING SPACES:	26	62	26
*ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.			
**ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.			

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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NOTE:
DUMPSTER TO BE PROVIDED INTERIOR TO THE BUILDING. NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.

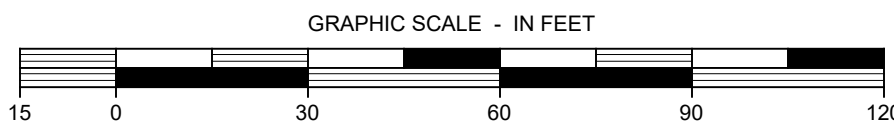
C.B.: S28°03'05"E, C.L.=160.46'
R=586.76', Arc=160.96' (RDH)

C.B.: S04°04'21"E, C.L.=104.75'
R=189.17', Arc=106.14' (RDH)

LL 7

LL 193

S56°16'13"W 44.92' (RDH)



NO.	DATE	DESCRIPTION
1		
2	06/02/2022	REMOVED NON-CLIMATE BUILDINGS
3	07/19/2022	COUNTY COMMENTS
4		
5		
6		
7		

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: BTThomas@travispruitt.com

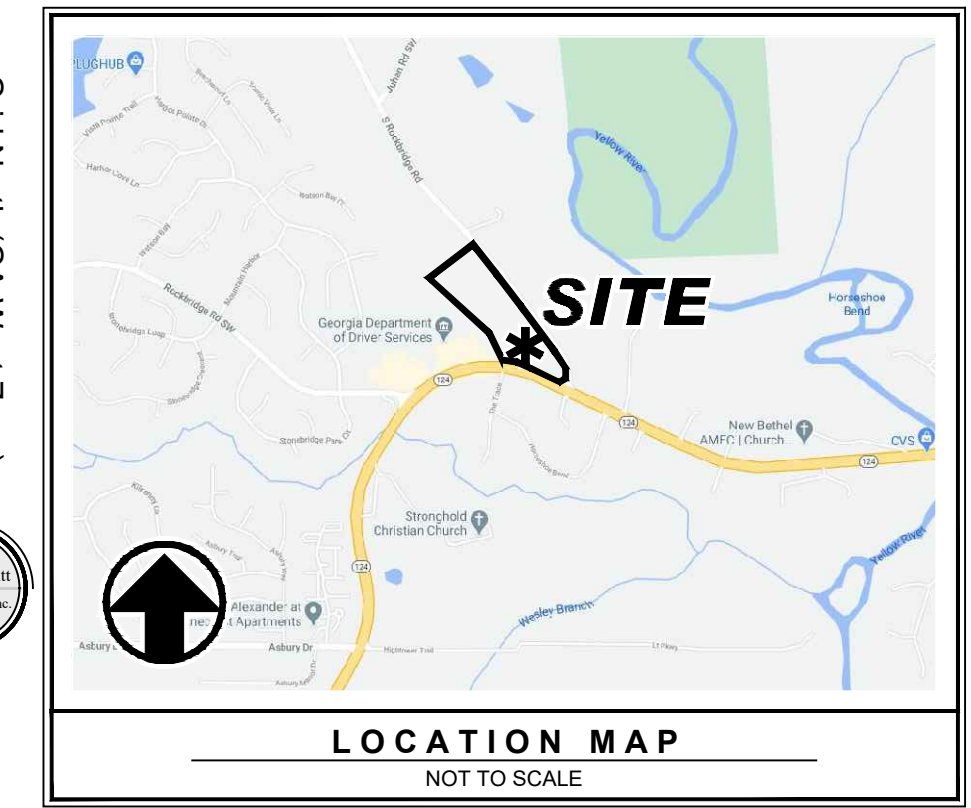
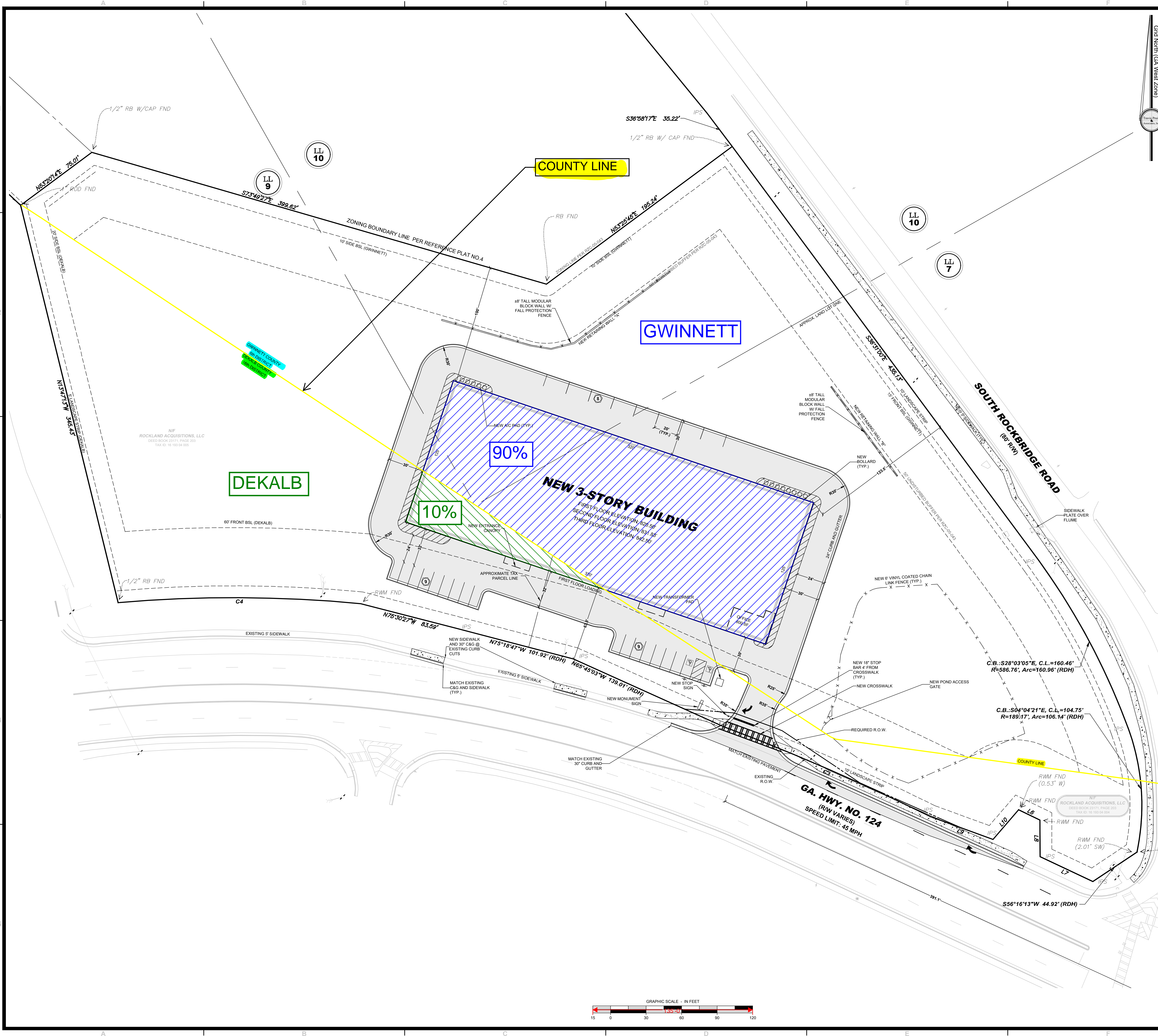


8070 ROCKBRIDGE ROAD, LAND LOT 183, 16TH DISTRICT, DEKALB COUNTY, GWINNETT COUNTY, LAND LOTS 7, 9 & 10, 6TH DISTRICT, GEORGIA

8070 & 8080 ROCKBRIDGE ROAD

ZONING SITE PLAN

For The Firm
Travis Pruitt & Associates, Inc.
DATE: 06/02/2022
SCALE: 1" = 30'
CN: 2202702P
JN: 1-22-0270
FN: 216-E-171
SHEET NO: CP4



OWNER / DEVELOPER
Rockbridge Road Self Storage, LLC
7512 Dr. Phillips Boulevard, Suite 50-771
Orlando, FL 32819
404-992-3505

24 HOUR EMERGENCY CONTACT
Nathan Young
(770) 906-4838
E-mail: nyoung@ajaxgc.com

SITE ZONING: C2 (GWINNETT); C1 (DEKALB)
SITE AREA: 7.14 ACRES
DISTURBED AREA: 3.80 ACRES
TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004
BUILDING SETBACK LINES:
FRONT YARD: 60 FT. (DEKALB), 15 FT. (GWINNETT)
REAR YARD: 30 FT. (DEKALB), 30 FT. (GWINNETT)
SIDE YARD: 20 FT. (DEKALB), 15 FT. (GWINNETT)
BUILDING SUMMARY:
3-STORY
BUILDING FLOOR AREA: 120,000 SQ. FT. 12,000 SF DEKALB 108,000 SF GWINNETT
BUILDING HEIGHT: ± 36 FT.
PARKING SUMMARY
REGULAR PARKING: 23 24
ADA ACCESSIBLE PARKING: 1 2
TOTAL PARKING SPACES: 24 26
*ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA.
PROJECT DESCRIPTION:
NEW 3-STORY CLIMATE CONTROLLED INTERIOR ACCESS SELF STORAGE FACILITY WITH ASSOCIATED DRIVEWAYS, UTILITIES & LANDSCAPING

Line Table		
Line #	Direction	Length
L24	N53°20'14"E	75.01'
L25	S56°16'13"W	44.92'
L26	N64°49'46"W	49.22'
L27	N07°29'59"W	30.88'
L28	N63°30'04"W	20.06'
L29	S40°48'46"W	33.21'
L30	N69°38'57"W	56.02'
L31	N65°45'03"W	139.01'
L32	N75°16'47"W	101.92'
L33	N75°30'22"W	83.59'
L34	N46°43'37"W	78.19'
L35	N50°42'04"W	100.09'
L36	N46°39'02"W	100.08'

Curve Table				
Curve #	Radius	Length	Chord Length	Chord Direction
C7	1873.80'	190.75'	190.67'	N66° 28' 18"W
C8	1140.04'	205.19'	204.91'	N89° 45' 53"W

GWINNETT COUNTY PROJECT NUMBER:

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY GEORGIA COMMUNITY PANEL NUMBER 114, DATED 12/08/2016.

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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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6		
7		

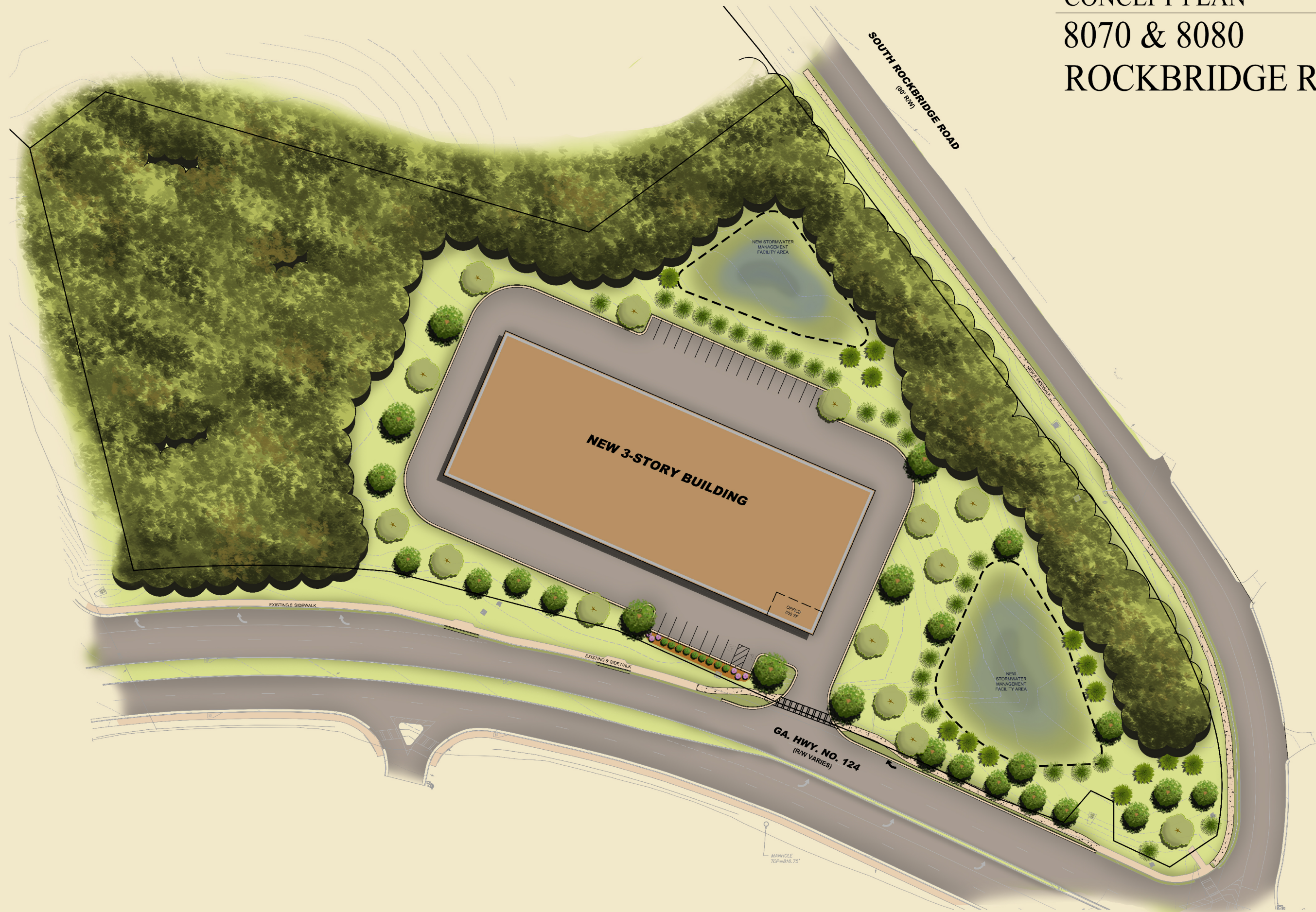
Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS
E-MAIL: bthomas@travispruit.com

12/30/2022
DATE: 12/30/2022
SCALE: 1" = 30'
CN: 220270PN
JN: 1-22-0270
FN: 216-E-171
SHEET NO: C3.1

8070 & 8080 ROCKBRIDGE ROAD
8070 & 8080 ROCKBRIDGE ROAD SOUTHWEST • LAND LOTS 7, 9 & 10 • 11TH DISTRICT • GWINNETT COUNTY • LAND LOT 13 • 16TH DISTRICT • DEKALB COUNTY • GEORGIA

AP # *County Permit No. *

CONCEPT PLAN
8070 & 8080
ROCKBRIDGE ROAD



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 6th District, Gwinnett County, Georgia and Land Lot 193, 16th District, DeKalb County, Georgia containing 7.14 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by: LMX, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

Begin at the true point of beginning, a point at the Northern end of the mitered intersection of the Western right of way of South Rockbridge Road (80 foot right of way) and the Northern variable right of way of Georgia Highway No. 124; thence Northerly along the right of way of Georgia Highway No. 124 the following bearings and distances:

South 56 degrees, 07 minutes, 35 seconds West for a distance of 44.92 feet;

North 64 degrees, 58 minutes, 20 seconds West for a distance of 49.22 feet;

North 01 degrees, 22 minutes, 20 seconds West for a distance of 31.10 feet;

North 63 degrees, 21 minutes, 25 seconds West for a distance of 19.98 feet;

South 40 degrees, 50 minutes, 45 seconds West for a distance of 33.21 feet;

North 69 degrees, 56 minutes, 35 seconds West for a distance of 56.02 feet;

Along a curve to the left an arc length of 190.75 feet and being subtended by a chord with a bearing of North 66 degrees, 26 minutes, 20 second West for a distance of 190.67 feet and a radius of 1,873.64 feet;

North 65 degrees, 43 minutes, 05 seconds West for a distance of 139.01 feet;

North 75 degrees, 16 minutes, 45 seconds West for a distance of 185.83 feet;

Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 degrees, 50 minutes, 10 seconds West for a distance of 204.59 feet and a radius of 1,179.46 feet to an iron pin; thence leaving said right of way North 13 degrees, 46 minutes, 10 seconds West for a distance of 345.28 feet to an iron pin found; thence North 53 degrees, 25 minutes, 30 seconds East for a distance of 75.05 feet to an iron pin set; thence South 73 degrees, 48 minutes, 35 seconds East for a distance of 399.65 feet to an iron pin set; thence North 53 degrees, 28 minutes, 00 seconds East for a distance of 195.36 feet to an iron pin set on the Western right of way of South Rockbridge Road; thence Southerly along said right of way the following bearings and distances:

Thence South 36 degrees, 51 minutes, 50 seconds East for a distance of 229.83 feet;

Thence South 37 degrees, 16 minutes, 40 seconds East for a distance of 218.31 feet;

Thence South 35 degrees, 01 minutes, 35 seconds East for a distance of 49.02 feet;

Thence South 31 degrees, 50 minutes, 35 seconds East for a distance of 22.60 feet,
Thence South 23 degrees, 30 minutes, 15 seconds East for a distance of 42.93 feet,
Thence South 15 degrees, 23 minutes, 10 seconds East for a distance of 37.64 feet,
Thence South 07 degrees, 17 minutes, 35 seconds East for a distance of 50.60 feet,
Thence South 00 degrees, 44 minutes, 35 seconds West for a distance of 39.88 feet,
Thence South 05 degrees, 56 minutes, 00 seconds West for a distance of 13.47
feet to a point at the intersection with the Northerly Right of Way of Georgia
No. 124 and the true point of beginning.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: OCTOBER 25, 2022

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

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 5-0 vote, 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 by Old Atlanta Commerce, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 25, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 25th day of October 2022, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** with the following conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses.
 - B. Buildings shall be constructed of glass, and/or brick or stacked stone, and shall be subject to review and approval of the Department of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot-wide undisturbed buffer adjacent to residentially zoned property and along the entire road frontage of South Rockbridge Road, in general conformance with Exhibit H: Concept Buffer Plan, dated received October 4, 2022. Where sparsely vegetated, buffer area shall be supplemented with 6-foot evergreen trees to provide an effective visual screen, subject to review and approval by the Director of Planning and Development.
 - B. Provide a 5-foot-wide landscape strip adjacent to all internal property lines.
 - C. No access shall be allowed to South Rockbridge Road.
 - D. Oversized signs shall be prohibited.
 - E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent roadways or nearby residential property.
 - F. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - G. Peddlers shall be prohibited.

- H. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
- I. Ground signs shall be limited to monument-type signs with a brick base (minimum two feet in height) matching the materials of the building.
- J. Building, any fencing, and overall site design shall be constructed so as to discourage graffiti tagging, gathering, loitering or illegal activity. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 11/28/22

ATTEST:

By: Dina M. King
County Clerk/Deputy County Clerk



RECEIVED

7/7/2022

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 7, 9 and 10, 6th District, Gwinnett County, Georgia and Land Lot 193, 16th District, DeKalb County, Georgia containing 7.14 acres, being depicted on a plat of ALTA/NSPS Land Title Survey dated: May 25, 2021, prepared for: Gregory D. Canzano, by: LMX, Inc., Drawing No. 21-4168-04D, which plat is incorporated herein by reference, and being more particularly described as follows:

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North 64 degrees, 58 minutes, 20 seconds West for a distance of 49.22 feet;

North 01 degrees, 22 minutes, 20 seconds West for a distance of 31.10 feet;

North 63 degrees, 21 minutes, 25 seconds West for a distance of 19.98 feet;

South 40 degrees, 50 minutes, 45 seconds West for a distance of 33.21 feet;

North 69 degrees, 56 minutes, 35 seconds West for a distance of 56.02 feet;

Along a curve to the left an arc length of 190.75 feet and being subtended by a chord with a bearing of North 66 degrees, 26 minutes, 20 second West for a distance of 190.67 feet and a radius of 1,873.64 feet;

North 65 degrees, 43 minutes, 05 seconds West for a distance of 139.01 feet;

North 75 degrees, 16 minutes, 45 seconds West for a distance of 185.83 feet;

Along a curve to the left an arc length of 204.85 feet and being subtended by a chord with a bearing of North 89 degrees, 50 minutes, 10 seconds West for a distance of 204.59 feet and a radius of 1,179.46 feet to an iron pin; thence leaving said right of way North 13 degrees, 46 minutes, 10 seconds West for a distance of 345.28 feet to an iron pin found; thence North 53 degrees, 25 minutes, 30 seconds East for a distance of 75.05 feet to an iron pin set; thence South 73 degrees, 48 minutes, 35 seconds East for a distance of 399.65 feet to an iron pin set; thence North 53 degrees, 28 minutes, 00 seconds East for a distance of 195.36 feet to an iron pin set on the Western right of way of South Rockbridge Road; thence Southerly along said right of way the following bearings and distances:

Thence South 36 degrees, 51 minutes, 50 seconds East for a distance of 229.83 feet;

Thence South 37 degrees, 16 minutes, 40 seconds East for a distance of 218.31 feet;

Thence South 35 degrees, 01 minutes, 35 seconds East for a distance of 49.02 feet;

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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7/7/2022

Thence South 31 degrees, 50 minutes, 35 seconds East for a distance of 22.60 feet,

Thence South 23 degrees, 30 minutes, 15 seconds East for a distance of 42.93 feet,

Thence South 15 degrees, 23 minutes, 10 seconds East for a distance of 37.64 feet,

Thence South 07 degrees, 17 minutes, 35 seconds East for a distance of 50.60 feet,

Thence South 00 degrees, 44 minutes, 35 seconds West for a distance of 39.88 feet,

Thence South 05 degrees, 56 minutes, 00 seconds West for a distance of 13.47
feet to a point at the intersection with the Northerly Right of Way of Georgia
No. 124 and the true point of beginning.

Exhibit H: Buffer Concept Plan

WINNETT COUNTY
PLANNING AND DEVELOPMENT

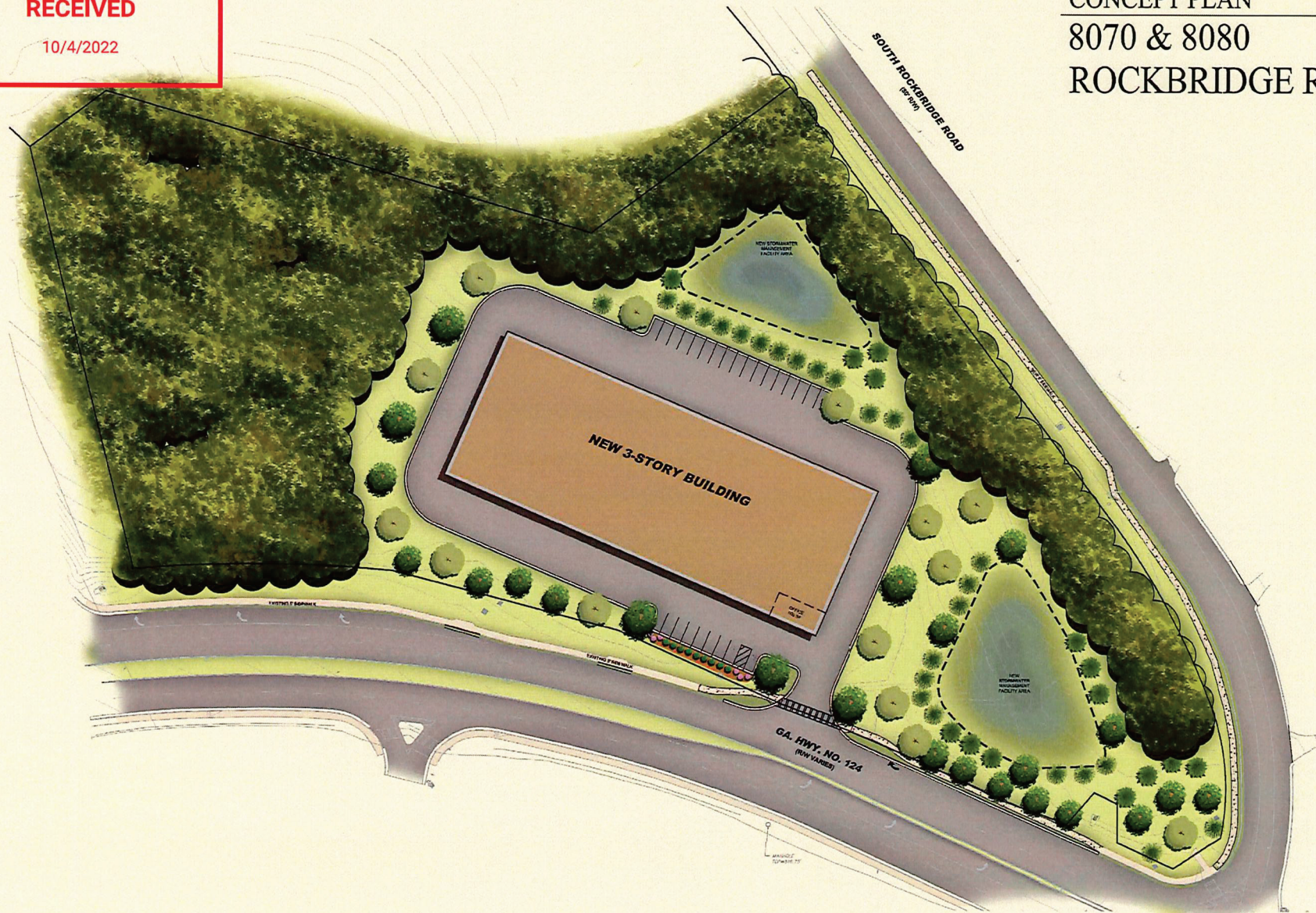
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10/4/2022

CONCEPT PLAN

8070 & 8080

ROCKBRIDGE ROAD

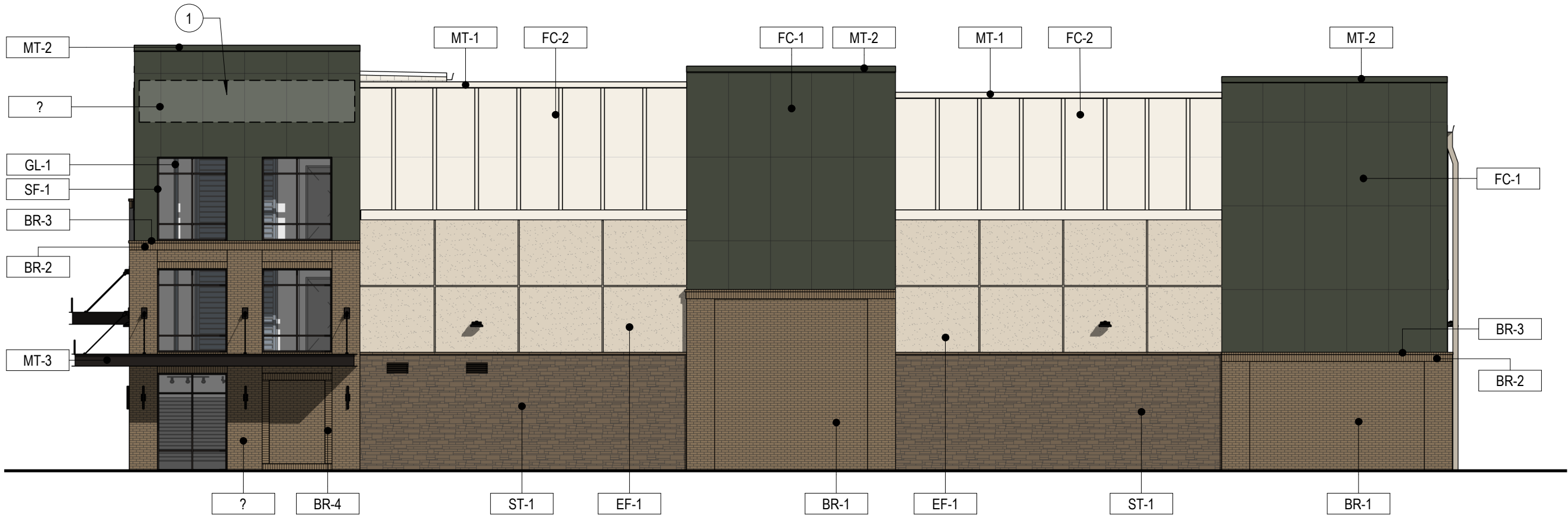


4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

KEYED NOTES

1. POTENTIAL SIGNAGE AREA - PROVIDE 4'-0" OF 5/8" PLYWOOD SHEATHING IN LIEU OF FIBERGLASS THIS AREA. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
2. EXTERIOR WALL PACK - SEE LIGHTING SCHEDULE
3. EXTERIOR WALL SCENCE - SEE LIGHTING SCHEDULE
4. PROVIDE CONTROL JOINTS PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL BULLETIN ON BRICK CONSTRUCTION TO ACCOMMODATE EXPANSION OF BRICKWORK, SEE DETAIL 8/A450
5. ROOF SLOPE BEYOND.

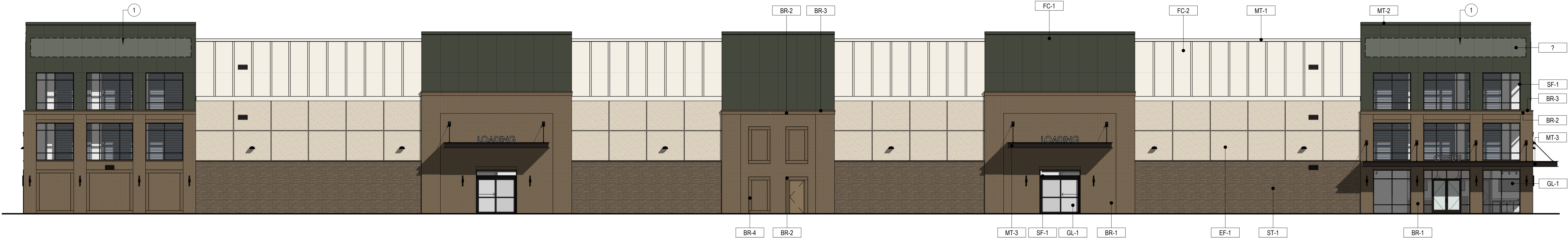
EXTERIOR MATERIAL LEGEND		
TAG ID	DESCRIPTION	SPECIFICATIONS
BR-1	BRICK RUNNING BOND - QUEEN SIZE (2 3/4" TALL X 7 5/8" LONG X 2 3/4" DEPTH	FIELD COLOR 1 - CHEROKEE AUTUMN SMOKE, ARGOS SAVANNAH IVORY MORTAR
BR-2	BRICK SOLDIER COURSE - QUEEN SIZE (2 3/4" TALL X 7 5/8" LONG X 2 3/4" DEPTH	FIELD COLOR 1 - CHEROKEE AUTUMN SMOKE, ARGOS SAVANNAH IVORY MORTAR
BR-4	BRICK STRETCHER COURSE - QUEEN SIZE (2 3/4" TALL X 7 5/8" LONG X 2 3/4" DEPTH	FIELD COLOR 1 - CHEROKEE AUTUMN SMOKE, ARGOS SAVANNAH IVORY MORTAR
EF-1	EIFS VENEER - PAINTED	COLOR TO MATCH SW 7531 - CANVAS TAN
FC-1	FIBER CEMENT BOARD AND REVEAL SYSTEM	ALLURA, JAMES HARDIE OR EQUAL - COLOR TO MATCH SW 6209 - RIPE OLIVE
FC-2	FIBER CEMENT BOARD AND BATTEN	ALLURA, JAMES HARDIE OR EQUAL - COLOR TO MATCH SW 7102 - WHITE FLOUR
FC-3	FIBER CEMENT BATTENS	1X4 FIBER CEMENT BATTENS - COLOR TO MATCH SURROUNDING PANEL
FC-4	FIBER CEMENT TRIM	1X12 FIBER CEMENT TRIM - COLOR TO MATCH SURROUNDING PANELS
GL-1	1" INSULATED GLAZING UNIT	CLEAR GLASS
MT-1	PRE-FINISHED COPING	PRE-FINISHED METAL COPING - COLOR TO MATCH SW 7531 - CANVAS TAN
MT-2	PRE-FINISHED COPING	PRE-FINISHED METAL COPING - COLOR TO MATCH SW 6209 - RIPE OLIVE
MT-3	PRE-FINISHED GUTTER AND DOWNSPOUTS	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS - COLOR TO MATCH SW 7531 CANVAS TAN
SF-1	ANNODIZED STOREFRONT (AND BREAK METAL)	MANUFACTURER'S DARK BRONZE FINISH
ST-1	STACKED STONE VENEER	TYLEST STONE - AUTUMN BROWN, ARGOS CANYON BROWN MORTAR
ST-2	STACKED STONE CAP	TYLEST STONE - AUTUMN BROWN, ARGOS CANYON BROWN MORTAR



2

EAST ELEVATION COLOR

Scale: 3/32" = 1'-0"



1

SOUTH ELEVATION COLOR

Scale: 3/32" = 1'-0"



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04.10.2023



SELF STORAGE - ROCKBRIDGE RD.

8070 ROCKBRIDGE RD.
LITHONIA, GA 30058

Issue: ISSUED FOR CONSTRUCTION
date: 04-10-2023
revision # date description

EXTERIOR
ELEVATIONS COLOR

date
04/10/23

scale
As indicated

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drawing no.

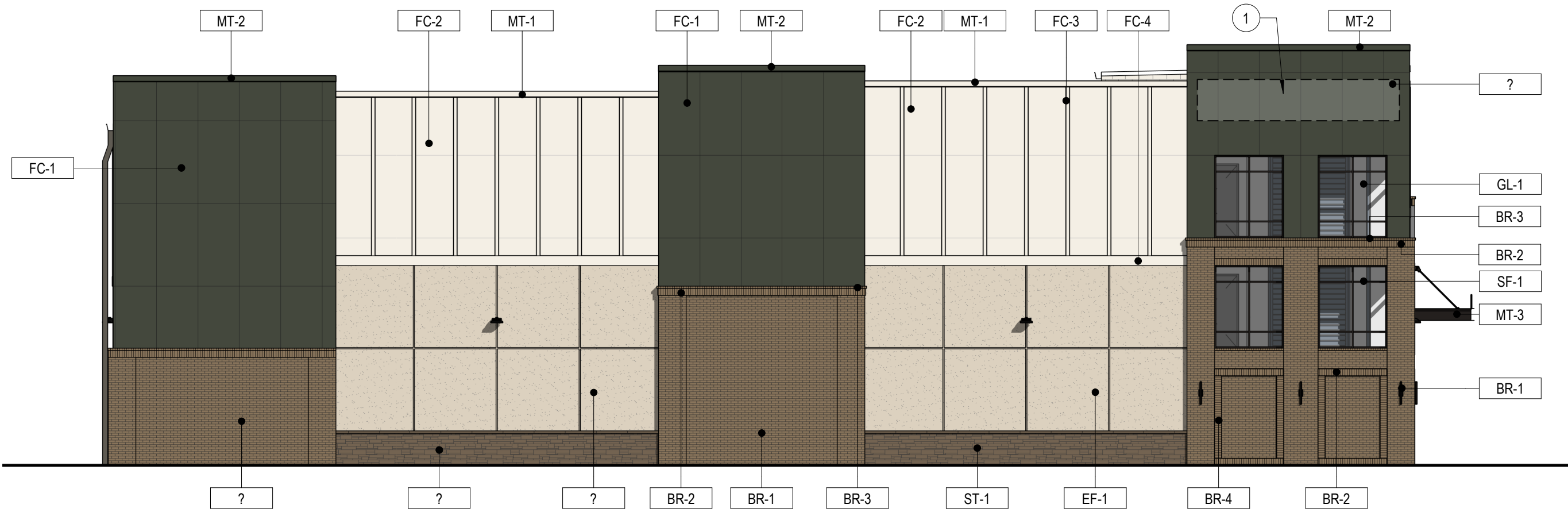
A302

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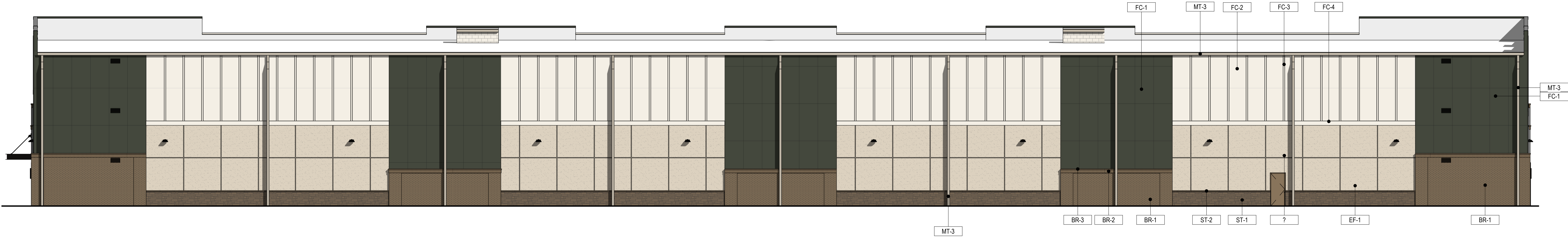
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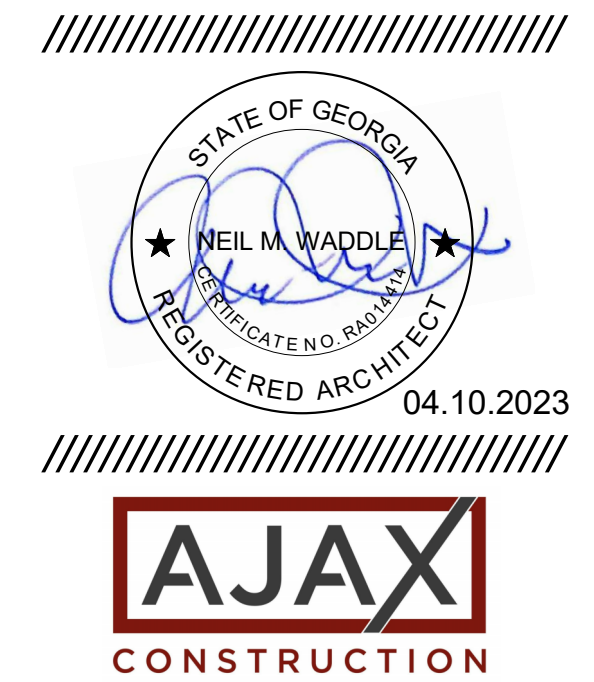
2 WEST ELEVATION COLOR
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION COLOR
Scale: 3/32" = 1'-0"



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EXTERIOR
ELEVATIONS COLOR

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As indicated

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drawing no.

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