



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Thompson, O'Brien, Kappler & Nasuti, PC

Daytime Phone: 770 925-0111 E-Mail: wdiehl@tokn.com

Mailing Address: 2 Sun Court, Suite 400, Peachtree Corners, GA

Owner Name: Rockbridge Road Self Storage, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404 992-3505 E-Mail: russell.grigg@gmail.com

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

SUBJECT PROPERTY ADDRESS OR LOCATION: 8070 & 8080 Rockbridge Road

DeKalb County, GA

Parcel ID: 16 193 04 005
16 193 04 004 Acreage or Square Feet: 2.27 Commission Districts: 4

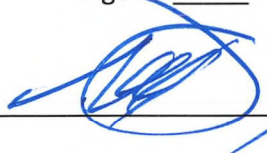
Existing Zoning: C-1 Proposed Special Land Use (SLUP): Self-Storage/Multi (Interior Access Climate Controlled Units)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: X

Agent: _____

Signature of Applicant: _____

 Authorized Signature of Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 owners(s) (If more than one owner, attach a separate sheet)

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


William J. Diehl, Thompson, O'Brien, Kappler & Nasuit PC

Name of Agent or Representative

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


Notary Public




Owner Authorized Signatory

Notary Public

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 _____

12/24/25

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'; 'rpassenow@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

Bill Diehl



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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
Peachtree Corners, GA 30092

Beth Thompson
780 Rowland Road
Stone Mountain, GA 30083



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Don Fears
2701 N. Decatur Road
Decatur, GA 30033



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Elizabeth Roberts
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Decatur, GA 30032



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Clarkston, GA 30021



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Gleudis W. Harrison
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Scottsdale, GA 30079



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Heather Shustes
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Jason Gaines
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Judith Joseph
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Lewis Godwin
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Mary Lee Millman
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Mildred Brooks
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Ozell Hayes III
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Sandra McFarland
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Wendy Collins
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Christopher Sutton
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Frank J. Taylor
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Maude King
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Joseph K Peters
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Matt Leatherman
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Joe Arrington
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Joetta Preston
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Jim Paulino
3027 Judlyn Dr
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Wayne Smith
3458 Moreland Avenue
Conley, GA 30288



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Kathie DeNobriga
459 Pine Drive / P.O. Box 1325
Pine Lake, GA 30072



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Lynn Angus Ramos
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Lance Hammonds
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Linda Rice
975 Rowland Road
Stone Mountain, GA 30083



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James Lucassee
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Kathleen
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Particia Wheeler
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Michael Cullen
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Marian Tayloe
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034A 0081800837

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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

ADEQUACY OF THE SIZE OF THE SITE FOR THE USE CONTEMPLATED AND WHETHER OR NOT ADEQUATE LAND AREA IS AVAILABLE FOR THE PROPOSED USE INCLUDING PROVISION OF ALL REQUIRED YARDS, OPEN SPACE, OFF-STREET PARKING, TRANSITIONAL BUFFER ZONES, AND ALL OTHER APPLICABLE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The seven (7) acre lot is adequate for the self-storage facility proposed, which will have a footprint of 40,000 square feet (the building has a total floor area of 120,000 sq/ft). With the parking facilities as proposed there is still a significant amount of space to provide buffers and preserve the natural canopy on the Property. The buffers on the site plan incorporate more stringent requirements, which were imposed by a pre-existing Gwinnett County zoning and required a 50' undisturbed buffer on the north end of the Property. Further, other requirements meet or exceed the applicable regulations for the C-1 and C-2 zoning districts.

COMPATIBILITY OF THE PROPOSED USE WITH ADJACENT PROPERTIES AND LAND USES AND WITH OTHER PROPERTIES AND LAND USES IN THE DISTRICT, AND WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF TRAFFIC VOLUME/CONGESTION, NOISE, SMOKE, ODOR, DUST, OR VIBRATION GENERATED BY THE PROPOSED USE.

The property adjoins a commercial parcel to the west and an undeveloped residentially zoned parcel to the north. The development plan incorporates additional buffers to provide transition to the residential parcel to the north. Additionally, the site plan will take advantage of elevation changes to obscure the building from the residential properties. There is not believed to be any adverse impacts arising from the proposed use. Self-storage uses are among the most passive of commercial uses and generally have very small traffic counts. Most facilities of this size only experience a few dozen trips in a day, which typically occur in off-peak traffic hours. Compared to other commercial uses, which would be permitted by right by the existing C-1 zoning, interior self-storage will produce less traffic, less strain on public utilities, will not create noise, dust, or vibration issues, and will not result in congestion.

ADEQUACY OF PUBLIC SERVICES, PUBLIC (OR PRIVATE) FACILITIES, AND UTILITIES TO SERVE THE PROPOSED USE.

The proposed use is not expected to have any material impact on public services, facilities or utilities. The Property will have water services extended from DeKalb County and no sewer capacity is needed (the Property will only need a restroom limited to the staff on site) and the Property will be serviced by a septic tank.

ADEQUACY OF THE PUBLIC STREET ON WHICH THE USE IS PROPOSED TO BE LOCATED AND WHETHER OR NOT THERE IS SUFFICIENT TRAFFIC-CARRYING

CAPACITY FOR THE USE PROPOSED SO AS NOT TO UNDULY INCREASE TRAFFIC AND CREATE CONGESTION.

As previously discussed, the proposed use will have very little associated traffic and such traffic is typically concentrated on evenings and weekends. Georgia Highway 124, although experiencing high traffic counts, has adequate capacity to accommodate this use. Further, the use will have less of an impact on traffic than other uses that would be permitted by the existing zoning.

ADEQUACY OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY AND TO ALL PROPOSED BUILDINGS, STRUCTURES AND USES THEREON, WITH PARTICULAR REFERENCE TO PEDESTRIAN AND AUTOMOTIVE SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND ACCESS IN THE EVENT OF FIRE OR OTHER EMERGENCY.

The Property has egress from Georgia Highway 124. The zoning conditions in place in Gwinnett County and the DeKalb County UDO restrict any other access point. The Property can be accessed easily from Georgia Highway 124.

WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF THE MANNER AND HOURS OF OPERATION OF THE PROPOSED USE.

There are no adverse impacts anticipated related to the use. The building will be access controlled and my client will agree to have access limited to reasonable hours if that is the will of the Commissioners (typically, those conditions allow for operation between 7 AM and 9 PM). Further, all activity on the Property will occur in the interior of the building; thus, to the extent that the Property is being used, the use will not be audible or visible from neighboring properties.

WHETHER THE PROPOSED USE IS CONSISTENT WITH THE REQUIREMENTS OF THE ZONING DISTRICT CLASSIFICATION IN WHICH THE USE IS PROPOSED TO BE LOCATED.

By the definition provided in the UDO, Self-Storage/multi is a “multi-story climate controlled commercial structure” which is consistent with the existing and proposed commercial zoning district.

WHETHER THE PROPOSED USE IS CONSISTENT WITH, ADVANCES, CONFLICTS, OR DETRACTS FROM THE POLICES OF THE COMPREHENSIVE PLAN.

The use is consistent with the comprehensive plan. The building will be of sufficient design quality that the development will advance redevelopment in the area by adding to the streetscape and increasing architectural value in the area.

WHETHER THERE IS ADEQUATE PROVISION FOR REFUSE AND SERVICE AREAS.

Pending an agreement for development and services, refuse and other services will likely be provided by Gwinnett County. Applicant believes that there is adequate capacity for refuse services and does not anticipate that the services required will be extensive.

WHETHER THE LENGTH OF TIME FOR WHICH THE SPECIAL LAND USE PERMIT IS GRANTED SHOULD BE LIMITED IN DURATION.

The use should not be limited in duration. The costs of development and the uniqueness of the building structure to this particular use would preclude development if restricted by time.

WHETHER THE SIZE, SCALE AND MASSING OF PROPOSED BUILDINGS ARE APPROPRIATE IN RELATION TO THE SIZE OF THE SUBJECT PROPERTY AND IN RELATION TO THE SIZE, SCALE AND MASSING OF ADJACENT AND NEARBY LOTS AND BUILDINGS; AND WHETHER THE PROPOSED USE WILL CREATE ANY SHADOW IMPACT ON ANY ADJOINING LOT OR BUILDING AS A RESULT OF THE PROPOSED BUILDING HEIGHT.

The portion of the building that will be located in DeKalb County is approximately 4,000 square feet. The property adjoins a commercial development with a much larger massing and scale. There is no risk that adjoining lots will be impacted by the building's height on account of topography changes and the substantial buffers incorporated in the site plan.

WHETHER THE PROPOSED USE WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

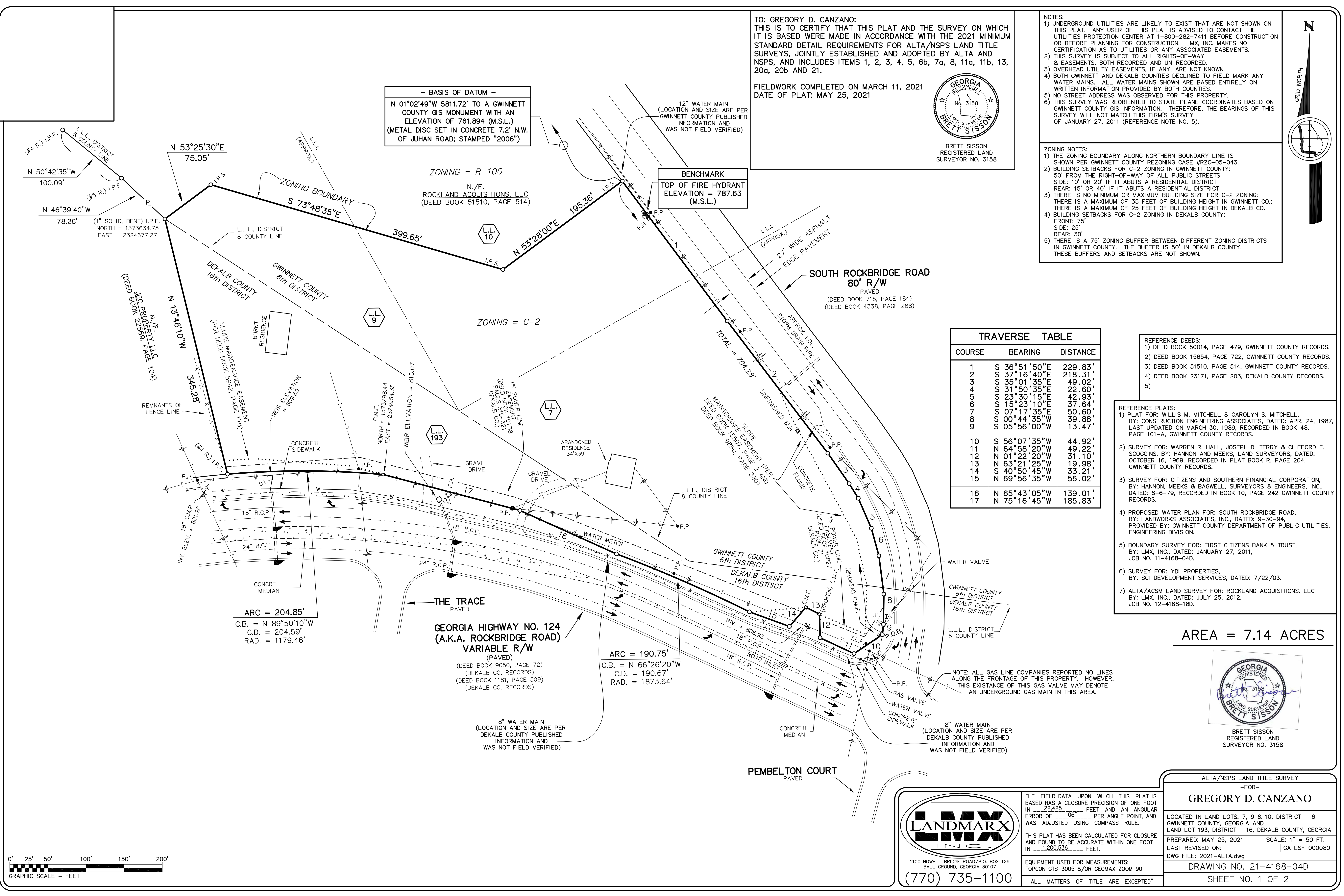
There is no known historical value to the property.

WHETHER THE PROPOSED USE SATISFIES THE REQUIREMENTS CONTAINED WITHIN THE SUPPLEMENTAL REGULATIONS FOR SUCH SPECIAL LAND USE PERMIT.

There are no supplemental regulations for Self-Storage/multi uses.

WHETHER THE PROPOSED USE WOULD BE CONSISTENT WITH THE NEEDS OF THE NEIGHBORHOOD OR THE COMMUNITY AS A WHOLE, AS EXPRESSED AND EVIDENCE DURING THE REVIEW PROCESS.

After holding a pre-application meeting, Applicant collected feedback concerning the use and proposed development. The age and deterioration of existing commercial developments in the area was acknowledged. The question was raised concerning whether the use was needed in the area. There is a substantial demand for self-storage across metropolitan Atlanta. Storage allows families to down-size, assists with families transitioning between housing options, and allows residential properties to be put to residential (as opposed to storage uses). That market is underserved in this area and is intimately related to the housing market.



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: SCI 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

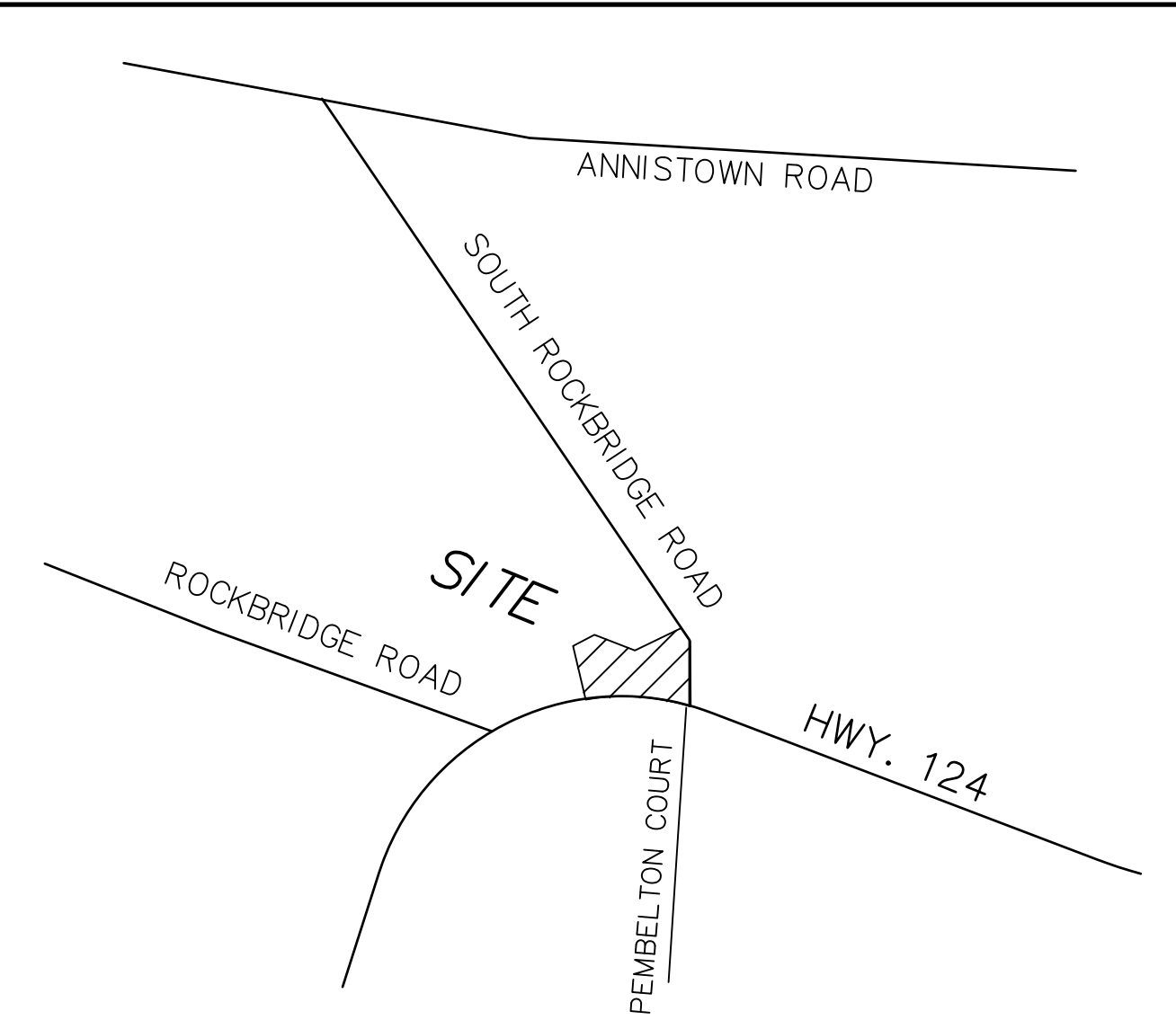
3) THERE IS NO MINIMUM OR MAXIMUM BUILDING SIZE FOR C-2 ZONING: THERE IS A MAXIMUM OF 35 FEET OF BUILDING HEIGHT IN GWINNETT CO.; THERE IS A MAXIMUM OF 25 FEET OF BUILDING HEIGHT IN DEKALB CO.

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.

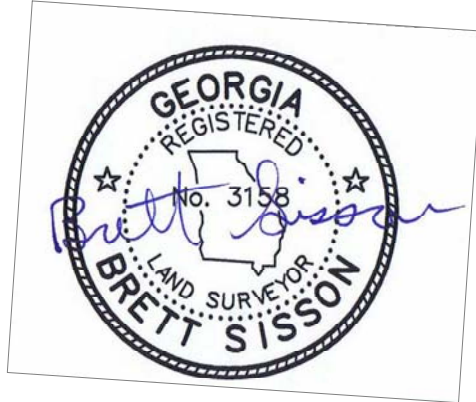
FIELD BOOK 118, PAGE 61, FILE J4168Z
FIELD BOOK 125, PAGE 52

- 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

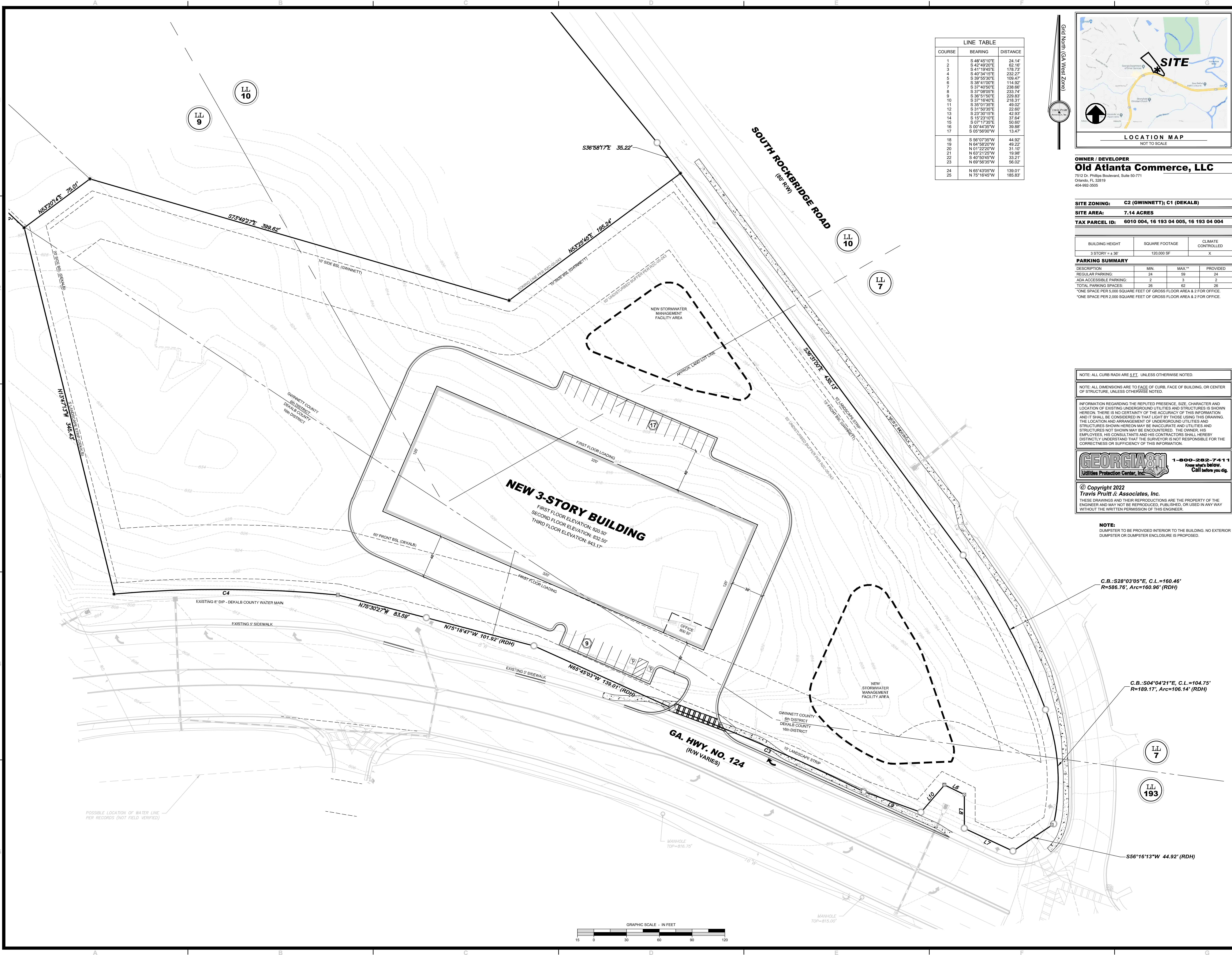
PREPARED: MAY 25, 2021 SCALE: 1" = 50 FT.

LAST REVISED ON: GA LSF 000080

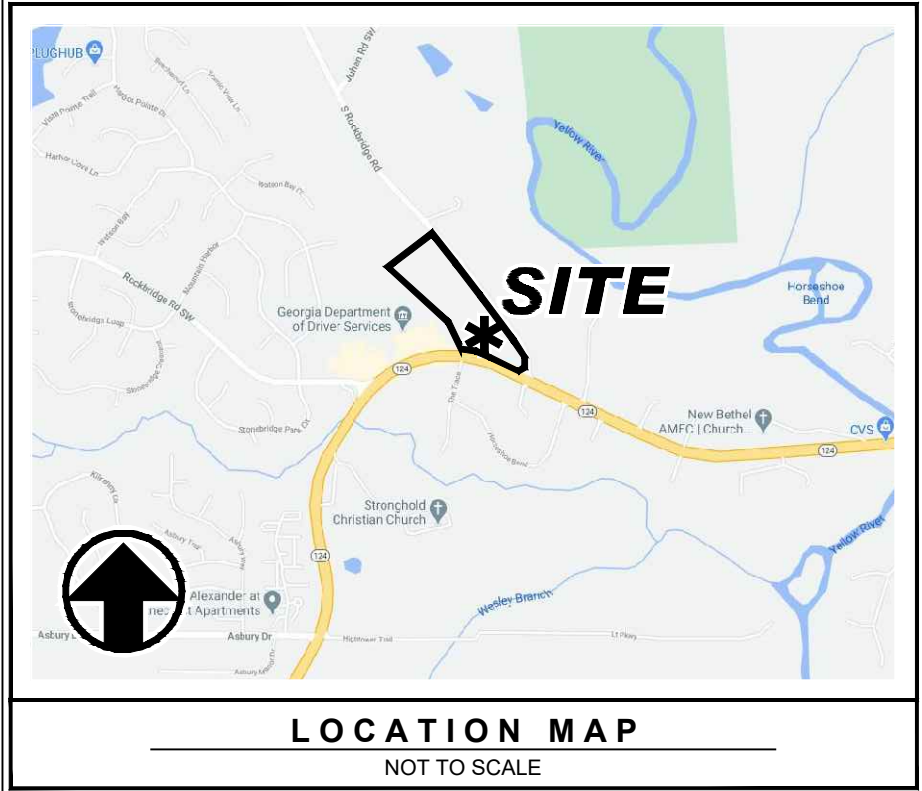
DWG FILE: 2021-ALTA.dwg

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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Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

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

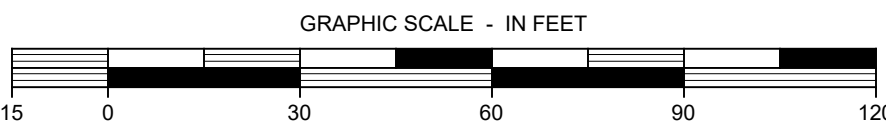
C.B.: S28°03'05"E, C.L.=160.46'
R=586.76', Arc=160.96' (RDH)

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		
8		
9		
10		

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-5711
Fax: (770) 416-5759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: BTThomas@travispruitt.com

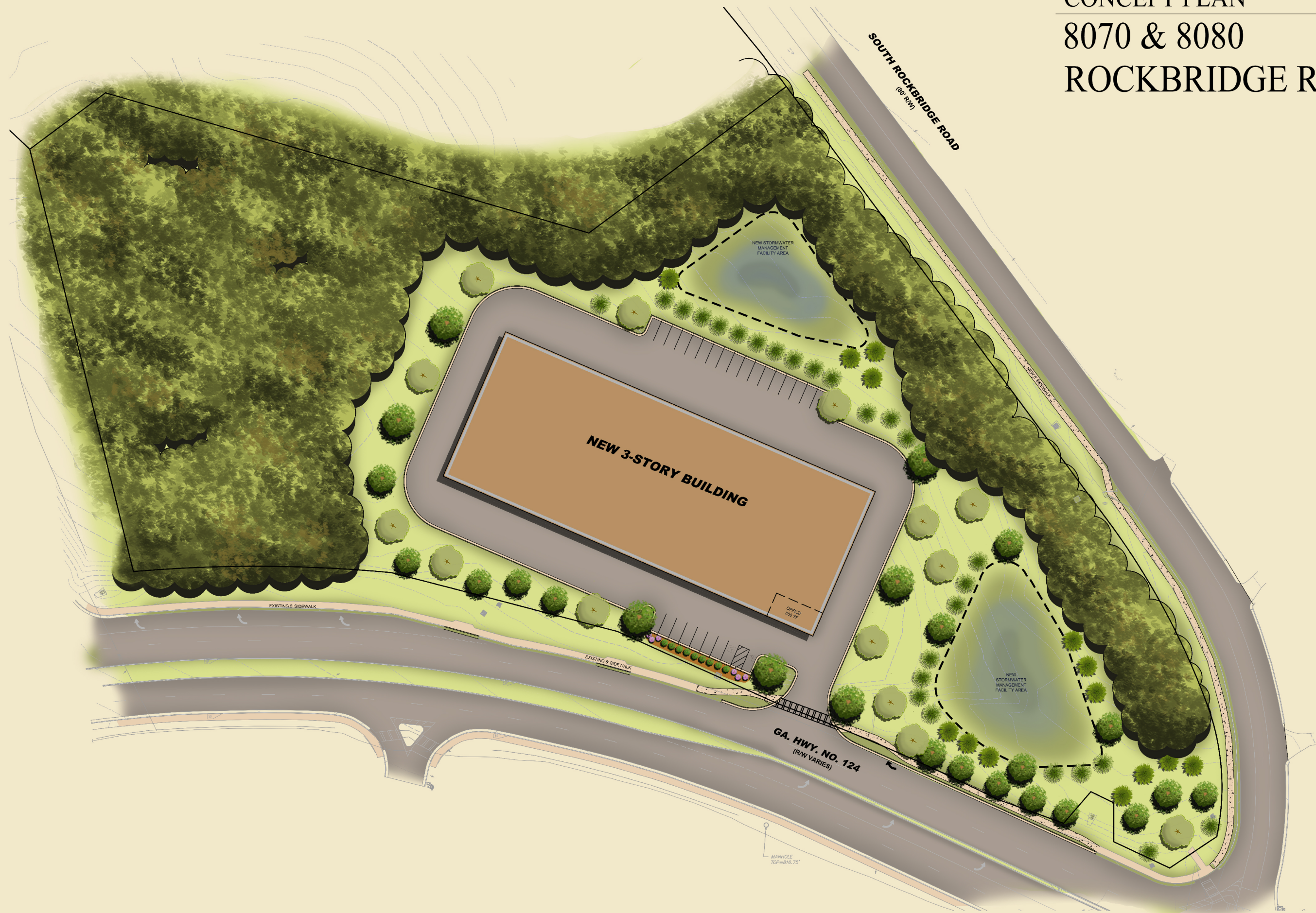


ZONING SITE PLAN

8070 & 8080 ROCKBRIDGE ROAD
8070 ROCKBRIDGE ROAD, SOUTHWEST, LAND LOT 183, 16TH DISTRICT, DEKALB COUNTY, GWINNETT COUNTY, LAND LOTS 7, 9 & 10, 6TH DISTRICT, GEORGIA

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

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:

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:

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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

RECEIVED

7/7/2022

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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

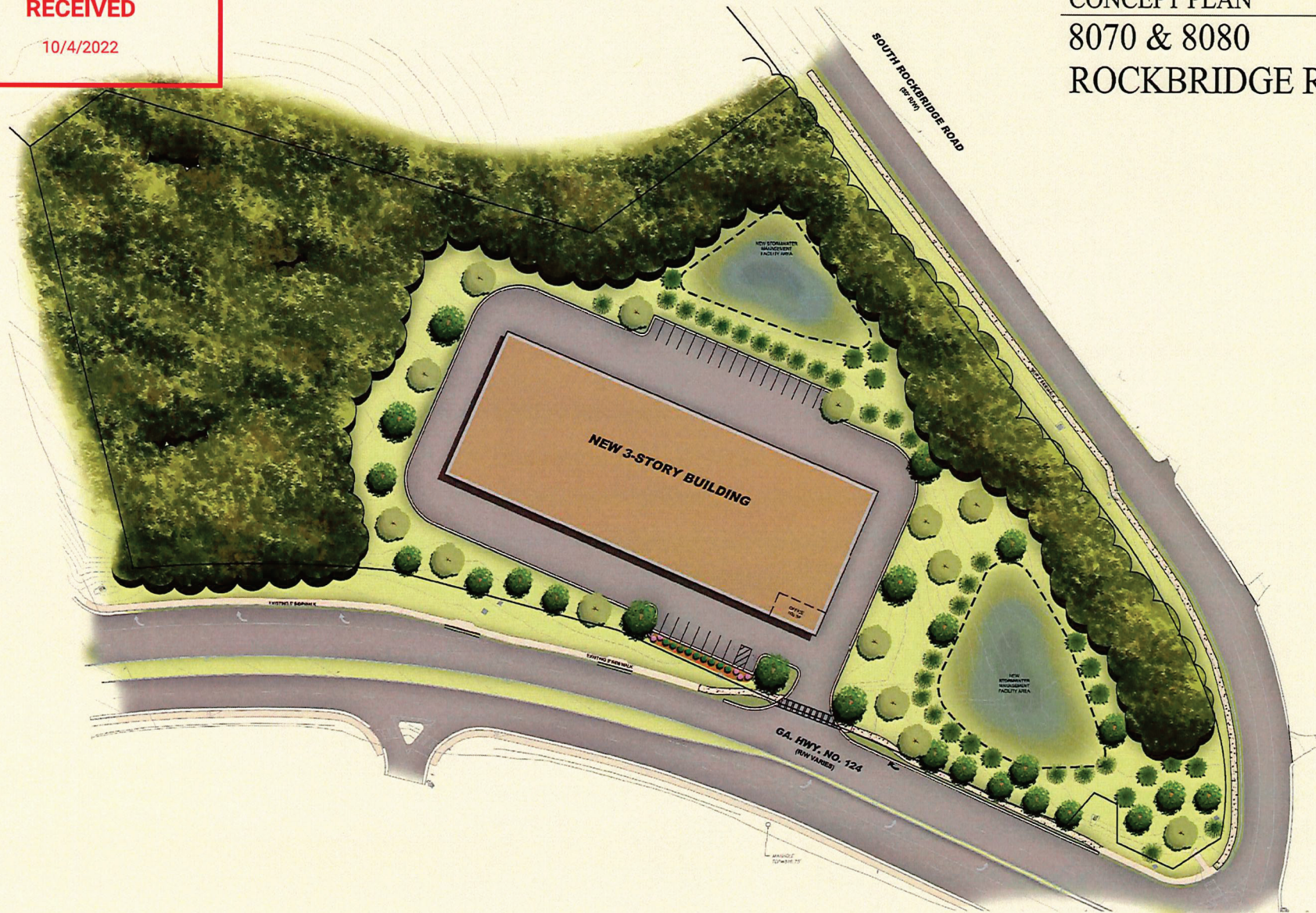
RECEIVED

10/4/2022

CONCEPT PLAN

8070 & 8080

ROCKBRIDGE ROAD



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
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2 Scale: $3/32'' = 1'-0''$

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



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scale

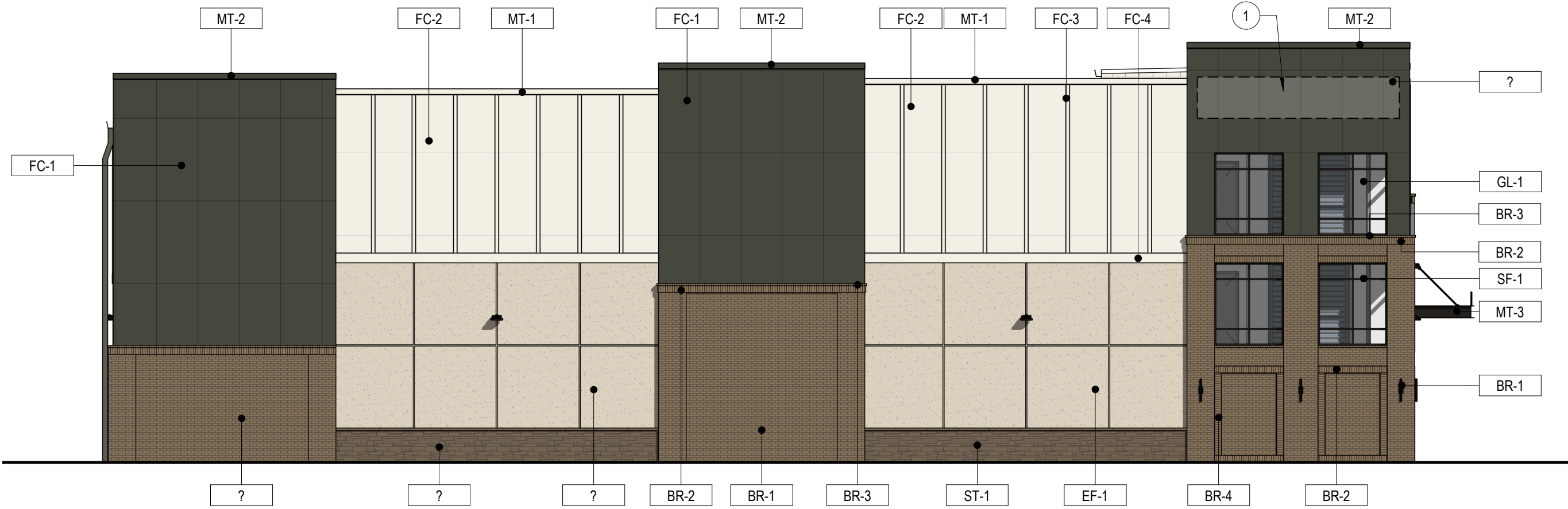
As indicated

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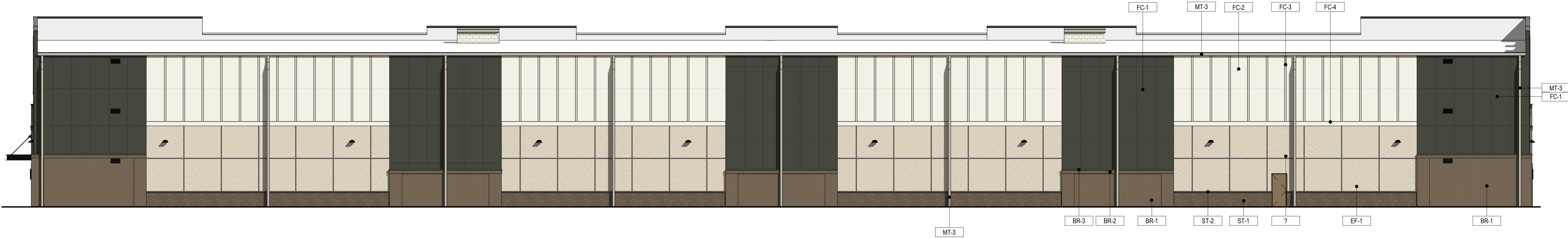
KEYED NOTES

- 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.
- EXTERIOR WALL PACK - SEE LIGHTING SCHEDULE
- EXTERIOR WALL SCONCE - SEE LIGHTING SCHEDULE
- PROVIDE CONTROL JOINTS PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL BULLETIN ON BRICK CONSTRUCTION TO ACCOMODATE EXPANSION OF BRICKWORK, SEE DETAIL 8/A450
- 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 WEST ELEVATION COLOR
Scale: 3/32" = 1'-0"



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

TERMINUS

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STATE OF GEORGIA

NEIL M. WADDLE

REGISTERED ARCHITECT

04.10.2023

AJAX

CONSTRUCTION

SELF STORAGE - ROCKBRIDGE RD.
8070 ROCKBRIDGE RD.
LITHONIA, GA 30058

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.

A303

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