

Z-23-1246652 (2023-1147)
Recommended Conditions (BOC)
8070 and 8080 Rockbridge Road

1. The proposed development shall be constructed in general conformance with Exhibit H: Site Plan dated received October 4, 2022, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. Self-storage facilities shall be limited to climate controlled, interior access buildings only, not to exceed 140,000 square feet.
3. All grassed areas shall be sodded.
4. Any fencing shall be a decorative wrought iron style fence, a minimum of four feet in height with brick or stacked stone columns no greater than 50 feet on center.
5. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by a decorative fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.
6. A five-foot-wide sidewalk shall be installed along the South Rockbridge Road frontage, subject to review and approval by the Gwinnett County Department of Transportation.
7. Outdoor loudspeakers shall be prohibited.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. No dumpster shall be located within 150 feet of residentially zoned property or between the proposed building and South Rockbridge Road.
10. Outdoor storage shall be prohibited. No business identification signage shall be permitted along the South Rockbridge Road frontage.