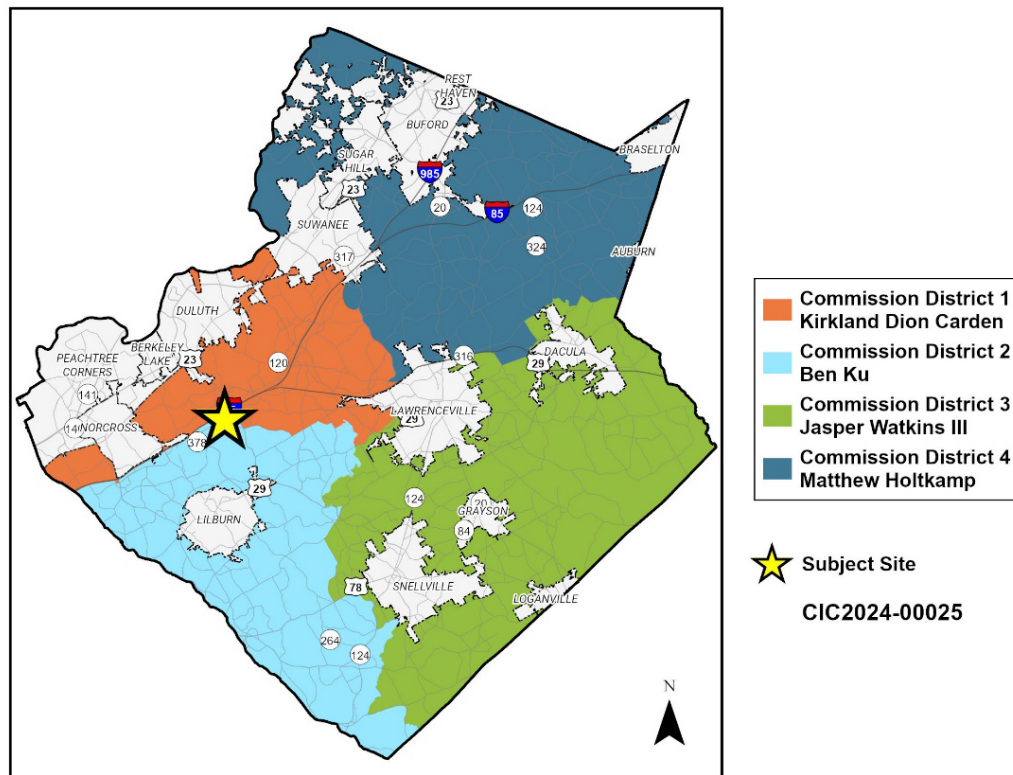


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2024-00025  
**Current Zoning:** C-2 (Commercial Business District) and M-1 (Light Industry District)  
**Request:** Change in Conditions  
**Addresses:** 3755 and the 3760 Block of Shackleford Road  
**Map Numbers:** R6208 002 and 003  
**Site Area:** 14.28 acres  
**Proposed Development:** Outdoor Storage  
**Commission District:** District 2 – Commissioner Ku  
**Future Development Type:** Urban High

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date:** 9/3/2024 (Public Hearing Tabled to 11/4/2024)

**Board of Commissioners Advertised Public Hearing Date:** 9/24/2024 (Public Hearing Tabled to 11/12/2024)

**Applicant:** Katie Fitzjarrald  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960

**Owners:** Home Depot, USA  
2455 Paces Ferry Road  
Atlanta, GA 30339

**Contact:** Katie Fitzjarrald

**Contact Phone:** 772.794.4130

### Zoning History

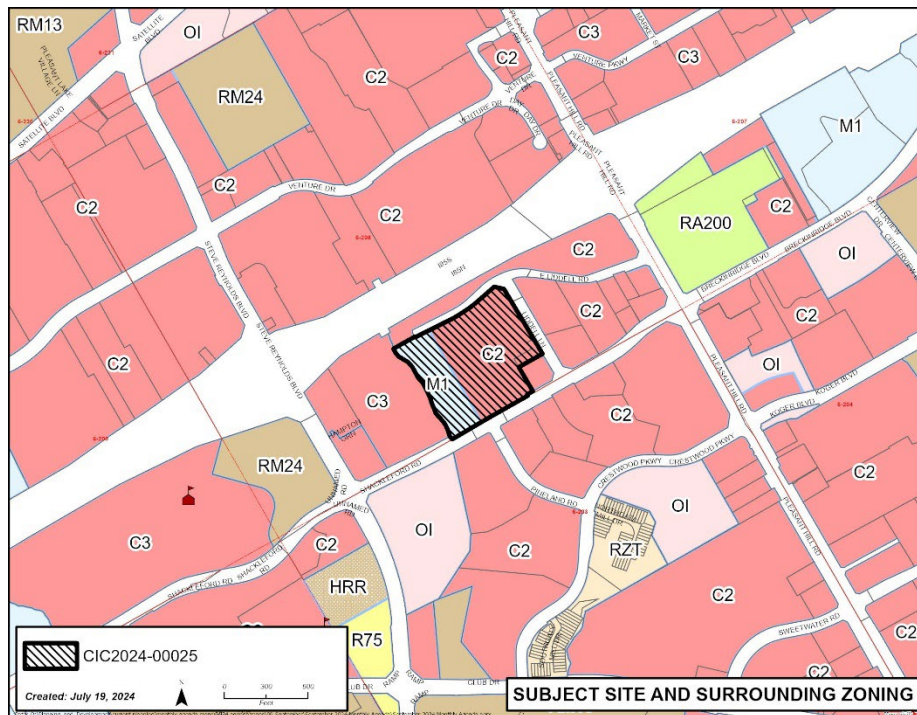
The subject property is zoned C-2 (General Business District) and M-1 (Light Industry District). In 1999, a special use permit for outdoor storage was granted per SUP-99-041. A change of conditions was later approved, pursuant to CIC2012-00024 to remove an oversized sign restriction.

### Existing Site Condition

The subject property is a 14.28-acre assemblage of two parcels with frontage along E Liddell Road, Liddell Lane, and Shackleford Road. The property was developed with a 133,333 square foot Home Depot store and 582 parking spaces, accessed from all three streets. There is a sidewalk along the Liddell Lane and Shackleford Road frontages.

### Surrounding Use and Zoning

The property is surrounded primarily by commercial uses. Just to the north of the property is Interstate-85. The following is a summary of surrounding uses and zoning:



| Location | Land Use   | Zoning    |
|----------|------------|-----------|
| Proposed | Commercial | C-2 & M-1 |
| North    | Commercial | C-2       |
| East     | Commercial | C-2       |
| South    | Commercial | C-2       |
| West     | Commercial | C-3       |

### Project Summary

The applicant requests a change in conditions to revise Condition B and C of CIC2012-00001, to convert 146 parking space to allow for outdoor display, sale and storage of seasonal items, fences, sheds, trailers, and tools, as well as truck and trailer rental, as accessory uses to the Home Depot store.

### Zoning and Development Standards

The applicant is requesting a change in conditions for outdoor storage on a property zoned C-2 and M-1. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

| Standard             | Required                                 | Proposed   | Meets Standard? |
|----------------------|--|------------|-----------------|
| Front Yard Setback   | Minimum 0'                               | 50'        | YES             |
| Side Yard Setback    | Minimum 0'                               | 10'        | YES             |
| Rear Yard Setback    | Minimum 0'                               | 15'        | YES             |
| Parking (Commercial) | Minimum 267 spaces<br>Maximum 445 spaces | 467 spaces | NO*             |
| Lot Coverage         | Maximum 80%                              | 92.54%     | NO*             |

\* The site was developed in 1998 and is considered legal nonconforming.

### Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

### Staff Analysis

**Change in Conditions Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether a proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Allowing outdoor storage and vehicle rental as accessory uses to the existing Home Depot store is compatible with surrounding commercial uses. The proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.**

The change in conditions would expand the accessory uses previously allowed while retaining ample parking. The proposed outdoor storage would be screened from the streets by existing vegetation. The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.

**C. Whether the property to be affected by a proposed change in conditions has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

**D. Whether the proposed change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

No impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request are attached (Exhibit F).

**E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Unified Plan's Future Development Map identifies "Urban High" for the subject property, which envisions vertical mixed-use development. Although the proposed outdoor storage is not in conformity with the policy and intent of the Unified Plan, it would complement the existing commercial use of the Home Depot store.



**F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed change in conditions.**

Outdoor display and storage has been in place on the site in violation of the zoning conditions without any negative impact or code enforcement violations. This request would ensure the site is in compliance which gives supporting grounds for approval.

**Staff Recommendation**

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

**Planning Commission Recommendation**

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)**

Approval as C-2 (General Business District) and M-1 (Light Industry District) for outdoor storage, subject to the following conditions:

- A. Outside storage may be permitted accessory to the garden supply center. This storage should be limited to plants and related garden supplies.

- B. Outside storage of building supplies, mobile buildings, equipment, **vehicles** for rent, and tractor trailers shall be limited to the area shown on the site plan ~~submitted March 3, 1999 and dated February 8, 1999~~ **dated October 29, 2024, and presented at the November 4, 2024, Planning Commission public hearing received July 12, 2024, subject to the review and approval of the Department of Planning and Development.**
- C. Outdoor storage is prohibited in landscaped islands, ~~required parking spaces, and required front yards.~~
- D. All existing outside storage shall be removed or moved to the approved storage areas within 60 days of approval.
- E. No billboards shall be allowed, but a ground sign up to a maximum height of 99 feet may be allowed.
- F. The oversized ground sign and pole (referenced in condition E above) shall be removed if the existing Home Depot were to cease operations in the future.
- G. **All permanent and temporary outdoor storage shall be fenced and screened with the exception of the front display areas, vehicle and trailer rental, pine straw trailers, and shed displays. Fencing and screening materials shall be approved by the Department of Planning and Development.**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Previously Adopted Resolution (CIC2012-00001)
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Document Presented at the November 4, 2024, Planning Commission Public Hearing

**Exhibit A: Site Visit Photos**



View of front parking lot



View of front parking lot



View of sheds



View of front display area

**Exhibit B: Site Plan**

**[attached]**

RECEIVED

7/12/2024



3755 SHACKLEFORD ROAD  
DULUTH, GEORGIA  
STORE NO. 0105  
OUTDOOR STORAGE AND  
EQUIPMENT RENTALS



LOCATION MAP  
NOT TO SCALE

|                 |            |        |
|-----------------|------------|--------|
| SITE DATA       |            |        |
| PROPERTY        | 457,966 SF |        |
| IMPERVIOUS AREA | 423,793 SF | 92.54% |
| PERVIOUS AREA   | 34,173 SF  | 7.46%  |
|                 |            | 100%   |

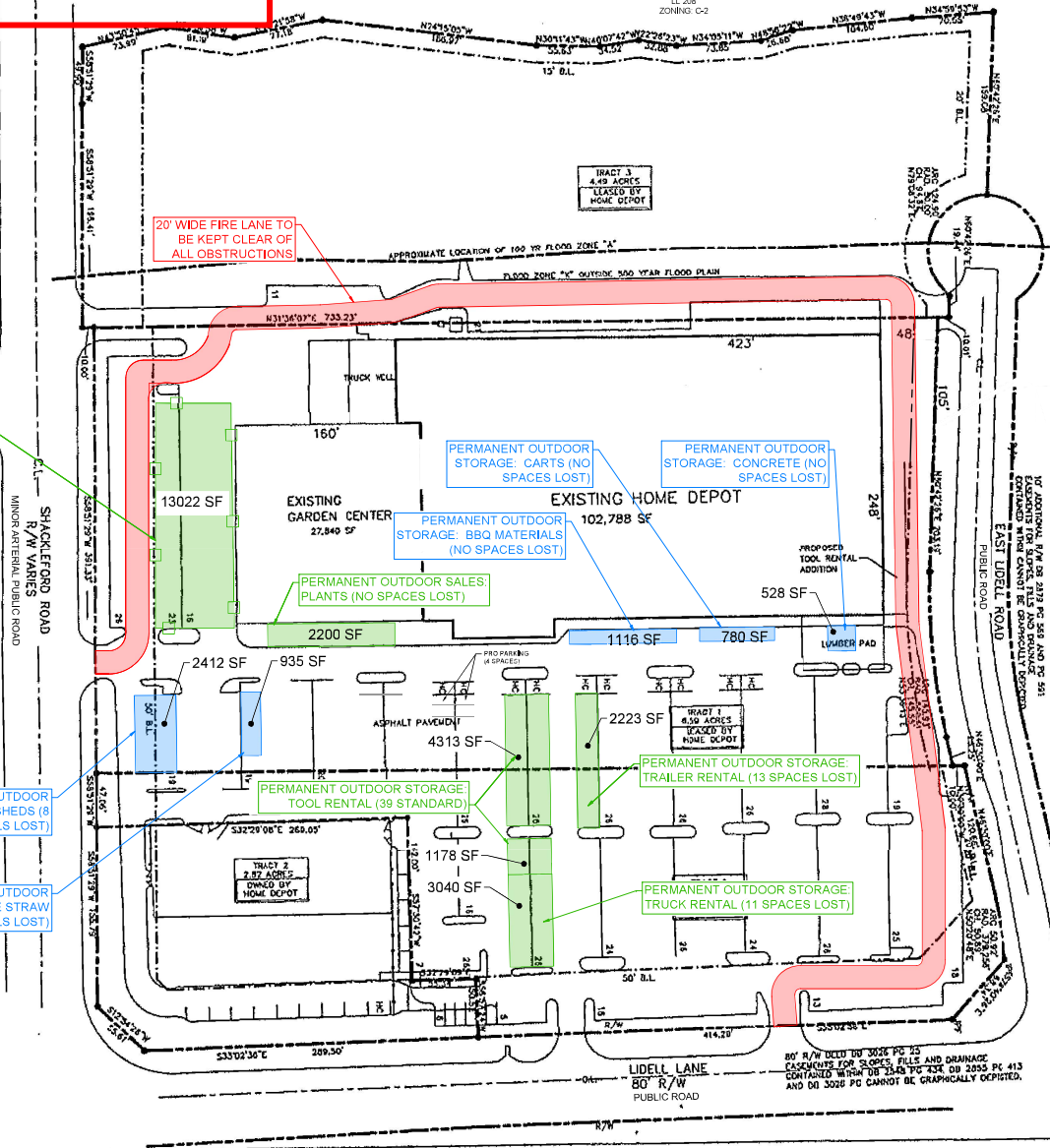
|               |            |  |
|---------------|------------|--|
| STORE AREAS   |            |  |
| HOME DEPOT    | 102,788 SF |  |
| GARDEN CENTER | 27,840 SF  |  |
| TRACT 2       | 4,091 SF   |  |
| TOTAL         | 133,335 SF |  |

|                       |     |  |
|-----------------------|-----|--|
| PARKING REQUIRED:     |     |  |
| MINIMUM 1 PER 500SF = | 267 |  |
| MAXIMUM 1 PER 300SF = | 445 |  |

|                        |     |  |
|------------------------|-----|--|
| PERMANENT PARKING LOST |     |  |
| SALES                  | 37  |  |
| STORAGE                | 78  |  |
| TOTAL                  | 115 |  |

|                  |     |  |
|------------------|-----|--|
| PARKING PROVIDED |     |  |
| HOME DEPOT ONLY  | 582 |  |
| TRACT 2          | 31  |  |
| STALLS LOST      | 146 |  |
| TOTAL            | 467 |  |

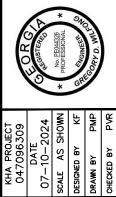
OVERALL SITE PLAN IS A SCANNED IMAGE OF A SITE PLAN APPROVAL DOCUMENT AND DOES NOT NECESSARILY REPRESENT THE CURRENT CENTER CONFIGURATION. THIS SHOULD BE USED FOR REFERENCE ONLY.



SITE PLAN 1" = 50'

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
448 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
WWW.KIMLEY-HORN.COM



**SITE PLAN**

DULUTH, GA #0105  
PREPARED FOR  
THE HOME DEPOT

SHEET NUMBER  
C-100

**Exhibit C: Previously Adopted Resolution (CIC2012-00001)**

**[attached]**

CASE NUMBER CIC2012-00001  
GCID 2012-0012

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

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

---

| <u>Present</u>                | <u>VOTE</u>   |
|-------------------------------|---------------|
| Charlotte J. Nash, Chairman   | <u>AYE</u>    |
| Shirley Lasseter, District 1  | <u>ABSENT</u> |
| Lynette Howard, District 2    | <u>NAY</u>    |
| Michael Beaudreau, District 3 | <u>AYE</u>    |
| John Heard, District 4        | <u>AYE</u>    |

---

On motion of COMM. BEAUDREAU, which carried 3-1, 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 to Amend the Official Zoning Map from C-2 to C-2 by I.D. ASSOCIATES, INC. for a CHANGE IN CONDITIONS OF ZONING TO REMOVE OVERSIZED SIGN RESTRICTION on a tract of land 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 MARCH 27, 2012 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27<sup>TH</sup> day of MARCH 2012, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- A. Outside storage may be permitted accessory to the garden supply center. This storage should be limited to plants and related garden supplies.
- B. Outside storage of building supplies, mobile buildings, equipment for rent, and tractor trailers shall be limited to the area shown on the site plan submitted March 3, 1999 and dated February 8, 1999.
- C. Outdoor storage is prohibited in landscaped islands, required parking spaces, and required front yards.
- D. All existing outside storage shall be removed or moved to the approved storage areas within 60 days of approval.
- E. No billboards shall be allowed, but a ground sign up to a maximum height of 99 feet may be allowed.
- F. The oversized ground sign and pole (referenced in condition E above) shall be removed if the existing Home Depot were to cease operations in the future.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed 3/30/12

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**Exhibit D: Letter of Intent and Applicant's Response to Standards**

**[attached]**

RECEIVED

7/12/2024



March 13, 2024

Gwinnett County  
Department of Planning and Development  
Planning Division  
446 West Crogan Street  
Suite 300  
Lawrenceville, GA 30046

***Home Depot 105 Duluth – Site Plan Amendment for Proposed Outdoor Storage***

To whom it may concern:

Home Depot is proposing to move forward with an amendment to CIC2012-00001 to allow for permanent and seasonal outdoor display/storage of goods and material. A Special Use Permit is also being requested to allow for rental vehicles and equipment on site.

- Rental Equipment
- Live Goods Displays
- Palleted Goods (Sod, Concrete & Mulch)
- Shed Display
- Lumber

Said outdoor storage is reflected via color coding on the site plan with an updated data table to reflect the net loss of spaces.

*With Kimley-Horn, you should expect more and will experience better. Please contact me at (772) 794-4130 or [katie.fitzjarrald@kimley-horn.com](mailto:katie.fitzjarrald@kimley-horn.com) should you have any questions.*

Sincerely,

A handwritten signature in black ink that reads "Katie Fitzjarrald".

**Katie Fitzjarrald**  
Project Coordinator  
**Kimley-Horn and Associates, Inc.**

RECEIVED

7/12/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Yes, the proposed change in conditions will provide a suitable view.

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed change in conditions will not adversely effect the existing use or nearby properties.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes, the property is an existing retail store and the proposed change will allow for the additional products/materials in demand.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed change in conditions will not result in a use that will be considered excessive or burdensome.

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, the proposed change in conditions will conform with the policy and intent of the land use plan.

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

Yes, changing the existing conditions provide a solution for the demand of supplies and materials needed.

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

**RECEIVED**

7/16/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICATION**

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

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION*           |
|---|---------------------------------------|
| NAME: <u>Katie Fitzjarrald</u>                                      | NAME: <u>Home Depot, USA</u>          |
| ADDRESS: <u>445 24th Street, Suite 200</u>                          | ADDRESS: <u>2455 Paces Ferry Road</u> |
| CITY: <u>Vero Beach</u>   | CITY: <u>Atlanta</u>                  |
| STATE: <u>FL</u> ZIP: <u>32960</u>                                  | STATE: <u>GA</u> ZIP: <u>30339</u>    |
| PHONE: <u>772-794-4130</u>  | PHONE: _____                          |
| EMAIL: <u>katie.fitzjarrald@kimley-horn.com</u>                     | EMAIL: _____                          |
| CONTACT PERSON: <u>Katie Fitzjarrald</u> PHONE: <u>772-794-4130</u> |                                       |
| CONTACT'S E-MAIL: <u>katie.fitzjarrald@kimley-horn.com</u>          |                                       |

| APPLICANT IS THE:   |   |
|---|---|
| <input checked="" type="checkbox"/> OWNER'S AGENT   | <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER |
| ZONING DISTRICTS(S): <u>C-2 &amp; M1</u> PRIOR ZONING CASE: _____                           |   |
| PARCEL NUMBER(S): <u>R6208 002 &amp; R6208 003</u> ACREAGE: <u>14.29</u>                    |   |
| ADDRESS OF PROPERTY: <u>3755 Shackelford Road, Duluth, GA 30096</u>                         |   |
| PROPOSED CHANGE IN CONDITIONS: <u>Updated site plan for outdoor storage - CIC2012-00001</u> |   |
| <b>RESIDENTIAL DEVELOPMENT:</b>   | <b>NON-RESIDENTIAL DEVELOPMENT:</b>   |
| NO. OF LOTS/DWELLING UNITS: _____   | NO. OF BUILDINGS/LOTS: <u>1</u>   |
| DWELLING UNIT SIZE (Sq. Ft.): _____   | TOTAL GROSS SQUARE FEET: <u>102,788</u>   |
| GROSS DENSITY: _____  | DENSITY: _____  |
| NET DENSITY: _____  |   |

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED

7/12/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Katie Fitzjarrald*

3/14/2024

Signature of Applicant

Date

Katie Fitzjarrald, Project Coordinator

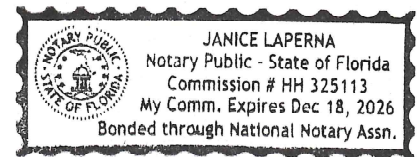
Type or Print Name and Title

*Janice Laperne*

3/14/2024

Signature of Notary Public

Date



Notary Seal

**RECEIVED**

7/12/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Katie Fitzjarrald*

Signature of Property Owner

3/14/2024

Date

Katie Fitzjarrald, Project Coordinator

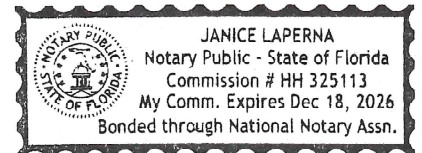
Type or Print Name and Title

*Janice Laperna*

Signature of Notary Public

3/14/2024

Date



Notary Seal

**RECEIVED**

7/12/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

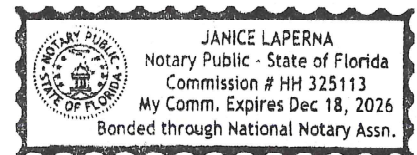
**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

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

Katie Fitzjarrald                      3/14/2024                      Katie Fitzjarrald, Project Coordinator  
Signature of Applicant                      Date                      Type of Print Name and Title

\_\_\_\_\_  
Signature of Applicant's                      Date                      Type or Print Name and Title  
Attorney or Representative

Janice Laperma                      3/14/2024  
Signature of Notary Public                      Date



Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES       NO      Katie Fitzjarrald  
Your Name

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

| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|--|---|--|
|  |   |  |
|  |   |  |
|  |   |  |

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

**RECEIVED**

7/12/2024

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\* NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      R6208 002      -      \_\_\_\_\_      -      \_\_\_\_\_  
(Map Reference Number)      District      Land Lot      Parcel

*Katie Fitzjarrald*

3/14/2024

Signature of Applicant

Date

Katie Fitzjarrald, Project Coordinator

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jacquleen Garcia

Tax Associate II

NAME

TITLE

04/05/2024

DATE

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**

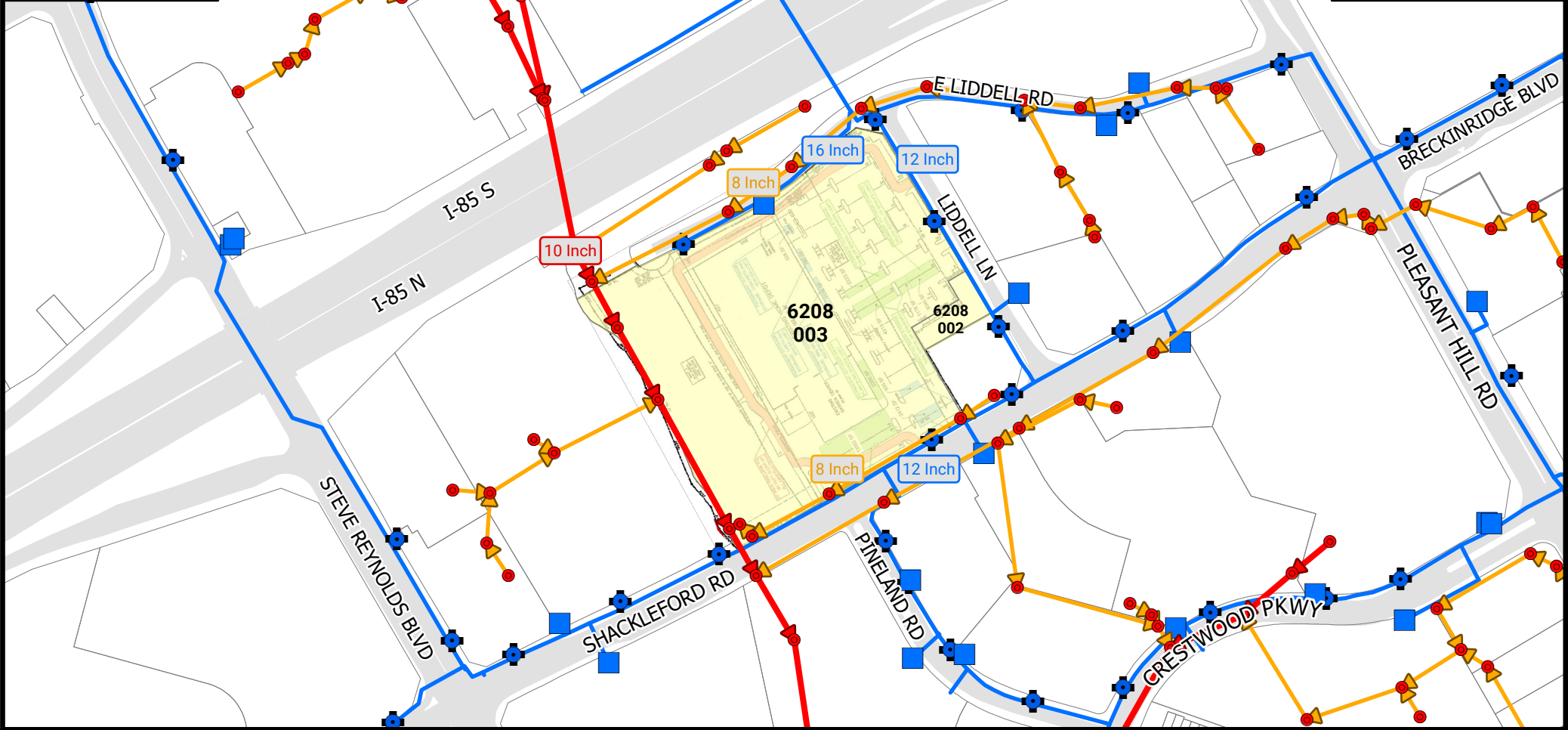


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

|                                       |  |  |                                     |                          |
|---------------------------------------|--|--|-------------------------------------|--------------------------|
| <b>TRC Meeting Date:</b>              |  |  |                                     |                          |
| Department/Agency Name:               |  | DWR  |                                     |                          |
| Reviewer Name:                        |  | Mike Pappas  |                                     |                          |
| Reviewer Title:                       |  | GIS Planning Manager   |                                     |                          |
| Reviewer Email Address:               |  | <a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a> |                                     |                          |
| Case Number:                          |  | CIC2024-00025  |                                     |                          |
| Case Address:                         |  | 3755 Shackelford Road  |                                     |                          |
| <b>Comments:</b>                      |  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1                                     | Water: GCDWR does not have comments for this Change in Condition Permit. The existing building is connected to public water. |  |                                     |                          |
| 2                                     | Sewer: GCDWR does not have comments for this Change in Condition Permit. The existing facility is connected to public sewer. |  |                                     |                          |
| 3                                     |  |  |                                     |                          |
| 4                                     |  |  |                                     |                          |
| 5                                     |  |  |                                     |                          |
| 6                                     |  |  |                                     |                          |
| 7                                     |  |  |                                     |                          |
| <b>Recommended Zoning Conditions:</b> |  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1                                     |  |  |                                     |                          |
| 2                                     |  |  |                                     |                          |
| 3                                     |  |  |                                     |                          |
| 4                                     |  |  |                                     |                          |
| 5                                     |  |  |                                     |                          |
| 6                                     |  |  |                                     |                          |
| 7                                     |  |  |                                     |                          |

**Note:** Attach additional pages, if needed

Revised 7/26/2021

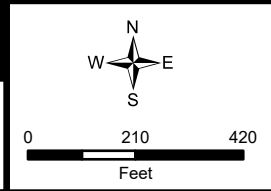


**LEGEND**

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor

**3755 Shackleford Rd  
C-2**

## Water & Sewer Utility Map



**Water Comments:** GCDWR does not have comments for this Change in Condition Permit. The existing building is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Change in Condition Permit. The existing facility is connected to public sewer.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit G: Maps**

**[attached]**



I85S

I85N

E LIDDELL RD

LIDDELL LN

HAMPTON GRN

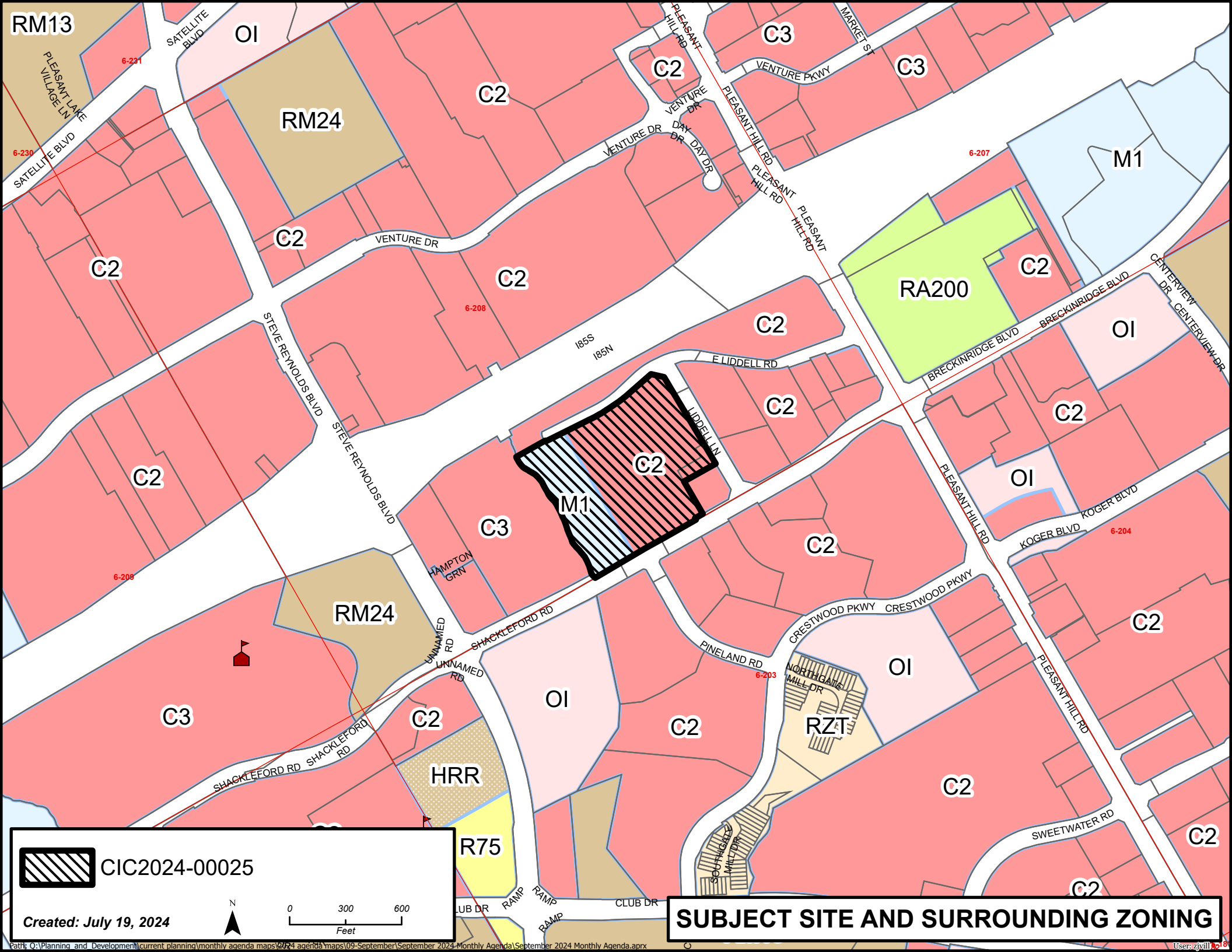
PINELAND RD

 CIC2024-00025

Created: July 19, 2024

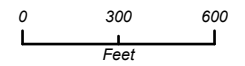


0 75 150  
Feet

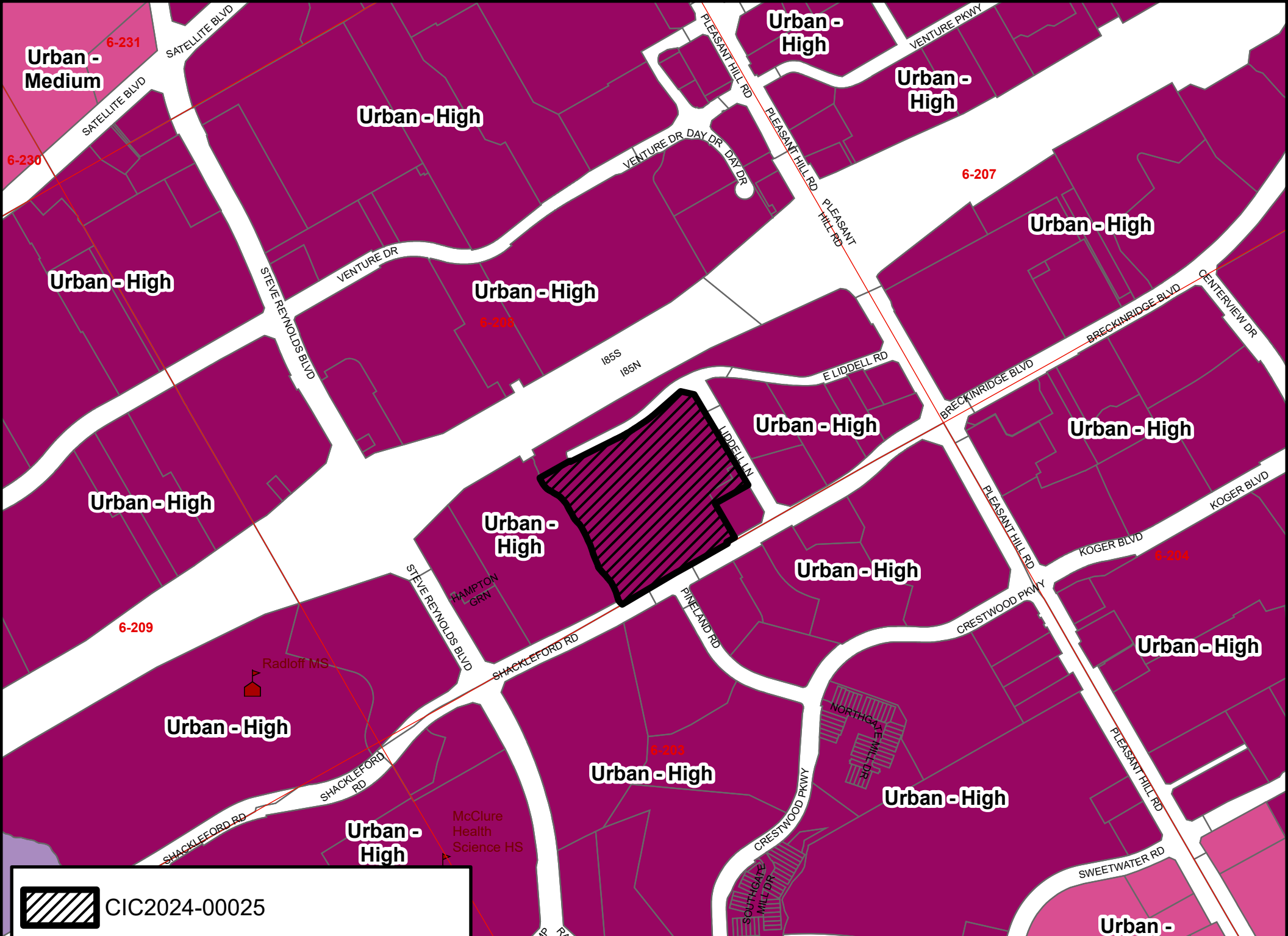


 CIC2024-00025

Created: July 19, 2024

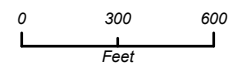


**SUBJECT SITE AND SURROUNDING ZONING**



 CIC2024-00025

Created: July 19, 2024



**2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**Exhibit H: Document Presented at the November 4, 2024, Planning Commission Public Hearing**

**[attached]**

RECEIVED

11/4/2024



3755 SHACKLEFORD ROAD  
DULUTH, GEORGIA  
STORE NO. 0105  
OUTDOOR STORAGE AND  
EQUIPMENT RENTALS

| SITE DATA       |            |        |
|-----------------|------------|--------|
| PROPERTY        | 457,966 SF |        |
| IMPERVIOUS AREA | 423,793 SF | 92.54% |
| PERVIOUS AREA   | 34,173 SF  | 7.46%  |
|                 |            | 100%   |

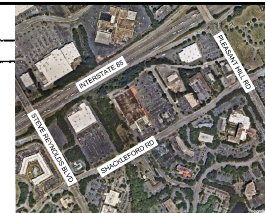
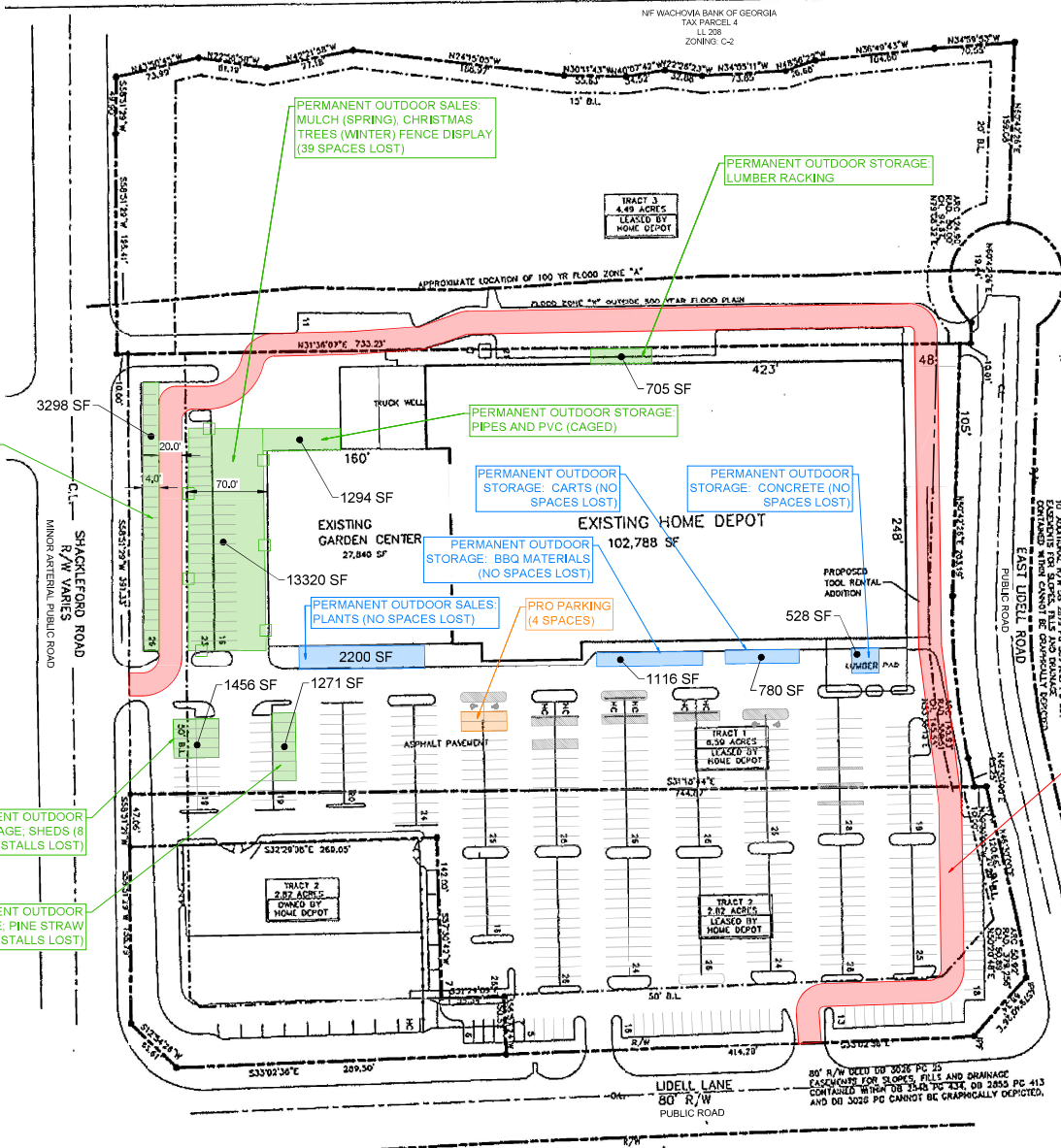
| STORE AREAS   |            |  |
|---------------|------------|--|
| HOME DEPOT    | 102,788 SF |  |
| GARDEN CENTER | 27,840 SF  |  |
| TRACT 2       | 4,091 SF   |  |
| TOTAL         | 133,335 SF |  |

| PARKING REQUIRED:     |     |  |
|-----------------------|-----|--|
| MINIMUM 1 PER 500SF = | 267 |  |
| MAXIMUM 1 PER 300SF = | 445 |  |

| PERMANENT PARKING LOST |    |  |
|------------------------|----|--|
| SALES                  | 39 |  |
| STORAGE                | 41 |  |
| TOTAL                  | 80 |  |

| PARKING PROVIDED |     |  |
|------------------|-----|--|
| HOME DEPOT ONLY  | 582 |  |
| TRACT 2          | 31  |  |
| STALLS LOST      | 111 |  |
| TOTAL            | 502 |  |

OVERALL SITE PLAN IS A SCANNED IMAGE OF A SITE PLAN APPROVAL DOCUMENT AND DOES NOT NECESSARILY REPRESENT THE CURRENT CENTER CONFIGURATION. THIS SHOULD BE USED FOR REFERENCE ONLY.



LOCATION MAP  
NOT TO SCALE



NOTE:  
VERGAGE "NO PARKING FIRE LANE" BETWEEN PARALLEL LINES EVERY 100' OR AT LEAST ONCE IN FIRE LANES SHORTER THAN 100'.  
FIRE LANE STRIPING  
NOT TO SCALE

20' FIRE LANE WITH FIRE LANE MARKER TO BE PAINTED ONSITE. TO BE KEPT CLEAR OF ALL OBSTRUCTIONS.



SITE PLAN 1" = 50'

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

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11720 AMBER PARK DR., SUITE 600, ALPHARETTA, GA 30009  
WWW.KIMLEY-HORN.COM



| NO. | PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | P/FC |
|-----|---------|------|-------|-------------|----------|------------|------|
|     |         |      |       |             |          |            |      |

SITE PLAN

DULUTH, GA #0105  
PREPARED FOR  
THE HOME DEPOT

SHEET NUMBER  
C-101