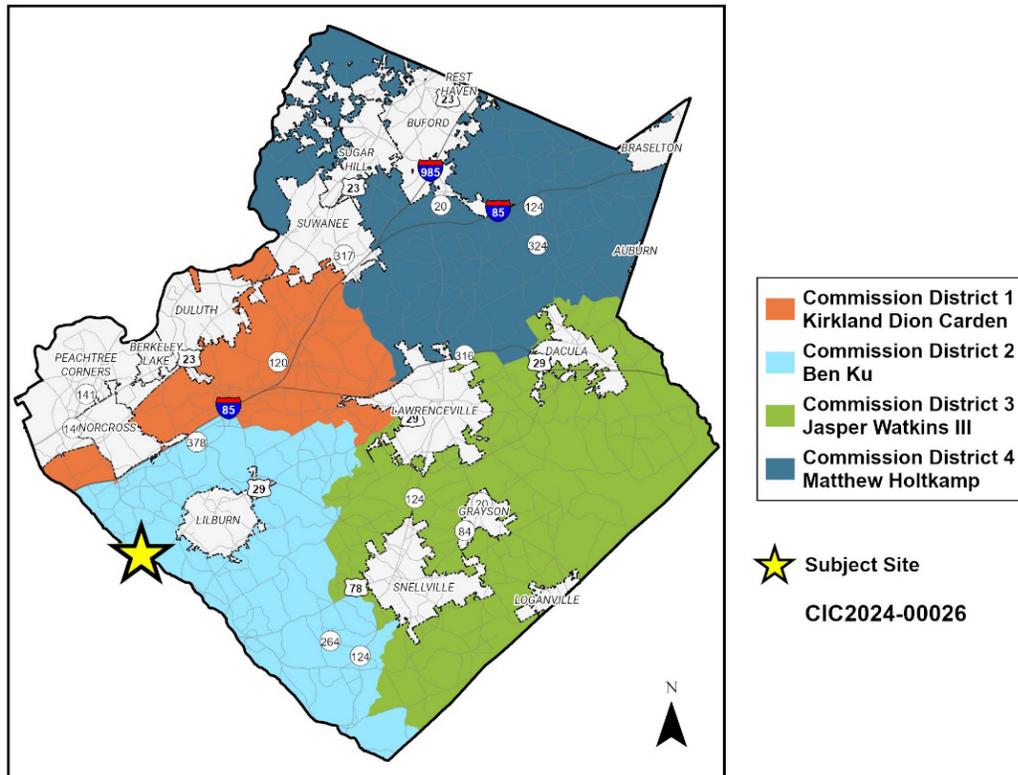


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2024-00026
Current Zoning: C-2 (General Business District) & RM-13 (Multifamily Residence District)
Request: Change in Conditions
Address: 4136 Jimmy Carter Boulevard
Map Number: R6142 001
Site Area: 12.82 acres
Proposed Development: Outdoor Storage
Commission District: District 2 – Commissioner Ku
Future Development Type: Village Center Small

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 24th 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

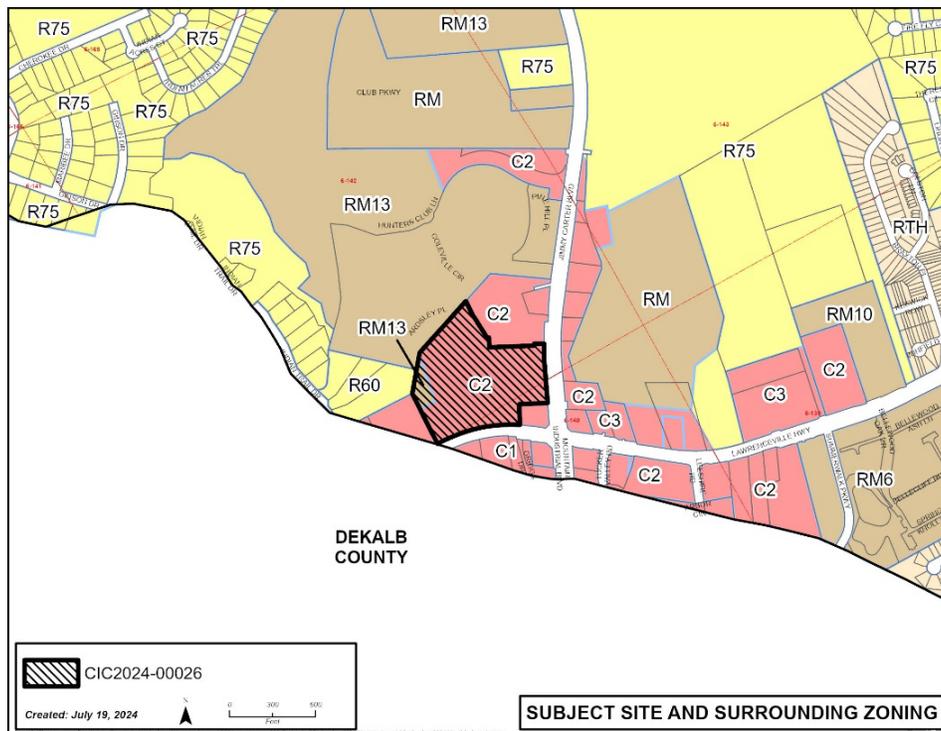
The subject property is zoned C-2 (General Business District) and RM-13 (Multifamily Residence District). In 1976, multiple areawide rezonings rezoned the property from M-1 (Light Industry District), R-75 (Single-Family Residence District), and RM (Multi-Family Residence District) to C-2 and later, a small portion to the rear as RM-13. In 2000, a special use permit for outdoor sales/storage was approved, pursuant to SUP-00-016.

Existing Site Condition

The subject property is a 12.82-acre parcel located at the northwest corner of Jimmy Carter Boulevard and Lawrenceville Highway. The property was developed with a 132,342 square foot Home Depot store and 741 parking spaces accessed from two streets. There are sidewalks along Jimmy Carter Boulevard and Lawrenceville Highway.

Surrounding Use and Zoning

The property is surrounded by commercial and residential uses. To the north is the Oakwood Vista subdivision. A single-family residential lot is to the west. Farther west and south across Lawrenceville Highway is DeKalb County. Commercial businesses are to the south and east across Lawrenceville Highway and Jimmy Carter Boulevard, respectively. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Commercial	C-3 & RM-13
North	Multifamily Residential Commercial	RM-13 C-2
East	Commercial	C-2
South	Commercial	C-2
West	Single-Family Residential	R-60

Project Summary

The applicant requests a change in conditions to revise Conditions 2.E and 2.F of SUP-00-016 to convert 161 parking spaces to allow for outdoor display, sales and storage of mulch, pine straw, sheds, and tool 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 RM-13. 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'	>15'	YES
Rear Yard Setback	Minimum 0'	>30'	YES
Parking (Commercial)	Minimum 265 spaces Maximum 442 spaces	580 spaces	NO*
Lot Coverage	Maximum 80%	77.76%	NO*

* The site was developed in 2001 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 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.

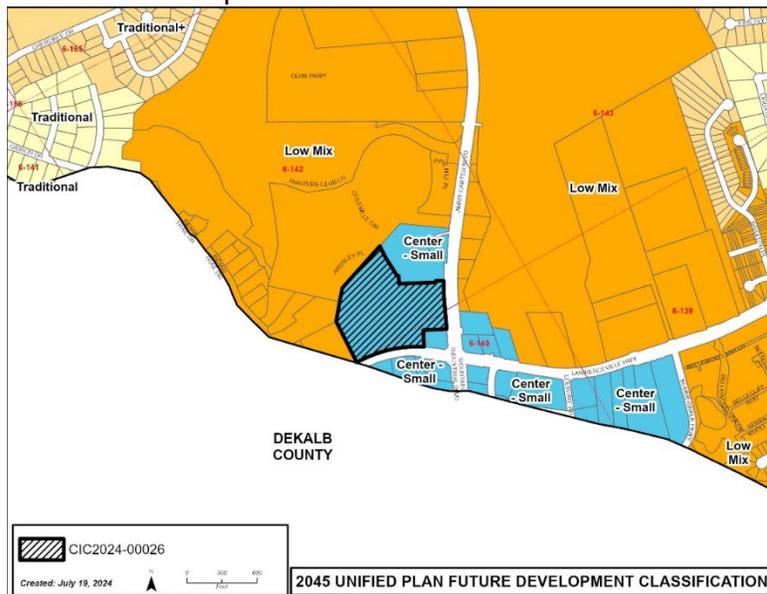
The property has a reasonable economic use as currently zoned.

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 "Village Center Small" for the subject property, which envisions 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 RM-13 (Multifamily Residence District) for outdoor storage, subject to the following conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial uses with outdoor storage of building materials **and vehicle rental** as an accessory uses.
2. To satisfy the following site development considerations:
 - A. New buildings or modified existing buildings shall be finished with architectural treatments of brick, stone, stucco, or similar type surface.
 - B. Provide five-foot wide sidewalks adjacent to Jimmy Carter Boulevard and Lawrenceville Highway.
 - C. Provide a ten-foot wide landscape strip outside the dedicated rights-of-way of Jimmy Carter Boulevard and Lawrenceville Highway.
 - D. Provide five-foot wide landscape strips adjacent to all internal property lines.
 - E. ~~Outdoor building material sales and storage areas shall be located adjacent to the building or under the lumber canopy and shall be screened subject to the review and approval of the Director of Planning and Development.~~ **Outside storage of building supplies, mobile buildings, equipment, vehicles for rent, and tractor trailers shall be**

limited to the areas shown on the site plan 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.

~~F. Sales/storage trailers shall be limited to designated areas and shall be screened with slatted chain link fence. Location of sales/storage trailers shall be subject to the review and approval of the Director of Planning and Development.~~

~~G. F. The existing non-conforming former Target and Kroger shopping center pylon signs located along Jimmy Carter Boulevard shall be removed. The new ground signs for the development shall be limited to one ground sign per road frontage. Ground signs shall be monument type signs with masonry bases matching the new building.~~

~~H. G. Billboards shall be prohibited.~~

~~I. H. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.~~

~~J. I. Dumpsters shall be screened by a 100 percent (100%) opaque masonry fence or wall matching the buildings, a minimum 6-feet in height.~~

~~K. J. No banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.~~

~~L. The existing chain-link fence along the exterior property line shall be replaced prior to the issuance of a Certificate of Occupancy.~~

K. 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 (SUP-00-016)
- 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. Site Plan Presented at the November 4, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of garden center



View of sheds



View of side storage area



View of front display area

Exhibit B: Site Plan

[attached]



4136 JIMMY CARTER BLVD.
 NORCROSS (TUCKER), GA
 STORE NO. 0175
 OUTDOOR STORAGE AND
 EQUIPMENT RENTALS

SITE DATA		
PROPERTY	61,640 SF	
IMPERVIOUS AREA	47,930 SF	77.76%
PERVIOUS AREA	13,710 SF	22.24%
		100%

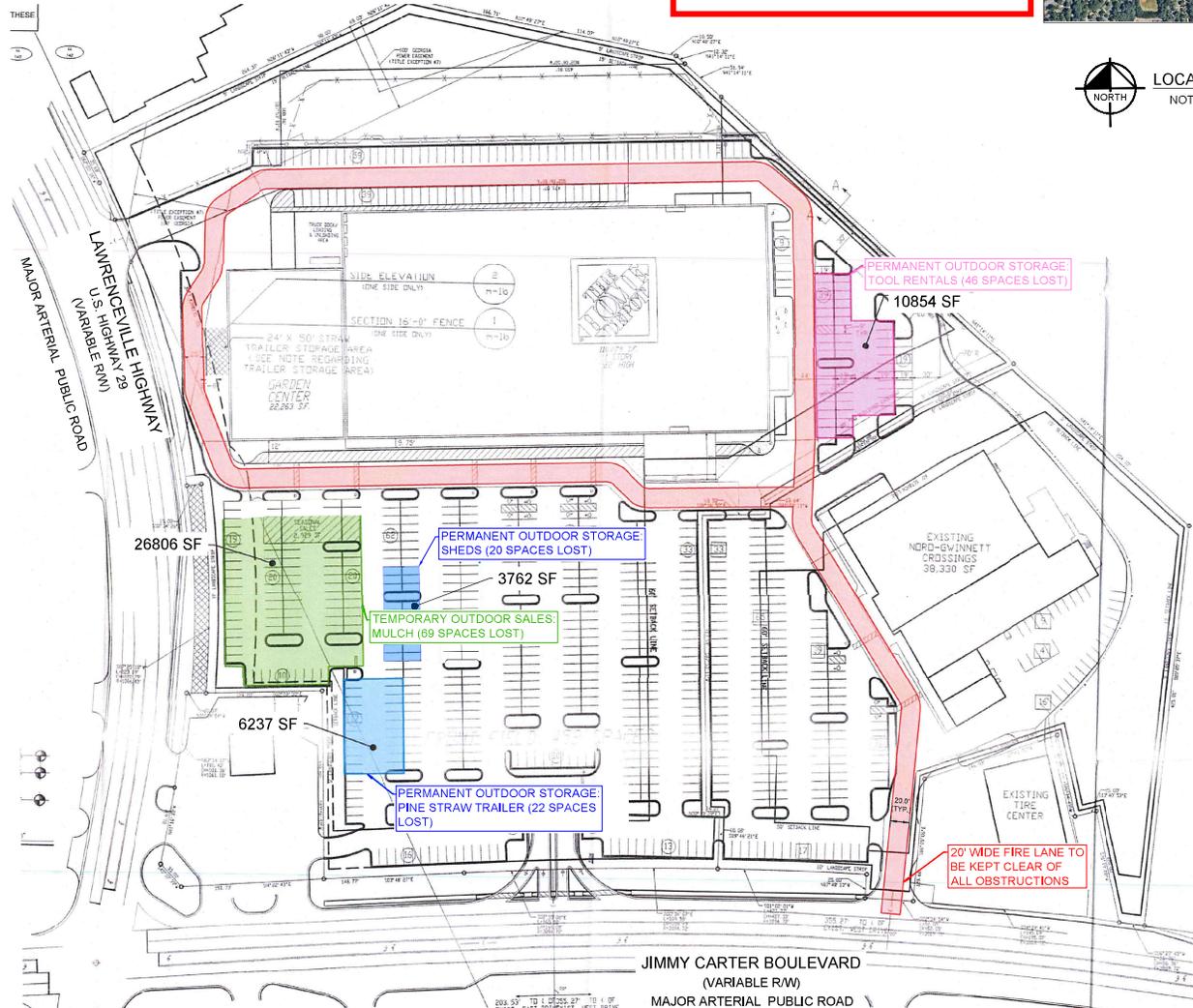
STORE AREAS		
HOME DEPOT ONLY	110,079 SF	
GARDEN CENTER	22,263 SF	
TOTAL	132,342 SF	

PARKING REQUIRED:		
MINIMUM 1 PER 500SF =	265	
MAXIMUM 1 PER 300SF =	442	

PARKING LOST		
TEMPORARY SALES	69	
PERMANENT STORAGE	88	
TOTAL	157 (69 TEMPORARY)	

PARKING PROVIDED		
HOME DEPOT ONLY	741	
STALLS LOST	161	
TOTAL	580	

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" = 20'

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 7/12/2024



LOCATION MAP
 NOT TO SCALE

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 448 24TH STREET, SUITE 200, VERO BEACH, FL 32940
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696



KHA PROJECT	04742305
DATE	07-11-2024
SCALE	AS SHOWN
DESIGNED BY	KF
DRAWN BY	PMF
CHECKED BY	PWR

SITE PLAN

NORCROSS
 (TUCKER), GA #0175
 PREPARED FOR
 THE HOME DEPOT
 4136 JIMMY CARTER BOULEVARD
 GEORGIA

SHEET NUMBER
C-100

Exhibit C: Previously Adopted Resolution (SUP-00-016)

[attached]

CASE NUMBER SUP-00-016

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>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. MUISE, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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 for a Special Use Permit by HALIFAX DEVELOPMENT for the proposed use of OUTDOOR SALES/STORAGE 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 Special Use Permit Application 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 JANUARY 25, 2000, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY, 2000 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial uses with outdoor storage of building materials as an accessory use.
2. To satisfy the following site development considerations:
 - A. New buildings or modified existing buildings shall be finished with architectural treatments of brick, stone, stucco, or similar type surface.
 - B. Provide five-foot wide sidewalks adjacent to Jimmy Carter Boulevard and Lawrenceville Highway.
 - C. Provide a ten-foot wide landscape strip outside the dedicated rights-of-way of Jimmy Carter Boulevard and Lawrenceville Highway.
 - D. Provide five-foot wide landscape strips adjacent to all internal property lines.
 - ~~E. Provide a 20-foot planted buffer along the powerline easement adjacent to residentially zoned property.~~

NOTE: (No buffer requirement per Commissioner's motion)

- E. Outdoor building material sales and storage areas shall be located adjacent to the building or under the lumber canopy and shall be screened subject to the review and approval of the Director of Planning and Development.
- F. Sales/storage trailers shall be limited to designated areas and shall be screened with slatted chain link fence. Location of sales/storage trailers shall be subject to the review and approval of the Director of Planning and Development.
- G. The existing non-conforming former Target and Kroger shopping center pylon signs located along Jimmy Carter Boulevard shall be removed. The new ground signs for the development shall be limited to one ground sign per road frontage. Ground signs shall be monument type signs with masonry bases matching the new building.
- H. Billboards shall be prohibited.
- I. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
- J. Dumpsters shall be screened by a 100 percent (100%) opaque masonry fence or wall matching the buildings, a minimum 6-feet in height.
- K. No banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
- L. The existing chain-link fence along the exterior property line shall be replaced prior to the issuance of a Certificate of Occupancy.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*
 F. Wayne Hill, Chairman

Date Signed: *Feb. 7, 2000*

ATTEST:
Brenda Maddox
 County Clerk

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

[attached]

RECEIVED

7/12/2024

Kimley»Horn

March 13, 2024

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

Home Depot 175 Norcross, GA – Site Plan Amendment for Proposed Outdoor Storage

To whom it may concern:

Home Depot is proposing to move forward with an amendment to SUP-00-016 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)
- Pine Straw Trailer
- Shed Display

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 should you have any questions.

Sincerely,



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>RM-13 & C-2</u>	PRIOR ZONING CASE: _____
PARCEL NUMBER(S): <u>R6142 001</u>	ACREAGE: <u>12.82</u>
ADDRESS OF PROPERTY: <u>4136 Jimmy Carter Blvd, Norcross, GA 30093</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Updated site plan for outdoor storage - SUP-00-016</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>110,079</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

Signature of Applicant

3/14/2024

Date

Katie Fitzjarrald, Project Coordinator

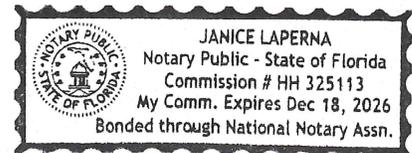
Type or Print Name and Title

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

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

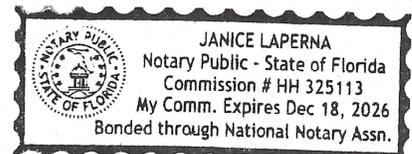
Type or Print Name and Title

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

**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: R6142 001 - -
(Map Reference Number) District Land Lot Parcel

Katie Fitzjarrald

Signature of Applicant

3/14/2024
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)

Jacqueleen Garcia

Tax Associate II

NAME

TITLE

04/05/2024

DATE

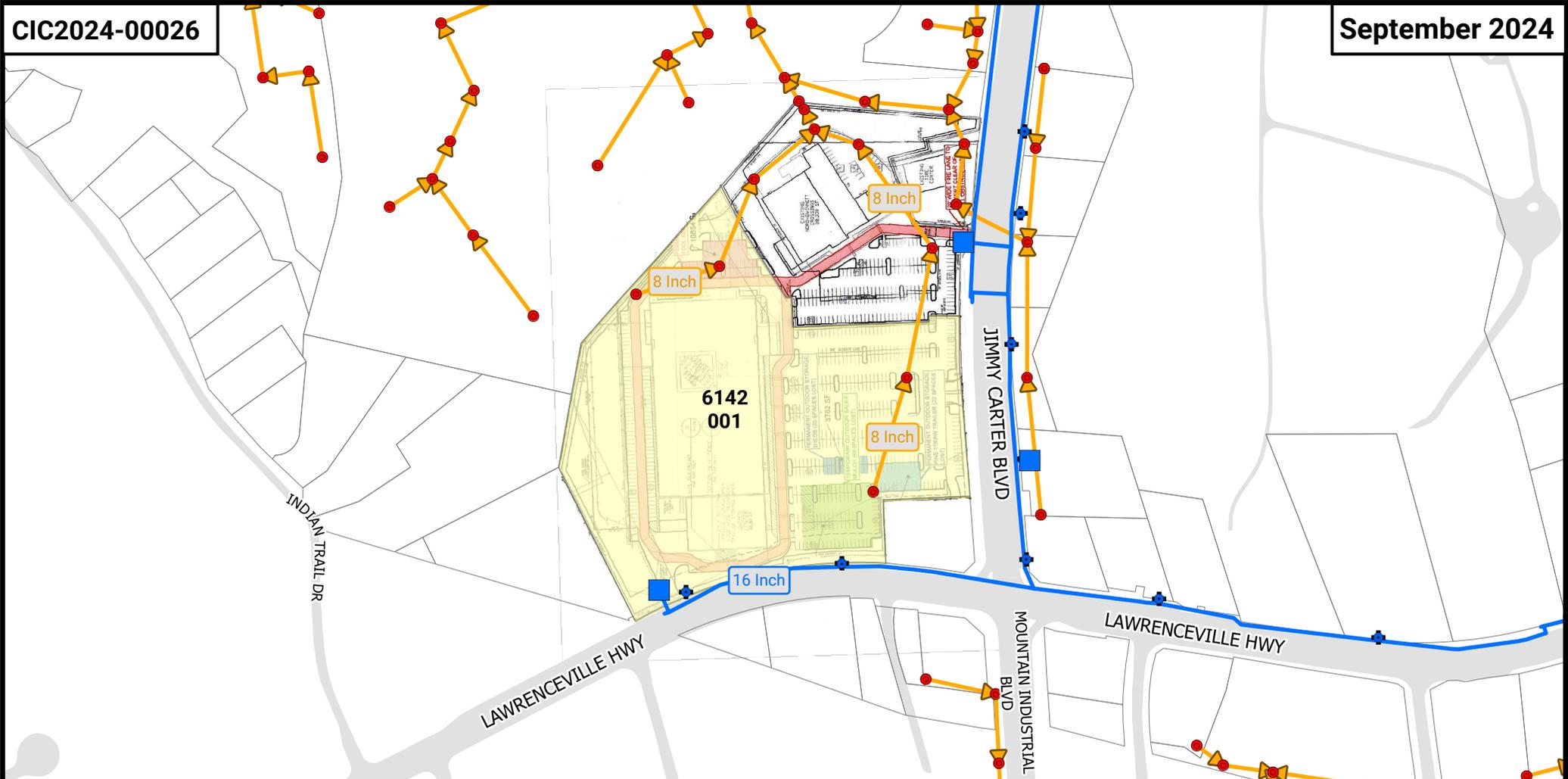
Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		CIC2024-00026			
Case Address:		4136 Jimmy Carter Blvd			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
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					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

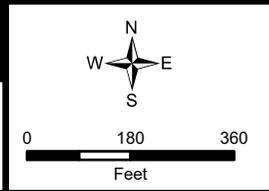


LEGEND

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

4136 Jimmy Carter Blvd
C-2

Water & Sewer Utility Map



LOCATION



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]



COLEVILLE CIR

ARDSLEY PL

JIMMY CARTER BLVD

LAWRENCEVILLE HWY

GRIGGS DR

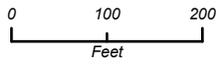
MOUNTAIN INDUSTRIAL BLVD

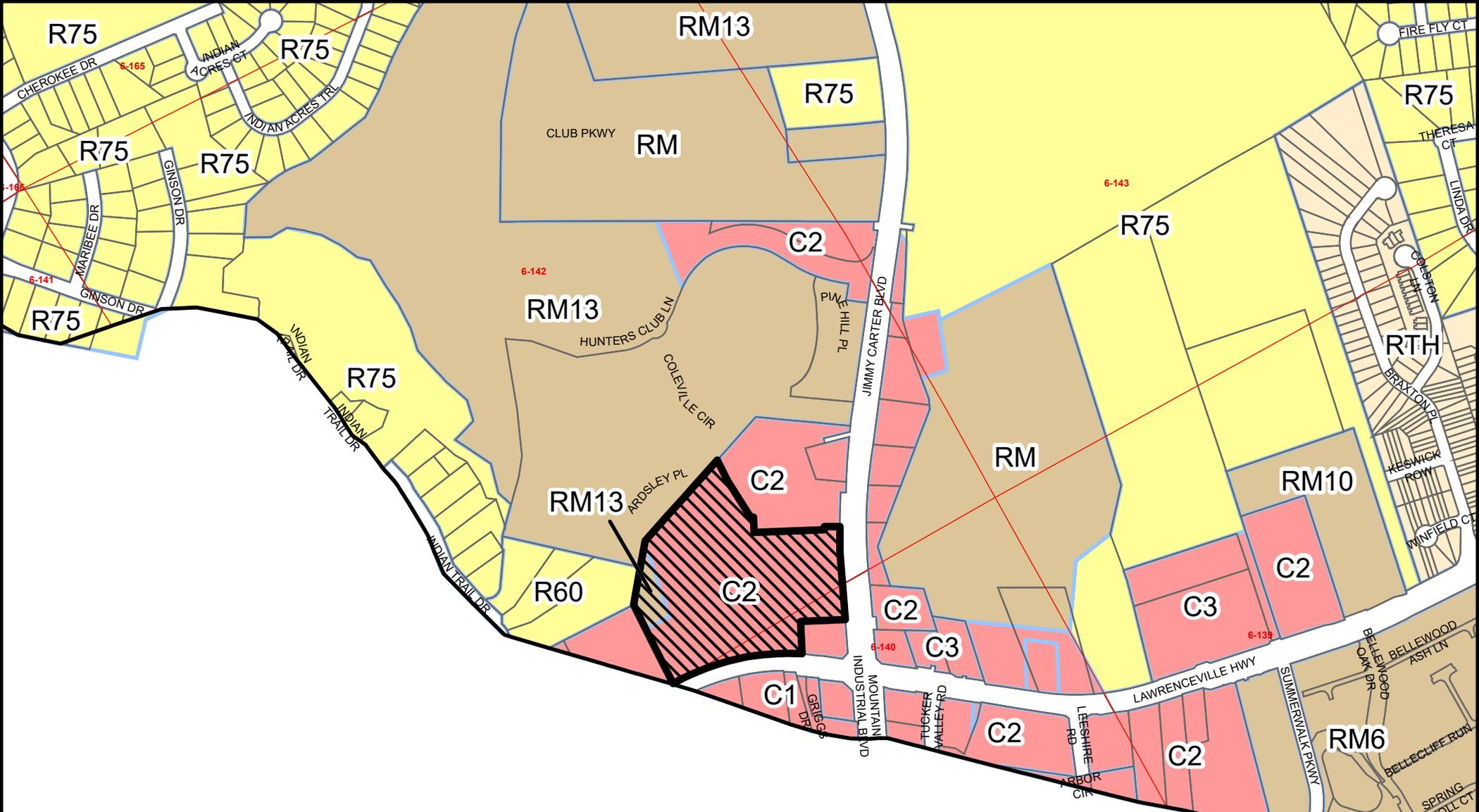
TUCKER VALLEY RD

DeKalb County

 CIC2024-00026

Created: July 19, 2024

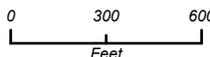




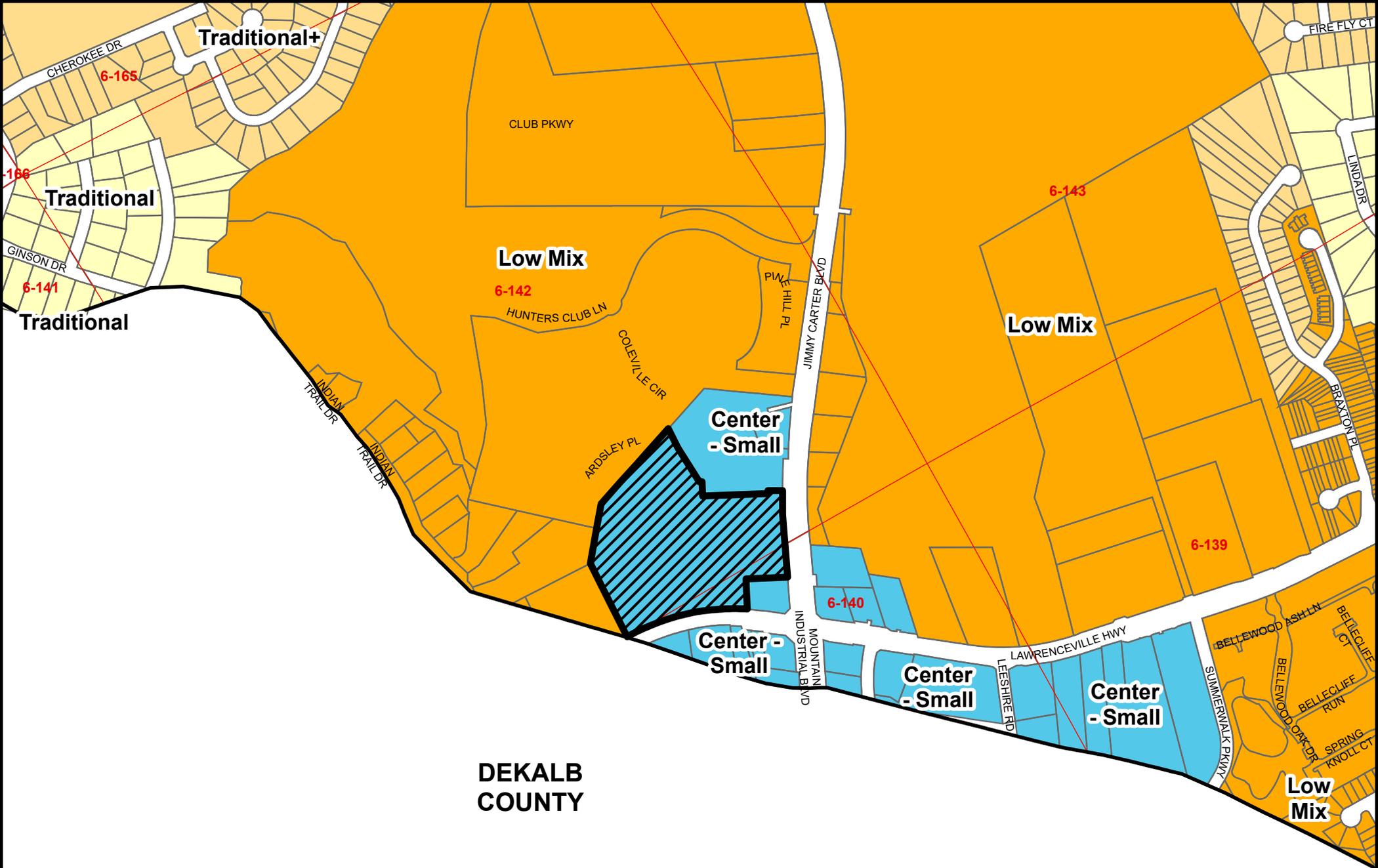
**DEKALB
COUNTY**

 **CIC2024-00026**

Created: July 19, 2024

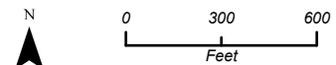
SUBJECT SITE AND SURROUNDING ZONING



DEKALB COUNTY

 CIC2024-00026

Created: July 19, 2024



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit H: Site Plan Presented at the November 4, 2024, Planning Commission Public Hearing

[attached]

RECEIVED

11/4/2024



4136 JIMMY CARTER BLVD.
NORCROSS (TUCKER), GA
STORE NO. 0175
OUTDOOR STORAGE AND
EQUIPMENT RENTALS

SITE DATA		
PROPERTY	61,640 SF	
IMPERVIOUS AREA	47,930 SF	77.76%
PERVIOUS AREA	13,710 SF	22.24%
		100%

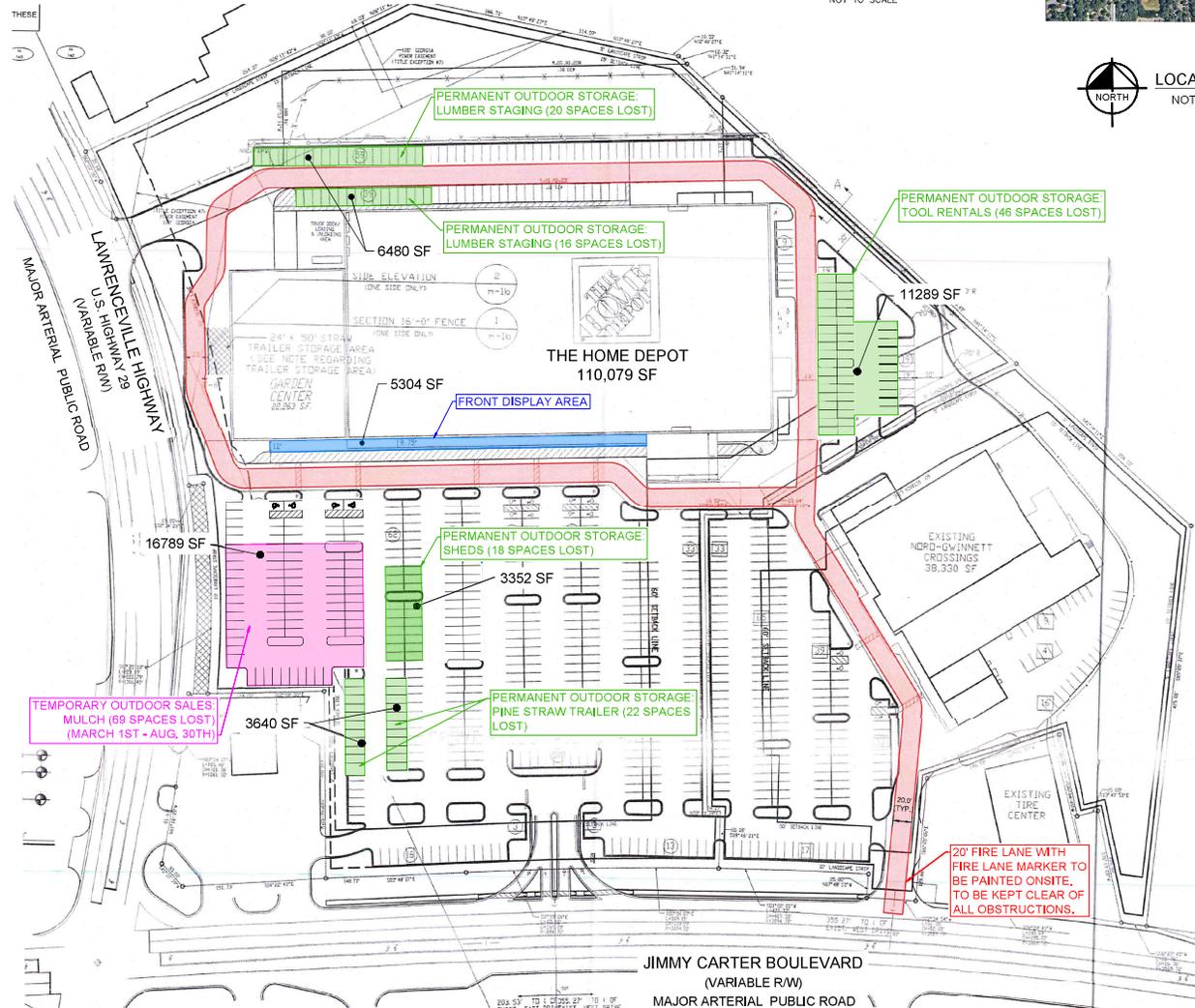
STORE AREAS		
HOME DEPOT ONLY	110,079 SF	
GARDEN CENTER	22,263 SF	
TOTAL	132,342 SF	

PARKING REQUIRED:		
MINIMUM 1 PER 500SF =	265	
MAXIMUM 1 PER 300SF =	442	

PARKING LOST		
TEMPORARY STORAGE	69	
PERMANENT STORAGE	122	
TOTAL	191	

PARKING PROVIDED		
HOME DEPOT ONLY	741	
STALLS LOST	161	
TOTAL	580	

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.



NOTE:
OVERAGE "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



SITE PLAN 1" = 20'

No.	REVISIONS	DATE	BY

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR., SUITE 400, ALPHARETTA, GA 30009
WWW.KIMLEY-HORN.COM REGISTRY NO. 686

STATE OF GEORGIA
KIMLEY-HORN AND ASSOCIATES, INC.
KIMLEY-HORN AND ASSOCIATES, INC.
KIMLEY-HORN AND ASSOCIATES, INC.

K/A PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
04762505	10-29-2024	AS SHOWN	RF	RF	PWP

SITE PLAN
NORCROSS (TUCKER), GA #0175
PREPARED FOR THE HOME DEPOT
4136 JIMMY CARTER BOULEVARD

SHEET NUMBER
C-101