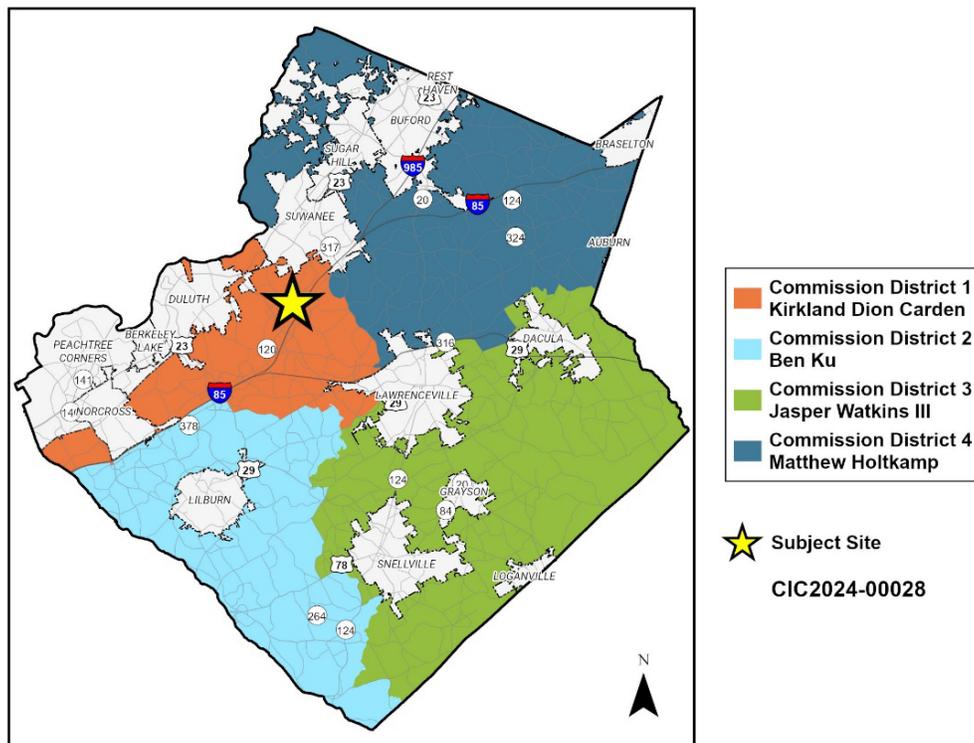


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2024-00028
Current Zoning: C-2 (Commercial Business District)
Request: Change in Conditions
Overlay District: Civic Center Overlay District
Address: 1480 Satellite Boulevard
Map Number: R7123 041
Site Area: 11.94 acres
Proposed Development: Outdoor Storage
Commission District: District 1 – Commissioner Carden
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 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

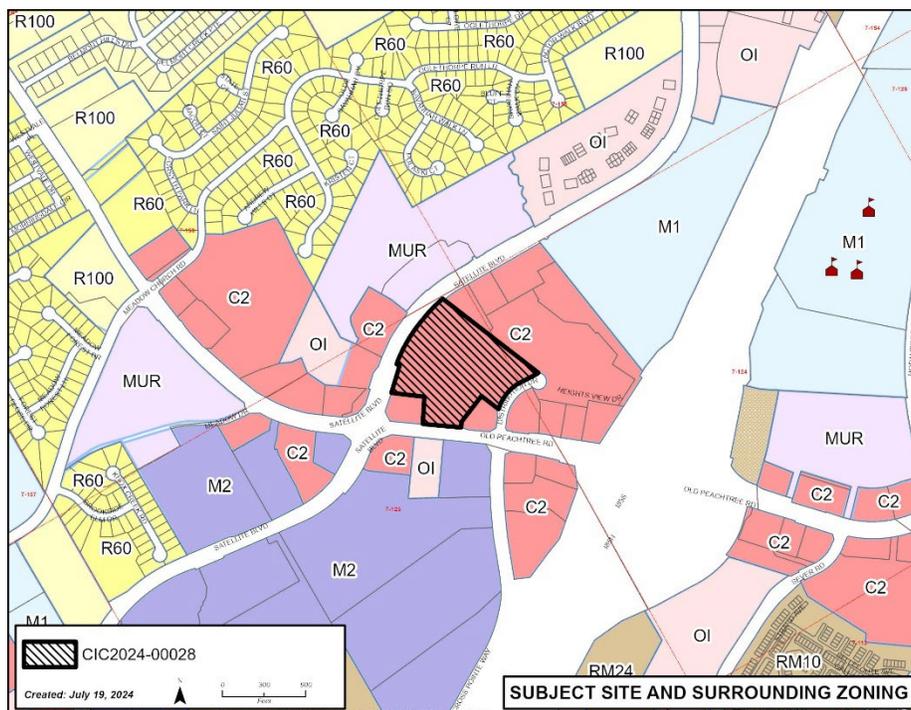
The subject property is zoned C-2 (General Business District). In 1983, the property was rezoned from RA-200 (Agriculture-Residence District) to M-1 (Light Industry District) for a business park, pursuant to RZ-20-83. The property was rezoned from M-1 to C-2 for a shopping center, pursuant to RZ-98-003. In 2002, the property had a change in conditions pursuant to RZC-02-021 to allow for a Home Depot and a special use permit pursuant to SUP-02-025 for outdoor storage.

Existing Site Condition

The subject property is an 11.94-acre parcel with frontage along Satellite Boulevard, Old Peachtree Road, and Distribution Drive. The property was developed with a 137,521 square foot Home Depot store and 509 parking spaces accessed from all three streets. There is a sidewalk along the Satellite Boulevard, Old Peachtree Road, and Distribution Drive frontages.

Surrounding Use and Zoning

The subject property is surrounded by commercial and residential uses. To the north and east is the Echo Ridge at Suwanee apartment complex. The southern properties fronting Old Peachtree Road are detached commercial buildings. The Windsor Sugarloaf Apartments and a retirement community are to the west, across Satellite Boulevard. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Commercial	C-2
North	Commercial	C-2
East	Commercial & Multifamily	C-2
South	Office	O-1
West	Commercial Multifamily	C-2 MUR

Project Summary

The applicant requests a change in conditions to revise Conditions 2.K, 2.L, and 2.M and eliminate Conditions 2.N and 2.R of SUP-02-025 to convert 119 parking spaces to allow for outdoor display, sale and storage of seasonal items, mulch, soil, fence panels, lumber, sheds, 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. 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 275 spaces Maximum 459 spaces	390 spaces	NO*
Lot Coverage	Maximum 80%	88.57%	NO*

* The site was developed in 2003 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.

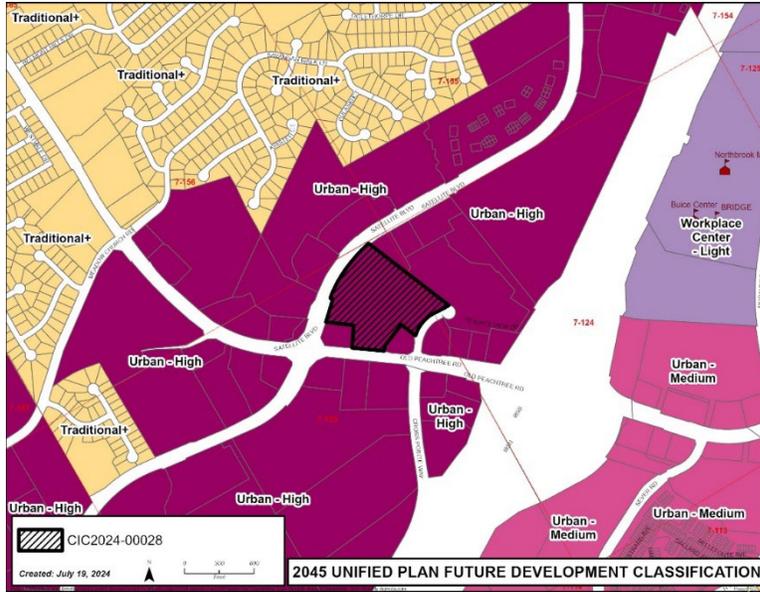
The property has a reasonable economic use as currently zoned.

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) for outdoor storage, subject to the following conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses at a maximum density of 12,000 square feet per acre zoned.

- B. If a hotel is developed on the site, it shall not contain any in-room apartment-type ovens or dishwashers.
- C. No free-standing fast food restaurants with drive-through windows shall be allowed on the outparcels with the exception of restaurants such as a coffee shop (i.e., Starbucks) or a bakery or bread company (i.e., Atlanta Bread Company) which incidental to its primary business offers a drive-through service.

2. To satisfy the following site development considerations:

- A. Buildings shall be finished with architectural treatments of glass, brick, stone, or stucco, or other alternate building materials, which shall be subject to the review and approval of the Director of Planning and Development. If developed as a Home Depot, the building shall be developed (with regard to design and building materials) substantially in accordance with the building elevation dated March 27, 2002, prepared by Greenberg Farrow. Any change in appearance from that shown on such elevation, such as additional upgrades consistent with the overall Huntcrest Development, shall be subject to the review and approval of the Director of Planning and Development.
- B. Construction shall conform to a unified development design plan to be incorporated into recorded covenants governing the overall development. This plan shall govern architectural design and exterior finish materials, signage and landscaping, and shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit on any part of the project.

Upgrades shall be incorporated into the site and building design, including but not limited to the following:

- 1) A 2-foot-high berm or evergreen hedge with a mix of shade and evergreen trees along the road frontages, increased to 3-feet in height along Satellite Boulevard.
 - 2) Minimum 12-foot-tall evergreen trees along the proposed road (Distribution Drive extension) to screen the Garden Center, and a double-row of evergreens planted on the berm along Satellite Boulevard to provide an effective visual screen.
 - 3) A 4-foot-high berm and minimum 12-foot evergreen trees along the rear property line.
 - 4) Oak trees within all parking lot landscape islands.
 - 5) Thin stone at the base of the building.
 - 6) Thin brick utilized at the corners of the building.
 - 7) Thin brick columns in front of the building.
 - 8) A metal standing-seam canopy to generally match the color and design of the Shops at Huntcrest.
 - 9) Garden Center shall incorporate thin brick columns with standing-seam caps and wrought iron-type fencing.
 - 10) The rear of the building shall incorporate decorative medallions, several soft colors, texture and other architectural elements.
- C. All ground signage shall be limited to monument-type design.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.

- E. Landscaping for the development shall be in accordance with the Conceptual Landscape Plan by Greenberg Farrow dated April 15, 2002 (the "Landscape Plan"), received April 16, 2002, with changes required to meet conditions of zoning. Any change from the specifications as shown on the Landscape Plan shall be subject to the review and approval of the Director of Planning and Development.
- F. Provide five-foot wide landscaped strips adjacent to all internal property lines.
- G. No billboards shall be permitted.
- H. Provide interparcel access throughout the development, and as required by the Development Division.
- I. Dumpsters shall be screened by a fence or wall.
- J. 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 properties.
- K. Outdoor building material sales and storage, **vehicle rental**, or tool rental areas shall be located as indicated 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**. ~~Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development, and shall be screened by a chain link fence with screening fabric or slats subject to the review and approval of the Director of Planning and Development.~~
- L. Sales/storage trailers shall be limited to areas as indicated 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**. ~~Landscape Plan or as relocated subject to the review and approval of the Director of Planning and Development and shall be screened with a chain link fence with slats or alternative method.~~
- M. Subject to any necessary parking Variance(s), seasonal sales shall be appropriately fenced and limited to areas indicated 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**. ~~Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development.~~
- ~~N. Any additional outdoor storage or placement of building materials, pallets and similar such items shall be located as indicated on the Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development. Area shall be screened by a chain link fence with screening fabric or slats subject to the review and approval of the Director of the Planning and Development.~~
- Ø.N.** No banners, streamers, balloons, or roping decorated with flags, tinsel, or other similar materials shall be hung, displayed, or strung on the site.

- ~~P.O.~~ All trailers and fenced areas shall be closed and locked during non-operating hours.
- Q.P. (Subject to approval of a variance by the Zoning Board of Appeals) a total of 17% of the parking spaces shall be constructed of pervious materials such as grasscrete or other similar material as approved by the Director of Planning and Development.
- ~~R.~~ ~~No materials or trailers shall, at any time, be stored or placed for sale in the front parking field.~~
- Q. 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.**

3. To abide by the following site development considerations:

- A. Dedicate, at no cost to Gwinnett County or the State of Georgia, the following: 1. 50-feet of right-of-way from centerline of Old Peachtree Road and Satellite Boulevard, and 60-feet from centerline within 500 feet of an intersection.
- B. As part of the overall Huntcrest development, reserve right-of-way and easements for the proposed I-85 collector-distributor system, including the interchange reconfiguration at Old Peachtree Road and I-85 as per the proposed plans on file with the Georgia Department of Transportation.
- C. The number, location and design of all entrances/ exits shall be subject to the review and approval of the Gwinnett County Department of Transportation.
- D. Contribute 100% of the cost of signalization at the project entrance on Old Peachtree Road opposite Distribution Drive, as required by the Gwinnett Department of Transportation, limited to an amount not to exceed \$60,000.
- E. Provide, at a minimum, five-foot wide sidewalks per specifications of the Gwinnett County Development Regulations along both sides of all road frontages.
- F. As part of the overall Huntcrest development, provide a pedestrian and bicycle access plan, covering the entire project, for the review and approval of the Department of Planning and Development prior to the issuance of a development permit on the site.
- G. Design of the project shall incorporate designated bus/van drop-off and pick-up locations and electric recharging facilities for alternative-fueled vehicles. Final design and location of these facilities shall be subject to review and approval of the Planning and Development Department.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Previously Adopted Resolution (SUP-02-025)
- 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 side lot



View of equipment rental



View of display area

Exhibit B: Site Plan

[attached]

Exhibit C: Previously Adopted Resolution (SUP-02-025)

[attached]

CASE NUMBER SUP-02-025

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>
Marcia Neaton-Griggs, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
John Dunn, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. NEATON-GRIGGS, 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 HOME DEPOT USA, INC. for the proposed use of OUTDOOR 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 APRIL 25, 2002 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 7TH day of MAY, 2002 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 and accessory uses at a maximum density of 12,000 square feet per acre zoned.
 - B. If a hotel is developed on the site, it shall not contain any in-room apartment-type ovens or dishwashers.
 - C. No free-standing fast food restaurants with drive-through windows shall be allowed on the outparcels with the exception of restaurants such as a coffee shop (i.e., Starbucks) or a bakery or bread company (i.e., Atlanta Bread Company) which incidental to its primary business offers a drive-through service.

2. To satisfy the following site development considerations:

- A. Buildings shall be finished with architectural treatments of glass, brick, stone, or stucco, or other alternate building materials, which shall be subject to the review and approval of the Director of Planning and Development. If developed as a Home Depot, the building shall be developed (with regard to design and building materials) substantially in accordance with the building elevation dated March 27, 2002, prepared by Greenberg Farrow. Any change in appearance from that shown on such elevation, such as additional upgrades consistent with the overall Huntcrest Development, shall be subject to the review and approval of the Director of Planning and Development.
- B. Construction shall conform to a unified development design plan to be incorporated into recorded covenants governing the overall development. This plan shall govern architectural design and exterior finish materials, signage and landscaping, and shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit on any part of the project.

Upgrades shall be incorporated into the site and building design, including but not limited to the following:

- 1) A 2-foot high berm or evergreen hedge with a mix of shade and evergreen trees along the road frontages, increased to 3-feet in height along Satellite Boulevard.
- 2) Minimum 12-foot tall evergreen trees along the proposed road (Distribution Drive extension) to screen the Garden Center, and a double-row of evergreens planted on the berm along Satellite Boulevard to provide an effective visual screen.
- 3) A 4-foot high berm and minimum 12-foot evergreen trees along the rear property line.
- 4) Oak trees within all parking lot landscape islands.
- 5) Thin stone at the base of the building.
- 6) Thin brick utilized at the corners of the building.

- 7) Thin brick columns in front of the building.
 - 8) A metal standing-seam canopy to generally match the color and design of the Shops at Huntcrest.
 - 9) Garden Center shall incorporate thin brick columns with standing-seam caps and wrought iron-type fencing.
 - 10) The rear of the building shall incorporate decorative medallions, several soft colors, texture and other architectural elements.
- C. All ground signage shall be limited to monument-type design.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Landscaping for the development shall be in accordance with the Conceptual Landscape Plan by Greenberg Farrow dated April 15, 2002 (the "Landscape Plan"), received April 16, 2002 with changes required to meet conditions of zoning. Any change from the specifications as shown on the Landscape Plan shall be subject to the review and approval of the Director of Planning and Development.
- F. Provide five-foot wide landscaped strips adjacent to all internal property lines.
- G. No billboards shall be permitted.
- H. Provide interparcel access throughout the development, and as required by the Development Division.
- I. Dumpsters shall be screened by a fence or wall.
- J. 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 properties.

- K. Outdoor building material sales and storage or tool rental areas shall be located as indicated on the Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development, and shall be screened by a chain link fence with screening fabric or slats subject to the review and approval of the Director of Planning and Development.
- L. Sales/storage trailers shall be limited to areas as indicated on the Landscape Plan or as relocated subject to the review and approval of the Director of Planning and Development and shall be screened with a chain link fence with slats or alternative method.
- M. Subject to any necessary parking Variance(s), seasonal sales shall be appropriately fenced and limited to areas indicated on the Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development.
- N. Any additional outdoor storage or placement of building materials, pallets and similar such items shall be located as indicated on the Landscape Plan or relocated subject to the review and approval of the Director of Planning and Development. Area shall be screened by a chain link fence with screening fabric or slats subject to the review and approval of the Director of the Planning and Development.
- O. No banners, streamers, balloons, or roping decorated with flags, tinsel, or other similar materials shall be hung, displayed, or strung on the site.
- P. All trailers and fenced areas shall be closed and locked during non-operating hours.
- Q. (Subject to approval of a variance by the Zoning Board of Appeals) a total of 17% of the parking spaces shall be constructed of pervious materials such as grasscrete or other similar material as approved by the Director of Planning and Development.
- R. No materials or trailers shall, at any time, be stored or placed for sale in the front parking field.

3. To abide by the following site development considerations:
- A. Dedicate, at no cost to Gwinnett County or the State of Georgia, the following: 1. 50-feet of right-of-way from centerline of Old Peachtree Road and Satellite Boulevard, and 60-feet from centerline within 500 feet of an intersection.
 - B. As part of the overall Huntcrest development, reserve right-of-way and easements for the proposed I-85 collector-distributor system, including the interchange reconfiguration at Old Peachtree Road and I-85 as per the proposed plans on file with the Georgia Department of Transportation.
 - C. The number, location and design of all entrances/exits shall be subject to the review and approval of the Gwinnett County Department of Transportation.
 - D. Contribute 100% of the cost of signalization at the project entrance on Old Peachtree Road opposite Distribution Drive, as required by the Gwinnett Department of Transportation, limited to an amount not to exceed \$60,000.
 - E. Provide, at a minimum, five-foot wide sidewalks per specifications of the Gwinnett County Development Regulations along both sides of all road frontages.
 - F. As part of the overall Huntcrest development, provide a pedestrian and bicycle access plan, covering the entire project, for the review and approval of the Department of Planning and Development prior to the issuance of a development permit on the site.

- G. Design of the project shall incorporate designated bus/van drop-off and pick-up locations and electric recharging facilities for alternative-fueled vehicles. Final design and location of these facilities shall be subject to review and approval of the Planning and Development Department.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:



F. Wayne Hill, Chairman

Date Signed:

May 9, 2002

ATTEST:

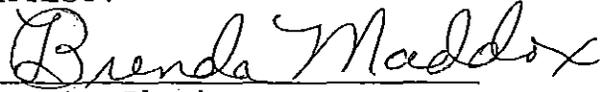

County Clerk

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

[attached]

RECEIVED

7/16/2024



July 16, 2024

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

Home Depot 1754 Suwanee, GA – Site Plan Amendment for Proposed Outdoor Storage

To whom it may concern:

Home Depot is proposing to move forward with an amendment to SUP2002-00025 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 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

7/12/2024

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</u> PRIOR ZONING CASE: _____	
PARCEL NUMBER(S): <u>R7123 041</u> ACREAGE: <u>11.94</u>	
ADDRESS OF PROPERTY: <u>1480 Satellite Blvd, Suwanee, GA</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Updated site plan for outdoor storage - SUP-02-025</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>114,500</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

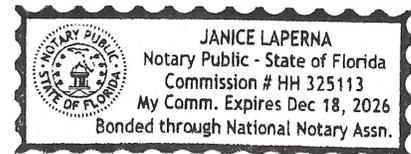
Type or Print Name and Title

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

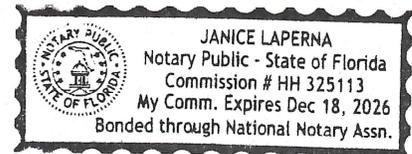
Type or Print Name and Title

Janice Laperna

Signature of Notary Public

3/14/2024

Date



Notary Seal

Exhibit F: Internal and External Agency Review Comments

[attached]

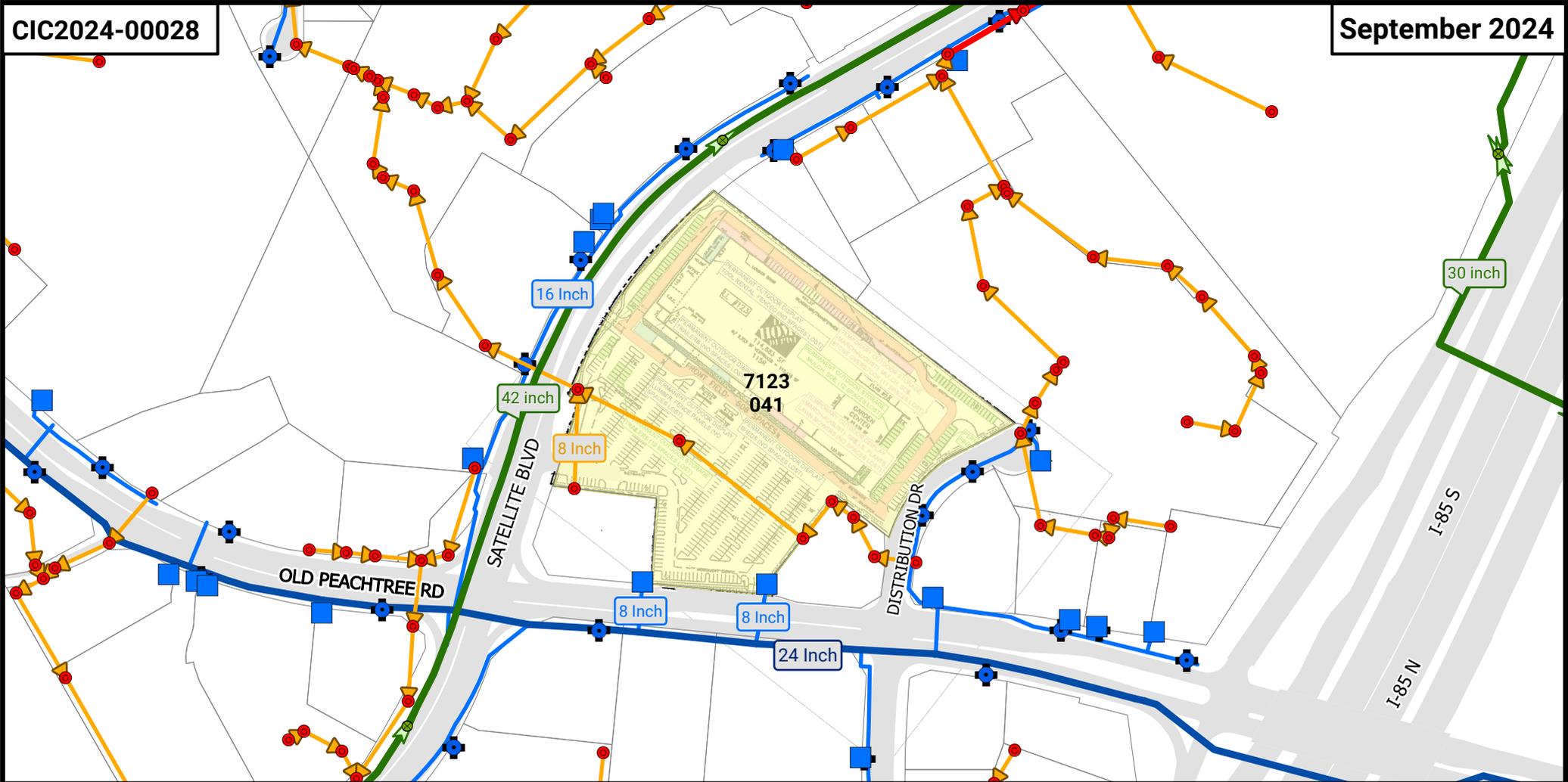


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		CIC2024-00028		
Case Address:		1480 Satellite Boulevard		
Comments:		<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				
Recommended Zoning Conditions:		<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	Manhole
Hydrant	Sewer Collector
Master Vault	Sewer Force Main

**1480 Satellite Blvd
C-2**

**Water & Sewer
Utility Map**

0 180 360
 Feet

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]



SATELLITE BLVD

SATELLITE BLVD

HEIGHTS VIEW DR

DISTRIBUTION DR

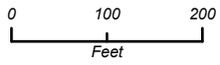
OLD PEACHTREE RD

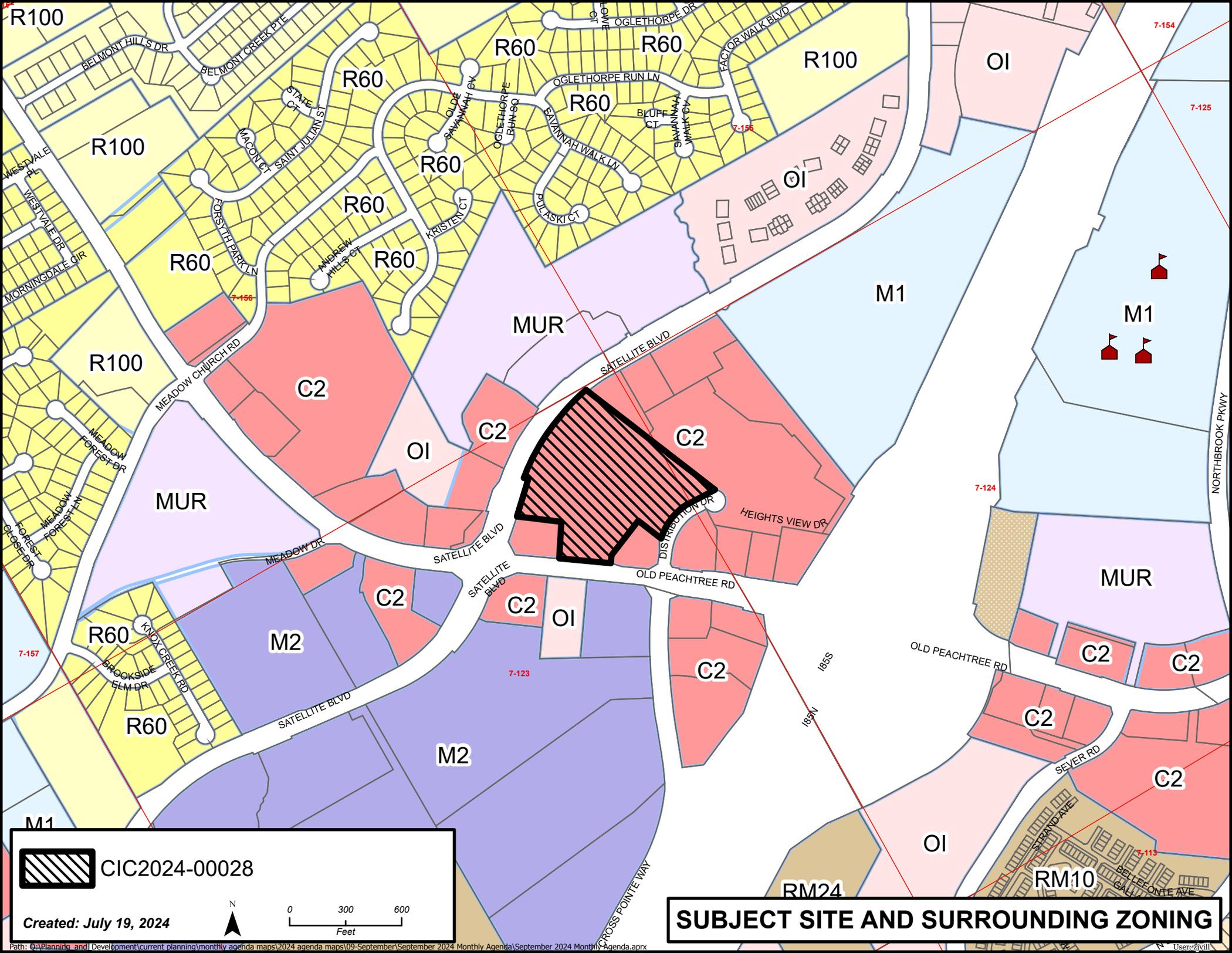
OLD PEACHTREE RD

CROSS
POINTE WAY

 CIC2024-00028

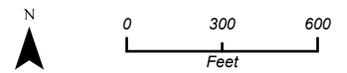
Created: July 19, 2024



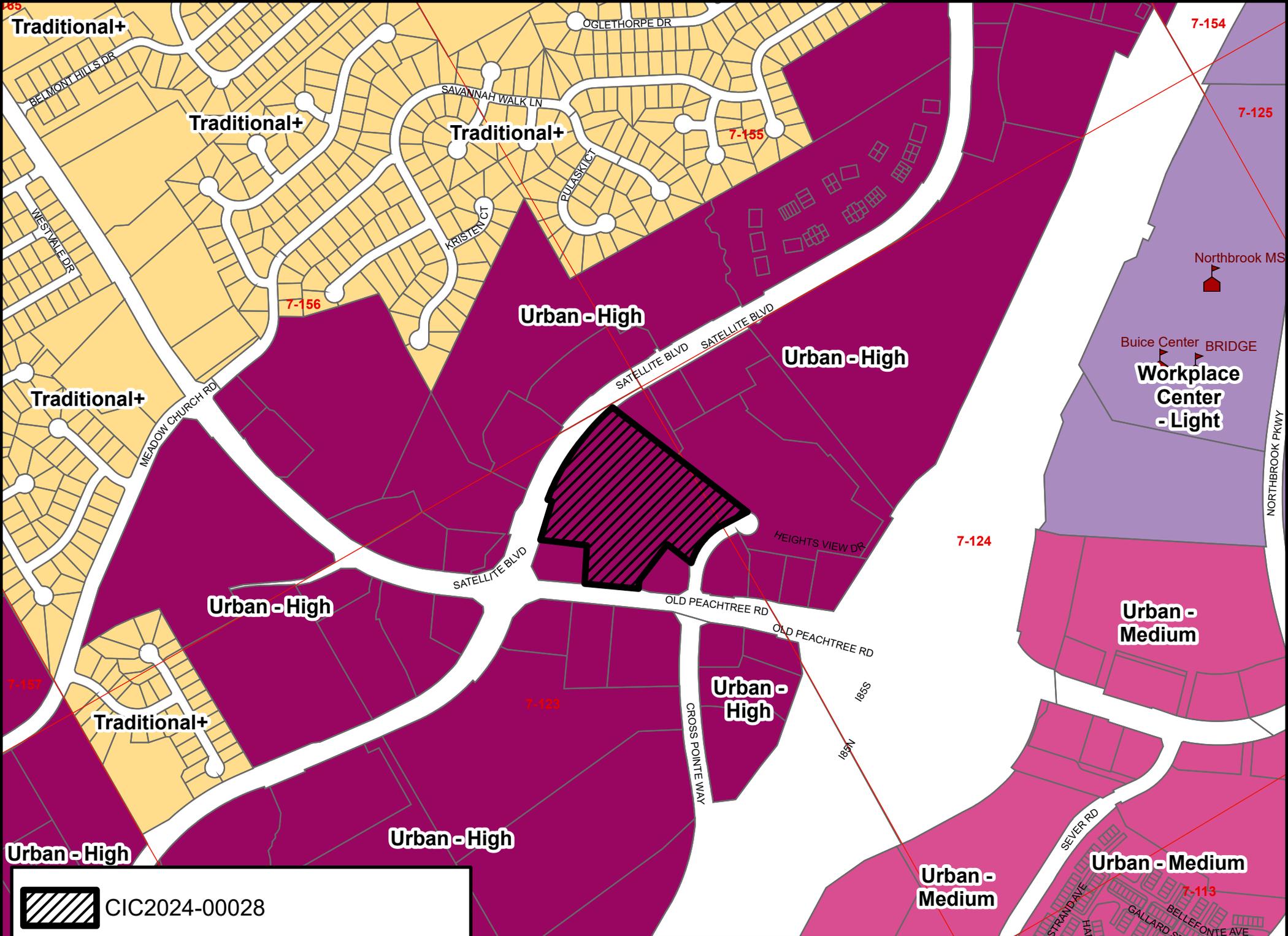


 CIC2024-00028

Created: July 19, 2024

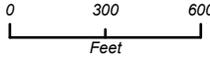


SUBJECT SITE AND SURROUNDING ZONING



 CIC2024-00028

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



1480 SATELLITE BLVD.
SUWANEE, GA
STORE NO. 1754
OUTDOOR STORAGE AND
EQUIPMENT RENTALS

SITE DATA		
PROPERTY	517,971 SF	
IMPERVIOUS AREA	458,760 SF	88.57%
PERVIOUS AREA	59,211 SF	11.43%
		100%

STORE AREAS		
HOME DEPOT ONLY	114,683SF	
GARDEN CENTER	22,838SF	
TOTAL	137,521SF	

PARKING REQUIRED:		
MINIMUM 1 PER 500SF =	275	
MAXIMUM 1 PER 300SF =	459	

PERMANENT PARKING LOST		
STORAGE (TEMPORARY)	23	
STORAGE (PERMANENT)	96	
TOTAL	119	

PARKING PROVIDED		
HOME DEPOT	509	
STALLS LOST	119	
TOTAL	390	

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.

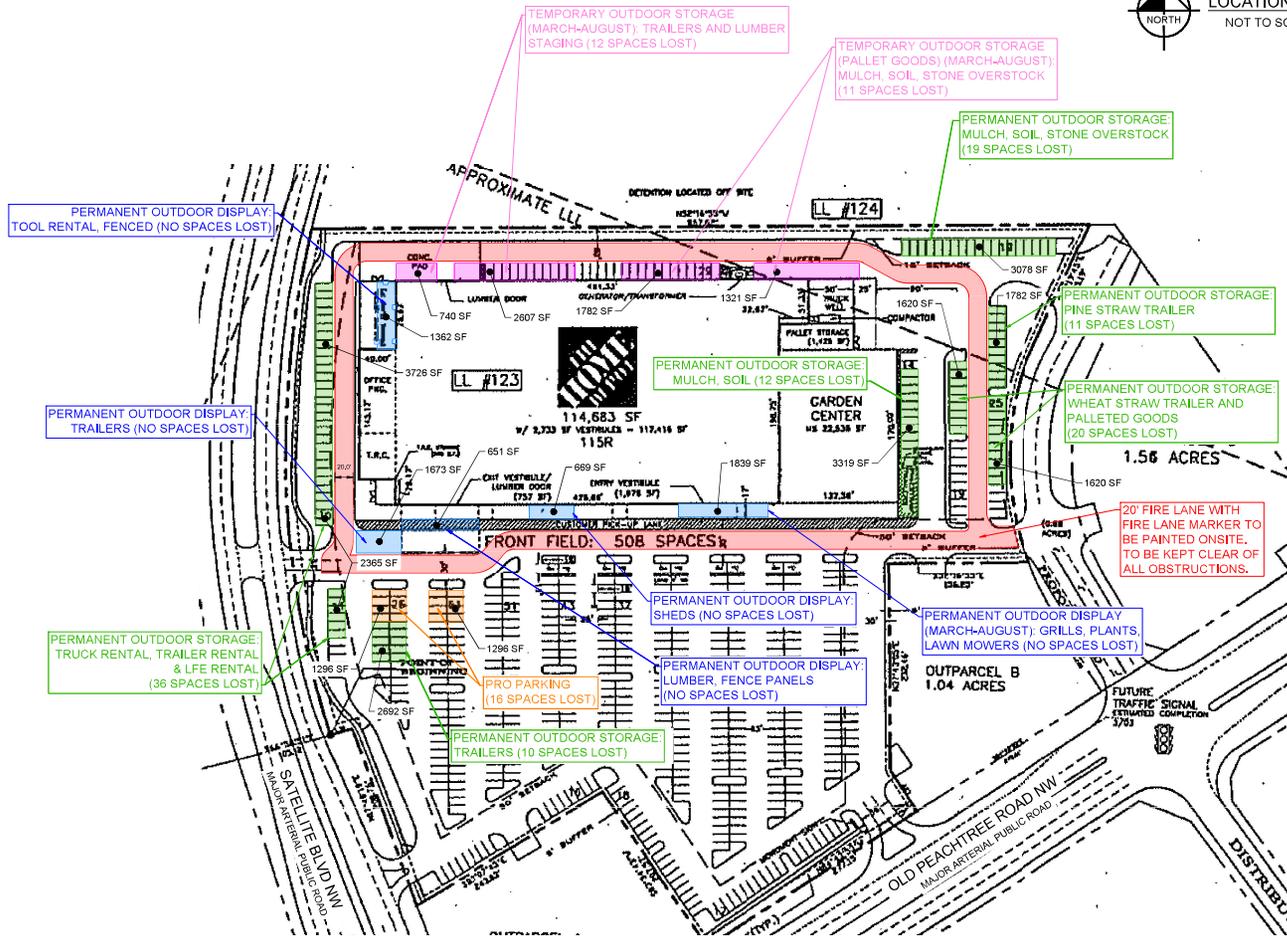


NOTE:
VERBAGE "NO PARKING FIRE LANE" BETWEEN PARALLEL LINES EVERY 100' OR AT LEAST ONCE IN FIRE LANES SHORTER THAN 100'.

FIRE LANE STRIPING
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



SITE PLAN 1" = 65'

NO.	REVISIONS	DATE	BY

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR., SUITE 100, ALPHARETTA, GA 30009
WWW.KIMLEY-HORN.COM REGISTRY NO. 686

KHA PROJECT: 24-0000000-000
DATE: 10-29-2024
SCALE: AS SHOWN
DESIGNED BY: KFM
DRAWN BY: PMP
CHECKED BY: PMP

SITE PLAN

SUWANEE, GA #1754
PREPARED FOR
THE HOME DEPOT
1480 SATELLITE BOULEVARD
GEORGIA

SHEET NUMBER
C-101