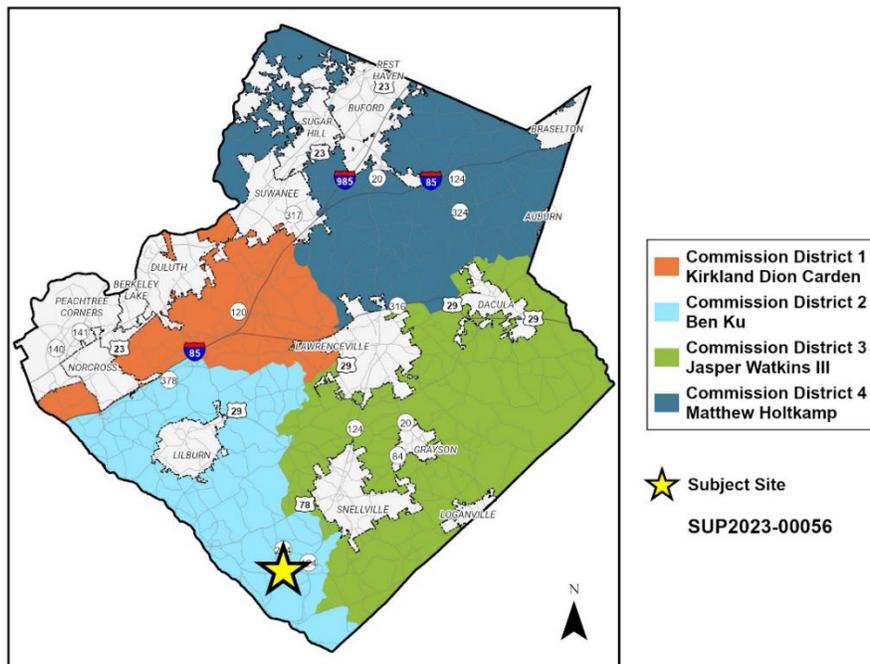


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00056
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Additional Requests: Variances
Address: 4317 Annistown Road
Map Number: R6028 003A
Site Area: 3.81 acres
Square Feet: 720
Proposed Development: Utility Service Building
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: DC BLOX c/o Core One Consulting
1040 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338

Owners: Larry and Tina Black
4317 Annistown Road
Snellville, GA 30339

Contact: Tamara Lies

Contact Phone: 623.826.3754

Zoning History

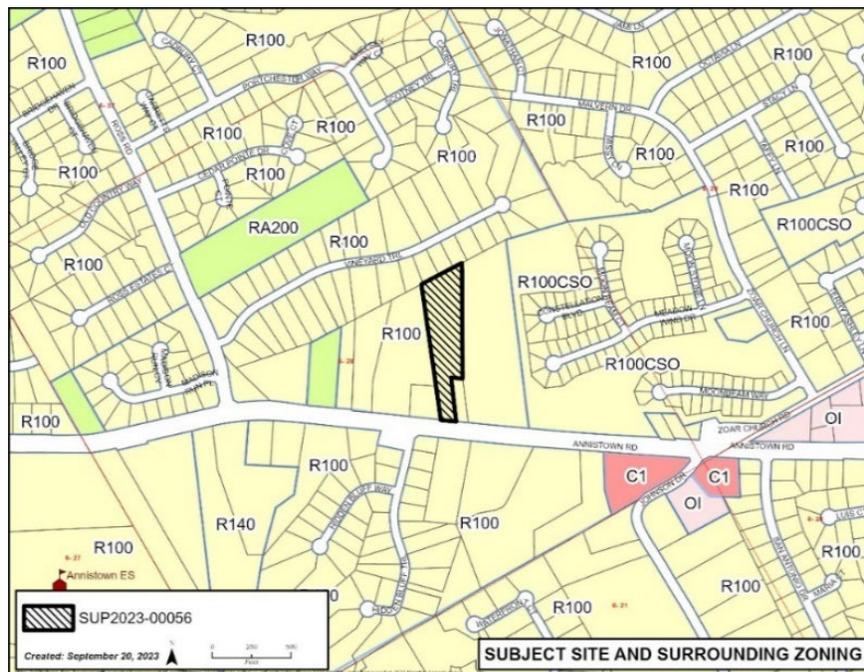
The subject property is zoned R-100 (Single-Family Residence District). The property was rezoned from RA-200 (Agriculture-Residence District) to R-100 in 1973, as part of an areawide rezoning.

Existing Site Condition

The subject property is a 3.81-acre parcel located on the north side of Annistown Road, east of its intersection with Ross Road. The property contains a 2,262 square foot residence constructed in 1970, with several accessory buildings located in the rear yard. The site is accessed by a driveway on Annistown Road. There is dense vegetation on the property, with significant tree canopy on the rear portion of the site. The front half of the property is relatively flat, then slopes downward approximately 26 feet to the rear property line. Sidewalks exist along both sides of Annistown Road. The nearest Gwinnett County Transit stop is approximately 3.8 miles from the subject property.

Surrounding Use and Zoning

The subject property is located in a low-density residential area and is surrounded by single-family residences on large lots and within subdivisions. Single-family residences are located to the east and west along Annistown Road. To the north is the Vineyards subdivision. To the south, across Annistown Road is the Hidden Bluff subdivision. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Utility Service Building	R-100	N/A
North	Single-Family Residential	R-100	1.16 units per acre
East	Single-Family Residential	R-100	0.11 units per acre
South	Single-Family Residential	R-100	0.39 units per acre
West	Single-Family Residential	R-100	0.20 units per acre

Project Summary

The applicant requests a special use permit on a 3.81-acre property for a Utility Service Building, including:

- One modular 11-foot-tall, 720 square foot utility service building to serve as a fiber optic regeneration shelter for a dark fiber installation project spanning from Myrtle Beach, South Carolina to Atlanta, Georgia.
- Continued use of the existing single-family residence as a residential development.
- Building materials of concrete and exposed washed aggregate, with a broom finished flat roof.
- Six HVAC units attached externally to the building.
- A 10,000 square foot proposed graded site area containing the utility service building with supporting equipment, surrounded by a 6-foot-tall chain link fence with barbed wire.
- Utilization of the existing driveway to access the facility.
- Crushed stone and gravel to be used as the surface in the fenced-in area.
- Smaller utility boxes and components surrounding the utility service building.
- Quarterly maintenance visits to the site or in the event of an emergency/alarm.
- The use is not clearly listed in the UDO's permitted use table. In this case, the Director shall have the authority to determine that a Special Use Permit is required.

Zoning and Development Standards

The applicant is requesting a Special Use Permit in R-100 (Single-Family Residence District), for a service utility building. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Accessory Building Height	12'	11'	YES
Accessory Building Materials	Wood siding	Concrete	NO*
Accessory Building Roof Materials and Pitch	Shingles Pitched Roof	Broom Finish Flat	NO*
Accessory Building Setback	Minimum 20' setback	20'	YES
Barbed Wire Fence Allowance	Minimum 3' acres with an agriculture use	3.81 Acres	NO**
Fence Height	Maximum 8'	6'	YES

* The applicant has requested a variance from the accessory building material standards.

** The applicant has requested a variance from the fence material standards.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provision of Title II of the UDO:

1. Section 230-80.4.C Fence Material

Electric or barb wire fences shall be prohibited in residential districts except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres).

The applicant proposes barb wire on top of the 6-foot-tall chain link fence surrounding the perimeter of the accessory building.

2. Section 230-120.12.A.i Accessory Building Materials

Exterior walls shall be finished with materials and/or colors similar to that of the principal building.

The applicant proposes a utility service building with painted exterior walls of exposed washed aggregate. This building would have different materials from the primary residence on the property, which is constructed of wood siding.

3. Section 230-120.12.A.iii Roof Material and Pitch

Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.

The applicant proposes a broomed finish, flat roof on the utility service building rather than a shingled, pitched roof as that of the principal building.

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

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After the evaluation, staff makes the following findings based on the standards of the UDO:

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

This area of the County consists primarily of low-density, single-family residences within subdivisions and on large lots. The subject property is surrounded by lots ranging from half an acre to over eight acres. Typical residential accessory buildings such as a storage building, or detached garage of this size would be permitted by right on the subject property. However, the utility service building is more commercial in nature and has been determined to be a special use. The primary residence will be maintained. With appropriate conditions of approval, this use would be suitable in view of the use and development of adjacent property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use of a utility service building on a residential property would not adversely affect the existing use or usability of adjacent or nearby property with appropriate conditions. The building is accessory to the primary residence which will remain on the site. The building is proposed to be located 500 feet from Annistown Road and there is dense vegetation in the rear portion of the property to visually screen the building from adjacent parcels. The location of the accessory building and the size of the subject property and surrounding properties are large enough so that any visual impact or noise generated from the building would be minimal. The building will have regular quarterly maintenance which would not disrupt the residential nature of the area. Appropriate conditions would mitigate any potential impacts on the surrounding properties.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

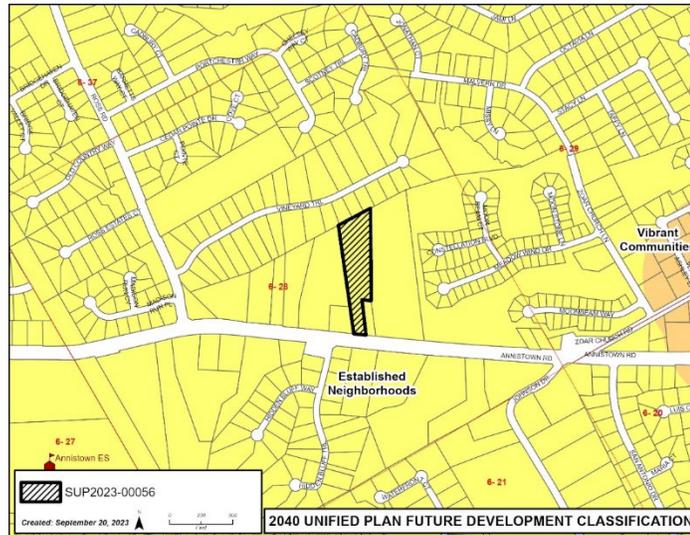
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A minimal increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit F).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The 2040 Unified Plan and Future Development map indicates this property is within the Established Neighborhoods Character Area, which designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties.

The proposed development will retain the existing residence, keeping the residential development pattern along Annistown Road intact. The proposed accessory building will be located in the rear of the property making it unlikely to cause any adverse effects to surrounding properties. Therefore, this request is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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 special use permit.

The proposed utility service building is part of a much larger fiber-optic network that is being developed from Myrtle Beach, South Carolina to Atlanta, Georgia. The fiber-optic network requires a boost station every 51 miles. This would be the only station of its kind in Gwinnett County for this particular network. The utility service building is accessory to the primary residence and will be located in the rear of the property and surrounded by dense vegetation, which will screen its visibility from Annistown Road and surrounding properties.

Variance Requests Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant requests a variance to the accessory building materials standards. This request is to allow for a concrete building, which will be of different materials from the primary residence constructed of wood siding. The building will also have a broom finish, flat roof while the principal building's roof is shingled and pitched. The proposed utility service building is a standardized building used as part of the fiber-optic network being installed by the applicant. The building will be located in the rear yard with vegetative screening along the perimeter of the property. The applicant also requests a variance to allow for barb wire fencing as the site will be surrounded by chain-link fencing with barb wire. Per the applicant's letter of intent, the barb wire is for site security purposes, due to the electronic components kept on-site. It is unlikely that the building or fence will be visible from any nearby residence making these variance requests reasonable.

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 special use permit request.

In addition, staff recommends **APPROVAL** of the following variances:

1. To allow for the use of barb wire fencing.
2. To allow the accessory building's exterior walls to be made of materials different from the primary residence.
3. To allow a flat, broom finished roof on the accessory building.

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 special use permit request.

In addition, the Planning Commission recommends **APPROVAL** of the following variance requests:

1. To allow for the use of barb wire fencing.
2. To allow the accessory building's exterior walls to be made of materials different from the primary residence.
3. To allow a flat, broom finished roof on the accessory building.

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

Approval of a Special Use Permit for a utility service building subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received September 22, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Additional vegetative screening shall be provided along the perimeter of the service utility building to provide year round screening, subject to the review and approval of the Department of Planning and Development.
3. Sound dampening material/devices shall be installed on or near the exterior HVAC equipment to mitigate any sound emitting from the utility service building, subject to the review and approval of the Department of Planning and Development.

4. The property shall be limited to one utility service building with any additional buildings on the site related to this use requiring Special Use Permit approval by the Board of Commissioners.
5. Disabled, junk, or salvaged vehicles shall be removed from the property prior to issuance of a development permit.
6. All existing accessory buildings shall be removed from the site prior to the issue of a building permit for the utility service building, **with the exception of the five-car garage.**
7. The chain link fence shall be enclosed on all sides by an 8-foot-tall wooden privacy fence and access gate.
8. The utility service building and any allowable fencing shall be located at least 50-feet from any adjoining property.
9. No signage shall be permitted.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- 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. Documents presented at the November 7, 2023, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of property from Annistown Road



View of existing residence



View of proposed utility service building site facing north



View of proposed utility service building site facing west



View of tree line at the western property line



Approximate location of the accessory building, facing south towards Annistown Road

Exhibit B: Site Plan

[attached]

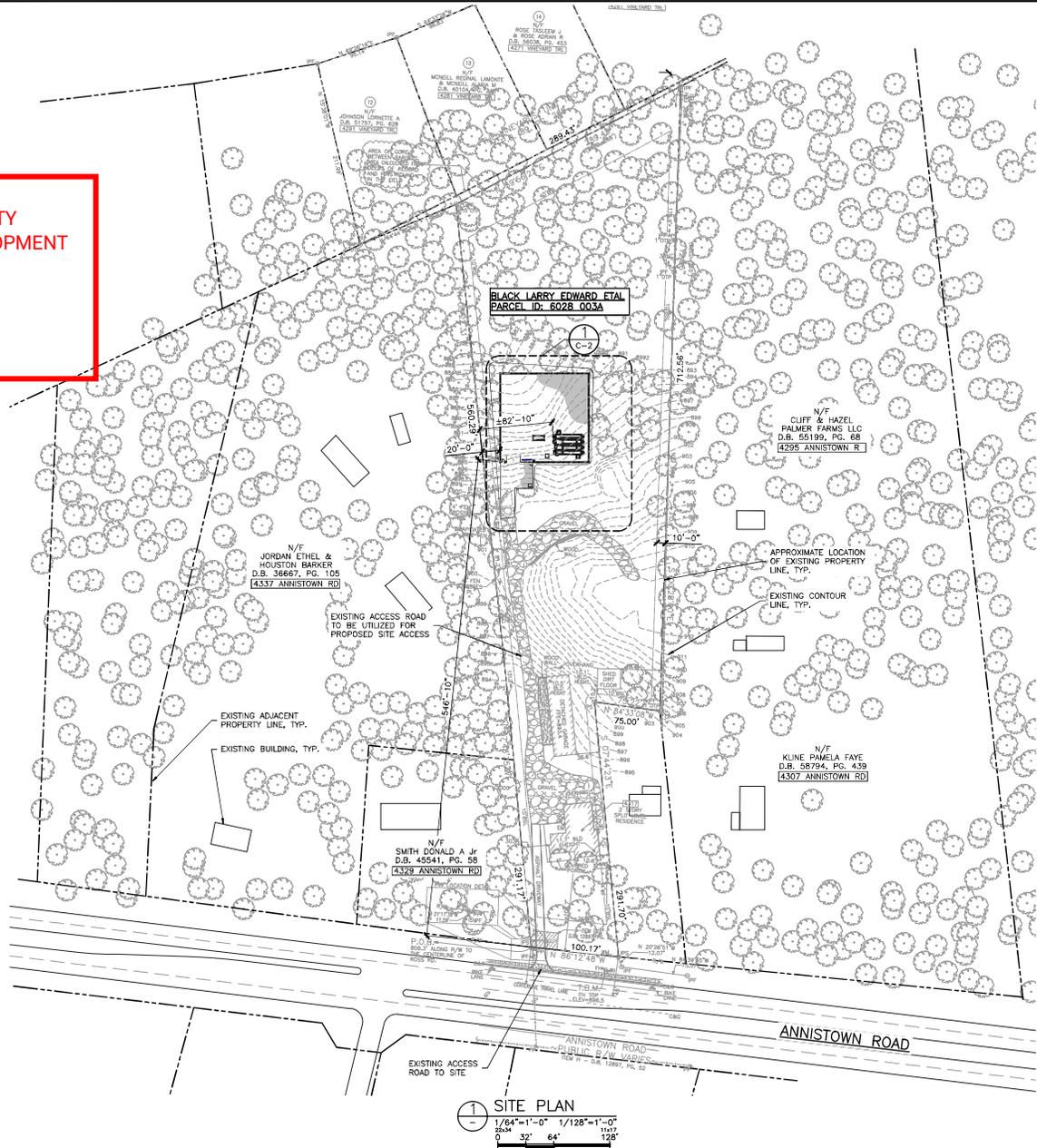


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GWINNETT COUNTY
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9/22/23



NOTES:

1. INFORMATION OBTAINED FROM GWINNETT GEOGRAPHIC INFORMATION SYSTEM AND AERIAL PHOTOS.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.
4. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL CONTRACTORS INSTALLING WATER AND SANITARY SEWER UTILITIES SHALL BE RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS. EACH SUPERINTENDENT OR FOREMAN SHALL HAVE A SET ON SITE ALL AT TIMES.
6. "CALL BEFORE YOU DIG" NOTE AND PHONE NUMBER.
7. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLUMBIA COUNTY WATER UTILITY MAINTENANCE OFFICE TO REQUEST LOCATES FOR ALL UNDERGROUND SANITARY SEWER FACILITIES. THE CONTACT NUMBER IS 706-863-6928.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WATER/SEWER SERVICE TAPS DURING CONSTRUCTION OR ADDED FOR THE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING SERVICE TAPS NOT TO BE USED FOR THE DEVELOPMENT OR UPGRADES REQUIRED TO THE EXISTING WATER OR SEWER SERVICES THAT WILL BE USED FOR THE PROPOSED DEVELOPMENT.
9. NO TREES SHALL BE PLANTED IN COUNTY OWNED UTILITY EASEMENTS. NO SHRUBS SHALL BE PLANTED ON TOP OF WATER LINES/SERVICES AND SANITARY SEWER LINES/SERVICES

DC BLOX

CORE ONE CONSULTING USA

4515 S. MCCLINTOCK DR., SUITE 220
TEMPE, AZ 85282

PROJECT NO: 6028 003A

DRAWN BY: MN

CHECKED BY: BB

SUBMITTALS

B | SEP 19/23 | REVISED PER NEW L.S. | MN

A | SEP 12/23 | ISSUED FOR REVIEW | MN

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ASE SEAL

SITE

REGEN 1
4317 ANNISTOWN RD
SNELLVILLE, GA
30039

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



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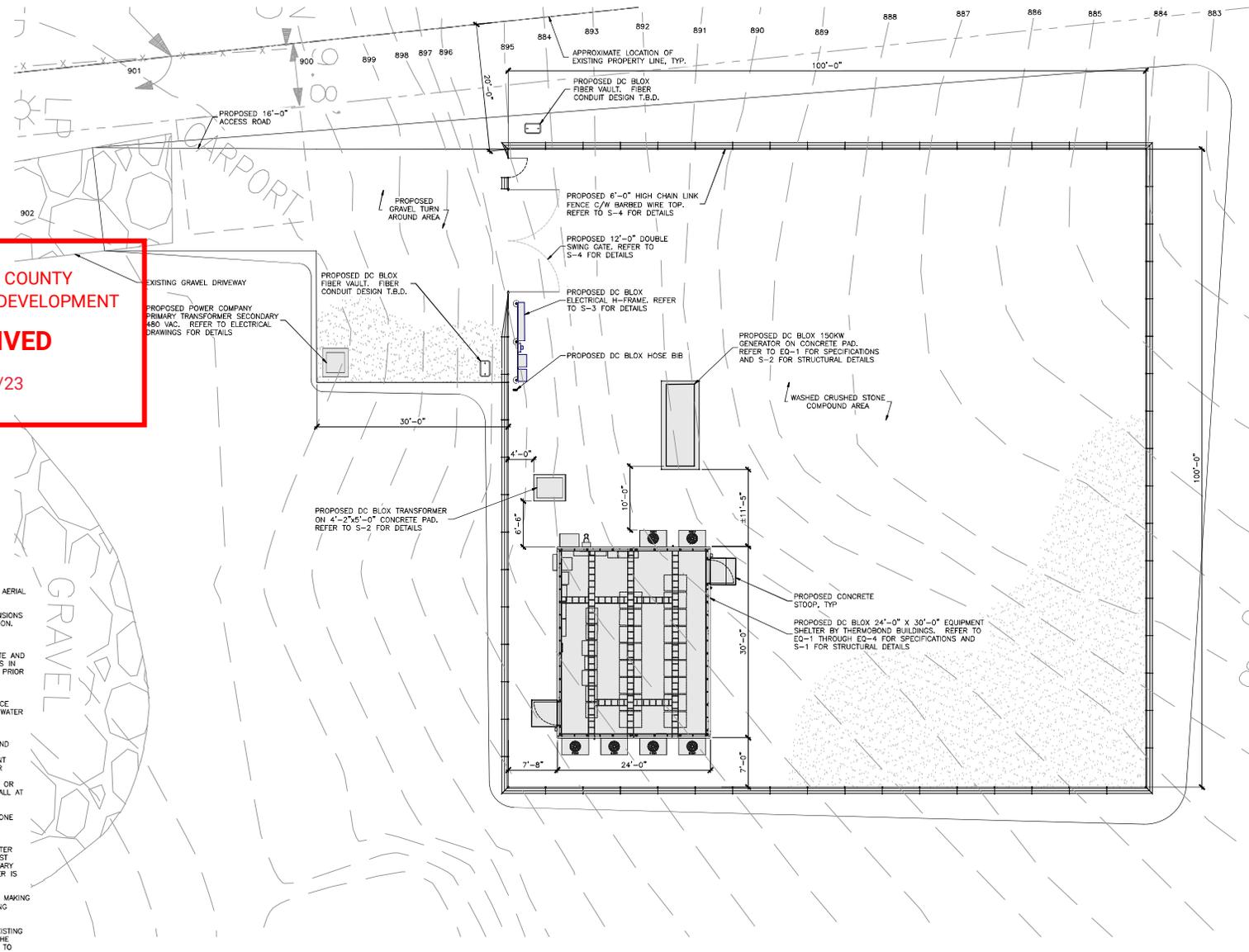
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8. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WATER/SEWER SERVICE TAPS DURING CONSTRUCTION OR ADDED FOR THE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING SERVICE TAPS NOT TO BE USED FOR THE DEVELOPMENT OR UPGRADES REQUIRED TO THE EXISTING WATER OR SEWER SERVICES THAT WILL BE USED FOR THE PROPOSED DEVELOPMENT.
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PROPOSED COMPOUND LAYOUT
 1/8"=1'-0" 1/16"=1'-0"
 0 4' 8' 16'



4515 S. MCCLINTOCK DR., SUITE 220
TEMPE, AZ 85282

PROJECT NO: 6028 003A

DRAWN BY: MN

CHECKED BY: B.B.

SUBMITTALS

B | SEP 19/23 | REVISED PER NEW L.S. | MN
 A | SEP 12/23 | ISSUED FOR REVIEW | MN

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AGE SEAL

SITE
 REGEN 1
 BLACK
 4317 ANNISTOWN RD
 SNELLVILLE, GA
 30039

SHEET TITLE
 PROPOSED
 COMPOUND LAYOUT

SHEET NUMBER
 C-2

Exhibit C: Building Elevations

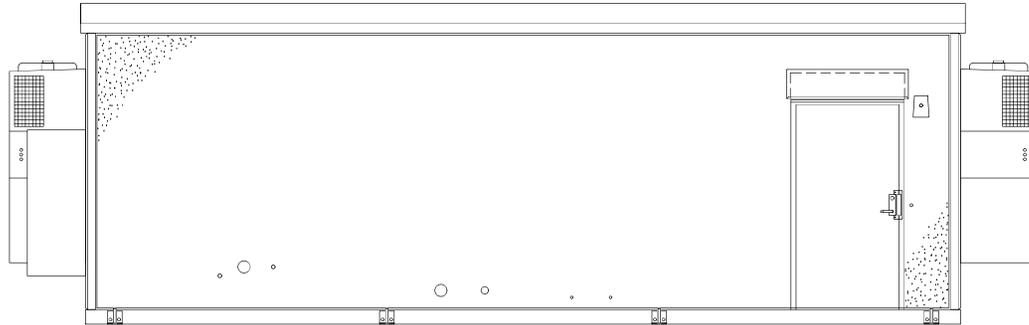
[attached]

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DC BLOX 24'-0" X 30'-0" SHELTER



SITE ADDRESS:
438 BROAD STREET
CRAWFORDVILLE, GA 30631

TO BE BUILT AT THE: THERMOBOND
ELKHART PLANT
58140 COUNTY ROAD 3
ELKHART, IN 46517
PHONE: (574) 296-1214

DRAWING INDEX							
SHEET	DESCRIPTION	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6
C1	COVER SHEET						
C2	MATERIALS LIST						
A1	FLOOR PLAN						
A2	ELEVATIONS						
A3	FOUNDATION						
E1	ELECTRICAL SCHEMATIC						
E1.1	ELECTRICAL PANELS						
S1	FLOOR CASTINGS						
S1.1	FLOOR CASTINGS DETAILS						
S2	WALL CASTINGS						
S2.1	WALL CASTINGS DETAILS						
S3	ROOF CASTINGS						
S3.1	ROOF CASTINGS DETAILS						
S4	CROSS SECTION						
S5	CONSTRUCTION DETAILS						
S5.1	CONSTRUCTION DETAILS						
T1	TRANSPORT CONNECTIONS						
T2	INSTALL DETAILS						

REVISIONS			
REV	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GEORGIA

OCCUPANT LOAD: 1
CONSTRUCTION TYPE: VB
USE GROUP: S2

CODES:
2018 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS
2020 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

SPECIAL CONDITIONS / LIMITATIONS

- THIS STRUCTURE IS NOT DESIGNED FOR INSTALLATION IN A FLOOD HAZARD AREA.
- THIS STRUCTURE IS AN UNMANNED EQUIPMENT SHELTER DESIGNED TO BE OCCUPIED FOR SHORT PERIODS OF TIME FOR EQUIPMENT MAINTENANCE.
- THERMOBOND WILL NOT BE RESPONSIBLE FOR INSTALLATION OF ANY SPRINKLER SYSTEMS, WHICH MAY BE REQUIRED BY LOCAL BUILDING OFFICIAL.
- THERMOBOND WILL NOT BE RESPONSIBLE FOR ANY ANTENNA INSTALLATION ASSOCIATED WITH THIS BUILDING.
- THIS BUILDING SHALL NOT BE LOCATED AT A SITE THAT EXCEEDS THE LISTED DESIGN LOADS.
- IF BATTERIES WITH AN ELECTROLYTE CAPACITY OF MORE THAN 50 GAL. ARE TO BE INSTALLED IN THIS BUILDING, ONE OF THE FOLLOWING MUST BE INSTALLED BY OTHERS ON-SITE:
 - AN EXHAUST FAN WITH A HYDROGEN LIMIT SWITCH THAT LIMITS THE HYDROGEN TO 1% OF THE TOTAL VOLUME OF THE ROOM.
 - CONTINUOUS VENTILATION SHALL BE PROVIDED AT A RATE NOT LESS THAN 1 CU.FT. PER MINUTE PER SQ.FT. OF FLOOR AREA OF THE ROOM.

DESIGN LOADS	WIND DESIGN	SHIPPING INFORMATION:	SEISMIC DESIGN:
OCCUPANCY TYPE (RISK CAT.): IV FLOOR LIVE LOAD: 250 psf ROOF LIVE LOAD: 120 psf PF = (0.7) * (Ce) * (I) * (Cl) * (Pg)	WIND SPEED: 140 MPH 3 SECOND GUST EXPOSURE: C a = 3R GcF1 = ± 0.18 (PER ASCE 7)	SHIPPING HEIGHT: 11'-0" WIDTH AT BASE: 24'-0" LENGTH AT BASE: 30'-0" HEAVIEST MODULE WEIGHT: 75,000 LBS OVERALL WEIGHT: 150,000 LBS	BUILDING DEAD LOAD: 150,000 LBS BUILDING FOOT PRINT: 720 SQ. FT. SEISMIC DESIGN CATEGORY: D BASIC SEISMIC-FORCE-RESISTING SYSTEM: INTERMEDIATE PRE-CAST WALL ANALYSIS PROCEDURE: ELF ASSUMED SITE CLASS: D DESIGN SPECTRAL RESPONSE ACCELERATION: S ₁ = 1.60 S ₂ = 0.50 SITE COEFFICIENTS: F _a = 1.00 F _v = 1.80 DESIGN BASE SHEAR: V = CSN = (0.40) (194,900) = 77,960 LBS K = ESTIMATED WEIGHT WITH EQUIPMENT AND SNOW I _e = 1.5

STAMPS AND SEALS

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www.thermobond.com
208 N. Court P.O. Box 445 81120 County Road 3 Elkhart, IN 46517
Blk Point: 50.97025 605650600

**NETWORK CONNEX
24'-0" X 30'-0" SHELTER
COVER**

PROJECT NAME:
DC Blox
SERIAL NUMBER:
2207-265

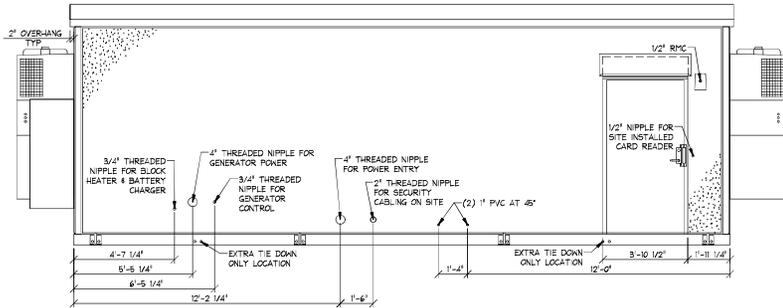
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SHEET: C1

DATE: 3/7/23
REVISED: NONE
DRAWN BY: J. Magner

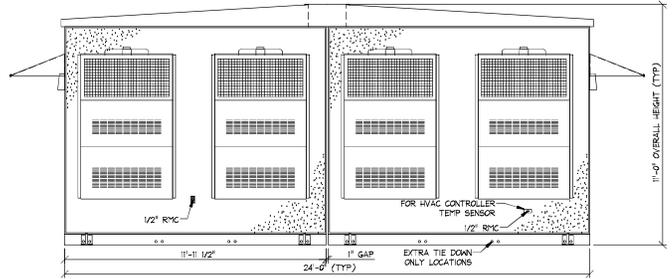
GWINNETT COUNTY
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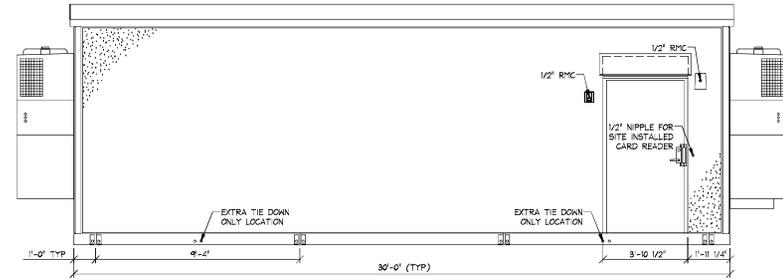
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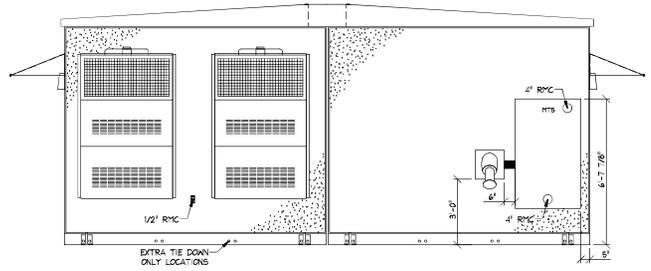
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SCALE: NONE



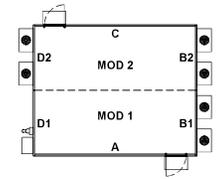
RIGHT ELEVATION (WALL B)
SCALE: NONE



REAR ELEVATION (WALL C)
SCALE: NONE



LEFT ELEVATION (WALL D)
SCALE: NONE



EXTERIOR FINISH SCHEDULE			
ITEM	SURFACE	FINISH	PAINT COLOR
ROOF	BROOM FINISH	SEALED, ELASTOMERIC COARSE AGGREGATE	WHITE
WALLS	EXPOSED WASHED AGGREGATE	BROWNTONE VOX GURE 4 SEAL	-
DOORS	STEEL RATED	PAINT	TELECOM BROWN
JOINTS	AS FINISHED	SEALED PER DETAILS SHEET	TELECOM BROWN

- ELEVATION NOTES:**
- SEE MATERIALS LIST FOR SHIPPED LOOSE ITEMS.
 - SEE MATERIALS LIST FOR DOOR HARDWARE.
 - PROPER DOOR FUNCTION HAS BEEN VERIFIED AT THE FACTORY. HOWEVER, DUE TO BUILDING MOVEMENT DURING SHIPPING, IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY PROPER DOOR OPERATION, AND ADJUST, AS NECESSARY, AFTER THE BUILDING IS SET AND ANCHORED.

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88500 Conley Road 3
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88500 Conley Road 3

**NETWORK CONNEX
24'-0" X 30'-0" SHELTER
ELEVATIONS**

PROJECT NAME:
DC Blox
SERIAL NUMBER:
2207-265

STAMPS AND SEALS

MODEL #:
TBB1645
SCALE: 3/8" = 1'-0"
SHEET: **A2**

DATE: 3/7/23
REVISED:
DRAWN BY: J. Magner

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

[attached]

LETTER OF INTENT FOR SPECIAL USE PERMIT
APPLICATION OF DC BLOX

DC BLOX is submitting this Special Use Permit to obtain a change in conditions relative to certain zoning conditions placed on the property which is the subject of this application. The property is located at 4317 Annistown Road. The location of the subject property is key to the overall fiber installation project. The project's fiber runs from Myrtle Beach to Atlanta and the fiber must be regenerated every 51 miles. DC BLOX is proposing to install an unmanned fiber shelter on the subject property. The installation of the shelter will be 500' north from Annistown Road. The shelter will not be visible to the adjoining properties and will not be visible from Annistown Road. Moreover, the shelter will not emit sound that would be audible from the adjoining property's residences. The proposed installation will be visited once every quarter for scheduled maintenance or in the event of an alarm. To operate in the proposed location, DC BLOX requests a special use permit for the fiber regeneration shelter per the Unified Development Ordinance.

The subject property is zoned R100. DC BLOX is requesting that the following conditions be modified as follows:

230-120.12

1. Modify **Condition A** design guidelines to allow for an unmanned 24'x30' prefab shelter. The shelter has a steel frame and concrete walls. The exterior walls are exposed washed aggregate painted browntone vox cure and sealed. The shelter has a flat roof with a broom finish.

230-80.4

2. Modify **Condition C** fence guidelines to allow for a barb wire fence. The shelter's compound will use a 6' tall chain link fence with a 1' barb wire top. The barb wire is to provide the necessary security for this communications infrastructure installation.

The Applicant looks forward to meeting with the staff as well as the community to answer all questions or concerns. Please see the attached site plan and additional materials within the application package for more information.

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9/22/23

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed fiber shelter will not be visible from the road or visible from the neighboring properties.

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

The proposed will not have an affect on the existing use or usability of adjacent or nearby property.

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

There will be no impact to the special Use Permit and does have reasonable use as currently zoned.

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

The proposed will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The proposed special use permit is in conformity with the policy and intent of the Land Use.

- (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 SPECIAL USE PERMIT:

There are not other existing or changing conditions affecting the use of the property.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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10/12/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DC BLOX c/o Core One Consulting</u>	NAME: <u>Larry and Tina Black</u>
ADDRESS: <u>1040 Crown Pointe Pkwy #500</u>	ADDRESS: <u>4317 Annistown Rd.</u>
CITY: <u>Atlanta</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>877-590-1684</u>	PHONE: _____
EMAIL: <u>jeff.wabik@dcblox.com</u>	EMAIL: <u>tina.flashbacks@gmail.com</u>
CONTACT PERSON: <u>Tamara Lies</u> PHONE: <u>623-826-3754</u>	
CONTACT'S E-MAIL: <u>tamara.lies@coreoneconsulting.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R100</u> BUILDING/LEASED SQUARE FEET: <u>10,000</u>
PARCEL NUMBER(S): <u>R6028 003A</u> ACREAGE: <u>3.811</u>
ADDRESS OF PROPERTY: <u>4317 Annistown Road</u>
SPECIAL USE REQUESTED: <u>Installation of an unmanned 24'x30' fiber optic regeneration shelter.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/22/23

SPECIAL USE PERMIT 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.



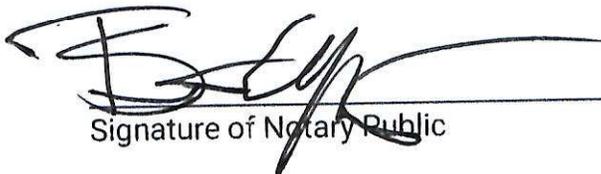
Signature of Applicant

09/19/2023

Date

Tamara Lies - Site Acquisition Specialist

Type or Print Name and Title



Signature of Notary Public

9/19/2023

Date

Notary Seal

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9/22/23

SPECIAL USE PERMIT 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.

Tina Black honey Black 9-22-23
Signature of Property Owner Date

Tina Black By Edna
Type or Print Name and Title

Christopher H. Lee 9/22/23 Notary Seal
Signature of Notary Public Date



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9/22/23

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



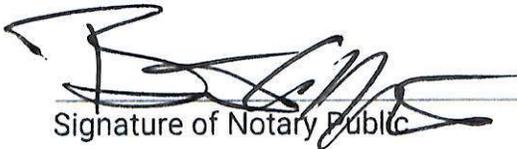
Signature of Applicant

Tamara Lies

Type or Print Name

09/19/2023

Date



Signature of Notary Public

9/19/2023

Date



Notary Seal

RECEIVED

9/22/23

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

Tamara Lies 09/19/2023 Site Acquisition Specialist
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Lee Campbell 9/19/2023 [Signature]
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 9/19/2023
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

CEO of
Core One
Consulting

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 Tamara Lies _____
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.

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00056	
Case Address:		4317 Annistown Road, Snellville, 30039	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Annistown Road is a minor arterial. ADT = 21,601.		
2	3.8 miles to the nearest transit facility (Route 70) Bermuda Road and West Park Place Boulevard.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

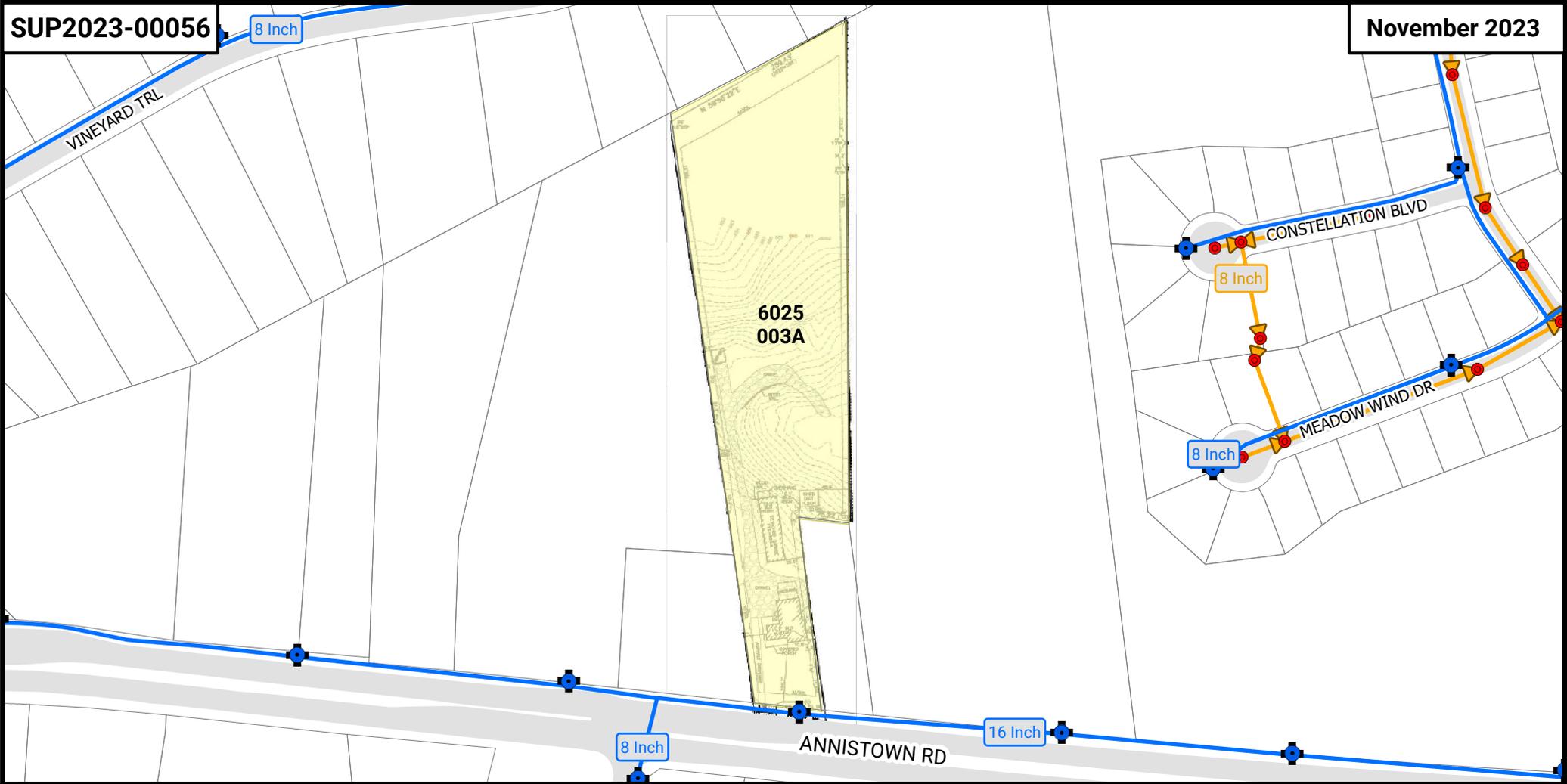


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		SUP2023-00056			
Case Address:		4317 Annistown RD			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The proposed fiber optic regeneration shelter does not require water connection.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The proposed fiber optic regeneration shelter does not require sewer connection.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

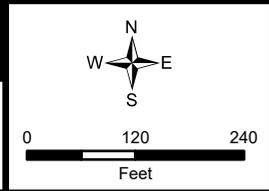
Revised 7/26/2021



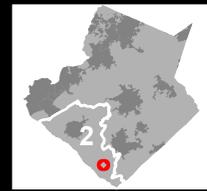
LEGEND

- Water Main
- Manhole
- Hydrant
- Sewer Collector

4317 Annistown Rd
R-100
**Water & Sewer
Utility Map**



LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. The proposed fiber optic regeneration shelter does not require water connection.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The proposed fiber optic regeneration shelter does not require sewer connection.

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]



VINEYARD TRL

CONSTELLATION BLVD

MEADOW WIND DR

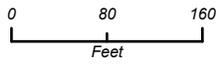
HIDDEN BLUFF TRL

ANNISTOWN RD

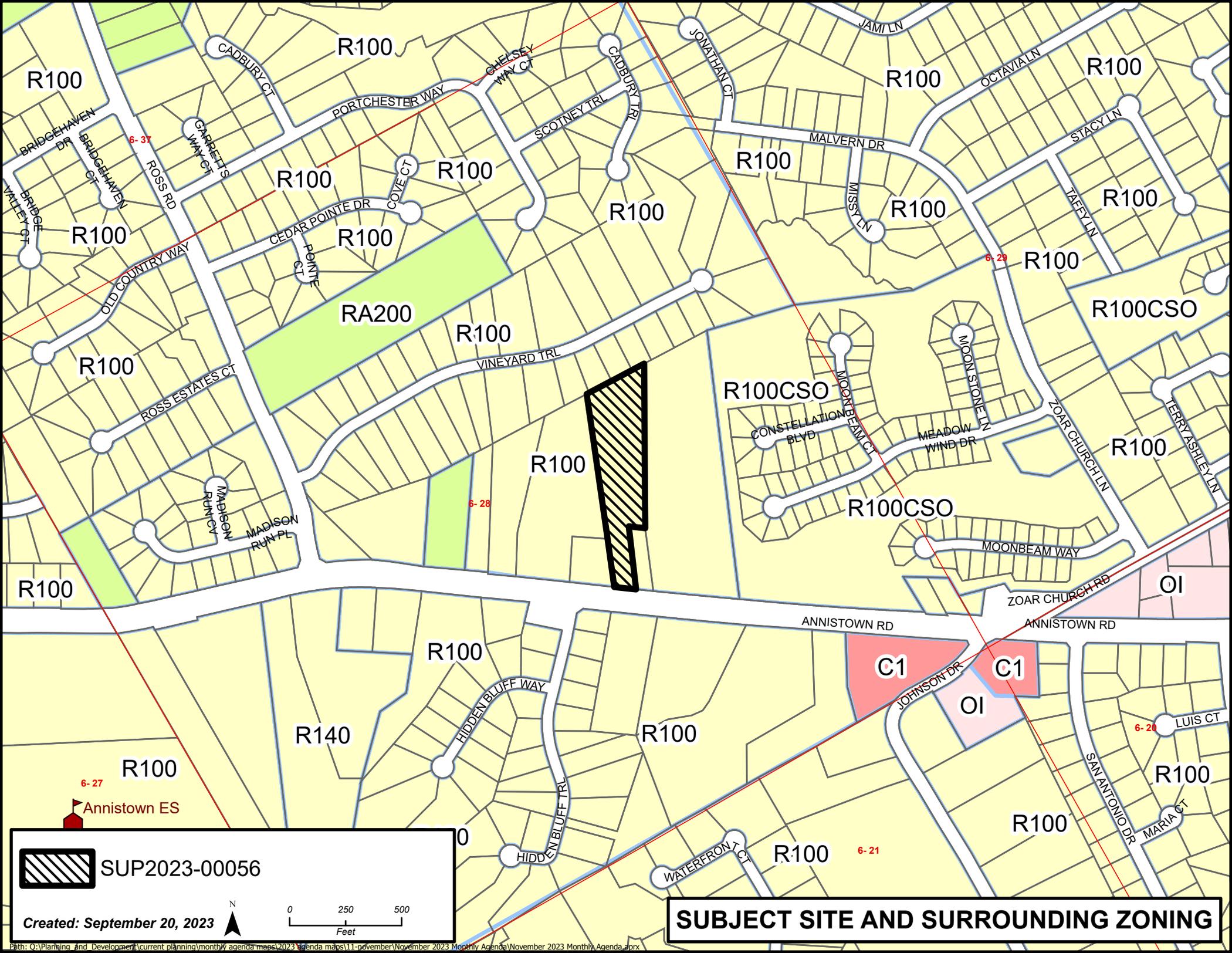
ANNISTOWN RD

 SUP2023-00056

Created: September 20, 2023

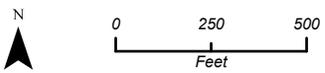


Gwinnett County GIS

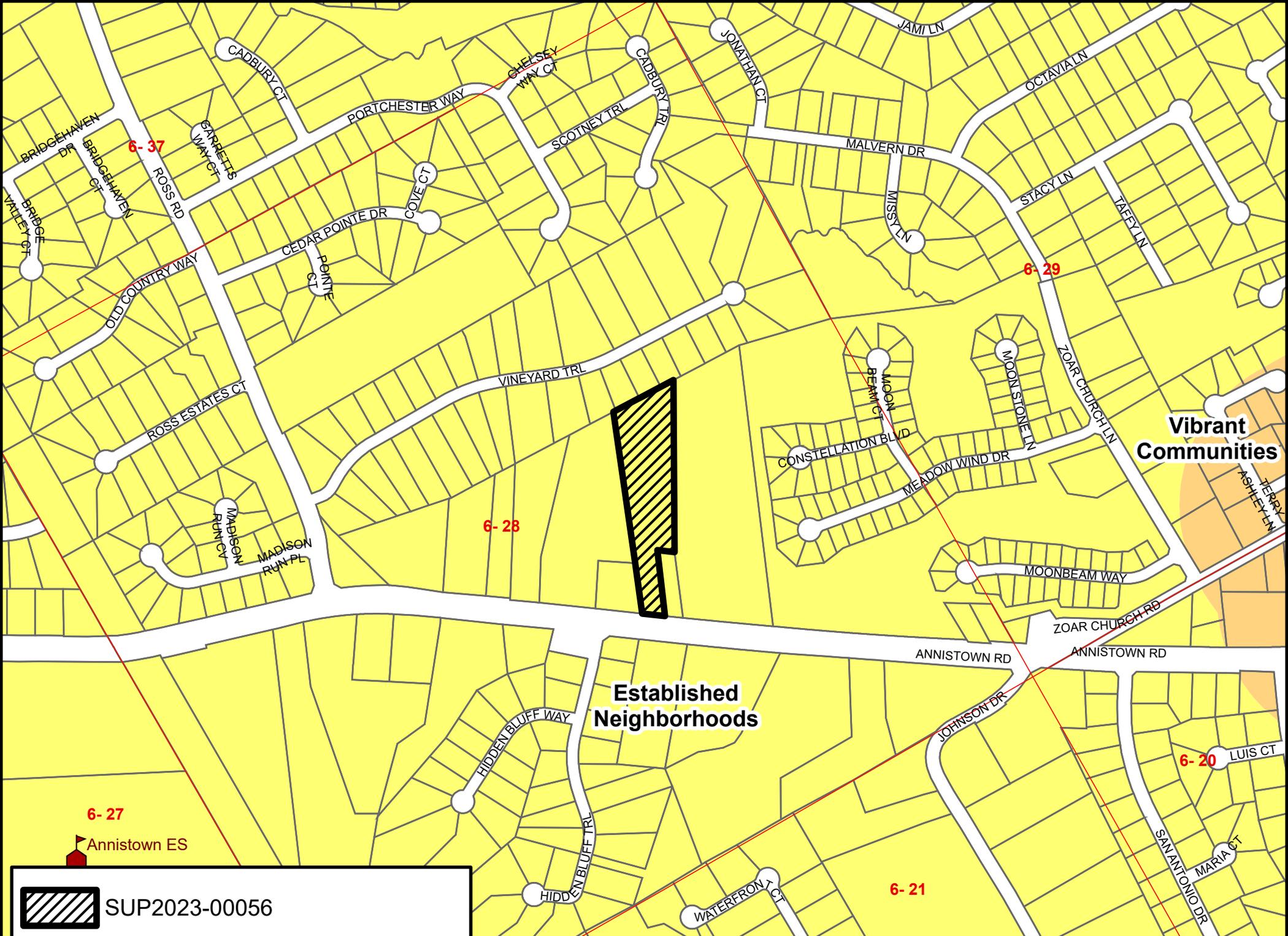


 SUP2023-00056

Created: September 20, 2023



SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00056

Created: September 20, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit H: Documents Presented at the November 7, 2023 Planning Commission Public Hearing

[attached]

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11/7/2023

Decibel Reading on HVAC

Model	Compressor	Evaporator Fan		Condenser Fan		Electric Heater		Refrigerant	Noise (2)	
	Running Current (A)	Current (A)	Air Volume (CFM) (3)	Current (A)	Air Volume (CFM)	kW	Current (A)	lbs.	Nominal	Quiet Mode
7V1B2MR410AAC	7.7	1.2	1230	0.9	1880	5	21.7	6.8	63	54
11V1B3MR410AAC	11.8	2.1	1470	2.7	3825	5	21.7	8.1	65	56
11V1T3MR410AAC	10.3	2.1	1640	2.2	3700	5	21.7	11.7	66	56
15V1B4MR410AAC	15.3	6.0	2290	3.5	4500	5	21.7	10.1	65	56
15V1T4MR410AAC	14.6	5.2	2580	3.5	4500	5	21.7	12.3	66	57
15V1B4MR410BAC	9.1	2.7	2350	1.8	4580	5	12.6	10.1	65	56
15V1B4MR410CAC	4.7	1.5	2410	1.0	1940	5	6.3	10.1	65	56
28V2B5MR410AAC	22.4 / 15.5	6.5	4410	6.5	7650	5	21.7	13 / 11.7	68	62
28V1B5MR410BAC	26.4	6.5	4410	6.5	7650	5	12.6	33.0	67	57
28V1B5MR410CAC	14.1	3.3	5470	2.5	7650	5	6.3	33.0	67	57

(1) All electric current values given at max capacity/speed
(2) Ambient Temperature = 95°F, 6.5ft away from unit in open space
(3) With standard pleated filter

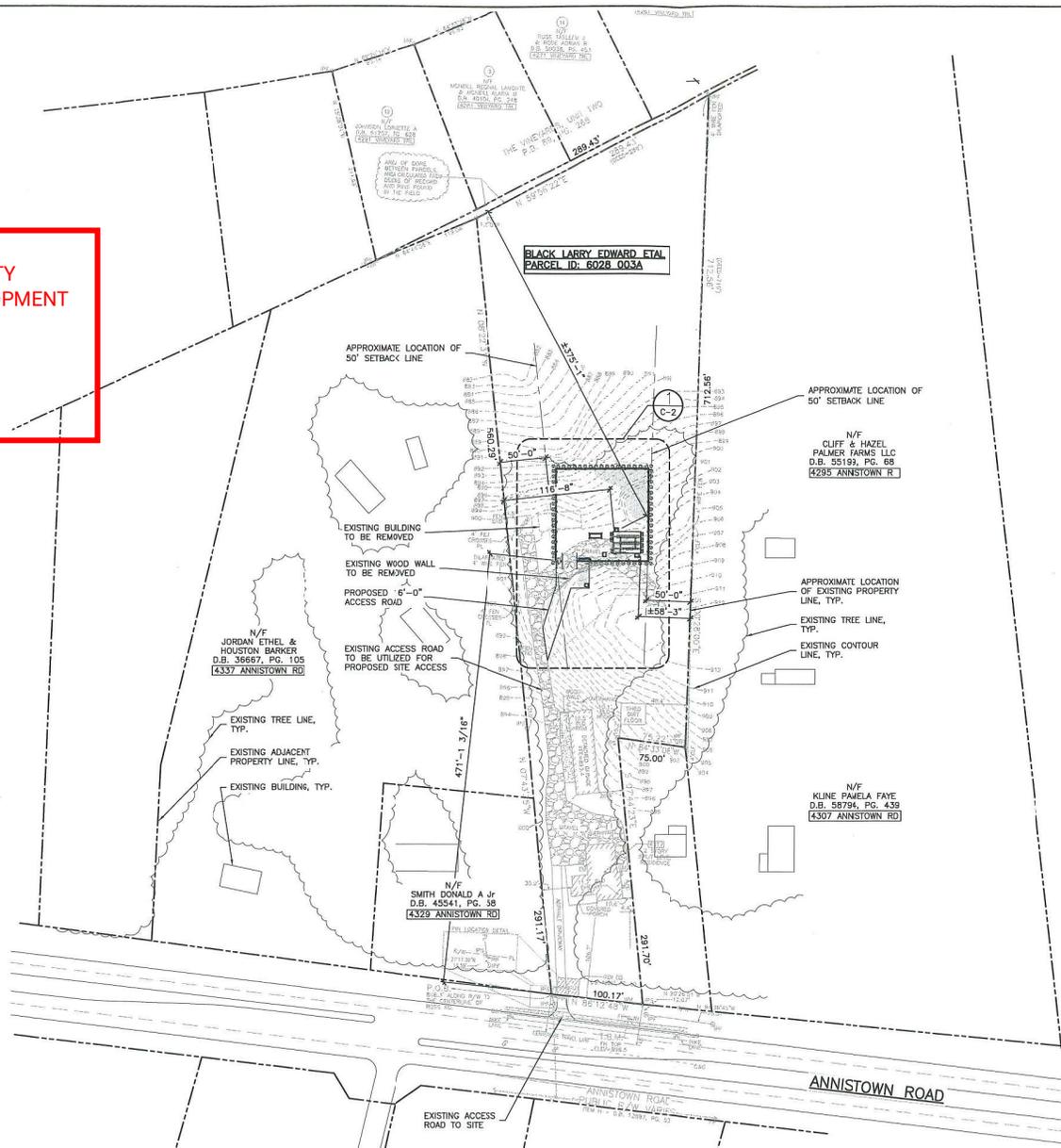


TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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11/7/2023



SITE PLAN
 1/64"=1'-0" 1/128"=1'-0"
 0 32' 64' 128'

NOTES:

1. INFORMATION OBTAINED FROM GWINNETT GEOGRAPHIC INFORMATION SYSTEM AND AERIAL PHOTOS.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.
4. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL CONTRACTORS INSTALLING WATER AND SANITARY SEWER UTILITIES SHALL BE RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS. EACH SUPERINTENDENT OR FORESMAN SHALL HAVE A SET ON SITE ALL AT TIMES.
6. "CALL BEFORE YOU DIG" NOTE AND PHONE NUMBER.
7. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLUMBIA COUNTY WATER UTILITY MAINTENANCE OFFICE TO REQUEST LOCATES FOR ALL UNDERGROUND SANITARY SEWER FACILITIES. THE CONTACT NUMBER IS 706-863-9928.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WATER/SEWER SERVICE TAPS DURING CONSTRUCTION OR ADDED FOR THE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING SERVICE TAPS NOT TO BE USED FOR THE DEVELOPMENT OR UPGRADES REQUIRED TO THE EXISTING WATER OR SEWER SERVICES THAT WILL BE USED FOR THE PROPOSED DEVELOPMENT.
9. NO TREES SHALL BE PLANTED IN COUNTY OWNED UTILITY EASEMENTS. NO SHRUBS SHALL BE PLANTED ON TOP OF WATER LINES/SERVICES AND SANITARY SEWER LINES/SERVICES
10. VARIANCE APPLIED:
 - SECTION 230-80.4.C FOR FENCE MATERIAL.
 - SECTION 230-120.12.A FOR ACCESSORY BUILDING MATERIALS.
 - SECTION 230-120.12.ii FOR ROOF MATERIAL AND PITCH.



4515 S. MCCLINTOCK DR., SUITE 220
TEMPE, AZ 85282

PROJECT NO: 6028 003A

DRAWN BY: M.N.

CHECKED BY: B.B.

SUBMITTALS

DATE	REVISION	BY
2 NOV 01/23	REVISED PER COMMENTS	MN
1 OCT 19/23	REVISED PER COMMENTS	MN
0 SEP 25/23	100% CD'S	MN
08 SEP 19/23	REVISED PER NEW L.S.	MN
4 SEP 12/23	ISSUED FOR REVIEW	MN

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

AGE SEAL

SITE
 REGEN 1
 BLACK
 4317 ANNISTOWN RD
 SNELLVILLE, GA
 30039

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 C-1