



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2022-00043
Current Zoning: O-I (Office-Institutional District)
Overlay District: Centerville/Highway 124 Corridor Overlay District
Request: Rezoning to C-2 (General Business District)
Additional Request: Variance
Address: 4037 and 4057 Annistown Road
Map Number: R6020 233 and 234
Site Area: 2.04 Acres
Square Feet: 9,000
Proposed Development: Kennel with Outdoor Dog Run
Commission District: District 3 – Commissioner Watkins*
Character Area: Vibrant Communities and Neighborhood Node

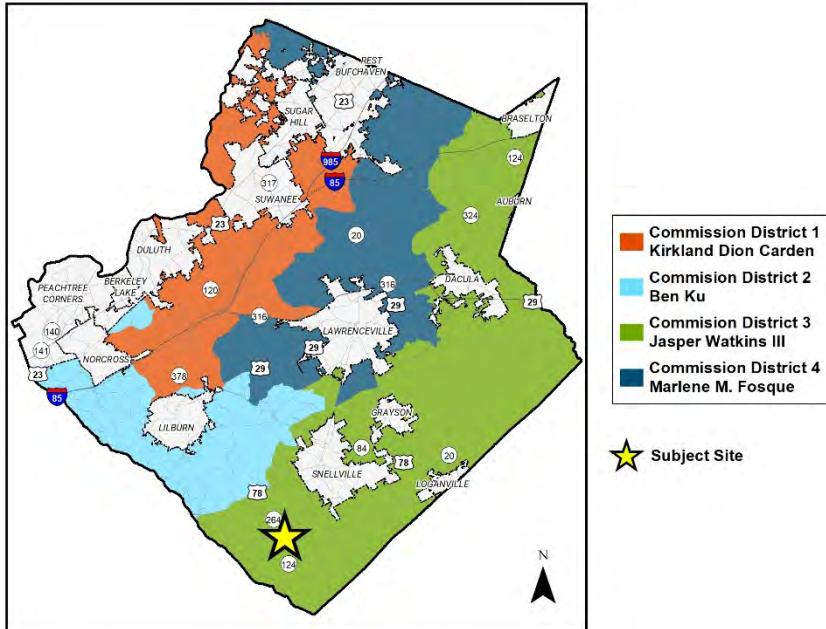
Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS

Case Number: SUP2022-00059
Current Zoning: O-I (Office-Institutional District)
Overlay District: Centerville/Highway 124 Corridor Overlay District
Request: Special Use Permit
Additional Request: Variance
Address: 4037 and 4057 Annistown Road
Map Number: R6020 233 and 234
Site Area: 2.04 Acres
Square Feet: 9,000
Proposed Development: Kennel with Outdoor Dog Run
Commission District: District 3 – Commissioner Watkins*
Character Area: Vibrant Communities and Neighborhood Node

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



*Commission District 2 beginning on January 1, 2023

Applicant: Orazie LLC
c/o Alliance Engineering and Planning
299 South Main Street
Alpharetta, GA 30009

Owner: Rita Moore
P.O. Box 392953
Snellville, GA 30039

Contact: Tyler Lasser

Contact Phone: 770.225.4730 Ext. 819

Zoning History

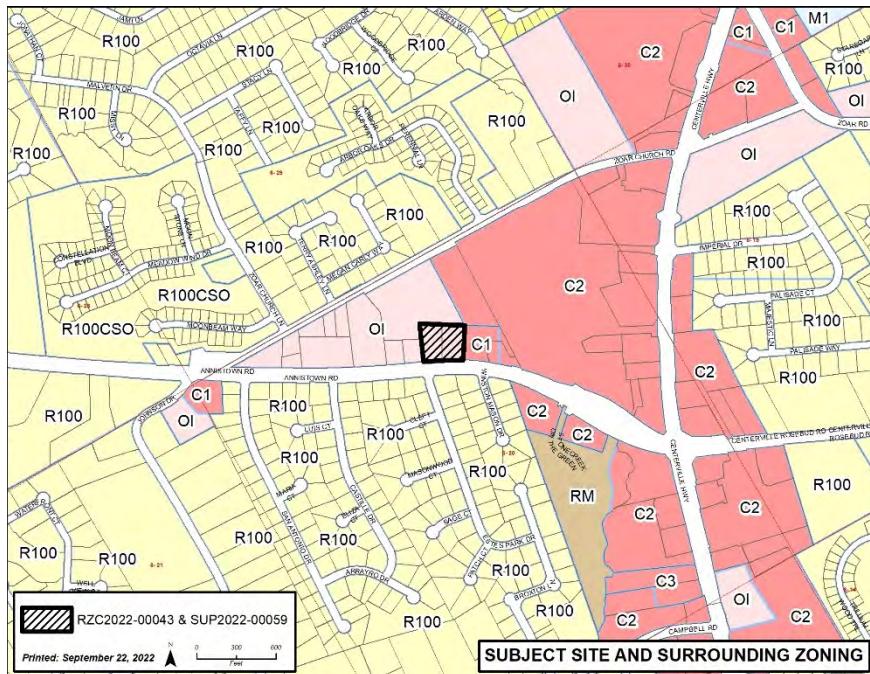
The subject property is zoned O-I (Office-Institutional District). In 1973, as part of an area wide rezoning, the parcels were rezoned from RA-200 (Agriculture-Residence District) to O-I.

Existing Site Condition

The subject property is a 2.04-acre assemblage of two parcels on Annistown Road. There is a single-family residence constructed in 1852, according to the Tax Assessor's records, located on parcel R6020 233. Accessory structures are in the rear yard of this property. A fenced-in Comcast utility building is located near the west property line of parcel R6020 234. Three curb cuts, with a portion of the driveway paved, are located along the site's frontage on Annistown Road. There is some existing vegetation on the property with trees primarily along the north and west property lines. The site slopes upward south to north approximately four feet from the right-of-way and downward approximately four feet from the center of the site to the northern property line. A median spans a portion of Annistown Road along the property frontage. Overhead utilities and a sidewalk span the length of the site. The nearest Gwinnett County Transit stop is located 9.9 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial uses to the east, a place of worship to the west and north, and single-family residences to the west. A single-family subdivision is located across Annistown Road to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Outdoor Dog Run	C-2	N/A
North	Place of Worship	O-I	N/A
East	Commercial	C-1	N/A
South	Single-Family Residential	R-100	1.64 units per acre
West	Single-Family Residential	O-I	1.45 units per acre

Project Summary

The applicant requests a rezoning of a 2.04-acre property zoned O-I to C-2 and special use permit for a kennel with an outdoor dog run, including:

- An approximate 9,000 square-foot building with three indoor dog play areas, six rest and feeding areas, two dog boarding areas, grooming salon, staff lounge, laundry room, facility storage, office space, and lobby with restrooms.
- Hours of operation, Sunday through Monday, 6:00 AM until 8:00 PM.
- A total of 16 to 20 employees with at least eight staff members per shift during operating business hours and at least two staff members when closed.
- Dog taxi services for individuals who are unable to drop off and pick up pets.
- Six individually fenced sheltered and unsheltered dog runs, in the rear yard of the building.
- Exterior building materials of stucco and brick with a metal roof.
- A six-foot-tall, cedar fence enclosing the rear and side yard to the north and east of the building.

- Twenty parking spaces accessed from a single driveway adjacent to Estes Park Drive across Annistown Road, near the western property line.
- A 10-foot-wide landscape strip and five-foot-wide sidewalk along the property frontage connecting to existing sidewalks on Annistown Road.
- Front entrance access to the building by a five-foot-wide sidewalk connected to the sidewalk adjacent to the driveway.
- A monument sign located to the east of the driveway entrance.
- One stormwater management facility in the northwest corner of the site.
- A deceleration lane along Annistown Road.
- A dumpster and enclosure located in the side yard along the western property line.

Zoning and Development Standards

The applicant is requesting a rezoning to C-2 (General Business District) and a special use permit for a kennel with outdoor dog runs. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 15'	60'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	10'	10'	YES
Off-Street Parking	Minimum: 2 spaces Maximum 10 spaces	20 spaces	NO

In addition, the following standards apply to development in the Centerville/Highway 124 Corridor Overlay District:

Standard	Meets Standard?
Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts.	NO

The site is located within the Centerville/Highway 124 Corridor Overlay District. Interparcel access to the commercial property to the east is required. The proposed site plan does not show interparcel access. This requirement must be met during permitting.

Variance Request

In addition to the rezoning and special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 240-20.2., to exceed the maximum number of permitted parking spaces.

The applicant requests a variance to exceed the maximum number of parking spaces of 10 to allow 20 spaces for additional employee and customer parking. All parking is provided in a surface lot on the west side of the building and accessed by a single driveway entrance from Annistown Road.

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 E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning and Special Use Permit Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification 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. 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 this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by commercial uses to the east, a place of worship to the west and north, and single-family residences to the west. The property is located within the Centerville/Highway 124 Corridor Overlay District along Annistown Road, a minor arterial roadway. The property is currently zoned O-I, which would allow for office uses as well as limited retail and service activities. The rezoning request to C-2 would allow for a kennel and pet boarding facility. A special use permit is required for any outdoor runs associated with a kennel. The site is located adjacent to an existing shopping center with restaurants, a dry cleaner, retail stores, and offices. A proposed kennel with outdoor run facilities will provide additional services for the community in an area of existing commercial establishments located less than 0.5 miles from Centerville Highway. The proposed rezoning and special use would permit a use that is suitable in view of the use and development of adjacent and nearby properties zoned C-1, O-I, and C-2.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the rezoning and special use permit. The site is currently zoned O-I, with a single-family residence located on the eastern parcel and a Comcast utility building located on the western parcel. There is a commercial shopping center to the east of site. The surrounding parcels to the west of the site are residential, but are currently zoned O-I, which would allow for office and certain commercial uses. The site is proposed to be enclosed by a six-foot-tall cedar fence. The outdoor runs will include three covered and three uncovered, fenced-in runs. Additional landscaping along the western property line in addition to the fence could mitigate any potential noise nuisance from the kennel.

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

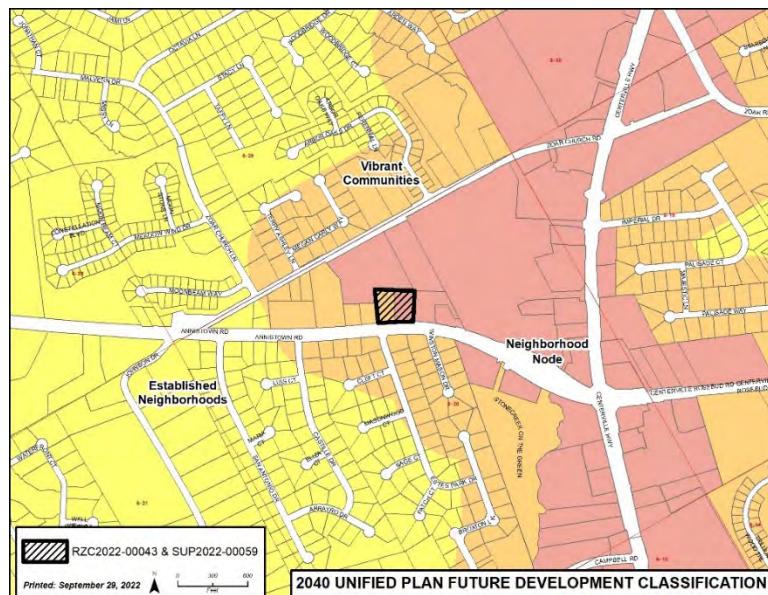
The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning and 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.

An increased impact 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 regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and special use permit request is attached (Exhibit E).

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

The 2040 Unified Plan Future and Development Map indicates that the subject property lies within the Vibrant Communities and the Neighborhood Node Character Areas. Parcel 6020 233, adjacent to the commercial shopping center, is within the Neighborhood Node Character Area which is intended for smaller commercial/retail nodes at various intersections and should mainly serve the residents of the surrounding residential neighborhoods. These areas should maintain the community-oriented feel of the area, with a focus on creating small mixed-use centers combining retail, low intensity office uses, and medium density residential uses in a pedestrian friendly environment and allowing nearby residents to safely walk to and within them. Parcel 6020 234, adjacent to the single-family residence, is located within the Vibrant Communities Character Area which is intended to serve as a transition between neighborhood nodes, mixed-use activity centers, and established single-family residential areas. Corner or neighborhood serving non-residential developments may be integrated into Vibrant Communities but should function as a buffer between neighborhood nodes or mixed-use areas and the larger, established residential areas and should maintain the scale and intensity of surrounding development. The proposed development would serve the residents of the surrounding neighborhood while maintaining the scale and intensity of existing nearby commercial uses. A five-foot-wide sidewalk will be installed and connect to the existing sidewalk for continuous pedestrian access. The proposed development 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 rezoning and special use permit.

The proposed development is currently zoned O-I and located within the Centerville/Highway 124 Corridor Overlay District. The adjacent properties on the same block of Annistown Road are currently zoned O-I, C-1, or C-2. These zoning districts would allow a variety of commercial, institutional, and office uses adjacent to the existing residences in the O-I zoning district. Annistown Road is a major thoroughfare, just west of Centerville Highway, with existing commercial businesses including restaurants, retail stores, and a Walmart in close proximity. These businesses serve the existing neighborhoods while a kennel with outdoor runs would provide additional services for the community.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance requests:

The requested variance is to exceed the maximum number of parking spaces of 10 to allow 20 spaces. The surface parking lot is on the west side of the property adjacent to a single-family residence, accessed by a single driveway entrance. The hours of operation are Sunday through Monday, 6:00 AM until 8:00 PM, with a total of 16 to 20 employees. There will be at least eight staff members per shift during operating business hours and at least two staff members when the business is closed. The additional parking will ensure adequate customer and employee parking during operating hours.

Staff Recommendation:

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL** of the special use permit and rezoning request.

Staff recommends **APPROVAL** of the following variance request:

1. Section 240-20.2., to exceed the maximum number of permitted parking spaces.

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 rezoning and special use permit requests.

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

1. Section 240-20.2., to exceed the maximum number of permitted parking spaces.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

RZC2022-00043

Approval as C-2 (General Business District), 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 13, 2022, 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. Uses on the site shall be limited to a kennel with outdoor runs and accessory uses.
3. Stormwater management facilities shall be screened from view of the right of way and adjacent properties. The final design shall be subject to the review and approval of the Gwinnett County Department of Planning and Development.
4. Natural vegetation shall remain on the property until the issuance of a development permit.
5. All grassed areas shall be sodded.
6. Outdoor loudspeakers shall be prohibited.
7. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.

SUP2022-00059

Approval of a Special Use Permit for a kennel with outdoor runs, subject to the following conditions of approval:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received, September 13, 2022, 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. The western property line shall be enhanced with a row of evergreen screened trees a minimum of six feet in height and 2-inch caliper at the time of planting subject to the review and approval of the Planning and Development Department.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. All grassed areas shall be sodded.
5. Outdoor loudspeakers shall be prohibited.
6. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps
- G. Application and Disclosure of Campaign Contributions

Exhibit A: Site Visit Photos



Existing Residence on Parcel R6020 233



Existing Comcast Utility Building on Parcel R6020 234



Existing Streetscape on Annistown Road Facing West



Existing Residence and Streetscape on Annistown Road Facing East

Exhibit B: Site Plan

[attached]

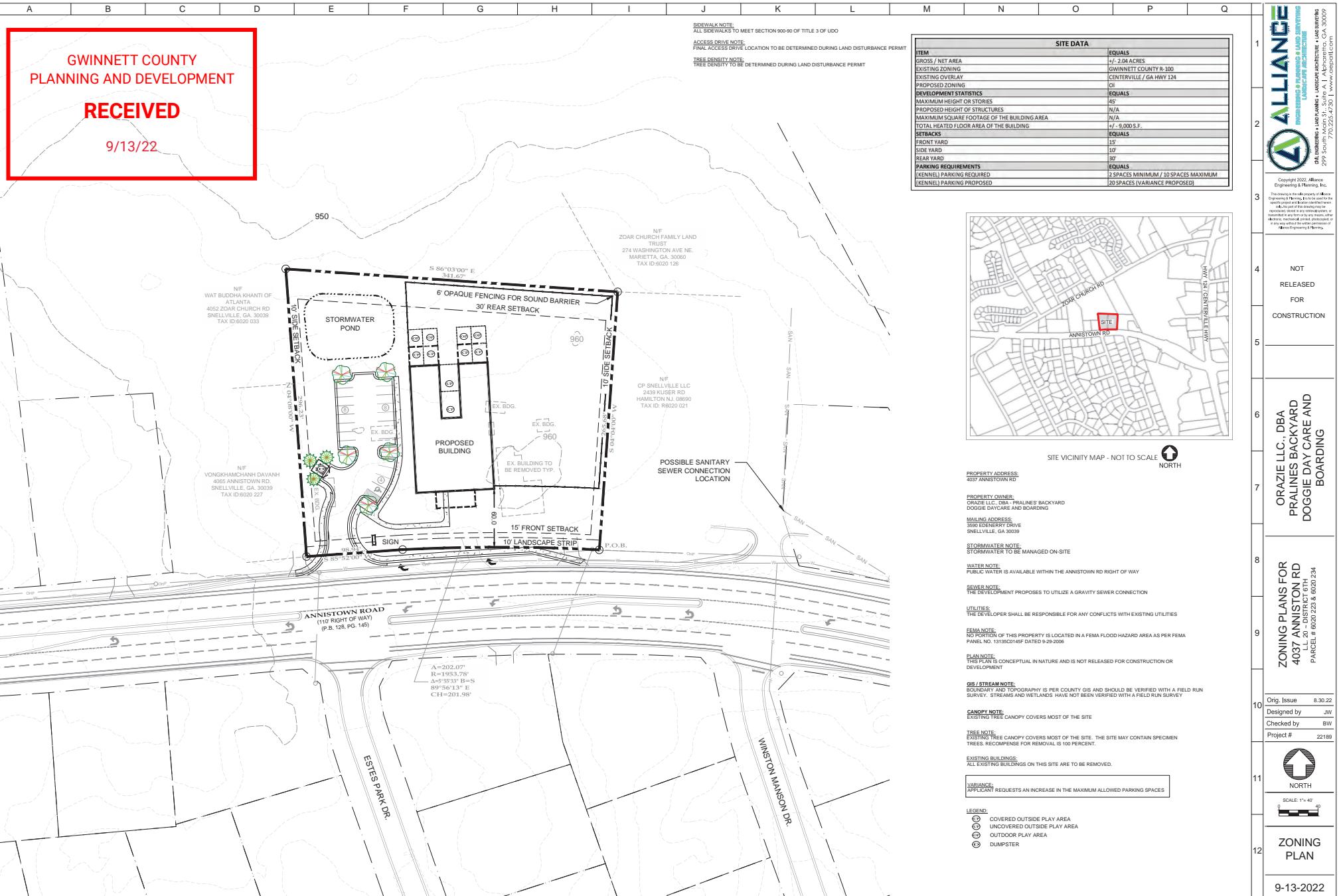


Exhibit C: Building Elevations

[attached]

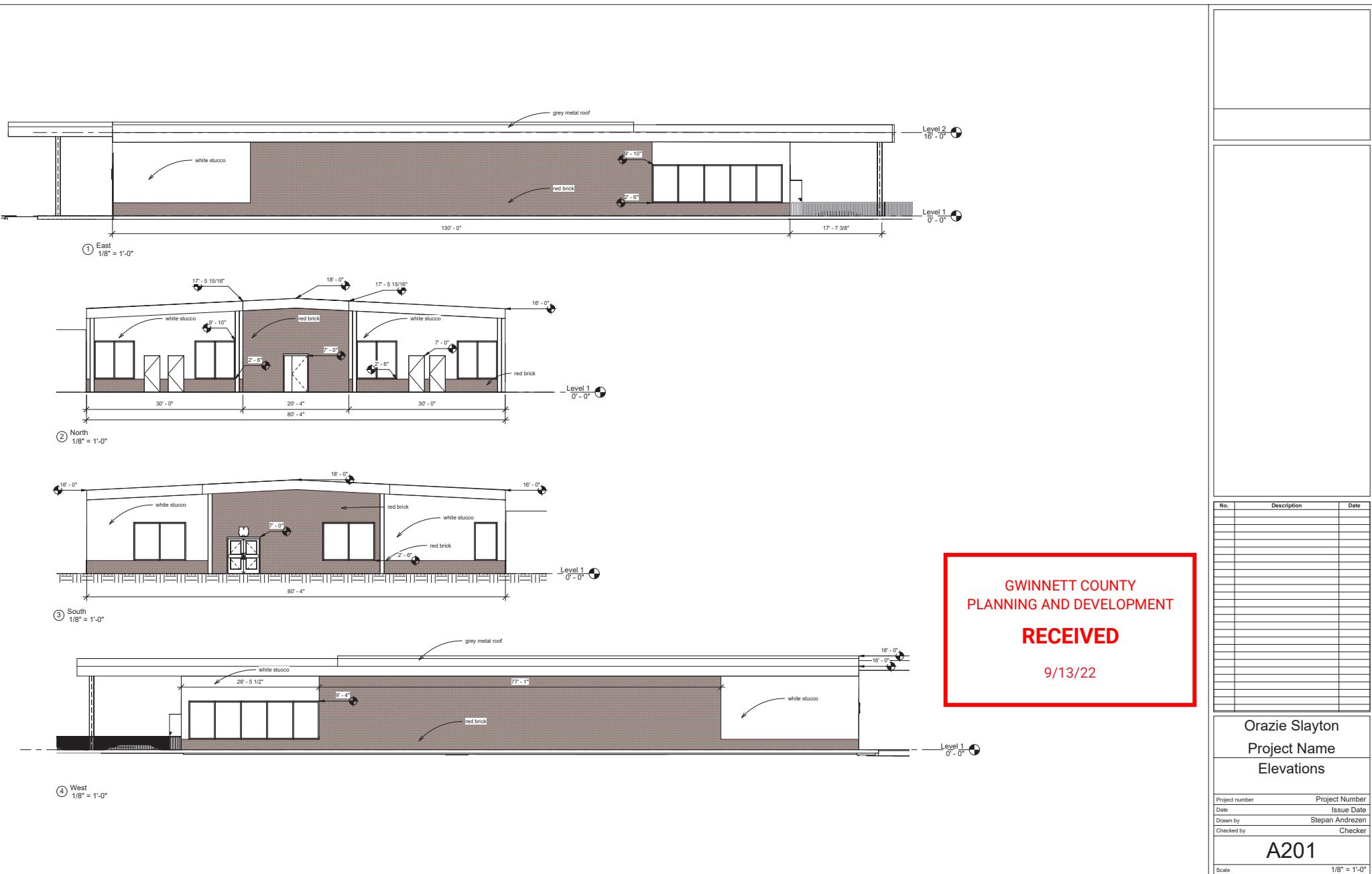


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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9/2/2022

Applicant's Letter of Intent

Parcel # 6020 233 & 6020 234
Rezoning and Special Use Permit Request

The applicant, Orazie LLC, requests a rezoning and special use permit to construct a doggie daycare and boarding facility with exterior dog runs on Annistown Road between Centerville Highway and Zoar Church Road. The 2.04-acre site, which comprises of two parcels, is currently zoned O-I and is surrounded by other existing office and commercial uses.

Owned by Orazie LLC, Praline's Backyard Doggie Daycare and Boarding offers dog services including daycare, boarding, and grooming in a certified facility. The proposed 8,000 square feet facility will include three indoor dog play areas, six rest and feeding areas, two dog boarding areas, a grooming salon, a staff lounge, laundry room, facility storage, office space and a lobby with wheelchair accessible restrooms. In addition, at the rear of the site, six individually fenced dog runs will be provided, half of which will be covered for the protection of the dogs and staff. Near the north and east property lines encircling the facility, a six-foot tall sound barrier fence will be provided to further diminish sound projected from the outdoor areas. Hours of operation will be 6:00 am until 8:00 pm, seven days a week. During these hours the facility will be staffed by at least eight people per shift to ensure an industry standard dog to staff ratio of 15:1. At night, the facility will be staffed by at least two people for the continuous safety of boarded dogs. In total, the business will staff 16 to 20 people. In addition to typical drop-off and drive-through drop off, Praline's Backyard will provide dog taxi services for individuals who are unable to drive to or access the facility, and still want their dog to attend daycare or boarding. To develop the site as proposed, the Applicant respectfully request approval of the rezoning and special use permit request.

The subject site is within both, the Vibrant Communities, and the Neighborhood Node Character areas of the Gwinnett County 2040 Comprehensive Plan. These character areas promote neighborhood-serving commercial uses, that are accessible to the surrounding residential communities. The Applicant submits that the proposed development meets the intent of the character areas as it will add a desired low-intensity use to the mixture of an already diverse commercial node, and will be easily accessible to the nearby residential neighborhoods. As a result of the site being within the Centerville/Highway 124 Overlay District, the proposed development will adhere to the standards of the overlay district. As shown on the site plan, the building will be located close to the road frontage and will include a continuous sidewalk from the buildings main entrance to the sidewalks along Annistown Road to maintain the standard of or enhance the walkability in the area. In addition to the rezoning and SUP request, the Applicant requests a variance to increase the maximum allowed parking spaces from 10 spaces to 20 spaces. The variance will allow for sufficient space for their preferred number of employees, in addition to spaces for customers dropping off their dogs. All parking will be provided to the side of the building and will be screened by the ten-foot landscape strip along the road frontage.

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

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9/2/2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The site is adjacent to a commercial strip, and a variety of office uses. The site is also within a commercial node that includes a variety of commercial uses, including a Walmart.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
No, the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning/SUP would allow for a use more compatible with the pattern of development in the area.
- D. WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
The special use permit will not result in an excessive 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:
Yes, the development is in conformity with the intent of the 2040 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 SPECIAL USE PERMIT:
The low intensity of the use, consistency with the pattern of development in the area are amongst the reasons supporting approval of the SUP request.

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9/2/2022

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER
REZONING APPLICANT'S RESPONSE**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

A. WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Rezoning the subject site to C-2 for the purpose of constructing a Doggie Daycare facility is suitable in relation to the adjacent and nearby properties. The site is within a commercial node with a variety of more intense uses, including a Walmart.

B. WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is surrounded by office and commercial uses.

C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning/SUP would allow for a use more compatible with the pattern of development in the area.

D. WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Vibrant Communities and Neighborhood Node character areas, which encourage a mix of community oriented and accessible commercial uses.

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 REZONING:

The low intensity of the use, consistency with the pattern of development in the area are amongst the reasons supporting approval of the SUP request.

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9/2/2022

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 10.7.2022			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com			
Case Number: SUP2022-00059 / RZC2022-00043			
Case Address: 4037 Annistown Road			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Annistown Road is a minor arterial. ADT = 21,601.		
2	9.9 miles to nearest transit facility (#2335086) Lawrenceville Highway and Arcado Road.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
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Department of Planning and Development

TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		November Cases		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZC2022-00043 & SUP2022-00059		
Case Address:		4037 & 4057 Annistown Road		
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
1	Water: The development may connect to an existing 16-inch water main located on the north right-of-way of Annistown Road.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located approximately 200 feet east on parcel 6020 021. An easement will be required to access this sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
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4037 & 4057 Annistown Road
O-I to C-2

Water & Sewer
Utility Map

Water Comments: The development may connect to an existing 16-inch water main located on the north right-of-way of Annistown Road.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located approximately 200 feet east on parcel 6020 021. An easement will be required to access this 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 F: Maps

[attached]

ZOAR
CHURCH RD

ANNISTOWN RD

ANNISTOWN RD

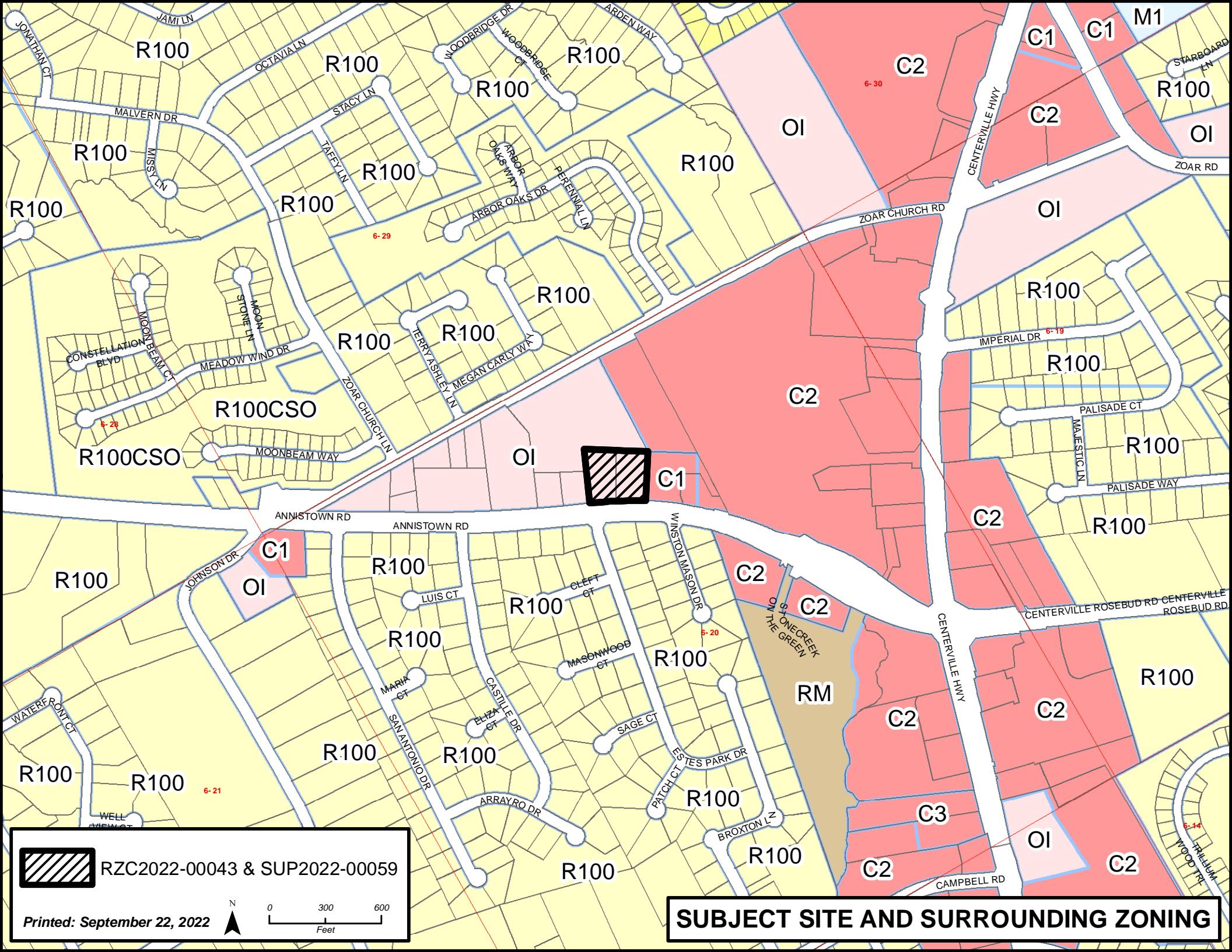
ESTES PARK DR

WINSTON
MASON DR

 RZC2022-00043 & SUP2022-00059



0
60
120
Feet



RZC2022-00043 & SUP2022-00059

Printed: September 22, 2022



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SUBJECT SITE AND SURROUNDING ZONING

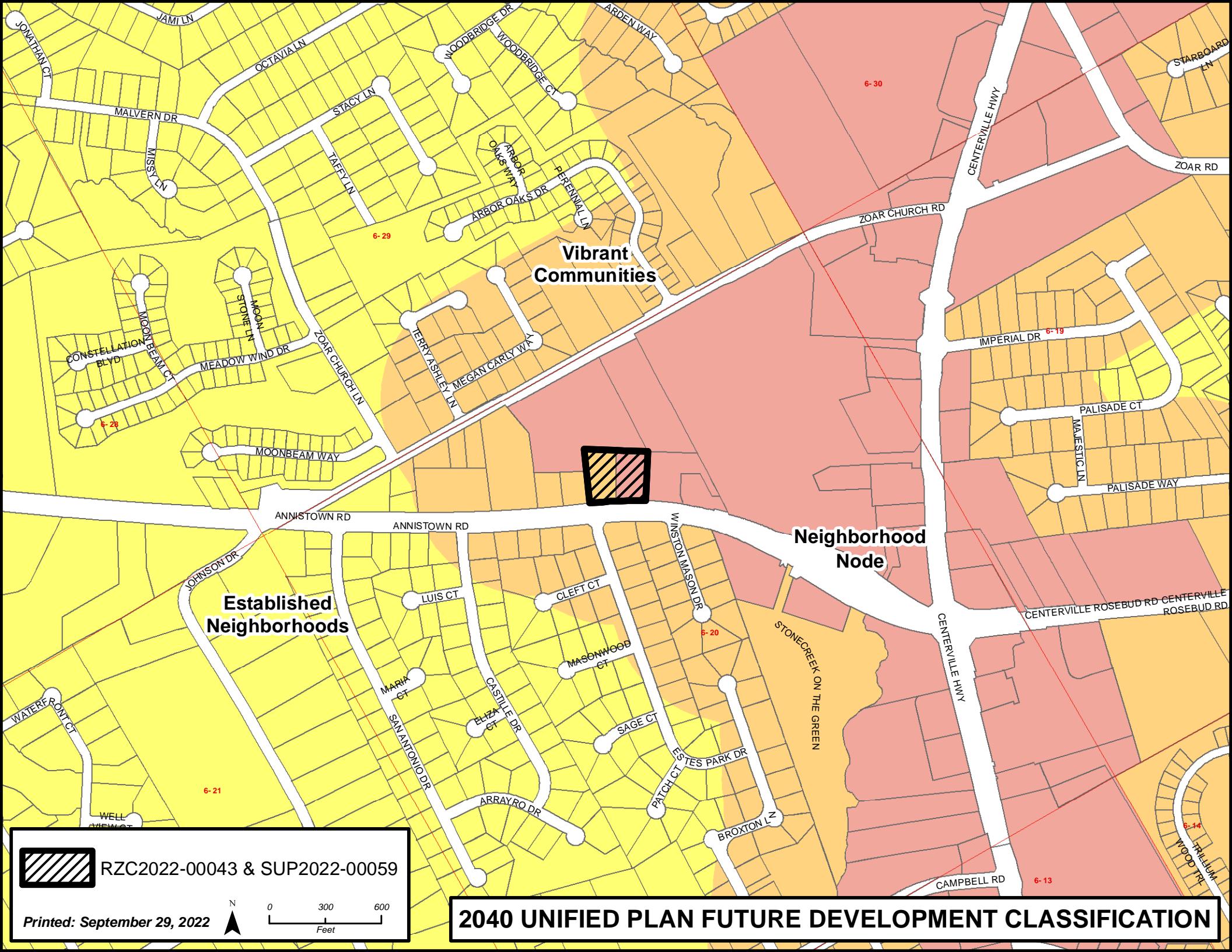


Exhibit G: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

9/2/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Orazie LLC c/o Alliance Engineering and Planning</u>	NAME: <u>Rita Moore</u>
ADDRESS: <u>299 South Main Street</u>	ADDRESS: <u>PO BOX 392953</u>
CITY: <u>Alpharetta</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30039-0050</u>
PHONE: <u>770-225-4730 ext. 819</u>	PHONE: <u>770-225-4730 ext. 819</u>
EMAIL: <u>Tylerl@allianceco.com</u>	EMAIL: _____
CONTACT PERSON: <u>Tyler Lasser</u>	PHONE: <u>770-225-4730 ext. 819</u>
CONTACT'S E-MAIL: <u>Tylerl@allianceco.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>O-I/ C-2</u>			BUILDING/LEASED SQUARE FEET: <u>8,000</u>		
PARCEL NUMBER(S): <u>6020 233 & 6020 234</u>			ACREAGE: <u>2.04</u>		
ADDRESS OF PROPERTY: <u>4037/4057 Annistown Road</u>					
SPECIAL USE REQUESTED: <u>Outdoor Dog Run</u>					

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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.



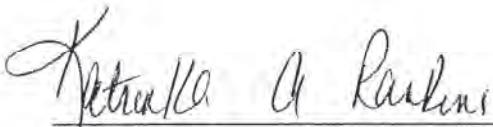
Signature of Applicant

8/29/22

Date

Orazie D. Cook, applicant

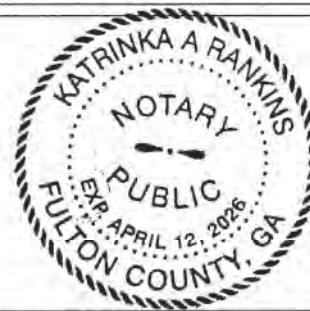
Type or Print Name and Title



Signature of Notary Public

8/29/2022

Date



Notary Seal

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Rita A. Moore

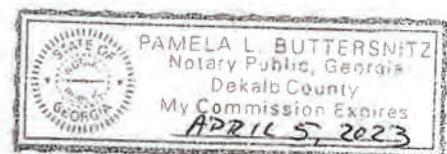
Signature of Property Owner

8/29/22

Date

Rita A. Moore, owner

Type or Print Name and Title



Pamela L. Buttersnitz

Signature of Notary Public

08/29/22

Date

Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

OC
SIGNATURE OF APPLICANT

8/29/22
DATE

Orazie Cook, applicant
TYPE OR PRINT NAME AND TITLE

Tyler Lasser 8/29/22
SIGNATURE OF APPLICANT'S DATE
ATTORNEY OR REPRESENTATIVE
TYPE OR PRINT NAME AND TITLE

Katrinka A. Rankins 8/29/2022
SIGNATURE OF NOTARY PUBLIC DATE
NOTARY PUBLIC
KATRINKA A. RANKINS
NOTARY PUBLIC
MILTON COUNTY, GA
APRIL 12, 2016

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

Orazie D. Cook

YOUR NAME

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

NAME AND OFFICIAL 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.

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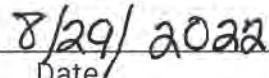
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 6 - 020 - 233
(Map Reference Number) District Land Lot Parcel


Signature of Applicant


Date

Crazie D. Cook, applicant
Type or Print Name and Title

Crazie LLC, Prairie's Backyard
Doggie Daycare and
Boarding

*****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 I

NAME

TITLE

09/02/2022

DATE

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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PARCEL I.D. NUMBER: 6 - 020 - 234
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

8/29/2022
Date

Orazie D. Cook, applicant
Type or Print Name and Title

Orazie LLC, Prairie's Backyard
Doggie Daycare and
Boarding

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Jacqueleen Garcia

Tax Associate I

NAME

TITLE

09/02/2022

DATE

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NAME: Orazie LLC c/o Alliance Engineering and Planning	NAME: Rita Moore
ADDRESS: _____	ADDRESS: PO BOX 392953
CITY: Alpharetta	CITY: Snellville
STATE: GA ZIP: 30009	STATE: GA ZIP: 30039-0050
PHONE: 770-225-4730 ext. 819	PHONE: 770-225-4730 ext. 819
EMAIL: Tylerl@allianceco.com	EMAIL: _____
CONTACT PERSON: Tyler Lasser	PHONE: 770-225-4730 ext. 819
CONTACT'S E-MAIL: Tylerl@allianceco.com	_____
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): O-I	REQUESTED ZONING DISTRICT: C-2
PARCEL NUMBER(S): 6020 233 & 6020 234	ACREAGE: 2.04
ADDRESS OF PROPERTY: 4037/4057 Annistown Road	_____
PROPOSED DEVELOPMENT: Doggie Daycare	_____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: 1
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. 8,000
Gross Density: _____	Density: 0.49
Net Density: _____	_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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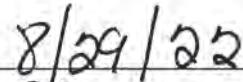
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REZONING APPLICANT'S CERTIFICATION

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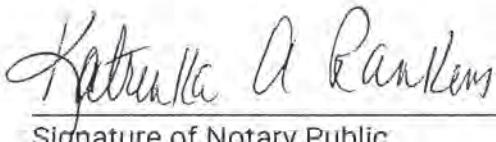


Signature of Applicant

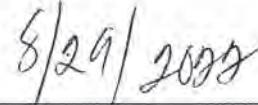


Date

Orazie D. Cook, Owner
Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Rita A. Moore

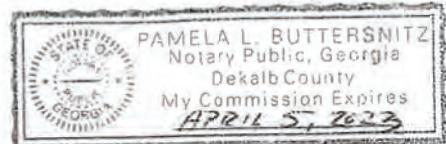
Signature of Property Owner

8/29/22

Date

Rita A. Moore, property owner

Type or Print Name and Title



Pamela L. Buttersnitz

Signature of Notary Public

08/29/22

Date

Notary Seal

RECEIVED

9/2/2022

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.

OC
SIGNATURE OF APPLICANT

8/29/22
DATE

Orazie D. Cook, applicant
TYPE OR PRINT NAME AND TITLE

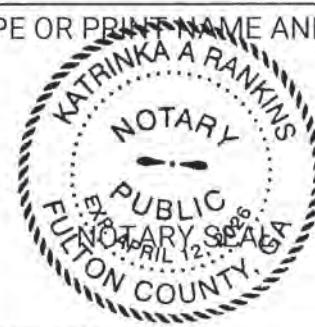
Tyler Lasser
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

8/29/22
DATE

Tyler Lasser
TYPE OR PRINT NAME AND TITLE

Katrinka A. Rankins
SIGNATURE OF NOTARY PUBLIC

8/29/22
DATE



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

Orazie D. Cook

YOUR NAME

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PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 020 - 233
District Land Lot Parcel

Signature of Applicant

8/29/2022
Date

Type or Print Name and Title

Orazie D. Cook, applicant
Orazie LLC Praline's Backyard
Doggie Daycare and
Boarding

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Jacqueleen Garcia

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PARCEL I.D. NUMBER: 6 - 020 - 234
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Date

Type or Print Name and Title

Orazie D. Cook, applicant
Orazie LLC Praline's Backyard
Doggie Daycare and
Boarding

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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:

Please see attached

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

Please see attached

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

Please see attached

(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:

Please see attached

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

Please see attached

(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:

Please see attached

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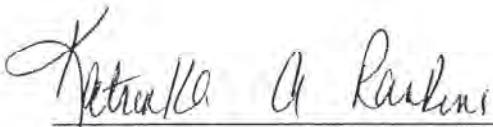
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8/29/22

Date

Orazie D. Cook, applicant

Type or Print Name and Title



Signature of Notary Public

8/29/2022

Date



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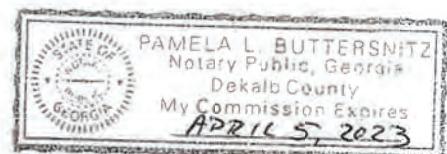
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8/29/22

Date

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Type or Print Name and Title



Pamela L. Buttersnitz

Signature of Notary Public

08/29/22

Date

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SIGNATURE OF APPLICANT

8/29/22
DATE

Orazie Cook, applicant
TYPE OR PRINT NAME AND TITLE

Tyler Lasser 8/29/22 Tyler Lasser
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Katrinka A. Rankins 8/29/2022
SIGNATURE OF NOTARY PUBLIC DATE



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YES

NO

Orazie D. Cook

YOUR NAME

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(Map Reference Number) District Land Lot Parcel

Ch
Signature of Applicant

8/29/2022
Date

Orazio D. Cook, applicant
Type or Print Name and Title

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Doggie Daycare and
Boarding

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Jacqueleen Garcia

Tax Associate I

NAME

TITLE

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Date

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Type or Print Name and Title

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*****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 I

NAME

TITLE

09/02/2022

DATE

RECEIVED

9/2/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Orazie LLC c/o Alliance Engineering and Planning	NAME: Rita Moore
ADDRESS: _____	ADDRESS: PO BOX 392953
CITY: Alpharetta	CITY: Snellville
STATE: GA ZIP: 30009	STATE: GA ZIP: 30039-0050
PHONE: 770-225-4730 ext. 819	PHONE: 770-225-4730 ext. 819
EMAIL: Tylerl@allianceco.com	EMAIL: _____
CONTACT PERSON: Tyler Lasser	PHONE: 770-225-4730 ext. 819
CONTACT'S E-MAIL: Tylerl@allianceco.com	_____
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): O-I	REQUESTED ZONING DISTRICT: C-2
PARCEL NUMBER(S): 6020 233 & 6020 234	ACREAGE: 2.04
ADDRESS OF PROPERTY: 4037/4057 Annistown Road	_____
PROPOSED DEVELOPMENT: Doggie Daycare	_____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: 1
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. 8,000
Gross Density: _____	Density: 0.49
Net Density: _____	_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/2/2022

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

(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 REZONING:

Please see attached

RECEIVED

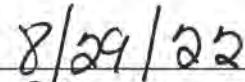
9/2/2022

REZONING 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.



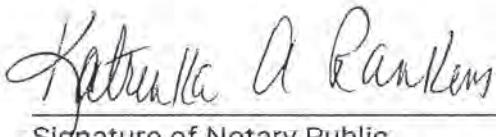
Signature of Applicant



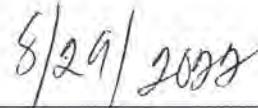
Date

Orazie D. Cook, Owner

Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

RECEIVED

9/2/2022

REZONING 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.

Rita A. Moore

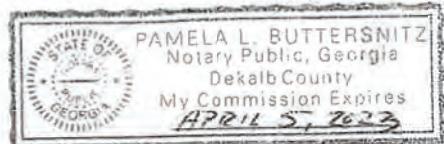
Signature of Property Owner

8/29/22

Date

Rita A. Moore, property owner

Type or Print Name and Title



Pamela L. Buttersnitz

Signature of Notary Public

08/29/22

Date

Notary Seal

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9/2/2022

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.

O.D.C.
SIGNATURE OF APPLICANT

8/29/22
DATE

Orazie D. Cook, applicant
TYPE OR PRINT NAME AND TITLE

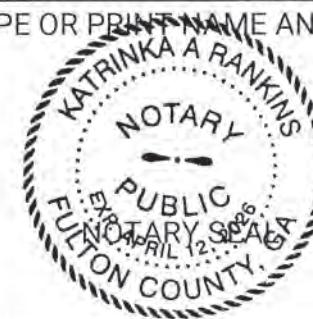
Tyler Lasser
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

8/29/22
DATE

Tyler Lasser
TYPE OR PRINT NAME AND TITLE

Katrinka A. Rankins
SIGNATURE OF NOTARY PUBLIC

8/29/22
DATE



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

Orazie D. Cook

YOUR NAME

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

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

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

RECEIVED

9/2/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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:
(Map Reference Number)

6 - 020 - 233
District Land Lot Parcel

Signature of Applicant

8/29/2022
Date

Type or Print Name and Title

Orazie D. Cook, applicant
Orazie LLC Praline's Backyard
Doggie Daycare and
Boarding

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 I

NAME

TITLE

09/02/2022

DATE

RECEIVED

9/2/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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:
(Map Reference Number)

6 - 020 - 234
District Land Lot Parcel

Signature of Applicant

8/29/2022
Date

Orazie D. Cook, applicant
Type or Print Name and Title

Orazie LLC Praline's Backyard
Doggie Daycare and
Boarding

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

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Jacqueleen Garcia

Tax Associate I

NAME

TITLE

09/02/2022

DATE

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9/2/2022

Applicant's Letter of Intent

Parcel # 6020 233 & 6020 234
Rezoning and Special Use Permit Request

The applicant, Orazie LLC, requests a rezoning and special use permit to construct a doggie daycare and boarding facility with exterior dog runs on Annistown Road between Centerville Highway and Zoar Church Road. The 2.04-acre site, which comprises of two parcels, is currently zoned O-I and is surrounded by other existing office and commercial uses.

Owned by Orazie LLC, Praline's Backyard Doggie Daycare and Boarding offers dog services including daycare, boarding, and grooming in a certified facility. The proposed 8,000 square feet facility will include three indoor dog play areas, six rest and feeding areas, two dog boarding areas, a grooming salon, a staff lounge, laundry room, facility storage, office space and a lobby with wheelchair accessible restrooms. In addition, at the rear of the site, six individually fenced dog runs will be provided, half of which will be covered for the protection of the dogs and staff. Near the north and east property lines encircling the facility, a six-foot tall sound barrier fence will be provided to further diminish sound projected from the outdoor areas. Hours of operation will be 6:00 am until 8:00 pm, seven days a week. During these hours the facility will be staffed by at least eight people per shift to ensure an industry standard dog to staff ratio of 15:1. At night, the facility will be staffed by at least two people for the continuous safety of boarded dogs. In total, the business will staff 16 to 20 people. In addition to typical drop-off and drive-through drop off, Praline's Backyard will provide dog taxi services for individuals who are unable to drive to or access the facility, and still want their dog to attend daycare or boarding. To develop the site as proposed, the Applicant respectfully request approval of the rezoning and special use permit request.

The subject site is within both, the Vibrant Communities, and the Neighborhood Node Character areas of the Gwinnett County 2040 Comprehensive Plan. These character areas promote neighborhood-serving commercial uses, that are accessible to the surrounding residential communities. The Applicant submits that the proposed development meets the intent of the character areas as it will add a desired low-intensity use to the mixture of an already diverse commercial node, and will be easily accessible to the nearby residential neighborhoods. As a result of the site being within the Centerville/Highway 124 Overlay District, the proposed development will adhere to the standards of the overlay district. As shown on the site plan, the building will be located close to the road frontage and will include a continuous sidewalk from the buildings main entrance to the sidewalks along Annistown Road to maintain the standard of or enhance the walkability in the area. In addition to the rezoning and SUP request, the Applicant requests a variance to increase the maximum allowed parking spaces from 10 spaces to 20 spaces. The variance will allow for sufficient space for their preferred number of employees, in addition to spaces for customers dropping off their dogs. All parking will be provided to the side of the building and will be screened by the ten-foot landscape strip along the road frontage.

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

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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:
Yes. The SUP will allow for a use that is suitable with the surrounding uses. The site is adjacent to a commercial strip, and a variety of office uses. The site is also within a commercial node that includes a variety of commercial uses, including a Walmart.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
No, the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning/SUP would allow for a use more compatible with the pattern of development in the area.
- D. WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
The special use permit will not result in an excessive 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:
Yes, the development is in conformity with the intent of the 2040 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 SPECIAL USE PERMIT:
The low intensity of the use, consistency with the pattern of development in the area are amongst the reasons supporting approval of the SUP request.

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9/2/2022

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER
REZONING APPLICANT'S RESPONSE**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

A. WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Rezoning the subject site to C-2 for the purpose of constructing a Doggie Daycare facility is suitable in relation to the adjacent and nearby properties. The site is within a commercial node with a variety of more intense uses, including a Walmart.

B. WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is surrounded by office and commercial uses.

C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning/SUP would allow for a use more compatible with the pattern of development in the area.

D. WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Vibrant Communities and Neighborhood Node character areas, which encourage a mix of community oriented and accessible commercial uses.

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 REZONING:

The low intensity of the use, consistency with the pattern of development in the area are amongst the reasons supporting approval of the SUP request.

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9/2/2022

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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9/2/2022

Legal Description

A parcel of land lying in Land Lot 20, 6th District, Gwinnett County, Georgia, said parcel being a portion of Tracts A and B per Survey for M. H. Mason, JR. as recorded in Plat Book 6, Page 258 in the Gwinnett County Clerk of Courts Office, said parcel being more particularly described as follows:

Begin at marking the Southwest corner of Tract 1 of that Final Plat for Centerville Plaza, said plat being recorded in Plat Book, 128, Page 145 in the Gwinnett County Clerk of Courts Office, said point also lying on the Easterly line of Tract B of the aforementioned survey for M.H. Mason, Jr., said point also lying on the Northerly Right of Way of Annistown Road (110' R/W per P.B. 128, PG. 145), said point also lying on a curve to the left, said curve having a radius of 1,953.78 feet, a central angle of 05 degrees 55 minutes 33 seconds, a chord bearing of North 89 degrees 56 minutes 13 seconds West, and a chord distance of 201.98 feet; thence run along the arc of said curve and said Right of Way for a distance of 202.07 feet to a point; thence run South 85 degrees 52 minutes 00 seconds West along said Right of Way for a distance of 98.94 feet to a point, said point lying on the Westerly line of the aforementioned Tract A on the aforementioned survey for M.H. Mason, Jr.; thence leaving said Right of Way run North 04 degrees 08 minutes 00 seconds West for a distance of 296.23 feet to a point; thence run South 86 degrees 03 minutes 00 seconds East for a distance of 341.67 to a point; thence run South 04 degrees 04 minutes 00 seconds West for a distance of 265.68 feet to the POINT OF BEGINNING. Said parcel contains 88,795 Square Feet or 2.04 Acres.

RECEIVED

9/2/2022

N/F
WAT BUDDHA KHANTI OF ATLANTA
4052 ZOAR CHURCH RD
SNELLVILLE, GA. 30039
TAX ID:6020 033

N/F
ZOAR CHURCH FAMILY LAND
TRUST
274 WASHINGTON AVE NE.
MARIETTA, GA. 30060
TAX ID:6020 126

S 86°03'00" E
341.67'

PROPERTY NOTES

1. All dimensions and rights of way of which the surveyor has knowledge are shown herein unless otherwise stated, of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown herein is subject to all easements and restrictions of record both written and unrecorded.
3. North arrow and property lines are assumed and based on the plan of record.
4. The property shown should not be construed as a boundary survey. This is a compilation of the record property for the subject property and the adjacent along with a companion to GIS and should be used for reference only.
5. This plan was prepared for the exclusive use of the person, persons, or entity named herein and is not to be reproduced, distributed, or sold to any other person, persons, or entity without express written certification by the surveyor named herein, said persons, or entity.
6. State, County, and Local buffers and setbacks might exist on the subject property that are not shown on this plan.
7. Above Drawing does not represent the existence or nonexistence of any wetlands or habitable waters located on the Subject Property.

OVERALL PARCEL
88,795 Sq. Feet
2.04 Acres

TRACT B
P.B.6, PG. 258
LESS APPARENT RW

2433 KOSER RD
HAMILTON NJ. 08690
TAX ID: R6020 021

TRACT I
CENTERVILLE PLAZA
P.B.128, PG. 145

N/F
VONGKHAMCHANH DAVANH
4065 ANNISTOWN RD.
SNELLVILLE, GA. 30039
TAX ID:6020 227

22.00' N 040°08'00" W

TRACT A
P.B. 6, PG. 258
LESS APPARENT R/W

$A=202.07'$
 $R=1953.78'$
 $\Delta=5^{\circ}55'33''$
 $B-S\ 89^{\circ}56'13''\ E$
 $CH=201.98'$

98.94'
6 85°52'00" W

ANNISTOWN ROAD
(110' RIGHT OF WAY)
(P.B. 128, PG. 145)

A horizontal scale bar with markings at 0, 20, 40, and 60. Below the bar, the text "1 INCH = 20 METRES" is written.

LOCATED IN:
LAND LOT 20
6TH DISTRICT
CWINNETT COUNTY, GEORGIA

REZONING EXHIBIT
TRACT A AND B
M.H. MASON JR: P.B. 6 PG.

ISSUE#:	DATE 2002/02/20	DESCRIPTION	
		INITIAL RECV.	RECV. 2
DRAFTED BY:	DIA		
CHECKED BY:	DIA		
REVISER#:	2002/02/20		



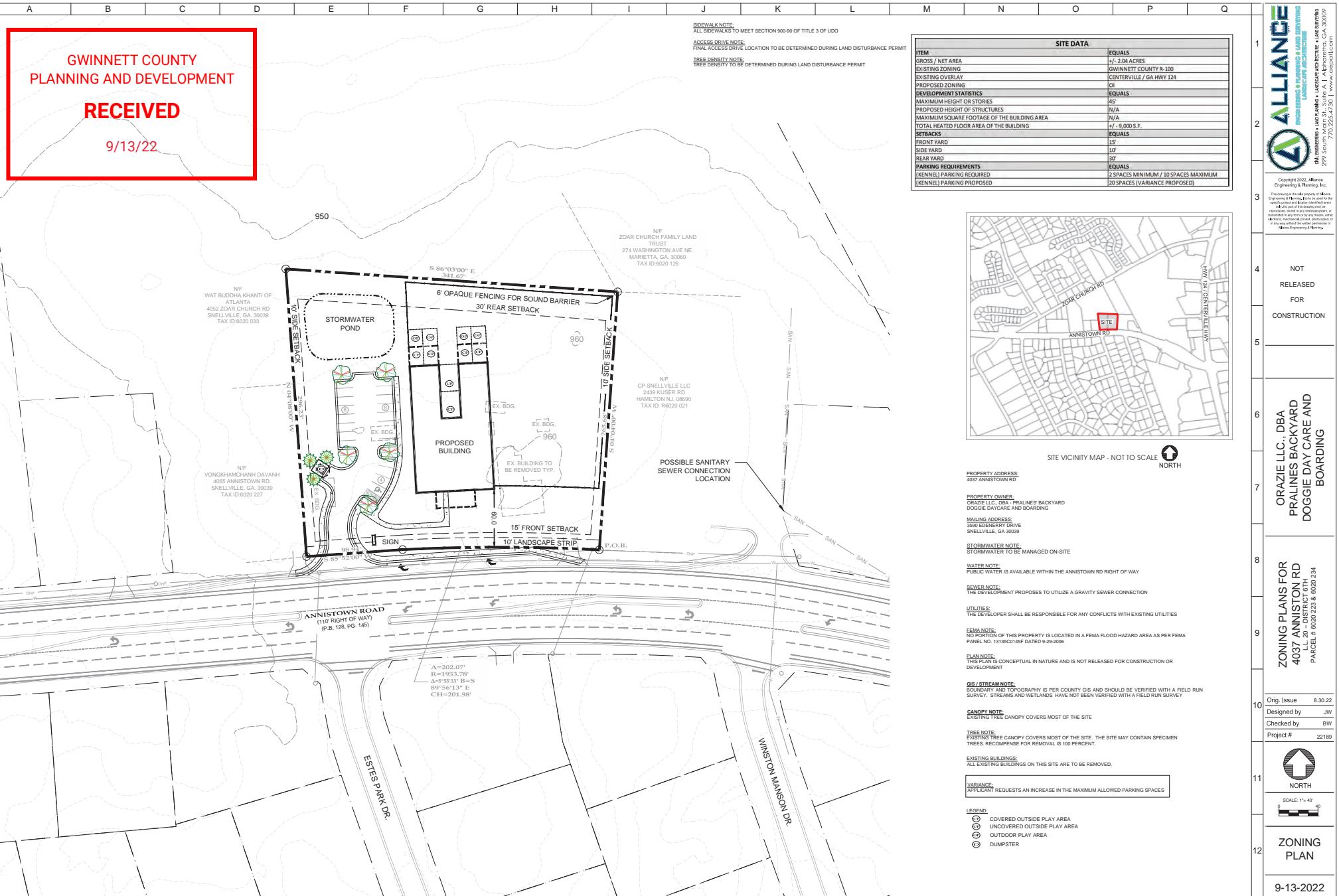
Know what's below.
Call before you dig.

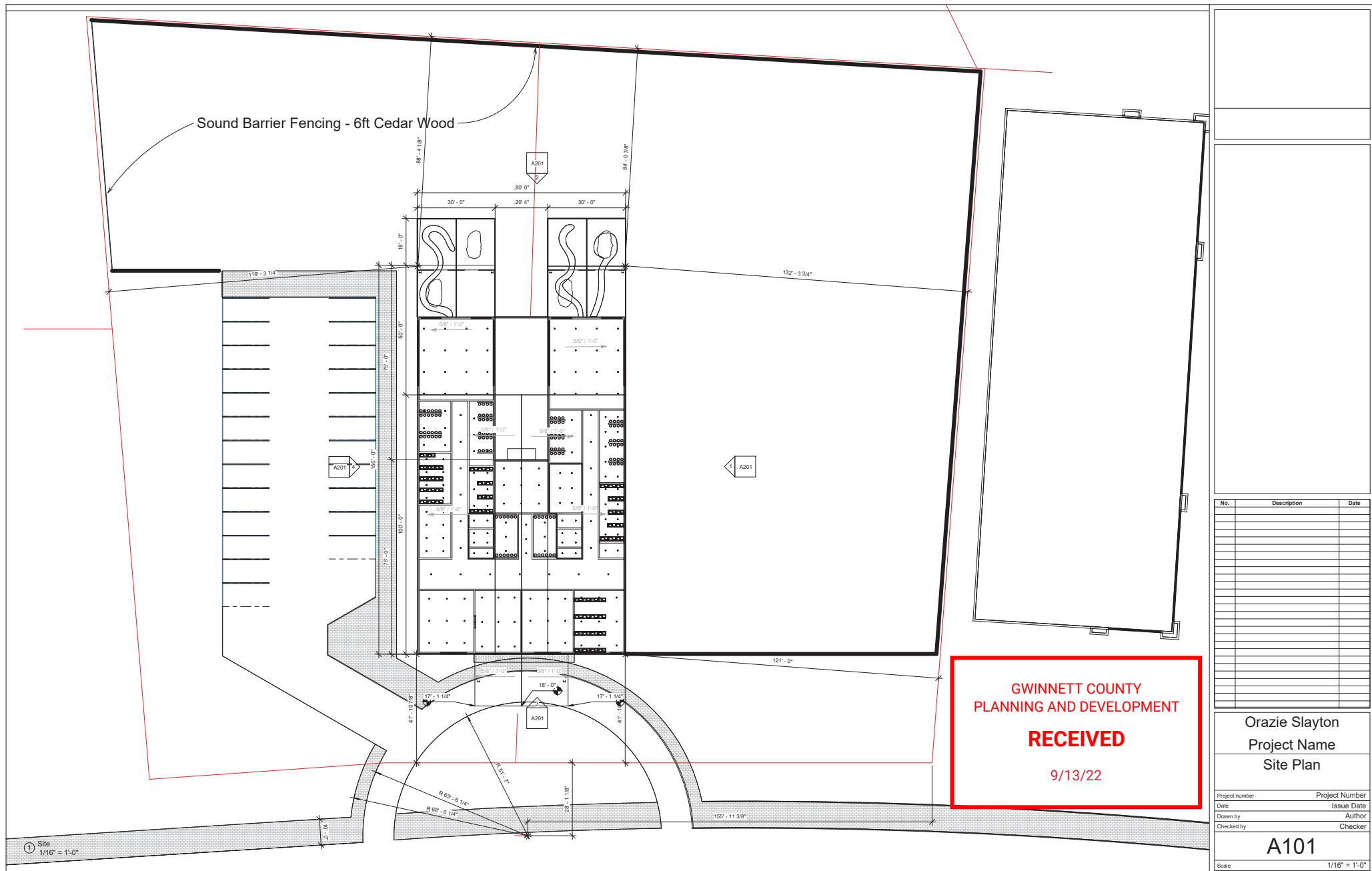
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON APPROPRIATE MAPS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR HIS REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



08/30/2022

SHEET NO: 1 OF 1







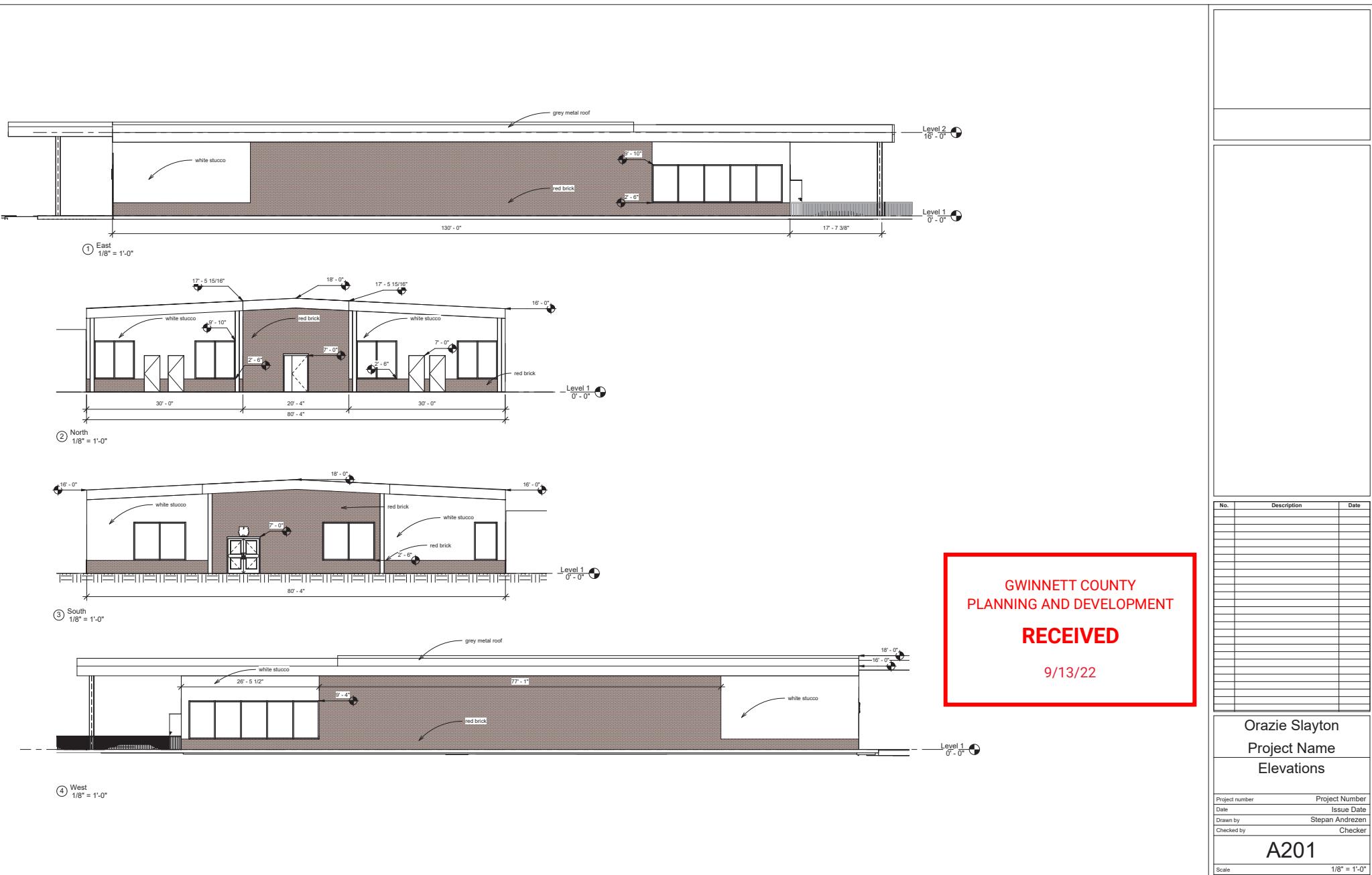
**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

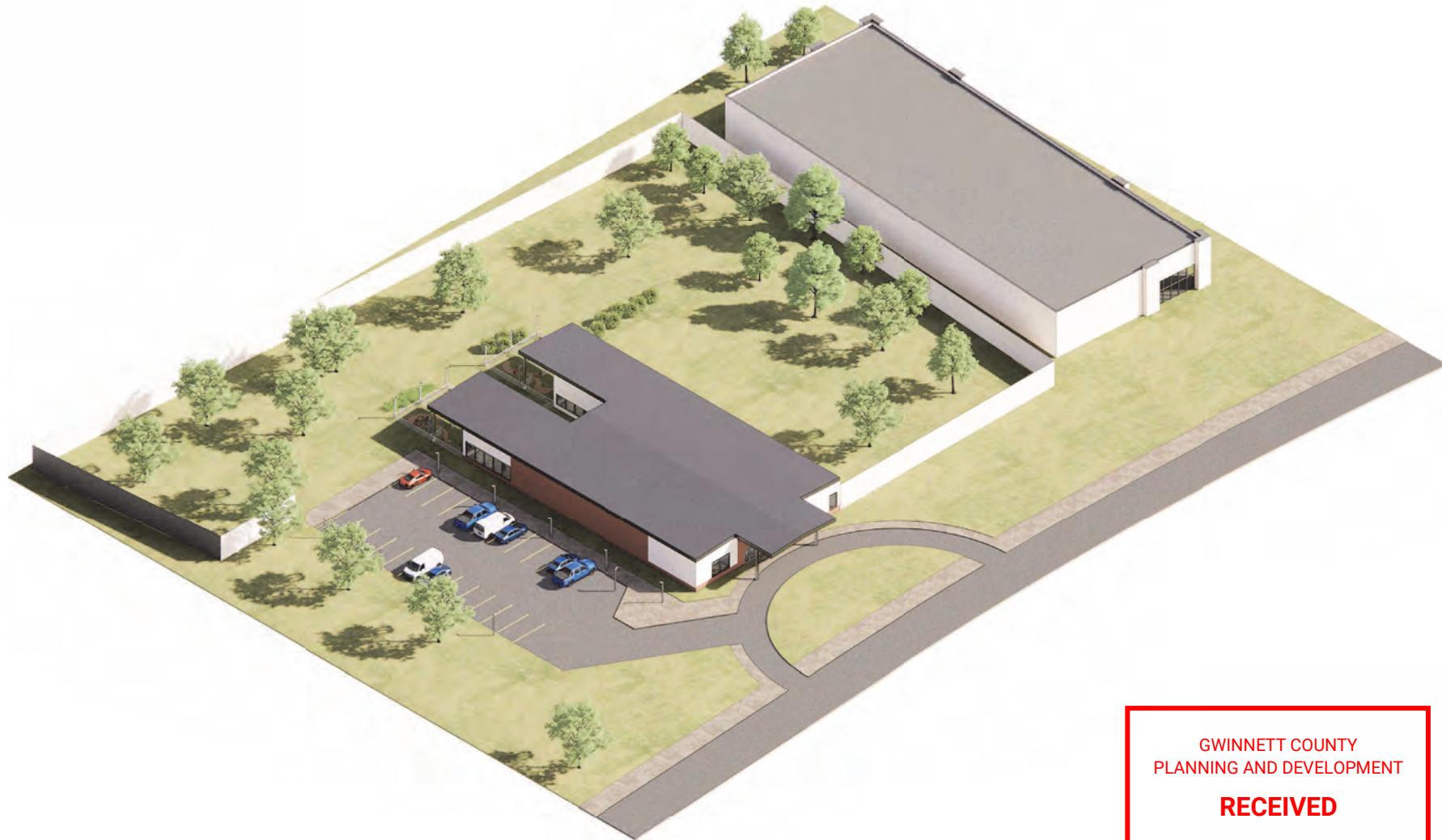
RECEIVED

9/13/22

Orazie Slayton
Project Name
Floor Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A102	
Scale	1/8" = 1'-0"





GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

9/13/22

Orazie Slayton
Project Name

Orthographic

Project Number

Date **Issue Date**

Drawn by	Author
John	John

Checked by **Checker**

A900

A300

Scale

11. *What is the primary purpose of the following statement?*

A900