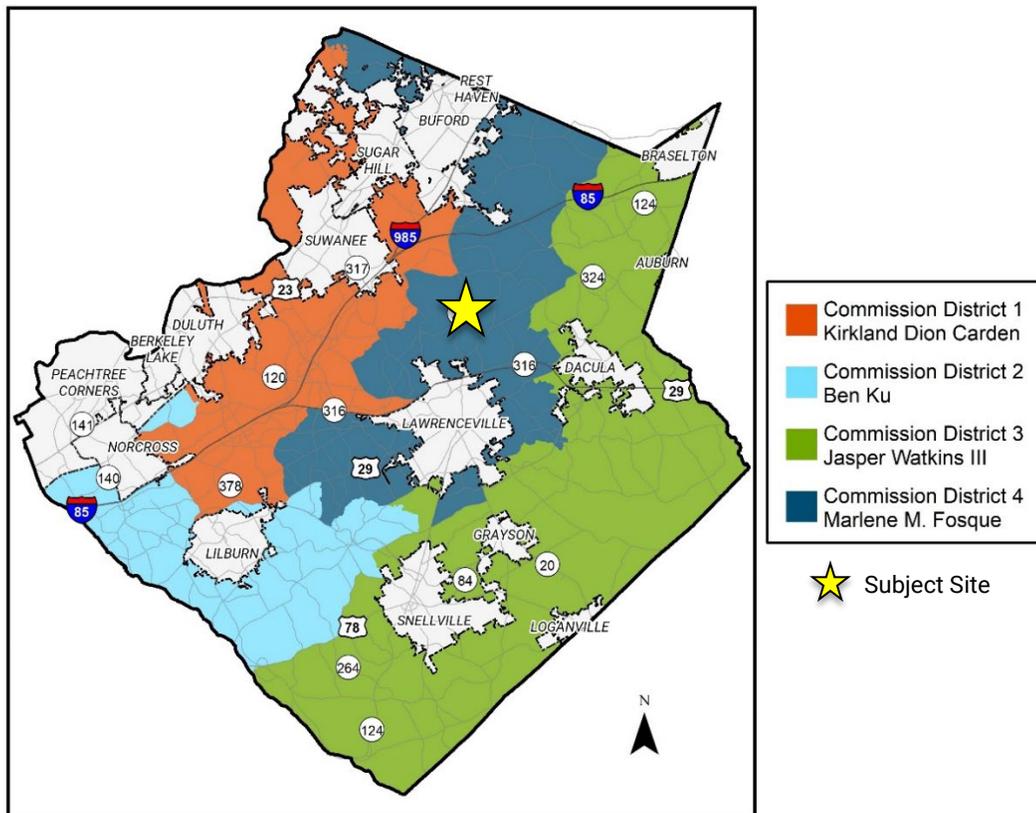




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00019
Current Zoning: C-2 (General Business District)
Overlay District: Mall of Georgia
Request: Special Use Permit
Additional Request: Variances
Address: 1867 Azalea Drive
Map Number: R7091 341
Site Area: 2.59 acres
Square Footage: 14,265
Proposed Development: Kennel and Pet Boarding with Outdoor Dog Runs and Pens
Commission District: District 4 – Commissioner Fosque
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 4/13/2021
Board of Commissioners Advertised Public Hearing Date: 4/26/2021

Applicant: American Pet Resorts, LLC
1551 Atlantic Boulevard, Suite 200
Jacksonville, FL 32207

Owner: Buford Drive Storage, LLC
1201 North Peterson Avenue
Douglas, GA 31533

Contact: Bob McCann

Contact Phone: 770.491.7550

Zoning History

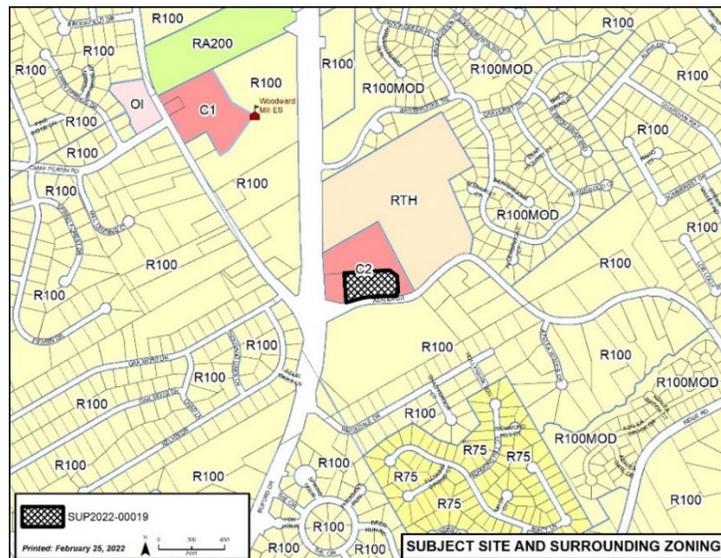
The subject property is zoned C-2 (General Business District). In 2007, rezoning case RZC2007-00003 rezoned the property from R-100 (Single-Family Residence District) to C-2 for a self-storage facility. The subject property is an outparcel of the self-storage facility and has been graded as a result of the rezoning conditions of approval. In 2011, a change in conditions application and special use permit application, CIC2011-00007 and SUP2011-00017, for outdoor storage was denied.

Existing Site Condition

The subject site is a 2.59-acre vacant parcel located along Azalea Drive, east of Buford Drive. East of the site is the driveway for the self-storage facility located north of the subject property. The site is graded and there are no sidewalks along the frontage of the site. The nearest Gwinnett County Transit stop is located 3.1 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercially and residentially zoned property. East of the site is a recently rezoned parcel which has been approved for 208 townhouses. North of the property is the self-storage facility. East of the property is a driveway to access the self-storage facility. A special use permit for a car wash west of the site was recently approved in 2021. A place of worship is located south of the site across Azalea Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Kennel and Pet Boarding	C-2	N/A
North	Commercial	C-2	N/A
East	Commercial	C-2	N/A
South	Place of Worship	R-100	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit on a 2.59-acre property zoned C-2 for a kennel and pet boarding facility, including:

- A courtyard style, 14,265 square-foot facility with four buildings. Three of the four buildings will be used as kennel buildings with outdoor runs and pens.
- A total of 45 surface parking spaces with landscaping located on the western portion of the site.
- A porte cochere located on the western portion of the building, facing the parking lot.
- A full access driveway from Azalea Drive.
- A pet pool and two shade structures located inside the courtyard of the facility. Additional pet pools and shade structures located on the north side of the building.
- An 8-foot high, decorative screening fence in front of an 8-foot-high black vinyl chain link security fence located along the perimeter of the facility, including along the frontage of Azalea Drive.
- A shared stormwater management facility provided on the property to the north.
- A 10-foot-wide landscape strip along Azalea Drive.
- Exterior facades of board and batten, stone, and stucco with a main entrance to the western façade of the building, facing the parking area.
- A day camp building on the site plan and building renderings that is inconsistent with the submitted elevations.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a kennel and pet boarding facility in C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	26'	YES
Front Yard Setback	Minimum 15'	20'	YES
Side Yard Setback	Minimum 10'	59'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum: 2 spaces Maximum 10 spaces	45 spaces	NO*
Landscape Strip	10'	10'	YES

*The proposed development exceeds the maximum number of parking spaces allowed for kennels. The applicant is requesting a variance from this requirement.

Variance Requests

In addition to the special use permit request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 220-30.3.E.4., to allow the primary building façade of a development exceeding 7,500 square feet to be located more than 70 feet from the public rights-of-way and to not be oriented towards the street.
2. Section 240-20.3., to exceed the number of parking spaces for a kennel from 10 spaces to 45 spaces.

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

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 this evaluation, staff makes the following findings based on the standards from 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.

The subject site is adjacent to a self-storage facility, vacant commercial property, and a place of worship. To the east of the commercial development is a future residential development, approved for 208 townhouses. Allowing outdoor dog runs would be suitable in view of the use and development, with appropriate conditions of approval, of adjacent and nearby property and would provide a service to nearby residents.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. Although residential properties are near the site, they are not immediately adjacent to the development. Conditions of zoning and adequate distance to the boundary of the residential development will minimize negative impacts on the adjacent 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.

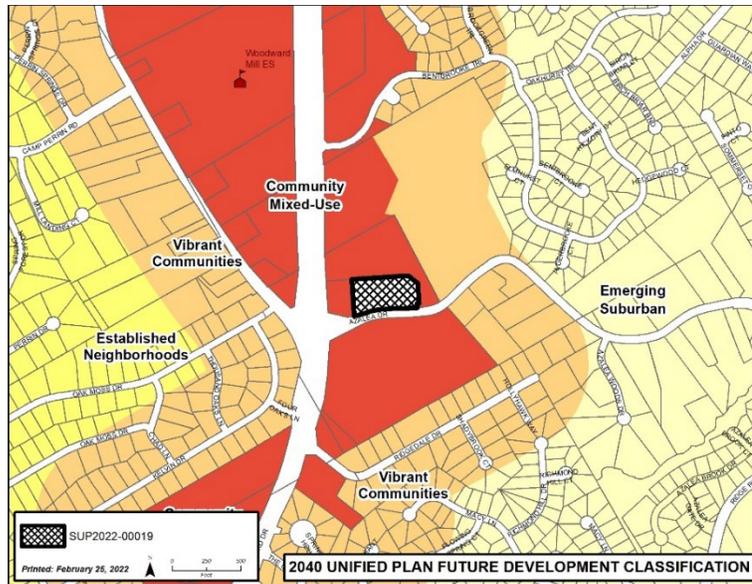
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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 special use permit request is attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Area. Developments in this area should focus on making these corridors pedestrian oriented. The section of the corridor between the high intensity nodes should be developed as less intense mixed-use areas with commercial uses integrating high quality aesthetics and site design. This character area specifies that areas outside of a node should have minimal parking at the front of the building, with a continuous, safe pedestrian connection from parking areas to building entrances. Buildings should be located adjacent to the street but may allow for more auto-orientation.

The special use permit request for a kennel and pet boarding facility with outdoor dogs runs and pens is a use that is in conformity with the policy of the Unified Plan and Future Development Map. However, the design and orientation of the site is not in conformity with the intent of the plan. The development proposes a building that does not face Azalea Drive, a fence along the frontage and one side of the building, and minimal architectural design on the façade oriented toward the front of the site. With appropriate conditions of approval, the development would be 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 development is located in the Mall of Georgia Overlay District. This overlay is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County, through pleasing aesthetic and visual quality in landscaping, architecture, and signage. The design of the development does not comply with the intent of the overlay district. The applicant proposes the front entrance of the building to face the parking area, located to the side of the development. Additionally, outdoor dog runs are proposed along the frontage of Azalea Drive with an 8-foot chain link security fence. If the site is developed in a way that allows for adequate security, while also providing an aesthetic design, the development would be in conformity with the intent of the Overlay District.

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

The requested variance to allow the primary building façade to be further than 70 feet from the right of way and not be oriented towards the street would nullify the intent of the Unified Development Ordinance. This variance request is not a result of a hardship, but instead a result of the applicant’s design preference. The applicant would like to build a prototypical building on the site. If the applicant were to design the building to fit the site, while also meeting the needs of the facility, the variance would not be necessary. Allowing the building to not face Azalea Drive would nullify the intent of the Overlay District to create a pedestrian friendly environment and pleasing aesthetic design. In addition to this request, the applicant also requests a variance to exceed the number of parking spaces. The kennel and pet boarding use allows up to 10 parking spaces. The applicant proposes 45 spaces, which is an additional 35 spaces. However, the applicant also intends to use the facility as a veterinary clinic office. Because of this additional use, additional parking would be necessary.

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 WITH CONDITIONS** of the special use permit request.

Staff recommends **DENIAL** of the following variance:

1. Section 220-30.3.E.4., to allow the primary building façade of a development exceeding 7,500 square feet to be located more than 70 feet from the public rights-of-way and to not be oriented towards the street.

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

2. Section 240-20.3., to exceed the number of parking spaces for a kennel from 10 spaces to 45 spaces.

Staff Recommended Conditions

Approval of a Special Use Permit for Kennel and Pet Boarding, subject to the following conditions:

1. Uses as indicated on Exhibit B: Site Plan Received 2/15/2022, shall be limited to retail, service commercial, and accessory uses, which may include Kennel and Pet Boarding with outdoor dog runs and pens as a special use permit.
2. The site shall meet the requirements of the Activity Center Overlay District. Parking located to the side of the building shall be screened from the right of way with landscaping, subject to the review and approval of the Department of Planning and Development.
3. The building façade facing Azalea Drive shall be treated architecturally as the primary façade. The final design shall be reviewed and approved by the Department of Planning and Development.
4. Provide a ten-foot landscape strip along Azalea Drive and east property line, at least the length of the building, which incorporates a decorative wrought iron style fence, minimum four-foot in height with brick or stacked stone columns no greater than 50 feet on center.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All grassed areas shall be sodded.
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 day each.

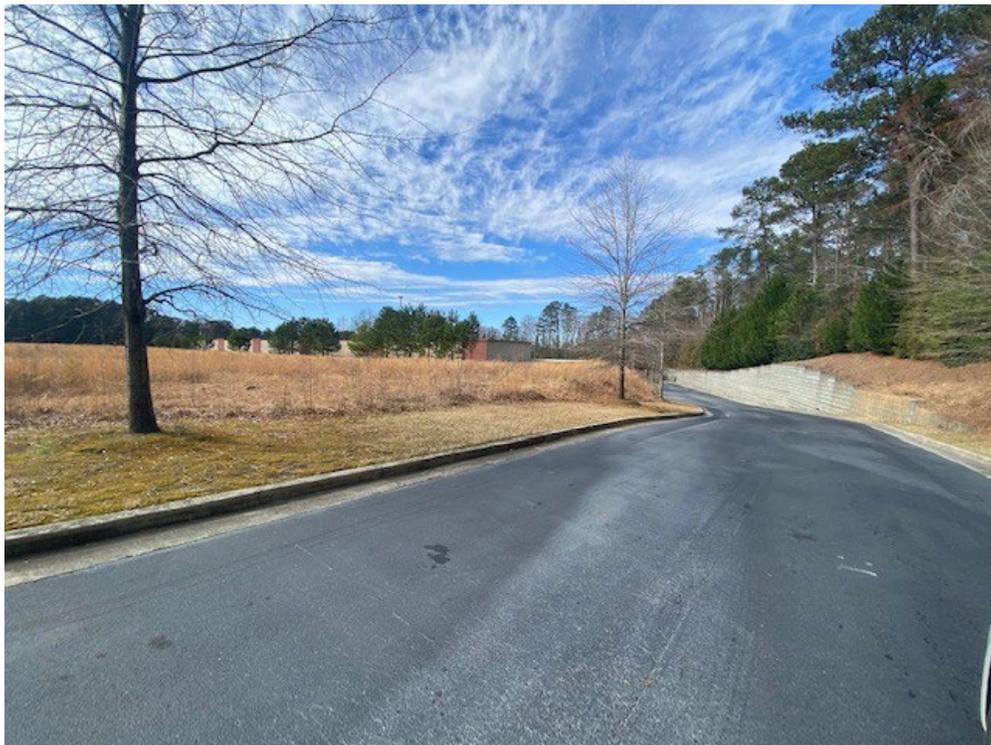
Exhibits:

- 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

Exhibit A: Site Visit Photos



Frontage of property along Azalea Drive



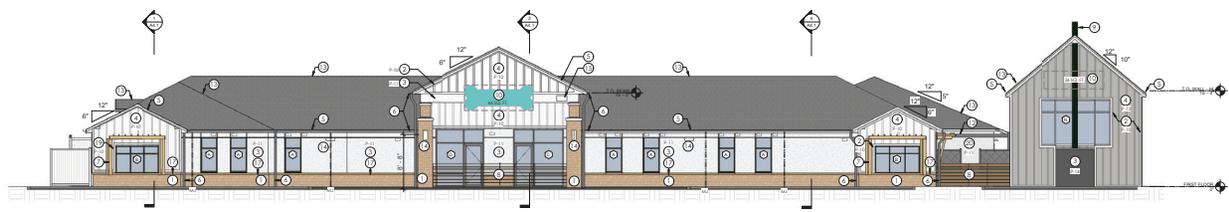
Driveway located along the eastern property line

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

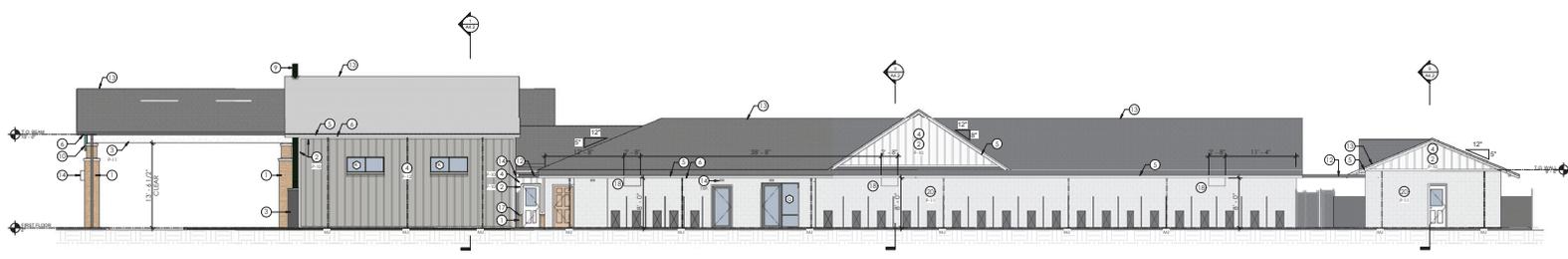
[attached]



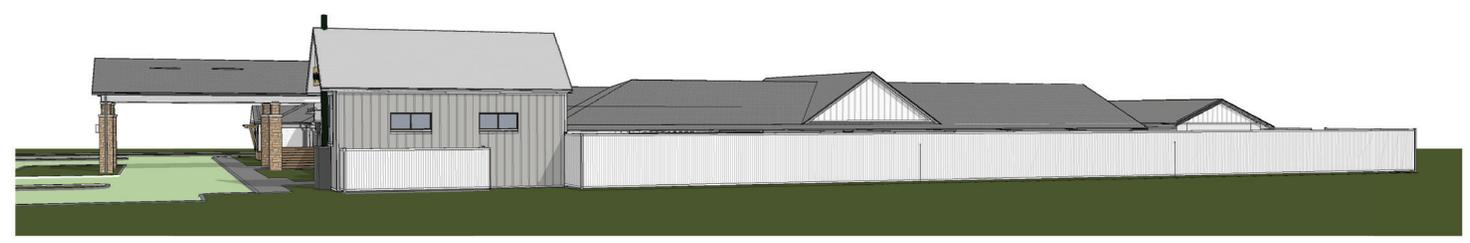
1 EXTERIOR ELEVATION
 1/8" = 1'-0"



2 3D PERSPECTIVE



3 EXTERIOR ELEVATION
 1/8" = 1'-0"



4 3D PERSPECTIVE

GENERAL ELEVATION NOTES:

1. FINISH AND INSTALL STUCCO CONTROL JOINTS PER INDUSTRY STANDARDS. MAXIMUM 14 SF PANEL AREAS. MAX. REFER TO EXTERIOR ELEVATIONS FOR CONTROL JOINT LOCATIONS.
2. FOR ALL SPUR-FACE AND SMOOTH-FACE CONCRETE MASONRY UNITS, PROVIDE LIQUID POLYMERIC WATER-REPELLENT ADHESIVE. **BANLOC** OR APPROVED EQUAL. INITIAL COMPATIBLE MORTAR CONTAINING INTEGRAL LIQUID POLYMERIC WATER-REPELLENT ADHESIVE.
3. REFER TO FINISH LEGEND FOR EXTERIOR PAINT COLOR SELECTION.

ELEVATION KEYNOTES:

1. DIRECT APPLIED STONE VENER. ELBORADO STONE; MOUNTAIN LEDGESTONE - YUKON
2. EXTERIOR FIBER CEMENT TRIM BOARD - PAINTED
3. CEMENT STUCCO W/ ELASTOMERIC COATING
4. EXTERIOR FIBER CEMENT PANEL W/ BOARD & BATTEN FINISH - PAINTED
5. PRE-FINISHED ROOF DRIP AND ALUMINUM WRAPPED ROOF FASCIA - SEE DETAILS FOR ADDL INFO
6. PRE-FINISHED ALUMINUM GUTTER WITH DOWNPOUTS 2"XAN GRADE DECORATIVE WOOD BELLS; FINISH WITH P-13 - SEE DETAILS ON A5.4 FOR ADDITIONAL INFORMATION
7. 4"X4" HIGH DECORATIVE COMPOSITE WOOD SLAT FENCE
8. 1/2" DIAMETER, NON-STRUCTURAL DECORATIVE FLUME; PRE-FINISHED
9. BUILDING MOUNTED STORAGE
10. CONCRETE MASONRY UNIT WITH ELASTOMERIC COATING
11. PRE-ENGINEERED ALUMINUM CANOPY
12. ARCHITECTURAL ROOF SHINGLES; REFER TO ROOF PLAN FOR ADDL INFO
13. EXTERIOR LIGHT FIXTURE; SEE ELECTRICAL DRAWINGS
14. LOCATION OF BUILDING ADDRESS - 10" HIGH BRUSHED BRONZE LETTERS; CAST MOUNT WITH STANDOFF SPACERS
15. DECORATIVE FAUX LOUVER
16. EPS WATER TABLE TO MATCH WINDOW SILL PROFILE
17. LOUVER SEE M.1.1 FOR ADDITIONAL INFORMATION
18. 1/4" THICK BAHAMA SHUTTER WITH VERTICAL MULLION AND ANGLE SUPPORT BRACKETS
19. SPUR-FACE CONCRETE MASONRY UNIT WITH ELASTOMERIC COATING

EXTERIOR MATERIALS:



ROOF SHINGLES:

HIGH PERFORMANCE ARCHITECTURAL SHINGLES (SHASTA BLACK) - SEE ROOF PLAN FOR ADDITIONAL INFORMATION



ROOF SHINGLES:

HIGH PERFORMANCE ARCHITECTURAL SHINGLES (SHASTA WHITE) - SEE ROOF PLAN FOR ADDITIONAL INFORMATION



SPURFACE CMU

REFER TO ELEVATIONS FOR PAINT COLOR



SMOOTH-FACE CMU

REFER TO ELEVATIONS FOR PAINT COLOR



PET PARADISE
 V2.1

BROCKS GAP PKWY,
 HOOVER ALABAMA

PROJECT NO.:	22808
DATE:	FEBRUARY 8, 2022
PRIOR ISSUES:	

EXTERIOR
 ELEVATIONS

A3.1

DRAWN BY: DM
 CHECKED BY: EK
 CONSTRUCTION DOCUMENTS







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

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT
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HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge
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RANDALL W. GIPSON, P.E.
DANIEL D. CAMPBELL, P.E.
JEFFREY B. STRICKLAND, P.E.
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SCOTT E. SAMUEL, P.E.
STONEY C. ABERCROMBIE, P.E.
JEFFREY L. VANDIVER, P.E.
JOSEPH C. MCCOWN, P.E.

R. CLAY LEWIS, P.E.
STEPHEN J. SYWY, P.E.
ROBERT A. MCCANN, P.E.
DAVID A. DOMYSLAWSKI, P.E.
DAVID H. LOVVORN, P.E.
KEVIN M. SOUTHERLAND, P.E.
M. BRUCE BAKER, P.E.
T. LUKE FERGUSON, P.E.

March 30, 2022

Ms. Gabrielle Cazeau
Planner II- Gwinnett County Planning and Development Department
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

Re: Pet Paradise
1867 Azalea Drive
Parcel No. R7091 341
Special Use Permit and Variance Request Letter of Intent

Dear Ms. Cazeau,

The purpose of this letter is to request a Special Use Permit and variances associated with the proposed Pet Paradise project at 1867 Azalea Drive, Lawrenceville, Georgia 30043. The Parcel No. is R7091 341 and includes 2.59 acres. This parcel was originally part of a 3.686 acre tract but was recently subdivided from Parcel No. R7091 335 (1865 Azalea Drive). The remaining 1.098 that is identified on the subdivision plat as Parcel 1A is not part of the proposed Pet Paradise parcel. American Pet Resorts, LLC, the owner/operator of the Pet Paradise facilities, has a purchase option contract on Parcel No. R7091 341 and is the applicant for the Special Use Permit and variance requests.

The proposed Pet Paradise is a premium pet boarding facility that includes a veterinary clinic. The individual suites that house the pets include small, outdoor pen areas which are access controlled so that the boarded pets are allowed to go outside during specified times. The Pet Paradise facility includes four buildings arranged in a square to create an inner courtyard area for outside pet play areas. There are also fenced, exterior play areas around the outside perimeter of the buildings. A Pet Paradise facility with a similar layout recently opened at the corner of Scenic Highway and Henry Clower Boulevard in Snellville, Georgia.

The specific Special Use and Variance requests are:

- Special Use Permit:** per Section 230-130.3.CC to allow outdoor dog runs and pens
- Variance to exceed the maximum number of parking spaces:** per Section 240-20, Table 240.1, the proposed Pet Paradise project would be considered a "Kennel" Use Category. Per Table 240.1, the minimum parking spaces required are 2 and the maximum parking spaces allowed are 10, regardless of the building or project size. We are requesting a variance to allow 45 parking spaces per the proposed Site Plan (Sheet Nos. SUP1.0 and SUP1.1) dated March 21, 2022, prepared by Haines, Gipson & Assoc. Inc. The justification for this request is based on current operations of existing Pet Paradise businesses in Snellville, Georgia, Coweta County, Georgia, and other Pet Paradise locations across the southeast. There are approximately 10 to 15 employees in

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Ms. Gabrielle Cazeau

March 30, 2022

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the building on a daily basis and customers are dropping off and picking up pets constantly throughout the day. Pet Paradise has determined that 45 parking spaces are needed to provide adequate parking to accommodate daily operations.

3. **Variance to allow the primary building entrance to be oriented on the side of the building and exceed 70 feet from the public right-of-way:** per Section 220-30-3.E.4, for developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public right-of-way and shall be oriented toward the street. Based on the prototypical Pet Paradise layout and the shape and depth of the parcel, the Pet Paradise administration and kennel buildings are too large to place the main entrance facing Azalea Drive. The site layout configuration includes a main entry administration building (that includes a veterinary clinic office) where pets are accepted and returned to owners and three kennel buildings arranged in a manner to form an inner courtyard. The buildings are arranged in this orientation to provide a safe and secure interior play area for the pets, to facilitate daily operations, and provide a secure environment for the pets. The main entrance is located facing the side parking area to reduce the travel distance and provide a safe and direct route for pet owners from their cars to the building. To mitigate the main entry door on the side of the building, Pet Paradise will add architectural features on the buildings facing the Azalea Drive right-of way area to enhance the visual impact and create the visual appeal of a primary building facade

Following are the owner, applicant, and information:

Applicant:

American Pet Resorts, LLC (owner/operator of Pet Paradise)
1550 Atlantic Boulevard, Suite 200
Jacksonville, Georgia 32207
(904) 363-3330
Brian Franco- Vice President of Real Estate (bfranco@petparadise.com)
James Inman- Real Estate Acquisitions Manager (jinman@petparadise.com)

Property Owner:

Buford Drive Storage, LLC
1201 N. Peterson Ave.
Douglas, Georgia 31533
(912) 384-1800
David Lott- Owner (dlott@lottproperties.com)

Applicant's Agent:

Haines, Gipson & Associates, Inc. Consulting Engineers
1550 North Brown Road, Suite 145
Lawrenceville, Georgia 30043
(770) 491-7550
Robert A. McCann, P.E.- Principal (bmccann@hainesgipson.com)

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Ms. Gabrielle Cazeau

March 30, 2022

Page 3

Thank you for your consideration of this request. Please contact me at (770) 491-7550 or bmccann@hainesgipson.com if you have any questions or need any other information

Very truly yours,

HAINES, GIPSON & ASSOCIATES, INC.



Robert A. McCann, P.E.
Principal

PPR Pet Waste Management Program

Pet Paradise takes pride in providing a ***Safe Clean and Fun environment*** for our four-legged guests. To achieve this in a consistent manner, across our 32 operating resorts in 9 states, we utilize a disciplined approach to ensuring that our resorts are always clean, and that all animal waste is disposed of in an efficient, environmentally friendly way. The following narrative provides a description of how we achieve this inside our boarding/play areas and outdoor runs/play areas.

Indoor boarding/play areas:

Our indoor kennel and play areas typically have concrete floors with an epoxy finish, which facilitates easier cleaning and hygiene. Our design also includes area and continuous trench drains which are equipped with flushing systems to allow for thorough rinsing on a regular basis. All fluids are captured in the building's sanitary system. Routinely, a dilution of industry approved chemicals is utilized to sanitize the boarding and play areas on a regular basis. ***(We have attached a list of these chemicals along with a schedule for their application with recommended mixing concentrations (see attached list and MSDS sheets).*** All solids (fecal matter) are scooped and placed into double bags and disposed of in the dumpster. All fluids are consistently rinsed and directed into the drainage system and flushed to ensure thorough disposal and avoidance of pooling urine and odor as a result. Additionally, enzymes listed in the chemical list provided, are used intermittently to neutralize any ammonia emissions. ***Keep in mind that these practices are followed in all pet service facilities including veterinary hospitals and clinics.***

Outdoor runs / play areas:

Our outdoor runs and play areas are designed to provide a comfortable surface for our pets and to facilitate a clean, hygienic surface. Our play yard system consists of a 6 – 8" layer of coarse and fine aggregate, which houses a 6" perforated socked pipe system. This pipe network then ties into the storm drain system designed for the site ***(see section detail attached)***. The final layer is a synthetic turf, which is also perforated, to allow for drainage through the turf and into the aggregate layer. ***The combination of the turf, stone and socked pipe we feel prevents 99.9% of any solids from getting into the storm system.***

PPR utilizes the same cleaning process for the exterior as we do for the interior boarding and play areas. All solids are scooped and double-bagged and disposed of in the dumpsters. We also schedule our dumpster pickups more frequently, so that we can avoid any unwelcome odors due to extended periods of time in a hot, steel container.

While we don't have any science to back this up, we believe through the consistent and voluminous dilution of the play yard surface with water, along with the filtering effect of the aggregate layers underneath the turf, that an infinitesimal amount of animal waste is conveyed into the storm system as stated above. It's our belief that more toxins are conveyed directly into the waterways from parking lots and roads than will ever come from our exterior play yards.

Lastly, for consideration, PPR operates 13 resorts in Florida, which is one of the most stringent water management states in the country given the preponderance of waterways: aquifer, rivers and ocean. ***To date we've not had any concerns/issues presented to us from any of the three water management districts in the state.***

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

Yes, the proposed pet boarding facility with outside pet play areas is consistent with the surrounding areas. The parcels directly east, west, and north of the subject property are zoned C-2 and include a self storage facility and an undeveloped vacant lot. The parcel south of the site (across Azalea Drive) is a 17 acre existing church zoned R-100

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

Outdoor dog runs and pens will not adversely affect the existing use or usability of the adjacent properties. There is an existing self storage facility north of the site, an access driveway to the self storage facility east of the site, an undeveloped parcel with a proposed car wash facility west of the site, and an existing church south of the site. Outdoor dog runs and pens will have no impact on those properties.

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

A kennel or pet boarding facility is a permitted use in the C-2 district. The special use permit request is to simply allow outdoor dog runs and pens associated with the pet boarding facility.

- (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 outdoor dog runs and pens will have no impact whatsoever on the existing streets, transportation facilities, utilities, or schools.

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

The 2040 Future Development map designates the subject property and surrounding parcels as Community Mixed Use areas so the proposed permitted use and Special Use Permit is consistent with the land use plan.

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

The property is surrounded by either existing or proposed commercial uses on the north, east, and west, and an existing church across Azalea Drive to the south. The outdoor dog runs and pens will not impact the surrounding properties nor will they cause any adverse impact on the current uses of those properties or businesses.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		3/16/2022		
Department/Agency Name:		Transportation		
Reviewer Name:		Brent Hodges		
Reviewer Title:		Construction Manager 1		
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com		
Case Number:		SUP2022-00019		
Case Address:		1867 Azalea Drive		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Azalea Drive is a Major Collector. ADT = 4,923. Nearest Transit Facility is 3.1 miles away at #2454819 Collins Hill Road and Collins Industrial Way OB.			
2	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.			
3	Standard 200' deceleration lane with 50' taper required for all proposed entrances with adequate right-of-way for an 11' shoulder required.			
4	Sidewalks shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public, per UDO Section 900-90.1.			
5	Line up proposed entrance with eastern most Church driveway across Azalea Drive.			
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



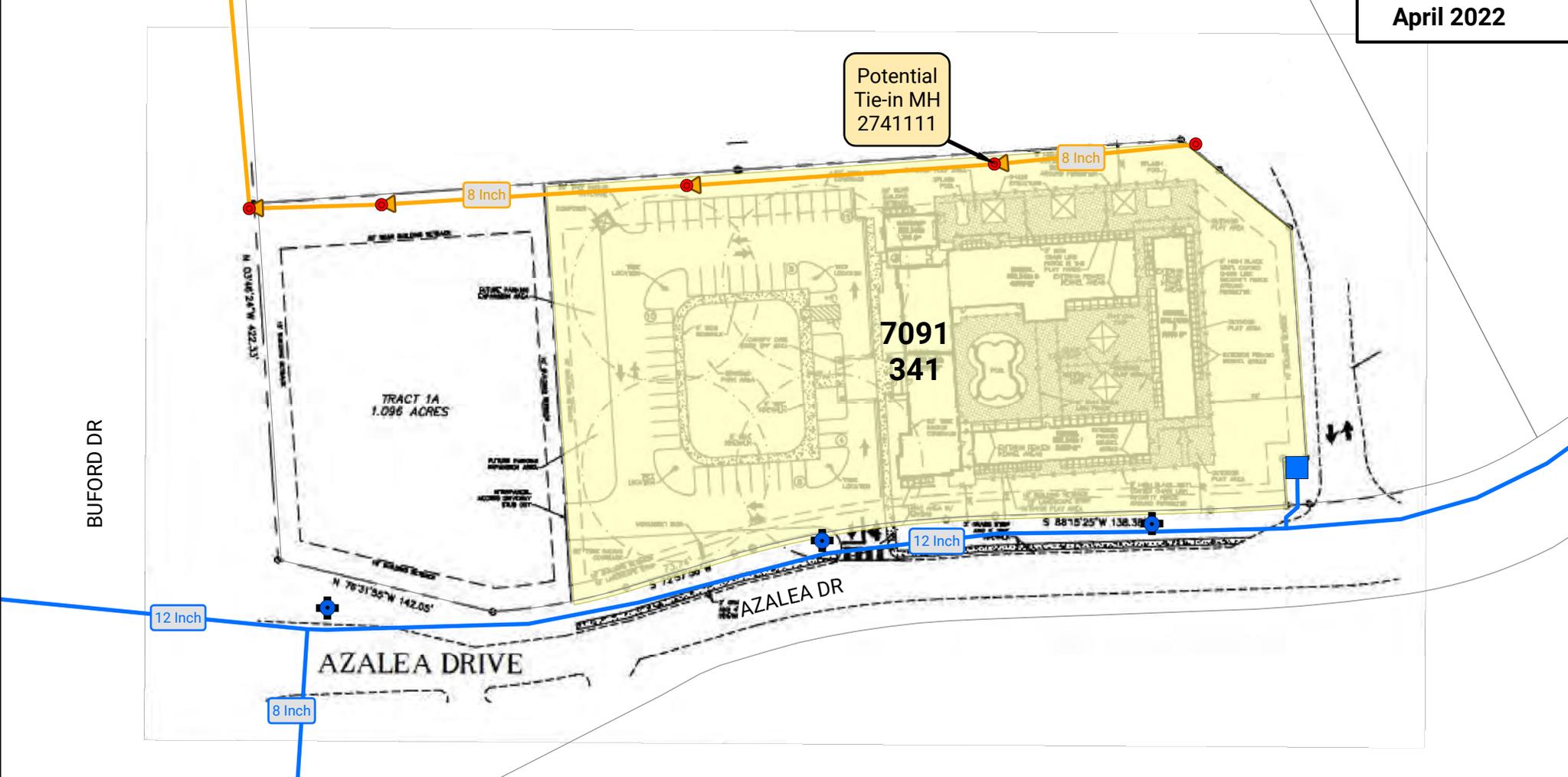
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		3/16/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		SUP2022-00019		
Case Address:		1867 Azalea Drive		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Azalea Dr.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity, sewer capacity may not be available without downstream improvements.			
3	Sewer: There is an available 8-inch sanitary sewer main located on the subject property.			
4	Sewer: GCDWR is currently evaluating sewer capacity limitations downstream of this proposed development			
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

Potential Tie-in MH 2741111

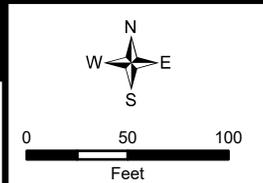


LEGEND

- Flow Management
- Pump Station
- Regional
- Manhole
- Hydrant
- City
- Water Main
- Reuse Main
- Sewer Force Main
- Effluent Outfall
- Sewer Collector
- Sewer Interceptor

SUP2022-00019
C-2

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 12-inch water main located on the north right-of-way of Azalea Dr.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity, sewer capacity may not be available without downstream improvements. There is an available 8-inch sanitary sewer main located on the subject property. GCDWR is currently evaluating sewer capacity limitations downstream of this proposed development.

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]



OAK
MOSS DR

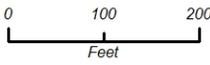
AZALEA DR

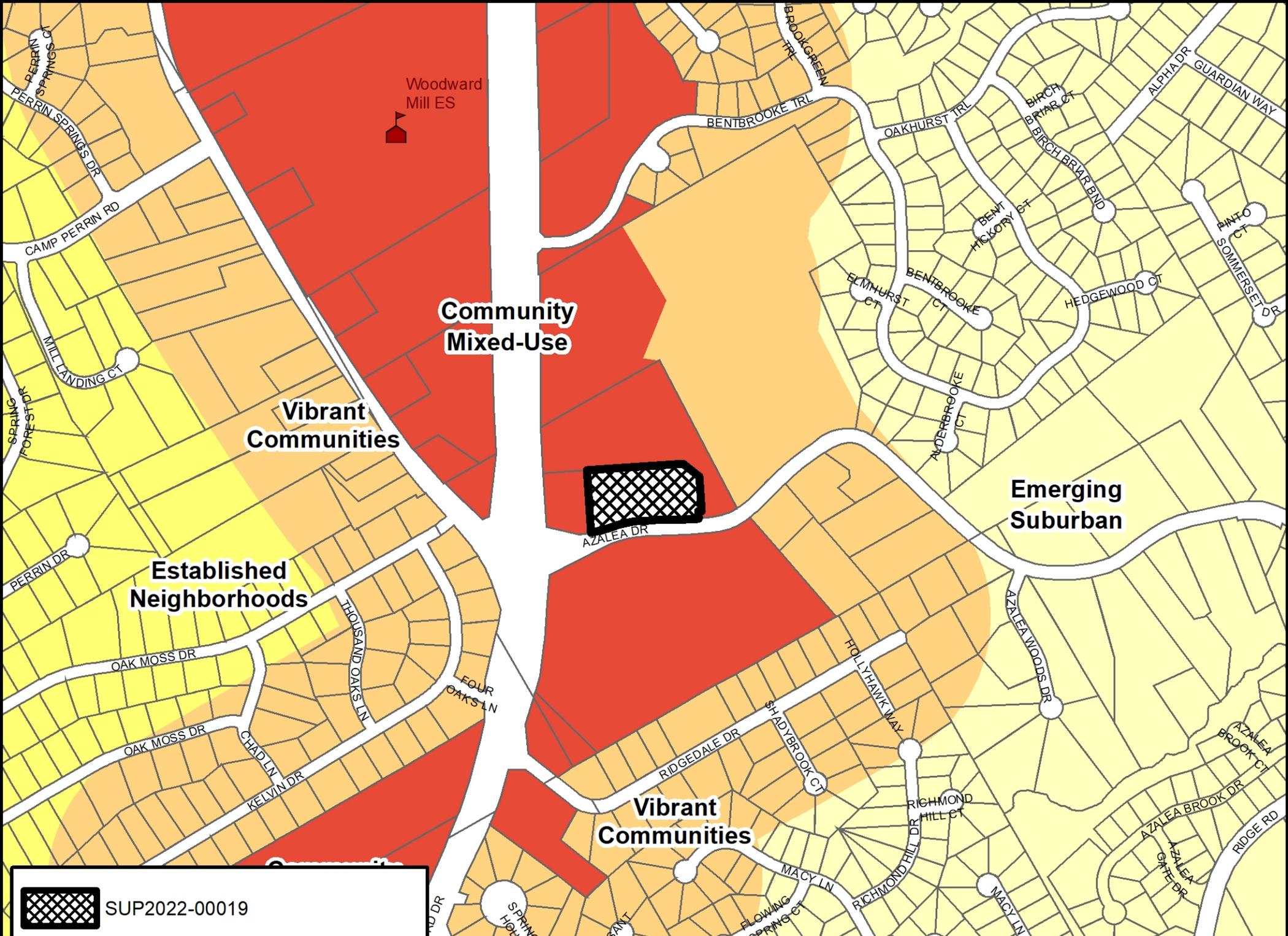
BUFORD DR

RIDGEDALE DR

 SUP2022-00019

Printed: February 25, 2022





**Community
Mixed-Use**

**Vibrant
Communities**

**Established
Neighborhoods**

**Emerging
Suburban**



AZALEA DR

**Vibrant
Communities**

 SUP2022-00019

Printed: February 25, 2022

 0 250 500
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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2-2-2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
American Pet Resorts, LLC- NAME: <u>Brian Franco- VP of Real Estate</u> ADDRESS: <u>1551 Atlantic Blvd, Suite 200</u> CITY: <u>Jacksonville</u> STATE: <u>FL</u> ZIP: <u>32207</u> PHONE: <u>(904) 363-3330</u> EMAIL: <u>bfranco@petparadise.com</u>	Buford Drive Storage LLC NAME: <u>David S. Lott</u> ADDRESS: <u>1201 N. Peterson Ave.</u> CITY: <u>Douglas, GA 31533</u> STATE: <u>GA</u> ZIP: <u>31533</u> PHONE: <u>(912) 384-1800</u> EMAIL: <u>dlott@lottproperties.com</u>
CONTACT PERSON: <u>Bob McCann (Applicant's Agent)</u> <u>Haines, Gipson & Assoc.</u> PHONE: <u>(770) 491-7550</u> CONTACT'S E-MAIL: <u>bmccann@hainesgipson.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>C-2</u> BUILDING/LEASED SQUARE FEET: <u>14,265 SF</u> PARCEL NUMBER(S): <u>R7091 341</u> ACREAGE: <u>2.59</u> ADDRESS OF PROPERTY: <u>1867 Azalea Drive, Lawrenceville GA</u> SPECIAL USE REQUESTED: <u>Special Use Permit to allow outdoor dog runs and pens</u> <u>per Section 230-130.3.CC</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



HAINES GIPSON & ASSOCIATES

Civil • Structural • Bridge

Since 1968

RANDALL W. GIPSON, P.E.
DANIEL D. CAMPBELL, P.E.
JEFFREY B. STRICKLAND, P.E.
GLENN A. GRAHAM, P.E.
SCOTT E. SAMUEL, P.E.
STONEY C. ABERCROMBIE, P.E.
JEFFREY L. VANDIVER, P.E.
JOSEPH C. MCCOWN, P.E.

R. CLAY LEWIS, P.E.
STEPHEN J. SYWY, P.E.
ROBERT A. MCCANN, P.E.
DAVID A. DOMYSLAWSKI, P.E.
DAVID H. LOVVORN, P.E.
KEVIN M. SOUTHERLAND, P.E.
M. BRUCE BAKER, P.E.
T. LUKE FERGUSON, P.E.

March 30, 2022

Ms. Gabrielle Cazeau
Planner II- Gwinnett County Planning and Development Department
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

Re: Pet Paradise
1867 Azalea Drive
Parcel No. R7091 341
Special Use Permit and Variance Request Letter of Intent

Dear Ms. Cazeau,

The purpose of this letter is to request a Special Use Permit and variances associated with the proposed Pet Paradise project at 1867 Azalea Drive, Lawrenceville, Georgia 30043. The Parcel No. is R7091 341 and includes 2.59 acres. This parcel was originally part of a 3.686 acre tract but was recently subdivided from Parcel No. R7091 335 (1865 Azalea Drive). The remaining 1.098 that is identified on the subdivision plat as Parcel 1A is not part of the proposed Pet Paradise parcel. American Pet Resorts, LLC, the owner/operator of the Pet Paradise facilities, has a purchase option contract on Parcel No. R7091 341 and is the applicant for the Special Use Permit and variance requests.

The proposed Pet Paradise is a premium pet boarding facility that includes a veterinary clinic. The individual suites that house the pets include small, outdoor pen areas which are access controlled so that the boarded pets are allowed to go outside during specified times. The Pet Paradise facility includes four buildings arranged in a square to create an inner courtyard area for outside pet play areas. There are also fenced, exterior play areas around the outside perimeter of the buildings. A Pet Paradise facility with a similar layout recently opened at the corner of Scenic Highway and Henry Clower Boulevard in Snellville, Georgia.

The specific Special Use and Variance requests are:

1. **Special Use Permit:** per Section 230-130.3.CC to allow outdoor dog runs and pens
2. **Variance to exceed the maximum number of parking spaces:** per Section 240-20, Table 240.1, the proposed Pet Paradise project would be considered a "Kennel" Use Category. Per Table 240.1, the minimum parking spaces required are 2 and the maximum parking spaces allowed are 10, regardless of the building or project size. We are requesting a variance to allow 45 parking spaces per the proposed Site Plan (Sheet Nos. SUP1.0 and SUP1.1) dated March 21, 2022, prepared by Haines, Gipson & Assoc. Inc. The justification for this request is based on current operations of existing Pet Paradise businesses in Snellville, Georgia, Coweta County, Georgia, and other Pet Paradise locations across the southeast. There are approximately 10 to 15 employees in

3/30/2022
Ms. Gabrielle Cazeau

March 30, 2022

Page 2

the building on a daily basis and customers are dropping off and picking up pets constantly throughout the day. Pet Paradise has determined that 45 parking spaces are needed to provide adequate parking to accommodate daily operations.

3. **Variance to allow the primary building entrance to be oriented on the side of the building and exceed 70 feet from the public right-of-way:** per Section 220-30-3.E.4, for developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public right-of-way and shall be oriented toward the street. Based on the prototypical Pet Paradise layout and the shape and depth of the parcel, the Pet Paradise administration and kennel buildings are too large to place the main entrance facing Azalea Drive. The site layout configuration includes a main entry administration building (that includes a veterinary clinic office) where pets are accepted and returned to owners and three kennel buildings arranged in a manner to form an inner courtyard. The buildings are arranged in this orientation to provide a safe and secure interior play area for the pets, to facilitate daily operations, and provide a secure environment for the pets. The main entrance is located facing the side parking area to reduce the travel distance and provide a safe and direct route for pet owners from their cars to the building. To mitigate the main entry door on the side of the building, Pet Paradise will add architectural features on the buildings facing the Azalea Drive right-of way area to enhance the visual impact and create the visual appeal of a primary building facade

Following are the owner, applicant, and information:

Applicant:

American Pet Resorts, LLC (owner/operator of Pet Paradise)
1550 Atlantic Boulevard, Suite 200
Jacksonville, Georgia 32207
(904) 363-3330
Brian Franco- Vice President of Real Estate (bfranco@petparadise.com)
James Inman- Real Estate Acquisitions Manager (jinman@petparadise.com)

Property Owner:

Buford Drive Storage, LLC
1201 N. Peterson Ave.
Douglas, Georgia 31533
(912) 384-1800
David Lott- Owner (dlott@lottproperties.com)

Applicant's Agent:

Haines, Gipson & Associates, Inc. Consulting Engineers
1550 North Brown Road, Suite 145
Lawrenceville, Georgia 30043
(770) 491-7550
Robert A. McCann, P.E.- Principal (bmccann@hainesgipson.com)

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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3/30/2022

Ms. Gabrielle Cazeau

March 30, 2022

Page 3

Thank you for your consideration of this request. Please contact me at (770) 491-7550 or bmccann@hainesgipson.com if you have any questions or need any other information

Very truly yours,

HAINES, GIPSON & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Robert A. McCann". The signature is written in a cursive style with a large, stylized initial "R".

Robert A. McCann, P.E.
Principal

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

Yes, the proposed pet boarding facility with outside pet play areas is consistent with the surrounding areas. The parcels directly east, west, and north of the subject property are zoned C-2 and include a self storage facility and an undeveloped vacant lot. The parcel south of the site (across Azalea Drive) is a 17 acre existing church zoned R-100

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

Outdoor dog runs and pens will not adversely affect the existing use or usability of the adjacent properties. There is an existing self storage facility north of the site, an access driveway to the self storage facility east of the site, an undeveloped parcel with a proposed car wash facility west of the site, and an existing church south of the site. Outdoor dog runs and pens will have no impact on those properties.

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

A kennel or pet boarding facility is a permitted use in the C-2 district. The special use permit request is to simply allow outdoor dog runs and pens associated with the pet boarding facility.

- (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 outdoor dog runs and pens will have no impact whatsoever on the existing streets, transportation facilities, utilities, or schools.

RECEIVED

2-2-2022

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

The 2040 Future Development map designates the subject property and surrounding parcels as Community Mixed Use areas so the proposed permitted use and Special Use Permit is consistent with the land use plan.

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

The property is surrounded by either existing or proposed commercial uses on the north, east, and west, and an existing church across Azalea Drive to the south. The outdoor dog runs and pens will not impact the surrounding properties nor will they cause any adverse impact on the current uses of those properties or businesses.

Legal Description – Tract 1B

A parcel of land lying in Land Lot 91 of the 7th District of Gwinnett County, Georgia and being part of Lot 1 of that subdivision plat recorded in Plat Book 131 Page 123 of the Gwinnett County Clerk of Courts Office and being more particularly described as follows:

commence at a set 5/8" capped rebar (L.S.F. #1322) lying on the easterly right-of-way of Georgia Highway #20 (variable right-of-way) and being the corner common to Lot 1 and Lot 2 of said aforementioned subdivision; Thence leaving said right-of-way, run North 86 Degrees 00 Minutes 15 Seconds East along said common line for a distance of 186.42 feet to a set 5/8" capped rebar (L.S.F. #1322), said point being the POINT OF BEGINNING of the parcel herein described; thence run North 86 Degrees 00 Minutes 15 Seconds East along said common line for a distance of 412.31 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run South 51 Degrees 27 Minutes 06 Seconds East along said common line for a distance of 89.97 feet to a point; thence run South 04 Degrees 01 Minutes 12 Seconds East along said common line for a distance of 147.38 feet to a point; thence run South 85 Degrees 58 Minutes 48 Seconds West along said common line for a distance of 15.00 feet to a point; thence run South 04 Degrees 02 Minutes 23 Seconds East along said common line for a distance of 30.07 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the northerly right-of-way of Azalea Drive (variable right-of-way), said point lying on a curve to the right, having a radius of 1,716.48 feet, a central angle of 01 Degrees 37 Minutes 11 Seconds, a chord bearing of South 86 Degrees 46 Minutes 58 Seconds West and a chord length of 48.52 feet; thence leaving said common line, run along the arc of said curve and said right-of-way for a distance of 48.52 feet to a point; thence run South 88 Degrees 09 Minutes 04 Seconds West along said right-of-way for a distance of 138.38 feet to a point, said point lying on a curve to the left, having a radius of 918.76 feet, a central angle of 03 Degrees 31 Minutes 47 Seconds, a chord bearing of South 86 Degrees 29 Minutes 13 Seconds West and a chord length of 56.59 feet; thence run along the arc of said curve and said right-of-way for a distance of 56.60 feet to a point, said point lying on a curve to the left, having a radius of 614.84 feet, a central angle of 10 Degrees 37 Minutes 09 Seconds, a chord bearing of South 79 Degrees 13 Minutes 40 Seconds West and a chord length of 113.79 feet; thence run along the arc of said curve and said right-of-way for a distance of 113.95 feet to a point; thence run South 72 Degrees 51 Minutes 35 Seconds West along said right-of-way for a distance of 73.74 feet to a point, said point lying on a curve to the right, having a radius of 411.42 feet, a central angle of 05 Degrees 10 Minutes 06 Seconds, a chord bearing of South 75 Degrees 52 Minutes 39 Seconds West and a chord length of 37.10 feet; thence run along the arc of said curve and said right-of-way for a distance of 37.11 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run North 03 Degrees 46 Minutes 35 Seconds West for a distance of 268.69 feet to the POINT OF BEGINNING.

Said parcel being 112,828 square feet, or 2.590 acres.

RECEIVED
2/15/2022

PLAT B: 00163 P: 00298
Recorded: 12/11/2021 08:23 AM
211.051835 Pages: 1 Fees: \$10.00
Tina P. Gager,
Clerk of Superior Court, Winnett County, GA
eFile Participant ID: 893100786.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	411.42'	50.43'	50.40'	N 87°58'25" E	7°01'25"
C2	1,776.46'	48.52'	48.52'	S 86°46'58" W	13°7'11"
C3	518.76'	56.60'	56.59'	S 86°29'13" W	9°31'47"
C4	614.84'	113.95'	113.79'	S 79°3'40" W	10°37'09"
C5	411.42'	37.11'	37.10'	S 75°52'39" W	6°10'06"

LINE	BEARING	DISTANCE
L1	S 85°58'48" W	16.00'
L2	S 4°02'23" E	30.00'
L3	S 72°51'35" W	129.74'

ZONING

THE SUBJECT PROPERTY IS ZONED C2 PER ZONING CASE NUMBERS C1C2011-00007 AND SUP2021-00049.

THE SETBACKS FOR ZONE C2 ARE AS FOLLOWS:

FRONT: 15 FEET

SIDE: 10 FEET

REAR: 30 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

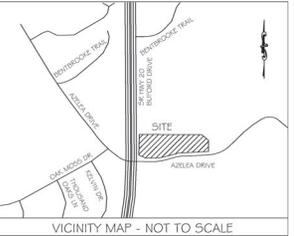
COMBINED AREA
160,572 Sq. Feet
3.686 Acres

LEGEND

- SIGN
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- GRATE INLET
- STORM SEWER MANHOLE
- FLAMED END SECTION
- SANITARY SEWER MANHOLE
- CLEARWELL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- TELEPHONE MANHOLE
- TRAFFIC HANDHOLD
- FIBER OPTIC MARKER
- TELEPHONE PEDestal
- TRAFFIC SIGNAL POLE
- GAS PEDestal
- MAIL BOX
- BENCHMARK
- IRON PIN FOUND
- COMPUTED POINT
- IRON PIN SET
- BUILDING SETBACK LINE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- HDPE
- POLYVINYL CHLORIDE PIPE
- PVC
- REINFORCED CONCRETE PIPE
- RCP
- POINT OF BEGINNING
- HANDICAP RAMP
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND COMMUNICATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SINGLE WING CATCH BASIN

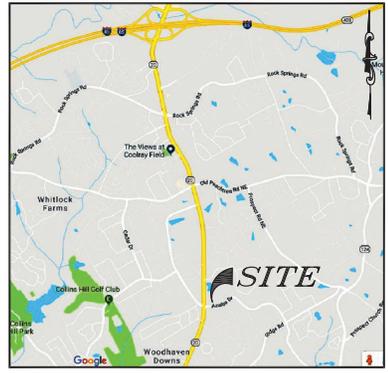
PROPERTY OWNER
BUFORD DRIVE SELF STORAGE, LLC
CONTACT: DAVID LOTT
114 NORTH PETERSON AVENUE
DOUGLAS, GA 31533
DL@DTLPROPERTIES.COM
912-327-0755

SURVEYOR
MICHAEL C. BELL
6095 ATLANTA HWY., FLOWERY
BRANCH, GA 30542
CBELL@ALLIANCECO.COM
770-440-9640



SURVEY NOTES

- All easements and rights of way which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unrecorded.
- There is not foundation on this property from a water course with a drainage area exceeding 100 acres of topography per FEMA panel 13135C0046 F, dated September 29, 2006.
- The locations of underground utilities shown hereon are based on visible structures and maps and/or field located methods provided by Public Utility Databases and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. A utility database is not a warranty or claim that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. A utility report can be provided upon request.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted (2011), using Global Positioning System (GPS) and obtained by RTK observations on Oct 6/2021 using the Leica Trimble System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 79,962 feet and an angular error in 02 seconds per angle point and no adjustment.
- This plat has been calculated for closure and is found to be accurate within one foot in 806,836 feet.
- Equipment used for measurement:
Angular: Leica TS16 Robotic Total Station
Linear: Leica TS16 Robotic Total Station
GPS: Leica GS16 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not address to any unrelated persons, persons, or entity without express authorization by the surveyor, written and signed, in person, or in writing.
- State, County, and Local Buffers and setbacks must exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Remains on Subject Property at the time of this Survey.
- Adjacent Surveying data shall warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- Current Owner: Buford Drive Self Storage, LLC, Deed Book 52965 Page 658, Plat Book 131, Page 123-124.
- See Addition: 1805 Azalea Drive.
- PD #7091 335
- References: Plat Book 131, Page 123-124
- Permitted structures and trees are not allowed in sanitary sewer easements according to current Gwinnett County policy.
- There are no wetlands being disturbed on this site.
- There are no stream buffers on this property.
- Subsidence shall be located at least 2 feet from the back of curb and shall be constructed of concrete a minimum of four feet (5') in width and 4" thick each a slope shall be 0.20" per foot. Concrete shall be Class "B" and have a strength of 2300 PSI at 28 days.
- The lots shown hereon may not be subdivided except through the Subdivision process as provided by the Gwinnett County Unified Development Ordinance in effect at the time.
- A separate building permit shall be obtained prior to construction for each site retaining wall which shall exceed 4 feet in height or which has a base/slope greater than 1 foot in 3 feet horizontal) and for each retaining wall (as) in accordance with Gwinnett County Construction Code section 103.1.1. A Certificate of Completion shall be issued by Gwinnett County Building Inspection Section for all walls in place prior to the project prior to issuance of a Certificate of Occupancy for any usable structure on the site or prior to approval of the Plat as indicated.
- Witness certification: The design professional, whose seal appears hereon, certifies the following: (1) the National Wetland Inventory maps have been consulted; and, (2) the appropriate permit (1) does not exist (2) does not (3) does not (4) does not (5) does not (6) does not (7) does not (8) does not (9) does not (10) does not (11) does not (12) does not (13) does not (14) does not (15) does not (16) does not (17) does not (18) does not (19) does not (20) does not (21) does not (22) does not (23) does not (24) does not (25) does not (26) does not (27) does not (28) does not (29) does not (30) does not (31) does not (32) does not (33) does not (34) does not (35) does not (36) does not (37) does not (38) does not (39) does not (40) does not (41) does not (42) does not (43) does not (44) does not (45) does not (46) does not (47) does not (48) does not (49) does not (50) does not (51) does not (52) does not (53) does not (54) does not (55) does not (56) does not (57) does not (58) does 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LOCATION MAP
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	SITE DATA		PARKING SPACES PROVIDED			SITE AREA
	BLDG. AREA (S.F.)	MIN. PARKING SPACES REQUIRED	MAX. PARKING SPACES ALLOWED	NORMAL/COMPACT	HC TOTAL	
ADMINISTRATION BUILDING	4,600					
KENNEL BUILDING 1	2,130					
KENNEL BUILDING 2	2,280					
KENNEL BUILDING 3	4,530					
DAYCAMP BUILDING	725					
	14,265	2	10	32	2	45
						2.59 ACRES

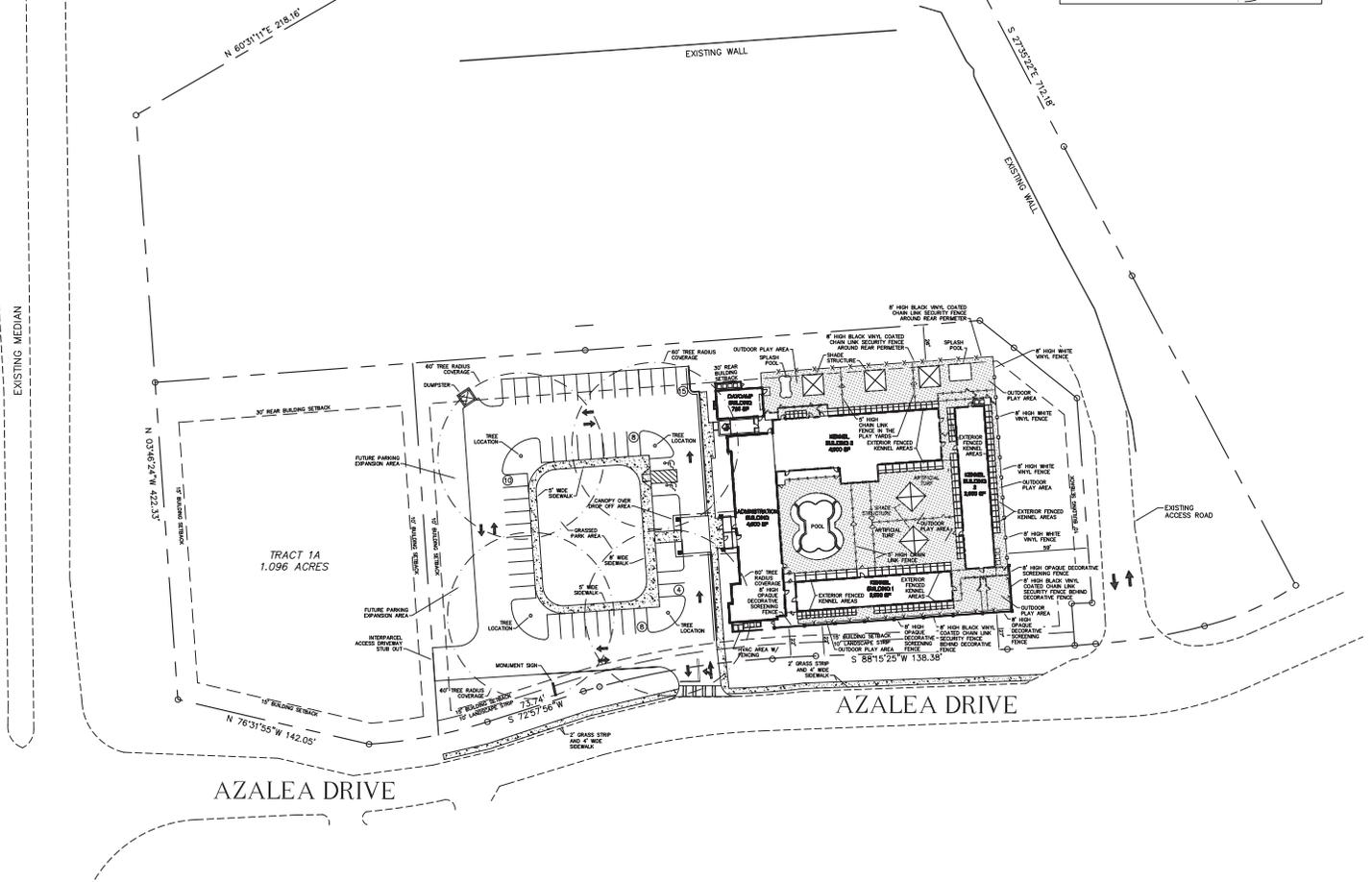
- NOTE: A VARIANCE WILL BE REQUESTED TO ALLOW THE ADDITIONAL PARKING SPACES SHOWN ON THIS SITE PLAN. ADDITIONAL PARKING SPACES ARE NEEDED BASED ON TYPICAL OPERATIONS FOR OTHER EXISTING PET PARADISE SITES IN THE METRO ATLANTA AREA.
- NOTES:
1. THE PARCEL IS ZONED C-2 (GENERAL BUSINESS DISTRICT). A KENNEL/PER BOARDING IS A PERMITTED USE IN THE C-2 DISTRICT.
 2. MINIMUM AND MAXIMUM PARKING REQUIREMENTS ARE BASED ON "KENNEL" USE.
 3. THE MAXIMUM BUILDING HEIGHT IS 26 FEET.
 4. THE SITE'S LANDSCAPE PLAN WILL COMPLY WITH THE REQUIREMENTS OF SECTION 620-30.

LEGEND

EXISTING FEATURES
 EXISTING BUILDING
 PROPOSED BUILDING
 PROPERTY LINES
 SETBACK LINES
 8' HIGH OPAQUE SCREENING FENCE
 8' HIGH WHITE VINYL FENCE
 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE

DIRECTION OF VEHICULAR MOVEMENT
 ARROWS

TREE LOCATION AND 60' RADIUS FOR PARKING SPACE COVERAGE

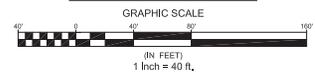


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THE LOCATION OF ALL UTILITIES SHOWN OR REFERENCED ON THESE DRAWINGS ARE APPROXIMATE AND NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE PUBLIC UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. AS FAR AS POSSIBLE THE CONTRACTOR TO OBTAIN THE EXACT LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO PREVENT EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE PLAN



NOTE: THIS SITE PLAN IS CONCEPTUAL BASED ON PROPERTY LINES DRAWN FROM A PREVIOUS SURVEY AND SCANNED PHOTOGRAPHIC IMAGES. THE LOCATION AND DIMENSIONS OF ALL EXISTING FEATURES (EDGES OF PAVEMENT, PAVEMENT STRIPING, ETC.) SHOULD BE CONSIDERED APPROXIMATE.

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1980 North Brown Street, Suite 105
 Lawrenceville, GA 30046
 (770) 962-7878

HGA

3/21/22

PET PARADISE
 UNIVERSITY BOULEVARD WEST
 JACKSONVILLE, FL 32216

PET PARADISE, GA
 1887 AZALEA DRIVE, LAWRENCEVILLE, GEORGIA

NO.	REV.	DATE	DESCRIPTION

DRAWN BY: LCG
 CHECKED BY: RAM

DATE: 3/21/22

SHEET TITLE: SITE PLAN FOR SPECIAL USE PERMIT

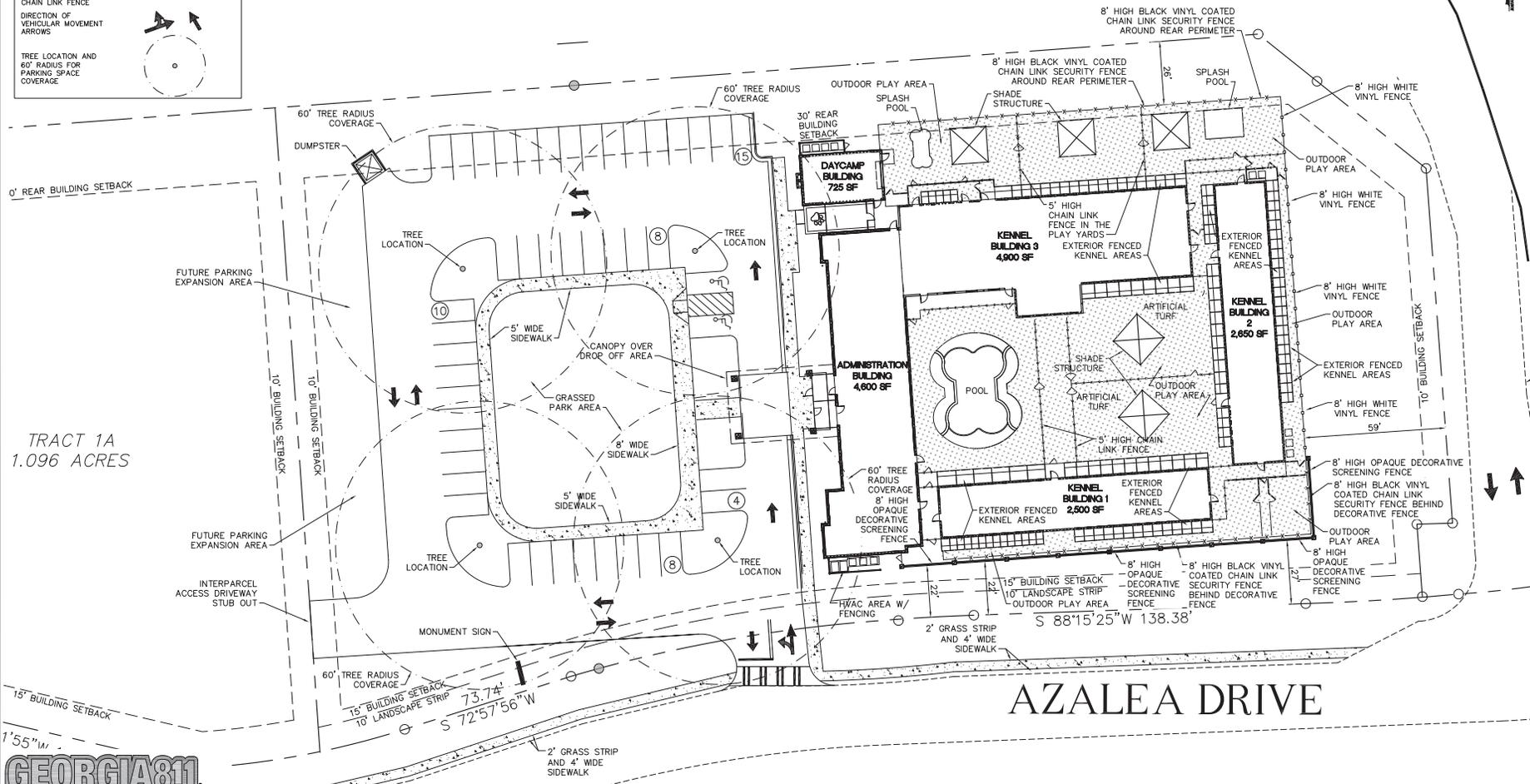
SHEET NUMBER: SUP1.0

HGA JOB No. 200-272

RECEIVED
3/21/2022

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- SETBACK LINES
- 8" HIGH OPAQUE DECORATIVE SCREENING FENCE
- 8" HIGH WHITE VINYL FENCE
- 8" HIGH BLACK VINYL COATED CHAIN LINK FENCE
- DIRECTION OF VEHICULAR MOVEMENT ARROWS
- TREE LOCATION AND 60' RADIUS FOR PARKING SPACE COVERAGE



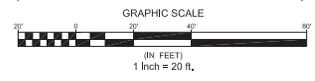
TRACT 1A
1.096 ACRES



811
Or Call 800-282-7411

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE PUBLIC UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN ON THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CALL AND VERIFY THE LOCATION TO CALL OR VERIFY PROVISIONS COVERED AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REVEAL EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND TO VERIFY THE LOCATION OF UTILITIES WHICH COINCIDE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**SITE PLAN
(CLOSE UP VIEW)**



NOTE: THIS SITE PLAN IS CONCEPTUAL BASED ON PROPERTY LINES DRAWN FROM A PREVIOUS SURVEY AND SCANNED PHOTOGRAPHIC IMAGES. THE LOCATION AND DIMENSIONS OF ALL EXISTING FEATURES (EDGES OF PAVEMENT, PAVEMENT STRIPING, ETC.) SHOULD BE CONSIDERED APPROXIMATE.

REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
3/21/22

HGA

Pet Paradise
1887 AZALEA DRIVE, GWINNETT COUNTY, GEORGIA
5180 UNIVERSITY BOULEVARD WEST, JACKSONVILLE, FL 32216

**PET PARADISE, GA
LAWRENCEVILLE, GA**
1887 AZALEA DRIVE, GWINNETT COUNTY, GEORGIA

NO.	BY	DATE	DESCRIPTION

DRAWN BY: LCG CHECKED BY: RAM
DATE: 3/21/22
SHEET TITLE: SITE PLAN FOR SPECIAL USE PERMIT
SHEET NUMBER: SUP1.1

HGA JOB No. 200-272

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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3/21/2022



ka
landscape architecture

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

3/21/2022



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

3/21/2022



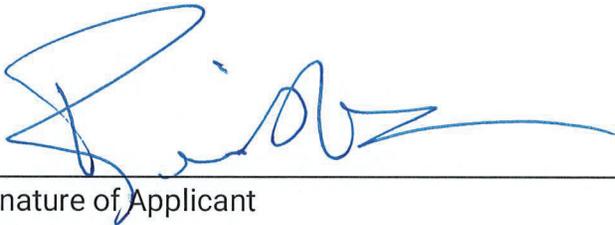
ka
K&A ARCHITECTURE

RECEIVED

2-2-2022

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.



1/26/22
Date

Signature of Applicant

Antonio D. Franco, V.P. Real Estate

Type or Print Name and Title



1/26/22
Date

Signature of Notary Public

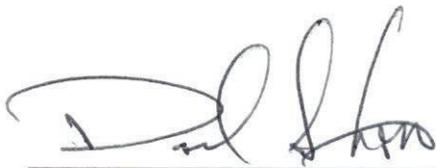


RECEIVED

2-2-2022

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.



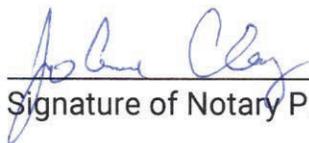
Signature of Property Owner

1-25-2022

Date

DAVID S. LOTT Pres.

Type or Print Name and Title



Signature of Notary Public

1/25/22

Date



Notary Seal

RECEIVED

2-2-2022

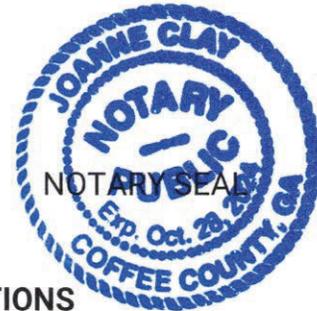
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

[Signature] _____ DAVID S. LOTT
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
OWNER

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] _____ 2/1/22
SIGNATURE OF NOTARY PUBLIC 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 DAVID LOTT
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.

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

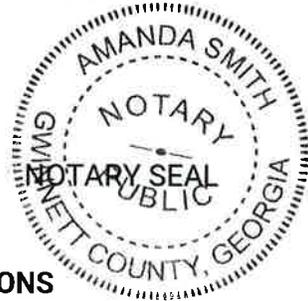
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
<i>Robert A. McCann</i>	2/22/22	Robert A. McCann, P.E Haines, Gipson & Assoc. Inc.

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
---	------	------------------------------

<i>Amanda Smith</i>	2/22/22	
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SIGNATURE OF NOTARY PUBLIC	DATE	
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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 Robert A. McCann, P.E.
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)

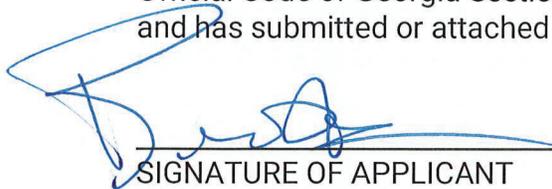
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RECEIVED

2-2-2022

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.

 1.26.22 Brent Franco, VP. Real Estate
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC 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 Brent Franco
YOUR NAME

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

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

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

RECEIVED

2-2-2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7th 91 R7091 341
(Map Reference Number) District Land Lot Parcel

Robert A. McCann

1/24/22

Signature of Applicant

Date

Robert A. McCann. P.E., Principal; Haines, Gipson & Assoc. Inc.

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Tamia Harman

TSA

NAME

TITLE

1/28/2022

DATE