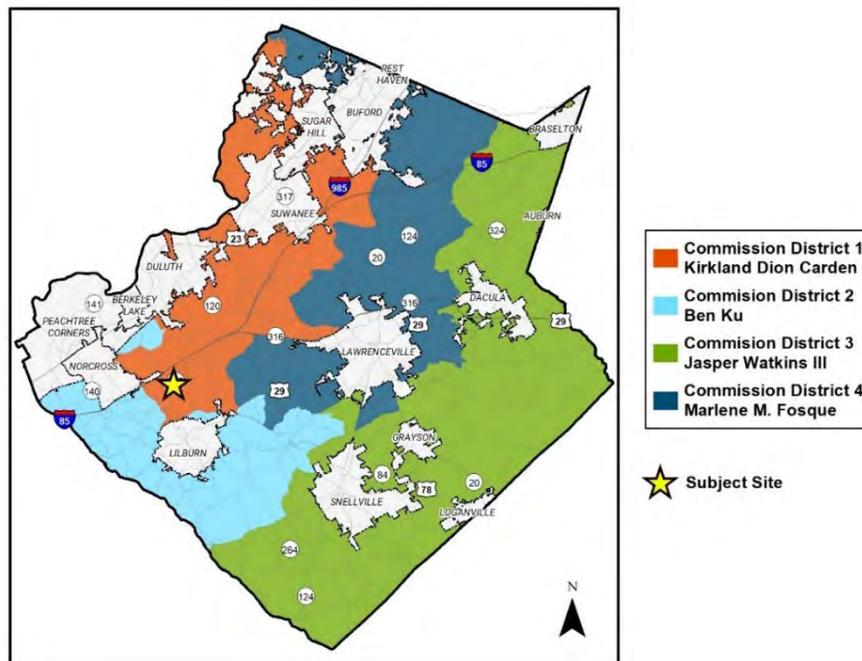


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00045
Current Zoning: M-1 (Light Industry District)
Overlay District: Gateway 85
Request: Special Use Permit
Address: 4275 Steve Reynolds Boulevard
Map Number: R6184 067
Site Area: 5.0 acres
Square Feet: 3,009
Proposed Development: Adult Day Care
Commission District: District 1 – Commissioner Carden*
Character Area: Workplace Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



*Commission District 2 effective January 1, 2023.

Planning Commission Advertised Public Hearing Date: 8/4/2022 (Public Hearing Tabled to 10/4/2022)

Board of Commissioners Advertised Public Hearing Date: 8/25/2022

Applicant: Jea Huy Choi
4281 Steve Reynolds Boulevard
Norcross, GA 30093

Owner: Charles Mion
4281 Steve Reynolds Boulevard
Norcross, GA 30093

Contact: Jea Huy Choi

Contact Phone: 404.644.3533

Zoning History

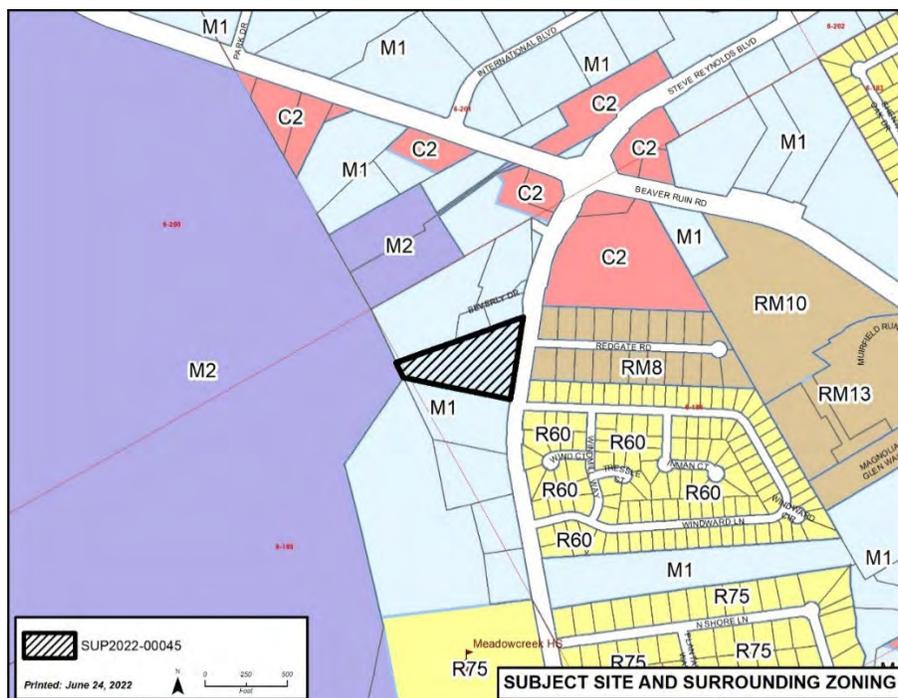
The subject property is zoned M-1 (Light Industry District). In 1972, rezoning case, REZ1972-00047 was denied.

Existing Site Condition

The subject site is 5.0-acres and contains an office park developed with four buildings and associated parking areas located on the west side of Steve Reynolds Boulevard, south of its intersection with Beaver Ruin Road. The parcel is located in the Gateway 85 Overlay District. The topography slopes downward approximately 40 feet from Steve Reynolds Boulevard toward the west. Sidewalks exist along Steve Reynolds Boulevard. The site is accessible from two existing curb cuts from Steve Reynolds Boulevard. The nearest Gwinnett County Transit stop is 800 feet from the subject site at the intersection of Beaver Ruin Road and Steve Reynolds Boulevard.

Surrounding Use and Zoning

The subject site is surrounded by industrial and residential properties. These properties include light and heavy industrial uses, as well as single-family residential subdivisions. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Adult Day Care	M-1	N/A
North	Light Industrial	M-1	N/A
East	Townhouses Single-family Residential	RM-8 R-60	3.0 units per acre 1.78 units per acre
South	Light Industrial	M-1	N/A
West	Heavy Industrial	M-2	N/A

Project Summary

The applicant requests a special use permit on a 5.0-acre property zoned M-1 to allow an adult day care facility, including:

- An existing adult daycare facility located within a 3,009-square-foot office suite (Suite F).
- Services provided to 15 adults with disabilities, five hours per day, by four employees.
- No changes proposed to the site or building.
- A total of 67 existing parking spaces throughout the office park.
- The current facility has been in operation at this location since 2004 without a Special Use Permit.

Zoning and Development Standards

The applicant is requesting a special use permit for an adult day care in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	One story	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking	Minimum: 60 spaces	67 total spaces (entire development)	YES
Landscape setback	Minimum: 10'	>10'	YES

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 D). 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 surrounding area consists of industrial and single-family residential properties. There is a granite countertop warehouse to the north, an office warehouse to the south, an asphalt plant to the west, and townhouses to the east. The requested special use permit within an existing office park is suitable considering the adjacent and nearby uses.

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

The requested special use permit will not adversely affect the existing use or usability of adjacent or nearby property. The subject property is located along an intensely developed light industrial corridor containing other office and office warehouse uses.

C. Whether the property to be affected by a proposed rezoning 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.

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

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 indicate the subject property lies within the Workplace Center Character Area. This designation includes office parks, industrial parks, freight-oriented, and logistic uses. The character area encourages service uses to offset the anticipated reduction in manufacturing and light industry. The requested special use permit for an adult day care would conform 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 use is within an existing, aging industrial office park, which is a land use that is experiencing higher tenant vacancy rates than in previous decades. The Unified Plan encourages attracting service activities to these spaces to offset the projected decline in manufacturing and light industrial uses. Services, such as an adult day care, can help replace uses that would traditionally occupy industrial office parks which will support their vitality.

Staff Recommendation

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

Planning Commission Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for an adult day care, subject to the following conditions:

1. The adult day care facility shall be limited to providing on-site services to no more than 15 adult clients, at any given time.
2. Pick-up and drop-off shall occur on-site, on approved paved surfaces, and shall not impede traffic along Steve Reynolds Boulevard.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



Suite F



Entrance from Steve Reynolds Boulevard



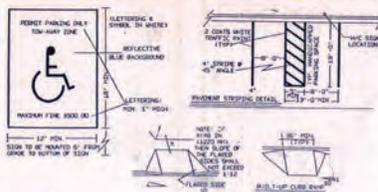
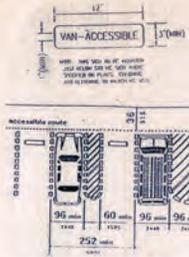
Driveway access to Suite F

Exhibit B: Site Plan

[attached]



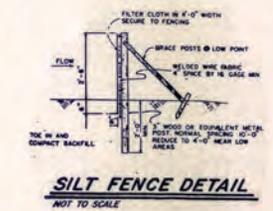
- APP = IRON PIN FOUND
- BL = IRON PIN SET
- BL = BULKING LINE
- CL = CENTER LINE
- LL = LAND USE LINE
- RY = RIGHT OF WAY
- MA = MAIN HOLE
- TA = TEST HOLE
- WM = WATER METER
- SE = SEWER EASEMENT
- SS = SANITARY SEWER EASEMENT
- MT = MARKED TREE
- ARC = CURVE ARC LENGTH
- CR = CURVE RADIUS
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- CB = CROSS BENCH
- CD = CROSS DRAIN
- HE = HEAD HOLE
- TL = TELEPHONE LINE
- WE = WATER EASEMENT
- SE = SANITARY SEWER EASEMENT
- PL = POWER LINE



GENERAL NOTES:

1. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. 9007 3040
2. BOUNDARY DATA BY GRESHAM PLANNING & DEVELOPMENT, INC. DATED: 10 APRIL 1988.
3. MAXIMUM CUT/FILL SLOPES: 2:1.
4. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS POSSIBLE.
5. UTILITIES: SEWER: GWINNETT COUNTY. WATER: GWINNETT COUNTY. GAS: ATLANTA GAS LIGHT. POWER: GEORGIA POWER.
6. THIS PROPERTY IS NOT IN A FEDERAL FLOOD HAZARD AREA. REF. FEMA FIRM NO. 17092D 0100, 0100 - 1000.
7. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
8. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES BEFORE EXCAVATION.
9. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT.
10. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS AND SPECIFICATIONS.
11. PARKING BASED ON 80% PROPOSED OFFICE AND 40% PROPOSED WAREHOUSE. TOTAL SPACES REQUIRED = 29. TOTAL SPACES PROVIDED = 24. 100' R/W STEVE REYNOLDS BLVD.
12. ADDRESS OF SITE: 4275 STEVE REYNOLDS BLVD.
13. ZONING: M-1. 10' DITCHES TO BE MAINTAINED.
14. PROPOSED USE: OFFICE/WAREHOUSE.
15. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED. SEE 100' R/W STEVE REYNOLDS BLVD.
16. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 600 OF THE 1991 EDITION OF THE STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
17. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LINES. FLORIDA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED MASTER PLUMBER. THE WORK REQUIRES A SEPARATE CITY PLUMBING PERMIT WHICH IS AVAILABLE FROM THE BUILDING DEPARTMENT. PROTECTION SHOULD BE PROVIDED BY PAINTING RED, WHITE AND BLUE.
18. WATER SERVICE TO BE FROM EXISTING PRIVATE ST LINE.
19. TOTAL AREA (INCLUDES REQUIRED DRIVE, E.D. AND DRIVE) TOTAL IS 25,000 SQ. FT. DRIVE: 10,000 SQ. FT. DRIVE: 10,000 SQ. FT. DRIVE: 5,000 SQ. FT. TOTAL AREA REQUIRED: 25,000 SQ. FT. PROVIDED: 27,000 SQ. FT.
20. TO PROVIDE HANDICAPPED ACCESS TO BE INSTALLED.
21. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
22. ALL FOUNDATIONS AND TREE SAWS AREAS SHALL BE CLEARLY IDENTIFIED BY TRIPWIRE, ANCHOR, BENCHMARK, PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
23. BUILDING TO BE RE-DEVELOPED.

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
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 4/7/2022



GRAPHIC SCALE 1" = 40'



Revised
 GWINNETT COUNTY
 PERMISSIBILITY OFFICE
 Approved by: *[Signature]*
 Date: *[Date]*
 Final approval subject to final city council action and final building department approval by Gwinnett County. Copies sent to and retained by Gwinnett County as per Code of Ordinances. (Local Copy 1 of 2 Copies)

Owner/Developer
 JOHN MION
 4275 STEVE REYNOLDS BLVD.
 NORCROSS, GA 30071
 (404) 921-4400

GRESHAM PLANNING
 & DEVELOPMENT, INC.
 CONSULTING ENGINEER, PLANNER & ARCHITECT
 1000 N. GWINNETT AVENUE, SUITE 200
 GWINNETT, GEORGIA 30040
 (404) 633-0300

SITE PLAN FOR:
JOHN MION
 LAND LOT 184 of the 8th DISTRICT
 GWINNETT COUNTY, GEORGIA

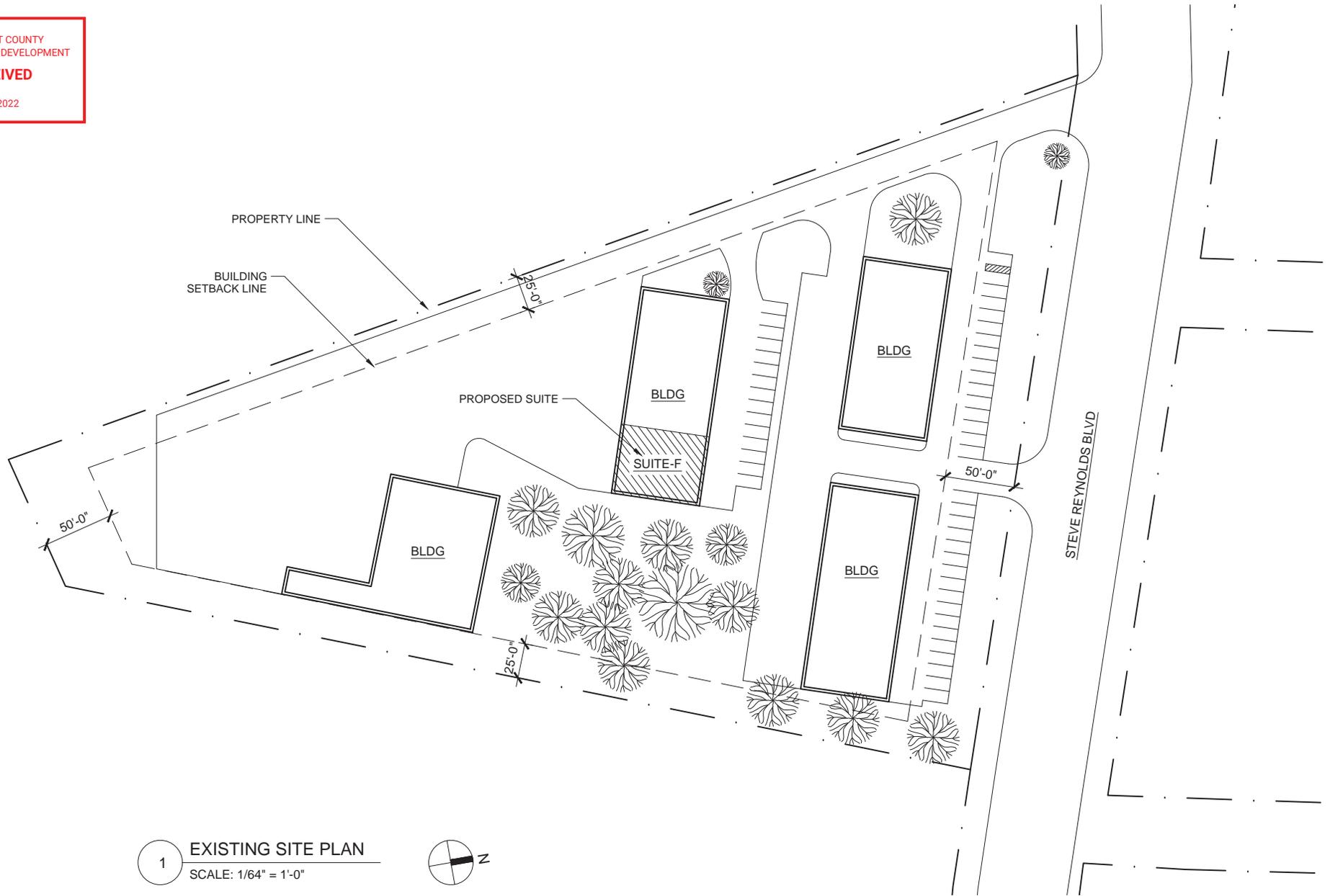
NO.	DATE	DESCRIPTION
1		
2		



1
2

RECEIVED

4/7/2022



1 EXISTING SITE PLAN
SCALE: 1/64" = 1'-0"



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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WHEAT MISSION IN ATLANTA
4/7/2022

PROPERTY ADDRESS: 4281 STEVE REYNOLDS BLVD, #F
NORCROSS, GA 30093

SQUARE FOOTAGE: +/- 3,009 SF

BUILDING HEIGHT: Approx. 16 FT

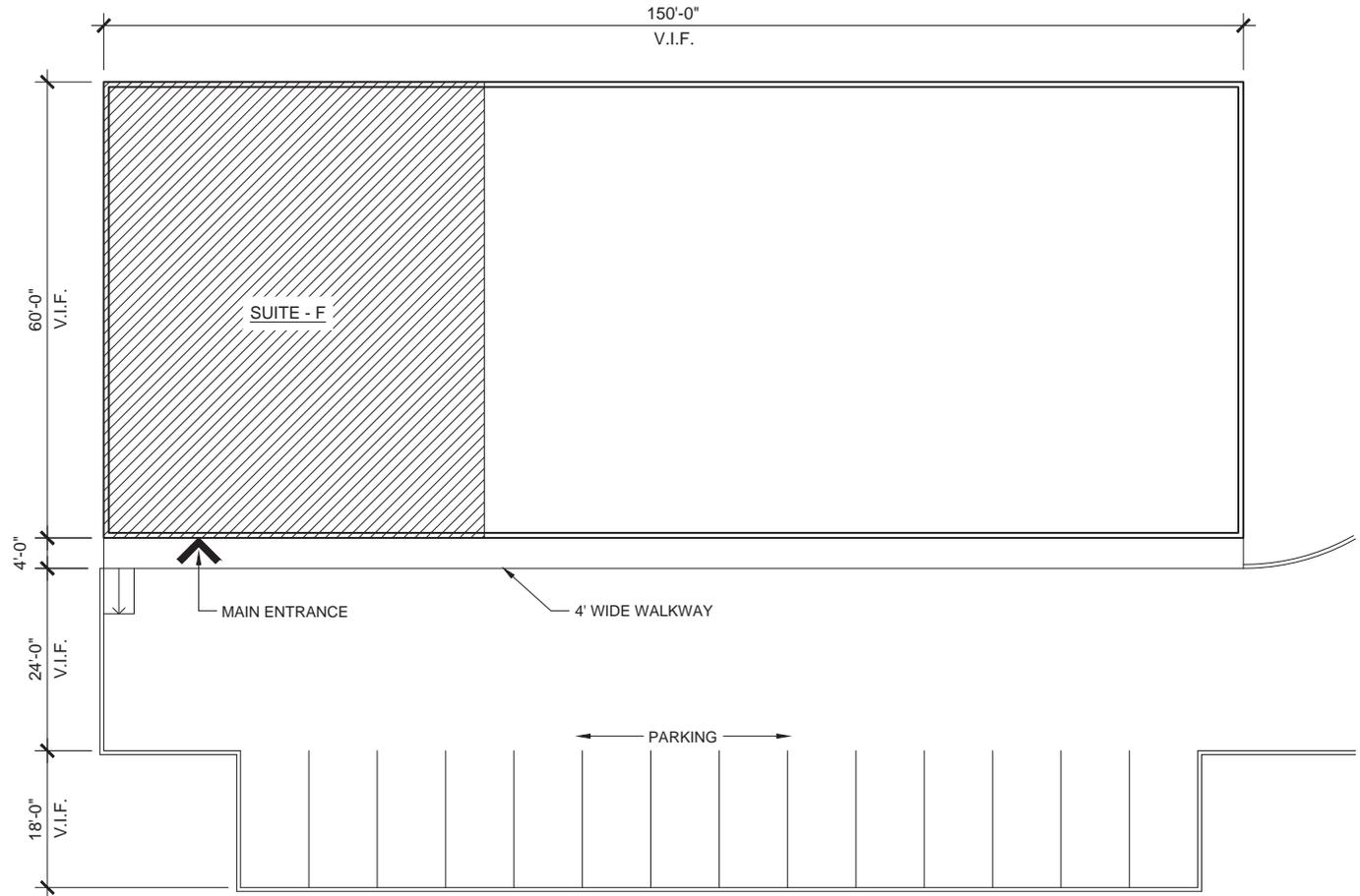
BUILDING USE: DISABLED DAY CARE

CONSTRUCTION TYPE: II-B

SPRINKLERED: NO

OCCUPANCY: DAY CARE,
INSTITUTIONAL GROUP I-4

OCCUPANT LOAD: 39 PEOPLE



1 EXISTING SITE PLAN @ SUITE-F
SCALE: 1/16" = 1'-0"



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

[attached]

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6/16/2022

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:

Yes, I think it is appropriate for use and developmet.

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

No. Negative effect on licensing does not reach

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

Yes, I think so

- (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:

No. It does not impose a burden on public facilities.

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

Yes. Appropriate for land use planning

- (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:

No. No other conditions for change

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/7/2022

Letter of Intent

From : JEA HUY CHOI

Wheat Mission in Atlanta

4281 Steve Reynolds Blvd. #F Norcross, GA 30093

To : Department of Planning & Development Planning Division

446 West Crogan St. Suite 300

Lawrenceville, GA 30046

To whom it may concern,

My name is Jea Huy Choi, pastor of Wheat Mission of Atlanta, a program in which we work with people with disabilities. At our program, we help kids with disabilities to become independent and interact with other people, and most importantly we encourage them to come to Christ.

Wheat Mission work has been in use since 2004 in the building at the above address. However, recently I have come to realize that the area is not suitable for the ministry of the disabled. So we would like to ask for a special permission to use this building for the ministry of the disabled.

Number of employee : 4

Hours of operation : 5 Hours per day

Number of patients/clients : 15

Sincerely,



JEA HUY CHOI

Pastor of Wheat Mission of Atlanta

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00045	
Case Address:		4281 Steve Reynolds Boulevard	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Steve Reynolds Boulevard is a minor arterial. ADT = 21,455.		
2	800-feet to nearest transit facility (#2334768) Beaver Ruin Road and Steve Reynolds Boulevard.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

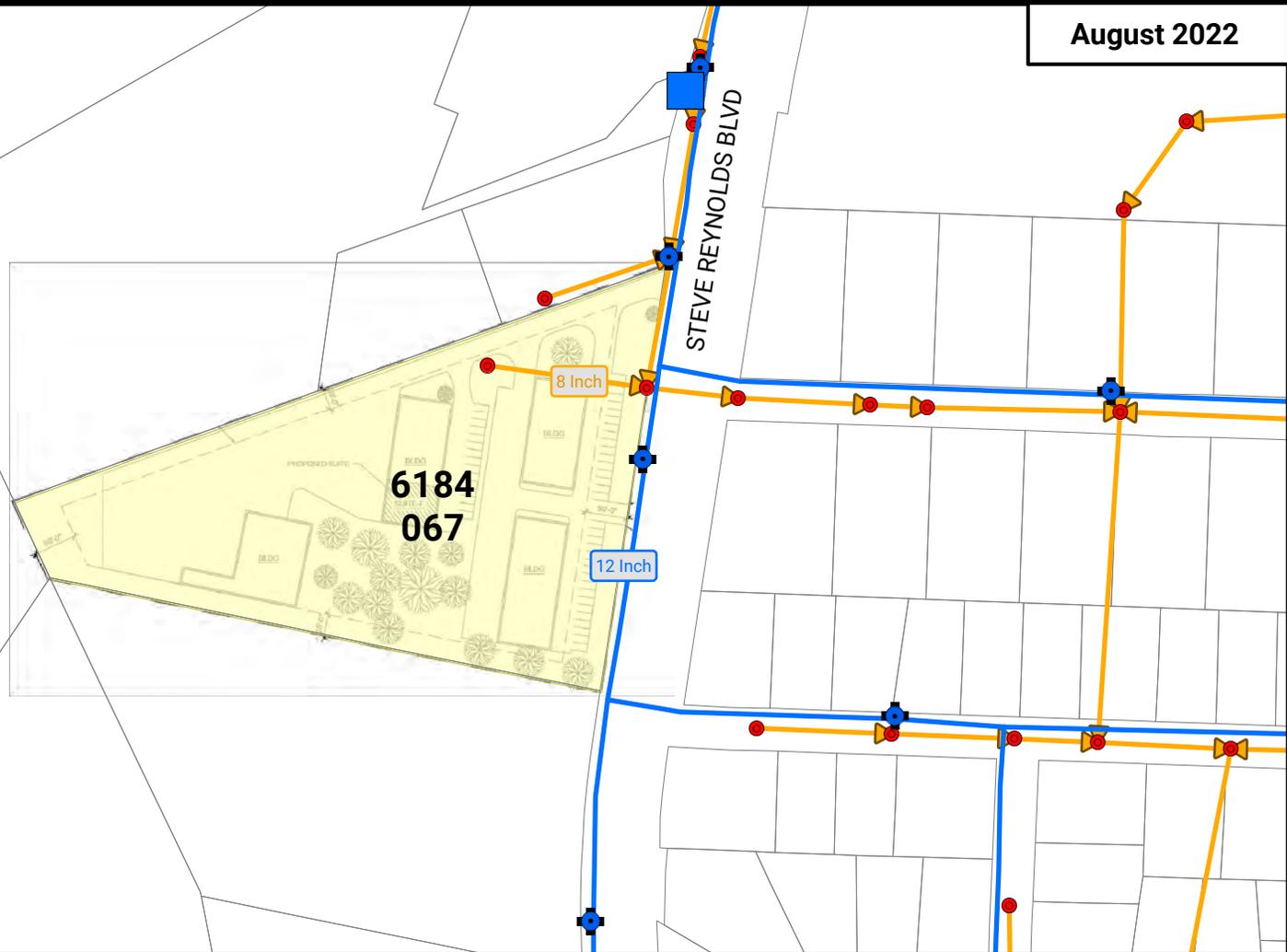


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		7/13/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00045		
Case Address:		4281 Steve Reynolds Boulevard		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: Existing building already connected to water.			
2	Sewer: Existing building already connected to sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021



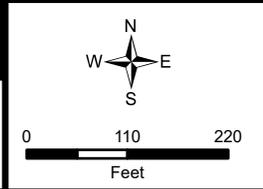
LEGEND

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

SUP2022-00045

M-1

**Water & Sewer
Utility Map**



LOCATION



Water Comments: Existing building already connected to water.

Sewer Comments: Existing building already connected to 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 E: Maps

[attached]



BEVERLY DR

REDGATE RD

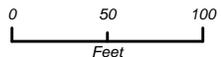
STEVE REYNOLDS BLVD

WINDWARD LN



SUP2022-00045

Printed: June 24, 2022





Workplace Centers

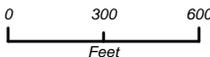
Vibrant Communities

Meadowcreek HS

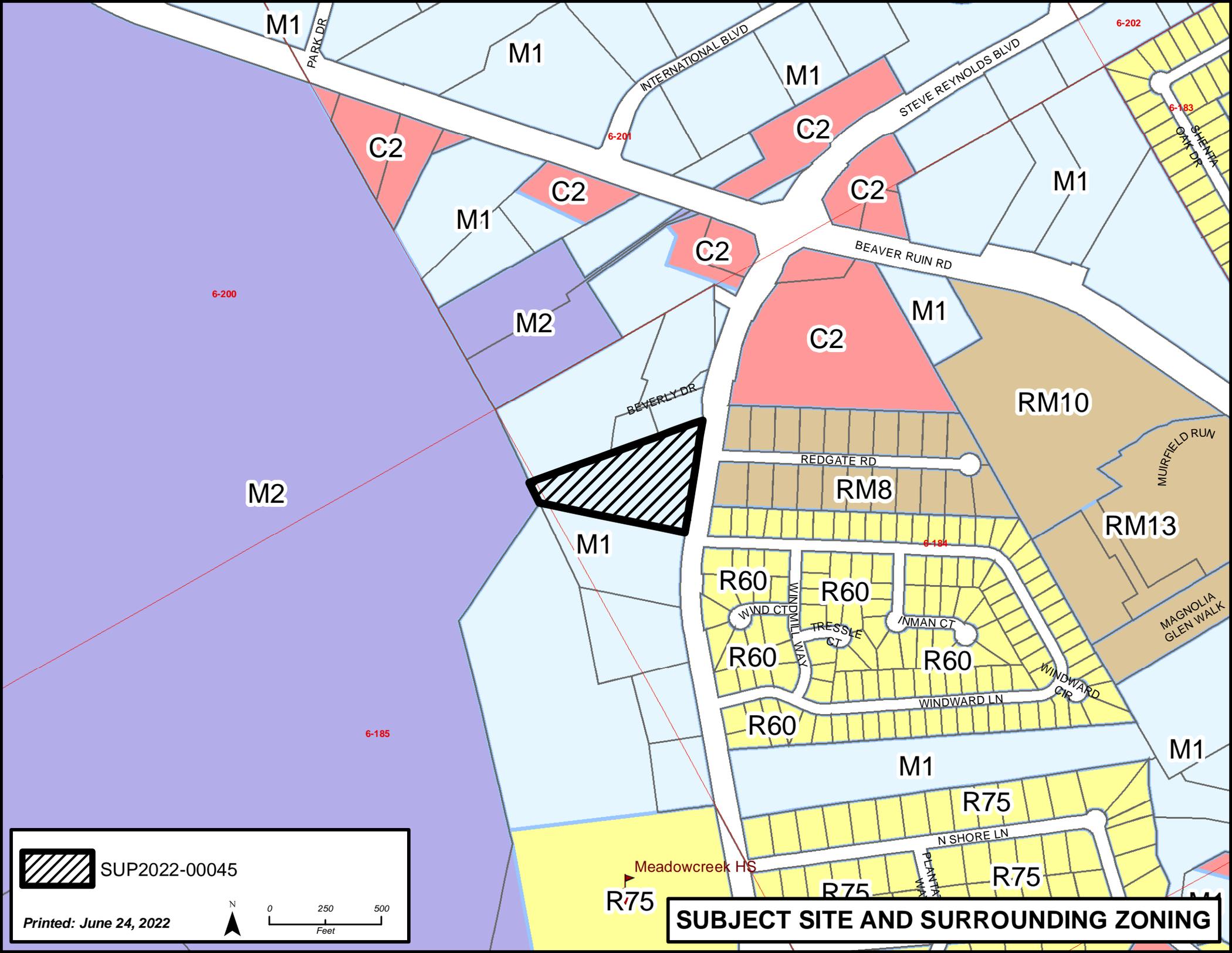


SUP2022-00045

Printed: June 24, 2022

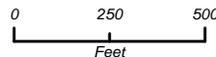


2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



SUP2022-00045

Printed: June 24, 2022



SUBJECT SITE AND SURROUNDING ZONING

RECEIVED

June 30, 2022
AN APPLICATION

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JEA HUY CHOI</u>	NAME: <u>Charles Mion</u>
ADDRESS: <u>4281 Steve Reynolds</u>	ADDRESS: <u>4281 / 4275 Steve Reynolds Blvd</u>
CITY: <u>Notcross</u>	CITY: <u>Notcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>404-644-3533</u>	PHONE: <u>404-395-4599</u>
EMAIL: <u>atimilai@gmail.com</u>	EMAIL: <u>Mion.Charles@gmail.com</u>
CONTACT PERSON: <u>JEAHUY CHOI</u> PHONE: <u>404-644-3533</u>	
CONTACT'S E-MAIL: <u>atimilai@gmail.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>M1</u>	BUILDING/LEASED SQUARE FEET: <u>3,009</u>
PARCEL NUMBER(S): <u>6184067</u>	ACREAGE: <u>5</u>
ADDRESS OF PROPERTY: <u>4275 Steve Reynolds Blvd. Notcross GA</u>	
SPECIAL USE REQUESTED: <u>Adult Daycare 30093</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

9238
0235

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
June 20, 2022

OK 49238 PG 0235

TO:
PASTOR
CH01

Exhibit "A"

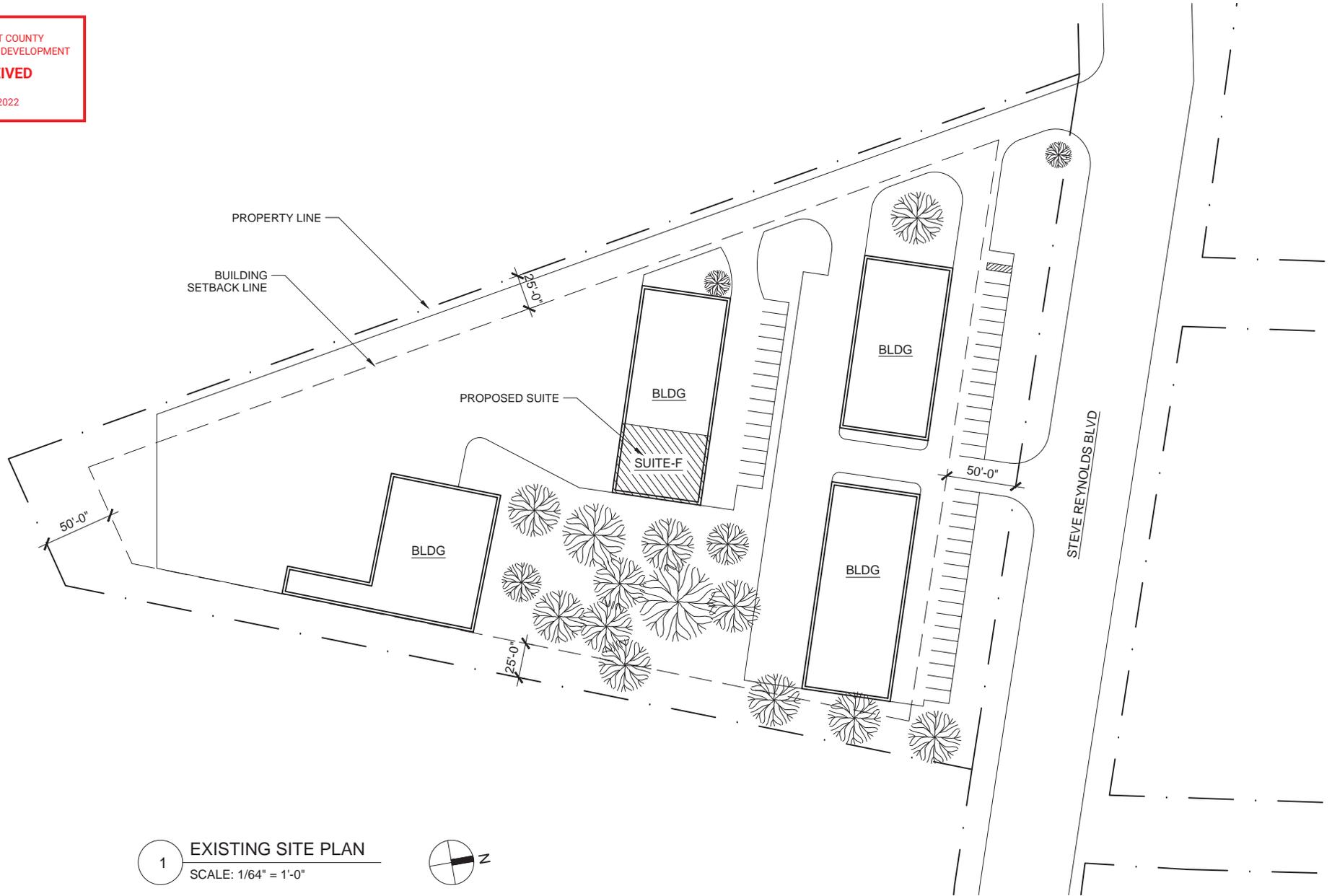
All that tract or parcel of land lying and being in Land Lot 184 of the 6th Land District, Gwinnett County, Georgia, containing 5.000 acres as shown on a Plat of Survey prepared by Hannon, Meeks & Bagwell Surveyors and Engineers, Inc., dated August 2, 1977, recorded in Plat Book Q, Page 53, Gwinnett County Records, and more particularly described as follows:

To locate the point of beginning, begin at a point in the center of Red Plum Road (an 40-foot R/W) located 919.06 feet South as measured along said center line from the point of intersection of the center line of Red Plum Road with the center line of Beaver Run Road; run thence South 68 degrees 51 minutes 20 seconds West 45.15 feet to an iron pin on the west right of way line of Red Plum Road which is the PLACE OR POINT OF BEGINNING; run thence South 06 degrees 29 minutes 00 seconds West along the west right of way line of Red Plum Road 515.42 feet to an iron pin; run thence North 79 degrees 44 minutes 30 seconds West 685.58 feet to an iron pin on the land lot line common to Land Lots 184 and 185; run thence North 27 degrees 12 minutes 30 seconds West along said land lot line 100.0 feet to an iron pin; run thence North 68 degrees 51 minutes 20 seconds East 834.74 feet to an iron pin on the west right of way line of Red Plum Road, which is the place or point of beginning.

4275 STEVE
REYNOLDS
BLVD.
NORCROSS, GA.

RECEIVED

4/7/2022



1 EXISTING SITE PLAN
SCALE: 1/64" = 1'-0"



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

WHEAT MISSION IN ATLANTA
4/7/2022

PROPERTY ADDRESS: 4281 STEVE REYNOLDS BLVD, #F
NORCROSS, GA 30093

SQUARE FOOTAGE: +/- 3,009 SF

BUILDING HEIGHT: Approx. 16 FT

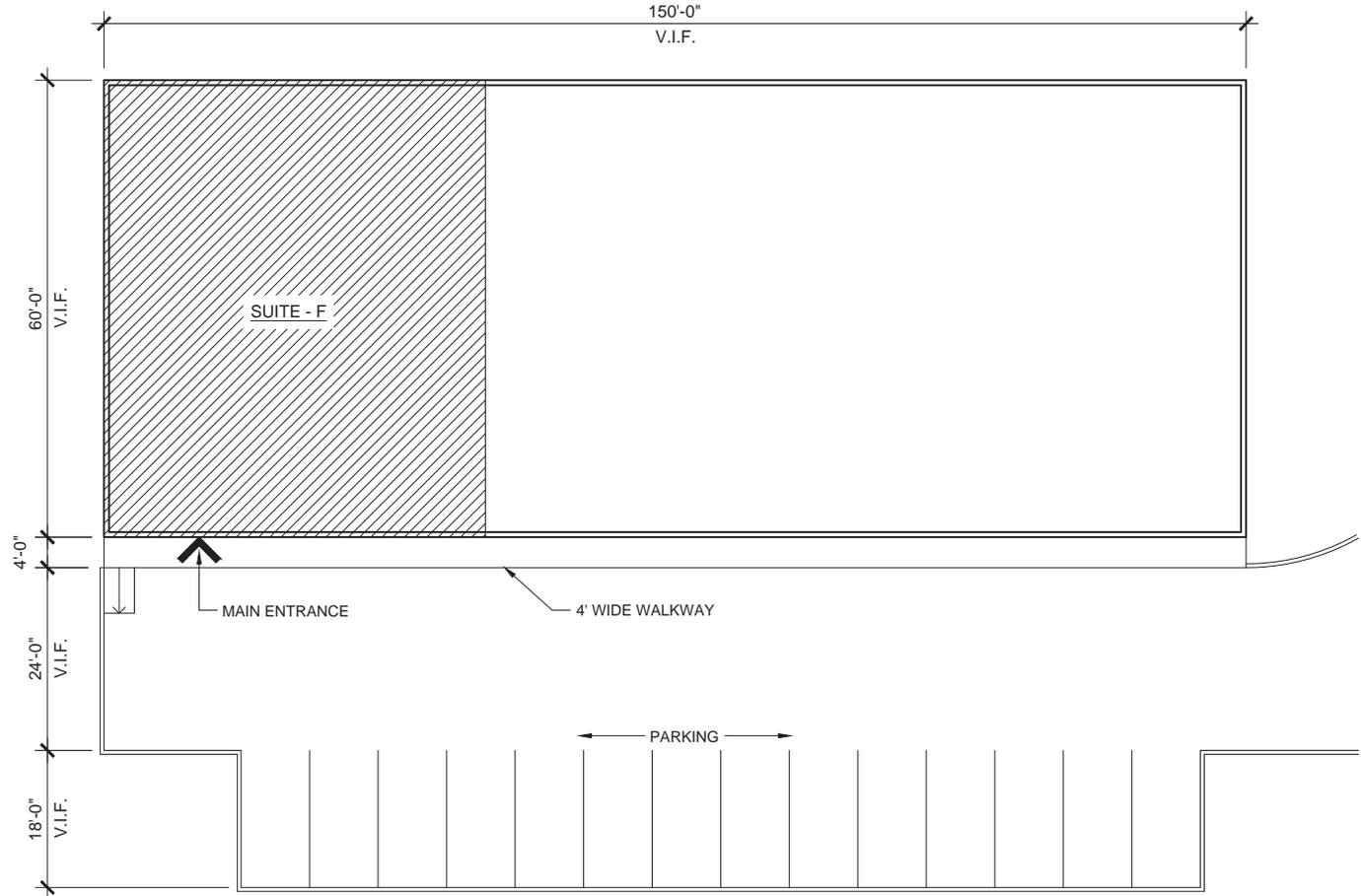
BUILDING USE: DISABLED DAY CARE

CONSTRUCTION TYPE: II-B

SPRINKLERED: NO

OCCUPANCY: DAY CARE,
INSTITUTIONAL GROUP I-4

OCCUPANT LOAD: 39 PEOPLE



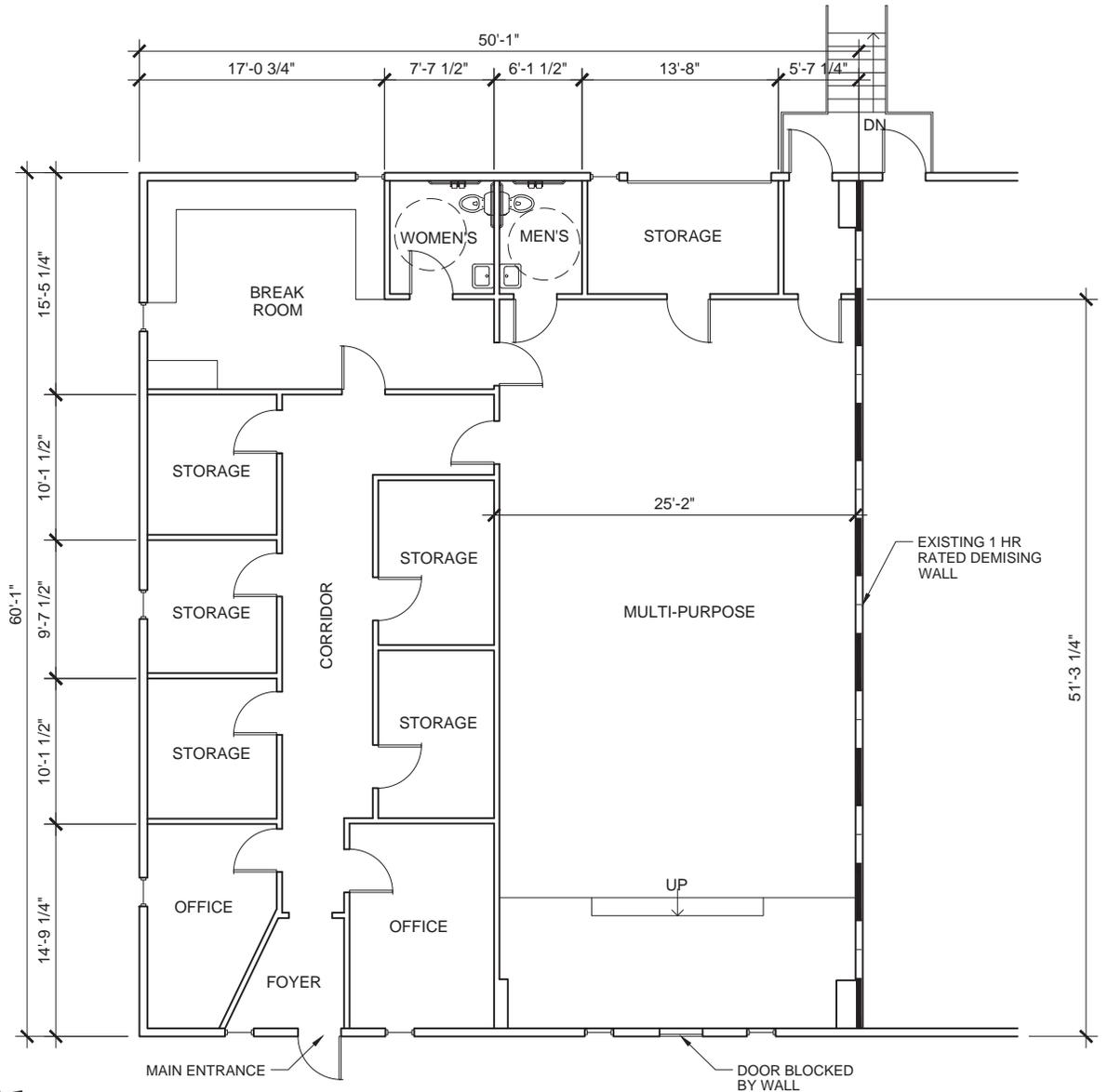
1 EXISTING SITE PLAN @ SUITE-F
SCALE: 1/16" = 1'-0"



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1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



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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:

Yes, I think it is appropriate for use and developmet.

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

No. Negative effect on licensing does not reach

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

Yes, I think so

- (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:

No. It does not impose a burden on public facilities.

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

Yes. Appropriate for land use planning

- (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:

No. No other conditions for change

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Letter of Intent

From : JEA HUY CHOI

Wheat Mission in Atlanta

4281 Steve Reynolds Blvd. #F Norcross, GA 30093

To : Department of Planning & Development Planning Division

446 West Crogan St. Suite 300

Lawrenceville, GA 30046

To whom it may concern,

My name is Jea Huy Choi, pastor of Wheat Mission of Atlanta, a program in which we work with people with disabilities. At our program, we help kids with disabilities to become independent and interact with other people, and most importantly we encourage them to come to Christ.

Wheat Mission work has been in use since 2004 in the building at the above address. However, recently I have come to realize that the area is not suitable for the ministry of the disabled. So we would like to ask for a special permission to use this building for the ministry of the disabled.

Number of employee : 4

Hours of operation : 5 Hours per day

Number of patients/clients : 15

Sincerely,



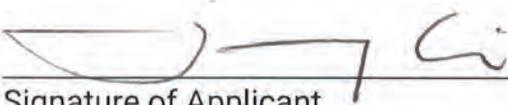
JEA HUY CHOI

Pastor of Wheat Mission of Atlanta

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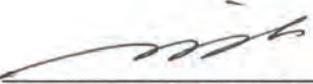
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

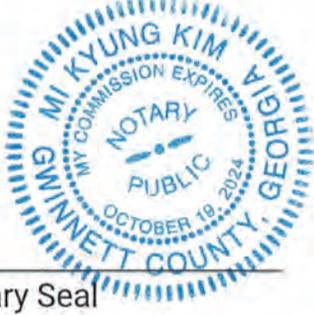
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

 _____ 03/29/2022
Signature of Applicant Date

JEA HUY CHOI Pastor

Type or Print Name and Title

 _____ 03/29/2022
Signature of Notary Public Date Notary Seal



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4/7/2022 **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.

Charles Mion

Signature of Property Owner

3/22/22

Date

CHARLES MION

Type of Print Name and Title

Anita D Hawthorne

Signature of Notary Public

3-23-2022

Date



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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.

Jea Huy Choi 03/29/2022 JEA HUY CHOI Pastor
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Hee Yang Lee 3/29/22 HEE YANG LEE
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 03/29/2022
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 Jea Huy Choi JEA HUY CHOI
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.

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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: 6 - 184 - 067
(Map Reference Number) District Land Lot Parcel

[Signature] 03/29/2022
Signature of Applicant Date
JEA HUY CHOI pastor
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)

[Signature] TSA II
NAME TITLE
4/4/2022
DATE



PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: JEA HUY CHOI

Company: Wheat Mission in Atlanta

Mailing Address: 4281 Steve Reynolds Blvd. #5

City, State, Zip Code: Norcross, GA 30093

Phone Number: 404-644-3533 Email Address: atlmilal@gmail.com

Project Summary:

Address of Project: same as above

Name of Project: Wheat Mission in Atlanta

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):
Special Use Permit

Total Project Acreage: _____ Total Square Footage: 3,009 S.F. Total Number of Lots/Units: 1 Unit

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use): _____

The hole area of 3,009 s.f. is to be used for office, storage, break room and multi-purpose space for the handicapped.

Pre-Application Information Form Submittal Checklist:

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 3/15/2022

Staff Printed Name: Gabrielle Cazeau Signed: Gabrielle Cazeau



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PRE-APPLICATION MEETING MINUTES

Subject Property: 4281 Steve Reynolds Boulevard

Application Type: Special Use Permit

Date: 3/15/2022

Attendees:

Name	Organization	Title	Email
Gabrielle Cazeau	Gwinnett County	Planner III	Gabrielle.Cazeau@gwinnettcounty.com
Talbert Jackson	Gwinnett County	Planner I	Talbert.Jackson@gwinnettcounty.com
Joseph Na	12 Baskets	Architect	jna@12basketfuls.com
Jea Huy Choi	Wheat Mission in Atlanta	Applicant	atlmilal@gmail.com

Summary of Request:

- The applicant is proposing a Special Use Permit to continue utilizing the 3,009 SF property zoned M-1 (Light Industry District) as an Adult Day Care facility. The Parcel ID number is R6184 067.

Comments:

- This property is located in the Workplace Centers character area of the 2040 Unified Plan. Information pertaining to this characteristic may be found in [Chapter 5](#). This character area is for predominantly employment-oriented uses.
 - Potential development types include office parks, industrial parks, warehouses, etc.
- The property is located in the Gateway 85 Overlay District. Information pertaining to the overlay district may be found in [Section 220-50](#) of the Unified Development Code (UDO).
- Ensure the following information is on the site plan:
 - Gross and net acreage (net acreage excludes 50% of the 100-year floodplain and electric/gas transmission easements)
 - Gross and net density (net density is based on net acreage)
 - Existing and proposed building and structure locations labeled with total square footage and maximum height
 - Dumpster locations
 - Parking calculation
 - Property address of subject site and adjoining parcels; and
 - North arrow, vicinity map, legend, and scale.
- Include the following information on the letter of intent:
 - Number of employees
 - Hours of operation
 - Number of patients/clients
- Please be advised that the Special Use Permit must be approved before building permits can be applied for.
- An [Open Records Request](#) may be utilized to request additional information about the property.
- The [Special Use Permit Application](#), public hearing schedule and previous applications can be found on the [County's website](#). All applications are reviewed by the Planning Division Staff, the

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Municipal-Gwinnett County Planning Commission, and the Gwinnett County Board of Commissioners. The following steps outline the application process:

- Applications must be submitted electronically to the following email address: P&D-PlanningZoning@gwinnettcounty.com in Adobe PDF format. All required fees will be invoiced following official application acceptance. Fees are not required at time of application submittal.
- Staff reviews the application for completeness and communicates with the applicant regarding any missing information. Generally, applicants will receive an initial notification that the application has been received, followed by a complete or incomplete letter within seven (7) business days. If an incomplete letter is received, applicants will generally have two (2) business days to submit any required revisions or additional documents. If these items are not received as prescribed above, the application will be moved to the following month's public hearing cycle.
- The Planning Division will place a legal notice in the Gwinnett Daily Post newspaper at least 15 days prior to the Planning Commission public hearing.
- The applicant will receive an instruction packet approximately one month prior to the scheduled Planning Commission public hearing date, detailing the public notice mailing and sign posting requirements. If the applicant fails to post the sign or mail notices by the stated deadline, the case will be administratively held.
- A staff case report is prepared, and generally includes a recommendation of approval, approval with conditions, or denial. A copy of the report is provided to the applicant via email prior to the Planning Commission public hearing. Please note that this is only a recommendation. The Board of Commissioners makes the final decision on all applications.
- A public hearing is required before the Planning Commission. The applicant, applicant's representative, must be present during the public hearing.
- A public hearing is required before the Board of Commissioners. The applicant, applicant's representative, must be present during the public hearing.

Schedule:

Application Deadline: 4/7/2022

Signs and Letters Due: 5/20/2022

Planning Commission Meeting: 6/7/2022

Board of Commissioners Meeting: 6/28/2022