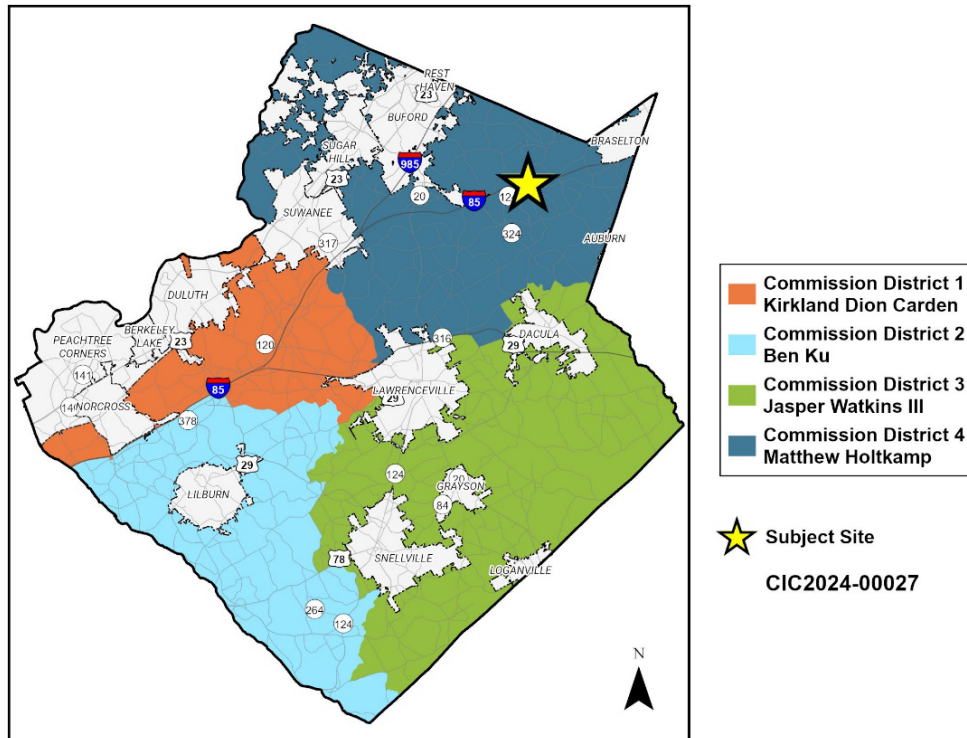


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2024-00027
Current Zoning: C-2 (Commercial Business District)
Request: Change in Conditions
Overlay District: Highway 124/324/Hamilton Mill Road Overlay District
Address: 2120 Hamilton Creek Parkway
Map Numbers: R3002 384
Site Area: 12.78 acres
Proposed Development: Outdoor Storage
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Urban Medium

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/3/2024 (Public Hearing Tabled to 11/4/2024)

Board of Commissioners Advertised Public Hearing Date: 9/24/2024 (Public Hearing Tabled to 11/12/2024)

Applicant: Katie Fitzjarrald
445 24th Street, Suite 200
Vero Beach, FL 32960

Owners: Home Depot, USA
2455 Paces Ferry Road
Atlanta, GA 30339

Contact: Katie Fitzjarrald

Contact Phone: 772.794.4130

Zoning History

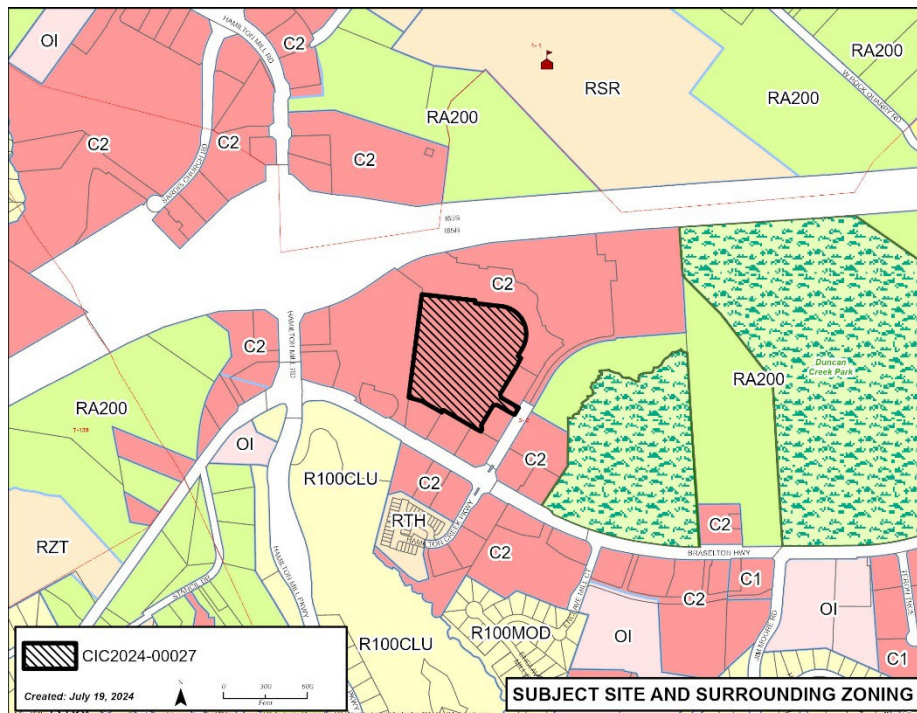
The subject property is zoned C-2 (General Business District). In 1997, the property was rezoned from RA-200 (Agriculture-Residence District) to C-2 for a shopping center, pursuant to RZ-97-153. In 2000, a special use permit was approved for outdoor sales and storage, pursuant to SUP-00-054.

Existing Site Condition

The subject property is a 12.78-acre parcel located along Hamilton Creek Parkway, north of its intersection with Braselton Highway. The property was developed with a 110,079 square foot Home Depot store and 591 parking spaces. There is a sidewalk along the Hamilton Creek Parkway frontage.

Surrounding Use and Zoning

The subject property is surrounded primarily by commercial uses including a movie theater, restaurants, and a retail shopping center. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Commercial	C-2 & M-1
North	Commercial	C-2
East	Commercial	C-2
South	Commercial	C-2
West	Commercial	C-3

Project Summary

The applicant requests a change in conditions to revise Condition 2.M and 2.N of SUP-00-054 to convert 198 parking spaces to allow for outdoor display, sale and storage of seasonal items, palletted material, sheds, compact power, pine straw, live goods, bagged goods, lumber, as well as truck and trailer rental as accessory uses to the Home Depot store.

Zoning and Development Standards

The applicant is requesting a change in conditions for outdoor storage on a property zoned C-2. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Front Yard Setback	Minimum 0'	>0'	YES
Side Yard Setback	Minimum 0'	>0'	YES
Rear Yard Setback	Minimum 0'	>0'	YES
Parking (Commercial)	Minimum 220 spaces Maximum 367 spaces	393 spaces	NO*
Lot Coverage	Maximum 80%	83.13%	NO*

* The site was developed in 2000 and is considered legal nonconforming.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

Allowing outdoor storage and vehicle rental as accessory uses to the existing Home Depot store is compatible with surrounding commercial uses. The proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.

The change in conditions would expand the accessory uses previously allowed while retaining ample parking. The proposed outdoor storage would be screened from the streets by existing vegetation. The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed change in conditions has a reasonable economic use as currently zoned.

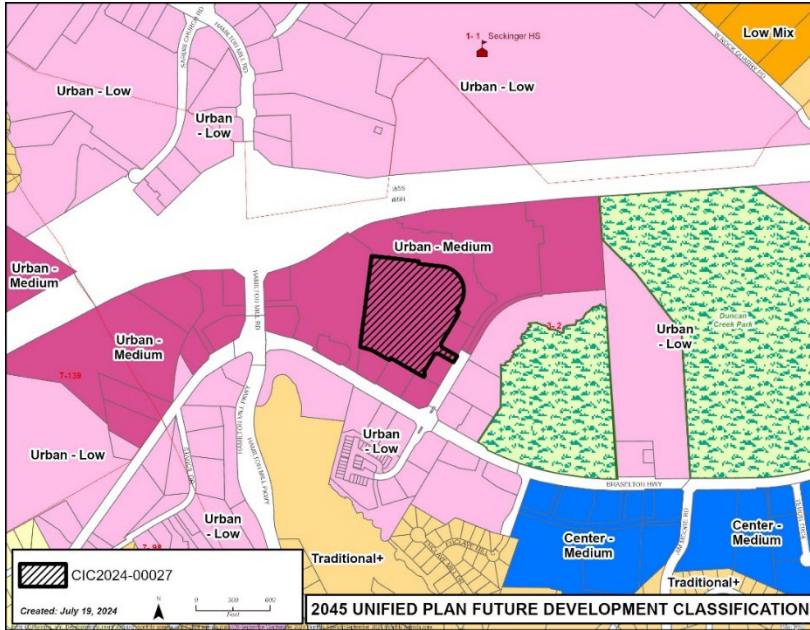
The property has a reasonable economic use as currently zoned.

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

No impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request are attached (Exhibit F).

E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The Unified Plan's Future Development Map identifies "Urban Medium" for the subject property, which envisions vertical mixed-use development. Although the proposed outdoor storage is not in conformity with the policy and intent of the Unified Plan, it would complement the existing commercial use of the Home Depot store.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed change in conditions.

Outdoor display and storage has been in place on the site in violation of the zoning conditions without any negative impact or code enforcement violations. This request would ensure the site is in compliance which gives supporting grounds for approval.

Staff Recommendation

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

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

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

Approval as C-2 (General Business District) for outdoor storage, subject to the following conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial uses with outdoor storage of building materials as an accessory use.

- B. The overall development shall not exceed a gross density of 674,600 square feet.
 - C. Develop in general accordance with the site plan received February 14, 2000, with modifications as necessary to meet conditions of zoning.
 - D. Outparcel development along Braselton Highway shall be limited to no more than two (2) sites. Additional outparcel development shall be contingent upon the issuance of building permits for the development which exceeds 100,000 square feet on the remaining portion of the property.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide landscaped strip adjacent to residentially zoned property.
 - B. Provide a 25-foot wide natural buffer adjacent to the right-of-way of I-85. The buffer may be converted to a landscaped strip subject to submission to the Department of Planning and Development of an acceptable landscape design and enhancement plan.
 - C. Provide a 10-foot wide landscaped strip outside the dedicated right-of-way of Braselton Highway.
 - D. Provide a five-foot wide landscaped strip adjacent to all internal property lines.
 - E. Exit/entrance design and location shall be subject to the approval of the Gwinnett and Georgia Departments of Transportation.
 - F. Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco; or submit alternate architectural plans for the review and approval of the Planning Director prior to issuance of a building permit. Architectural design of buildings shall be similar and compatible with the adjacent Hamilton Mill Village Shopping Center.
 - G. Signage shall not exceed the requirements of the Gwinnett County Sign Ordinance. Grounds signs shall be limited to monument type signs of masonry construction matching the materials of the buildings. A single project (shopping center) identification sign may be allowed adjacent to I-85 and Braselton Highway. These signs shall meet minimum requirements except as may be approved by the Zoning Board of Appeals.
 - H. No billboards are permitted.
 - I. Dumpsters shall be screened by a fence or wall. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 9:00 p.m.
 - J. Provide interparcel access as required by the Development Division.
 - K. Provide sidewalks and pedestrian corridors throughout the development, and along Braselton Highway and across the entire property frontage connecting to adjacent properties. A pedestrian access plan for these amenities shall be submitted for review and approval of the Department of Planning and Development prior to the issuance of a Development Permit.

- L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent and nearby residential properties.
- M. Outdoor ~~building material sales and storage areas~~ **and vehicle rental** shall **follow the site plan dated October 29, 2024, and presented at the November 4, 2024, Planning Commission public hearing received July 12, 2024,** be located adjacent to the building ~~or under the lumber canopy and shall be screened~~ subject to the review and approval of the Director of Planning and Development.
- N. ~~Sales/storage trailers shall be limited to designated areas and shall be screened with slatted chain link fence. Location of sales/storage trailers shall be subject to the review and approval of the Director of Planning and Development.~~

3. To abide by the following requirements, dedications and improvements:

- A. In conjunction with the overall Hamilton Mill Village II development, design, fund, and construct the transportation improvements and four-lane entrance driveway recommended in the Traffic Impact Study prepared by Day Wilburn Associates, Inc. on file with the Planning Division. Timing of construction and final design of all improvements shall be subject to review and approval of the Gwinnett County Department of Transportation and Department of Planning & Development. At a minimum, traffic improvements shall include:
 - i) Dual eastbound left-turn lanes on Highway 124.
 - ii) An additional lane across the entire property frontage.
 - iii) Signalized intersection at main project entrance.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Previously Adopted Resolution (SUP-00-054)
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Site Plan Presented at the November 4, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of sheds



View of trailer rental



View of rear portion of lot



View of side lot

Exhibit B: Site Plan

[attached]

Exhibit C: Previously Adopted Resolution (SUP-00-054)

[attached]

CASE NUMBER SUP-00-054

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. HUGHES, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by HOME DEPOT USA for the proposed use of OUTDOOR SALES/STORAGE OF BUILDING MATERIALS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 28, 2000 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of APRIL, 2000 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial uses with outdoor storage of building materials as an accessory use.
 - B. The overall development shall not exceed a gross density of 674,600 square feet.
 - C. Develop in general accordance with the site plan received February 14, 2000, with modifications as necessary to meet conditions of zoning.
 - D. Outparcel development along Braselton Highway shall be limited to no more than two (2) sites. Additional outparcel development shall be contingent upon the issuance of building permits for the development which exceeds 100,000 square feet on the remaining portion of the property.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide landscaped strip adjacent to residentially zoned property.

- B. Provide a 25-foot wide natural buffer adjacent to the right-of-way of I-85. The buffer may be converted to a landscaped strip subject to submission to the Department of Planning and Development of an acceptable landscape design and enhancement plan.
- C. Provide a 10-foot wide landscaped strip outside the dedicated right-of-way of Braselton Highway.
- D. Provide a five-foot wide landscaped strip adjacent to all internal property lines.
- E. Exit/entrance design and location shall be subject to the approval of the Gwinnett and Georgia Departments of Transportation.
- F. Buildings shall be finished with architectural treatments of glass and/or brick, stone or stucco; or submit alternate architectural plans for the review and approval of the Planning Director prior to issuance of a building permit. Architectural design of buildings shall be similar and compatible with the adjacent Hamilton Mill Village Shopping Center.
- G. Signage shall not exceed the requirements of the Gwinnett County Sign Ordinance. Grounds signs shall be limited to monument type signs of masonry construction matching the materials of the buildings. A single project (shopping center) identification sign may be allowed adjacent to I-85 and Braselton Highway. These signs shall meet minimum requirements except as may be approved by the Zoning Board of Appeals.
- H. No billboards are permitted.
- I. Dumpsters shall be screened by a fence or wall. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 9:00 p.m.
- J. Provide interparcel access as required by the Development Division.

- K. Provide sidewalks and pedestrian corridors throughout the development, and along Braselton Highway and across the entire property frontage connecting to adjacent properties. A pedestrian access plan for these amenities shall be submitted for review and approval of the Department of Planning and Development prior to the issuance of a Development Permit.
 - L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent and nearby residential properties.
 - M. Outdoor building material sales and storage areas shall be located adjacent to the building or under the lumber canopy and shall be screened subject to the review and approval of the Director of Planning and Development.
 - N. Sales/storage trailers shall be limited to designated areas and shall be screened with slatted chain link fence. Location of sales/storage trailers shall be subject to the review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. In conjunction with the overall Hamilton Mill Village II development, design, fund, and construct the transportation improvements and four-lane entrance driveway recommended in the Traffic Impact Study prepared by Day Wilburn Associates, Inc. on file with the Planning Division. Timing of construction and final design of all improvements shall be subject to review and approval of the Gwinnett County Department of Transportation and Department of Planning & Development. At a minimum, traffic improvements shall include:
 - i) Dual eastbound left-turn lanes on Highway 124.
 - ii) An additional lane across the entire property frontage.

iii) Signalized intersection at main project entrance.

¶

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*
F. Wayne Hill, Chairman

Date Signed: May 3, 2000

ATTEST:

Brenda Madlock
County Clerk

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

[attached]

RECEIVED

7/12/2024

Kimley»Horn

March 13, 2024

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

Home Depot 161 Dacula, GA – Site Plan Amendment for Proposed Outdoor Storage

To whom it may concern:

Home Depot is proposing to move forward with an amendment to SUP-00-054 to allow for permanent and seasonal outdoor display/storage of goods and material. A Special Use Permit is also being requested to allow for rental vehicles and equipment on site.

- Rental Equipment
- Live Goods Displays
- Palleted Goods (Sod, Concrete & Mulch)
- Shed Display
- Lumber

Said outdoor storage is reflected via color coding on the site plan with an updated data table to reflect the net loss of spaces.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (772) 794-4130 or katie.fitzjarrald@kimley-horn.com should you have any questions.

Sincerely,



Katie Fitzjarrald
Project Coordinator
Kimley-Horn and Associates, Inc.

RECEIVED

7/12/2024

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed change in conditions will provide a suitable view.

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

No, the proposed change in conditions will not adversely effect the existing use or nearby properties.

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

Yes, the property is an existing retail store and the proposed change will allow for the additional products/materials in demand.

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

No, the proposed change in conditions will not result in a use that will be considered excessive or burdensome.

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

Yes, the proposed change in conditions will conform with the policy and intent of the land use plan.

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

Yes, changing the existing conditions provide a solution for the demand of supplies and materials needed.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

7/12/2024

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Katie Fitzjarrald</u>	NAME: <u>Home Depot, USA</u>
ADDRESS: <u>445 24th Street, Suite 200</u>	ADDRESS: <u>2455 Paces Ferry Road</u>
CITY: <u>Vero Beach</u>	CITY: <u>Atlanta</u>
STATE: <u>FL</u> ZIP: <u>32960</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>772-794-4130</u>	PHONE: _____
EMAIL: <u>katie.fitzjarrald@kimley-horn.com</u>	EMAIL: _____
CONTACT PERSON: <u>Katie Fitzjarrald</u> PHONE: <u>772-794-4130</u>	
CONTACT'S E-MAIL: <u>katie.fitzjarrald@kimley-horn.com</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C-2</u> PRIOR ZONING CASE: _____	
PARCEL NUMBER(S): <u>R3002 384</u> ACREAGE: 12.97 <u>12.78</u>	
ADDRESS OF PROPERTY: <u>2120 Hamilton Creek Pkwy, Dacula, GA 30019</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Updated site plan for outdoor storage - SUP-00-054</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>110,079</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

7/12/2024

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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

Katie Fitzjarrald

Signature of Applicant

3/14/2024

Date

Katie Fitzjarrald, Project Coordinator

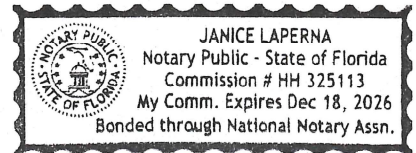
Type or Print Name and Title

Janice Laperna

Signature of Notary Public

3/14/2024

Date



Notary Seal

RECEIVED

7/12/2024

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 7/2023

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.

Katie Fitzjarrald

3/14/2024

Signature of Property Owner

Date

Katie Fitzjarrald, Project Coordinator

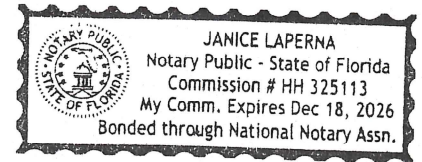
Type or Print Name and Title

Janice Laperna

Signature of Notary Public

3/14/2024

Date



Notary Seal

Exhibit F: Internal and External Agency Review Comments

[attached]

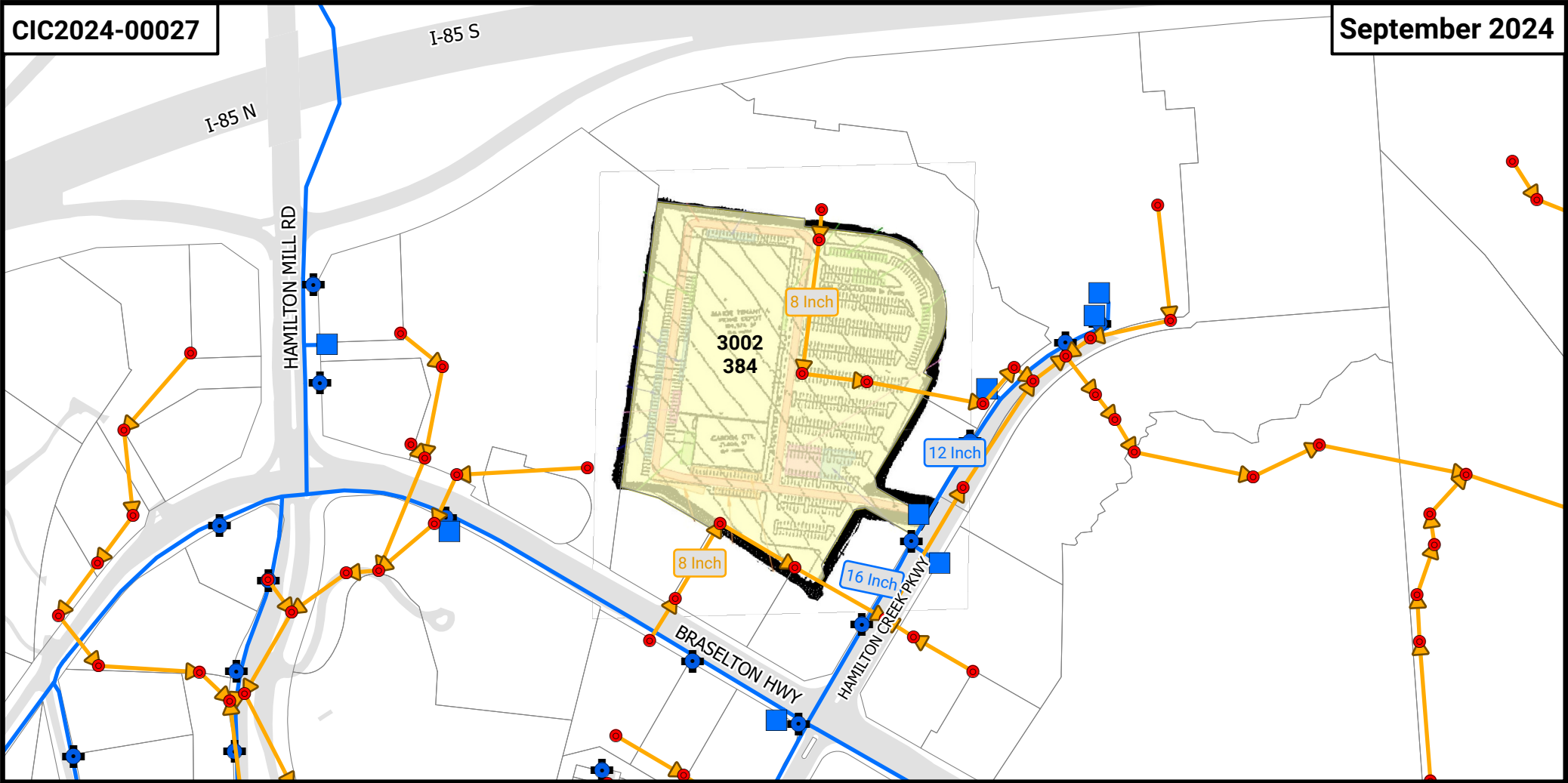


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		CIC2024-00027			
Case Address:		2120 Hamilton Creek Parkway			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Change in Condition Permit. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Change in Condition Permit. The existing facility is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

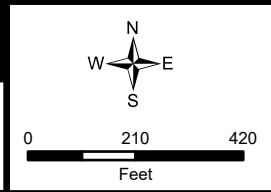


LEGEND

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector

**2120 Hamilton Creek Pkwy
C-2**

**Water & Sewer
Utility Map**



Water Comments: GCDWR does not have comments for this Change in Condition Permit. The existing building is connected to public water.

Sewer Comments: GCDWR does not have comments for this Change in Condition Permit. The existing facility is connected to public sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.


Exhibit G: Maps

[attached]

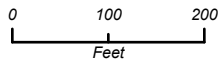
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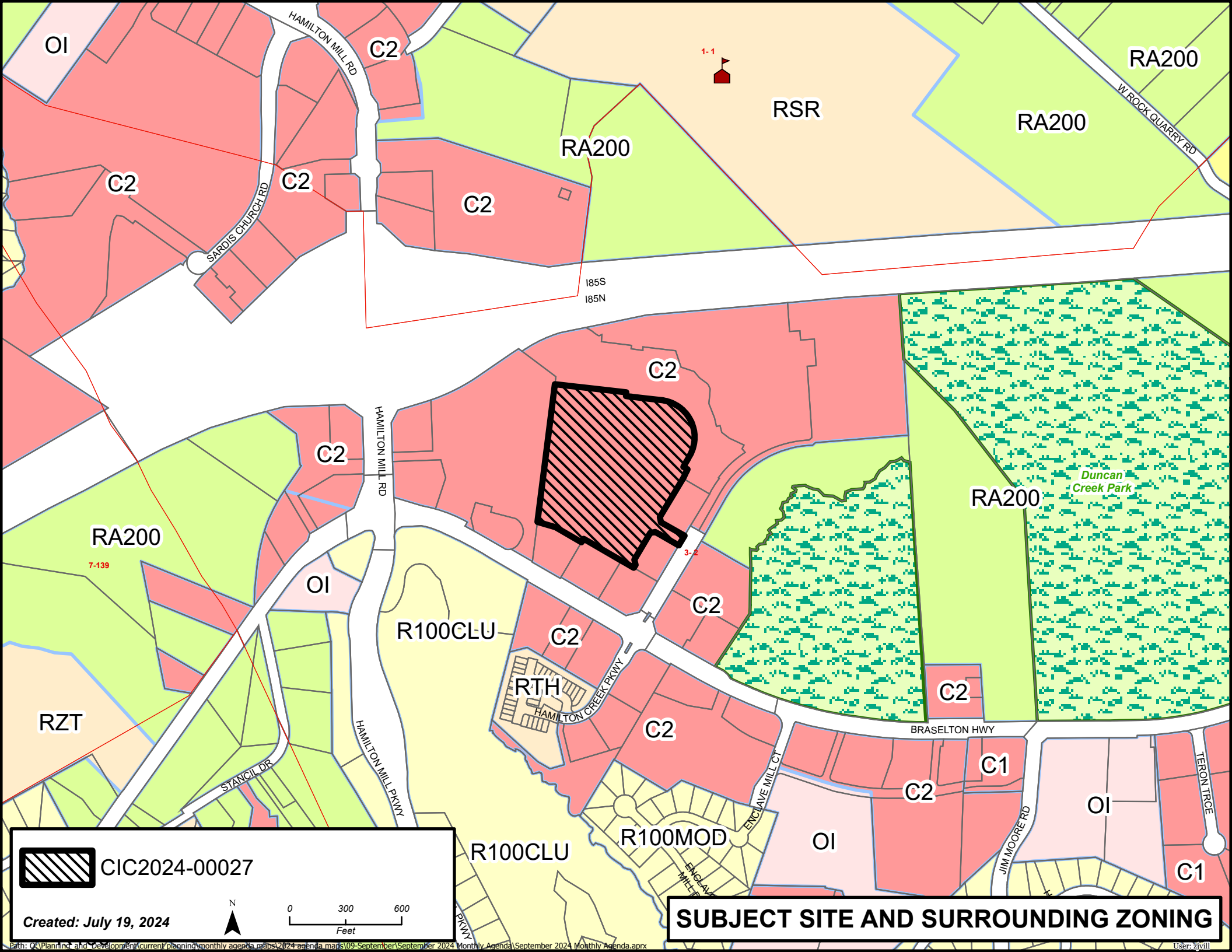
BRASELTON HWY

HAMILTON CREEK PKWY

 CIC2024-00027

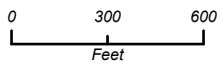
Created: July 19, 2024



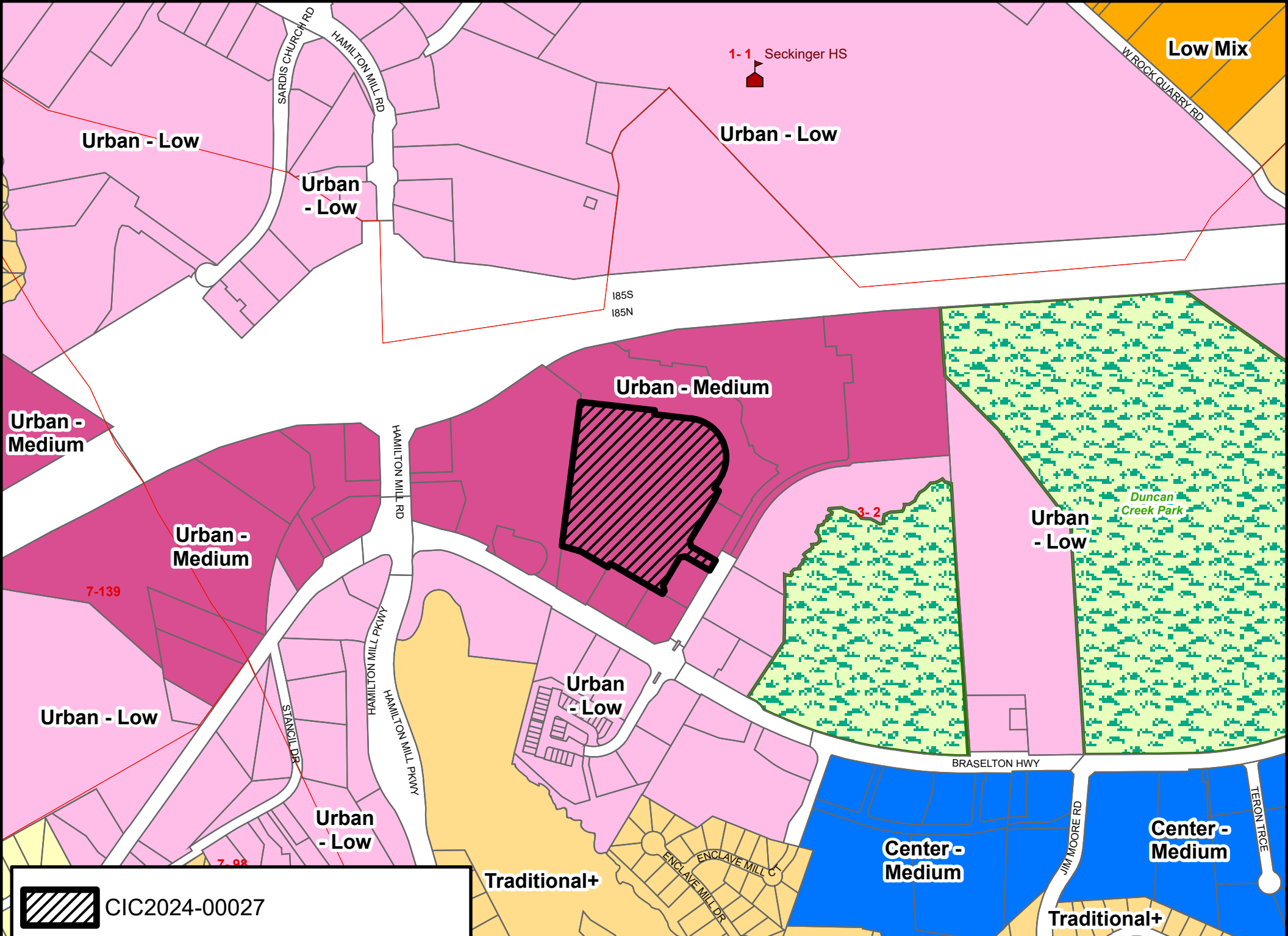


 CIC2024-00027

Created: July 19, 2024



SUBJECT SITE AND SURROUNDING ZONING



 CIC2024-00027

Created: July 19, 2024

N

0 300 600
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit H: Site Plan Presented at the November 4, 2024, Planning Commission Public Hearing

[attached]

RECEIVED

11/4/2024



2120 HAMILTON CREEK PARKWAY
DACULA, GEORGIA
STORE NO. 0161
OUTDOOR STORAGE AND
EQUIPMENT RENTALS

SITE DATA		
PROPERTY	692,016 SF	
IMPERVIOUS AREA	575,293 SF	83.13%
PERVIOUS AREA	116,723 SF	16.87%
		100%
STORE AREAS		
HOME DEPOT ONLY (BASED UPON GWINNETT COUNTY TAX ASSESSOR OFFICE)	110,079SF	
PROPERTY CARD		
TOTAL	110,079SF	
PARKING REQUIRED:		
MINIMUM 1 PER 500SF =	220	
MAXIMUM 1 PER 300SF =	367	
PERMANENT PARKING LOST		
STORAGE (TEMPORARY)	41	
STORAGE (PERMANENT)	137	
TOTAL	178	
PARKING PROVIDED		
HOME DEPOT (BASED OFF NEARMAPS AERIAL DATED 01/20/2023)	591	
STALLS LOST	178	
TOTAL	413	

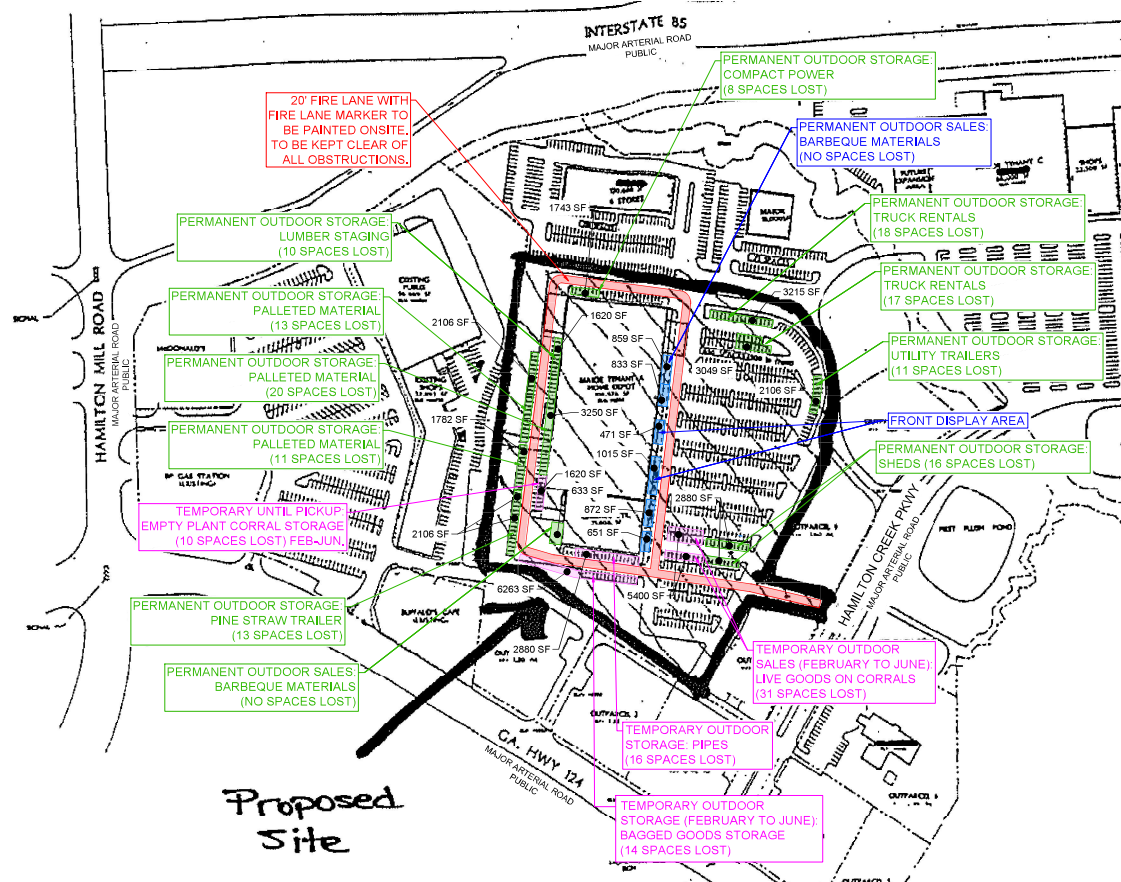
OVERALL SITE PLAN IS A SCANNED IMAGE OF A SITE PLAN APPROVAL DOCUMENT AND DOES NOT NECESSARILY REPRESENT THE CURRENT CENTER CONFIGURATION. THIS SHOULD BE USED FOR REFERENCE ONLY.



NOTE:
VERBAGE: "NO PARKING FIRE LANE" BETWEEN PARALLEL LINES EVERY 100' OR AT LEAST ONCE IN FIRE LANES SHORTER THAN 100'.
FIRE LANE STRIPING
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



Proposed Site



SITE PLAN 1" = 150'

 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DR., SUITE 400, ALPHARETTA, GA 30009 WWW.KIMLEY-HORN.COM REGISTRY NO. 686	PROJECT: 24-001 DATE: 10-29-2024 SCALE: AS SHOWN DESIGNED BY: KFM DRAWN BY: PMP CHECKED BY: PMP	DATE: _____ BY: _____ REVISIONS: _____ NO. _____
	SITE PLAN DACULA, GA #0161 PREPARED FOR THE HOME DEPOT 2120 HAMILTON CREEK PARKWAY GEORGIA SHEET NUMBER C-101	