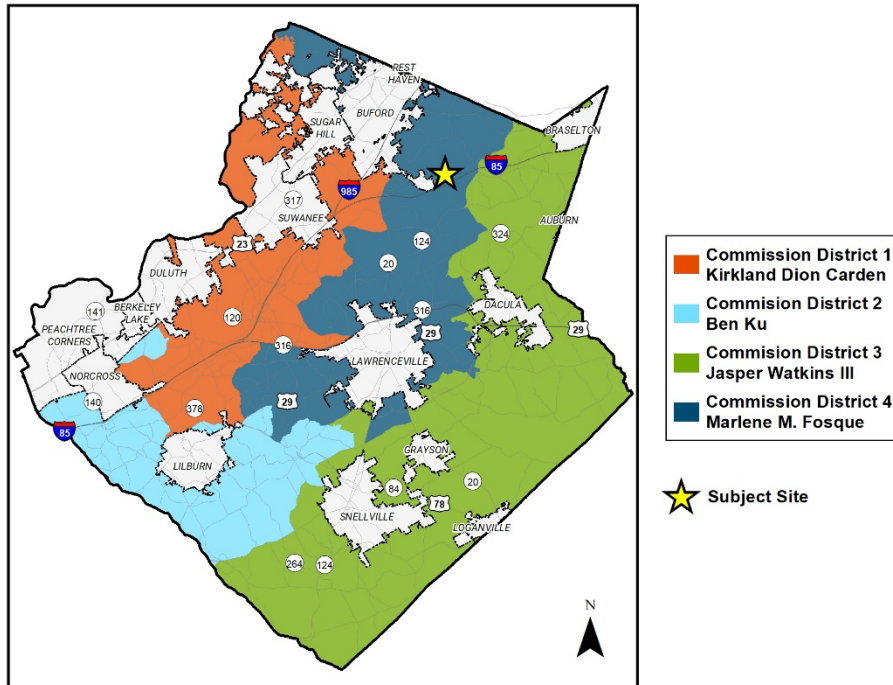




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00035
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Special Use Permit
Addresses: 2731 Camp Branch Road and 2756 Pucketts Mill Road
Map Numbers: R7141 003 and 006
Site Area: 8.29 acres
Square Footage: 3,100
Proposed Development: Place of Worship
Commission District: District 4 – Commissioner Fosque
Character Area: Established Neighborhoods

Staff Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 7/6/2022
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

Applicant: SMVS
99 Burnt Mill Road
Cherry Hill, NJ 08003

Owners: Waymon Dodd, Libbie C. Dodd, and
Lessie Clayton POA Libbie Dodd
235 Woods Road
Martin, GA 30557

Contact: Falgun Soni

Contact Phone: 732.372.5946

Zoning History

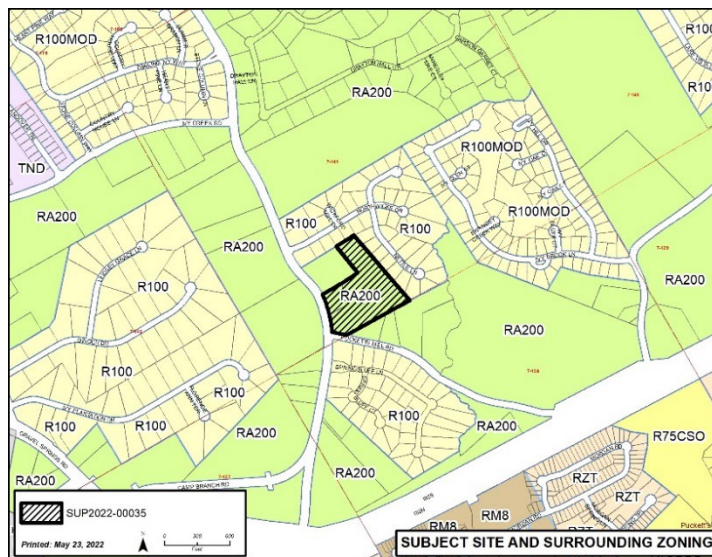
The subject property is zoned RA-200 (Agriculture-Residence District). No other zoning requests are on record for this property.

Existing Site Condition

The subject site is an 8.29-acre assemblage of two parcels located on the northeastern corner of the intersection of Camp Branch Road and Pucketts Mill Road. The parcels are currently developed with two single-family residences, built in 1966 and 1975. Multiple accessory structures including barns and garages are on both properties. The properties are largely cleared, with mature landscaping near the road frontage and to the southeast. Dense vegetation is located at the rear of parcel R7141 003. The site is generally level with the exception of the eastern corner of the property where it slopes down approximately 42 feet. Access to the properties is from two paved driveways, with one on Camp Branch Road and one on Pucketts Mill Road. No sidewalks are present on either road. Overhead utilities are present along the road frontage of both properties. The nearest Gwinnett County Transit stop is approximately 4.6 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached properties. Single-family residences on large lots are located to the west and east. Single-family subdivisions are located to the north and south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Place of Worship	RA-200	N/A
North	Single-Family Residential	R-100	1.87 units per acre
East	Single-Family Residential	RA-200	0.27 units per acre
South	Single-Family Residential	R-100	1.77 units per acre
West	Single-Family Residential	RA-200	0.10 units per acre

Project Summary

The applicant requests a special use permit on an 8.29-acre assemblage of two parcels zoned RA-200 for a place of worship, including:

- Two existing single-family residences and detached garages to remain on the site. The building on parcel R7141 003 (2756 Pucketts Mill Road) is 1,624 square feet and will serve as the place of worship assembly building. The building on parcel R7141 006 (2731 Camp Branch Road) is 1,080 square feet and will serve as the caretaker residence.
- A total of 17 parking spaces, including six spaces within existing detached garages and two spaces within the garage of the caretaker house. 12 of the spaces are located adjacent to the proposed place of worship.
- Two existing full access residential driveways, one each from Camp Branch Road and Pucketts Mill Road.
- No stormwater management facilities are indicated on the submitted site plan.
- A five-foot-wide sidewalk along both road frontages.
- A 10-foot-wide landscape strip along both road frontages.
- A 20-foot-wide buffer adjacent to the neighboring residential properties per the Supplemental Use Standards for Places of Worship.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a place of worship in the RA-200, Agriculture-Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 30'	>30'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum 5 spaces Maximum 12 spaces	12 spaces	YES
Landscape Strip	10'	10'	YES
Zoning Buffer	20'	20'	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 subject site is surrounded by residences on large lots and single-family subdivisions. Two larger, established places of worship are located within one mile of the site. The proposed place of worship will retain the existing buildings on the site, which will integrate seamlessly with the adjacent residences. The special use permit request is the result of the proposed development being unable to comply with Section 230-130.3 HH (1.A), which requires for all places of worship in residential zoning districts to be located along a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street, or State Highway. Both Pucketts Mill Road and Camp Branch Road are classified as local streets by Gwinnett County DOT. This requirement for places of worship to locate along major roads is to accommodate the volume of traffic that they typically produce. Places of worship are permitted by right within the RA-200 zoning district, but are required to obtain a special use permit if they are unable to comply with the Supplemental Use Standards for Places of Worship. The proposed place of worship provides accommodations for 24 congregants, significantly less than nearby places of worship.

The proposed place of worship does comply with all other requirements of Section 230-130.3 HH, including building and parking setbacks, buffers from adjacent residential properties, minimum acreage, and minimum road frontage. Considering the nature of the surrounding community, combined with conditions limiting the size of the place of worship, the proposed special use permit would be suitable given the surrounding use and development.

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. The proposed place of worship is of a smaller scale than existing nearby places of worship. Adjacent properties are primarily developed with single-family residences, which will likely not be negatively impacted.

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

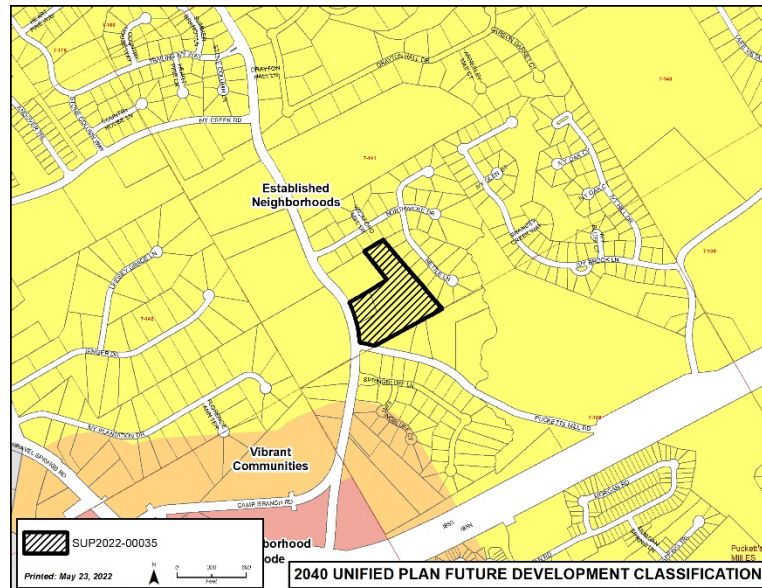
The property has a reasonable economic use as currently zoned.

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

A minimal 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 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 Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This Character Area designates well established neighborhoods that are unlikely to undergo any significant changes or redevelopment in the next 20 years. Larger places of worship are located nearby. As a result, the development would be appropriate within this Character Area.



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

The proposed development is surrounded primarily by residences on large lots and single-family subdivisions. Growth at this intersection is anticipated to be limited to further single-family detached residences, with commercial development occurring to the southwest at the Gravel Springs Road and Interstate 85 interchange. While Camp Branch Road and Pucketts Mill Road are anticipated to become more heavily traveled, they will likely remain relatively local in nature. The proposed place of worship anticipates a maximum of 24 congregants, which is expected to have minimal impact on traffic conditions in the area. Therefore, the proposed special use permit would be suitable based on existing and changing conditions.

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 Recommended Conditions

Approval of a Special Use Permit for a Place of Worship, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received May 16, 2022, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. Uses on the site shall be limited to a place of worship and customary accessory uses within the existing structures.
3. Parking areas shall be limited to the parking shown on Exhibit B: Site Plan and shall be screened with landscaping from the neighboring properties subject to review and approval of the Department of Planning and Development.
4. 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 grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
5. In the event of construction/development of the proposed site, the developer shall: (1) Upgrade driveways to Driveway Detail 2.B per UDO Section 900-40.2, and (2) Construct a minimum 5-foot-wide sidewalk along the entire property frontage.

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



View of residence on Camp Branch Road



View of residence on Pucketts Mill Road

Exhibit B: Site Plan

[attached]

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

2731 Pucketts Mill Road, Legal Description

All that tract or parcel of land lying and being in Land Lot 141, 7th Land District, Gwinnett County, Georgia, being Tract 1, containing 7.60 acres, as shown on plat of survey for James Clayton, by James Clayton & Associates, dated July 23, 1972, and being more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way of Camp Branch Road with the Northerly right-of-way of Pucketts Mill Road, thence in a Northerly direction along the Easterly right-of-way of Camp Branch Road, and following the curvature thereof, a distance of 150.97 feet to an iron pin at property of Dodd; running thence North 59 degrees 13 minutes East a distance of 154.15 feet to an iron pin; thence North 27 degrees 32 minutes West a distance of 200.00 feet to an iron pin at property of now or formerly Young; thence North 58 degrees 51 minutes East a distance of 220.00 feet to an iron pin; thence North 38 degrees 30 minutes West a distance of 314.93 feet to an iron pin; thence North 58 degrees 15 minutes East a distance of 190.25 feet to an iron pin; thence South 40 degrees 19 minutes 36 seconds East a distance of 791.91 feet to an iron pin on the common land lot line between land lots 141 and 138; running thence South 61 degrees 51 minutes 47 seconds West a distance of 162.95 feet to an iron pin; thence South 60 degrees 13 minutes 14 seconds West a distance of 483.88 feet to an iron pin on the Northerly right-of-way of Pucketts Mill Road; thence North 77 degrees 56 minutes 47 seconds West along said right-of-way of Pucketts Mill Road a distance of 153.57 feet to the point of beginning.

2731 Camp Branch Road, Legal Description

All that tract or parcel of land lying and being in land lot 141, 7th Land District, Gwinnett County, Georgia, being a part of survey prepared for James Clayton by James Akins & Associates, Surveyors, January 25, 1972, and being more particularly described as follows:

Beginning at a point in the center of Camp Branch Road adjoining property of Robert Young (which point is 464.3 feet in a Northerly direction from original line between Land lots 141 and 138 as measured along the center of Camp Branch Road), and running thence North 58 degrees 51 minutes East along property of Robert Young a distance of 200 feet to an iron pin corner; thence in a Southerly direction parallel to Camp Branch Road a distance of 200 feet to an iron pin corner; thence in a Southwesterly direction parallel to said Young line a distance of 200 feet to a point in the center of Camp Branch road; thence in a Northerly direction along the center of Camp Branch Road a distance of 200 feet to the point of beginning.



LINE LEGEND:

	PROPERTY LINE
	SETBACK LINE
	BUFFER LINE

DETAILS:

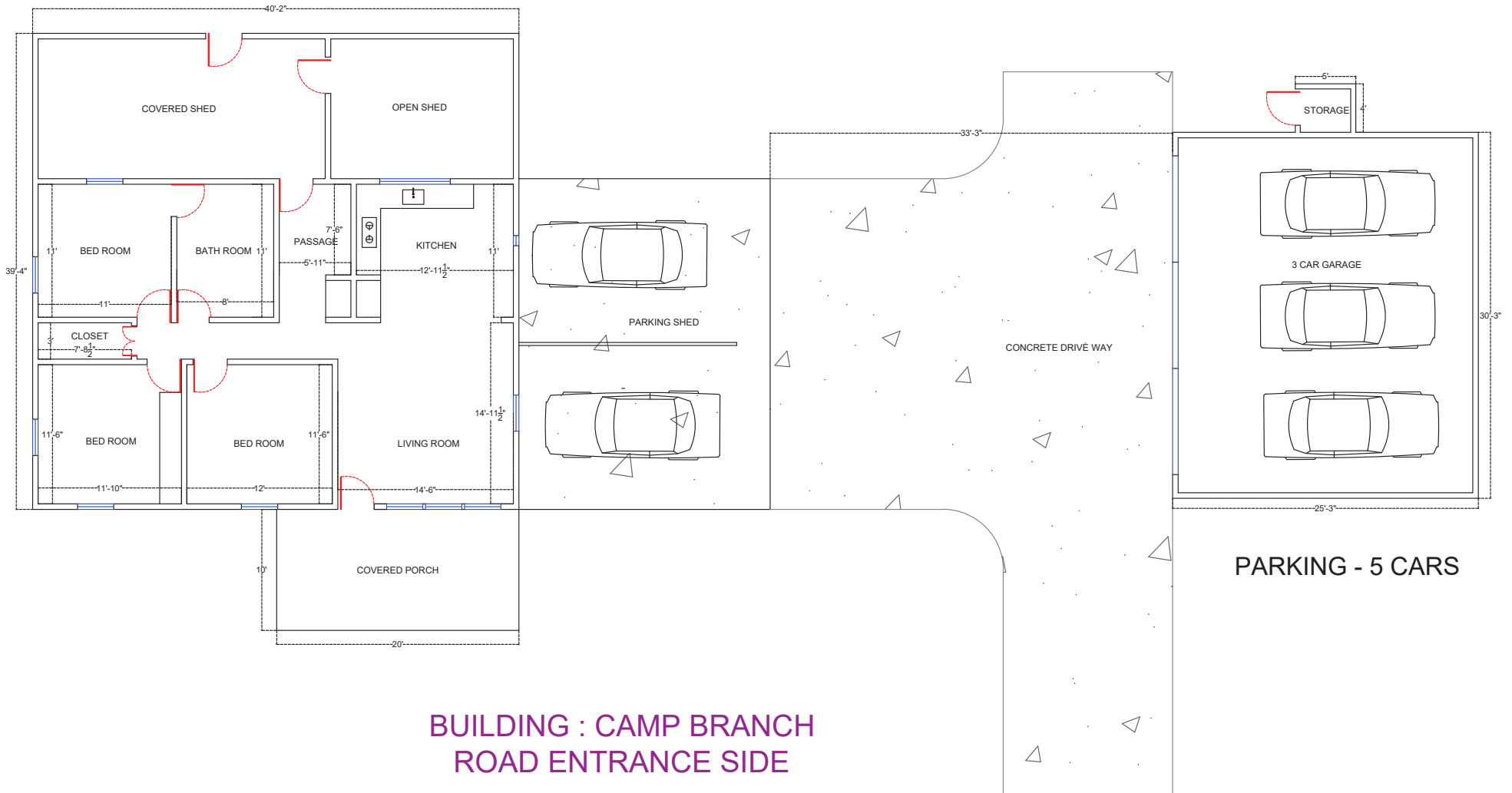
PROPERTY	FLOOR AREA	CILING HEIGHT	REQUIRED PARKING SLOTS	PROVIDED PARKING SLOTS
PUCKETTS MILL ROAD	1600 SF	9 FT	5	12
CAMP BRANCH ROAD	1500 SF	9 FT	2	5

DRAWING NAME: SMVS-SITE PLAN
CLIENT NAME: SMVS

SCALE: 1"=100'
DATE: 03/29/2022
PREPARED BY: SMVS
An International Eco-Spiritual Organization

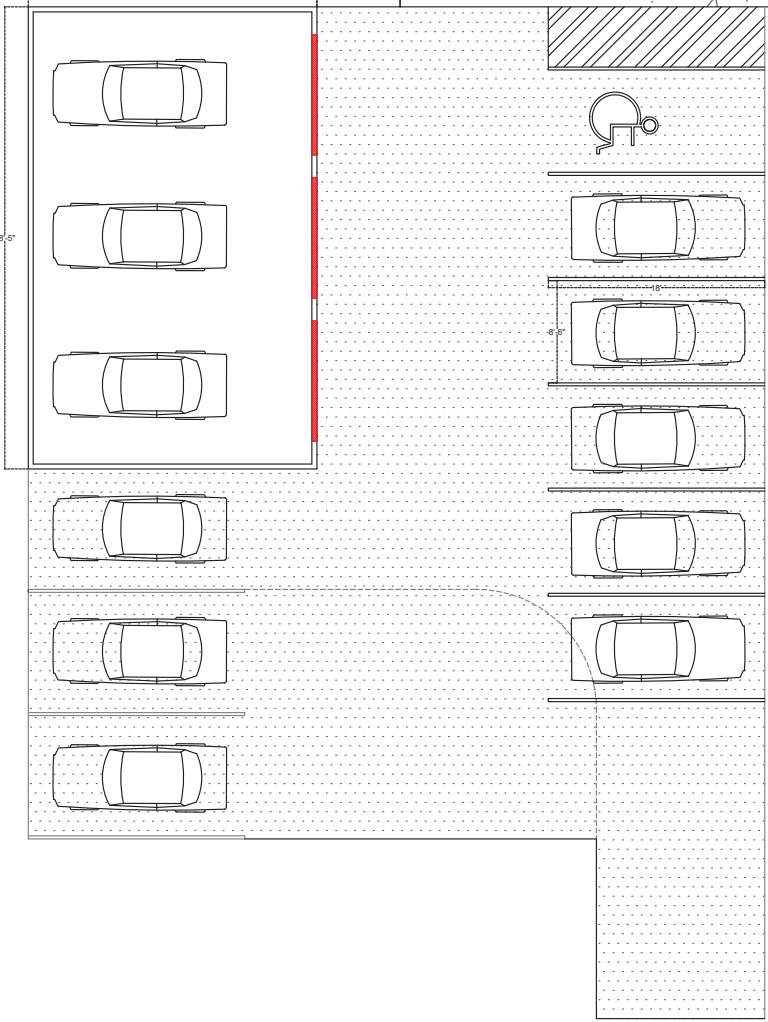
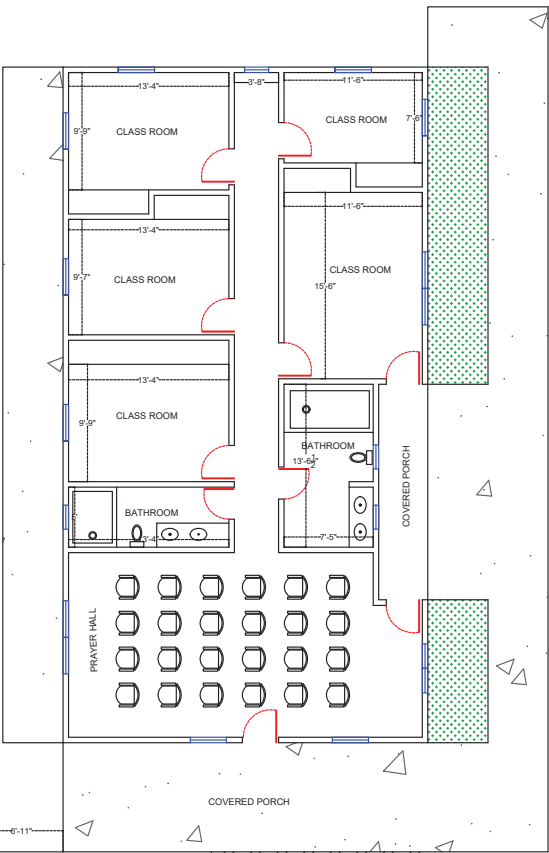
RECEIVED

5.18.22



**BUILDING : CAMP BRANCH
ROAD ENTRANCE SIDE**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
5.18.22



Seating arrangements - 24 Seats
Parking - 12 Cars

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

[attached]

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5/5/2022

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 The proposed special use permit will be suitable in view of the use and development of adjacent and near by property,
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No Proposed special use permit will not adversely affect the existing use or usability of adjacent of nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
No The property will not affect by a proposed special use permit has 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:
No Proposed SUP will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or school. We mentioned more details in letter of intent.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
No The proposed SUP is not in coformity with 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 SPECIAL USE PERMIT:
See attached letter of intent for supporting grounds for approval

RECEIVED

5/5/2022

Letter of intent for Special Use Permit Application
2731 Camp Branch & 2756 Pucketts Mill Rd Buford GA

Swaminarayan Mandir Vasna Sanstha (“SMVS”) is an international social-spiritual organization based on Swaminarayan (Hindu) denomination. As of today, SMVS has over 100 temples and 1 million members world-wide. Founded on the pillars of practical spirituality, SMVS reaches out to address many of the spiritual, moral and social challenges and issues we face in our world. Its strength lies in the purity of its nature and purpose. SMVS strives to contribute to the world by caring for societies, families, and individuals. Its universal work through a worldwide network of centers has received national and international recognition. SMVS currently has 5 temples in the United States and is looking to expand in the Atlanta.

Currently in the Atlanta, SMVS has 20 active family’s members. Majority of the active members are from the Suwanee, Lilburn & Sugar hill. SMVS’s philosophy, mission and principles are a bit different from traditional religious organizations in a way that SMVS focuses on spirituality in addition to religious aspects. To succeed in that mission SMVS has always given priority on the quality of life of the individual members and has never given any priority in gathering masses. Having said that, the anticipated growth for the next five years in the Atlanta will be somewhere between 85 to 100 members.

For the past 10 years, the 20 active members have been utilizing its active place in Norcorss to conduct weekly and social activities. SMVS has been contributing in this area for the last 10 years and has received various awards and recognitions. So, with the mission to help the community of Georgia, SMVS would like to establish a bigger permanent location in Buford as it is centrally located for all our members.

SMVS is a peace-loving organization and has always supported the community through organizing various activities and events like below, which property neighbours would definitely benefit from, **Community Activities:**

- Food drives
- Humanitarian relief
- Disaster relief
- Orphanage & School Support
- Community Sporting Events

Education:

- Education & Religious classes
- Music classes

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5/5/2022 • Career Fair • Scholarships

Health & Wellness:

- Preventative and Chronic Care
- Health Screenings
- Fundraising for Cancer Research
- Meditation camps for mental peace
- Blood Drive
- Bone Marrow Drive

Environmental Work:

- Tree planting campaign
- Community, including park and street, clean up

Summary of the Project

Currently, SMVS plans to utilize the premises as is without any significant exterior or interior modifications. Existing house today is ADA compliant and you can find more details on the same in the site plan. SMVS will update the premises for any necessary building codes.

SMVS plans on using the front house as a care taker house and rear house as a prayer and meeting for the members. SMVS does not rent the house or any part of the facilities to any individual or organization for any events. SMVS's sole purpose is to use its facilities for its mission.

SMVS does not have any regulatory truck deliveries. Furthermore, there is no noise pollution due to all activities being indoors. Additionally, SMVS will not generate additional glare, radiation, heat, odor, safety hazards, air, and water pollution. Additionally, the proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Hours of operation

SMVS is going to be open in the weekends; the majority of our members will visit the location on Saturday & Sunday from 4 pm to 9 pm hence, we do not anticipate any vehicular traffic increase to our site during the weekday.

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5/5/2022 **Parking**

This property currently has 14 parking, 5 on front house and 9 on rear house. We are going to add 3 more parking on the rear house. So there will be total 17 car parking, which are more than sufficient for our current 20 members.

Revenue

SMVS is a non-profit organization and would not be generating any direct revenue to the city but instead it will generate indirect revenue such as members supporting local business such as grocery stores, home improvement stores, retail stores, gasoline stations, local restaurants, doctors and dentists, and hospitals, etc. Furthermore, SMVS will hire local services businesses such as plumbers, landscapers, electricians, maintenance firms to upkeep and maintain the property.

Community benefits

In addition to creating indirect economic growth in the submarket, SMVS will provide tremendous community benefits to the City of Buford. SMVS intends to the following activities on a regular basis:

1. Partner up with the city of Buford to have our members volunteer to Clean Up parks and local public areas, tree planting, etc.
2. Partner will local pharmacy to facilitate vaccination and blood donation drive
3. Partner will local doctor's offices to facilitate seminars for healthy living and perform annual check ups
4. Organize food drives for local families in need
5. Disaster relief

Conclusion

We respectfully request approval of the Special use permit based on the facts presented herein. SMVS at this location not only will serve neighbours in the Gwinnett county area, but will also provide a foundation for the community betterment. After diligently reviewing several options, location 2731 Camp Branch & 2756 Pucketts Mill Rd has been deemed the best fit when all the variables related to this type of project are taken into consideration.

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00035	
Case Address:		2731 Camp Branch Road and 2756 Pucketts Mill Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Camp Branch Road (this portion) is a local street. ADT = 3,324. Pucketts Mill Road is a local street. No ADT on file.		
2	4.6 miles to nearest transit facility (#2334754) Buford Park and Ride.		
3	In the event of Construction/Development of the proposed site, the developer shall: (1) Upgrade driveways to Driveway Detail 2 (B.) per UDO section 900-40.2, and (2) construct a minimum 5' sidewalk along the entire property frontage.		
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

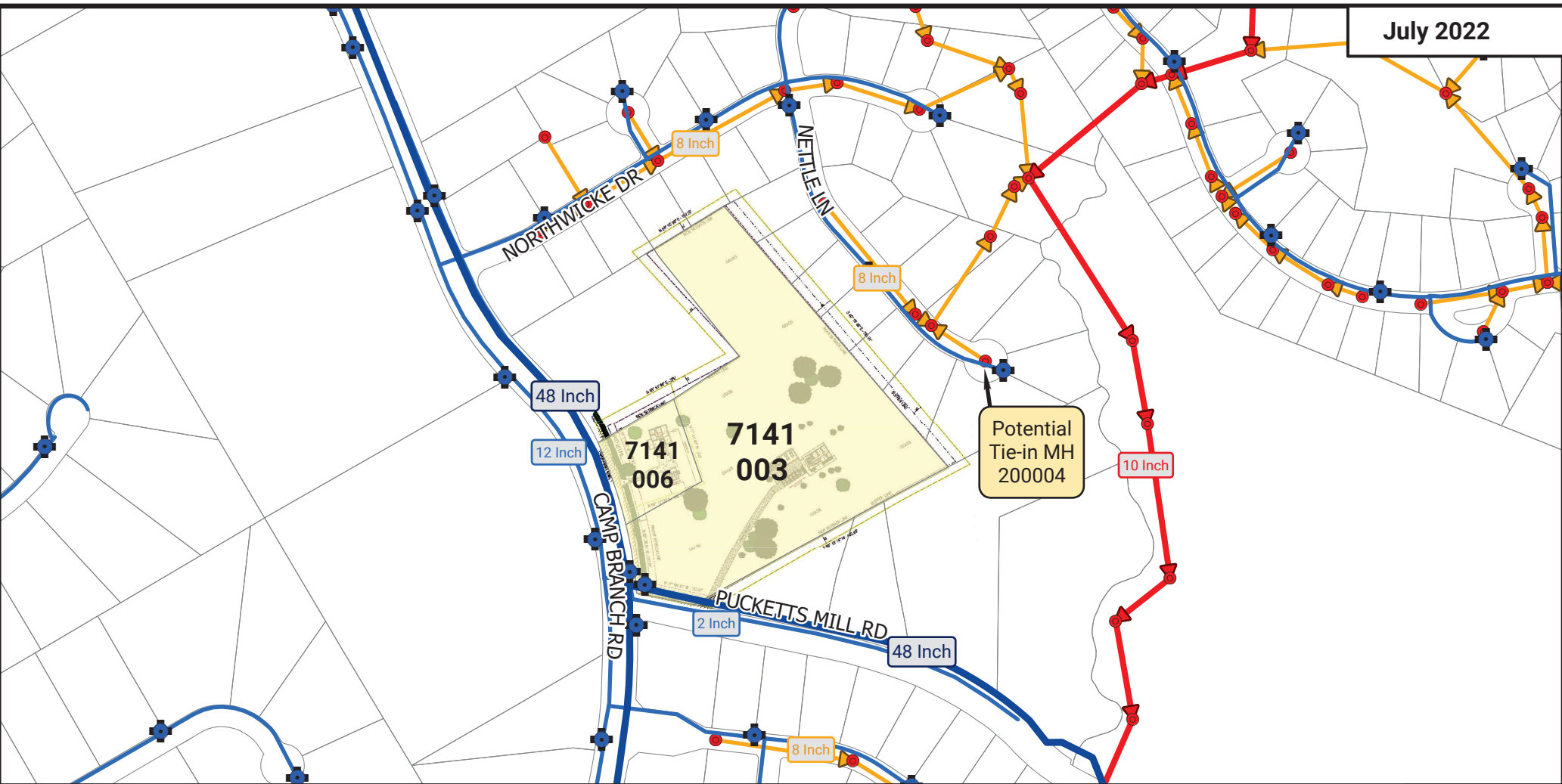


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		SUP2022-00035		
Case Address:		2731 Camp Branch Road and 2756 Pucketts Mill Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The existing residence is not a GCDWR water customer.			
2	Water: No information is available on the potable water source.			
3	Water: If connection to public water is desired, the property owner must purchase a water meter from GCDWR and pay all associated fees.			
4	Sewer: The existing property is served by septic.			
5	Sewer: Upsizing of the septic tank and drain field may be required.			
6	Sewer: The property owner shall contact the Gwinnett, Newton, Rockdale County Health Departments to confirm requirements.			
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Note: Attach additional pages, if needed

Revised 7/26/2021

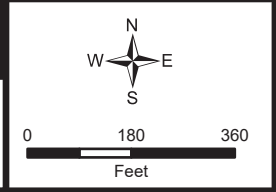


LEGEND

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

SUP2022-00035
RA-200

**Water & Sewer
Utility Map**



Water Comments: The existing residence is not a GCDWR water customer. No information is available on the potable water source. If connection to public water is desired, the property owner must purchase a water meter from GCDWR and pay all associated fees.

Sewer Comments: The existing property is served by septic. Upsizing of the septic tank and drainfield may be required. The property owner shall contact the Gwinnett, Newton, Rockdale County Health Departments to confirm requirements.

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]



WICKFORD
MILL DR

NORTHWICKE DR

CAMP BRANCH RD

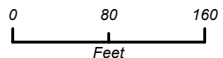
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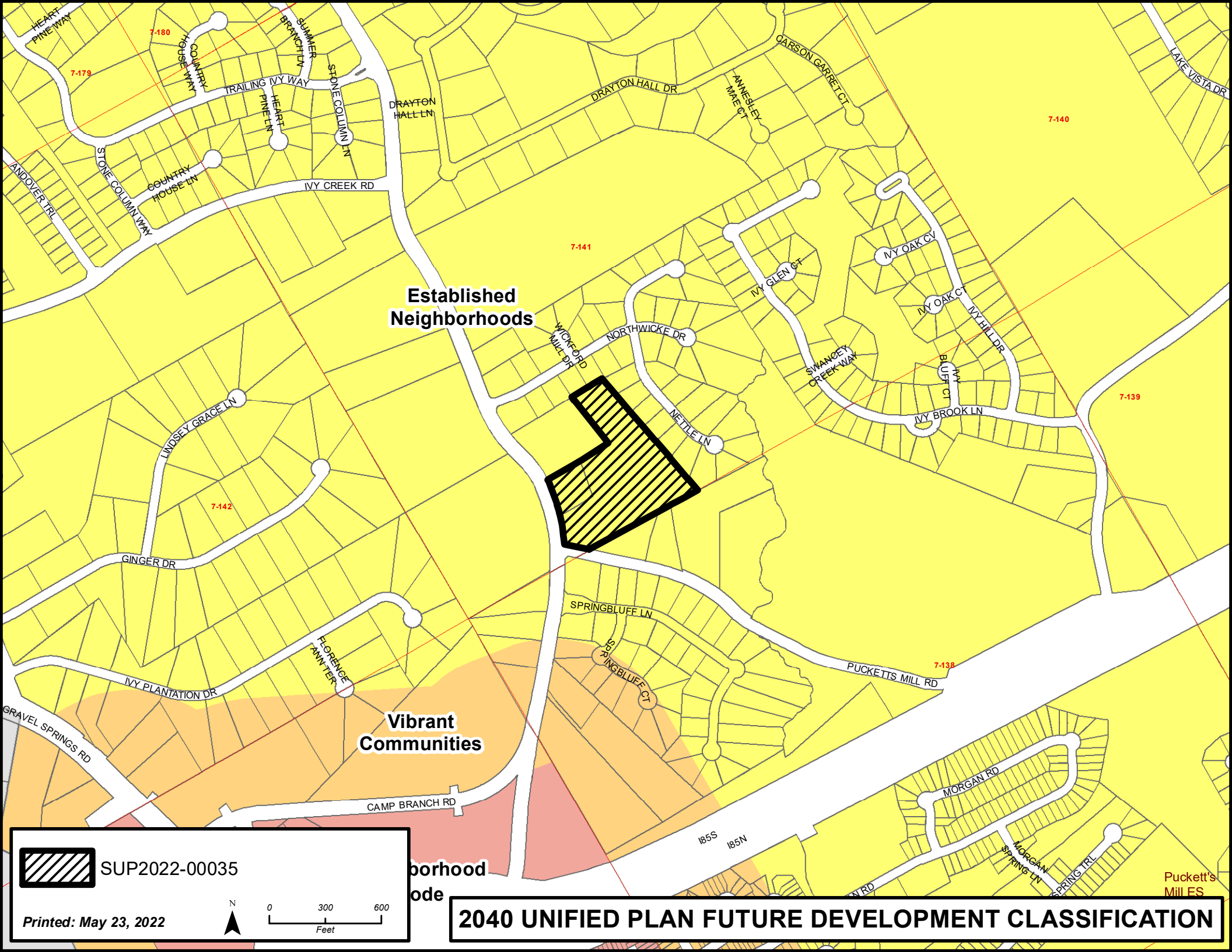
PUCKETTS MILL RD



SUP2022-00035


Printed: June 2, 2022



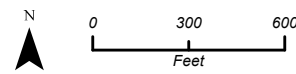


**Established
Neighborhoods**

**Vibrant
Communities**

 SUP2022-00035

Printed: May 23, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

5/5/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SMVS</u>	Waymon Dodd & Libbie C Dodd NAME: <u>& Lessie Clayton POA Libbie Dodd</u>
ADDRESS: <u>99 Burnt Mill Rd</u>	ADDRESS: <u>235 Woods Rd</u>
CITY: <u>Cherry Hill</u>	CITY: <u>Martin</u>
STATE: <u>NJ</u> ZIP: <u>08003</u>	STATE: <u>GA</u> ZIP: <u>30557</u>
PHONE: <u>7323725946</u>	PHONE: <u>678 773 5987</u>
CONTACT PERSON: <u>Falgun Soni</u> PHONE: <u>7323725946</u>	
CONTACT'S E-MAIL: <u>fpsoni@us.smvs.org</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>RA200</u> BUILDING/LEASED SQUARE FEET: <u>1500 Sqft & 1600 Sqft</u>
PARCEL NUMBER(S): <u>R7141006 & R7141003</u> ACREAGE: <u>8.29 Acres</u>
ADDRESS OF PROPERTY: <u>2731 CAMP BRANCH RD BUFORD, GA 30519-4456 & 2756 PUCKETTS MILL RD BUFORD, GA 30519-4456</u>
SPECIAL USE REQUESTED: <u>Place of worship</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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5/5/2022

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 The proposed special use permit will be suitable in view of the use and development of adjacent and near by property,
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No Proposed special use permit will not adversely affect the existing use or usability of adjacent of nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
No The property will not affect by a proposed special use permit has 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:
No Proposed SUP will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or school. We mentioned more details in letter of intent.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
No The proposed SUP is not in coformity with 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 SPECIAL USE PERMIT:
See attached letter of intent for supporting grounds for approval



Letter of intent for Special Use Permit Application
2731 Camp Branch & 2756 Pucketts Mill Rd Buford GA

Swaminarayan Mandir Vasna Sanstha (“SMVS”) is an international social-spiritual organization based on Swaminarayan (Hindu) denomination. As of today, SMVS has over 100 temples and 1 million members world-wide. Founded on the pillars of practical spirituality, SMVS reaches out to address many of the spiritual, moral and social challenges and issues we face in our world. Its strength lies in the purity of its nature and purpose. SMVS strives to contribute to the world by caring for societies, families, and individuals. Its universal work through a worldwide network of centers has received national and international recognition. SMVS currently has 5 temples in the United States and is looking to expand in the Atlanta.

Currently in the Atlanta, SMVS has 20 active family’s members. Majority of the active members are from the Suwanee, Lilburn & Sugar hill. SMVS’s philosophy, mission and principles are a bit different from traditional religious organizations in a way that SMVS focuses on spirituality in addition to religious aspects. To succeed in that mission SMVS has always given priority on the quality of life of the individual members and has never given any priority in gathering masses. Having said that, the anticipated growth for the next five years in the Atlanta will be somewhere between 85 to 100 members.

For the past 10 years, the 20 active members have been utilizing its active place in Norcorss to conduct weekly and social activities. SMVS has been contributing in this area for the last 10 years and has received various awards and recognitions. So, with the mission to help the community of Georgia, SMVS would like to establish a bigger permanent location in Buford as it is centrally located for all our members.

SMVS is a peace-loving organization and has always supported the community through organizing various activities and events like below, which property neighbours would definitely benefit from, **Community Activities:**

- Food drives
- Humanitarian relief
- Disaster relief
- Orphanage & School Support
- Community Sporting Events

Education:

- Education & Religious classes
- Music classes



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5/5/2022 • Career Fair • Scholarships

Health & Wellness:

- Preventative and Chronic Care
- Health Screenings
- Fundraising for Cancer Research
- Meditation camps for mental peace
- Blood Drive
- Bone Marrow Drive

Environmental Work:

- Tree planting campaign
- Community, including park and street, clean up

Summary of the Project

Currently, SMVS plans to utilize the premises as is without any significant exterior or interior modifications. Existing house today is ADA compliant and you can find more details on the same in the site plan. SMVS will update the premises for any necessary building codes.

SMVS plans on using the front house as a care taker house and rear house as a prayer and meeting for the members. SMVS does not rent the house or any part of the facilities to any individual or organization for any events. SMVS's sole purpose is to use its facilities for its mission.

SMVS does not have any regulatory truck deliveries. Furthermore, there is no noise pollution due to all activities being indoors. Additionally, SMVS will not generate additional glare, radiation, heat, odor, safety hazards, air, and water pollution. Additionally, the proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Hours of operation

SMVS is going to be open in the weekends; the majority of our members will visit the location on Saturday & Sunday from 4 pm to 9 pm hence, we do not anticipate any vehicular traffic increase to our site during the weekday.



RECEIVED

5/5/2022 **Parking**

This property currently has 14 parking, 5 on front house and 9 on rear house. We are going to add 3 more parking on the rear house. So there will be total 17 car parking, which are more than sufficient for our current 20 members.

Revenue

SMVS is a non-profit organization and would not be generating any direct revenue to the city but instead it will generate indirect revenue such as members supporting local business such as grocery stores, home improvement stores, retail stores, gasoline stations, local restaurants, doctors and dentists, and hospitals, etc. Furthermore, SMVS will hire local services businesses such as plumbers, landscapers, electricians, maintenance firms to upkeep and maintain the property.

Community benefits

In addition to creating indirect economic growth in the submarket, SMVS will provide tremendous community benefits to the City of Buford. SMVS intends to the following activities on a regular basis:

1. Partner up with the city of Buford to have our members volunteer to Clean Up parks and local public areas, tree planting, etc.
2. Partner will local pharmacy to facilitate vaccination and blood donation drive
3. Partner will local doctor's offices to facilitate seminars for healthy living and perform annual check ups
4. Organize food drives for local families in need
5. Disaster relief

Conclusion

We respectfully request approval of the Special use permit based on the facts presented herein. SMVS at this location not only will serve neighbours in the Gwinnett county area, but will also provide a foundation for the community betterment. After diligently reviewing several options, location 2731 Camp Branch & 2756 Pucketts Mill Rd has been deemed the best fit when all the variables related to this type of project are taken into consideration.



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5/5/2022

Sincerely Yours,

Ramesh Suhagia

A handwritten signature in blue ink, appearing to read "Ramesh", with a long horizontal flourish extending to the right.

Director,
Swaminarayan Mandir Vasna Sanstha

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

2731 Pucketts Mill Road, Legal Description

All that tract or parcel of land lying and being in Land Lot 141, 7th Land District, Gwinnett County, Georgia, being Tract 1, containing 7.60 acres, as shown on plat of survey for James Clayton, by James Akins & Associates, dated July 25, 1972, and being more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way of Camp Branch Road with the Northerly right-of-way of Pucketts Mill Road, thence in a Northerly direction along the Easterly right-of-way of Camp Branch Road, and following the curvature thereof, a distance of 150.97 feet to an iron pin at property of Dodd; running thence North 59 degrees 13 minutes East a distance of 154.15 feet to an iron pin; thence North 27 degrees 32 minutes West a distance of 200.00 feet to an iron pin at property of now or formerly Young; thence North 58 degrees 51 minutes East a distance of 220.00 feet to an iron pin; thence North 38 degrees 30 minutes West a distance of 314.93 feet to an iron pin; thence North 58 degrees 15 minutes East a distance of 190.25 feet to an iron pin; thence South 40 degrees 19 minutes 36 seconds East a distance of 791.91 feet to an iron pin on the common land lot line between land lots 141 and 138; running thence South 61 degrees 51 minutes 47 seconds West a distance of 162.95 feet to an iron pin; thence South 60 degrees 13 minutes 14 seconds West a distance of 483.88 feet to an iron pin on the Northerly right-of-way of Pucketts Mill Road; thence North 77 degrees 56 minutes 47 seconds West along said right-of-way of Pucketts Mill Road a distance of 153.57 feet to the point of beginning.

2731 Camp Branch Road, Legal Description

All that tract or parcel of land lying and being in land lot 141, 7th Land District, Gwinnett County, Georgia, being a part of survey prepared for James Clayton by James Akins & Associates, Surveyors, January 25, 1972, and being more particularly described as follows:

Beginning at a point in the center of Camp Branch Road adjoining property of Robert Young (which point is 464.3 feet in a Northerly direction from original line between Land lots 141 and 138 as measured along the center of Camp Branch Road), and running thence North 58 degrees 51 minutes East along property of Robert Young a distance of 200 feet to an iron pin corner; thence in a Southerly direction parallel to Camp Branch Road a distance of 200 feet to an iron pin corner; thence in a Southwesterly direction parallel to said Young line a distance of 200 feet to a point in the center of Camp Branch road; thence in a Northerly direction along the center of Camp Branch Road a distance of 200 feet to the point of beginning.

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5/10/22



LINE LEGEND:

	PROPERTY LINE
	SETBACK LINE
	BUFFER LINE

DETAILS:

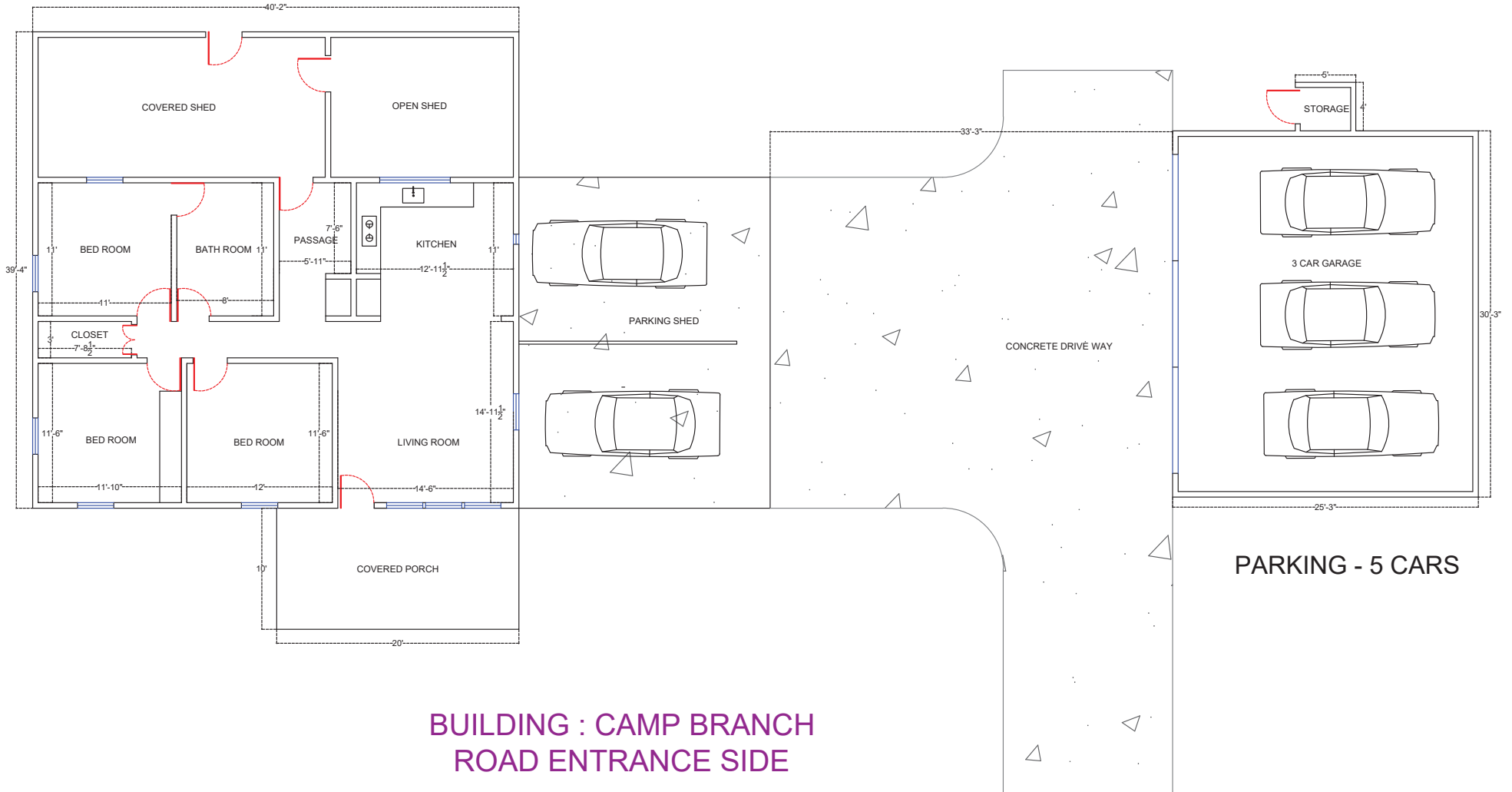
PROPERTY	FLOOR AREA	CILING HEIGHT	REQUIRED PARKING SLOTS	PROVIDED PARKING SLOTS
PUCKETTS MILL ROAD	1600 SF	9 FT	5	12
CAMP BRANCH ROAD	1500 SF	9 FT	2	5

DRAWING NAME: SMVS-SITE PLAN
CLIENT NAME: SMVS

SCALE: 1"=100'
DATE: 03/29/2022
PREPARED BY: SMVS
An International Eco-Spiritual Organization

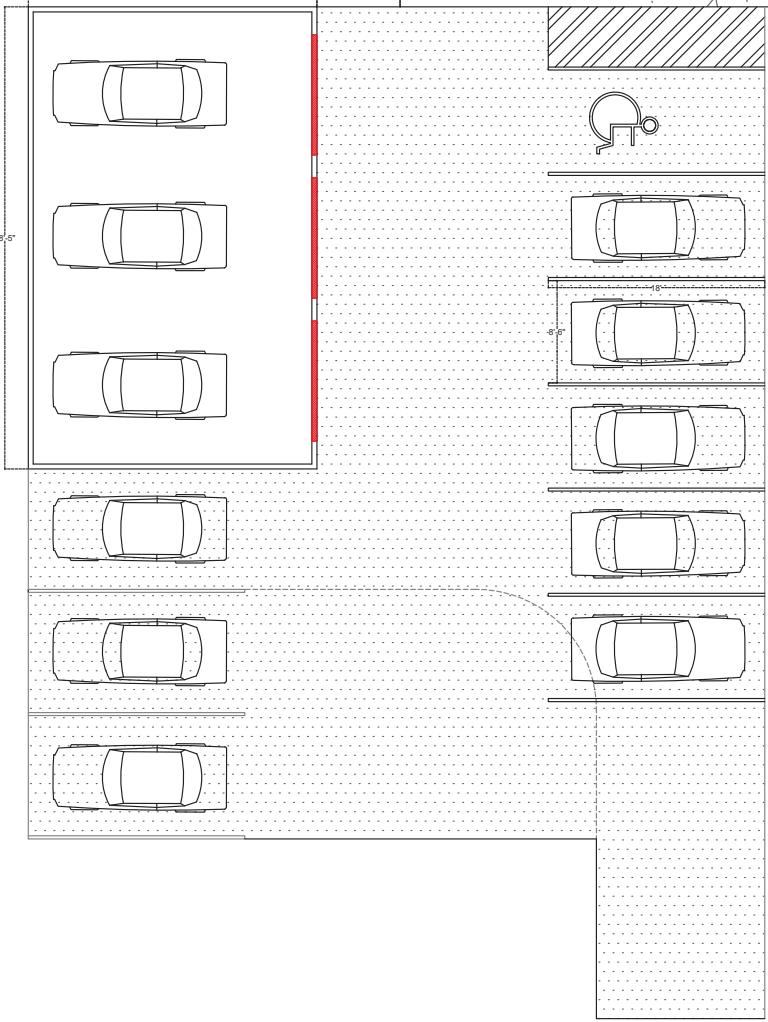
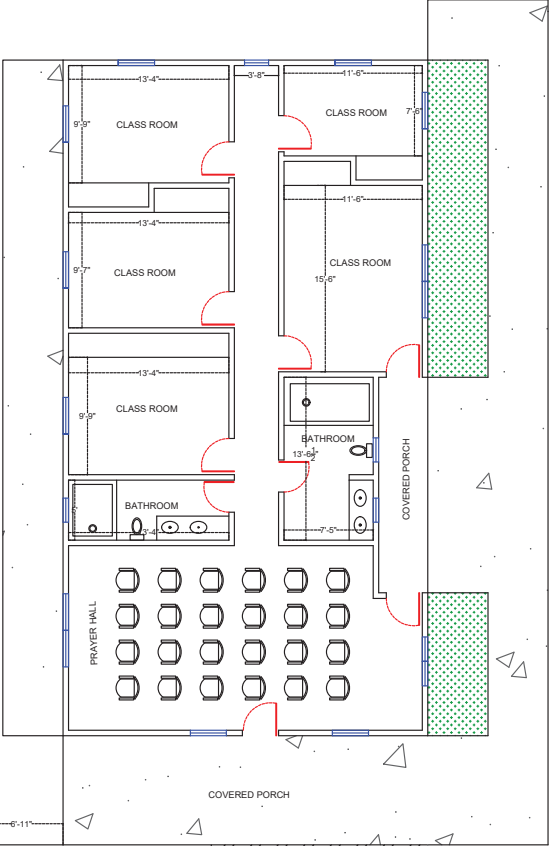
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5.18.22



**BUILDING : CAMP BRANCH
ROAD ENTRANCE SIDE**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
5.18.22



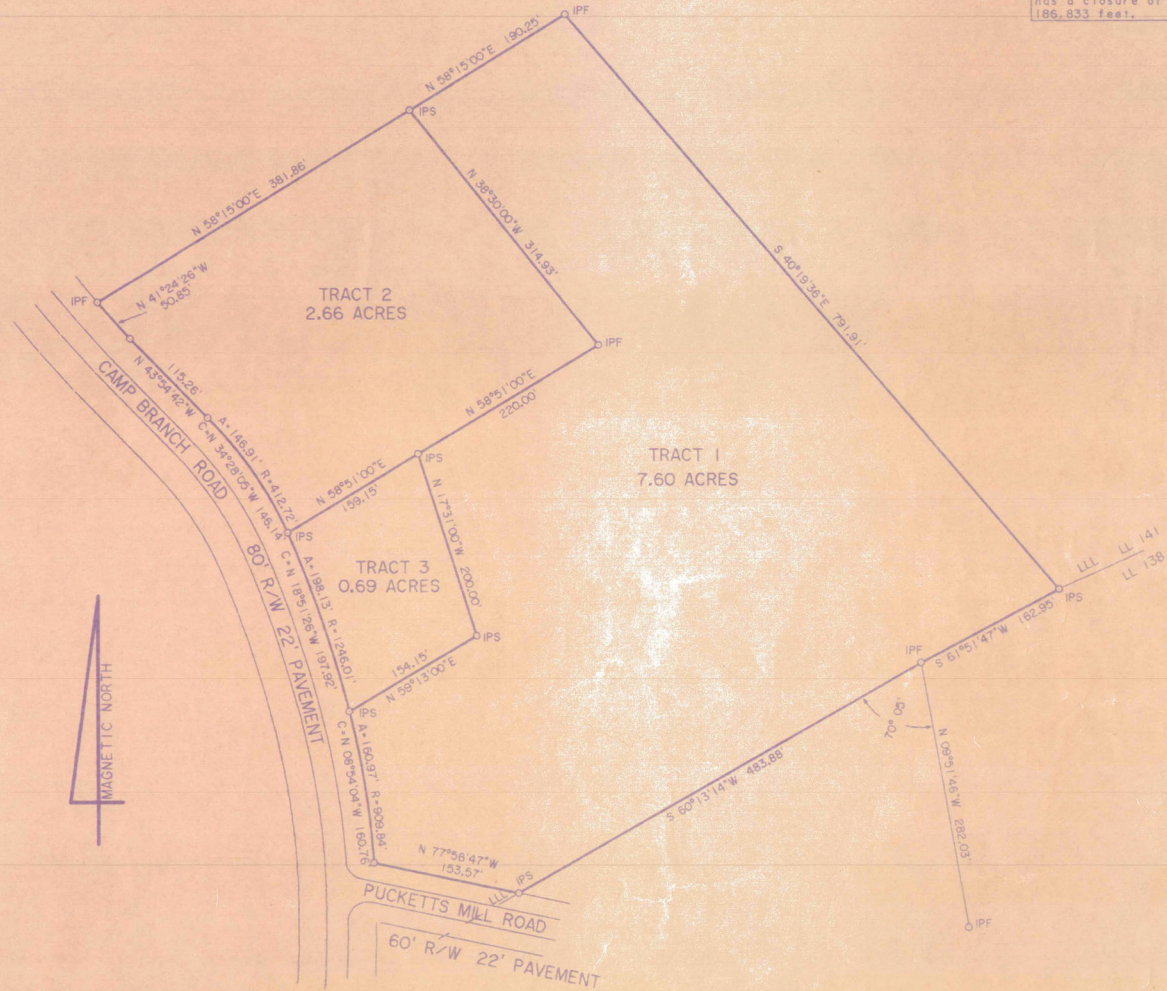
Seating arrangements - 24 Seats
Parking - 12 Cars

**BUILDING : PUCKETTS MILL
ROAD ENTRANCE SIDE**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

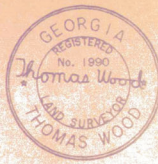
- RECEIVED**
5/5/2022
- LEGEND
 IPF = IRON PIPES
 IPS = IRON PIPES
 R/W = RIGHT OF WAY
 CL = CENTERLINE
 CM = CONCRETE MONUMENT
 BL = BUILDING
 LL = LAND LOT
 LLL = LAND LOT LINE
 GMD = GEORGIA MILITIA DISTRICT
 A = ARC
 R = RADIUS
 C = CHORD
 A/K/A = ALSO KNOWN AS
 PP = POWER POLE
 ---P--- = POWER LINE
 ---T--- = TELEPHONE LINE
 ---W--- = WATER LINE
 PL = PROPERTY LINE

The field data upon which this plat is based was obtained with total station, has an angular error of 11 seconds per angular point, a closure of 1 in 15,148 feet, and was adjusted by compass rule. This plat has a closure of 1 in 186,833 feet.



TOTAL AREA: 10.95 ACRES

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



SURVEY FOR: JAMES CLAYTON
 LL 141, 7TH DISTRICT, GWINNETT COUNTY
 DATE: JULY 23, 1997
 THOMAS WOOD & ASSOC. 50 MAIN ST. BUFORD GA. 30518: PHONE 945-3804

RECEIVED

Legal Description (2731 Camp Branch Rd)

All that tract or parcel of the land lying and being in the land Lot 141, 7th land district, Gwinnett County, Georgia, being a part of that property shown on plat of survey prepared for James Clayton by James Ankin & Associates, Surveyors, Jan 25th 1972 and being more particularly described as follows:

Beginning at a point in the center of Camp Branch Road adjoining property of Robert Young (Which point is 464.3 feet in a Northerly direction from original line between Land Lots 141 and 138 as measured along the center of Camp Branch Road), and running thence of 200 ft to an iron pin corner; thence in a southerly direction parallel to Camp Branch Road a distance of 200 Ft to an iron pin corner; thence in a southwesterly direction parallel to said young line a distance of 200 ft to a point in the center of Camp Branch Road; thence in a Northerly direction along the center of Camp Branch Road a distance of 200 Ft to the point.

Legal Description (2756 Pucketts Mill Rd)

Beginning at the intersection of the Easterly right of way of Camp Branch Rd with the Northerly right-of-way of Pucketts Mill Rd, and running thence in a Northerly direction along the Easterly right-of-way of Camp Branch Road, and following the Curvature thereof, a distance of 160.97 feet to an iron pin at property of Dodd; running thence North 59 degrees 13 minutes East a distance of 154.15 feet to an iron pin; thence North 17 degrees 31 minutes West a distance of 200.00 ft to an iron pin at the property of now or formerly Young; thence North 58 degrees 51 minutes East a distance of 220.00 Ft to an iron pin; thence North 38 degrees 30 minutes West a distance of 314.93 feet to an iron pin; thence North 58 Degrees 15 minutes East a distance of 190.25 ft to an iron pin; thence South 40 degrees 19 Minutes 36 seconds East a distance of 791.91 Feet to an iron pin on the common land lot line between land lots 141 and 138; running thence South 61 degrees 51 minutes 47 seconds West a distance of 162.95 ft to an iron pin; thence South 60 degrees 13 minutes 14 seconds west a distance of 483.88 feet to an iron pin on the Northerly right-of-way of Pucketts Mill Road; thence North 77 degrees 56 minutes 47 seconds West along said right-of-way of Pucketts Mill Road a distance of 153.57 ft to the point of beginning.

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5/5/2022

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.



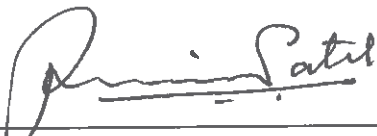
Signature of Applicant

04/07/2022

Date

Ramesh Suhagia - Director - SMVS INC

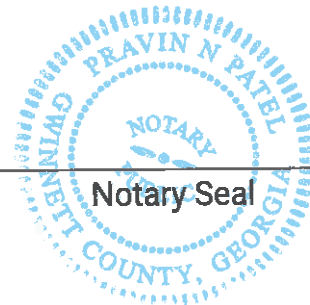
Type or Print Name and Title



Signature of Notary Public

04/07/2022

Date



Notary Seal

PRAVIN N PATEL - NOTARY PUBLIC
Gwinnett County - State of GA
My Comm. Expires Jan 24, 2025

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5/5/2022

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.

Wayman V Dodd Libbie C DODD 4/13/22
Signature of Property Owner Date

WAYMAN V Dodd Libbie C Dodd
Type or Print Name and Title

Sandra D Deal 4-13-22 
Signature of Notary Public Date Notary Seal

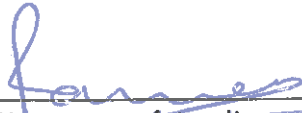
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5/5/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

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

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



Signature of Applicant

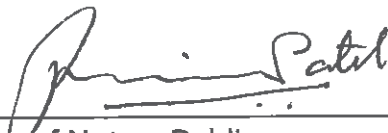
04/07/22

Ramesh Suhagia

Type or Print Name

04/07/2022

Date

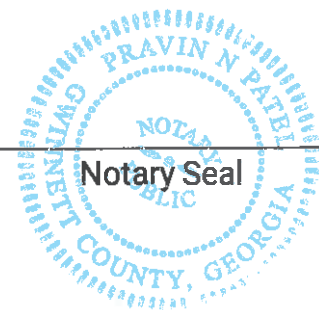


Signature of Notary Public

PRAVIN N PATEL - NOTARY PUBLIC
Gwinnett County - State of GA
My Comm. Expires Jan 24, 2025

04/07/2022

Date



Notary Seal

RECEIVED

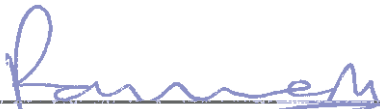
5/5/2022

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: R7 141 003
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

04/07/2022
Date

Ramesh Suhagia - Director - SMVS 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)

Chris Nelson
NAME

Senior Tax Services Associate
TITLE

May 4, 2022
DATE