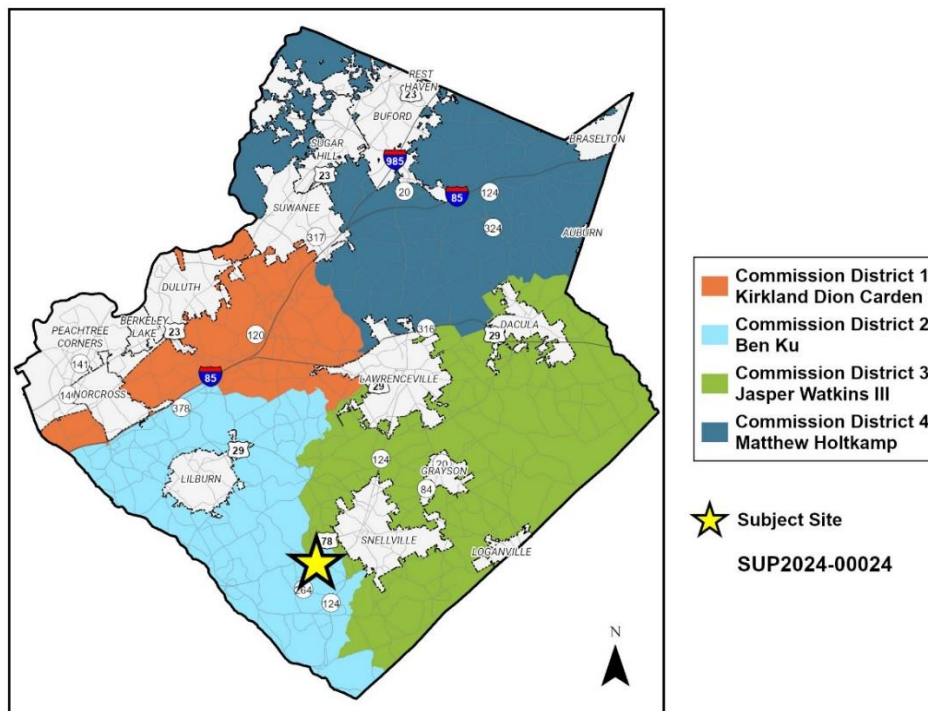


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00024
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Overlay District: Highway 78 Corridor
Address: 3660 Hewatt Court
Map Number: R6053 168
Site Area: 0.50
Square Feet: 5,049
Proposed Development: Vehicle Repair, Service, and Body Work Establishment
Commission District: District 2 – Commissioner Ku
Future Development Type: Suburban Non-Residential

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Stanislav Pascaru
1030 Thornwood Lane
Dacula, GA 30019

Owner: Stanislav Pascaru
3660 Hewatt Court
Snellville, GA 30039

Contact: Stanislav Pascaru

Contact Phone: 267.968.5413

Zoning History

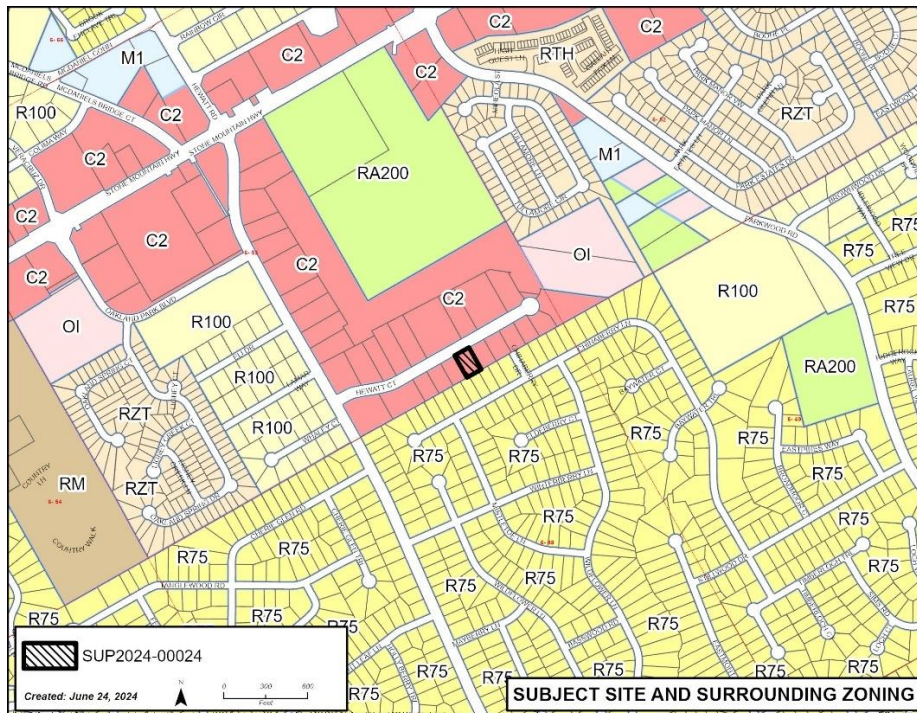
The subject property is zoned C-2 (General Business District). In 2023, a special use permit was approved for a vehicle repair, service, and body work establishment, pursuant to SUP2023-00015. The subject property is located in the Highway 78 Corridor Overlay District.

Existing Site Condition

The subject property is a 0.50-acre parcel located along Hewatt Court, east of its intersection with Hewatt Road. The site is developed with a 5,049 square foot building with two bay doors on the eastern façade. There are 15 parking spaces in front and to the eastern side of the building enclosed by a screened security fence and gate. A 20-foot-wide drainage easement and undisturbed buffer is located along the rear property line. There are no sidewalks along Hewatt Court.

Surrounding Use and Zoning

The subject site is surrounded to the north, east, and west by developed commercial parcels zoned C-2. Griers Station, a single-family residential subdivision zoned R-75 (Single-Family Residence District), borders the subject parcel to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Repair, Service, and Body Works Establishment	C-2
North	Commercial	C-2
East	Commercial	C-2
South	Single-Family Residential	R-75
West	Commercial	C-2

Project Summary

The applicant requests the renewal of a special use permit for a vehicle repair, service, and body work establishment, including:

- An existing 5,049 square foot brick building containing two bay doors.
- 15 existing parking spaces, including one handicap-accessible space, to the side of the building.
- A five-foot-tall security fence enclosing the parking area east of the building.
- A dumpster enclosure located at the south end of the property.
- A 20-foot-wide drainage easement and undisturbed buffer along the southern property line.
- One existing full-access driveway, a 10-foot-wide landscape strip and an existing monument sign along Hewatt Court.
- Hours of operation Monday through Friday, 9 a.m. to 6 p.m. with one employee.
- There have been no code enforcement violations issued since the special use permit was granted in 2023.

Zoning and Development Standards

The applicant is requesting renewal of a special use permit for a vehicle repair, service, and body work establishment in C-2. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio (FAR)	Maximum 1.0	0.23	YES
Building Height	Maximum 45'	18'	YES
Front Yard Setback	Minimum 0'	>15'	YES
Side Yard Setback	Minimum 0'	30'	YES
Rear Yard Setback	Minimum 0'	10'	YES
Parking	Minimum 17 spaces Maximum 25 spaces	15 spaces	NO*
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer	Minimum 75'	20'	NO**

*The parking provided on the site is considered legally nonconforming.

**The existing 20-foot-wide buffer on the site is considered legally nonconforming.

Although the site is located within the Highway 78 Corridor Overlay District, the development was approved and constructed under the previous Unified Development Ordinance prior to the adoption of the Highway 78 Overlay District. The site is considered legally non-conforming.

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

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 270-20.6. After the evaluation, staff makes the following findings based on the standards of 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 applicant requests renewal of a special use permit to continue operating a vehicle repair, service, and body work establishment that has been in business since 2023. There are no complaints or violations on record. All properties along Hewatt Court are developed with a variety of commercial service businesses, including vehicle repair, service, and body work establishments. The proposed renewal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The site is surrounded by commercial uses to the north, east and west, including vehicle repair, service, and body work establishments along Hewatt Court. The 20-foot-wide undisturbed buffer to the rear would mitigate any potential impact to the single-family residential development to the south. The special use permit request would not adversely affect neighboring properties.

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

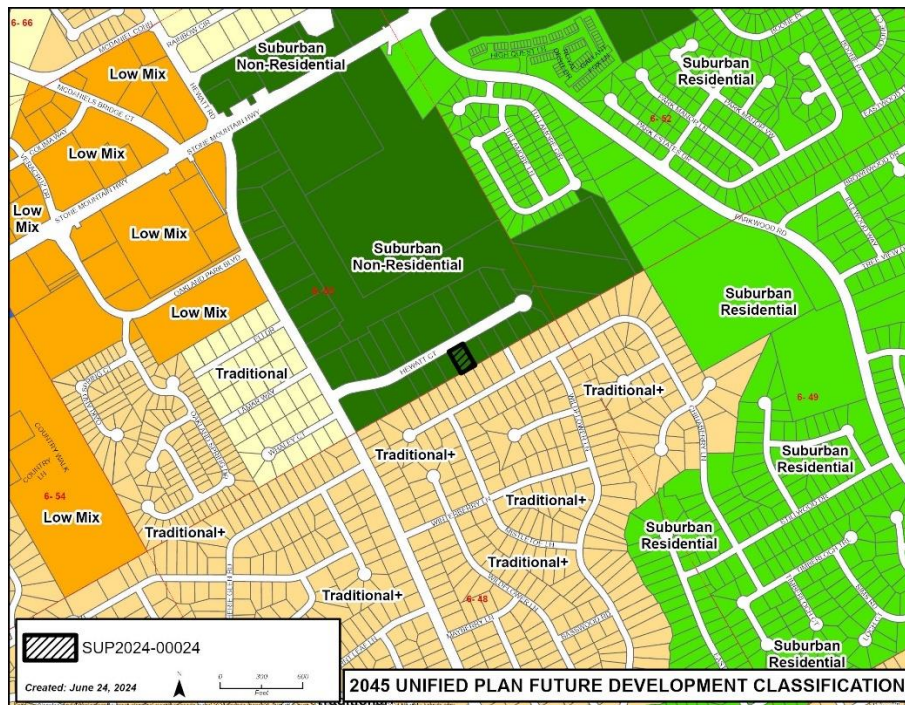
The property has a reasonable economic use as currently zoned.

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

An increase in impacts 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 requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit F).

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

The Unified Plan's Future Development Map indicates "Suburban Non-Residential" for the subject property, which consists parcels that are currently nonresidential in use. These areas play an important role as an alternative and more affordable leasing opportunity for small and emerging businesses as well as auto-related businesses. The proposal is in conformity with the policy and intent of the 2045 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.

There are no other conditions giving support for approval or disapproval of the proposal.

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 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 special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a vehicle repair, service, and body work establishment in C-2 (General Business District), subject to the following conditions:

1. The special use of the property shall be limited to a vehicle repair service, and body work establishment. Vehicle sales shall be prohibited.
2. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after the repair, shall be removed from the property within five days after they become abandoned under state and/or county law.
3. All repair activities shall be conducted indoors.
4. Hours of operation shall not exceed past 6:00 p.m.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Previously Adopted Resolution (SUP2023-00015)
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of the front of the building from Hewatt Court



View of site access and Hewatt Court road frontage



View of the enclosed parking area

Exhibit B: Site Plan

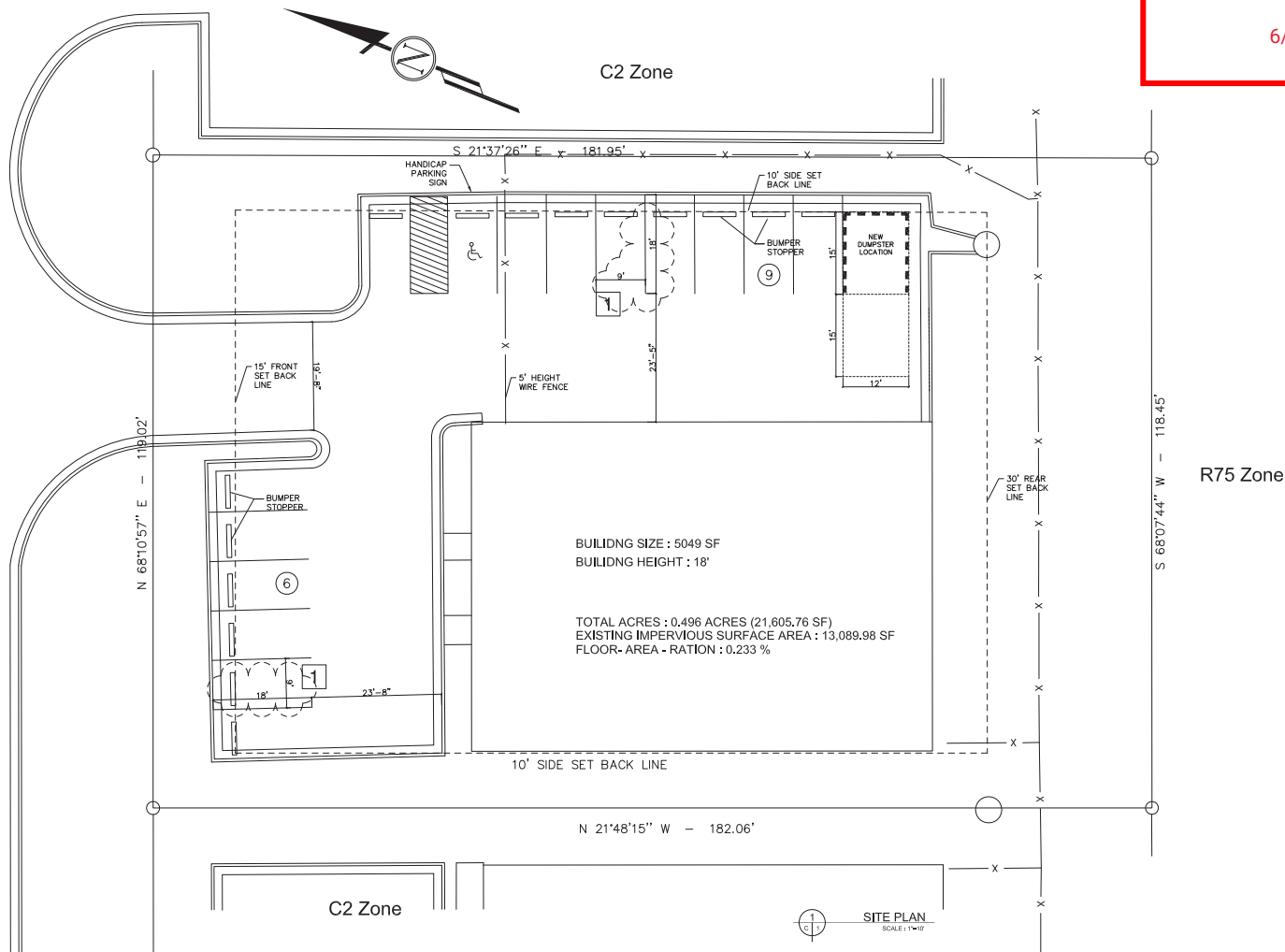
[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6/10/2024

HEWATT COURT



MOBILE IMPACT AUTOMOTIVE

3660 HEWATT COURT
SUITE #600
SNELLVILLE, GA 30039

TITLE
SITE PLAN w/
PROPOSAL
DUMPSTER
LOCATION &
NEW PARKING
STRIPING

REVISIONS	DATE
1	COUNTY COMMENTS (5/29/2024)



ING INC
Design Div.
3305 DALLITH HIGHWAY
SUITE 101
DALLITH, GA 30084-3339
PH: 678-291-6670
FAX: 678-284-7825
INGINC2000@GMAIL.COM



DRAWN
CHECKED
DATE: 8/12/2023
SCALE: AS NOTED
JOB NO: 2023-00149
FILE NAME:

SHEET
C1.1
OF SHEETS

RELEASED FOR CONSTRUCTION

Exhibit C: Building Elevations

[attached]

RECEIVED

4/9/2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/9/2024



Exhibit D: Previously Adopted Resolution (SUP2023-00015)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: APRIL 25, 2023

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

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Matthew Holtkamp, District 4	Yes	Aye

On motion of Commissioner Ku, which carried a 5-0 vote, 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 Stanislav Pascaru for the proposed use of Automobile Repair Shop 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 April 25, 2023, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of April 2023, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed and operated in general conformance with Exhibit B: Site Plan received March 15, 2023, by the Department of Planning and Development, with revisions and as required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Automobile sales shall be prohibited. No vehicle sales of any kind shall take place on the property.
3. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under state and/or county law.
4. All repair activities shall be conducted indoors. No repairs may be conducted in the parking lot.
5. Hours of operation shall not extend past 6:00 pm.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or stung on site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sing-twirlers shall be prohibited.
7. The property owner shall restripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
8. There shall be no body or paint work performed at the property.

9. All dumpsters shall meet the screening and placement requirements of the UDO.
10. The special use permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the special use permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *Nicole L. Hendrickson*
Nicole L. Hendrickson, Chairwoman

Date Signed: 5-9-2023

ATTEST:

By: *Dina M King*
County Clerk/Deputy County Clerk



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

[attached]

Stanislav Pascaru
1030 Thornwood Ln, Dacula, GA. 30019

04/09/2024

Gwinnett County Board of Commissioners
C/o Planning and Development
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, GA. 30046



Re: Letter of intent – Special Use Permit Application

I, Stanislav Pascaru, submit this request for a Special Use Permit to allow to operate an Automotive/Automobile Repair Facility at 3660 Hewatt Ct., Snellville GA. 30039 with parcel number 6-053-168 in Gwinnett County.

The subject property is 0.496ac. and the existing building is 5040 sf. current zoning of the property is C-2 (General Business District) which supports an Automotive Repair to operate with approval of a Special Use Permit. The height of the building is 17ft, the size is 5040sf and the number of parking spaces is 6 ,with 6460 paved area. On the South side, the site already has a crosstie wall and a 20 lf of undisturbed buffer. I am the only employee .And the operation hours are Monday to Friday from 9:00Am to 6:00PM

I was operate a successful automotive repair shop at 452 Eaton Street in/near downtown Lawrenceville for 5 years . I want to mention here that I was operating my business there in good standing and portion of the lease the landlord was the City of Lawrenceville which I'm sure can provide good feedback regarding my way to operate and protect the community.

The Automotive/Automobile Repair business is consistence with the existing land uses and the businesses in the area; a few properties adjacent to the subject property operate the same or similar type of business. This property would allow for its reasonable economic use, without being an excess burden to the current infrastructure.

Please do not hesitate to contact us with questions or concerns.

Respectfully requesting the granting of the Special Use Permit.

Best Regards,
Stanislav Pascaru

RECEIVED

3/4/2024

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:

I Believe the proposed is suitable

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

the proposed use will not adversely affect the use of the surrounding properties

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

The property is currently zoned C-2 General Business District
The proposed use will take advantage of the economic use of the property by integrating it with the adjacent commercial uses

- (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 use will not produce an adverse on the existing infrastructure

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

yes, the subject property is designated as emerging suburban

- (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 letter of intent

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Stanislav Pascaru</u> Address: <u>1030 Thornwood Ln</u> City: <u>Dacula</u> State: <u>GA</u> ZIP: <u>30019</u> Phone: <u>(267)-968-5413</u> Email: _____	Name: <u>Stanislav Pascaru</u> Address: <u>3660 Hewatt Ct</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>(267)-968-5413</u> Email: <u>impactauto77@yahoo.com</u>
Contact Person: <u>Stanislav Pascaru</u> Phone: <u>(267)-968-5413</u> Contact's Email: <u>impactauto77@yahoo.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>C-2</u> Parcel Number(s): <u>6-053-168</u> Acreage: <u>0.496</u> Property Address(es): <u>3660 Hewatt Ct Snellville GA 30039</u> Proposed Development: <u>General Automotive Repair</u> Variance(s): _____ Waiver(s): _____ Building/Leased Sq. Ft.: <u>5040</u> Floor Area Ratio: _____	

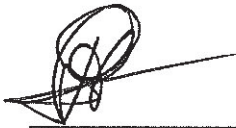


RECEIVED

3/4/2024

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.



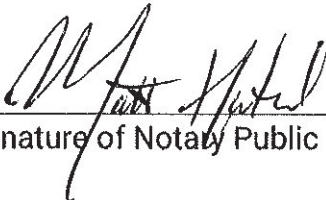
Signature of Applicant

2-8-2024

Date

Stanislav Pascaru

Type or Print Name and Title



Signature of Notary Public



02/8/2024

Date

Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025

Notary Seal

RECEIVED

3/4/2024

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

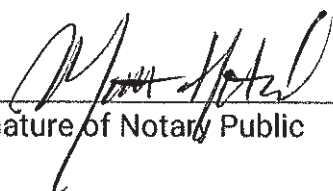
2-8-2024

Date

Stanislav Pascaru

Type or Print Name and Title

OWNER



Signature of Notary Public

2/8/2024

Date

Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025

Notary Seal

RECEIVED

6/12/2024

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 - 053 - 168
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

2/8/2024

Date

Stanislaw Pascaru

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)

Kathy Hyles
NAME

TSA
TITLE

2/8/24
DATE

RECEIVED


3/4/2024

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.

 2-8-2024 Stanislaw Pascanu Applicant
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 2/8/2024
SIGNATURE OF NOTARY PUBLIC DATE
Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025
NOTARY SEAL

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 Stanislaw Pascanu
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.

Exhibit G: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		07.08.2024		
Department/Agency Name:		Transportation		
Reviewer Name:		Brent Hodges		
Reviewer Title:		Construction Manager 2		
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com		
Case Number:		SUP2024-00024		
Case Address:		3660 Hewatt Court, Snellville, 30039		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
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

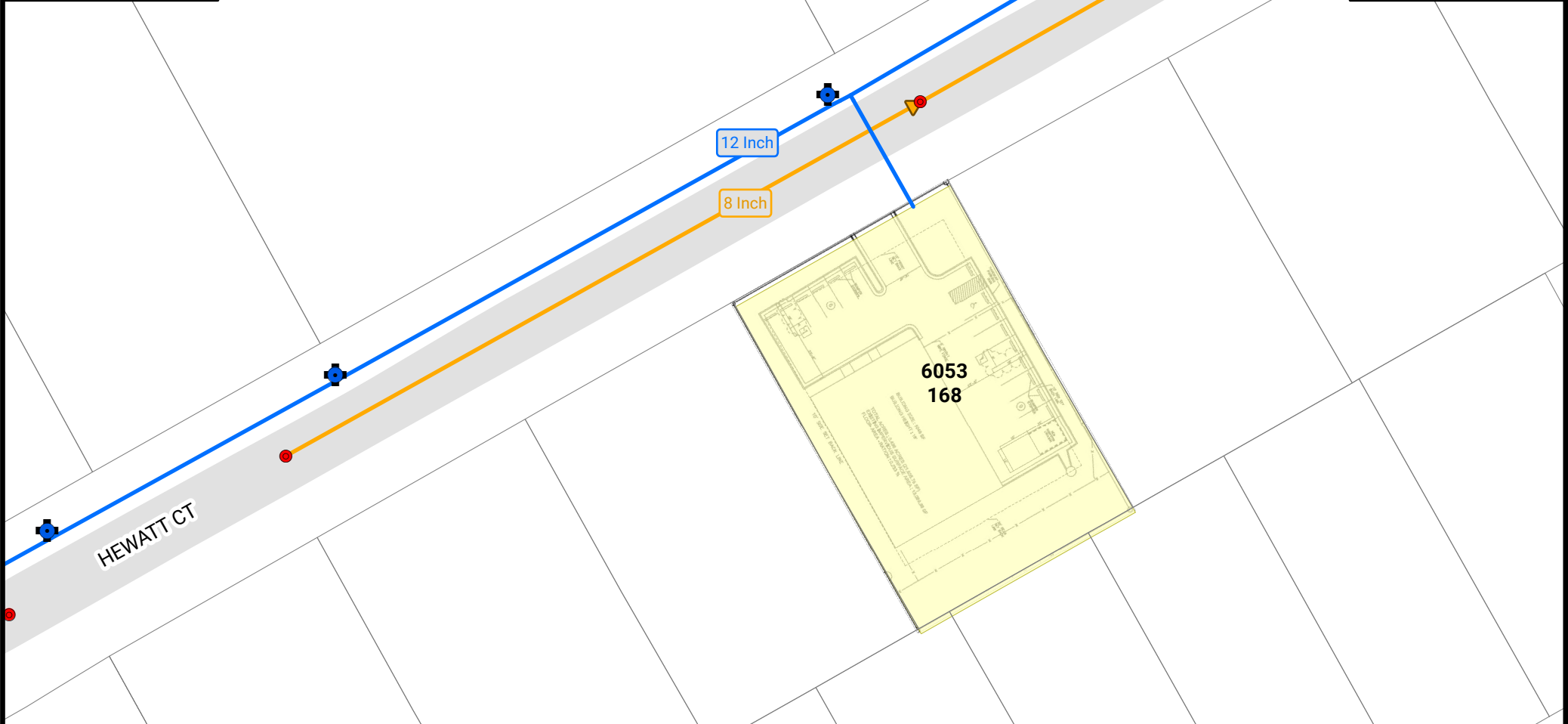


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		SUP2024-00024			
Case Address:		3660 Hewatt Ct			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use 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					

Note: Attach additional pages, if needed

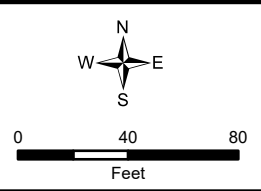
Revised 7/26/2021



LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector

3660 Hewatt Ct
C-2
Water & Sewer
Utility Map



LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use 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 H: Maps

[attached]



HEWATT CT

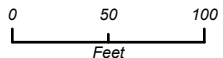
CHINABERRY DR

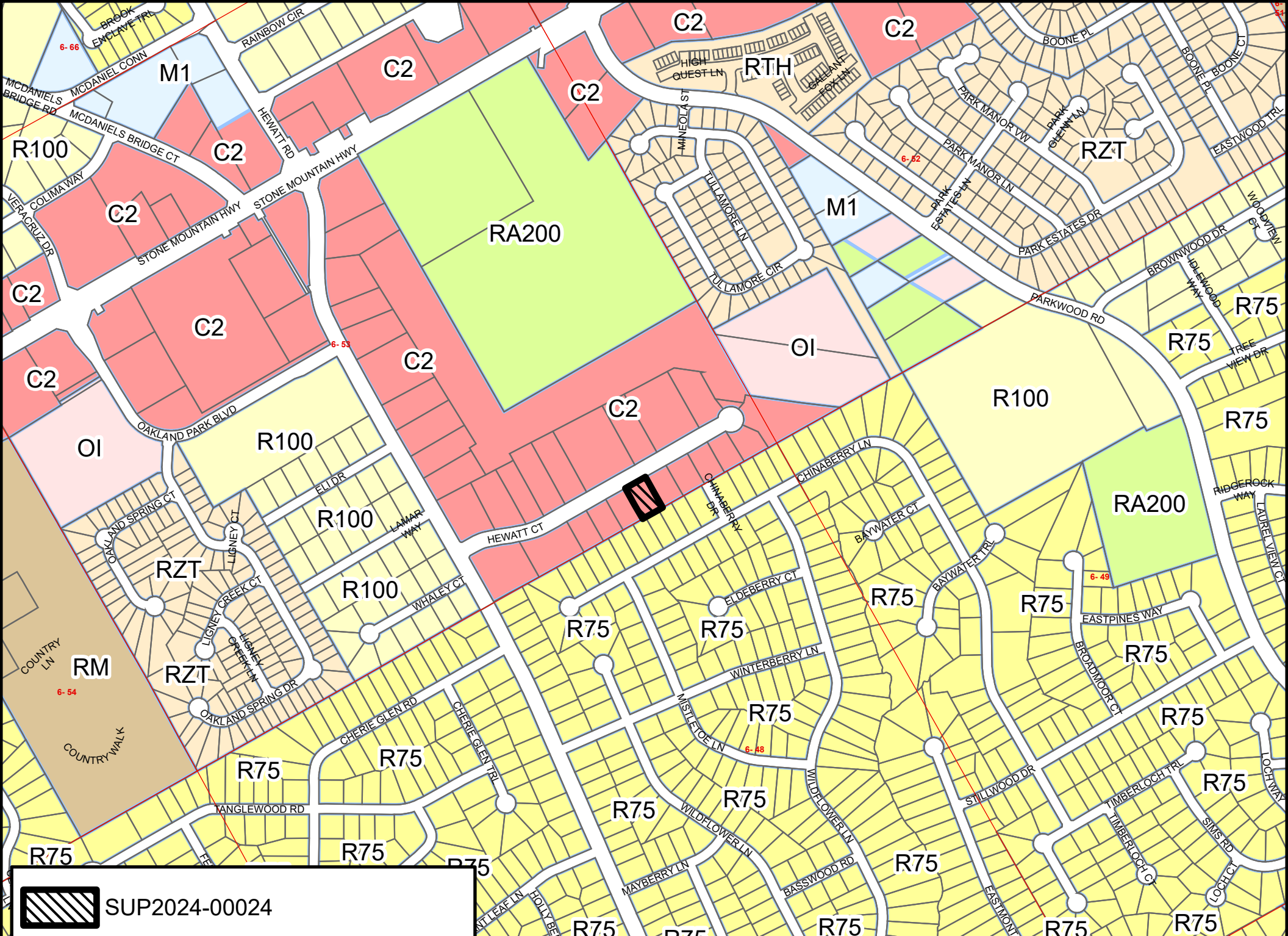
CHINABERRY LN



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Created: June 24, 2024



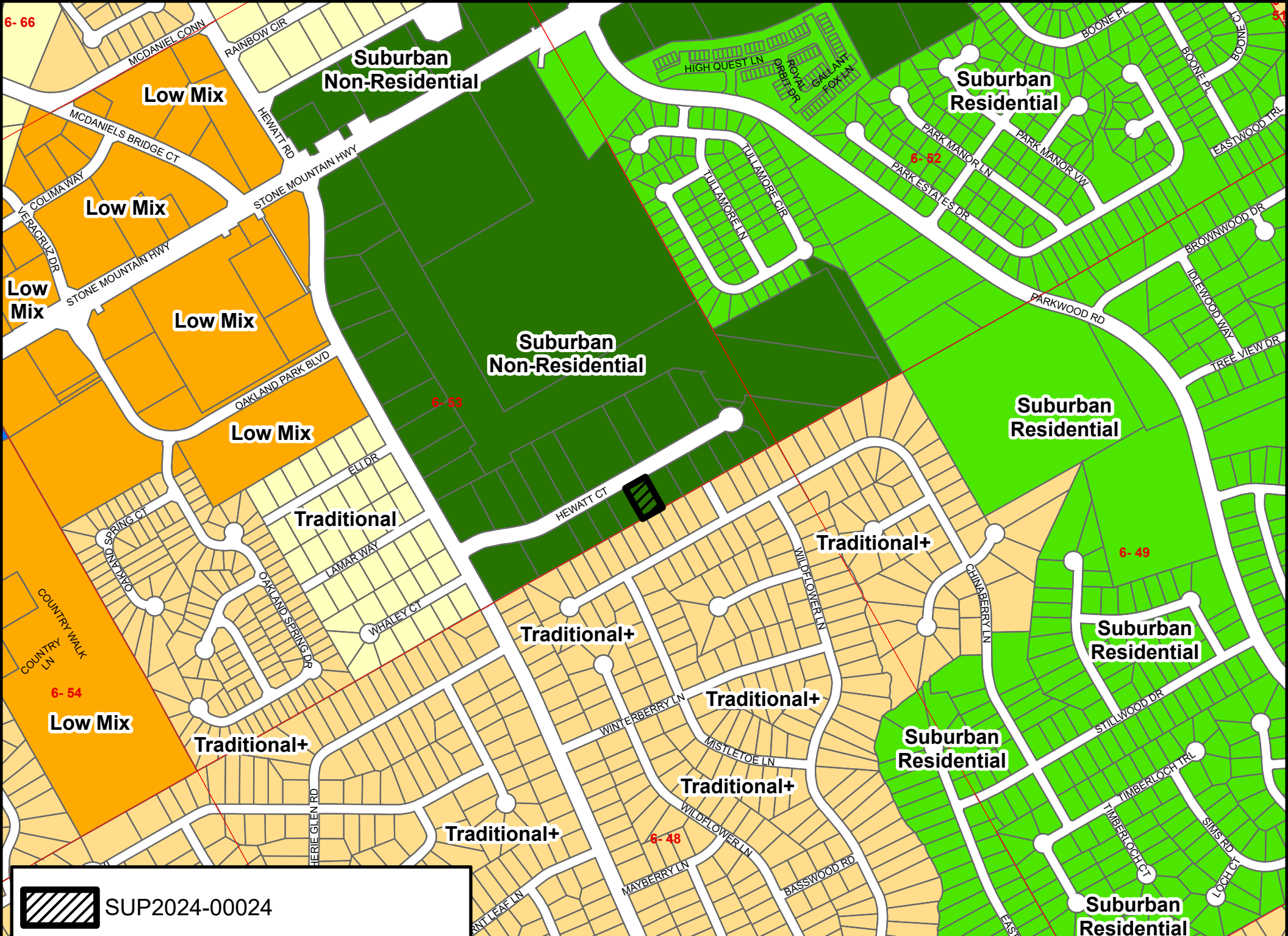



 SUP2024-00024

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SUBJECT SITE AND SURROUNDING ZONING



 SUP2024-00024

Created: June 24, 2024

0 300 600
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION