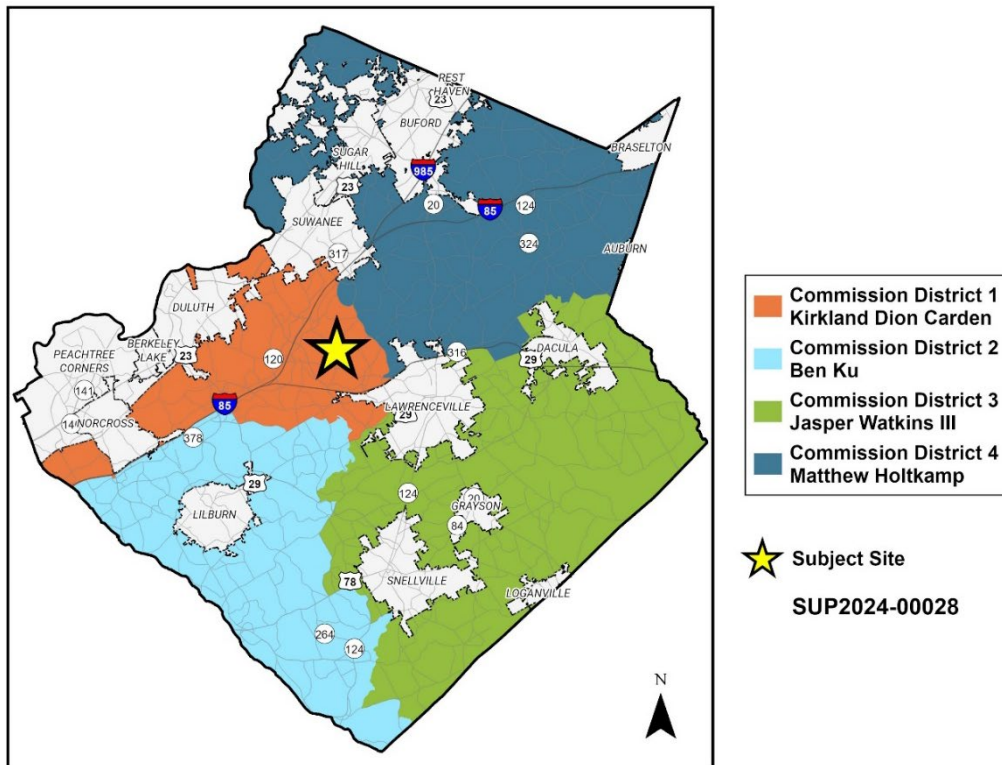


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00028
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Special Use Permit
Address: 1736 Sever Road
Map Number: R7072 410
Site Area: 11.12 acres
Square Feet: 12,690
Proposed Development: Daycare Facility
Commission District: District 1 – Commissioner Carden
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Randy Garner
C/o East Gwinnett Church of Christ, Inc.
1736 Sever Road
Lawrenceville, Georgia 30043

Owner: East Gwinnett Church of Christ, Inc.
1736 Sever Road
Lawrenceville, GA 30043

Contact: Randy Garner

Contact Phone: 770.985.4751

Zoning History

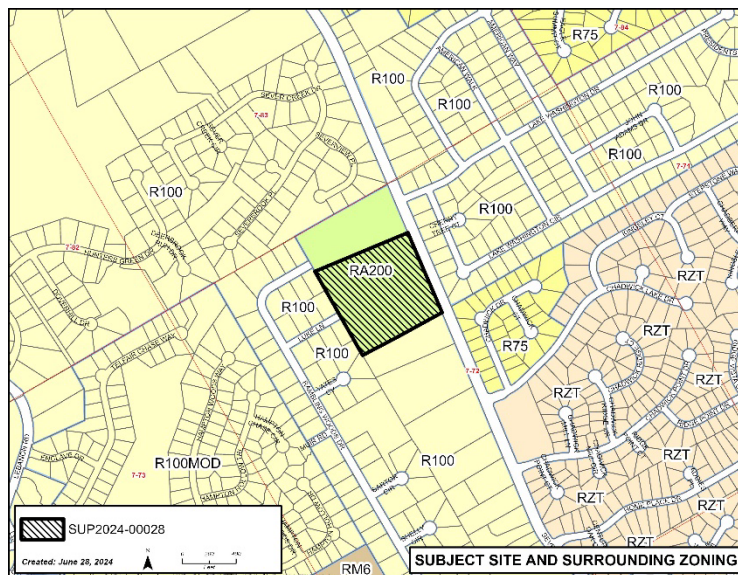
The subject property is zoned RA-200 (Agriculture-Residence District). In 1992, the property was rezoned from R-100 (Single-Family Residence District) to RA-200 for a horse-riding academy, pursuant to RZ-92-027. In 2000 and 2003, two change in conditions requests were approved to allow for a place of worship and the temporary placement of mobile/modular buildings, pursuant to RZ-00-104 and RZR-03-042 respectively.

Existing Site Condition

The subject property is an 11.12-acre parcel located along Sever Road, north of Chadwick Lake Drive. The property is developed with a 12,690 square foot place of worship and several accessory buildings including a youth building, a one-story residence, and a horse stable. There is a single driveway providing access from Sever Road. A 5-foot-wide sidewalk extends the full length of the street frontage. The nearest Gwinnett County Transit stop is approximately 2.2 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by single-family detached residences on large lots and within subdivisions. The Rambling Woods and Lake Washington Plantation subdivisions are located to the west and east, respectively. Single-family residences on large lots are located to the north and south on Sever Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Daycare Facility	RA-200	N/A
North	Single-Family Residence	R-100	0.16 units per acre
East	Single-Family Residence	R-100	1.40 units per acre
South	Single-Family Residence	R-100	0.30 units per acre
West	Single-Family Residence	R-100	1.93 units per acre

Project Summary

The applicant requests a special use permit for a daycare facility, including:

- A daycare for children ages 2-4 within the existing place of worship.
- Hours of operation from 9:30 a.m. to 1:30 p.m., Tuesday through Friday.
- 26 enrolled pre-school students with eight staff members including four full-time and four part-time employees.
- No changes to the existing building are proposed.
- Existing playground within a fenced enclosure to remain.
- Site improvements, including a parking lot expansion, are proposed, but are not a part of this special use permit request.

Zoning and Development Standards

The applicant is requesting a special use permit for a daycare facility. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	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 40'	>40'	YES
Off-Street Parking	Minimum 121 spaces Maximum 241 spaces	Proposed 121 spaces	YES

Public Participation

The applicant held a community meeting for the development on Tuesday, June 4, 2024, at the Gwinnett Church of Christ in Lawrenceville. There was one community member in attendance who raised questions regarding the proposal's scope. The applicant responded to these concerns but did not make any changes to the site plan as a result of the public meeting. The public participation plan and report are shown in Exhibit F.

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 G). 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 the proposed special use permits will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The applicant requests a special use permit to continue operating a daycare facility that has been operating since 2016, to bring the facility into compliance with the UDO. There are no complaints or violations on record for the daycare. The site is surrounded by single-family residences, and the continuation of a daycare facility within a place of worship would be appropriate as it complements surrounding uses.

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

The daycare facility has been operating since 2016. The property is over 11 acres, and the existing playground is approximately 500 feet from the nearest residences. The existing use and usability of adjacent or nearby properties would not be adversely impacted by the approval of the special use permit.

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

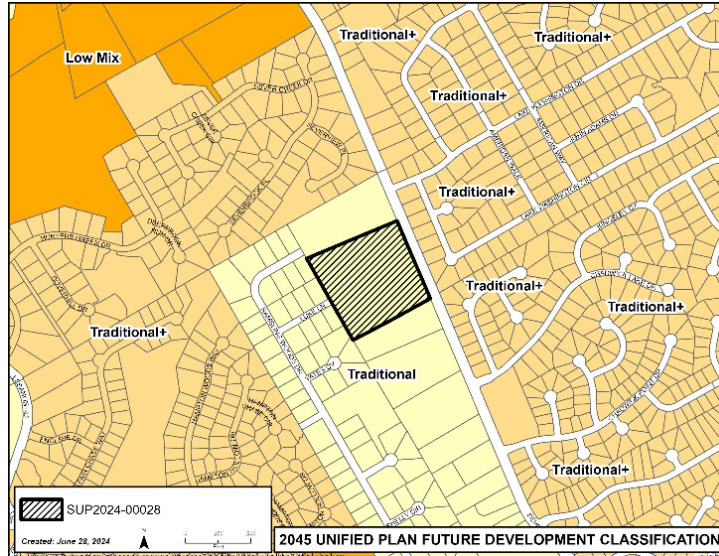
The property has a reasonable economic use as currently zoned.

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

Minimal impacts on public facilities would be anticipated in the form of traffic and utility demand; however, these impacts would be mitigated with appropriate conditions. No impact is anticipated on stormwater runoff or school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit G).

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

The 2045 Unified Plan and Future Development Map identifies the subject property as "Neighborhood Traditional" future development type. The existing daycare facility complements surrounding residential uses and can continue to serve nearby residents.



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 permits.

There are no other conditions giving support for approval or disapproval of the proposed special use permit requests.

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 requests.

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, as Amended)

SUP2024-00028

Approval of a special use permit for a daycare facility in RA-200 (Agriculture-Residence District), subject to the following conditions:

1. Special uses on the site shall be limited to a child daycare facility.
2. The total number of students for the daycare shall be limited to ~~30~~ **40**, and the hours of operation shall be from 9:30 a.m. to 1:30 p.m., Tuesday through Friday.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Public Participation Plan and Report
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of principal building from Sever Road



View of preschool (within principal building)



View of approximate parking lot extension area

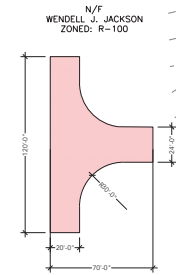
Exhibit B: Site Plan

[attached]

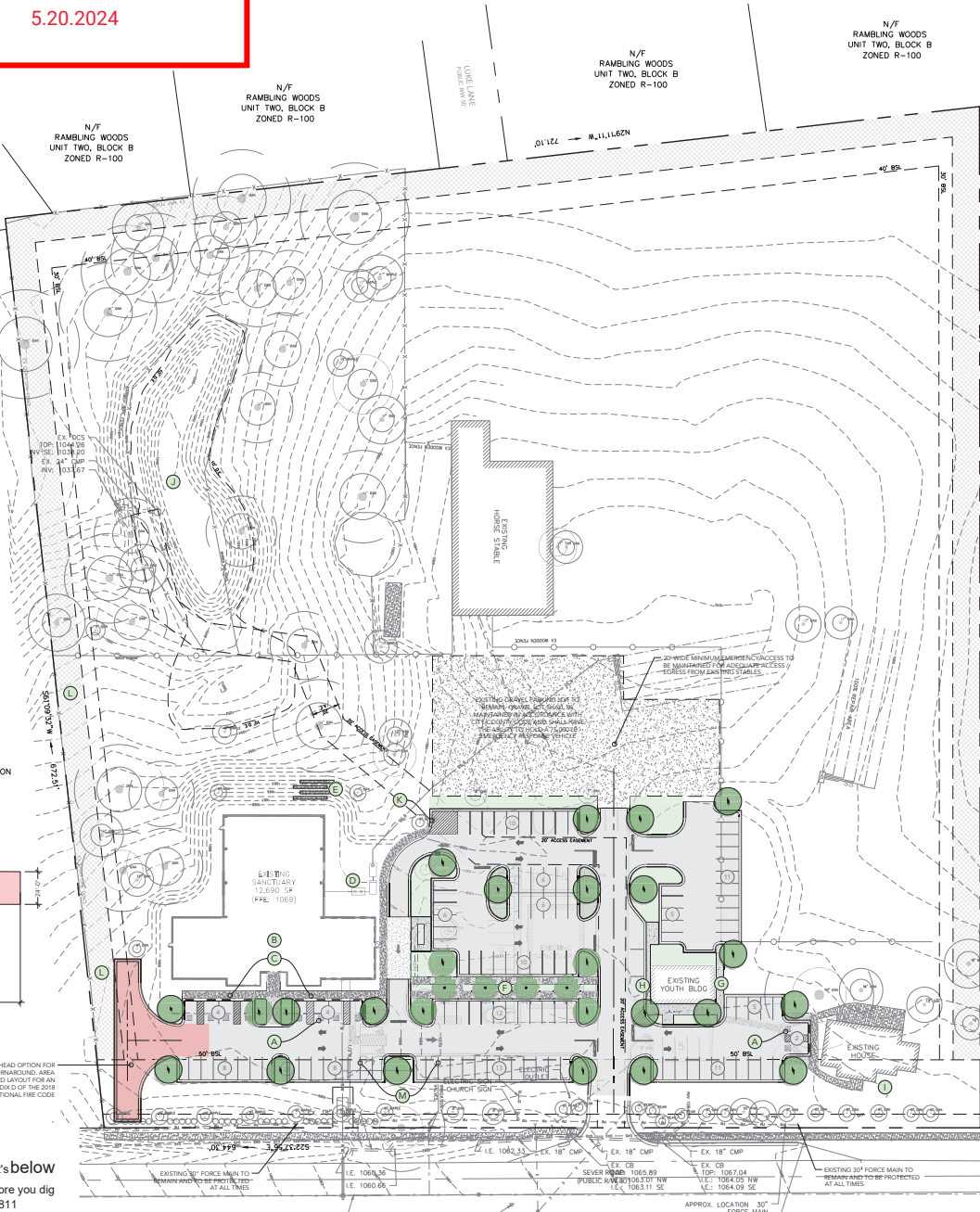
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5.20.2024

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
1010 COMMERCIE DRIVE | BOGART, GA 30622 | P: 770.725.1200 | F: 770.725.1204



PROPOSED ALTERNATIVE HAMMERHEAD OPTION FOR EMERGENCY RESPONSE VEHICLE TURNAROUND. AREA HATCHED RED SHOWS THE STANDARD LAYOUT FOR AN ACCEPTABLE ALTERNATIVE PER APPENDIX D OF THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE



PARKING CALCULATIONS	
PARKING REQUIREMENT: THERE SHALL BE ONE PARKING SPACE FOR EVERY FOUR ALLOWED OCCUPANCY LOADS	
OCCUPANCY LOAD	481 SPACES
EXISTING SPACES	45 SPACES
MINIMUM PARKING	121 SPACES
MAXIMUM PARKING	241 SPACES
TOTAL PARKING PROPOSED	121 SPACES
HANDICAP PARKING PROVIDED	10 SPACES

- DEVELOPMENT LEGEND**
- (A) HANDICAP SPACES (10 SHOWN - 5 REQUIRED)
 - (B) EXISTING SANCTUARY (200 SEATS)
 - (C) LEVEL LANDING AT MAIN ENTRANCE TO PARKING
 - (D) FENCED-IN PLAYGROUND (TO REMAIN)
 - (E) PROPOSED OUTDOOR CLASSROOM
 - (F) PEDESTRIAN CONNECTION TO NORTH CAMPUS
 - (G) EXISTING YOUTH BUILDING TO REMAIN
 - (H) DROP-OFF AREA FOR YOUTH BUILDING
 - (I) EXISTING PASTORAL BUILDING TO REMAIN
 - (J) EXISTING STORMWATER DETENTION TO REMAIN
 - (K) 43' OF ROLL TOP CURB FOR STORMWATER ACCESS
 - (L) BUFFER & SETBACK ASSUMED TO BE 0' BASED ON CHURCH COUNTY AGREEMENT
 - (M) 40 PARKING SPACES PROPOSED - PROVIDED THAT GWINNETT COUNTY WILL ALLOW PARKING SPACES WITHIN BUILDING SETBACK LINES



PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING
1510 COMMERCIE DRIVE
BOGART, GA 30622
CONTACT: JEFF CARTER, P.E.
PHONE: 770.725.1200
JEFF@CARTERENGINEERING.COM

OWNER/DEVELOPER: GWINNETT CHURCH OF CHRIST
1738 SEVER ROAD
LAWRENCEVILLE, GA 30043
CONTACT: RANDY GARNER
PHONE: 770.947.4375
RGG@GWINNETT.COM

SITE INFORMATION

JURISDICTION: GWINNETT COUNTY
PROPERTY LOCATION: 1738 SEVER ROAD
LAWRENCEVILLE, GA 30043
TRACT ACREAGE: 11.12 ACRES
DISTURBED ACREAGE: 1.34 ACRES

PARCEL NUMBER: 7072 430
CURRENT ZONING: RA-200 (AGRICULTURE-RESIDENCE)
PROPOSED ZONING: RA-200 (AGRICULTURE-RESIDENCE)
OVERLAY DISTRICT: ---
EXISTING USE: EXISTING CHURCH FACILITY
PROPOSED USE: CHURCH FACILITY
BUFFERS REQUIRED: 20' ALONG RESIDENTIAL

REQUIRED BUILDING SETBACKS

FRONT:	50 FEET
REAR:	30 FEET
LEFT:	30 FEET
RIGHT:	30 FEET

MAXIMUM LOT COVERAGE: 25%
MINIMUM LANDSCAPE: 75%
MAXIMUM BUILDING HEIGHT: 35 FEET

SANITARY SEWER SERVICE: ON-SITE SEPTIC (EXISTING)
WATER SERVICE: GWINNETT COUNTY

FEMA FIRM NO.: 13135C 0079P & 13135C 001P
FEMA FIRM DATE: 09/29/2006
FEMA SFHA ZONE: ZONE X

UNDERGROUND UTILITIES DISCLAIMER
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY EXPLICITLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF SEVER ROAD AND PURCELL ROAD AND RUNNING ALONG THE WESTERN RIGHT-OF-WAY OF SEVER ROAD IN A NORTHERLY DIRECTION FOR APPROXIMATELY 2.00W TO THE POINT OF BEGINNING, THENCE TURNING AND RUNNING S61°09'32"W FOR A DISTANCE OF 472.51', THENCE TURNING AND RUNNING N07°11'11"W FOR A DISTANCE OF 721.10', THENCE TURNING AND RUNNING N47°19'06"E FOR A DISTANCE OF 750.57', THENCE TURNING AND RUNNING ALONG RIGHT-OF-WAY OF SEVER ROAD S22°57'58"E FOR A DISTANCE OF 44.30' TO THE POINT OF BEGINNING CONTAINING 46,307.25 SQUARE FEET OR 1.12 ACRES.

REVISION DATA & DESCRIPTION

1	03/24/24	INITIAL SUP SUBMITTAL
2	06/24/24	ADDRESS COMMENTS
3		
4		
5		
6		
7		

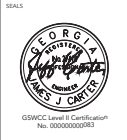
SHEET TITLE: SPECIAL USE SITE PLAN

PROJECT NAME: EAST GWINNETT CHURCH OF CHRIST / GWINNETT CHURCH OF CHRIST

SHEET NUMBER: SUP

PROJECT NUMBER: 23001GCC

DATE: 03.01.24



SITE DEVELOPMENT PLANS
FOR
EAST GWINNETT CHURCH OF CHRIST /
GWINNETT CHURCH OF CHRIST
1738 SEVER ROAD (LAWRENCEVILLE, GA 30042)

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Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.23.2024



RECEIVED

5.20.2024



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5.20.2024



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

[attached]

May 31, 2024

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.31.2024

Letter Of Intent

To: Gwinnet County Department of Planning & Development Commission

This Letter of Intent is being submitted to the Gwinnet County Department of Planning & Development Commission to state the intent and purpose of submitter, East Gwinnett Church of Christ (EGCC), by its representative Randy Garner, for the request of a Special Use Permit for said property, located at 1736 Sever Road, Lawrenceville, GA 30043. Currently, East Gwinnett Church of Christ D/B/A Gwinnett Church of Christ and is known by the community as such.

The intent for this request is to obtain a Special Use Permit from Gwinnet County for the redesign and expansion of the current parking area to:

- encroach into the existing set-back boundary in front of our building as shown on the concept drawing submitted with our application.
- better utilize the property and meet the ongoing growth.
- better serve our community-based Pre-school for our members and local residents, as a Gwinnett County Polling/Voting site, Jackson Elementary's special events, Red Cross blood drive location, various Scout Troops, and church sponsored community activities throughout the year.
- provide additional handicapped spaces and parking for our older members who have mobility challenges giving them closer and easier access to the entry points of our building.

The design and construction of said parking lot will meet the current zoning, RA-200, and the Permitted and Special Uses as well as the Conditional Uses Standards related to said property.

AND

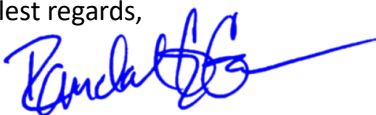
a Special Use Permit for the existing Pre-school described as follows:

- Operates Tuesday-Friday, 9:30a to 1:30p each day.
- Follows the Gwinnett County Education schedule for breaks, holidays, and summer vacation.
- Serves 26 students, ages 2 yrs. to 4 yrs.
- 8 Staff Members (4 FT and 4 PT).

Since our church's first occupancy of the property in late 2000, we have striven to be good citizens and stewards with its utilization and all improvements made to the property, always taking into consideration we exist in a residential district. We continue to do so with this improvement.

Please contact Randy Garner at (770) 985-4751 or rggflys@gmail.com if there are any questions or you need additional information. On behalf of the Members, Ministers, and Elders we thank you for your consideration of our request.

Blest regards,



Randy Garner, Member and Elder
C/O East Gwinnett Church of Christ

UPDATED, REVISED, and AMENDED v.2

RECEIVED

5.20.2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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 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:

Adjacent and nearby property will have a suitable view, as designed, of the development proposed

- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:

There is no adverse affect on the use or useability of adjacent or nearby property as a result of the requested SUP.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

As presented in the concept drawing, redesign and expansion will allow for growth of membership and meet current County requirements.

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

There will be no excess burden on the streets, transportation facilities, utilities, or schools as a result of the redesign and expansion of the current parking lot and existing preschool.

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

The proposed development does align with the intent of the Established Neighborhoods Character Area and proposed development actually will be brought up to the current parking requirements

- (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 existing or changing conditions to prevent the approval of the SUP.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

5.20.2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Randy Garner, C/O East Gwinnett Church of Christ</u> Address: <u>1736 Sever Road</u> City: <u>Lawrenceville</u> State: <u>Georgia</u> ZIP: <u>30043</u> Phone: <u>770-985-4751</u> Email: <u>rggflys@gmail.com</u>	Name: <u>East Gwinnett Church of Christ, Inc.</u> Address: <u>1736 Sever Road</u> City: <u>Lawrenceville</u> State: <u>Georgia</u> ZIP: <u>30043</u> Phone: <u>770-962-9688</u> Email: _____
Contact Person: <u>Randy Garner</u> Phone: <u>Landline: 770-985-4751</u> Contact's Email: <u>rggflys@gmail.com</u>	
APPLICANT IS THE: <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA-200</u> Parcel Number(s): <u>7072410</u> Acreage: <u>11.12 plus .96 disturbed</u> Property Address(es): <u>1736 Sever Road, Lawrenceville, GA 30043</u> Proposed Development: <u>1. Redesign & expansion of current parking lot. 2. SUP for existing pre-school.</u> Variance(s): <u>None</u> Waiver(s): <u>None</u> Building/Leased Sq. Ft.: <u>NA</u> Floor Area Ratio: <u>NA</u>	

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5.20.2024

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 six (6) months from the date of last action by the Board of Commissioners.



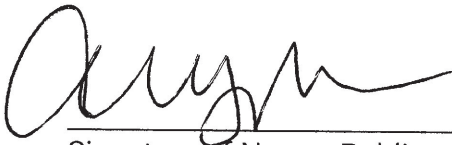
Signature of Applicant

April 22, 2024

Date

Randy Garner, President, C/O East Gwinnett Church of Christ

Type or Print Name and Title



Signature of Notary Public

4/22/24

Date

ALYSIA EARNSHAW
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Feb. 22, 2025

Notary Seal

RECEIVED

5.20.2024

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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Property Owner

April 22 2024

Date

Randy Garner, President, C/O East Gwinnett Church of Christ

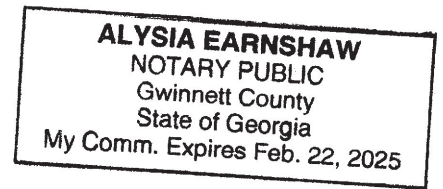
Type or Print Name and Title



Signature of Notary Public

4/22/24

Date



Notary Seal

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5.20.2024

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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

Parcel I.D. Number: R7072 410
(Map Reference Number)

 22 April 2024
Signature of Applicant Date

Randy Garner, President, C/O East Gwinnett Church of Christ
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

T. Finley J. Finley TSA
Name Title

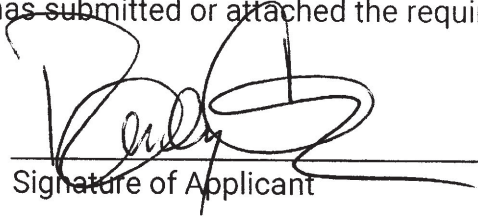
4-23-2024
Date

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5.20.2024

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.


Signature of Applicant

22 April 2024

Date

Randy Garner, President, C/O
East Gwinnett Church of Christ
Type of Print Name and Title

Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title


Signature of Notary Public

4/22/24
Date

ALYSIA EARNSHAW
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Feb. 22, 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?

Yes No

Randy Garner, President, C/O
East Gwinnett Church of Christ, Inc. (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 F: Public Participation Plan and Report
[attached]**



Public Participation Plan

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
5.20.2024

1. **Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

We will welcome any interested party, in addition to the 237 property owners, that sees our notice and chooses to attend as long as they are owners in the neighborhood district.

2. **Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

Gwinnett Church of Christ main building located at 1736 Sever Road, Lawrenceville, GA 30043

3. **What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

Tuesday, June 4, 2024 7:00pm EDST

4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

We will have the current parking plan and proposed parking lot concept plan available for review.

A member(s) of the Gwinnett Church of Christ team will be available to answer questions about the plans and project.



Public Participation Report

1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.

All of the neighbors near the Buldo By Mail
Mail Confirmation already seen by email

2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.

June 4 7-8PM at the East Gwinnett Church Building
1736 Sevier Rd. Hillsboro 30043

3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.

2 People from the Church Attended David Parker / Alvin
1 Person from the Neighborhood Attended See Attached Sheet
Already sent by Email with Names

4. What issues and concerns were expressed by attendees at the meeting(s)?

* No Concerns were indicated just a few
questions about the project.

5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?

We answered in detail all questions from our
neighbor & she was satisfied with the project
showing no objection!

East Gwinnett Church
of Christ Inc.

* June 7, 2024
Meet Time 7-8 PM

SPECIAL USE PERMIT PUBLIC MEETING
FOR PARKING / PRESCHOOL

1736 SEWER RD. LAWRENCEVILLE GA 30043

Attendees for Church

① David E. Palmer
1770 Plover Ct
Lawrenceville GA 30043
Elder for Church



6-7-2024
7 PM

② Alan Pate
1819 American Way
Lawrenceville GA 30043
Elder for Church



6-4-24
7 PM

③ Marci Lowe
1231 Chadwick Lake Dr
Lawrenceville GA 30043
Marci Lowe

Exhibit G: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2024-00021 & SUP2024-00028	
Case Address:		1736 Sever Road, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Sever Road is a major collector. ADT = 8,001.		
2	2.2 miles to the nearest Ride Gwinnett facility located at 1817 North Brown Road (Embassy National Bank-Sugarloaf Mills).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

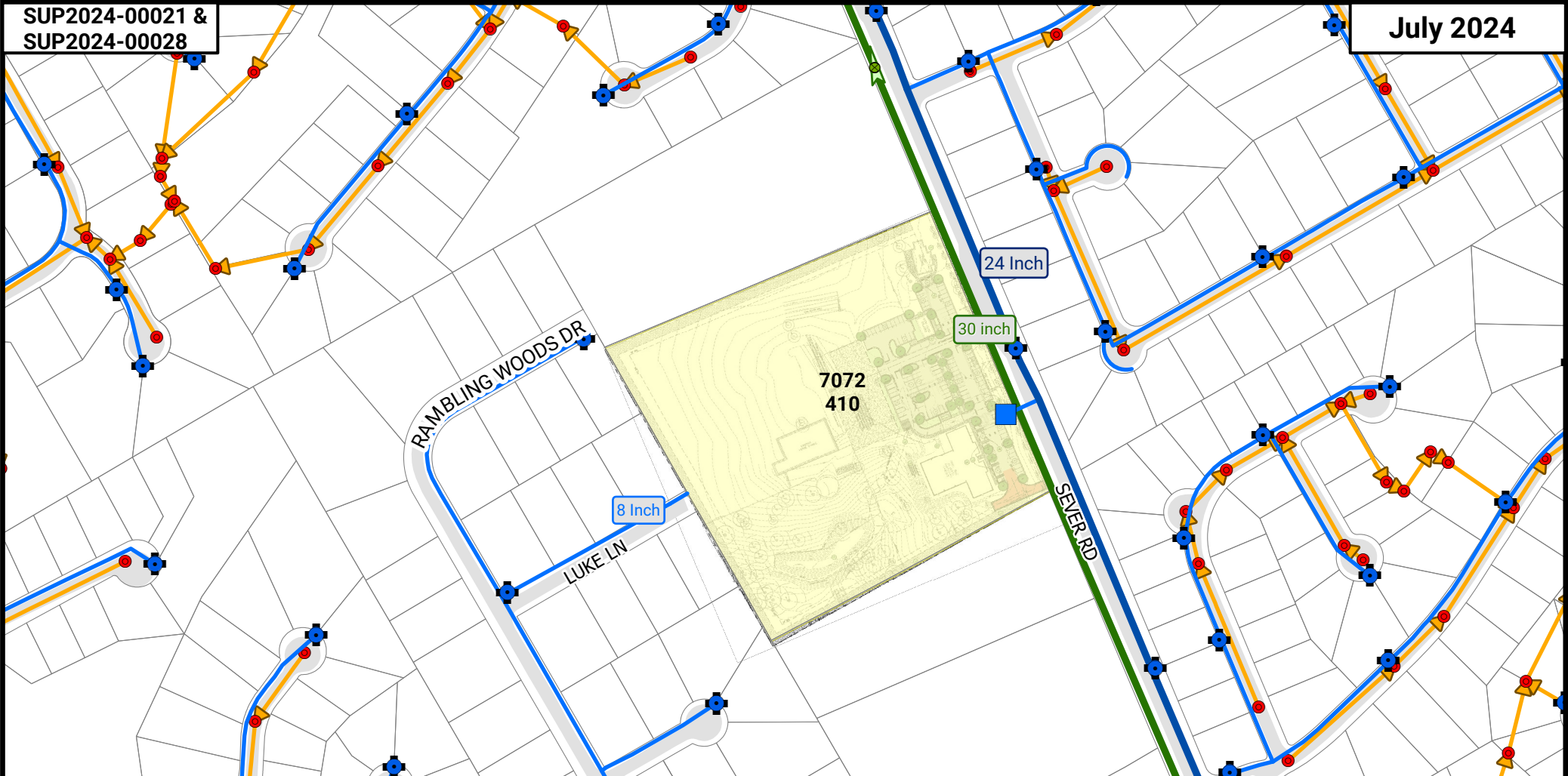


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		SUP2024-00021 & SUP2024-00028			
Case Address:		1736 Sever Road			
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 on septic and will remain on septic.				
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

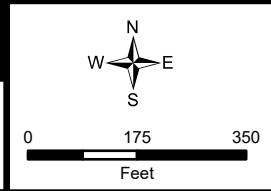


LEGEND

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

**1736 Sever Rd
RA-200**

Water & Sewer Utility Map



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 on septic and will remain on septic.

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]



SEVERBROOK PL

SEVERVIEW PL

LAKE WASHINGTON DR

CHERRY TREE CT

LAKE WASHINGTON CIR

RAMBLING WOODS DR

SEVER RD

CHADWICK DR

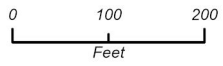
CHADWICK CT

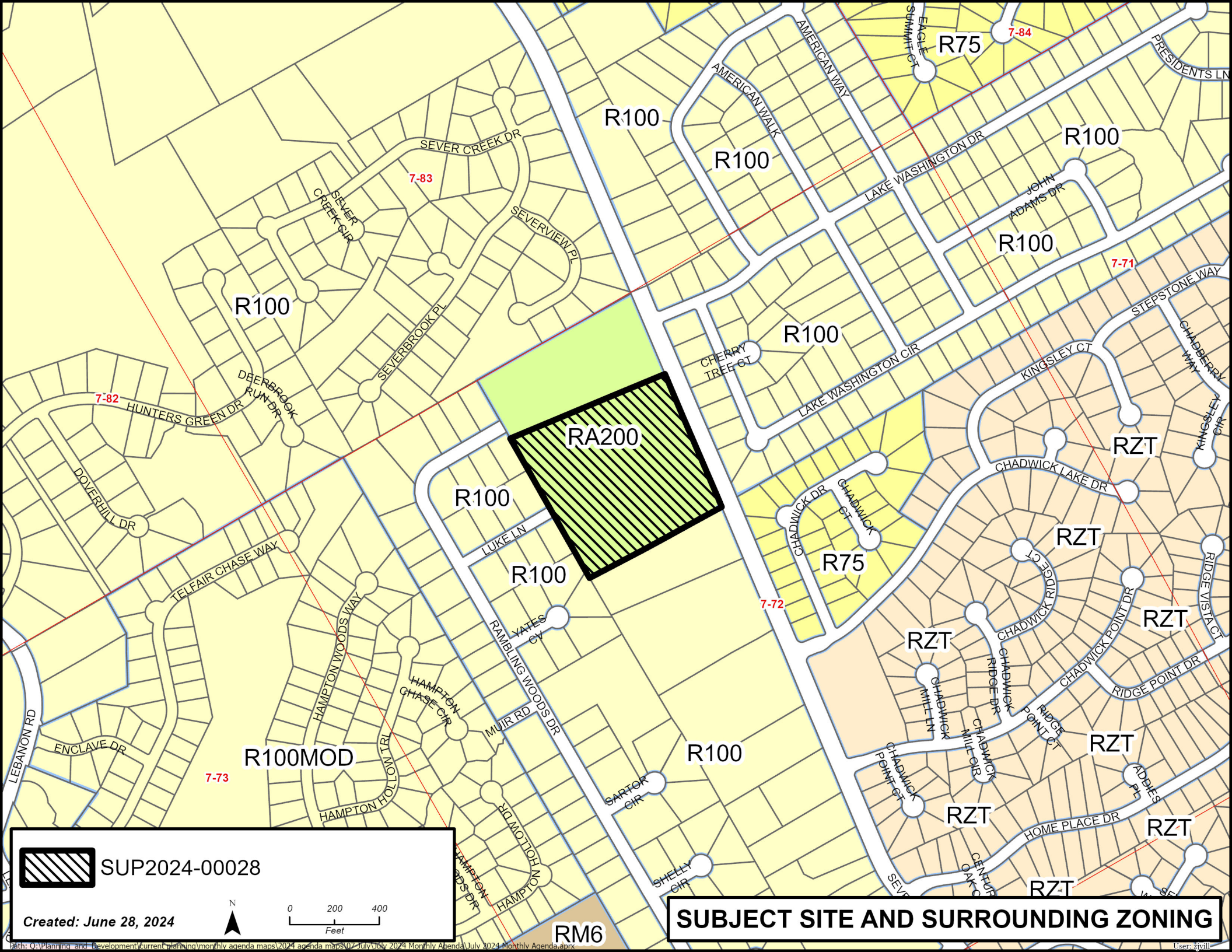
LUKE LN

CHADWICK LAKE DR

 SUP2024-00028

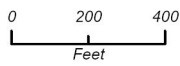
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SUP2024-00028

Created: June 28, 2024



SUBJECT SITE AND SURROUNDING ZONING

Low Mix

Traditional+

Traditional+

Traditional+

Traditional+

Traditional+

Traditional+

Traditional+

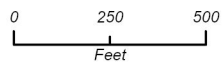
Traditional

Traditional+



SUP2024-00028

Created: June 28, 2024



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION