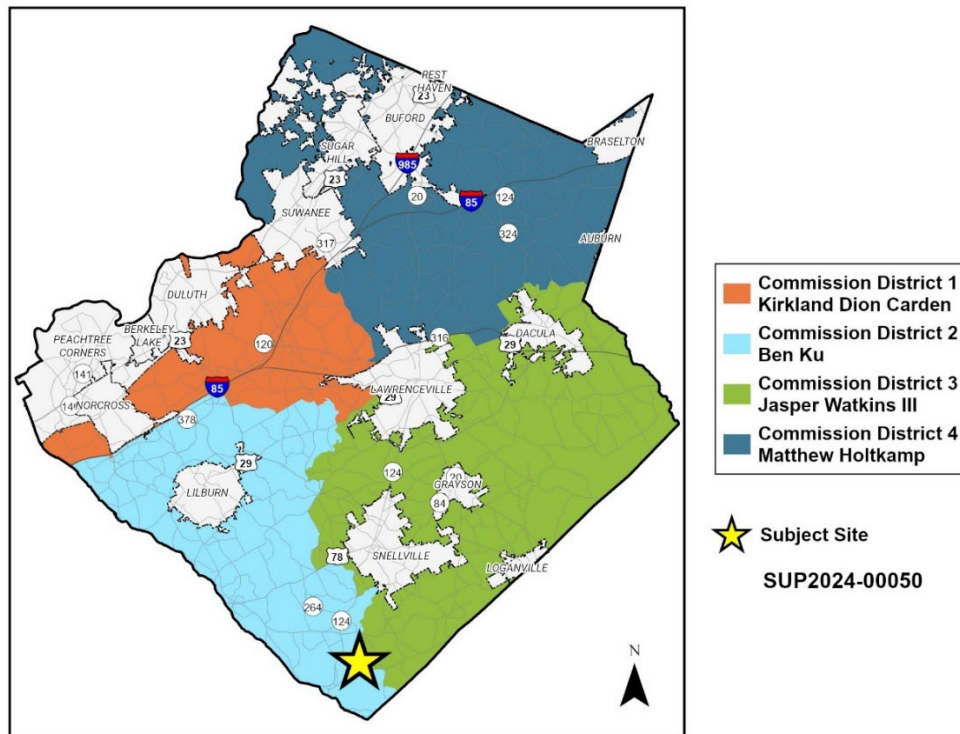


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00050
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 3860 Laurel Tree Court
Map Number: R6003 144
Site Area: 8.03 acres
Square Feet: 2,000
Proposed Development: Outdoor Recreation Facility
Commission District: District 2 – Commissioner Ku and District 3 – Commissioner Watkins
Future Development Type: Neighborhood Traditional

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Applicant: John F. Kennedy
3870 Laurel Tree Court
Snellville, GA, 30039

Owners: John F. Kennedy
3870 Laurel Tree Court
Snellville, GA, 30039

Contact: John F. Kennedy

Contact Phone: 770.300.3803

Zoning History

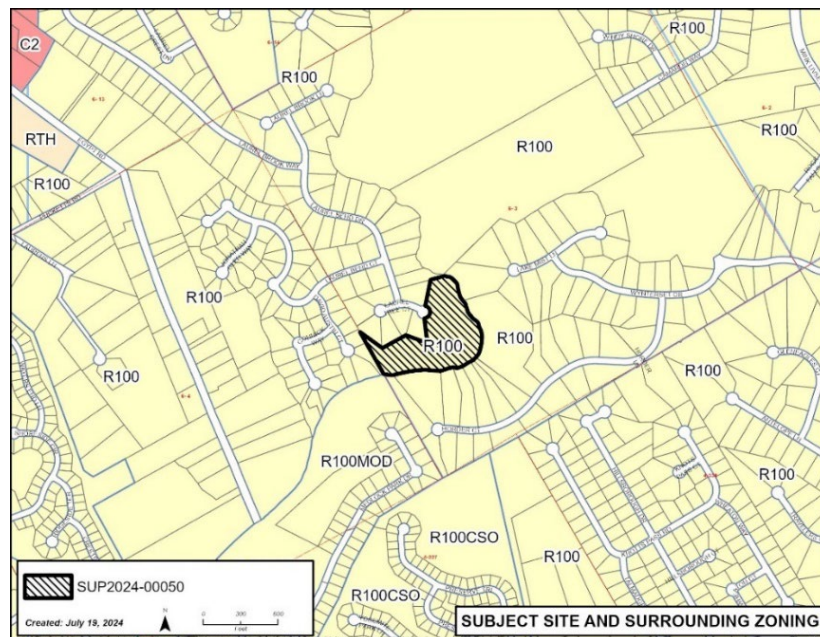
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100.

Existing Site Condition

The subject property is an 8.03-acre parcel located at the end of a cul-de-sac on Laurel Tree Court, in the Laurel Falls subdivision. There is an inground pool with a clubhouse, tennis court, basketball court, and two storage buildings. Chain link fences enclose both the pool and sport court areas. The site is heavily wooded and on septic. A stream and floodplain span the eastern and southern property lines. A drainage easement is located along the edge of the floodplain.

Surrounding Use and Zoning

The surrounding area is comprised of single-family detached residences within subdivisions. To the north and east are the Laurel Falls and Village at Laurel Falls subdivisions. To the south and east is the Wynterset Lakes subdivision. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Outdoor Recreation	R-100	N/A
North	Single-Family Residential	R-100	1.25 units per acre
East	Single-Family Residential	R-100	0.84 units per acre
South	Single-Family Residential	R-100	0.78 units per acre
West	Single-Family Residential	R-100	2.5 units per acre

Project Summary

The applicant requests a special use permit for a private outdoor recreation facility in R-100, including:

- Amenities that are open to the public upon payment, operated as a special event rental facility.
- An existing 2-story, 2,000 square foot clubhouse including a community meeting space and observation deck.
- An existing 2,681 square foot in-ground pool surrounded by lounge seating, entertainment systems, cabanas, and firepits, enclosed by a chain link fence.
- An outdoor covered kitchen and patio.
- An existing tennis court and basketball court surrounded by a 10-foot-tall chain link fence.
- A walking trail and picnic areas with grilling stations.
- 25 parking spaces north of the clubhouse.
- A 4-foot-wide sidewalk accessing the parking lot, clubhouse, tennis and basketball courts.
- Demolition of two storage buildings located south of the pool.
- A 6-foot-tall wooden privacy fence east of the building with gated access to the clubhouse.
- 24-hour surveillance system at the facility's main entrance.
- Hours of operation, Sunday through Saturday, 9 a.m. to 11 p.m.
- Employees to include lifeguards, security, management and maintenance staff.
- A code enforcement case was initiated in June 2022 for outdoor storage and non-permitted use (CEU2022-05518). A notice of violation was issued in June 2022, and a citation was issued in May 2024. A complaint was received in May 2024 regarding the operation of a commercial use in a residential subdivision (CSR2024-00322).

Zoning and Development Standards

The applicant is requesting a special use permit for a private outdoor recreation facility in R-100. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 15,000 square feet	>15,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Lot Coverage	Maximum 45%	10%	YES
Building Height	Maximum 35'	21'	YES
Front Yard Setback	Minimum 25'	>25'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Parking	Minimum 10 spaces Maximum 16 spaces	25 spaces	NO*
Open Space	Minimum 10%	>10%	YES

* The parking lot was developed in 1989 and is considered legal nonconforming.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit H). 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 270-20.5. 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 subject property is located within a residential subdivision and surrounded by single-family detached homes. The recreation facility was originally constructed as the amenity area for the neighborhood. Operating a commercial recreation facility for private special events is not 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 proposed outdoor recreation facility, as operated by the applicant does not match the neighboring uses and would disturb the quality of life for the neighboring residents. The special use permit would adversely affect the existing use or usability of adjacent or nearby residential properties.

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

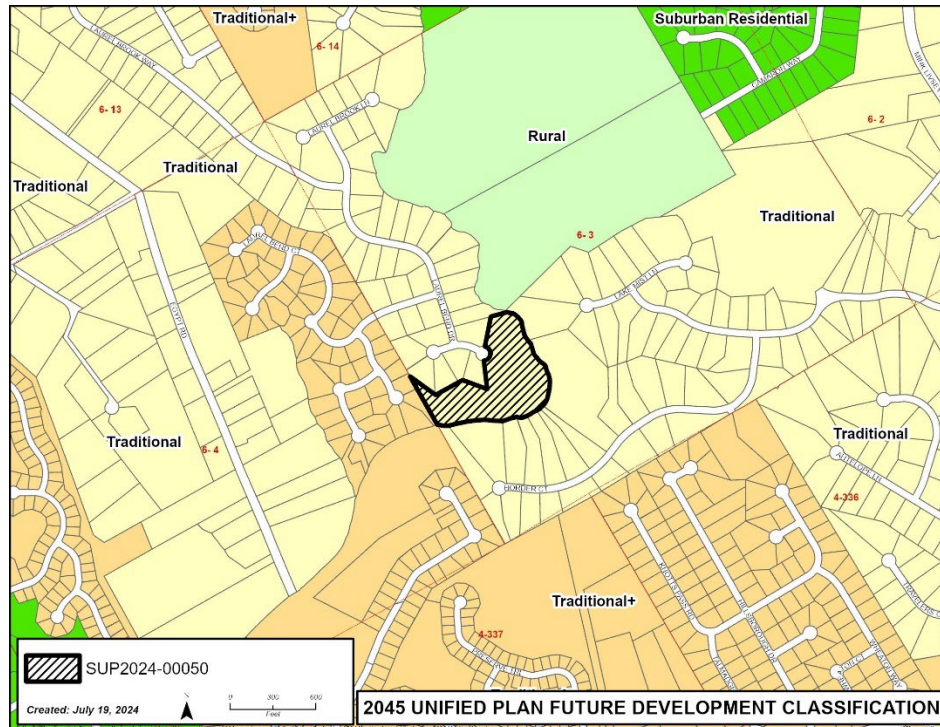
The property has a reasonable economic use as currently zoned.

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 H).

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 "Neighborhood Traditional" for the subject property, which envisions single-family residential development. The proposed private recreation facility operated as a special event rental is not in conformity with the policy and Intent of the Unified Plan and Future Development Map.



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

The site has been operating like a special event rental facility and has had incidents with renting out the pool and clubhouses for parties that have disturbed neighbors. There have been code enforcement complaints filed and citations issued due to these incidents, which give supporting grounds for disapproval of the proposed special use permit.

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 **DENIAL** of the special use permit request.

Staff Recommended Conditions

The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval of a special use permit for outdoor recreation in R-100 (Single-Family Residence District), subject to the following conditions:

1. Special uses on the property shall be limited to a private outdoor pool and accessory uses. The number of guests shall be limited to a maximum of 50. Lodging and/or overnight stays are prohibited.
2. Hours of operation shall be limited to 10:00 a.m. to 8:00 p.m.
3. Outdoor amplification shall be prohibited.
4. The sale of alcohol on the property shall be prohibited.
5. On-street parking for guests shall be prohibited.
6. A 24-hour contact number for the property owner and the property manager shall be displayed on the front door of the clubhouse.

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 **DENIAL** of the special use permit request.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Floorplans
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Code Enforcement Reports (CEU2022-05518 & CSR2024-00322)
- H. Internal and External Agency Review Comments
- I. Maps
- J. Documents Presented at the September 3, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of the front of the entrance to the site and the front of the clubhouse



View of the parking lot



View of the sidewalk that leads into the site



View of the sport court area



View of the clubhouse and pool area



View of the backyard of the site

Exhibit B: Site Plan

[attached]

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7/29/2024

PONDER & PONDER ARCHITECTS

3000 Langford Road
Ducktown, GA 30039
770-447-8867
770-447-8956 Fax



FOR CONSTRUCTION

NO.	DATE	REVISION
1	07/29/24	OWNER'S REVISION
2	07/29/24	OWNER'S REVISION
3	07/29/24	OWNER'S REVISION

Owner:

John Kennedy

Project:

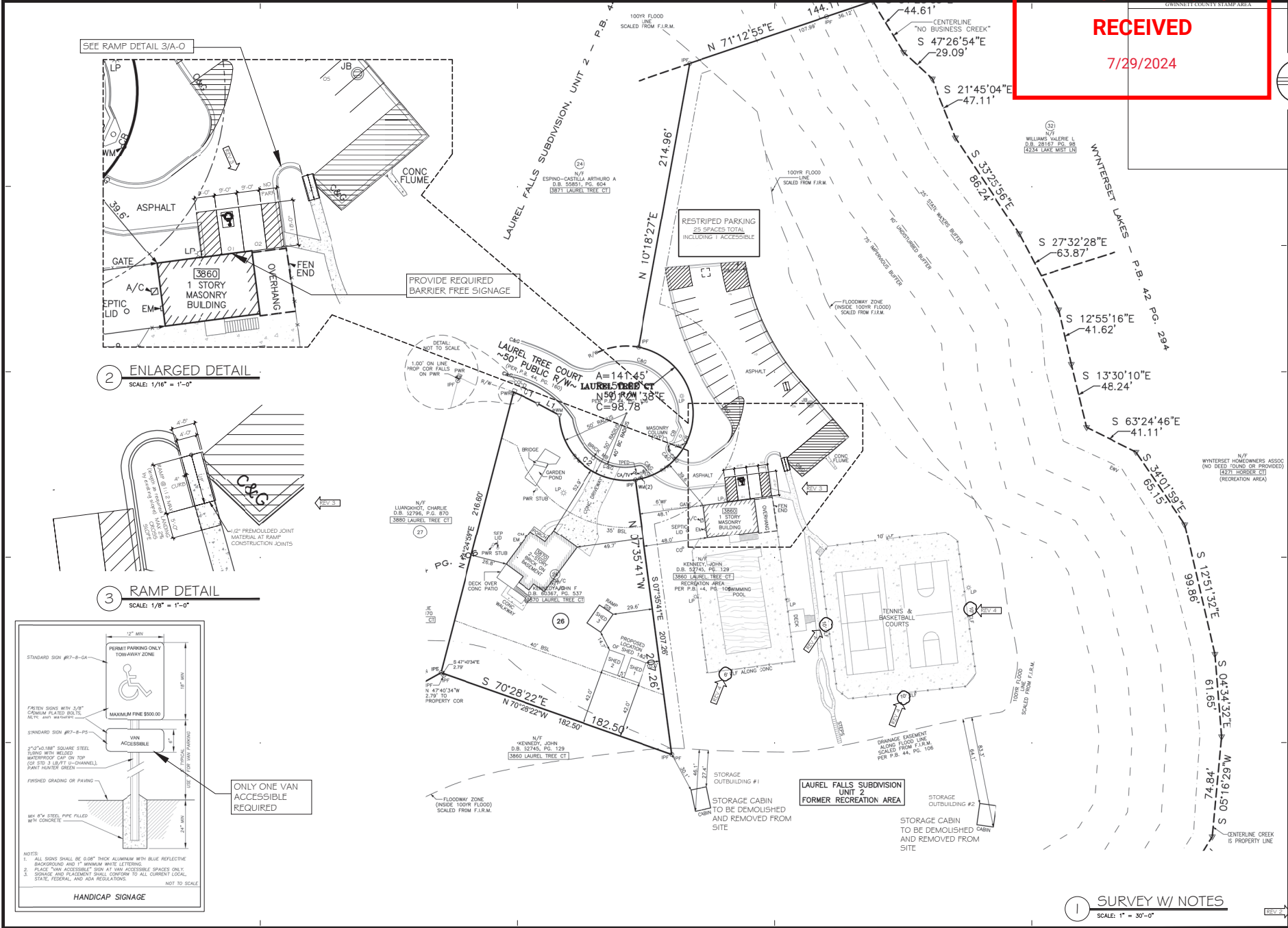
LAUREL FALLS SWIM & TENNIS

3860 LAUREL TREE COURT
Suwanee, GA 30089
770.366.3603

SURVEY WITH NOTES

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 by: L-MP
 app: RWP
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 sheet no:

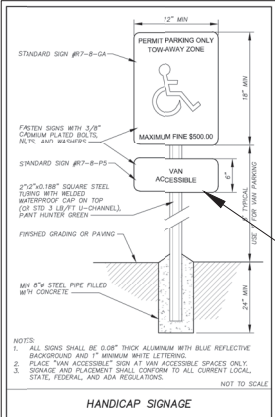
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SEE RAMP DETAIL 3/A-O

2 ENLARGED DETAIL
SCALE: 1/16" = 1'-0"

3 RAMP DETAIL
SCALE: 1/8" = 1'-0"



ONLY ONE VAN ACCESSIBLE REQUIRED

Exhibit C: Building Elevations

[attached]

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GWINNETT COUNTY STAMP AREA

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PONDER
ARCHITECTS

1000 Langford Road
Ducktown, GA 30505
770-549-8867
770-549-8866 Fax

NO. DATE REVISION

Owner:

John
Kennedy

3870 Laurel Tree Court
Southville, GA 30039
770.366.3003

Project:

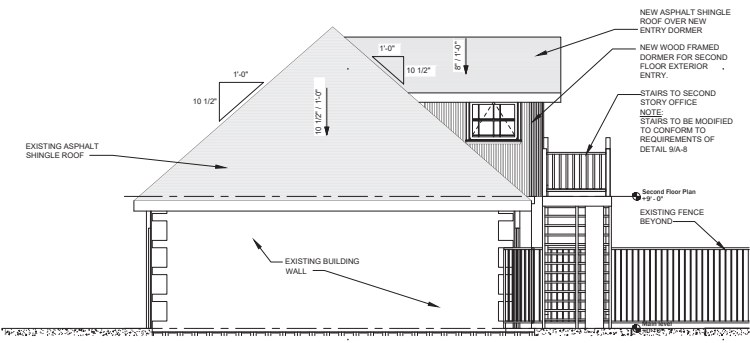
LAUREL
FALLS
SWIM &
TENNIS

3800 LAUREL TREE COURT
Southville, GA 30039
GWINNETT COUNTY

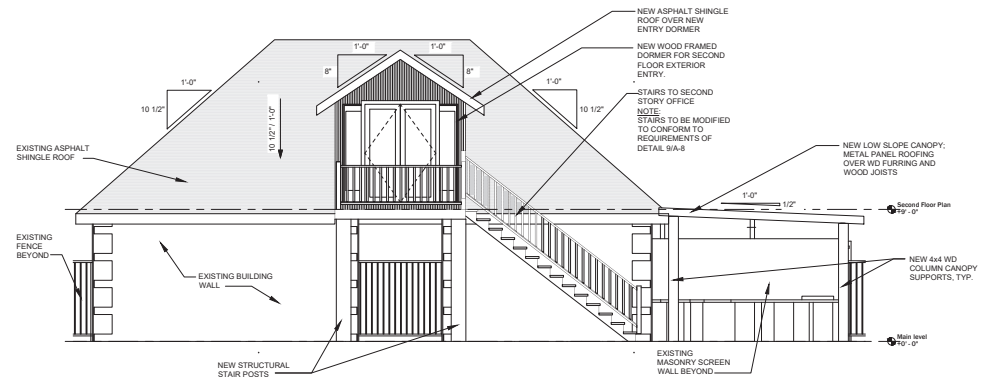
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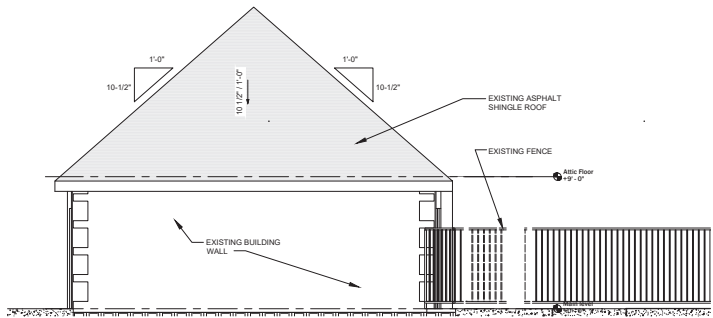
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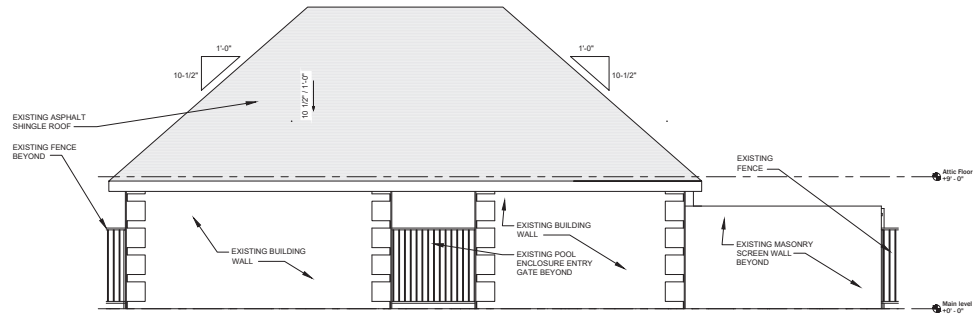
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② NORTH ELEVATION - As Renovated
SCALE: 1/4" = 1'-0"



③ EAST ELEVATION - Original
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION - Original
SCALE: 1/4" = 1'-0"

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

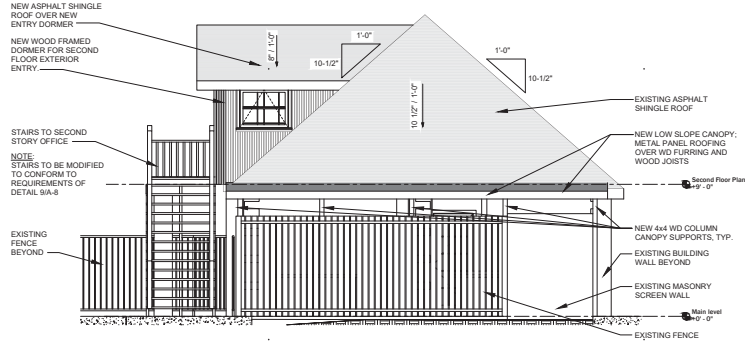
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7/9/2024

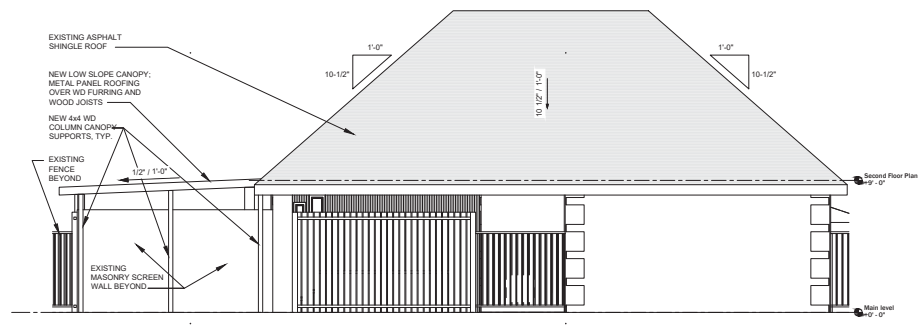
GWINNETT COUNTY STAMP AREA

PONDER &
PONDER
ARCHITECTS

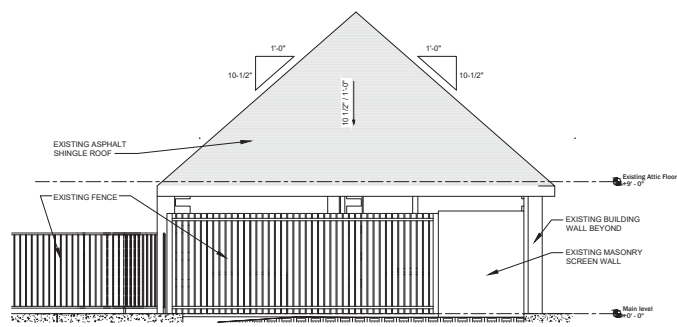
3000 Langford Road
Ducktown, GA 30505
770-549-8859
770-549-8856 Fax



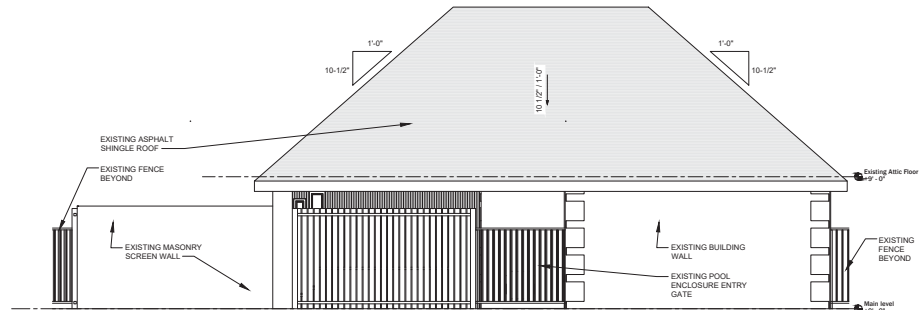
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SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - As Renovated
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - Original
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - Original
SCALE: 1/4" = 1'-0"

Owner:

John
Kennedy

3879 Laurel Tree Court
Suwanee, GA 30039
770.364.2803

Project:

LAUREL
FALLS
SWIM &
TENNIS

3880 LAUREL TREE COURT
Suwanee, GA 30039
GWINNETT COUNTY

ELEVATIONS

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app: JXX
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A-6

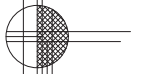
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY STAMP AREA

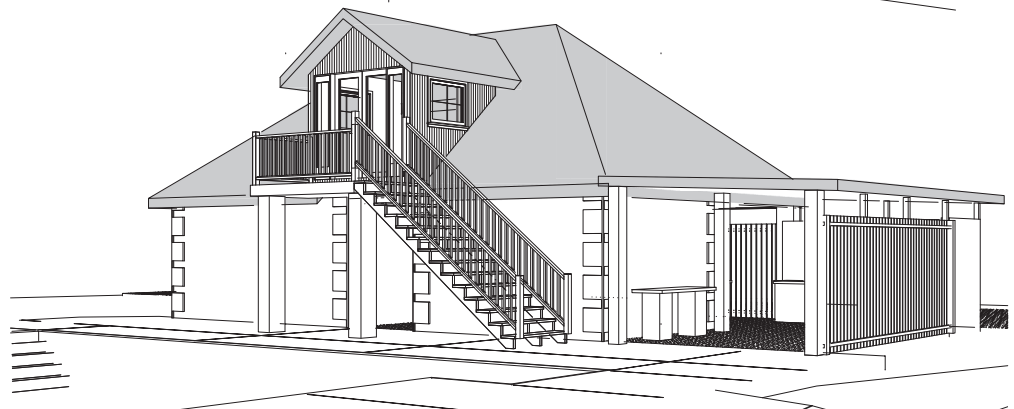
PONDER &
PONDER
ARCHITECTS



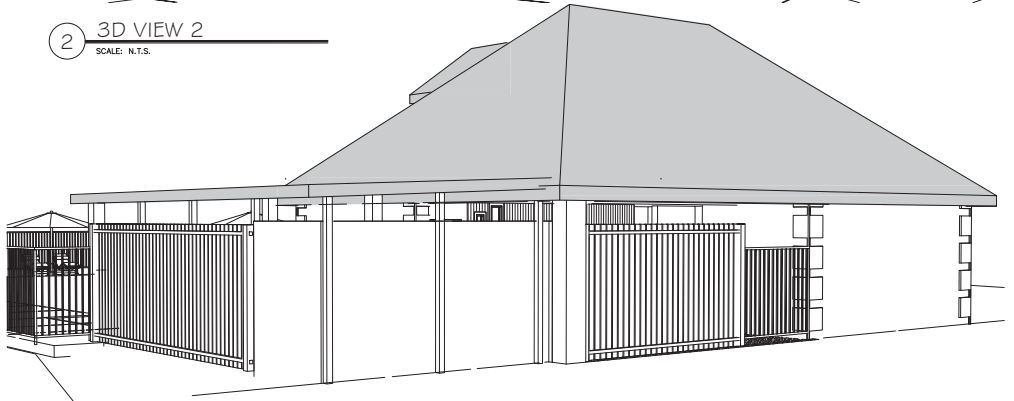
3000 Langford Road
Ducktown, GA 30505
770-549-8565
770-549-8566 Fax



1 3D VIEW 1
SCALE: N.T.S.



2 3D VIEW 2
SCALE: N.T.S.



3 3D VIEW 3
SCALE: N.T.S.

Owner:

John
Kennedy

3870 Laurel Tree Court
Suwanee, GA 30039
770-366-3063

Project:

LAUREL
FALLS
SWIM &
TENNIS

3800 LAUREL TREE COURT
Suwanee, GA 30039
GWINNETT COUNTY

3D
ELEVATIONS

Job no.: 23011
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by: L-MP
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sheet no.:

A-7

Exhibit D: Floorplans

[attached]

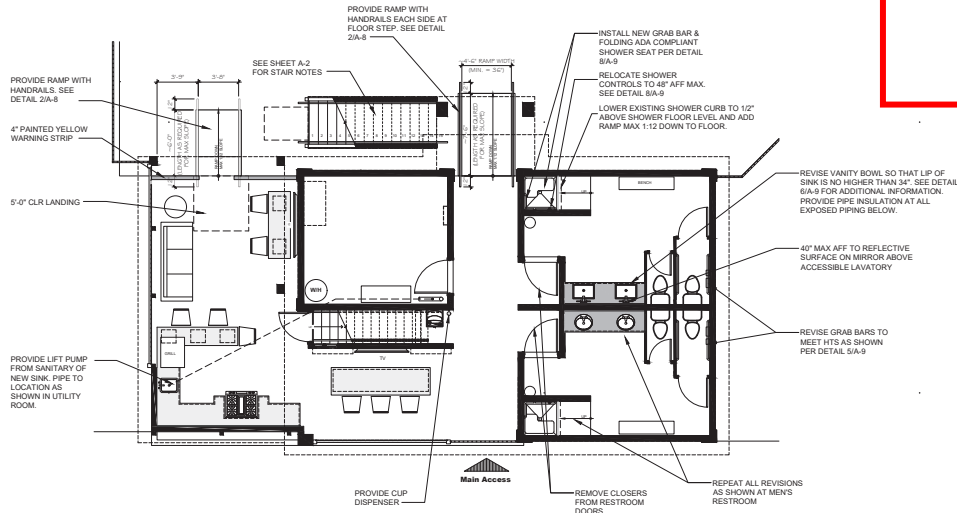
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

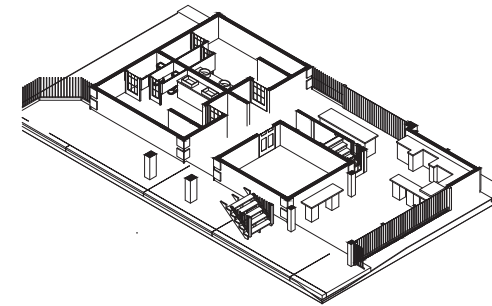
7/9/2024

PONDER &
PONDER
ARCHITECTS

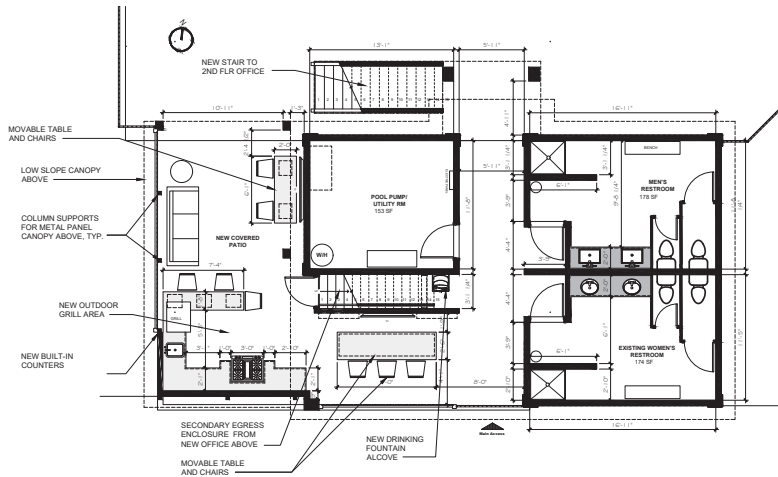
3000 Langford Road
Dunwoody, GA 30305
770-454-8565
770-454-8566 Fax



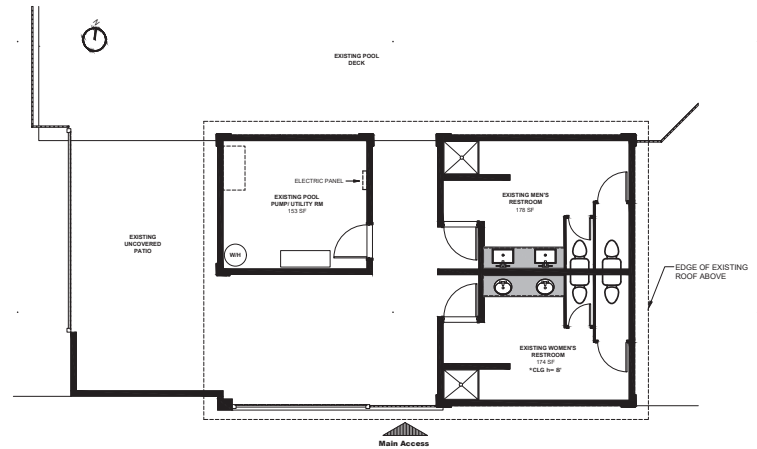
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1 1ST FLOOR ISOMETRIC
SCALE: 1/8" = 1'-0"



3 1ST FLOOR - As Renovated
SCALE: 3/16" = 1'-0"



2 1ST FLOOR - Original
SCALE: 3/16" = 1'-0"

Owner:

John
Kennedy

3870 Laurel Tree Court
Southville, GA 30039
770.366.3003

Project:

LAUREL
FALLS
SWIM &
TENNIS

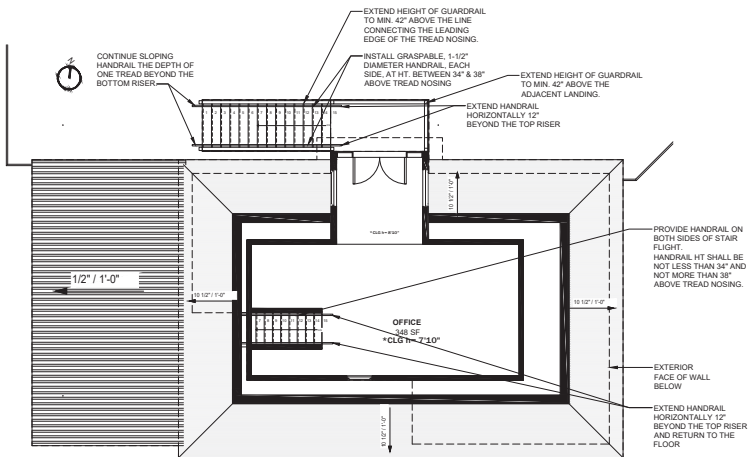
3800 LAUREL TREE COURT
Southville, GA 30039
GWINNETT COUNTY

1ST FLOOR
PLANS

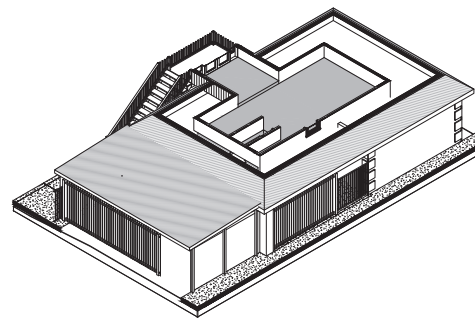
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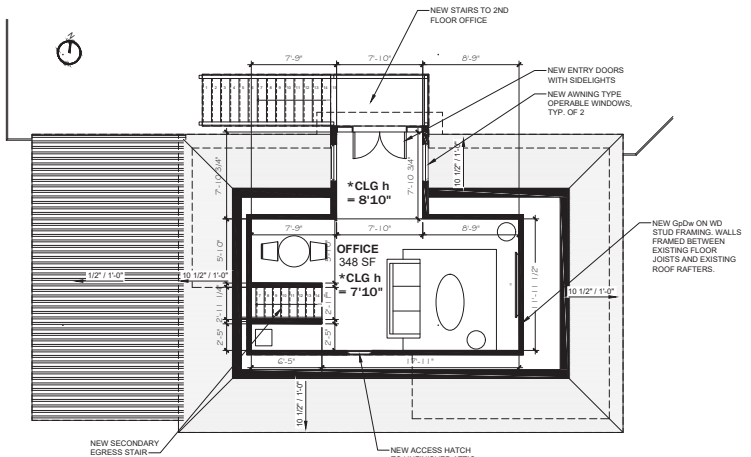
WINNETT COUNTY
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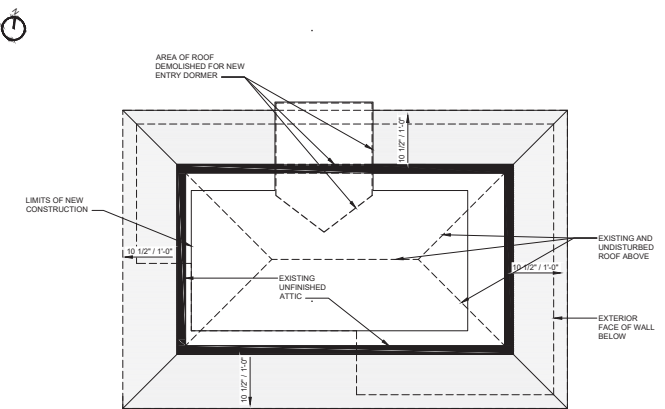
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① 2ND FLOOR ISOMETRIC
SCALE: 1/8" = 1'-0"



③ 2ND FLOOR - As Renovated
SCALE: 3/16" = 1'-0"



② 2ND FLOOR - Original
SCALE: 3/16" = 1'-0"

Owner:

John Kennedy

3870 Laurel Tree Court
Suwille, GA 30639
770.366.3003

Project:

LAUREL FALLS SWIM & TENNIS

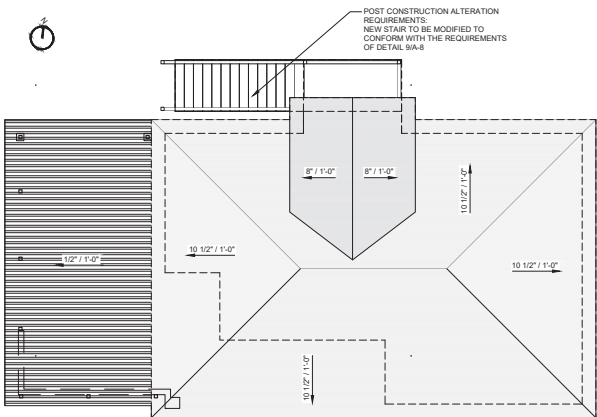
3800 LAUREL TREE COURT
Suwille, GA 30639
WINNETT COUNTY

2ND FLOOR PLANS

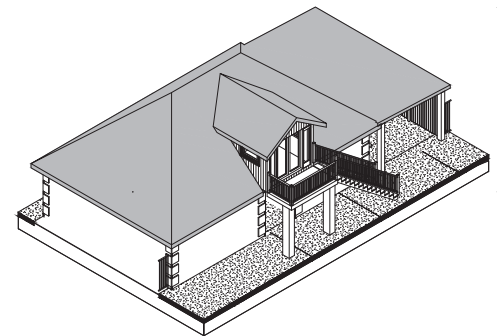
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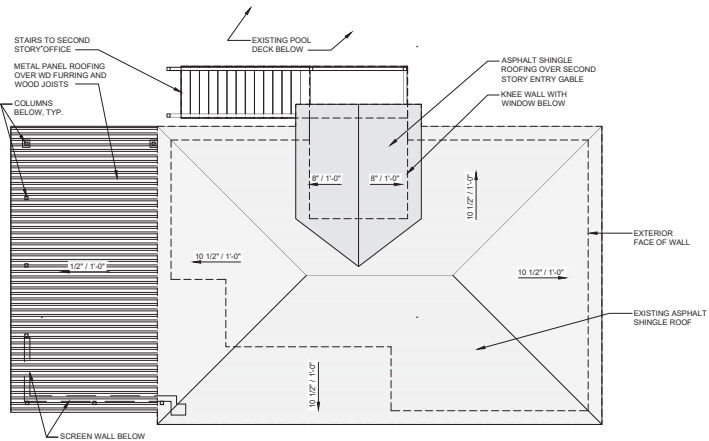
GWINNETT COUNTY
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7/9/2024



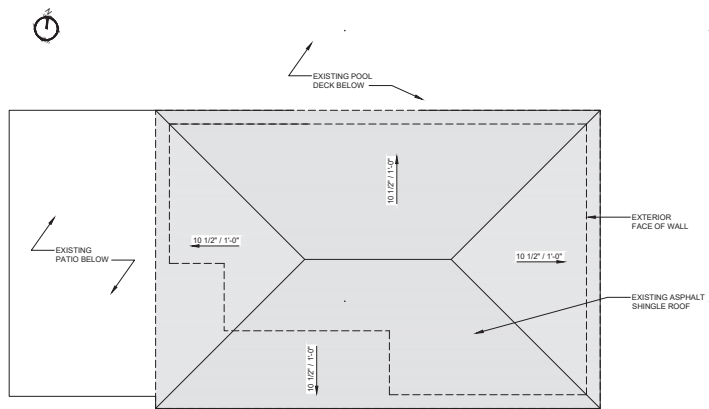
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1 ROOF ISOMETRIC
SCALE: 1/8" = 1'-0"



3 ROOF PLAN - As Renovated
SCALE: 3/16" = 1'-0"



2 ROOF PLAN - Original
SCALE: 3/16" = 1'-0"

No.	Date	Revision

Owner:
John Kennedy
3879 Laurel Tree Court
Suwanee, GA 30039
770.366.2063

Project:
LAUREL FALLS SWIM & TENNIS
3889 LAUREL TREE COURT
Suwanee, GA 30039
GWINNETT COUNTY

ROOF PLANS

Job no.: 23011
date: 05/05/23
by: L-MP
app: xxx
file name: LFSG-roof.dwg
sheet no.:

A-4

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

[attached]

Letter of Intent

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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The Applicant's vision and goals for the property is to provide opportunities for health, wellness, recreation, and to promote an active lifestyle. The Applicant, John F. Kennedy, requests a special use permit to allow for the existing outdoor recreation area to operate under new private ownership. The Applicant respectfully requests to operate the existing facilities while the special use permit is pending. The Applicant received a certificate of occupancy for the remodel of a 2-story clubhouse (Permit Number: COMBLD2023-01186) and a certificate of completion for the remodel of a 1-story observation deck (Permit Number: COMBLD2023-01284) which includes ADA-compliant men and women restrooms and drinking water fountain.

The site is currently zoned R-100 Single Family Residence. The property is located at 3860 Laurel Tree Court in the Laurel Falls Subdivision and was developed as a recreation area and operated under a Homeowners Association (HOA) that was dissolved and has been inoperable since 2008. As a result, the property was abandoned and in complete disrepair that caused negative environmental impacts. The property was purchased in 2013 by the Applicant and significant improvements have been made to the existing pool, clubhouse, parking lot and sports courts.

The property meets the intent of the 2045 Unified Plan within the Neighborhood Traditional future development type and aligns with the County's goals of creating an active, connected community. The use is consistent and compatible with the adjacent and surrounding property. Due to the unique characteristics of the property and its previous use as part of an HOA, strict application of the current zoning ordinance would create unnecessary hardship to the Applicant to operate the existing outdoor recreation without a special use permit. The existing recreational facilities are well-suited for the proposed use, which will also provide a valuable community resource. The special use permit will not negatively impact the community but rather enhance it by offering well-managed recreational opportunities.

Intended hours of operation: Sunday to Saturday 9:00am to 11:00pm

Amenities:

- Newly renovated outdoor swimming facility with lounge seating, TVs, state-of-the art surround sound system, cabanas and fire pits. ADA accessibility and pool lift is provided.
- Newly renovated restroom facilities.
- A new outdoor covered kitchen and patio area with gas-powered grilling station.
- A 2-story wellness clubhouse with community meeting space and observation deck.
- Newly renovated sports courts for basketball, tennis, pickleball and other similar recreational activities.
- Private open space with a walking nature trail and small picnic areas with grilling stations.

Proposed Business Operations: The property is intended to be open to the public upon payment of a prescribed fee charged for the use of the amenities. Special events focused on health and wellness such as retreats, workshops, community gatherings, private social events, water activities and hosting swimming events will be offered for guests up to the maximum occupancy allowed. Although consumption of alcohol is allowed on the premises, the sale of alcohol is not intended under the special use permit. The property is enclosed with a 6-foot fence and gate with keyed access and 24-hour surveillance system at the main entrance. Noise levels will be monitored and controlled to ensure compliance with County regulations. Adequate off-street parking is provided on-site with 25 parking spaces in the existing surface parking lot. Traffic flow will be managed to minimize disruption to the neighborhood. It is the Applicant's intent to comply with all regulations.

Staffing: To ensure the smooth operation and safety of the facilities, the Applicant intends to hire the following employees:

- Lifeguards: Certified lifeguards will be on duty during use of the swimming pool.
- Security Personnel: Adequate on-site security will be provided to ensure the safety and welfare of guests at the property. Specifically, the Applicant will employ security guards, either from Gwinnett County Police Department or licensed private security guards on an as-needed basis.
- Management Personnel: A manager will oversee daily operations, bookings, and customer service.
- Maintenance Staff: Responsible for the upkeep and cleanliness of the facilities. Professional pool cleaning and maintenance will be serviced year-round. The pool will be cleaned twice a week during the summer months and once a week during winter months.

The Applicant is committed to ensuring that all activities are conducted in a manner that is respectful of the community and compliant with local regulations. The Applicant believes approval of the special use permit will provide a positive addition to the area and offer valuable recreational opportunities.

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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:
Yes. The Applicant believes the proposed use is suitable in view of 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:
No. The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.
- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:
Yes. The property is zoned R-100 and is a permitted use with a special use permit.
- (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:
No. The proposed use will not cause an excessive or burdensome use of existing infrastructure.
- (E) Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:
Yes. The property is designated as Neighborhood Traditional in the 2045 Unified 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:
Yes. Refer to Letter of Intent for approval of the proposed special use permit.

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

7/9/2024

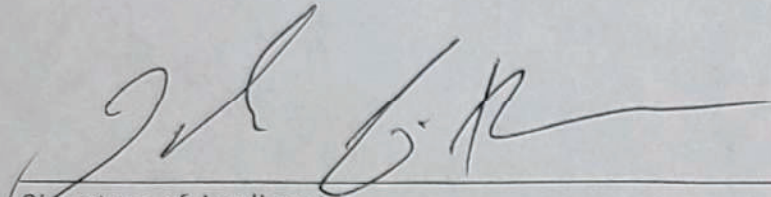
SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>John F. Kennedy</u> Address: <u>3870 Laurel Tree Court</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>770-300-3803</u> Email: <u>Kennedy041@comcast.net</u>	Name: <u>John F. Kennedy</u> Address: <u>3870 Laurel Tree Court</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>770-300-3803</u> Email: <u>Kennedy041@comcast.net</u>
Contact Person: <u>John F. Kennedy</u> Phone: <u>770-300-3803</u> Contact's Email: <u>Kennedy041@comcast.net</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>R-100</u> Parcel Number(s): <u>6003 144</u> Acreage: <u>8.03</u> Property Address(es): <u>3860 Laurel Tree Court</u> Proposed Development: <u>Outdoor Recreation</u> Variance(s): _____ Waiver(s): _____ Building/Leased Sq. Ft.: <u>Approx. 2000 SF</u> Floor Area Ratio: _____	

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.



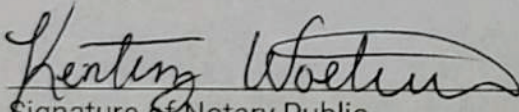
Signature of Applicant

06/28/2024

Date

John F. Kennedy / OWNER

Type or Print Name and Title



Signature of Notary Public

6/28/2024

Date

KENTREZ WORTHEN
NOTARY PUBLIC
Hancock County
State of Georgia
My Comm. Expires Apr. 7, 2025

Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
7/9/2024

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.

J. F. Kennedy

Signature of Property Owner

06/28/2024

Date

John F. Kennedy

Type or Print Name and Title

OWNER

Kentrez Worthen

Signature of Notary Public

6/28/2024

Date

KENTREZ WORTHEN
NOTARY PUBLIC
Hancock County
State of Georgia
My Comm. Expires Apr. 7, 2025

Notary Seal

WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
7/9/2024

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: R6003144
(Map Reference Number)

John F. Kennedy
Signature of Applicant

06/28/2024
Date

John F. Kennedy / OWNER
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.

Verkie Sahby
Name

TSA II
Title

6/28/2024
Date



Exhibit G: Code Enforcement Reports (CEU2022-05518 & CSR2024-00322)

[attached]

CASE NUMBER : CEU2022-05518

PRIMARY ADDRESS:	3860 LAUREL TREE CT, SNELLVILLE, GA 30039
PARCEL:	6003 144
RECEIVED DATE:	6/2/2022
APPLICATION STATUS:	Court Inspection - Scheduled
DESCRIPTION:	outdoor storage...non-permitted use

OWNER NAME	ADDRESS	CITY/STATE/ZIP
KENNEDY JOHN	3870 LAUREL TREE CT	SNELLVILLE, GA, 30039-4119

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP

Phone:

COMMENTS

View ID	COMMENTS	DATE
JSBOYCE	06-03-22....NOTICE OF VIOLATION WAS EMAILED TO PROPERTY OWNERS. JOHN KENNEDY 770-300-3803 LAURELFALLSRESORT@GMAIL.COM CYNTHIA KENNEDY JEWELSCO05@YAHOO.COM RECEIVED VOICEMAIL FROM PROPERTY OWNER REQUESTING A CALL BACK. MESSAGE WAS GIVEN TO MANAGER CHASSION AND SHE STATED THAT CALL WOULD BE RETURNED AND WILL BE WITNESSED BY JOEL RODRIGUEZ FROM BUILDING DEPT.	6/3/2022
JSBOYCE	06-09-22...MET AT PROPERTY WITH PROPERTY OWNER, MEMBERS OF BUILDING DEPT AND FIRE SERVICES...CE VIOLATIONS WERE EXPLAINED TO PROPERTY OWNER AT THIS TIME.	6/9/2022
JSCARTER	CITATIONS AND SUMMARY TO SHEILYA FOR COURT.....CT DT 3/1	2/14/2023
JSCARTER	NEW CITATIONS QZ29017 (NON-PERMITTED USE) AND QZ29014 (O/S) PREPARED FOR SERVICE BY GCSO.....CT DT 5/24/2023... GIVEN TO MGR FRANKLIN ALONG WITH PICS, INTERNET AD AND SERVICE FORM 4/18.	4/17/2023
SHUDSON	Sent deputized form & citations Interdept. to GCSO. QZ29014,QZ29017	4/19/2023
JSCARTER	CITATIONS AND SUMMARY TO SHEILYA FOR COURT. CT DT 5/24/23	5/15/2023
OSSCOTT	Left message for John F Kennedy (770 300 3803) to return my call regarding the non-permitted use of the Laurel Falls Resort in the R100 zoning district. Spoke with Mr. Kennedy who advised me that the resort is completely closed at this time, and he is in the process of working with the building department to move forward with obtaining a certificate of occupancy. Mr. Kennedy states that he is aware of the process and will be using the space as its intended use for pool and tennis for the residence of the community.	1/9/2024
OSSCOTT	Refer to PRE2023-00243 (specimen tree concept plan), COMBLD2023-01186 (remodel clubhouse, estimated completion date May 2024), COMBLD2023-01284 (remodel observation deck, estimated completion deck May 2024). As good faith asking for the owner to remove the website from the internet until work has been completed. Left a message for Mr. Kenndy on 1-30-2024.	1/30/2024

CASE NUMBER : CEU2022-05518

CASE NUMBER : CEU2022-05518

OSSCOTT	Sent an email to Greg Beauchamp to see when he or one of the inspectors is scheduled to return to the property, in order to join them.	3/1/2024
MESIMPSON	citation & service form placed in Supervisor J. Carter's box	5/7/2024
JSCARTER	CITATIONS CE04806 TO THOR ON 5/20/24 FOR SERVICE TO JOHN F KENNEDY GCSO.....CT DT 7/9/24	5/8/2024
TDNEFF	Citations sent interoffice to GCSO for service.	5/20/2024
TDNEFF	Citations served on 5/30/24 by GCSO	6/14/2024
LCJAY	MRS KENNEDY CAME IN AND STATED THAT THIS IS A RESIDENTIAL USE PROPERTY AND WANTED A CO AND STATED THAT THIS IS FOR HER PERSON USE. SHE STATED SHE WOULD HAVE HER PERSNAL ATTORNEY GET INVOLVED.	6/17/2024
JSCARTER	CITATION 04806 TO THOR FOR COURT.....CT DT 7/9	7/1/2024
MESIMPSON	court inspection result emailed to recorder's court. see documents...	7/8/2024

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Court Hearing	7/8/2024	7/9/2024	7/9/2024	Continued	Malek Simpson	continued to 10/15/24
Court Inspection	6/24/2024	7/8/2024	7/8/2024	Not Complied	Malek Simpson	SUP not listed for this location, does not appear to have obtained SUP. not complied
Sworn Citation Service	5/8/2024	6/28/2024	6/14/2024	Served	Juliet Carter	REC'D SERVICE OF CITATION SERVED 5/30/24
Re-Inspection	4/24/2024	5/15/2024	5/23/2024	Citation Issued	Malek Simpson	upon inspection met with John & spouse, discussed activity at this location. reported no activity other than contractors & inspectors coming under current permits to bring them into compliance (to obtain CC & CO) and then will apply for SUP and appropriate licensing to operate facility at this location. they stated they are doing everything requested to do and have to wait until CC & CO are issued to move forward with applying for SUP and appropriate licensing...issued citation for non-permitted use, Sup. will follow up with permits for further.
Re-Inspection	4/17/2024	4/24/2024	4/24/2024	Citation Pending	Malek Simpson	upon inspection no SUP visible, workers at location working on repairs. rang doorbell, attempted to issue citation however no answer to the front door. will send citation out with GCSO for service. citation pending
Re-Inspection	4/4/2024	4/15/2024	4/17/2024	Citation Pending	Malek Simpson	upon inspection current permits to do repairs at this location to bring it to code, however no SUP on file. met with Contractor Walter C. Walker, stated they are bringing the location up to code under current permits. Walker stated their plans are to have everything done by the end of May. I went to the house next door where Mr. Kennedy resides, rang the doorbell, no answer. unable to issue citation for SUP. contractor Walker stated everything has been shut down since fines were assessed to the property owner. Mr. Walker stated the only activity going on at this location are the repairs. citation pending
Re-Inspection	1/30/2024	2/29/2024	3/1/2024	Not Complied	Onesia Scott	No activity of operation of business at this time. Sign no posted but may have fallen to the ground.

CASE NUMBER : CEU2022-05518

Re-Inspection	12/12/2023	12/27/2023	1/2/2024	Further Investigation	Onesia Scott	Spoke with Supervisor Carter to get a better understanding of this case.
Court Hearing	10/31/2023	12/12/2023	12/12/2023	Penalty Assessed	Juliet Carter	DEF PLED NOLO AND WAS FINED \$250 FOR O/S AND \$250 FOR NON-PERMITTED USE. CASE TO BE RE-ASSIGNED, NEW CITATIONS TO BE IMMEDIATELY ISSUED, XFER TO ONESIA WITH UPDATE.
Court Inspection	10/31/2023	12/11/2023	12/12/2023	Not Complied	Juliet Carter	2 BLDG PERMITS WERE ISSUED 11/10/23 FOR THE REPAIR OF THE OBSERVATION DECK AND THE CLUBHOUSE BUT NO SUP OBTAINED. INFO SENT TO MELISSA AT COURT.
Court Hearing	9/20/2023	10/31/2023	10/31/2023	Continued	Juliet Carter	RESET UNTIL 12/12/23
Court Inspection	9/20/2023	10/30/2023	10/31/2023	Not Complied	Juliet Carter	This case is still not complied, permit not yet issued. The plans have been submitted and is still in review and not yet been approved. Mr. Kennedy needs to follow up with P&D. Email sent to court.
Court Hearing	8/2/2023	9/19/2023	9/20/2023	Continued	Juliet Carter	CASE RESET TO 10/31/2023
Court Inspection	9/18/2023	9/13/2023	9/18/2023	Not Complied	Juliet Carter	NO PERMIT ON FILE AS YET BUT PLAN REVIEW IN PROGRESS.....EMAIL WITH PICS SENT TO COURT.
Court Hearing	5/30/2023	7/25/2023	8/2/2023	Continued	Juliet Carter	Hearing was reset for 09/19/2023 at 8:30
Court Hearing	5/8/2023	5/24/2023	5/30/2023	Continued	Juliet Carter	ARRAIGNMENT RESET FOR 7/25 @ 8:30
Court Inspection	5/8/2023	5/22/2023	5/30/2023	Not Complied	Juliet Carter	NO INSP DONE BUT NO PERMIT ON FILE AS YET
Re-Inspection	4/5/2023	4/28/2023	5/3/2023	Citation Pending	Juliet Carter	NEW CITATIONS SENT FOR SERVICE.....AWAITING RET.
Court Hearing	4/5/2023	4/5/2023	4/5/2023	Penalty Assessed	Brian Pint	PER ECOURT, DEF PLED GUILTY, FINED \$250
Court Inspection	3/1/2023	4/4/2023	4/5/2023	Not Complied	Jason Boyce	NO PHYSICAL INSP DONE.....P/O IS UNDER INVESTIGATION WITH BLDG INSP FOR PERMIT REQ. (COM2022-00210)
Court Hearing	2/28/2023	3/1/2023	3/1/2023	Continued	Jason Boyce	Case was reset to 04/05...property owner needs to obtain all the proper permits from the Building Dept and CO in order to apply for SUP and business license (if needed)
Court Inspection	12/29/2022	2/28/2023	2/28/2023	Not Complied	Jason Boyce	Court inspection...no special use permits or rezoning of property...not complied
Re-Inspection	12/29/2022	12/29/2022	12/29/2022	Citation Issued	Jason Boyce	Met with property owner on third floor of one justice and issued a citation for non-permitted use...property owner refused to sign citation
Re-Inspection	9/28/2022	11/4/2022	11/4/2022	Extension Granted	Jason Boyce	trailer in parking lot...spoke with property owners wife, she stated that plans were submitted to building dept
Re-Inspection	8/11/2022	9/28/2022	9/28/2022	Extension Granted	Jason Boyce	PICKUP TRUCK AND LARGE COMMERCIAL TRAILER WITH EQUIPMENT IN PARKING LOT
Re-Inspection	7/27/2022	8/12/2022	8/11/2022	Extension Granted	Jason Boyce	PICKUP TRUCK, UTILITY TRAILER AND SMALL AMOUNT OF DEBRIS IN PARKING LOT
Re-Inspection	6/16/2022	6/30/2022	6/30/2022	Extension Granted	Jason Boyce	DUMPSTER HAS BEEN REMOVED...TWO (2) TRAILERS IN THE DRIVEWAY OF POOL HOUSE...SPOKE WITH MR AND MRS KENNEDY AND ATTEMPTED TO EXPLAIN THAT IF THERE WERE ACTIVE PERMITS ON THE PROPERTY THE TRAILERS COULD BE USED...OWNERS STATED THAT THEIR ATTORNEY NOTIFIED THEM THAT NO IT WAS PRIVATE PROPERTY, PERMITS WOULD NOT BE NEEDED AND THE YCOULD CONTINUE WITH VRBO...IT WAS EXPLAINED THAT TRAILERS NEEDED TO BE PARKED IN REAR YARD, ON A HARD SURFACE.

CASE NUMBER : CEU2022-05518

Initial Inspection	6/3/2022	6/2/2022	6/3/2022	Mailed Official Notice	Jason Boyce	UPON A CALL FROM SUPERVISOR, AN INSPECTION OF THE PROPERTY (RECREATION AREA) WAS CONDUCTED ALONG WITH GREG BEAUCHAMP OF BUILDING DEPT ...OBSERVED OUTDOOR STORAGE, A TRAILER, FORKLIFT AND AN UNAUTHORIZED DUMPSTER IN THE PARKING LOT OF THE POOL HOUSE/RECREATION AREA...ALSO, EVIDENCE PRESENTED OF NON PERMITTED USE, PROPERTY BEING RENTED OUT FOR PARTIES AND LARGE GATHERINGS (MULTIPLE NOISE COMPLAINTS AND VISITS BY GCPD)..WHILE AT PROPERTY, MESSAGES WERE LEFT FOR PROPERTY OWNER....NOTICE OF VIOLATION WILL BE MAILED AND EMAILED TO PROPERTY OWNERS
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WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	6/3/2022	6/3/2022	5/8/2024	Sworn Service	Juliet Carter	Updated by Script After the Inspection is Scheduled
Enforcement	6/3/2022	6/3/2022	3/1/2024	Not Complied	Onesia Scott	Reinspection - Not Complied
Enforcement Intake	6/3/2022	6/3/2022	6/3/2022	Complaint Accepted	Thor Neff	
Enforcement	6/3/2022	6/3/2022	6/3/2022	Mailed Official Notice	Jason Boyce	***PLEASE CALL***

VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
Property Maintenance	14-289 OPEN OR OUTDOOR STORAGE	06/03/2022	06/16/2022	Met
Solid Waste Ordinance	82-56.D.2. UNAUTHORIZED HAULER RES	06/03/2022	06/16/2022	Met
Unified Development Ordinance	240-10.3.B OFF ST PRKG - RES	06/03/2022	06/16/2022	Met
Unified Development Ordinance	240-110.2 PRKG - RES	06/03/2022	06/16/2022	Met
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	06/03/2022	06/03/2022	Not Met
Construction Code	113.1 OCCUPANCY CERT REQD	04/17/2024	05/31/2024	Not Met
Construction Code	113.2 COMPLETION CERT REQD	04/17/2024	05/31/2024	Not Met
Unified Development Ordinance	270-40.4 VIOLATION /CONDITIONS	05/06/2024	05/21/2024	Not Met

CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	12/29/2022	CE 01337	03/01/2023
Property Maintenance	14-289 OPEN OR OUTDOOR STORAGE	04/17/2023	QZ29012	05/17/2023
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	04/17/2023	QZ29013	05/17/2023
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	05/06/2024	CE 04806	07/09/2024
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	05/23/2024	CE 04812	07/09/2024

CASE NUMBER : CEU2022-05518

DOCUMENTS

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
/Enforcement_Mailed_Notice_Of_Violation_20220603_141234.pdf	/Enforcement_Mailed_Notice_Of_Violation_20220603_141234.pdf		JSBOYCE	6/3/2022 2:12:35 PM
06-03-22	IMG_2753.JPG	PARKING LOT	JSBOYCE	6/3/2022 2:23:14 PM
06-03-22	IMG_2757.JPG	PARKING LOT 2	JSBOYCE	6/3/2022 2:23:16 PM
06-03-22	IMG_2754.JPG	FRONT	JSBOYCE	6/3/2022 2:23:17 PM
06-30-22	IMG_3557.JPG	PARKING LOT 2	JSBOYCE	6/30/2022 1:48:31 PM
06-30-22	IMG_3559.JPG	PARKING LOT 3	JSBOYCE	6/30/2022 1:48:33 PM
06-30-22	IMG_3558.JPG	FRONT	JSBOYCE	6/30/2022 1:48:35 PM
06-30-22	IMG_3556.JPG	PARKING LOT	JSBOYCE	6/30/2022 1:48:37 PM
07-01-22	Wynterset Lakes .msg	EMAIL FROM CONCERNED CITIZEN	JSBOYCE	7/1/2022 10:11:48 AM
08-11-22	IMG_4660.JPG	POOL HOUSE	JSBOYCE	8/11/2022 2:28:05 PM
08-11-22	IMG_4657.JPG	PARKING LOT	JSBOYCE	8/11/2022 2:28:06 PM
08-11-22	IMG_4655.JPG	ENTRANCE	JSBOYCE	8/11/2022 2:28:07 PM
08-11-22	IMG_4661.JPG	FRONT	JSBOYCE	8/11/2022 2:28:09 PM
08-11-22	IMG_4659.JPG	PARKING LOT	JSBOYCE	8/11/2022 2:28:10 PM
08-11-22	IMG_4658.JPG	PARKING LOT	JSBOYCE	8/11/2022 2:28:11 PM
08-11-22	IMG_4656.JPG	PARKING LOT	JSBOYCE	8/11/2022 2:28:13 PM
09-28-22	IMG_5865.JPG	PARKING LOT	JSBOYCE	9/28/2022 12:18:23 PM
09-28-22	IMG_5866.JPG	PARKING LOT-COMMERCIAL TRAILER	JSBOYCE	9/28/2022 12:18:24 PM
09-28-22	IMG_5867.JPG	FRONT	JSBOYCE	9/28/2022 12:18:25 PM
09-28-22	IMG_5868.JPG	SIGNAGE	JSBOYCE	9/28/2022 12:18:26 PM
11-04-22	IMG_6611.JPG	PARKING LOT	JSBOYCE	11/4/2022 11:53:06 AM
11-04-22	IMG_6612.JPG	FRONT	JSBOYCE	11/4/2022 11:53:07 AM
12-29-22	IMG_7434.JPG	FRONT	JSBOYCE	12/30/2022 6:26:20 AM
12-29-22	IMG_7435.JPG	SIGN	JSBOYCE	12/30/2022 6:26:21 AM
02-28-23	IMG_8164.JPG	SIGN	JSBOYCE	2/28/2023 11:10:46 AM
02-28-23	IMG_8166.JPG	REAR-CANOPY/TENT	JSBOYCE	2/28/2023 11:10:48 AM
02-28-23	IMG_8165.JPG	FRONT	JSBOYCE	2/28/2023 11:10:52 AM
tmp_20230417_1150143455831121002894887.jpg	tmp_20230417_1150143455831121002894887.jpg	trash in parking lot	BEPINT	4/17/2023 11:53:31 AM

CASE NUMBER : CEU2022-05518

tmp_20230417_1151004602594850546576345.jpg	tmp_20230417_1151004602594850546576345.jpg	building driveway	BEPINT	4/17/2023 11:53:38 AM
tmp_20230417_115112615353338086074420.jpg	tmp_20230417_115112615353338086074420.jpg	front of the house	BEPINT	4/17/2023 11:53:43 AM
tmp_20230417_1150462278518162608120562.jpg	tmp_20230417_1150462278518162608120562.jpg	signage	BEPINT	4/17/2023 11:53:49 AM
tmp_20230417_1150365276921025954982744.jpg	tmp_20230417_1150365276921025954982744.jpg	building	BEPINT	4/17/2023 11:53:55 AM
04-18-2023	3860 Laurel Tree.docx	Internet Ad	JSCARTER	4/18/2023 3:54:53 PM
pictures	signage close up.jpg	signage close up	MESIMPSON	9/13/2023 8:42:22 AM
pictures	signage.jpg	signage	MESIMPSON	9/13/2023 8:42:23 AM
pictures	building with signage.jpg	building with signage	MESIMPSON	9/13/2023 8:42:24 AM
12-12-2023	JFK ADJUDICATION 12.12.23.pdf	COURT DOC	JSCARTER	12/12/2023 11:32:41 AM
photo_20240102_112432_000.jpg	photo_20240102_112432_000.jpg	parking lot area	OSSCOTT	1/9/2024 1:51:40 PM
photo_20240102_112412_000.jpg	photo_20240102_112412_000.jpg	sign for business	OSSCOTT	1/9/2024 1:51:48 PM
photo_20240102_112408_000.jpg	photo_20240102_112408_000.jpg	pool company	OSSCOTT	1/9/2024 1:51:56 PM
photo_20240102_112352_000.jpg	photo_20240102_112352_000.jpg	front of property	OSSCOTT	1/9/2024 1:52:03 PM
photo_20240301_100814_000.jpg	photo_20240301_100814_000.jpg	parking lot area	OSSCOTT	3/1/2024 12:38:47 PM
photo_20240301_100810_000.jpg	photo_20240301_100810_000.jpg	sign cannot be seen, may be resting on the ground	OSSCOTT	3/1/2024 12:38:53 PM
photo_20240301_100803_000.jpg	photo_20240301_100803_000.jpg	front of property	OSSCOTT	3/1/2024 12:38:59 PM
frontright.jpg	frontright.jpg	front right	MESIMPSON	4/17/2024 10:35:15 AM
front.jpg	front.jpg	front	MESIMPSON	4/17/2024 10:36:15 AM
frontclose.jpg	frontclose.jpg	front close	MESIMPSON	4/24/2024 12:24:05 PM
entrance.jpg	entrance.jpg	entrance	MESIMPSON	4/24/2024 12:24:16 PM
email from complainant	3860 Laurel Tree CT FW Case CSR2024-00322 Complaint 52224.msg	email from complainant/concerned neighbor & pic	MESIMPSON	5/23/2024 7:38:41 AM
email from complainant & pic	IMG_9424.PNG	email from complainant/concerned neighbor & pic	MESIMPSON	5/23/2024 7:38:42 AM
email from complainant & pic	IMG_9425.PNG	email from complainant/concerned neighbor & pic	MESIMPSON	5/23/2024 7:38:43 AM
email from complainant & pic	IMG_9426.PNG	email from complainant/concerned neighbor & pic	MESIMPSON	5/23/2024 7:38:43 AM
email from complainant & pic	IMG_9427.PNG	email from complainant/concerned neighbor & pic	MESIMPSON	5/23/2024 7:38:44 AM
email to recorder's court	3860 Laurel Tree CT 24-020524.msg	email to recorder's court	MESIMPSON	7/8/2024 1:52:16 PM

CASE NUMBER : CSR2024-00322

PRIMARY ADDRESS:	3860 LAUREL TREE CT, SNELLVILLE, GA 30039
PARCEL:	6003 144
RECEIVED DATE:	5/22/2024
APPLICATION STATUS:	Closed - No Violation
DESCRIPTION:	3860 LAUREL TREE CT SNELLVILLE 30039 Concerned over the upcoming Social Media post advertising events May26 & July6/7. Charging \$30-\$300 per person. This is in a residential neighborhood with NO HOA. No invitation or attempt to include the neighborhood with goodwill to keep the surrounding neighborhood peaceful and in agreement to these upcoming events. What is the Certificate of Occupancy amount? I am concerned with overcrowding. As a neighbor what are my rights, such as noise ordinance, alcohol license? Our street is ZONED R-100, and this is being run as a commercial business.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
KENNEDY JOHN	3870 LAUREL TREE CT	SNELLVILLE, GA, 30039-4119

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP

Phone:

COMMENTS

View ID	COMMENTS	DATE

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment

VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS

CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE

DOCUMENTS

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON

CASE NUMBER : CSR2024-00322

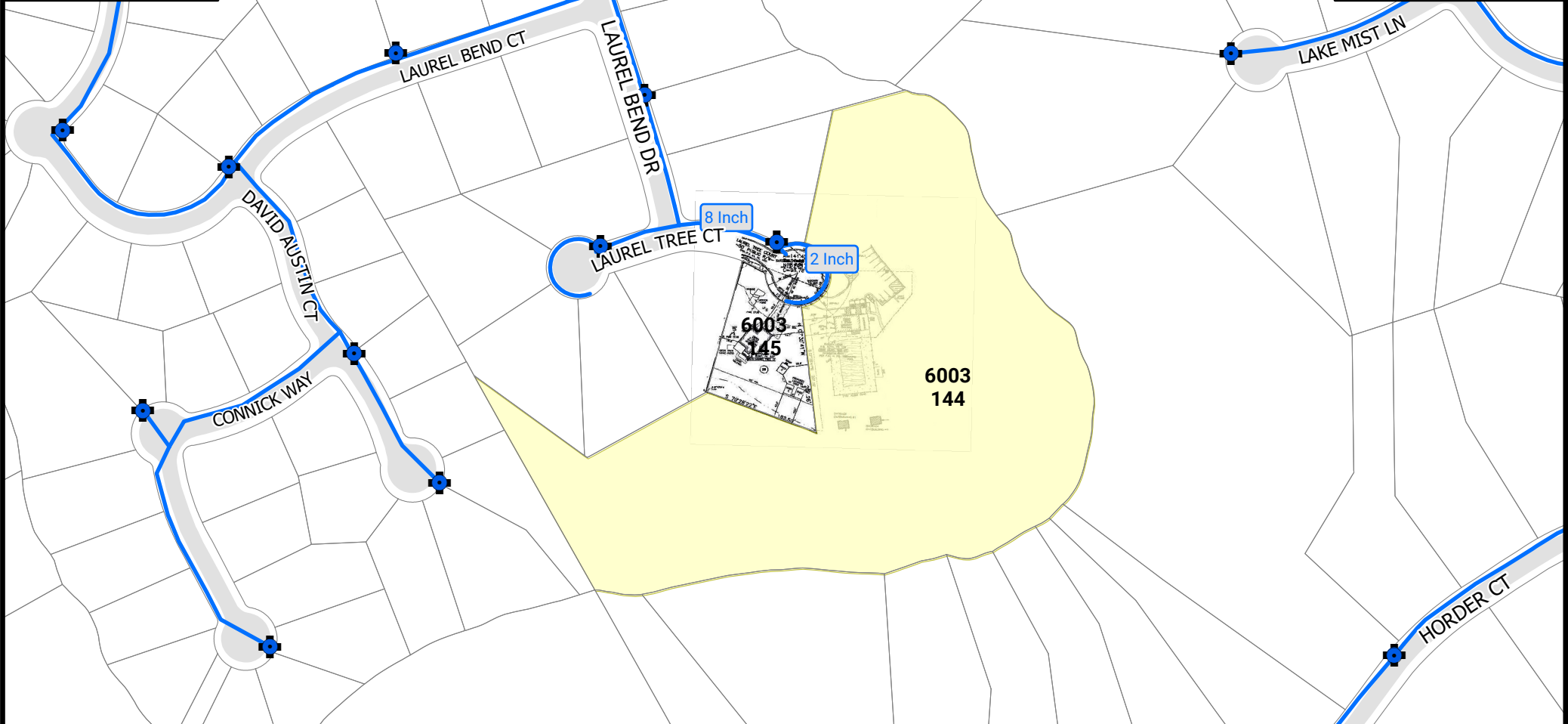
Exhibit H: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2024-00050			
Case Address:		3860 Laurel Tree Court			
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					



LEGEND

- Water Main
- Hydrant

3860 Laurel Tree Ct
R-100

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 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.

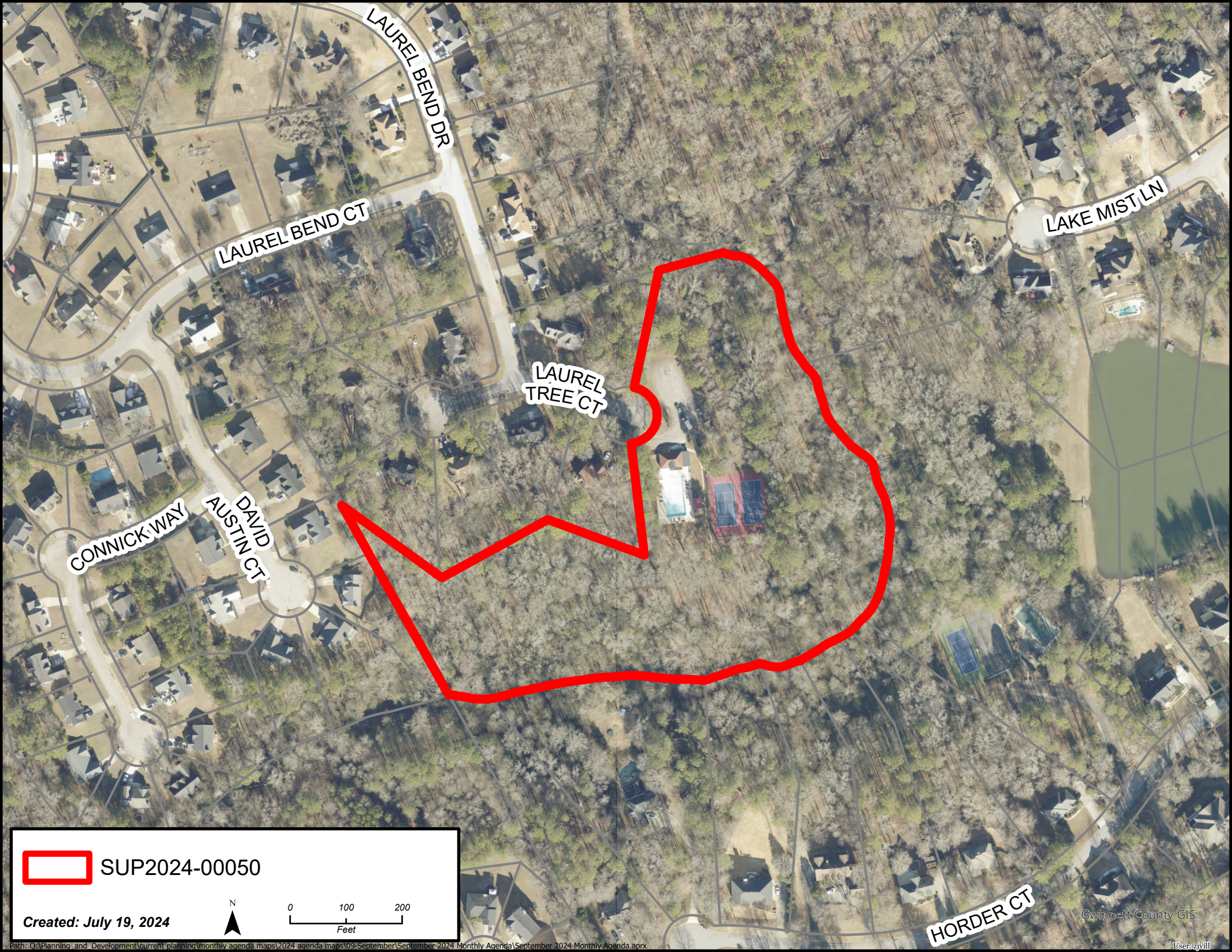
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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 I: Maps

[attached]



LAUREL BEND DR

LAUREL BEND CT

LAKE MIST LN

LAUREL TREE CT

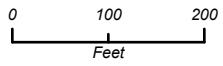
CONNICK WAY

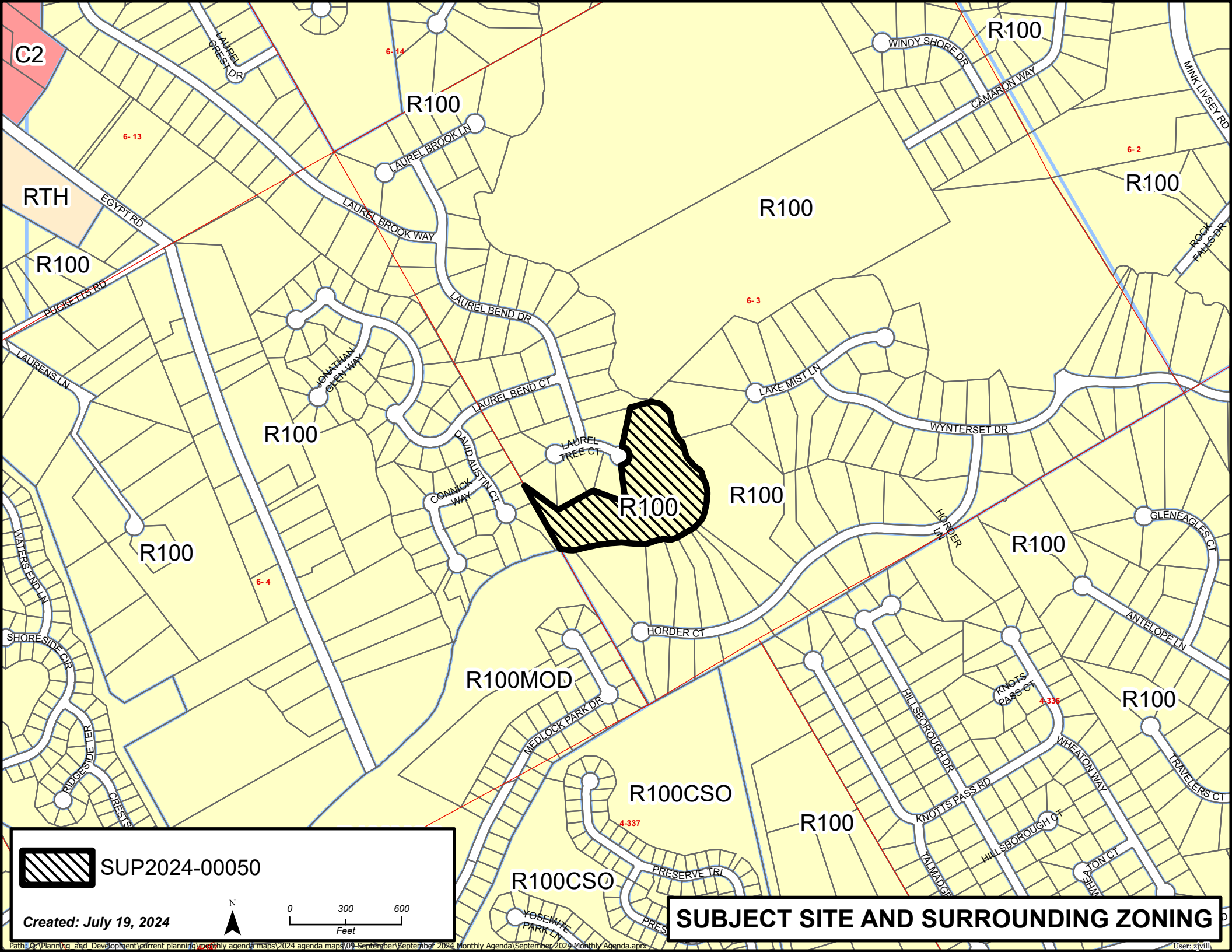
DAVID AUSTIN CT

HORDER CT

 SUP2024-00050

Created: July 19, 2024





C2

RTH

R100

R100

R100

R100MOD

R100CSO

R100CSO

R100

R100

R100

R100

R100

R100

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R100

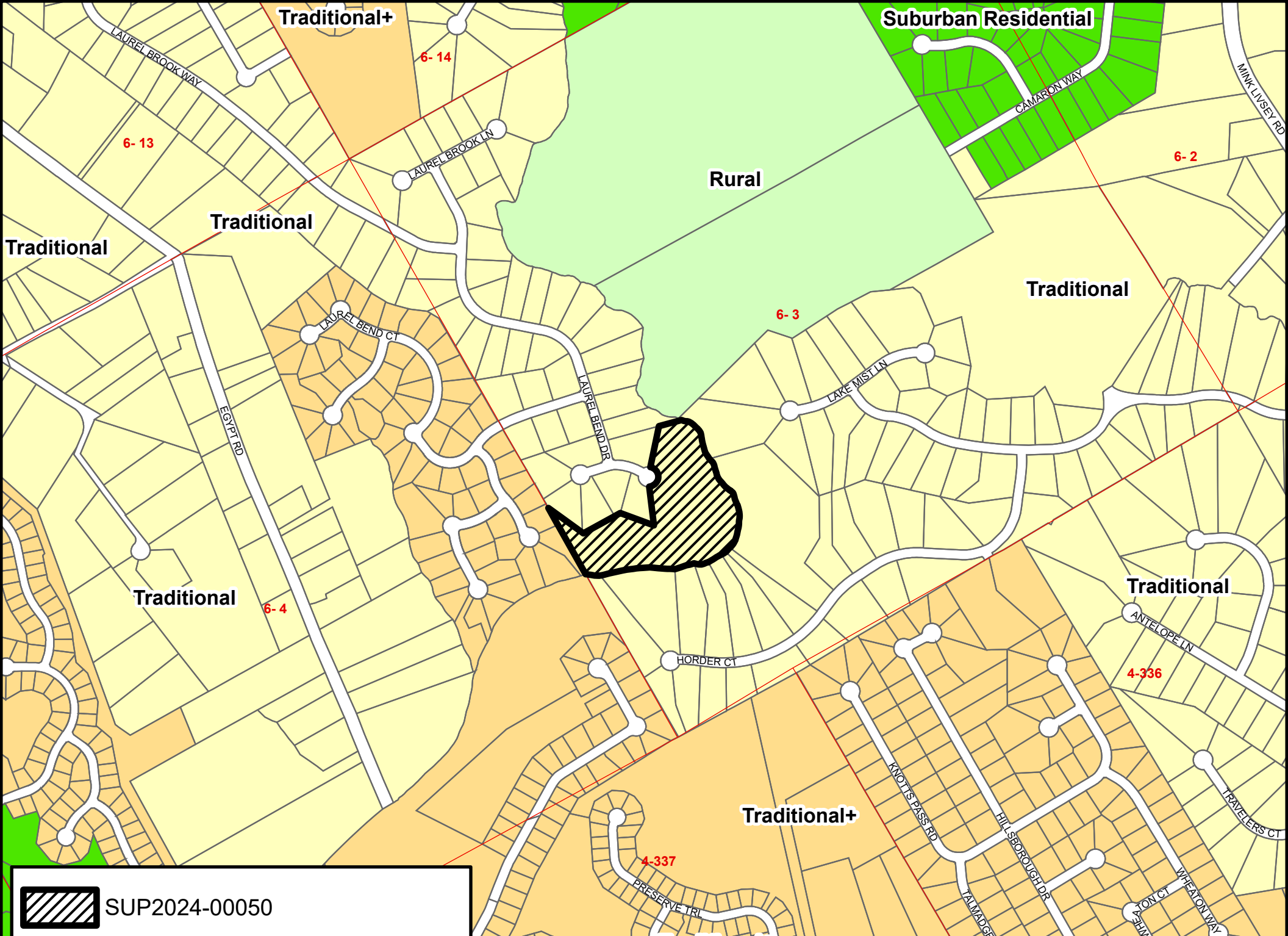
 SUP2024-00050

Created: July 19, 2024

 N



SUBJECT SITE AND SURROUNDING ZONING



 SUP2024-00050

Created: July 19, 2024

 N

 0 300 600 Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit J: Documents Presented at the September 3, 2024, Planning Commission Public Hearing

[attached]

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9/3/2024

SPECIAL USE
PERMIT FOR
LAUREL FALLS
SWIM &
TENNIS
RECREATION
AREA



1



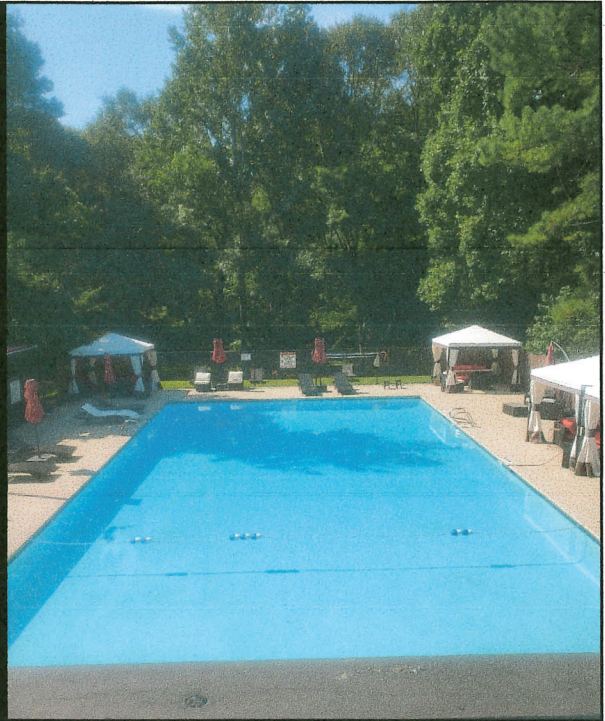
PARKLAND SWIMMING TENNIS
THE KENNEDYS ARE EXCITED TO SHARE THIS
WONDERFUL PLACE WITH THE COMMUNITY

2

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9/3/2024

SPECIAL USE
PERMIT FOR
LAUREL FALLS
SWIM &
TENNIS
RECREATION
AREA



1



PARKLAND SWIMMING TENNIS
THE KENNEDYS ARE EXCITED TO SHARE THIS
WONDERFUL PLACE WITH THE COMMUNITY

2

RECEIVED

9/3/2024

POOL HISTORY

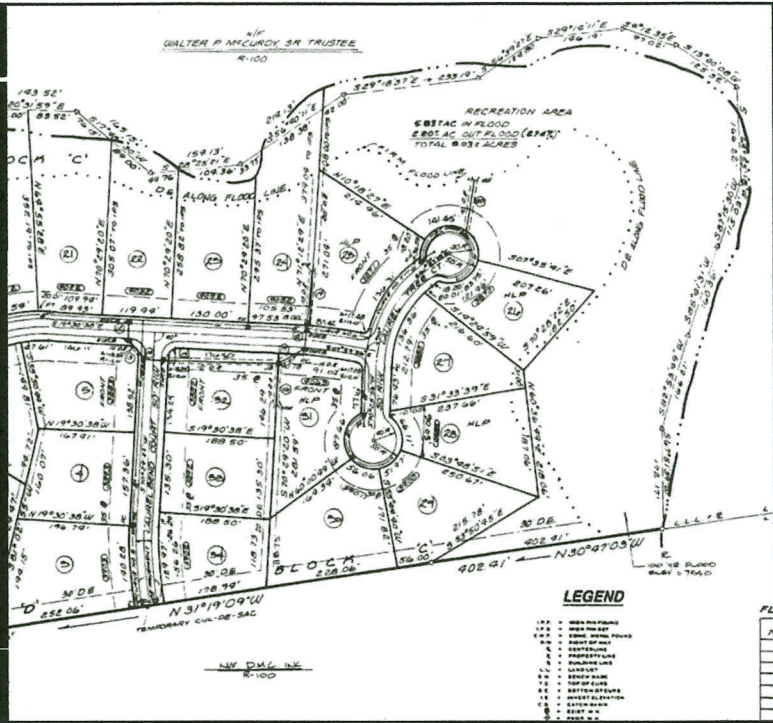
IS IT ALREADY ZONED FOR A POOL?

The Pool must have been previously approved by Zoning because the pool was operated as a for profit pool from 1988 or 1989 until sometime around 2008 to 2010.

The subdivision was developed in 1988.

The Pool House and the Pool were built in 1988 or 1989 and run by a for profit corporation that was dissolved and ceased to Exist in 2010.

The pool was closed and abandoned until the Kennedys acquired it in 2013.



3



4

4

RECEIVED

9/3/2024

MOST OF THE
LAND IS VERY
OLD, BOTTOM
LAND FOREST
WITH MANY
TREES OVER 200
YEARS OLD THE
KENNEDYS WILL
PRESERVE



5

8 ACRES OF SPACE
FOR ENJOYMENT
AND LEARNING
-TO SWIM
-TO PLAY TENNIS
AND BASKETBALL
-TO STUDY AND
ENJOY NATURE
- TO SOCIALIZE



6

6

RECEIVED

9/3/2024

IT IS A PLACE
THAT PEOPLE
SHOULD BE ABLE
TO ENJOY
FELLOWSHIP,
BEAUTY, AND
THE SOFT
SOUNDS OF THE
FOREST AND THE
STREAM.



7

THERE WAS NEVER A
HOMEOWNERS'
ASSOCIATION.
THE POOL AND TENNIS
FACILITY WAS NOT A
COMMUNITY OWNED
POOL BUT WAS OWNED
BY A FOR PROFIT
COMPANY THAT FAILED.

CORPORATIONS DIVISION BRAD RAFFENSPERGER

HOME (/)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	LAUREL FALLS ASSOCIATION, INC.	Control Number:	J803356
Business Type:	Domestic Profit Corporation	Business Status:	Admin. Dissolved
Business Purpose:	NONE		
Principal Office Address:	PO BOX 390253, LITHONIA, GA, 30039-0005	Date of Formation / Registration Date:	2/11/1988
State of Formation:	Georgia	Last Annual Registration Year:	2010
Dissolved Date:	09/03/2012		

8

8

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9/3/2024

KENNEDYS TO THE RESCUE

9

THE KENNEDYS
PURCHASED THE
PROPERTY IN 2013.

THE LAUREL FALLS SWIM
& TENNIS RECREATION
AREA WAS IN
SHAMBLES.

THE NEIGHBORHOOD
ABANDONED IT, AND THE
KENNEDYS ARE TRYING
TO SAVE IT.



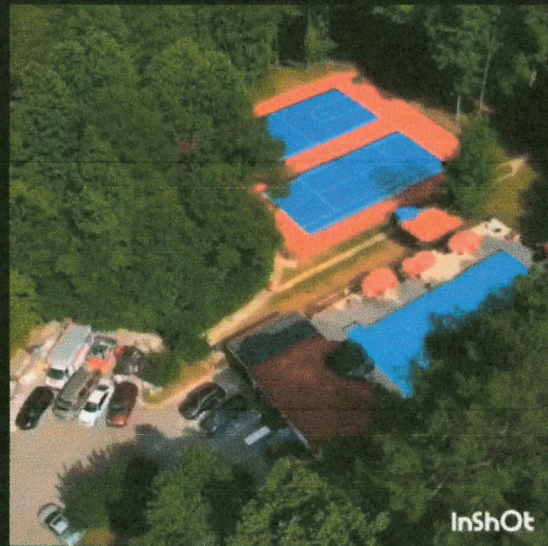
10

10

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SINCE ACQUIRING THE PROPERTY, THE KENNEDYS HAVE COMPLETELY REHABILITATED THE PROPERTY INTO AN INVITING AND ATTRACTIVE PLACE FOR THE COMMUNITY



11

THERE IS A GREAT LACK OF NEARBY RECREATION AREAS FOR THE NEIGHBORHOOD

T.W. Briscoe Park: Located about 3 miles away.
Lenora Park: Approximately 5 miles away.
Yellow River Park: This park is around 8 miles away.

If approved, Laurel Falls Swimm & Tennis will be right where it is needed.

12

12

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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NEARBY
NEIGHBORHOODS
HAVE POOLS:

WYNTERSET LAKES
POOL IN THE NEXT
NEIGHBORHOOD IS
ACTIVE AND
ALLOWED.



13

13

THE COMMUNITY
CANNOT ENJOY THE
AREA WITHOUT A
PERMIT.

The recreation area cannot be
shared unless it is permitted
so it can be run as a business.



14

14

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9/3/2024

PERMISSIONS NEEDED IN THE SPECIAL USE PERMIT

The Noise Ordinance should be sufficient because the Kennedys will abide by that law. **The prohibition of outdoor amplification** conflicts with the county noise ordinance, which allows such activities within specific time frames and distances. A balanced approach is crucial to accommodate both recreational needs and residential considerations. The nearest residence other than the Kennedys' is about 300 feet so noise should not be a real problem. The other pools allow outdoor amplification.

Operational hours should be aligned with existing neighborhood standards such as Wynterset lakes pool (8am - 10pm)

Building occupancy is 44 which is acceptable, but the total occupancy for the pool and the deck should be at least 334 and it was when the pool was previously operating. (The Zoning Department's rationale of occupancy is unclear as to its application.)

While the prohibition of alcohol sales is accepted, allowing guests to bring their own alcohol could be a reasonable compromise. Additionally, considerations for overflow parking within a reasonable distance can ensure guest convenience without disrupting the neighborhood's traffic flow and safety.

15

15

RECOMMEND APPROVAL OR DISMISSAL WITHOUT PREJUDICE

A RECOMMENDATION OF APPROVAL WILL ENHANCE THE NEIGHBORHOOD WITH A WONDERFUL RECREATION FACILITY.

A RECOMMENDATION OF DISMISSAL WITHOUT PREJUDICE WILL ALLOW FOR THE GATHERING OF MORE INFORMATION AND RESUBMISSION AND LATER APPROVAL.

A RECOMMENDATION OF TOTAL DENIAL HAS BAD CONSEQUENCES—A GREAT OPPORTUNITY TO ENHANCE THE COMMUNITY WILL BE LOST.

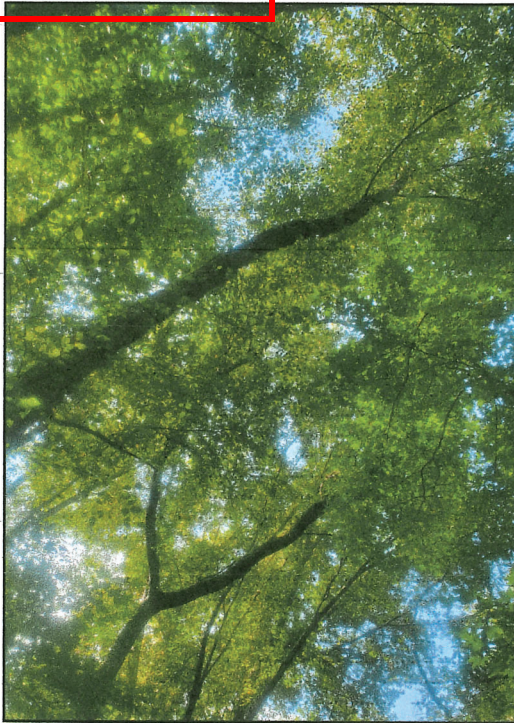
16

16

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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9/3/2024



THANK YOU

PLEASE HELP THIS
NEIGHBORHOOD
HAVE A SAFE PLACE
TO MEET AND
RECREATE!
