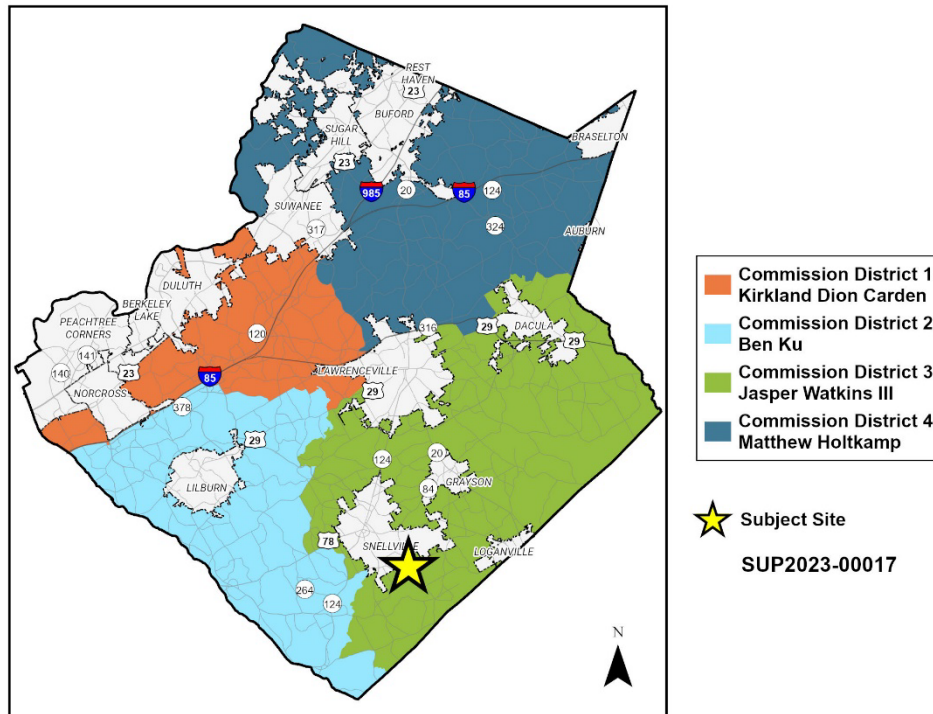


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00017  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Special Use Permit Renewal  
**Address:** 3384 Skyland Drive  
**Map Number:** R5062 010  
**Site Area:** 2.53 acres  
**Square Feet:** 2,624  
**Proposed Development:** Community Living Arrangement (Renewal)  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Andy Harrell  
Hi-Hope Service Center, Inc.  
882 Hi-Hope Road  
Lawrenceville, GA 30043

**Owners:** Andy Harrell  
Hi-Hope Service Center, Inc  
882 Hi-Hope Road  
Lawrenceville, GA 30043

**Contact:** Andy Harrell

**Contact Phone:** 478.954.1710

## **Zoning History**

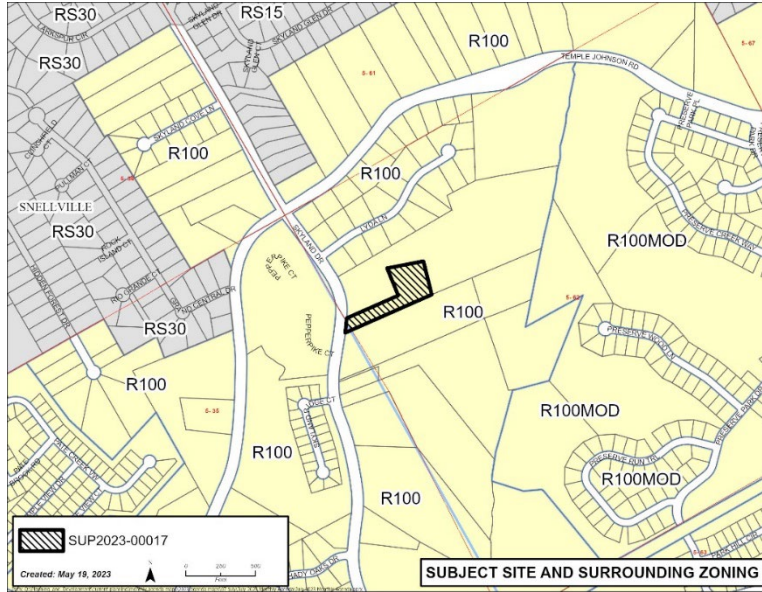
The subject property is zoned R-100 (Single-Family Residence District). Per an areawide rezoning in 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100. In 2021, a special use permit for a community living arrangement (CLA) was approved, pursuant to SUP2021-00021. This application currently under consideration is a renewal request of this special use permit approval. However, the use has not yet occupied the property.

## **Existing Site Condition**

The subject property is a 2.53-acre parcel located on Skyland Drive, south of its intersection with Temple Johnson Road. The property has a 2,624 square foot home, constructed in 1984, and includes an attached carport, which has been on site for over 20 years. These structures are not visible from the road and are located in the rear portion of the property, roughly 550 feet from Skyland Drive. The site is a flag lot with access provided via a concrete driveway from Skyland Drive, which is a two-lane road. The topography slopes upwards by approximately 30 feet from the northern to the southern property lines. There are several trees along the driveway and in the side yard, but the property has limited vegetation. There are no sidewalks on either side of Skyland Drive. The nearest Gwinnett County Transit stop is approximately 7.5 miles from the subject property.

## **Surrounding Use and Zoning**

The subject property is surrounded by a mix of large single-family lots and single-family subdivisions. To the north, south, and east, the property is surrounded by large single-family parcels. Across Skyland Drive to the west, the preliminary plan for Pepperpike, a new 21 lot single-family subdivision, was issued in 2022. The City of Snellville boundary is approximately 1,000 feet away from this property to the west and northwest. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Community Living Arrangement	R-100	0.40 units per acre
North	Single-Family Residential	R-100	0.06 units per acre
East	Single-Family Residential	R-100	0.06 units per acre
South	Single-Family Residential	R-100	0.15 units per acre
West	Single-Family Residential	R-100	1.67 units per acre

## Project Summary

The applicant requests a renewal of a special use permit for a community living arrangement, including:

- Location of the community living arrangement within an existing one-story, 2,624 square foot single-family residence.
- Services provided for four people with intellectual and developmental disabilities.
- Access via a single existing driveway from Skyland Drive.
- A carport for two employee vehicles and additional driveway space for employee and visitor parking. A minivan will be stored on the site for use by staff and residents.
- Remodeling of the home to provide ADA accessibility.
- The request is a renewal of the SUP approved for the same use in 2021. Although approved, the use has not yet occupied the property.

## Zoning and Development Standards

The applicant is requesting a special use permit to operate a community living arrangement on a property zoned R-100. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10' one yard Minimum 25' two yards	>10' >25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Off-Street Parking	Minimum 2 spaces Maximum 6 spaces	4 spaces	YES
Minimum Lot Size (CLA)	1 Acre	2.53 Acres	YES
Number of Residents (CLA)	Maximum 8	4	YES

### Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). 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 proposed renewal of a special use permit for a community living arrangement would be suitable considering the larger lot size of the property and its adequate separation from neighboring properties along Skyland Drive. As such, the community living arrangement use would be compatible with adjoining properties and consistent with the type of uses anticipated within the R-100 zoning district. Further, the use will occupy an existing single-family residence and allow four individuals with intellectual and developmental disabilities to live in their own home with supervised care.

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

A community living arrangement with appropriate conditions would not adversely affect the existing use or usability of adjacent or nearby properties with regard to lighting, noise, or traffic impact. The surrounding use is large lot single-family residential. The community living arrangement would take place entirely within the existing single-family residence making it indistinguishable from nearby single-family residences.

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

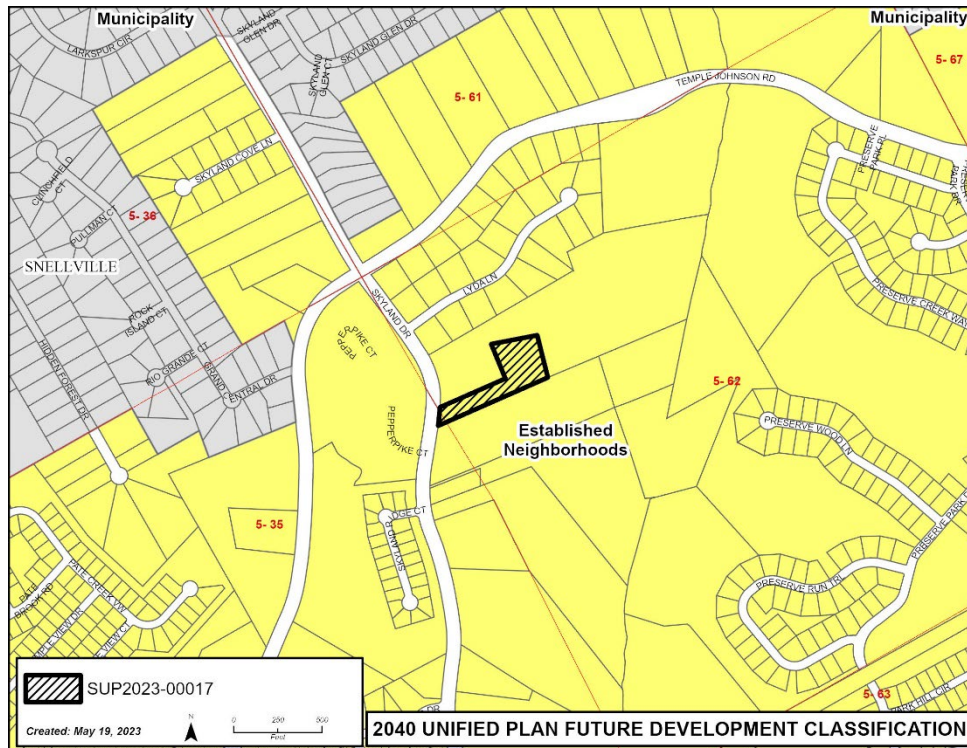
The property has a reasonable economic use as currently zoned.

**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.**

No impact on public facilities would be anticipated in the form of traffic, utility demand, school enrollment, and stormwater runoff due to the limited number of residents. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit E).

**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 2040 Unified Plan and Future Development map indicates this property is within the Established Neighborhoods Character Area, which designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The proposed community living arrangement renewal will operate within a single-family residence and does not require any new construction, so the home would remain consistent with the intent of the character area.



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

The property was approved in 2021 for a community living arrangement and has yet to start operations. Since 2021, the applicant has been working to meet fire safety standards which has delayed the business serving clients. As the community living arrangement has not begun operations, staff recommends retaining the condition that requires renewal of the special use permit in two years. The Board of Commissioners have approved several special use permits for similar uses throughout the County.

**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** the special use permit request.

**Planning Commission Recommendation**

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

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions)**

Approval of a community living arrangement subject to the following conditions:

1. Limited to a state-licensed community living arrangement providing care for a maximum of four individuals (clients) residing in the home.
2. Exterior signage advertising the community living arrangement shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style and compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. The special use permit shall be valid for a two-year period, at which the use shall cease or an application shall be made for renewal.

**Exhibits:**

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

**Exhibit A: Site Visit Photos**



View of the property from Skyland Drive



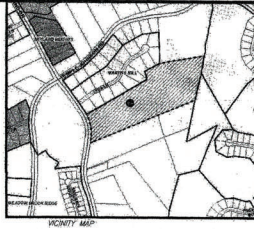
View of the building



**Exhibit B: Site Plan**

**[attached]**

SURVEYOR CERTIFICATION  
I, the undersigned, being of legal age, single, and a resident of the State of Georgia, do hereby certify that I am duly qualified and licensed as a Professional Engineer and Licensed Surveyor under the laws of the State of Georgia, and that I am duly qualified to perform the duties of a Surveyor under the laws of the State of Georgia.



ENVIRONMENTAL REGULATORY NOTES

Code	Description	Notes
1	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
2	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
3	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
4	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
5	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
6	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
7	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
8	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
9	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP
10	ENVIRONMENTAL ZONE	SEE ENVIRONMENTAL ZONE MAP

NOTES:  
A. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH OF THE BUILDINGS SHOWN HEREON AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.  
B. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:  
1. THE MATERIALS, METHODS AND WORKMANSHIP HAVE BEEN CONSIDERED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION.  
2. THE DESIGN PROFESSIONAL HAS BEEN CONSIDERED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION.  
3. THE DESIGN PROFESSIONAL HAS BEEN CONSIDERED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION.

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE SURVEY DATA OBTAINED FROM THE SURVEY AND THE INFORMATION CONTAINED THEREIN. THE INFORMATION CONTAINED HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

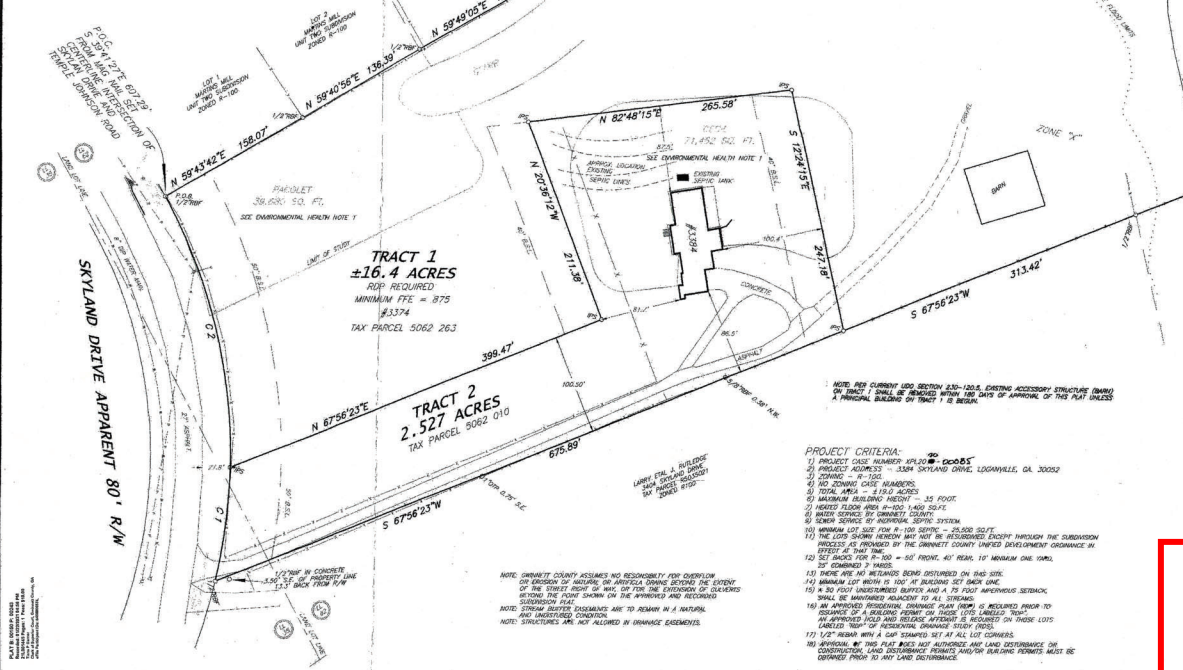
THIS BLOCK RESERVED FOR THE CLEAR SURVEYOR COPY  
NOTES:  
1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PURCHASER OF THE PROPERTY SHOWN HEREON AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.  
2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY SHOWN HEREON OTHER THAN THOSE SHOWN ON THIS PLAN.  
3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY SHOWN HEREON OTHER THAN THOSE SHOWN ON THIS PLAN.  
4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY SHOWN HEREON OTHER THAN THOSE SHOWN ON THIS PLAN.

OWENETT COUNTY LEVEL 3 SURVEY INVESTIGATION REPORT  
LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND, LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND, LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND.

Property	Area	Notes
TRACT 1	16.4 ACRES	MINIMUM FFE = 875 \$1374
TRACT 2	2.527 ACRES	TAX PARCEL 5062 010

RIGHT OF WAY CURVE DATA

Curve	Radius	Length	Chord	Chord Bear.
C1	548.21'	115.17'	114.96'	N 08°59'14" E
C2	548.21'	282.79'	279.67'	N 13°48'34" W



OWENETT COUNTY LEVEL 3 SURVEY INVESTIGATION REPORT  
LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND, LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND, LAND LOT 46, 7TH DISTRICT, FRESHWATER FORESTED SHRUB WETLAND.

OWENETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED  
03/30/2023  
JAMES DAVID HUMPHRIES TRUST

GENERINE CREEK CALLS FROM PT A TO PT B

Bearing	Distance
S 00°18'25" W	49.44'
S 21°36'30" W	49.85'
S 11°52'50" W	86.37'
S 02°57'42" W	126.71'
S 07°56'28" W	82.21'
S 11°52'50" W	124.06'
S 10°19'18" W	115.82'

SIGNATURE SURVEYOR: James David Humphries, Trust  
OWNER: James David Humphries, Trust  
DATE: 12/21/2022

REVISION NO. 6 - 12/22/2020 - REVISED PER DEPARTMENT OF PLANNING & DEVELOPMENT COMMENTS.  
REVISION NO. 5 - 12/18/2020 - REVISED PER DEPARTMENT OF PLANNING & DEVELOPMENT COMMENTS.  
REVISION NO. 4 - 11/13/2020 - REVISED PER GECHD COMMENTS.  
REVISION NO. 3 - 11/02/2020 - REVISED TRACT LINES.  
REVISION NO. 2 - 12/30/19 - REVISED TO ADD SOLS TO BOTH TRACTS.  
REVISION NO. 1 - 12/29/19 - REVISED LINES AROUND HOUSE AND AREAS OF TRACT 1&2.

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

**[attached]**

**RECEIVED**

03/23/2023

March 20, 2023

Gwinnett County  
Department of Planning and Development  
Planning Division  
446 W. Crogan Street, Suite 250  
Lawrenceville, GA 30046

RE: Letter of Intent for Hi-Hope Service Center, Inc.

Dear Sir or Madam:

Hi-Hope Service Center requests a renewal of their Special Use Permit from Gwinnett County for the following property:

**Parcel ID# R50-62-010**  
**3384 Skyland Drive**  
**Loganville, GA 30052**

Proposed Property Use:	A Community Living Arrangement for 4 adults with intellectual and developmental disabilities.
Acreage/Size of Tract:	2.527 acres
Zoning Classification requested:	The property is currently zoned R100. A change in zoning is not required for our intended use.
Number of Lots/Dwelling Units:	There is an existing home on the site and Hi-Hope does not propose any changes in the square footage of the home or the addition of other structures.
Density:	N/A
Number of parking spaces:	The home has a carport with capacity for two vehicles and additional driveway space for parking by Hi-Hope employees while they are on duty. On a normal day, it would be expected for there to be a minivan (owned by Hi-Hope) at the home for use by staff and residents and two employee-owned vehicles parked in the additional carport space or in the driveway.
The height of buildings:	N/A
Requested change in buffers:	No change is requested in buffers.

Hi-Hope Service Center has a storied history of service and support to individuals with intellectual and developmental disabilities in Gwinnett County. Currently, the center operates five other group homes spread through Gwinnett County in Bethlehem, Lawrenceville, Lilburn and Snellville. This home is currently owned by Hi-Hope Service Center and will be used to support four individuals with intellectual

and developmental disabilities to be able to live in their own home. There are no individuals currently living in the home. The home will not be occupied until it is licensed as a Community Living Arrangement (CLA) by the Department of Behavioral Health and Developmental Disabilities. There are no proposed changes to the property other than remodeling which includes ADA accessibility.

Hi-Hope has enjoyed a long history as a valued partner of Gwinnett County and we appreciate your consideration of this request.

Sincerely,



Kenneth A. Harrell  
Chief Executive Officer

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

**RECEIVED**

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

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

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
The proposed use of the property is as a Community Living Arrangement, (licensed group home) for the developmentally disabled. The property is currently used as a residence and is surrounded by other homes and neighborhoods.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
The existing use or usability of the adjacent or nearby property (residences) should not be impacted by a CLA, which will utilize the existing home on the property.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The property is currently zoned R100 and Hi-Hope intends to use the existing home on the property as a CLA. Hi-Hope has negotiated a sales price consistent with the current market with the existing owner.

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
The home will have four adult residents, so there will be no burden on existing schools. The residents will be provided with transportation by Hi-Hope utilizing a vehicle assigned to the home and they will come as go as would any typical family. Employees will come and go on eight hour shifts.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
The proposed use is in conformity with the intent of the land use plan.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:  
The applicant is not aware of any other existing or changing conditions which would support a disapproval of the Special Use Permit. In support of the approval of the permit, it should be noted that three brothers, all with a developmental disability, currently live in the home and will remain in the home once it is licensed as a group home. One additional resident will be invited to live in the home, bringing the total number of residents to four, the maximum allowed by the Department of Community Health.

**Exhibit D: Application and Disclosure of Campaign Contributions**

**[attached]**

GWINNETT COUNTY  
 PLANNING AND ZONING

**SPECIAL USE PERMIT APPLICATION**

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

**RECEIVED**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Hi-Hope Service Center, Inc.</u> ADDRESS: <u>882 Hi-Hope Road</u> CITY: <u>Lawrenceville</u> STATE: <u>Ga.</u> ZIP: <u>30043</u> PHONE: <u>770-963-8694</u>	NAME: <u>Hi-Hope Service Center, Inc.</u> ADDRESS: <u>882 Hi-Hope Road</u> CITY: <u>Lawrenceville</u> STATE: <u>Ga.</u> ZIP: <u>30043</u> PHONE: <u>770-963-8694</u>
CONTACT PERSON: <u>Andy Harrell</u> PHONE: <u>478-954-1710</u> CONTACT'S E-MAIL: <u>aharrell@hi.hopecenter.org</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R100</u> BUILDING/LEASED SQUARE FEET: <u>2,624 sq. ft.</u>	
PARCEL NUMBER(S): <u>5062010</u> ACREAGE: <u>2.52</u>	
ADDRESS OF PROPERTY: <u>3384 Skyland Dr., Lawrenceville, Ga. 30052</u>	
SPECIAL USE REQUESTED: <u>Licensed Community Living Arrangement - Group Home for developmentally disabled adults</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
2.13.2023

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

*[Handwritten Signature]*

Signature of Applicant

*2/2/2023*

Date

*Kenneth Andrew Hamell, CEO*

Type or Print Name and Title

Reanna Singh  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires 04/03/2025

*Reanna Singh*

Signature of Notary Public

*02.02.2023*

Date

Notary Seal

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

2.13.2023

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

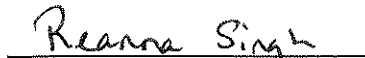
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

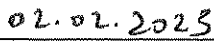
  
Signature of Property Owner

  
Date

  
Type or Print Name and Title

Reanna Singh  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires 04/03/2025

  
Signature of Notary Public

  
Date

Notary Seal

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

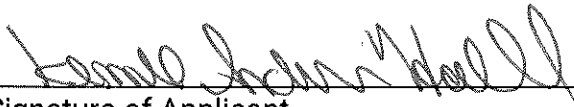
**RECEIVED**

2.13.2023

**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

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

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



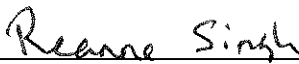
Signature of Applicant



Type or Print Name



Date



Signature of Notary Public



Date

Reanna Singh  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires 04/03/2025

Notary Seal

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

**RECEIVED**

2.13.23  
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: RSO - 62 - 00  
(Map Reference Number) District Land Lot Parcel

Kenneth Andrew Harrell 2/4/2023  
Signature of Applicant Date

Kenneth Andrew Harrell  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessilyn MSuffie TSA  
NAME TITLE  
2/7/23  
DATE

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

**RECEIVED**

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.

Kenneth Andrew Hamrell      2/2/2023      CEO - Kenneth Andrew Hamrell  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE  
 \_\_\_\_\_  
Reanna Singh      02.02.2023      NOTARY PUBLIC  
 SIGNATURE OF NOTARY PUBLIC      DATE      NOTARY SEAL  
 Gwinnett County, GEORGIA  
 My Commission Expires 04/03/2025

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Kenneth Andrew Hamrell  
 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 E: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00017	
Case Address:		3384 Skyland Drive, Loganville, 30052	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Skyland Drive is a minor collector. ADT = 5,654.		
2	7.5 miles to the nearest transit facility (#2335042) Sugarloaf Landing Plaza and Johnson Road.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

Revised 7/26/2021



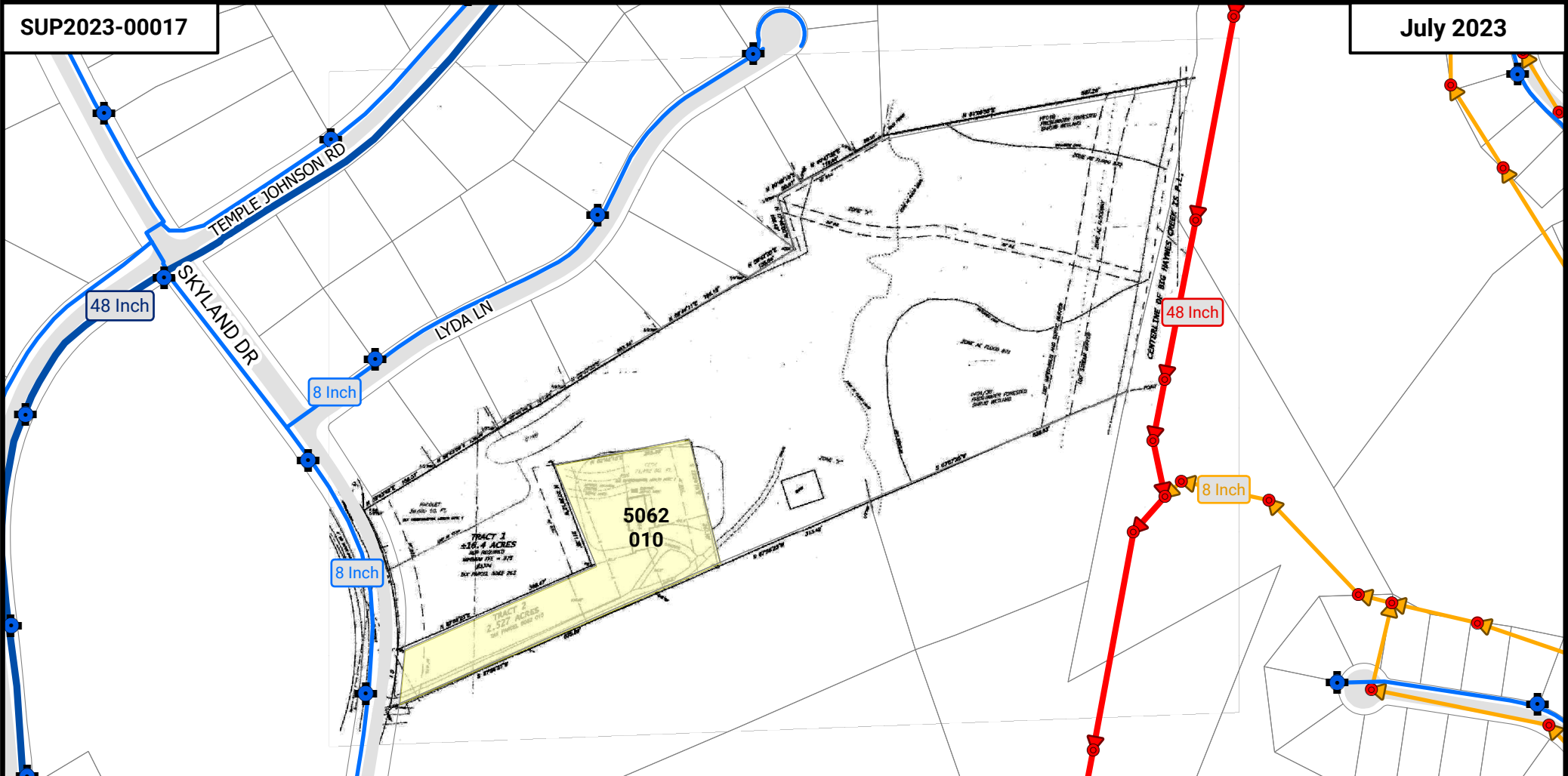
Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>			
Case Number:		SUP2023-00017			
Case Address:		3384 Skyland Drive			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: DWR does not have comments for this Special Use Permit. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

**Note:** Attach additional pages, if needed

Revised 7/26/2021

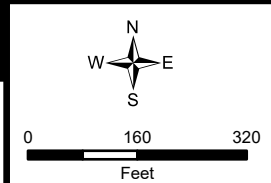




LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Interceptor

**3384 Skyland Dr**  
R-100  
**Water & Sewer**  
**Utility Map**



LOCATION



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

**Sewer Comments:** DWR does not have comments for this Special Use Permit. The existing building 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 F: Maps**

**[attached]**

SKYLAND DR

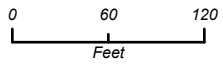
LYDA LN

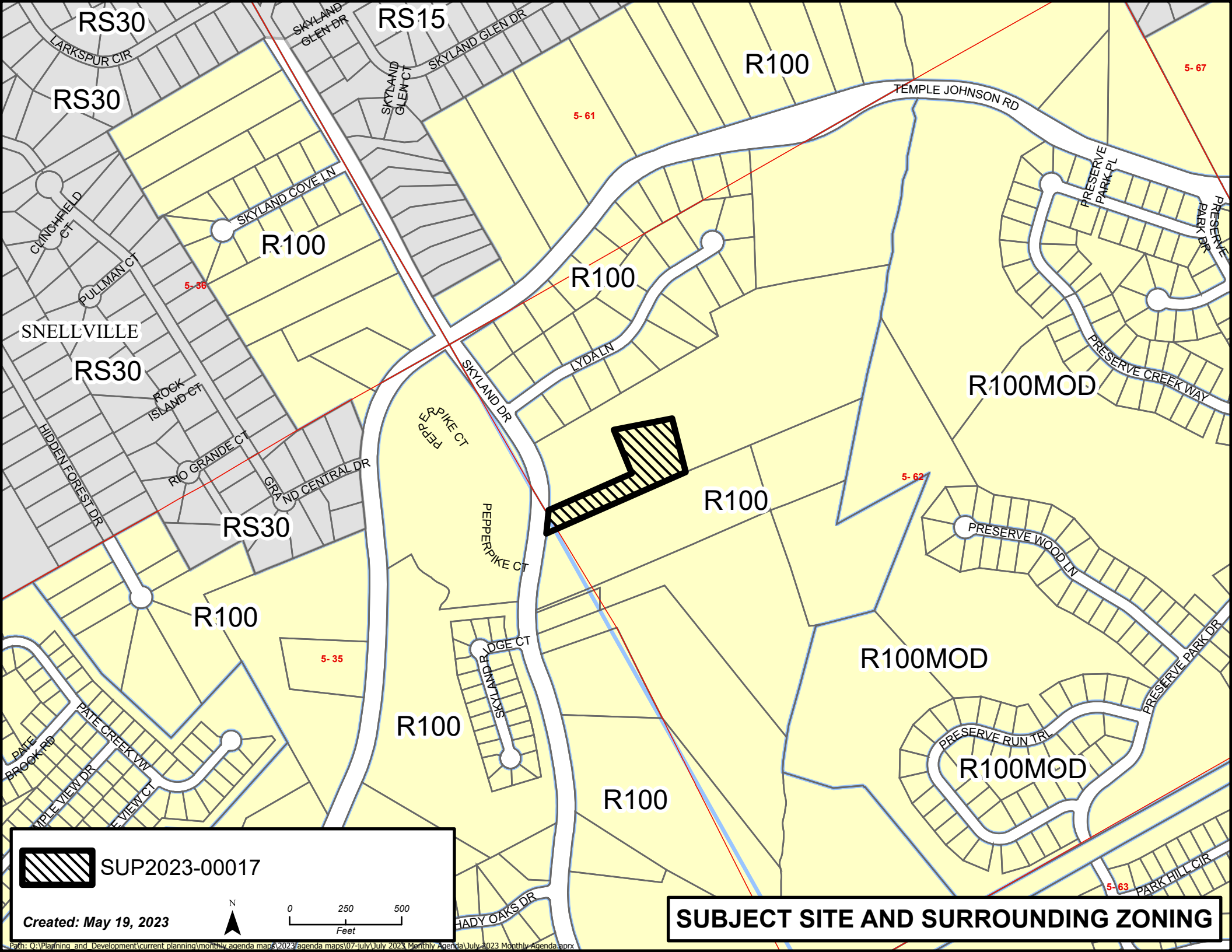
PEPPERPIKE CT




 SUP2023-00017

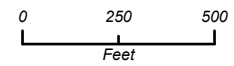
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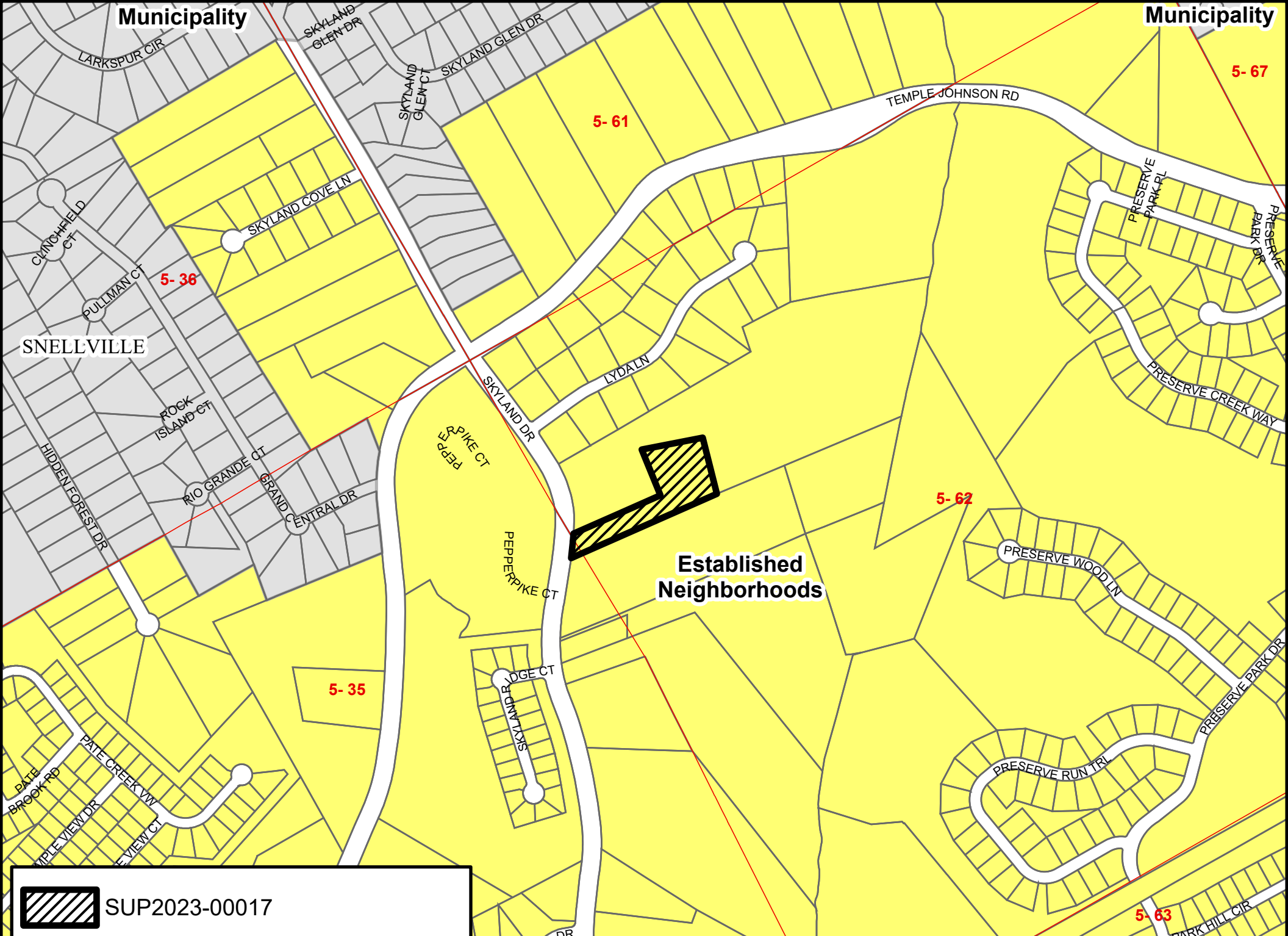
Created: May 19, 2023



**SUBJECT SITE AND SURROUNDING ZONING**

Municipality

Municipality

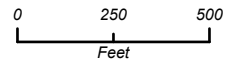


SNELLVILLE

Established Neighborhoods

 SUP2023-00017

Created: May 19, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**