

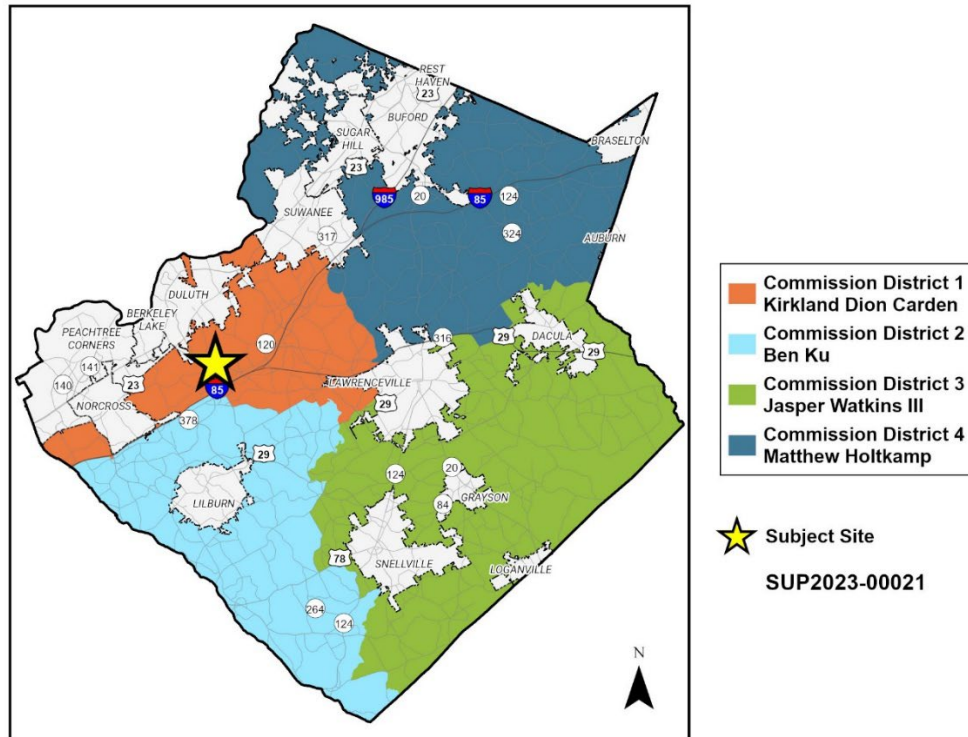


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00021
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 3473 Old Norcross Road
Map Number: R6232 103
Site Area: 6.65 acres
Square Feet: 44,061
Proposed Development: Outdoor Storage
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 6/7/2023
Board of Commissioners Advertised Public Hearing Date: 6/27/2023

Applicant: Notting Hill Inc.
11539 Park Woods Circle, Suite 303
Alpharetta, GA 30005

Owner: Notting Hill Inc.
c/o Bennett Jaewook Lee
125 Spalding Trace
Sandy Springs, GA 30328

Contact: Claude Letourneau

Contact Phone: 404.680.5213

Zoning History

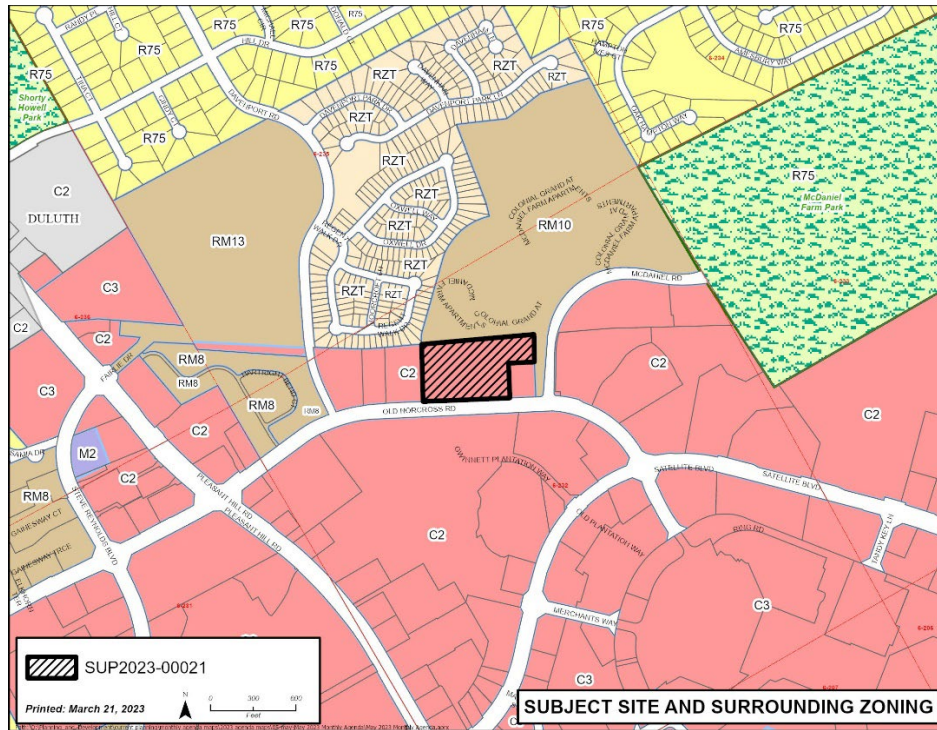
The subject property is zoned C-2 (General Business District). The property was rezoned from M-2 (Heavy Industry District) to C-2 in 1995 for commercial/retail development, pursuant to RZ-95-158.

Existing Site Condition

The subject property is the McDaniel Square Shopping Center, a 6.65-acre parcel located on Old Norcross Road, northwest of its intersection with Satellite Boulevard. The property contains a multi-tenant shopping center consisting of restaurants and retail in two buildings totaling 44,061 square feet and a parking lot constructed in 2006. Parking spaces are located along the perimeter of each building. The site can be accessed via two full access driveways, one from Old Norcross Road and the other from McDaniel Road as well as through interparcel driveways from the properties to the east and west of the site. There is a sidewalk and landscape strip along Old Norcross Road and McDaniel Road. A 70-foot-wide Colonial Pipeline easement is located along the northern boundary of the site. The portion of the property along the easement is densely vegetated with evergreen trees. The nearest Gwinnett County Transit stop is approximately 0.35 miles from the subject site.

Surrounding Use and Zoning

The subject site is located within the Gwinnett Place Community Improvement District (CID) and surrounded by multifamily residential and intense commercial uses. Automotive related uses are located to the east, south, and west of the property. Additionally, the Satellite Place subdivision containing multiple auto dealers is located to the east of the site, across McDaniel Road. Gwinnett Place Mall is located farther to east along Satellite Boulevard. McDaniel Farm, a multifamily apartment development, is located to the north of the property across the unground utility easement. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Outdoor Storage	C-2	N/A
North	Apartments	RM-10	9.28 units per acre
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit to allow outdoor storage at a multi-tenant commercial shopping center on a 6.65-acre property zoned C-2, including:

- The continued use of the existing 44,061 square-foot multi-tenant commercial buildings.
- 218 paved parking spaces located along the perimeter of the buildings.
- 6 metal outdoor storage containers located in parking spaces at the rear of the buildings. The containers are proposed to be surrounded by chain-link fencing equal in height to the container.
- A dumpster enclosure located at the northwestern corner of the site and adjacent to the storage containers across the rear parking lot.
- A code enforcement case, CEU2022-11189, is currently open on the property for property maintenance issues related to the storage containers and other items located at the rear of the site. A notice of violation was issued November 2022. (See Exhibit E)

Zoning and Development Standards

The applicant is requesting a special use permit for outdoor storage in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum: 45'	≤45'	YES
Front Yard Setback	Minimum: 15'	>15'	YES
Side Yard Setback	Minimum: 10'	>10'	YES
Rear Yard Setback	Minimum: 30'	>30'	YES
Off-Street Parking	Minimum: 88 spaces Maximum: 220 spaces	218 spaces	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 F). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding area is characterized with restaurant/retail, automotive, and multifamily uses. The applicant proposes to maintain the metal storage containers located in the rear of the site. Special use permit requests for outdoor storage in the C-2 zoning district have typically been obtained by single occupancy buildings needing storage space for equipment or additional inventory and not for multi-tenant buildings within temporary storage containers. The applicant proposes to continue to use storage containers that are placed within parking spaces in the rear lot. Outdoor storage in a multi-tenant shopping center is not suitable in view of the use and development of nearby properties due to the negative visual impacts.

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

The existing use and usability of adjacent or nearby properties would be adversely impacted by the approval of the special use permit due to the location of the metal outdoor storage containers. The current location of the containers could impede traffic due to the containers being in spaces designed for off-street parking space. The rear parking area leads directly to the interparcel driveway to the adjacent property to the east making it then very visible from the McDaniel Road right of way. The site was not constructed for the use of open storage in the rear of the building and then could affect the interparcel access between adjacent properties. The

use of those containers is an indication that the businesses have outgrown their respective suites.

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

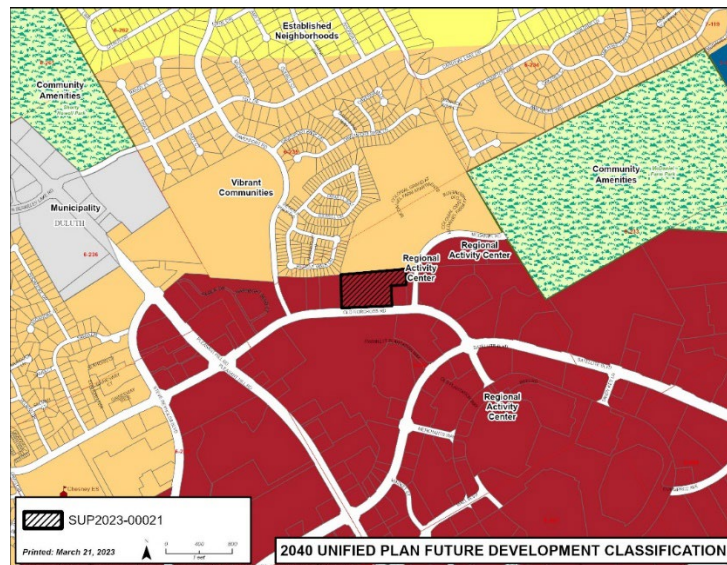
The property has a reasonable economic use as currently zoned.

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

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

The 2040 Unified Plan and Future Development Map indicates that the subject property is within the Regional Activity Center Character Area. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, high-density residential uses, and transit-oriented development. These developments should feature, "high quality aesthetics and site design". The proposed special use permit for outdoor storage would fail to meet this vision and is not in conformity with the policy and intent of the 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.

The subject site was constructed in 2006 and has maintained the same property owner since 2014. This special use permit request was initially brought by a code enforcement case regarding the use of the storage containers and other property maintenance issues that do not comply with county standards. It appears that over time, different occupants of the multi-tenant building have placed storage containers behind their suites which has led to the existing haphazard placement of the six metal storage containers. These containers not only impede the interparcel access driveway, but also the loading and unloading zones at the back of the building for multiple tenants. In addition, temporary structures are only permitted by the building code in relationship to construction actions. Therefore, if they are to remain they would need to become permanent accessory structures which would be difficult due to their current location. Thus, denial of the special use permit request would be appropriate to ensure development is in line with the Gwinnett Regulations.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the special use permit request.

Staff Recommended Conditions

NOTE: 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 Storage, subject to the following conditions:

1. All outdoor storage shall be consolidated into a single location and enclosed by landscaped an enclosure meeting the dumpster enclosure requirements of the UDO. Location and design of the enclosure and landscaping to be reviewed and approved by the Department of Planning and Development.
2. Outdoor Storage shall be set back at least 60 feet from any side or rear property lines.
3. The storing of food and perishable items shall be prohibited within the outdoor storage containers.

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. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Code Enforcement Case (CEU2022-11189) Inspection Workflow
- F. Internal and External Agency Review Comment
- G. Maps

Exhibit A: Site Visit Photos



View of Existing Retail Business off Old Norcross Road



View of Existing Retail Business off Old Norcross Road



View of the Rear Property from the McDaniels Road Entrance



View of Storage Containers Located in the Rear



View of Storage Containers Located in the Rear



View of Storage Containers Located in the Rear



View of Storage Containers Located in the Rear



Storage Container Visible from Building Breezeway

Exhibit B: Site Plan

[attached]

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3/8/2023

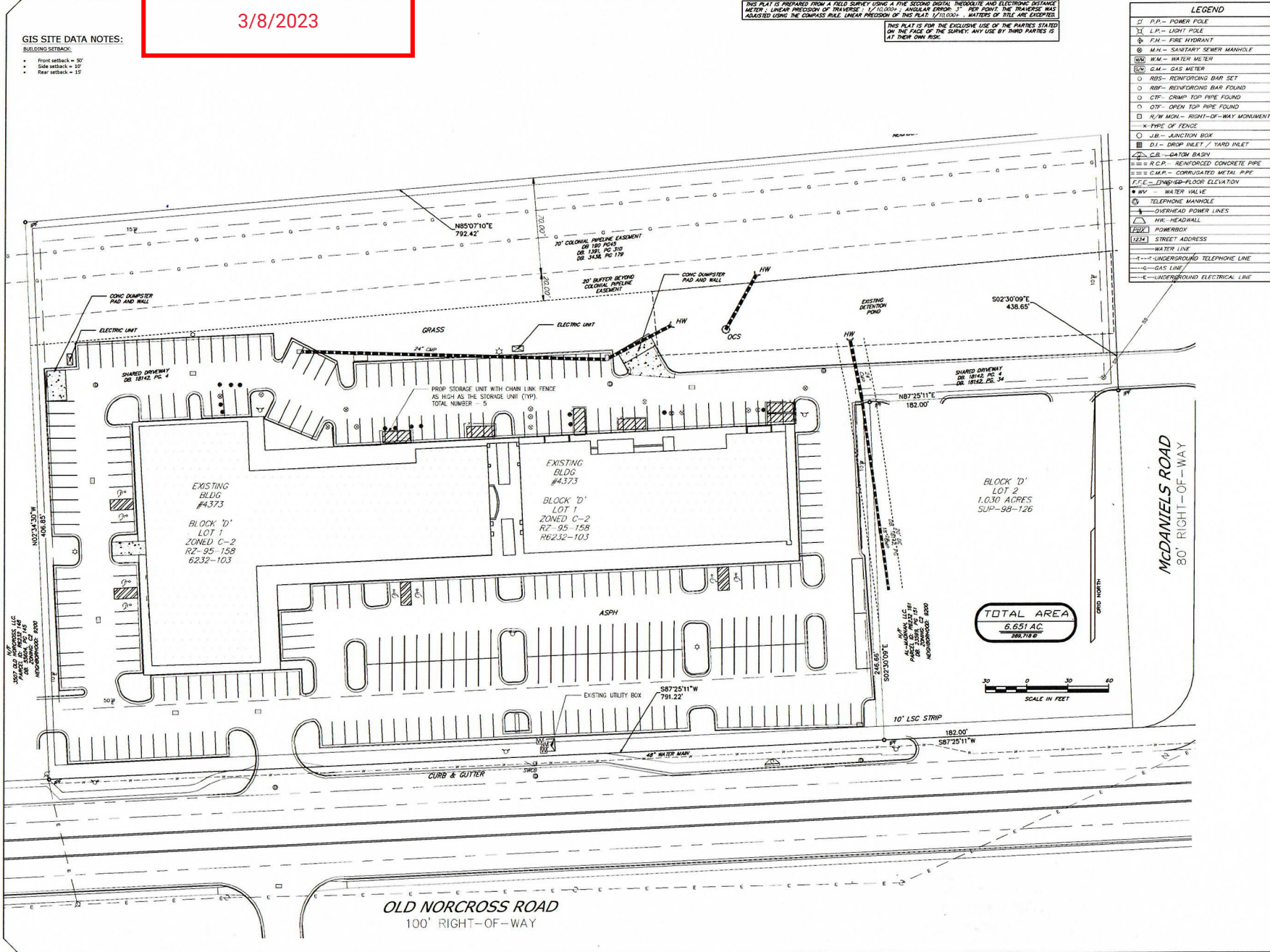
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL DISTANCE METER AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF THIS SURVEY IS 1/10,000"; ANGULAR ERROR IS 3" PER POINT. THE PRICES HAVE ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT, 1/10,000". MATTERS OF TITLE ARE EXCEPTED.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

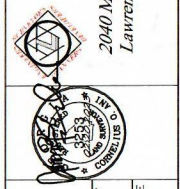
GIS SITE DATA NOTES:
BUILDING SETBACK:
• Front setback = 50'
• Side setback = 10'
• Rear setback = 15'

LEGEND

⊗	P.P. - POWER POLE
⊕	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	S.M. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
⊕	R.B.S. - REINFORCING BAR SET
⊕	R.B.F. - REINFORCING BAR FOUND
⊕	C.T.P. - CRAMP TOP PIPE FOUND
⊕	O.T.P. - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
—	TYPE OF FENCE
⊕	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
⊕	R.C.P. - REINFORCED CONCRETE PIPE
⊕	C.M.P. - CORRUGATED METAL PIPE
⊕	F.F.E. - FINISHED-FLOOR ELEVATION
⊕	W.V. - WATER VALVE
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	H.W. - HEADWALL
⊕	POWERED
⊕	STREET ADDRESS
⊕	WATER LINE
⊕	UNDERGROUND TELEPHONE LINE
⊕	GAS LINE
⊕	UNDERGROUND ELECTRICAL LINE



LAND ENGINEERING & SURVEYING, INC.
2040 Meyers Drive
Lawrenceville, GA 30045
Phone: (404) 396-0192
land_engineering@yahoo.com



PROJECT I.D.	DRAWN BY
2023104	COA
SCALE	ISSUE DATE
1"=30'	02/22/2023

NOTTING HILL, INC.
3473 OLD NORCROSS ROAD, DULUTH GA 30096
LAND LOT 232, DISTRICT 6, GWINNETT COUNTY GEORGIA
PARCEL ID: 6232 103

SHEET TITLE
SKETCH PLAN

SHEET NUMBER
20F2

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

[attached]

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2/22/2023

LETTER OF INTENT

February 22, 2023

RE: Special Use Permit

To whom It May Concern,

We are applying for a "Special Use Permit" to be conforming with the zoning requirements following a series of visits by the Code Enforcement.

Our tenants have been using such storage containers for over 15 years or since the existence of the center better known as "McDaniel Square".

These storage containers have been used to assure proper storage which the tenants suites have been designed since the beginning. These storage containers are essential for the tenant's operations and survival.

The elimination of the storage containers would jeopardize seriously the future operations of these tenants. They do not have the necessary space inside their units for storage because the initial space design took into consideration the exterior storage.

Many of these long-time tenants could and would run out of business and close their doors.

We are asking the County to issue a "Special Use Permit" to legitimize the present situation and allow the tenants and the owner to conform to the regulations.

Thank you in advance for your professional assistance and consideration for this important and critical request.

Regards,



Claude Letourneau
Property Manager &
Representative of NOTTING HILL INC., owner.

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2/22/2023

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

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

NO

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

NO

- (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

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

YES

- (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:

Disapproval will create an economic negative impact on the existing businesses.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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2/22/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>NOTTING HILL INC.</u>	NAME: <u>NOTTING HILL INC.</u>
ADDRESS: <u>11539 Park Woods Circle, #303</u>	ADDRESS: <u>125 Spalding TRACE</u>
CITY: <u>ALPHARETTA</u>	CITY: <u>SANDY SPRINGS</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30328</u>
PHONE: <u>404-680-5213</u>	PHONE: <u>770-990-5513</u>
EMAIL: <u>CLAUDE@TMGI-GLOBAL.COM</u>	EMAIL: <u>bjLEE526@gmail.com</u>
CONTACT PERSON: <u>CLAUDE Letourneau</u> PHONE: <u>404-680-5213</u>	
CONTACT'S E-MAIL: <u>CLAUDE@TMGI-GLOBAL.COM</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:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: 44,061

PARCEL NUMBER(S): Land Lot 232, 6th district ACREAGE: 6.65 ACRES

ADDRESS OF PROPERTY: 3473 Old Norcross Road, Duluth, GA 30096

SPECIAL USE REQUESTED: OUTDOOR STORAGE 14-289

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

2/22/2023

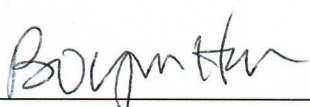
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

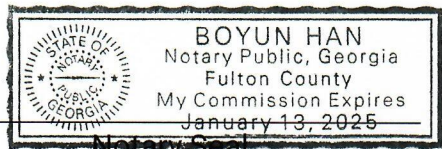

Signature of Applicant

2/22/2023
Date

CLAUDE LETOURNEAU, PROPERTY MANAGER.
Type or Print Name and Title


Signature of Notary Public

2/22/23
Date


Notary Seal

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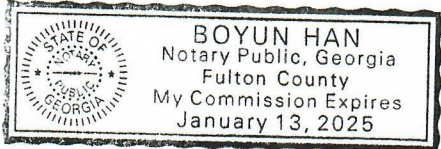
2/22/2023

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.

Jaewook Lee 2/22/2023
Signature of Property Owner Date

BENNETT JAEWOOK LEE, president.
Type or Print Name and Title

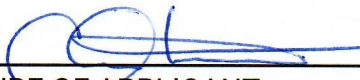
Boyun Han 2/22/23 
Signature of Notary Public Date Notary Seal

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2/22/2023

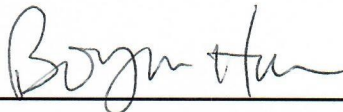
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

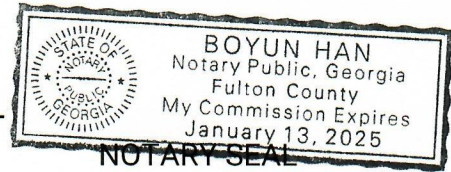

2/22/2023
CLAUDE LETOURNEAU, property manager

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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


2/22/23

 SIGNATURE OF NOTARY PUBLIC DATE



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 _____
CLAUDE LETOURNEAU
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.

RECEIVED

2/22/2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

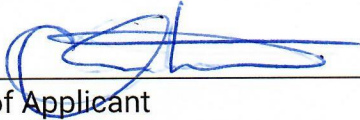
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING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

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6th - R6232 - 103
District Land Lot Parcel

Signature of Applicant



Date

2/22/2023

Type or Print Name and Title

CLAUDE LETOURNEAU, property manager

*****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)

NAME

TITLE

DATE



PAYMENT RECEIPT
 Department of Property Tax
 Denise R. Mitchell, MPA
 75 Langley Dr
 Lawrenceville, GA 30046
 770-822-8800

www.GwinnettTaxCommissioner.com

Received From:

NOTTING HILL INC
 310 VALLEY BROOK WAY NE
 ATLANTA GA 30342-3377

Receipt Number: U22.15515
Date Received: 10/28/2022
Received By: txcanelis
Location: GJAC

	Tax	Penalty	Interest	Fees/Other Charges	Total	Prior Payments	Amount Due
Bill Number: 25021666 Bill Year: 2022 PIN: R6232 103 Primary Owner: NOTTING HILL INC Property Addr: 3473 OLD NORCROSS RD Property Desc: L1 BD SATELLITE PLACE #3 POD C	94,764.91	0.00	0.00	0.00	94,764.91	0.00	94,764.91

<i>Paid 10/28/2022 ck# 1290</i>	Payment Information:	
	Check #1290	94,764.91
	Total Payment	94,764.91
	Remaining Balance Due	0.00

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

OK



RECEIVED
DENISE B. MITCHELL, MPA
GWINNETT COUNTY TAX COMMISSIONER

NOTICE OF TAXES
GWINNETT COUNTY, GEORGIA
www.GwinnettTaxCommissioner.com

PARCEL ID R6232 103	TAX YEAR 2022	OWNER OF RECORD NOTTING HILL INC
DISTRICT GP CID Taxable		PROPERTY LOCATION & DESCRIPTION 3473 OLD NORCROSS RD L1 BD SATELLITE PLACE #3 POD C

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
Your property value is under appeal. This is NOT your final bill. Refer to the enclosed special bulletin for additional information. Pay the amount due by the due date.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$2,310,400	
BUILDING VALUE: \$3,278,600	
TOTAL VALUE: \$5,589,000	
ASSESSED VALUE: \$2,235,600	
ACREAGE: 6.630000	

COUNTY GOVERNMENT TAXES							Levied by the Board of Commissioners and representing 36.44% of your total ad valorem tax amount.				
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	2,235,600		0		0		2,235,600		0.006950		15,537.42
DEVELOPMENT/CODE ENFORCEMENT	2,235,600		0		0		2,235,600		0.000360		804.82
ECONOMIC DEVELOPMENT	2,235,600		0		0		2,235,600		0.000300		670.68
FIRE & EMS	2,235,600		0		0		2,235,600		0.003200		7,153.92
POLICE	2,235,600		0		0		2,235,600		0.002900		6,483.24
RECREATION	2,235,600		0		0		2,235,600		0.001000		2,235.60
TOTAL COUNTY TAXES									0.014710		32,885.68

SCHOOL TAXES							Levied by the Board of Education and representing 51.18% of your total ad valorem tax amount.				
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	2,235,600		0		0		2,235,600		0.019200		42,923.52
SCHOOL BOND	2,235,600		0		0		2,235,600		0.001450		3,241.62
TOTAL SCHOOL TAXES									0.020650		46,165.14

STATE, CITY & OTHER TAXES							Levied by the State, City or other authorities and representing 12.38% of your total ad valorem tax amount.				
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
GWINNETT PLACE CID	2,235,600		0		0		2,235,600		0.005000		11,178.00
TOTAL OTHER TAXES											11,178.00

TOTAL MILLAGE RATE: 0.040360 **TOTAL AD VALOREM TAXES: 90,228.82**

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
COMMERCIAL LIGHTS	\$1.05/ft. X 609 ft.	639.45	AD VALOREM TAXES:	90,228.82	
STORMWATER SERVICE	\$2.46/100 sq.ft. X 158400 sq.ft.	3,896.64	ASSESSMENTS:	4,536.09	
			TOTAL AMOUNT DUE	94,764.91	
TOTAL OTHER ASSESSMENTS:		4,536.09	GRAND TOTAL DUE THIS BILLING:	94,764.91	

RETURN THIS PORTION WITH YOUR PAYMENT

08/17/2022

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2022	R6232 103	11-1-2022	\$94,764.91	

Address Change:


 R6232 103 6969
 NOTTING HILL INC
 310 VALLEY BROOK WAY NE
 ATLANTA GA 30342-3377

11,588



Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 22 186232001030000 9 00009476491 00009476491 6

Signature 10/27

Exhibit E: Code Enforcement Case (CEU2022-11189) Inspection Workflow

[attached]

GWINNETT COUNTY

CASE NUMBER : CEU2022-11189

PRIMARY ADDRESS:	3473 OLD NORCROSS RD, DULUTH, GA 30096
RECEIVED DATE:	11/22/2022
APPLICATION STATUS:	Court Inspection - Scheduled
DESCRIPTION:	PROPERTY MAINTENANCE CASE FOR OUTDOOR STORAGE

OWNER NAME	ADDRESS	CITY/STATE/ZIP
NOTTING HILL INC	310 VALLEY BROOK WAY NE	ATLANTA, GA, 30342-3377

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Registered Agent	BENNETT JAEWOOK LEE	125 Spalding Trace	Sandy Springs GA 30328

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Court Inspection	1/6/2023	5/16/2023		Scheduled	Onesia Scott	
Re-Inspection	12/12/2022	12/5/2022	1/4/2023	Not Complied-Citation Pending	Onesia Scott	Open storage remains (shopping carts, boxes, chairs, etc.) storage containers also remain on the property.
Initial Inspection	11/22/2022	11/21/2022	11/21/2022	Mailed Official Notice	Onesia Scott	Open storage of trash, debris and etc. rear of the property (shopping carts, boxes, furniture, etc.)

WORKFLOW HISTORY						
Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement Intake	11/22/2022	11/22/2022	11/22/2022	Complaint Accepted	Savannah Richardson	
Enforcement	11/22/2022	12/5/2022	11/21/2022	Mailed Official Notice	Onesia Scott	Please remove the Open storage of trash, debris and etc. rear of the property (shopping carts, boxes, furniture, etc.)

Exhibit F: Internal and External Agency Review Comments

[attached]



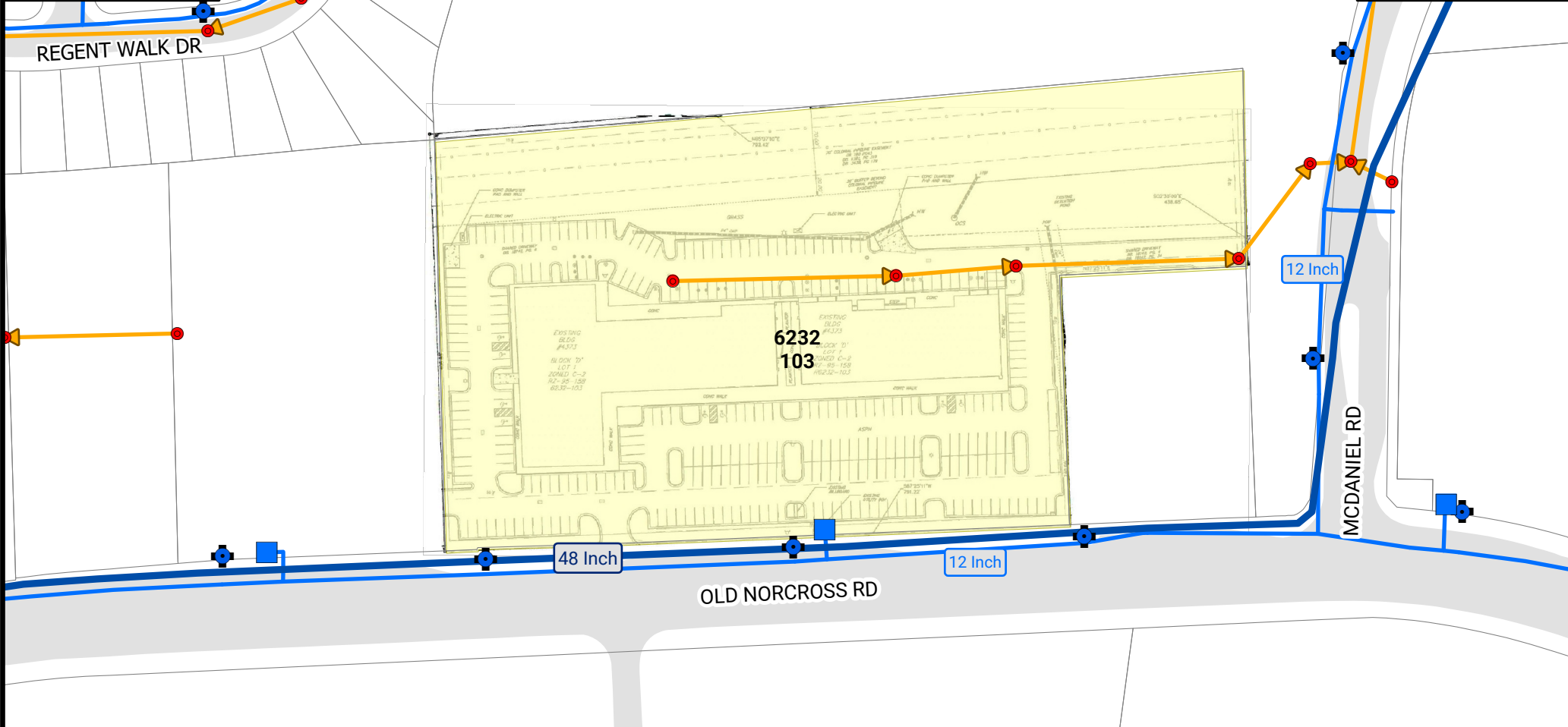
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		4.5.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00021	
Case Address:		3473 Old Norcross Road, Duluth, 30096	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Old Norcross Road is a minor arterial. ADT = 26,882.		
2	0.35 mile to the nearest transit facility (#2334752) Gwinnett Transit Center.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



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

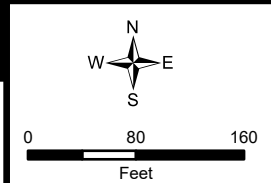
TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		SUP2023-00021		
Case Address:		3473 Old Norcross Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: DWR does not have comments for this development. The existing building is connected to public water.			
2	Sewer: The existing building is connected to public sewer. No permanent structures are allowed within the sewer easement.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



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

3473 Old Norcross Road

Water & Sewer Utility Map



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: The existing building is connected to public sewer. No permanent structures are allowed within the sewer easement.

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 G: Maps

[attached]



REGENT WALK DR

MOORCROFT LN

REGENT WALK DR

COLONIAL GRAND AT MCDANIEL FARM APARTMENTS

COLONIAL GRAND AT MCDANIEL FARM APARTMENTS

MCDANIEL RD

MCDANIEL FARM APARTMENTS

COLONIAL GRAND AT



OLD NORCROSS RD

DAVENPORT RD

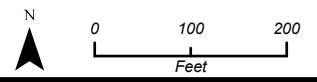
GWINNETT PLANTATION WAY

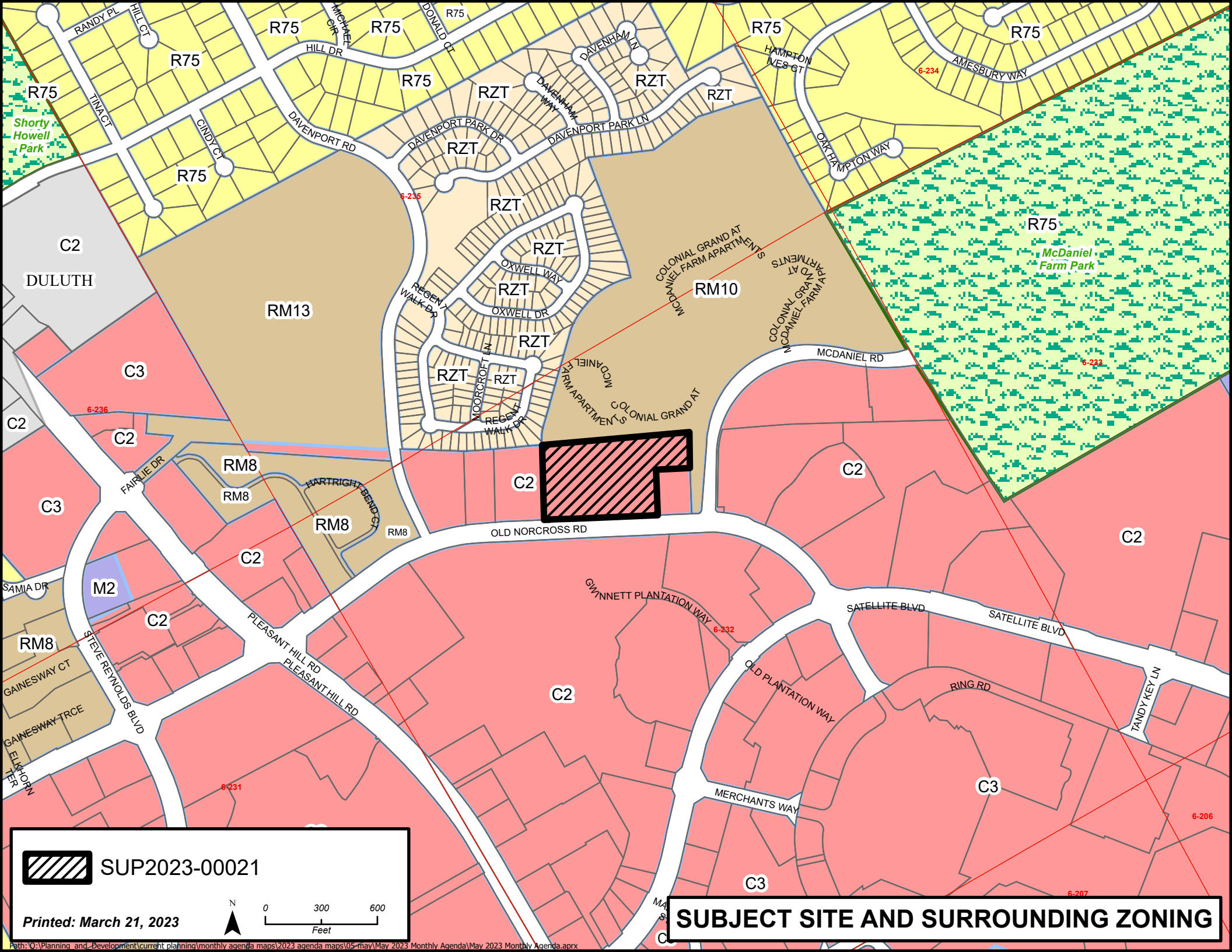
SAFELITE BLDG

SAFELITE BLDG

 SUP2023-00021

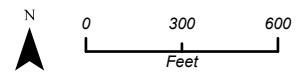
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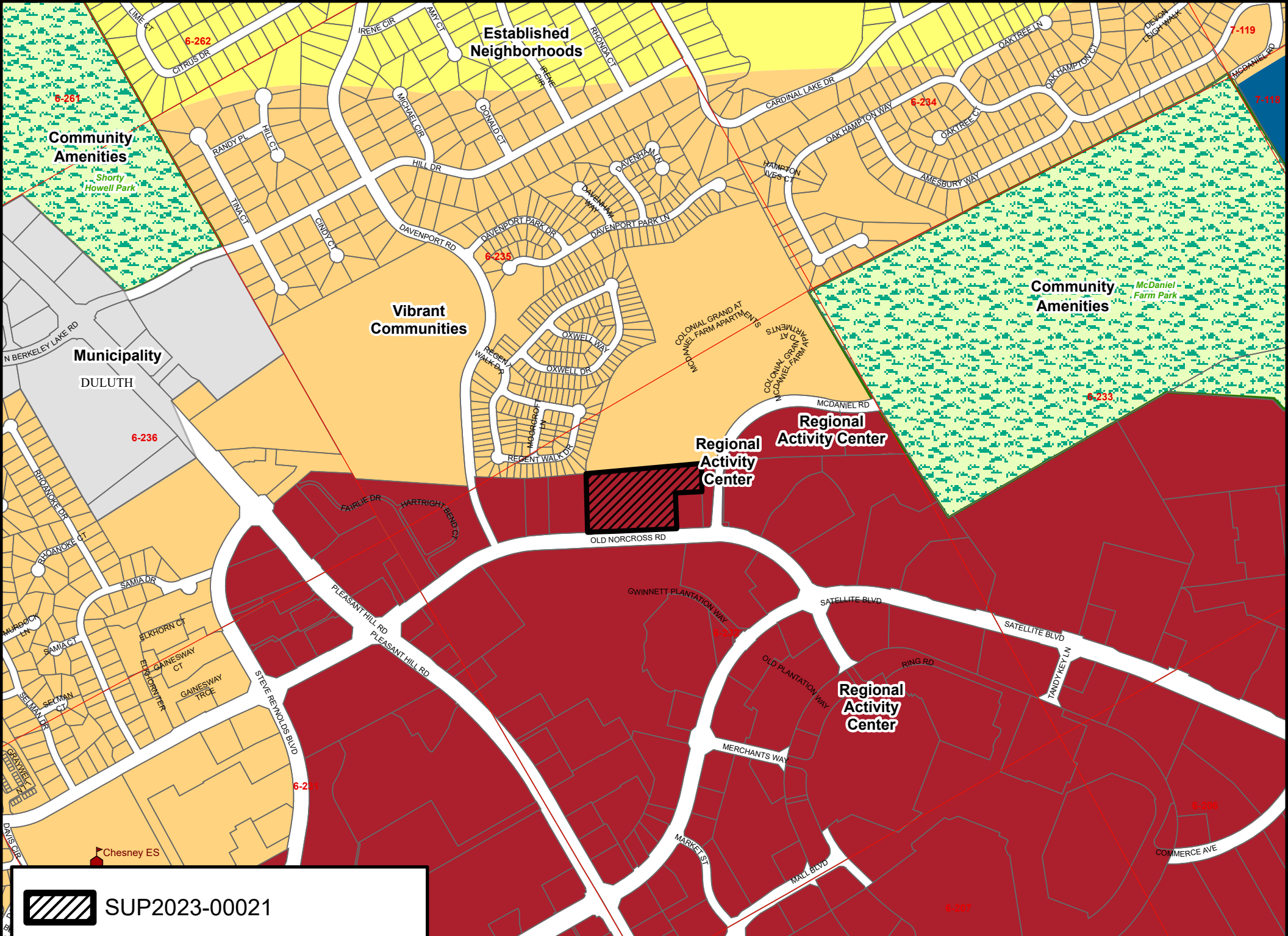


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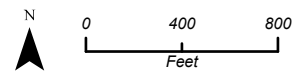


SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00021

Printed: March 21, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION