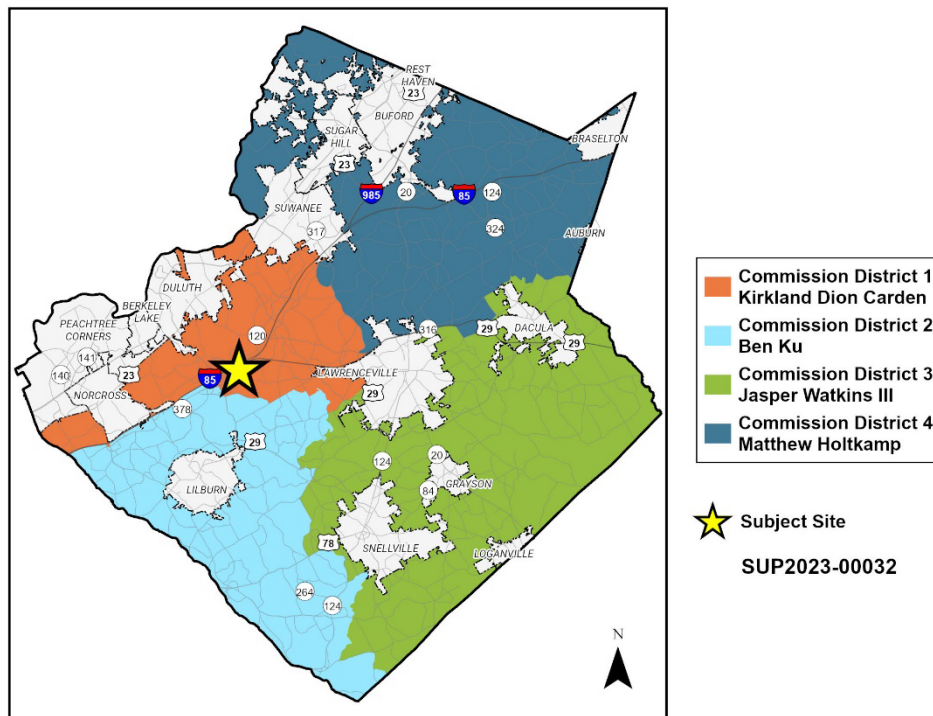


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00032
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 3083 Breckinridge Blvd #170
Map Number(s): R6205 103
Site Area: 2.18 acres
Square Feet: 1,400
Proposed Development: Tattoo Parlor (Renewal)
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Yenmy Matos Reyes
1355 Ox Bridge Way
Lawrenceville, GA 30043

Owners: Rahim Asani
5225 Five Forks Trickum Road
Lilburn, GA 30047

Contact: Yeison Reyes Matos

Contact Phone: 404.553.5143

Zoning History

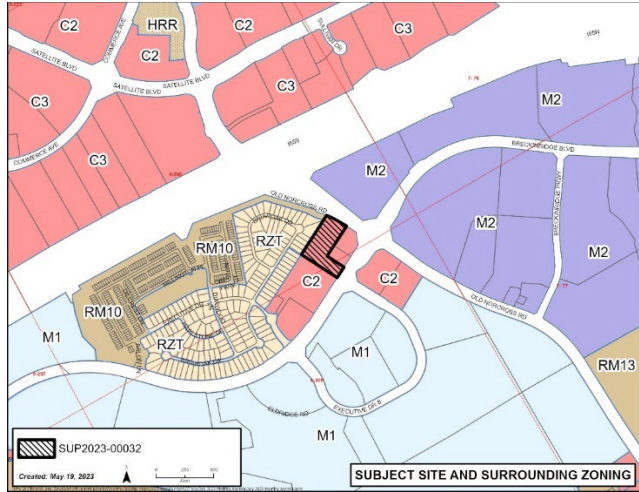
The subject property is zoned C-2 (General Business District). The subject property was rezoned from M-2 (Heavy Industrial District) to C-2 (General Business District) for office and commercial uses, pursuant to RZ-31-74 in 1974. In 1982, as part of a larger rezoning, the site was rezoned to M-1 (Light Industrial District), pursuant to RZ-44-82. The site was again rezoned in 1990 from M-1 to O-I (Office-Institutional District), pursuant to RZ-91-90. In 1990, a Special Use Permit for use as a hotel exceeding 250 rooms with a height of 20 stories was approved, pursuant to SUP-58-90 and SUP-56-90 respectively. The property was rezoned to C-2 in 2003 for the development of the existing retail center pursuant to RZC-03-010. In 2021, a Special Use Permit for the Tattoo Parlor requesting renewal was approved pursuant to SUP2021-00037. This is request is a renewal of SUP2021-00037.

Existing Site Condition

The subject property is a 2.18-acre parcel located at the southwest quadrant of the intersection of Old Norcross Road and Breckenridge Boulevard. The property contains the Shops at Breckinridge, a single-story, 20,718 square foot multi-tenant retail center built in 2004. There are 76 parking spaces to the front and side of the building. There is a 35-foot-wide natural vegetated buffer along the western property line where the rear of the building abuts single-family residential homes. The property has frontage along both Old Norcross Road and Breckinridge Boulevard. There is full access to Breckinridge Boulevard and right-in, right-out access to Old Norcross Road. There is an existing sidewalk along both property frontages. The nearest Gwinnett County Transit stop is located along the front of the site.

Surrounding Use and Zoning

The subject property is located in an area with a mix of commercial, industrial, and residential uses. The existing multi-tenant commercial center containing the tattoo parlor and those to the south of the property contain retail and restaurant tenants, while a bank and a dry cleaner are located at the corner of the intersection. To the north across Old Norcross Road are large light industrial buildings. To the east across Breckinridge Boulevard are offices and a banquet hall. Breckenridge Station, a single-family residential subdivision is immediately to the west of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Tattoo Parlor	C-2	N/A
North	Light Industrial	M-2	N/A
East	Commercial, Office	C-2	N/A
South	Commercial	C-2	N/A
West	Single-Family Residential	R-ZT	4.71 units per acre

Project Summary

The applicant requests a special use permit renewal for a tattoo parlor, including:

- A 1,400 square foot space identified as Suite 170 with the existing 20,718 square foot multi-tenant commercial building.
- A reception area, waiting room, tattoo stations, a sterilization room, office, bathroom, and a room for chemicals and supplies.
- Five full-time employees, including four tattoo artists and one receptionist.
- Hours of operation from Monday through Saturday between 12:00 p.m. and 8:00 p.m.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a Tattoo Parlor in the C-2 (General Business District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	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
Parking (Commercial)	Minimum 36 spaces Maximum 85 spaces	76 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer	Minimum 75' (RZT)	35'	NO*

* A 35-foot-wide natural undisturbed buffer adjacent to residentially zoned property was a condition of approval for RZC-03-010.

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 Special Use Permit is for a tattoo parlor that has been in operation since 2021 and has not been the subject of any code violations. The tattoo parlor is located within a retail center and is compatible with surrounding businesses.

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

The proposed Special Use Permit is for an existing tattoo parlor within a retail setting. There have been no complaints on this establishment at this location.

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.

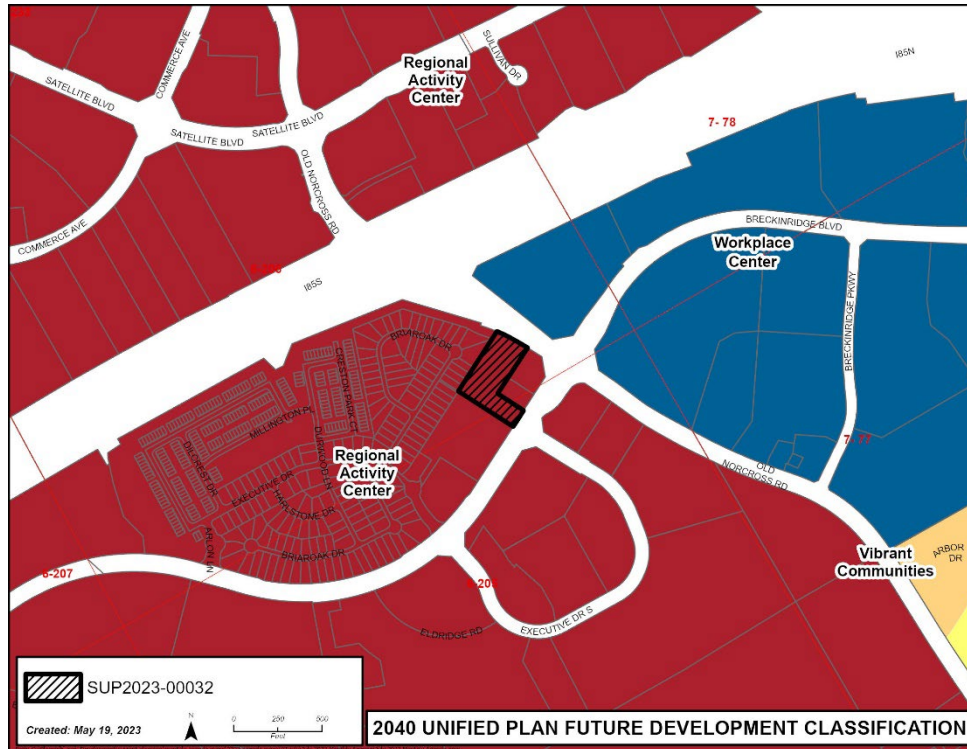
No increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, or stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit E).

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 Future Development Map indicates that the subject property lies within the Regional Activity Center Character Area, which is intended for areas that have intense

commercial and office/employment activity, as well as high-density residential elements. This character area should include a variety of retail, office, and high-density residential uses.

The tattoo parlor is within an existing multi-tenant building with other commercial establishments, which is consistent 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 tattoo parlor is requesting renewal of an existing Special Use Permit. All services are provided inside of the tenant space, and there have been no zoning complaints recorded for this establishment which gives supporting grounds for approval.

Staff Recommendation

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

Planning Commission Recommendation

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

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for a tattoo parlor, subject to the following conditions:

1. Retail, service, commercial, office, and accessory uses, which may include a tattoo parlor as a special use.
2. The hours of operation for tattooing shall not extend past 9:00 p.m.
3. Wall signage shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
4. Flashing or blinking signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
5. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

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 Suite 170 façade for the tattoo parlor.



View of multi-tenant commercial center.

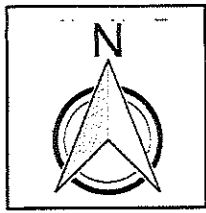
Exhibit B: Site Plan

[attached]

LANDSCAPE PLAN

3083 Breckinridge Blvd Ste 170,
Duluth, GA 30096
Parcel ID: 6-205 -103
Lot area: 2.18 Acres
Plot Size: 8.5"x11"

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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scale 1"=100'



Legal description:

LOT 1 SHOPS AT BRECKINRIDGE,
SUBDIVISION BRECKINRIDGE, LEGAL
LOT 1, LANDUSE MISCELLANEOUS
COMMERCIAL

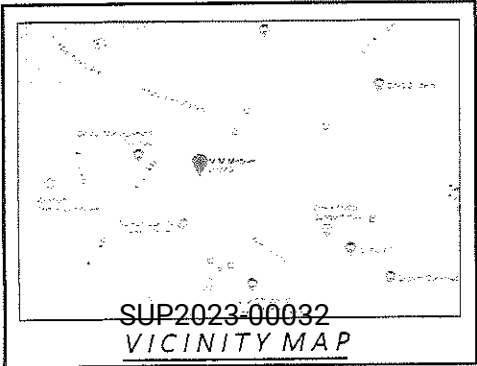
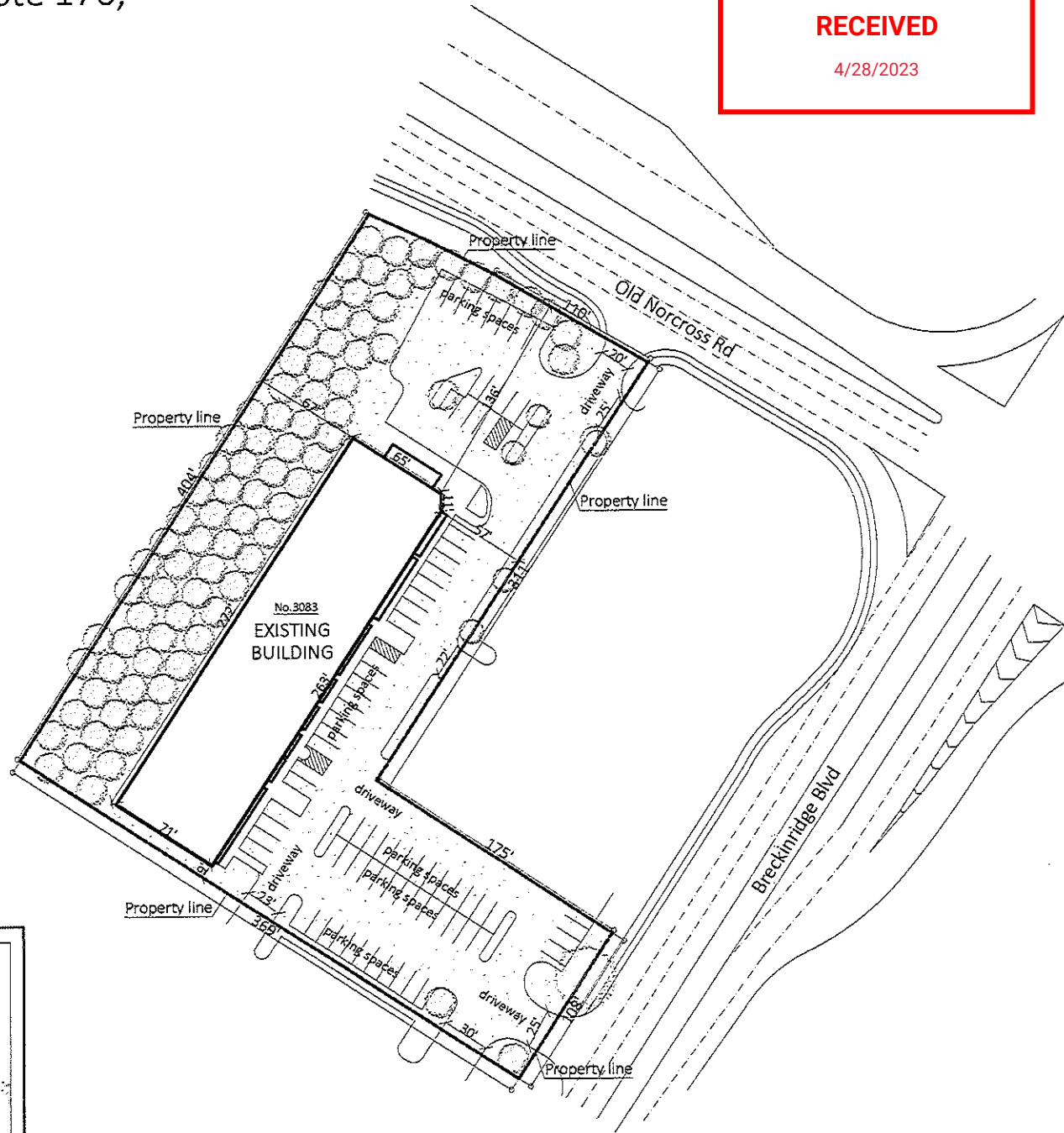


Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

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LETTER OF INTENT

Business Summary

Cubanos Tattoo Shop is an upscale tattoo studio in Duluth, Georgia located at 3083 Breckinridge Blvd Ste 170 Duluth, GA 30096. The studio is in a shopping center and features its own suite with an open space for reception, waiting room, tattoo stations, a sterilization room, office, bathroom, and an extra 5x4 space for chemicals and supplies to be stored. The studio is in Suite 170 of the shopping center. The business was founded and managed by Yenny Matos Reyes and Yeison Reyes Matos.

We have currently been open for 2 years and have complied with all health requirements and all requirements currently stated in our current permit.

We believe that in this time we have brought very good traffic of people to the mall, thus bringing new customers to the surrounding businesses. We have never had any problems with any neighboring customers or businesses.

We want to renew our special permit and, if possible, get it granted permanently.

The business will have 5 full-time employees. Two employees being the tattoo artists Yenny and Yeison, and one front receptionist and two other tattoo artist Business hours will be Monday through Saturday between the hours of 12 — 8 pm and closed on Sundays.

The business offers small, introductory tattoos from existing designs, basic tattoos that can be executed in one hour, and half-day sessions with the artists. The artists are available to provide extended consultations and custom design work with the customers as needed. Cubanos Tattoo Shop offers Tattoo Body Art procedures in a safe, sterile, and private environment. In addition to providing tattoo Body Art, the business also sells tattoo aftercare products.

9Studio Description

Cubanos Tattoo Shop is designed to have an upscale ambiance. The waiting area is anticipating having a relaxed, yet refined décor featuring sofa, unique accent pieces, and a tattoo aftercare display case. The back part interior of the location is painted white color with black details (ex. Boarders).

Each artist station is equipped with a workstation area, worktable, tattoo client chair, artist stool, and mirror. The rear of the space contains an enclosed sterilization room, office, chemical and supplies storage space, as well as a public restroom.

Business Experience

Yenny Matos Reyes and Yeison Reyes Matos have worked as Tattoo Body Artist for the past 10 years. Both Yenny and Yeison have worked in other tattoo studios and both have a consistent flow of repeat customers. Since the business has a customer base that provides upscale tattoo body art procedures, this creates a large referral source for Cubanos Tattoo Shop. In March 2021, Cubanos Tattoo Shop officially obtained certificate of organization and rented the studio space at 3083 Breckinridge Blvd Ste 170 Duluth, GA 30096, due to high volume of clients they have, and their desire is to have the business up and running successfully as soon as possible.

Business Requirements Summary

Requirements for Cubanos Tattoo Shop includes licenses and permits including a special use permit, business license, health department permit, occupancy permit, body artist license, and body art studio permit. The business will maintain, at minimum, the required liability and property insurance needed for the business and by the landlord.

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Competitive Edge

Cubanos Tattoo Shop has created a competitive edge through the cultivation and retention of its most valuable assets — its artists. Yenny Matos Reyes and Yeison Reyes Matos are tied to the business as owners and artists. By not having to worry about overhead, rent, establishing a brand, purchasing basic supplies, or other business concerns, this is a perfect situation for both artists to focus on their art, and establish job security along with establishing a client base with limited risk.

Marketing Strategy

The marketing strategy of the business involves marketing to a wide range of potential customers in the Duluth, Georgia area. The following tactics are utilized:

- Informing new and current Cubanos Tattoo customers of the business.
- Promoting the business via Facebook and Instagram
- Handing out business cards and promoting the business by wearing Cubanos Tattoo t-shirts.

Zoning Information

- Site Acreage: 2.18
- Gross Square Footage Per Acre: 43,560 (94960.80 Total Square Feet)
- Number of Parking Spaces: 76
- Number of Stories: 1

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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:

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL 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:

- (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:

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

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Yenny Matos Reyes</u>	NAME: <u>Rahim Asani</u>
ADDRESS: <u>1355 Ox Bridge way</u>	ADDRESS: <u>5225 Five Forks Trickum rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678 249 8529</u>	PHONE: <u>770-906-1292</u>
EMAIL: <u>superyenny@gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Yeison Reyes Matos</u> PHONE: <u>404-553-5143</u>	
CONTACT'S E-MAIL: <u>Yeisonreyesart@gmail.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:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>1400</u>	
PARCEL NUMBER(S): <u>R6-205-103</u> ACREAGE: <u>2.18</u>	
ADDRESS OF PROPERTY: <u>3083 Breckinridge Blvd suite 170 Dunwoth GA 30096</u>	
SPECIAL USE REQUESTED: <u>Tattoo Body Art Studio</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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4/11/2023

LEGAL DESCRIPTION

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 205 and 206 of the 6th Land District of Gwinnett County, Georgia, being more particularly described as follows: To find the True Point of Beginning, commence at a point formed by the intersection of the variable right of ways of Old Norcross Road and Breckinridge Boulevard, if extended to form an angle; thence South 33 degrees 12 minutes 47 seconds West for a distance of 73.45 feet to a point on the westerly right of way of Breckinridge Boulevard; thence continuing along said right of way South 33 degrees 12 minutes 47 seconds West for a distance of 129.81 feet to a point, said point being the True Point of Beginning; thence continuing along said right of way South 33 degrees 12 minutes 47 seconds West for a distance of 216.94 feet to a point; thence leaving said right of way North 56 degrees 48 minutes 12 seconds West for a distance of 360.22 feet to a point; thence North 33 degrees 11 minutes 39 seconds East for a distance of 403.97 feet to a point on the southerly right of way of Breckinridge Boulevard; thence along a curve to the right having a radius of 889.83 feet having an arc length of 95.40 feet being subtended by a chord bearing South 63 degrees 41 minutes 14 seconds East having a chord length of 95.36 feet to a point; thence along a curve to the right having a radius of 2745.27 feet having an arc length of 89.33 feet being subtended by a chord of South 59 degrees 41 minutes 03 seconds East having a chord length of 89.33 feet to a point; thence South 33 degrees 11 minutes 39 seconds West for a distance of 202.94 feet to a point; thence South 56 degrees 48 minutes 21 seconds East for a distance of 176.40 feet to a point; said point being the True Point of Beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 205 and 206, 6th District, Gwinnett County, Georgia, and being designated as Tract "B" on that Plat of survey prepared by Hurd Prince & Associates, Inc. dated March 29, 2010 and certified by Walter F. Prince, R.L.S. No. 2808 recorded on April 26, 2010, in Plat Book 126, page 193, Gwinnett County, Georgia Records, said plat is hereby incorporated herein and made a part of this description.

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4/11/2023

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.



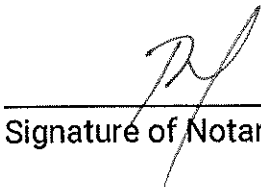
Signature of Applicant

03/28/2023

Date

Jenmy Matos Reyes.

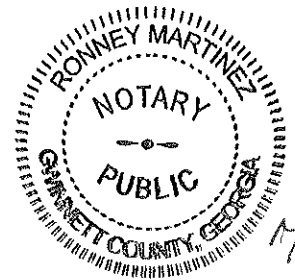
Type or Print Name and Title



Signature of Notary Public

03/28/2023

Date



Notary Seal

My Comm Exp
05/11/2026

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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.

Nelmasani

3/28/2023

Signature of Property Owner

Date

RAHIM ASANI | MANAGING MEMBER.

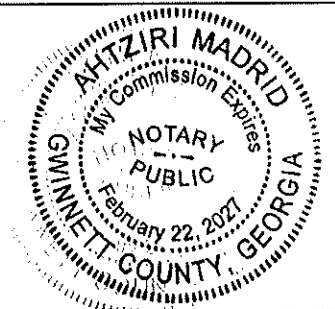
Type or Print Name and Title

[Signature]

3/28/2023

Signature of Notary Public

Date



Notary Seal

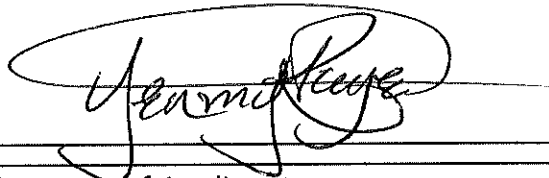
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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(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

Jeanmy Matos Reyes

Type or Print Name

03/28/2023

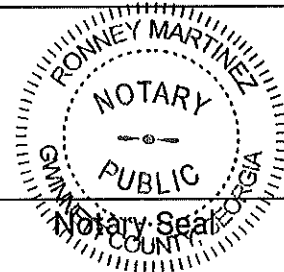
Date



Signature of Notary Public

03/20/2023

Date



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05/11/2024

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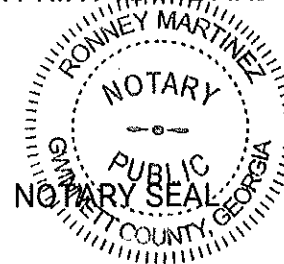
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Jenny Montes Reyes 03/28/2023 Jenny Montes Reyes
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 03/28/2023
SIGNATURE OF NOTARY PUBLIC DATE



My Comm Exp
05/11/2024

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 Jenny Montes Reyes
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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.

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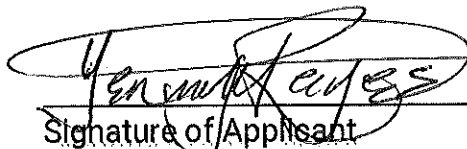
4/11/2023

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: 6 - 205 - 103
(Map Reference Number) District Land Lot Parcel

 03/28/2023
Signature of Applicant Date

Yenny Matos Reyes
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)

Amina Ahmed
NAME

TSA II
TITLE

3/28/2023
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00032	
Case Address:		3083 Breckinridge Boulevard #170, Duluth, 30096	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Breckinridge Boulevard is a minor arterial. ADT = 16,463.		
2	Nearest transit facility (#2335167), Old Norcross Road and Breckinridge Boulevard, is located along the front of the site.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

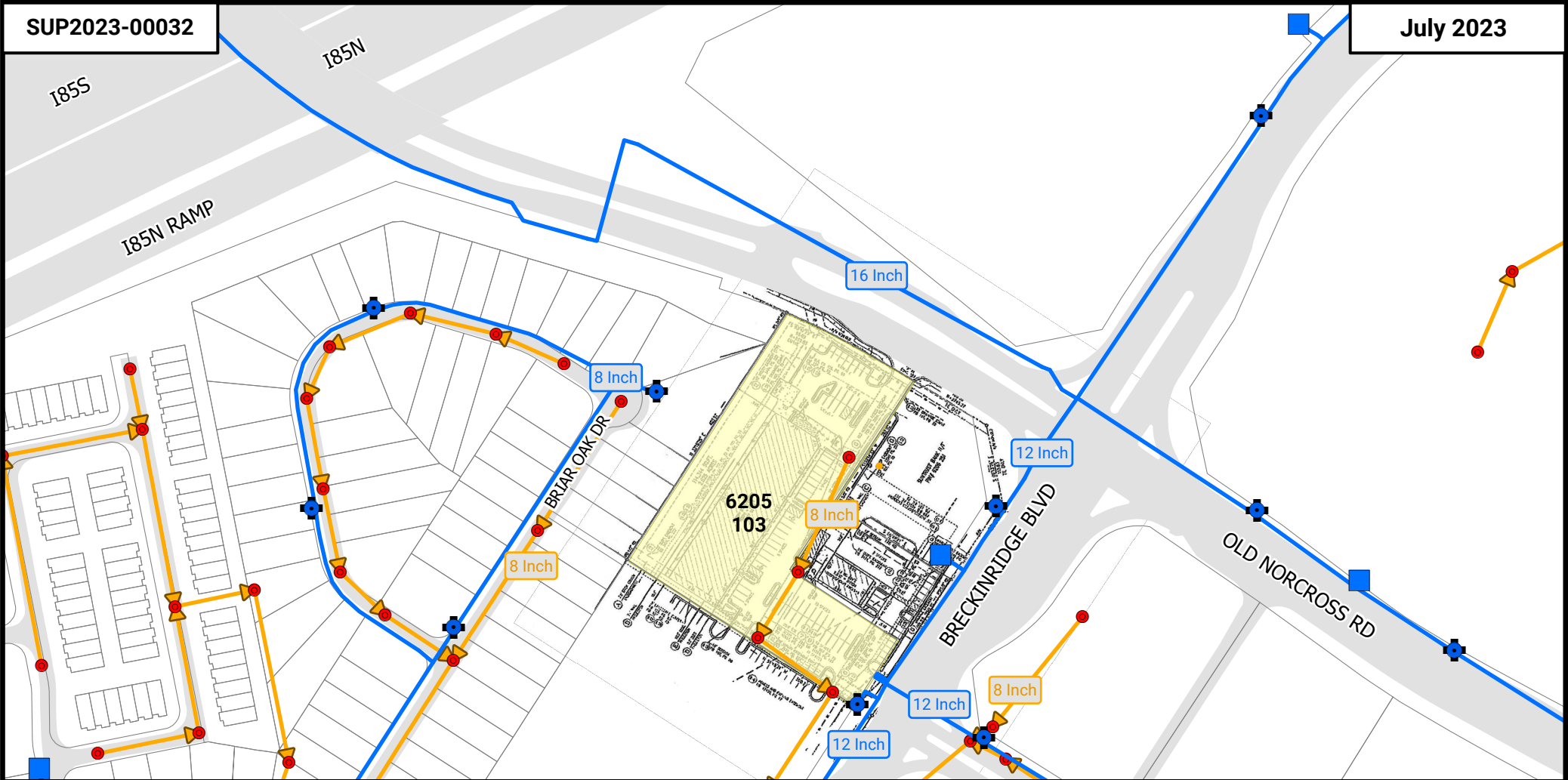


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		SUP2023-00032			
Case Address:		3083 Breckinridge Boulevard			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
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 connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021



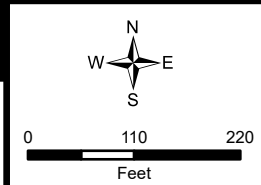
3083 Breckinridge Blvd
C-2

Water & Sewer
Utility Map

LEGEND

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

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 connected to public sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

[attached]



OLD NORCROSS RD
OLD NORCROSS RD

BRIAROAK DR

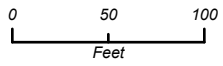
BRIAROAK DR

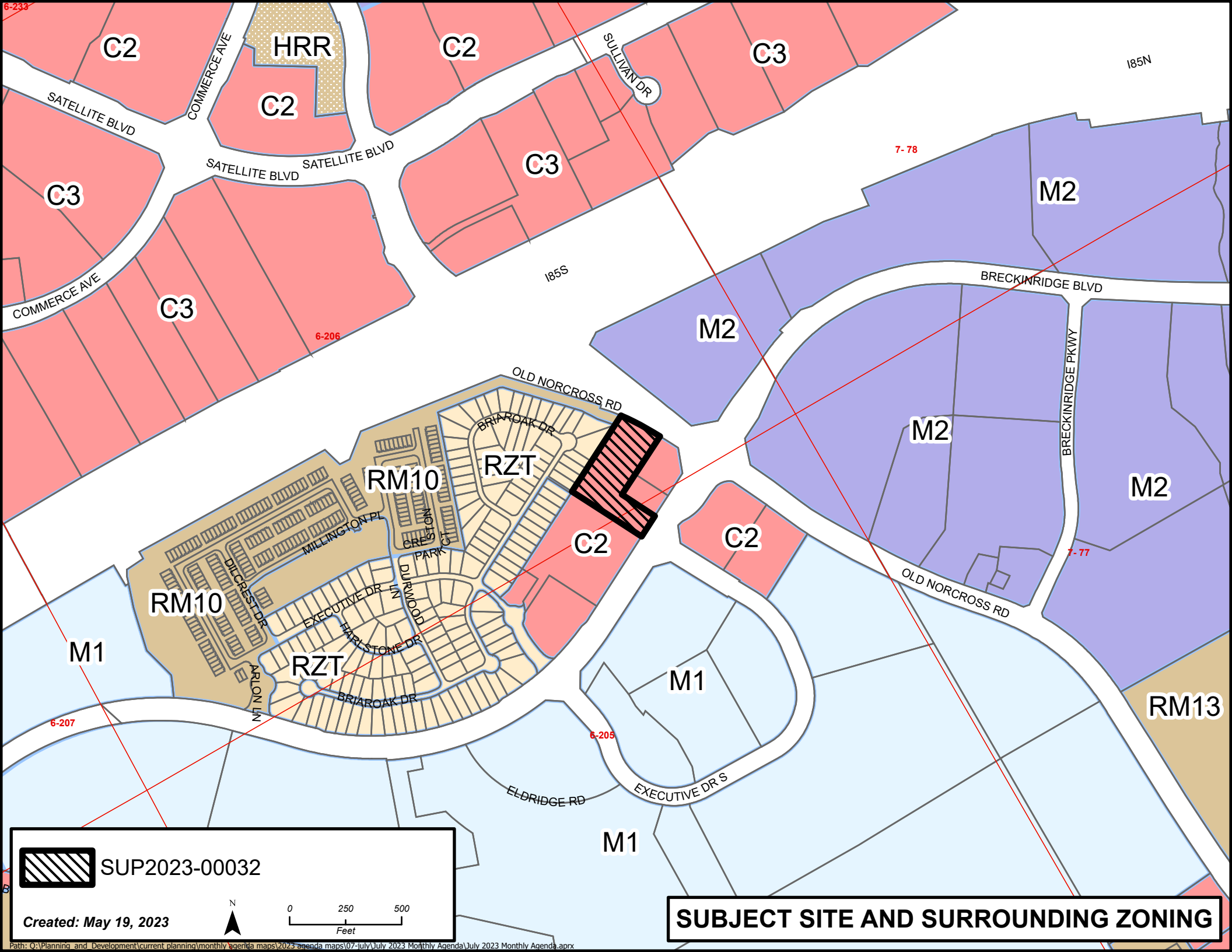
BRECKINRIDGE BLVD

EXECUTIVE DR S

 SUP2023-00032

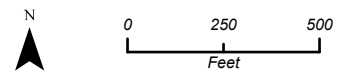
Created: May 19, 2023



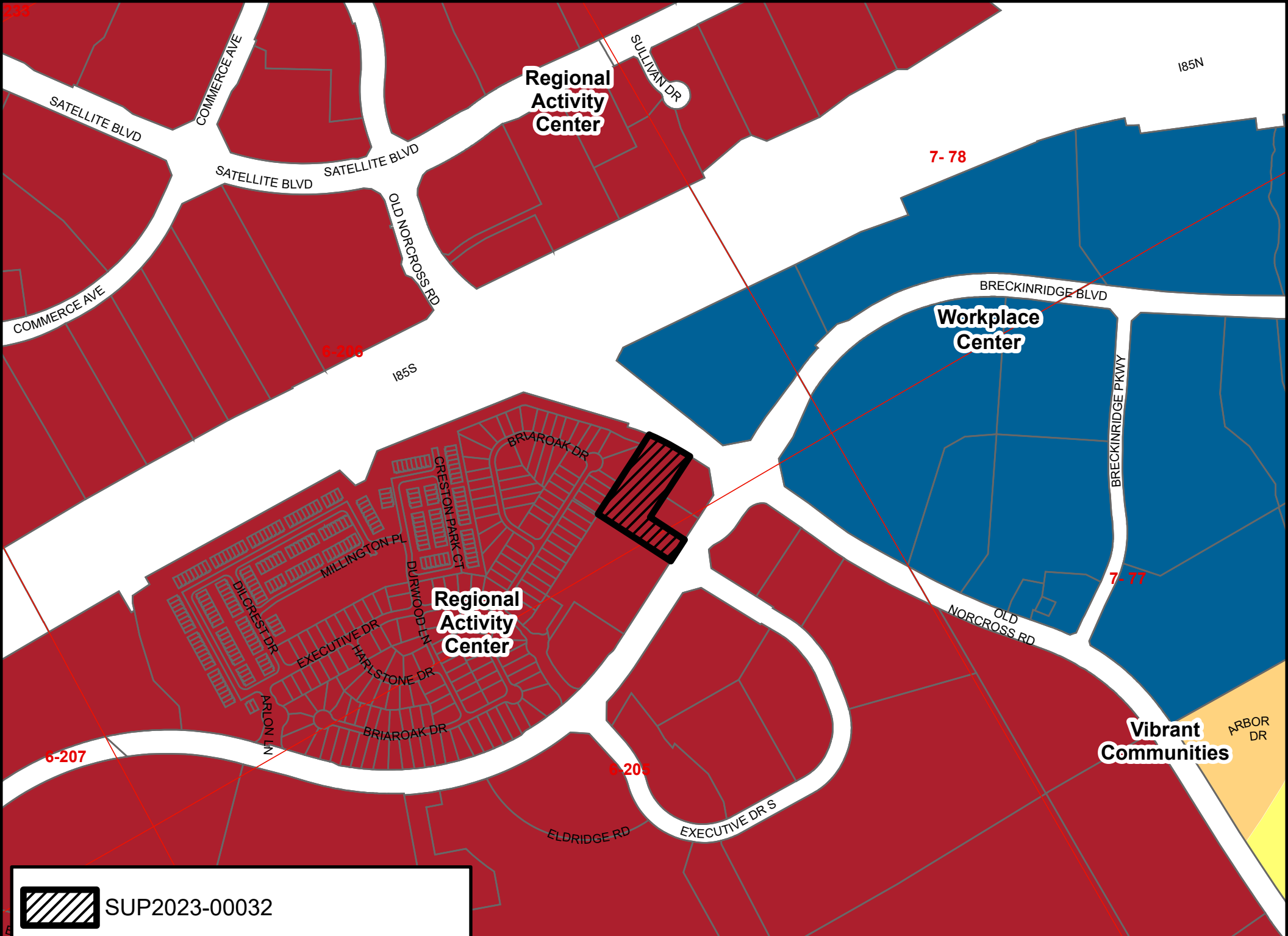


 SUP2023-00032

Created: May 19, 2023



SUBJECT SITE AND SURROUNDING ZONING



**Regional
Activity
Center**

7-78

6-206

**Workplace
Center**

**Regional
Activity
Center**

7-77

6-207

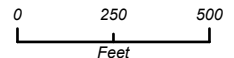
6-208

**Vibrant
Communities**



SUP2023-00032

Created: May 19, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION