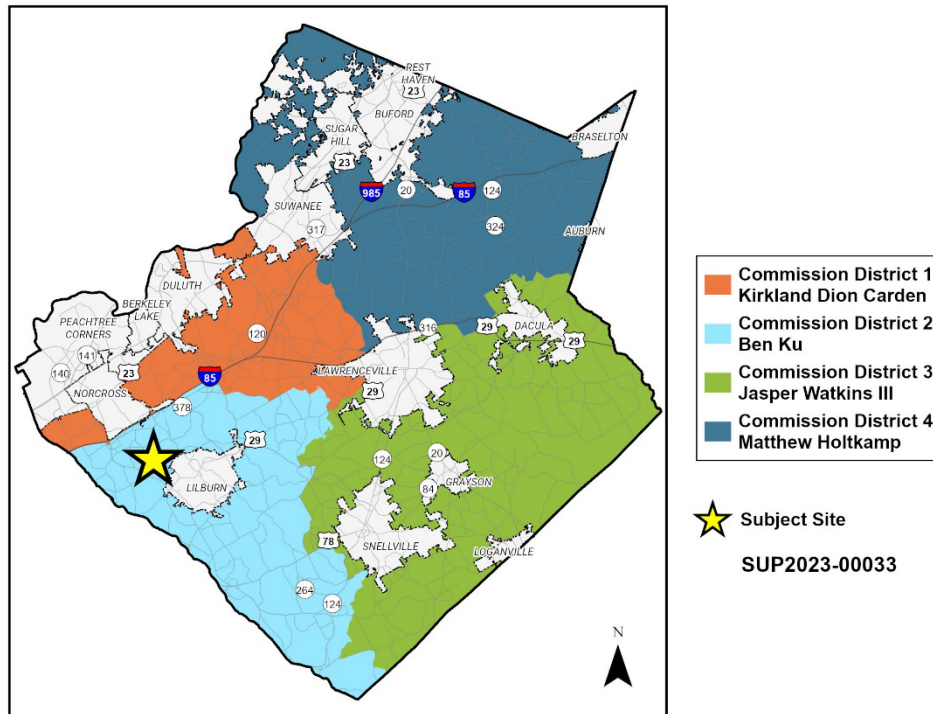


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00033
Current Zoning: R-75 (Single-Family Residence District)
Request: Special Use Permit
Address: 5511 Williams Road
Map Number: R6171 002A
Site Area: 15.64 acres
Square Feet: 13,266
Proposed Development: Day Care Facility
Commission District: District 2 – Commissioner Ku
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Umakishore Ramachandran
285 Blue Spruce Trail
Lilburn, GA 30047

Owners: Chinmaya Mission Atlanta
5511 Williams Road
Norcross, GA 30093

Contact: Umakishore Ramachandran

Contact Phone: 404.304.5860

Zoning History

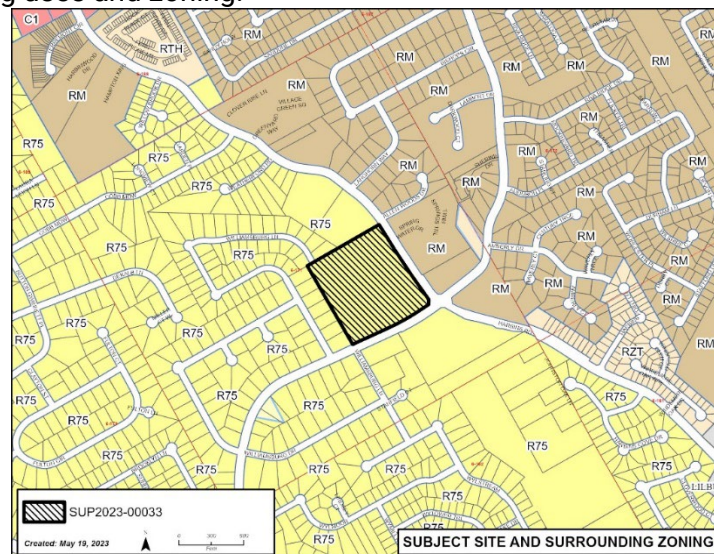
The subject property is zoned R-75 (Single-Family Residence District). There are no zoning requests on record for this property.

Existing Site Condition

The subject property is a 15.64-acre parcel located at the northwest corner of the intersection of Williams Road and Harbins Road. The developed, western portion of the property contains a parking lot and three structures totaling 21,930 square feet. There are 85 paved parking spaces located to the east of the classroom and youth center, and an additional unmarked gravel parking area located to the east of the paved lot within a stream buffer. A large concrete slab with concrete bleachers to the rear and north of the paved parking area is utilized for recreation. There is a full access driveway with a security gate which provides access to Williams Road, a two-lane road. There is a partial sidewalk along both sides of the intersection of Harbins Road and Williams Road. The property is bisected by a stream flowing north to south and which includes two minor branches flowing to the east towards Harbins Road. A 20-foot wide sewer easement parallels the stream. The eastern half of the property is undeveloped and contains dense vegetation, floodplain, and wetlands. The nearest Gwinnett County Transit stop is approximately 1.0 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by a mix of single-family subdivisions, apartments, and townhouses. The Brooktree Downs and Williamsburg Estates subdivisions abut the property to the north and west respectively. Across Harbins Road are apartments and the Harbin's Chase townhouses. A place of worship and single-family homes on large lots are across Williams Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Day Care Facility	R-75	N/A
North	Single-Family Residential	R-75	0.25 units per acre
East	Apartments	RM	14.55 units per acre
	Townhouses	RM	10.88 units per acre
South	Place of Worship	R-75	N/A
West	Single-Family Residential	R-75	1.53 units per acre

Project Summary

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

- A preschool using two classrooms comprising 792 square feet, located within the existing 13,266 square foot classroom and youth center.
- A maximum enrollment of 30 children between the ages of three to five years old.
- Drop-off and pick-up of the children by their parents and guardians every day.
- Staff one principal, two paid teachers, and two volunteer teachers.
- Operating hours of 9:00 a.m. to 5:00 p.m., from Monday to Friday. The day care will follow the Gwinnett County Public Schools calendar.
- An enclosed playground in the northwest corner of the lot to be located 70 feet from the side and rear property lines.
- Use of the existing parking spaces near the classroom and youth center.

Zoning and Development Standards

The applicant is requesting a Special Use Permit in R-75 (Single-Family Residence District), for a day care facility accessory to a place of worship. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 30'	>30'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Parking (Public assembly without fixed seating)	Minimum 112 spaces Maximum 225 spaces	85 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer (Place of Worship)	Minimum 20' Minimum 50' (Church Recreation Facilities)	>20' 70'	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 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 property consists of a place of worship and is surrounded primarily by single-family residential subdivisions. The preschool will be located within the existing building, which already houses a Sunday school. The special use permit is consistent with and compatible to the existing uses located within the area and would be suitable in view of the residential character of the area.

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

There is currently an existing place of worship and Sunday school operating on the property, and the proposed preschool would be within an existing building. The applicant proposes a playground at the northwest corner of the parcel to be located 70 feet away from the side and rear property lines. Although the property abuts detached single-family residences, there is a steep 20-foot drop in the topography with the area between the adjacent residences and the proposed playground heavily wooded. The proposed location of the playground exceeds the 50-foot minimum buffer requirement for the place of worship recreation facility in relation to the property lines. The proposed playground is sufficiently screened from view and the noise would be reduced through the difference in terrain and existing vegetation. With appropriate conditions, the proposed day care facility would not negatively impact surrounding properties.

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

The property has a reasonable economic use as currently zoned.

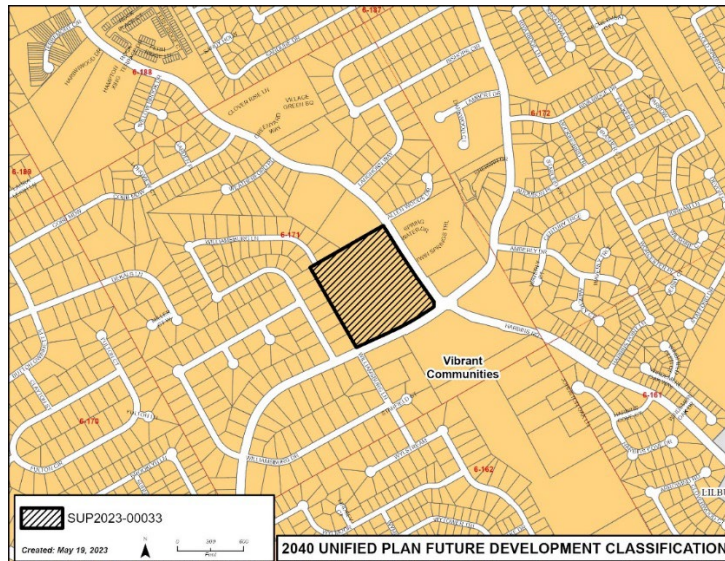
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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 that the subject property lies within the Vibrant Communities Character Area, which is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located.

A day care facility is allowed in residential zones. Although the Vibrant Communities Character Area does not explicitly address institutional uses, a day care facility is consistent with the type of uses anticipated within a residential area and would be able to serve the surrounding residential population. As such, the proposed special use permit would be in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The proposed day care facility would be located within an existing building and utilize existing parking for the place of worship. The proposed playground will be properly screened from the surrounding residential properties due to distance from property lines, changes in grade, and natural foliage. Approval of the day care facility is consistent with the existing residential character of the area. In addition, the Board of Commissioners have recently approved several similar day care centers within places of worship.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit 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 Day Care Facility, subject to the following conditions:

1. Use of the property shall be limited to a place of worship and accessory uses, which may include a day care facility as a special use for a maximum of 30 children.
2. The hours of operation for the day care facility shall be limited to between 9:00 a.m. and 5:00 p.m., Monday through Friday.
3. The playground shall be at least 70 feet from all property lines and a 50-foot wide buffer shall be provided adjacent to the residentially zoned property adjacent to the playground

Exhibits:

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

Exhibit A: Site Visit Photos



View of the entrance to the place of worship from Williams Road



View of the 13,266 square foot classroom and youth center



View of the proposed playground location



View of the parking and drop-off area

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6/6/2023

AREA
681362.092 SQ. FT.
15.642 ACRES

10' landscape strip
inside property line

LEGEND

These standard symbols may be found in the drawing.

- 1/2" REBAR SET
- 3/4" DIA. PIPE TOWER
- ROUTING LINE
- CATCH BASIN
- SHED
- FIRE HYDRANT
- WATER METER
- 60" WIRE
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- SAWTOOTH STEEL MANHOLE
- SEWER CLEAN OUT
- USE WITH
- AIR CONDITIONING UNIT
- SPOE ELEVATION
- WATERCOURSE
- PINE TREES
- SAWTOOTH SEWER
- SAWTOOTH SEWER (NOT FIELD LOCATED)
- ELEVATION
- SEA FENCE
- IRIG FENCE
- UNDERGROUND PRELINE
- UNDERGROUND PRELINE (NOT FIELD LOCATED)
- PROPOSED

PANEL 0112F

FIRM
FLOOD INSURANCE RATE MAP

GWINNETT COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 112 OF 155
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

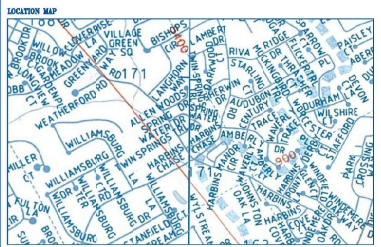
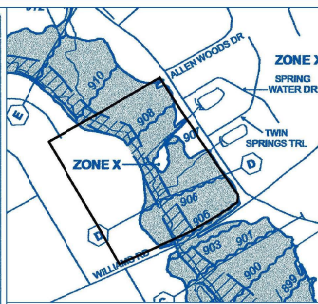
COMMUNITY:
GWINNETT COUNTY
LEBRON, CITY OF

NUMBER:
133522 0112 F
130100 0112 F

MAP NUMBER
13135C0112F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency



Legend:

P - Playground
(70' from neighbors' Property)

B - Building for preschool

LOT COVERAGE BREAKDOWN

Area	2088.000 sq. ft.
Grass	2145.117 sq. ft.
Asphalt	832.000 sq. ft.
Concrete	302.538 sq. ft.
Stone	192.000 sq. ft.
Shale	45.500 sq. ft.
Brick	25.000 sq. ft.
Slip	11.775 sq. ft.
Wood Coverage	294.117 sq. ft.
Lot Area	691.802 sq. ft.
Lot Coverage	13.62%

ZONING
(Default: County)
R25 (Single Family Residential)
Front yard setback-0'
Side yard setback-0'
Rear yard setback-0'

SURVEY NOTES
1. Equipment used: Leica 1200 stadia total station and Leica 45 auto level.
2. Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE
I have this date examined the FEMA official flood hazard map and found in my opinion referenced parcel is in an area having special flood hazards, subject to insurance conditions. The Surveyor is not responsible for any damage due to special flood hazard maps or flood damage prevention measures effective September 26, 2009.

CLAIMING STATEMENT
The field data upon which this plat is based was a closure of 1 foot in 50,000 feet, an accuracy of 4.33 accuracy on scale point and was adjusted using an angle reduction method. This plat has been submitted for closure and found to be accurate to 1 foot in 250,729 feet.

CURVE TABLE

CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING
CD	208.197	171.87	S 59°59'17" W	109°09'06"
ED	438.197	16.64	S 59°59'17" W	109°09'06"

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 295-4671 - FAX: (404) 295-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 5511 Williams Road, Norcross Georgia 30093

DATE: 5/30/14 SCALE: 60'

REVISION BY DATE

DR. R.V. GRANDIGE

LAND LOT: 171 8th DISTRICT SECTION Gwinnett County, GA

LOT: BLOCK: UNIT: PHASE:

SUBDIVISION:

DEED BOOK: 46939 PAGE: 369 PARTY CHIEF: J.J. SHEET 1 OF 2

PLAT BOOK: PAGE: DRAFTER: S.L.

19387

4980

19387



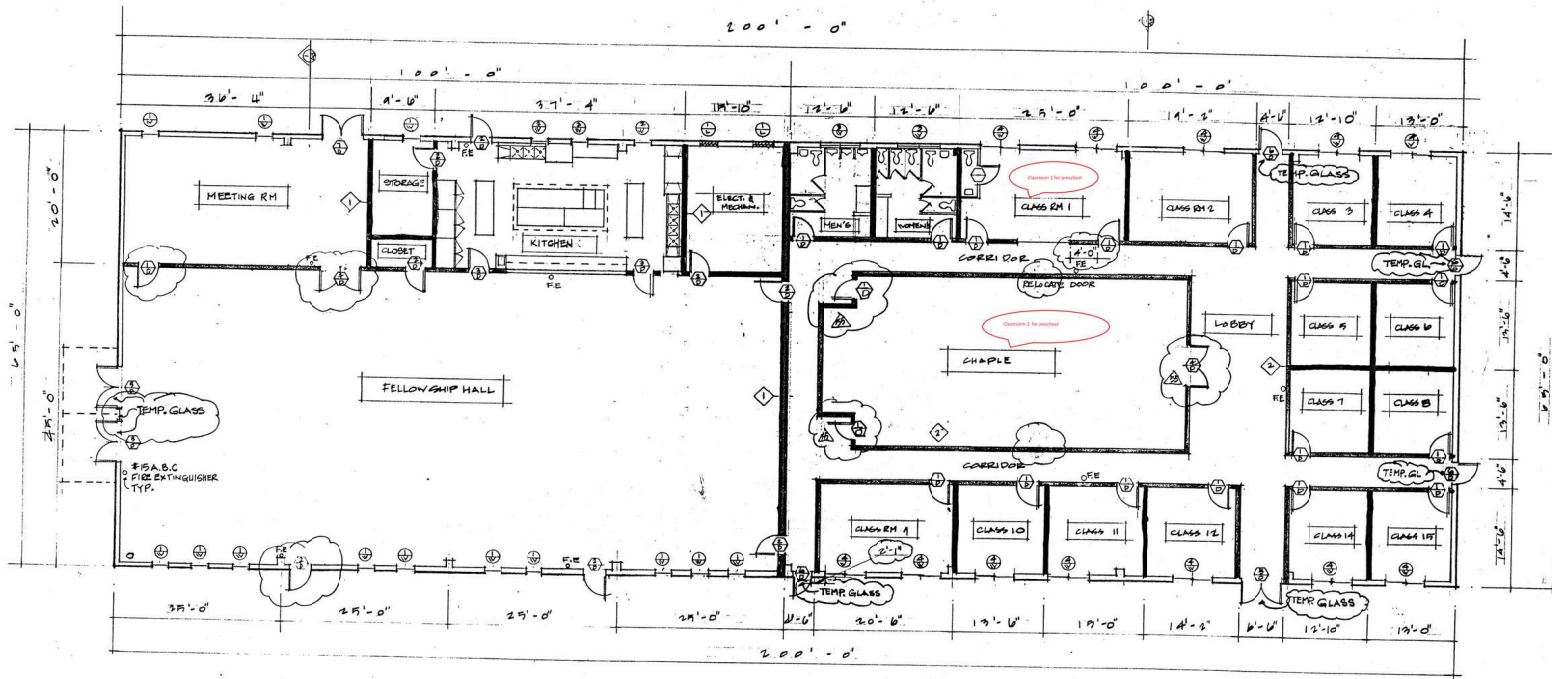
This survey was prepared in conformity with the technical standards for professional land surveyors in Georgia as set forth in Chapter 130-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as a part of the Georgia Public Code, 130-7-17, promulgated by the Georgia State Board of Professional Engineers and Land Surveyors, 10-4-43 to 4-43-15-4, 4-15-11, 4-15-12.

Exhibit C: Floor Plan

[attached]

RECEIVED

5/10/2023



SUNDAY SCHOOL & FELLOWSHIP HALL FLOOR PLAN. 5/18/21-0

NOTE
 * THE FLOOR ON BOTH SIDES OF THE DOOR SHALL BE LABELED & SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF DOOR, FOR A DISTANCE ON EACH SIDE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR. (NFPA 101 7-2.1.3.3.)
 * DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE OF THE BUILDING (NFPA 101 5-2.1.5.1)
 * CONTRACTOR SHALL BE RESPONSIBLE FOR DEACONS AND SHORING OF STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY. C.B.A.C. CONSTRUCTION CODE SECTION 102.6
 * PROVIDE COMPLETE PLANS & SPECIFICATIONS FOR FIRE SPRINKLER SYSTEM PRIOR TO INSTALLATION.

REVIEWED FOR BUILDING
 CODE COMPLIANCE
 BY D. BAILES ON
 OCT 27 1997
 REVISIONS AND CHANGES
 REQUIRE REVISIONS
 TO GWINNETT COUNTY
 ENGINEERING REVIEW UNIT



REVISIONS	BY
0-29-17	
52	

THE SALT & LIGHT PRESBYTERIAN
 CHURCH'S NEW SUNDAY SCHOOL
 FELLOWSHIP HALL BUILDING.
 5511 WILLIAMS RD., NORCROSS, GA.
 ADVANCED BUILDING CONSTRUCTION DESIGN INC.
 241 MURPHY AVE.
 L'VILLE, GA. 770/963/3498

DATE	BY
4-21-97	
SCALE	1/8" = 1'-0"
JOB NO.	402-97
SHEET	
A-1	

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

[attached]

RECEIVED

Letter of Intent
4/24/2023

To Whom It May Concern:

By way of this application, we are requesting permission to use the facility named, Chinmaya Niketan, located at 5511 Williams Rd., Norcross, GA 30093, for running a preschool for children between the ages of 3-5 Monday-Friday (9 AM to 5 PM) during the standard Gwinnett County school year starting from Fall 2024. The primary intent of the preschool is to provide early childhood value-based education. The curriculum will be designed consistent with the standards of the county and the State for early education of children to get them ready for kindergarten.

The maximum enrollment in the preschool will be 30 children. The preschool will employ 2 paid teachers and 2 volunteer teachers. There will be one principal. The children will be dropped off and picked up by the parents each day of the week. Therefore, at most 4-5 parking spaces will be needed on a daily basis Monday-Friday when the school is in operation during the school year. Chinmaya Niketan has plenty of parking spaces (over 50) inside the compound which are mostly unused through the week.

The floor plan of Chinmaya Niketan has several classrooms and sufficient restroom facilities since it already runs a Sunday school based on Hinduism for children (ages 3 and up to teens). We will be using two of the classrooms shown in the floor plan of the attachment (Page 5 in the Appendix entitled "Site Plan") for running the preschool. Since the preschool operates Monday – Friday and the current children's activities in Chinmaya Niketan are confined to the weekend, there is no conflict in use of the classroom space for the preschool nor the parking spaces.

Before we launch the preschool, it is our intent to do two things to get it ready: (1) we will build a play yard for the children; and (2) we will build a compound fence around the play yard for the safety of the children.

The preschool will be run as an LLC distinct from Chinmaya Mission Atlanta LLC that owns the property, paying a monthly rent to the owner.

Sincerely,



Umakishore Ramachandran
College of Computing
Georgia Institute of Technology
<http://www.cc.gatech.edu/~rama>
E-mail: rama@gatech.edu; Cell: 404-304-5860

RECEIVED

6/1/2023

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:

Response: Yes. The activities of the preschool children will be confined mostly to the classrooms inside the Chinmaya Niketan facility and the play yard inside the compound.

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

Response: No. There will be minimal impact on nearby property.

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

Response: Yes. Chinmaya Niketan property is owned by the non-profit organization Chinmaya Mission Atlanta. The preschool that will use this facility will also be run as a non-profit for early child development.

- (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:

Response: No. The preschool will have at most 30 children. The parents will drop off and pickup the children at 9 AM and 5 PM, respectively.

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

Response: Yes. The current land use plan for Chinmaya Niketan facility is for spiritual practice and imparting vedic knowledge to young children.

- (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:

Response: There are no planned development of the property beyond what it is presently.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

6/1/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Umakishore Ramachandran</u>	NAME: <u>Chinmaya Mission Atlanta</u>
ADDRESS: <u>285 Blue Spruce Trail</u>	ADDRESS: <u>5511 Williams Rd</u>
CITY: <u>Lilburn</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>404-304-5860</u>	PHONE: <u>678-615-7088</u>
EMAIL: <u>umakishore.ramachandran@gmail.com</u>	EMAIL: <u>gvraghumd@yahoo.com</u>
CONTACT PERSON: <u>Umakishore Ramachandran</u> PHONE: <u>404-304-5860</u>	
CONTACT'S E-MAIL: <u>umakishore.ramachandran@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>R-75</u>	BUILDING/LEASED SQUARE FEET: <u>13,000</u>
PARCEL NUMBER(S): <u>6-171-002A</u>	ACREAGE: <u>15.64*</u>
ADDRESS OF PROPERTY: <u>5511 Williams Rd., Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>Use the facility for preschool (ages 3-5) Monday-Friday</u> <u>During the standard Gwinnett county school year.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

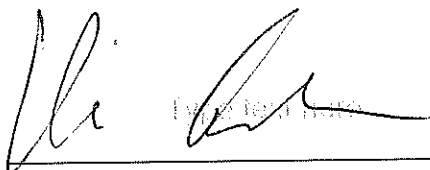
*** Note: While the lot as shown in the site survey is 15.64 acres, the building plan is only for 8.25 acres.**

RECEIVED

6/1/2023

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.



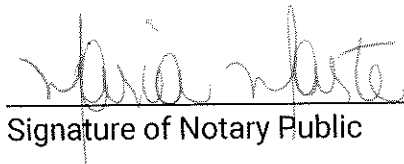
Signature of Applicant

4/21/2023

Date

Umakishore Ramachandran, Professor, School of Computer Science, Georgia Tech

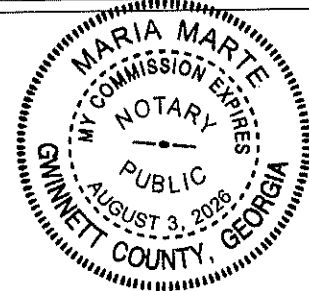
Type or Print Name and Title



Signature of Notary Public

4/21/2023

Date



Notary Seal

RECEIVED

6/1/2023

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.



4-24-2023

Signature of Property Owner

Date

Dr. G. V. Raghu, Representative, Chinmaya Mission Atlanta

Type or Print Name and Title



4/24/23

Signature of Notary Public

Date

D FELL JR
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires May 17, 2026

Notary Seal

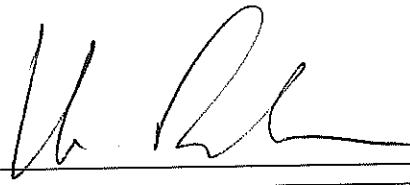
RECEIVED

6/1/2023

**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.



4/21/2023

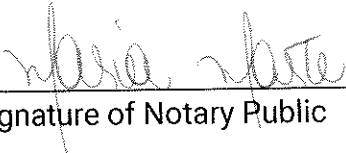
Signature of Applicant

Umakishore Ramachandran

Type or Print Name

4/21/2023

Date

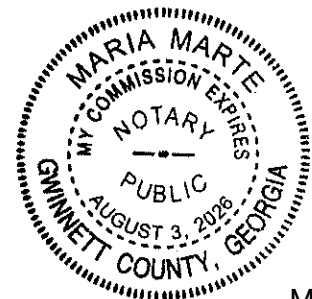


Signature of Notary Public

4/21/2023

Date

Notary Seal



RECEIVED


6/1/2023

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 - 171 - 002A
(Map Reference Number) District Land Lot Parcel


Signature of Applicant


4/24/2023
Date

Umakishore Ramachandran, Professor, Georgia Tech (agent of the owner)
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, 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

TSA II
TITLE


4/24/2023
DATE

RECEIVED

6/1/2023

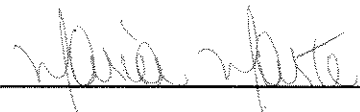
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.


4/21/2023
Umakishore Ramachandran

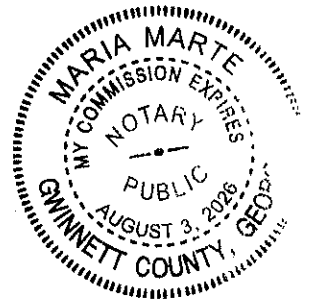
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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


4/21/2023

 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO Umakishore Ramachandran
YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

Exhibit F: 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:		SUP2023-00033	
Case Address:		5511 Williams Road, Norcross, 30093	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Williams Road is a minor collector. ADT = 5,677.		
2	1.0 mile to the nearest transit facility (#2335313) Singleton Road and Williams Road.		
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

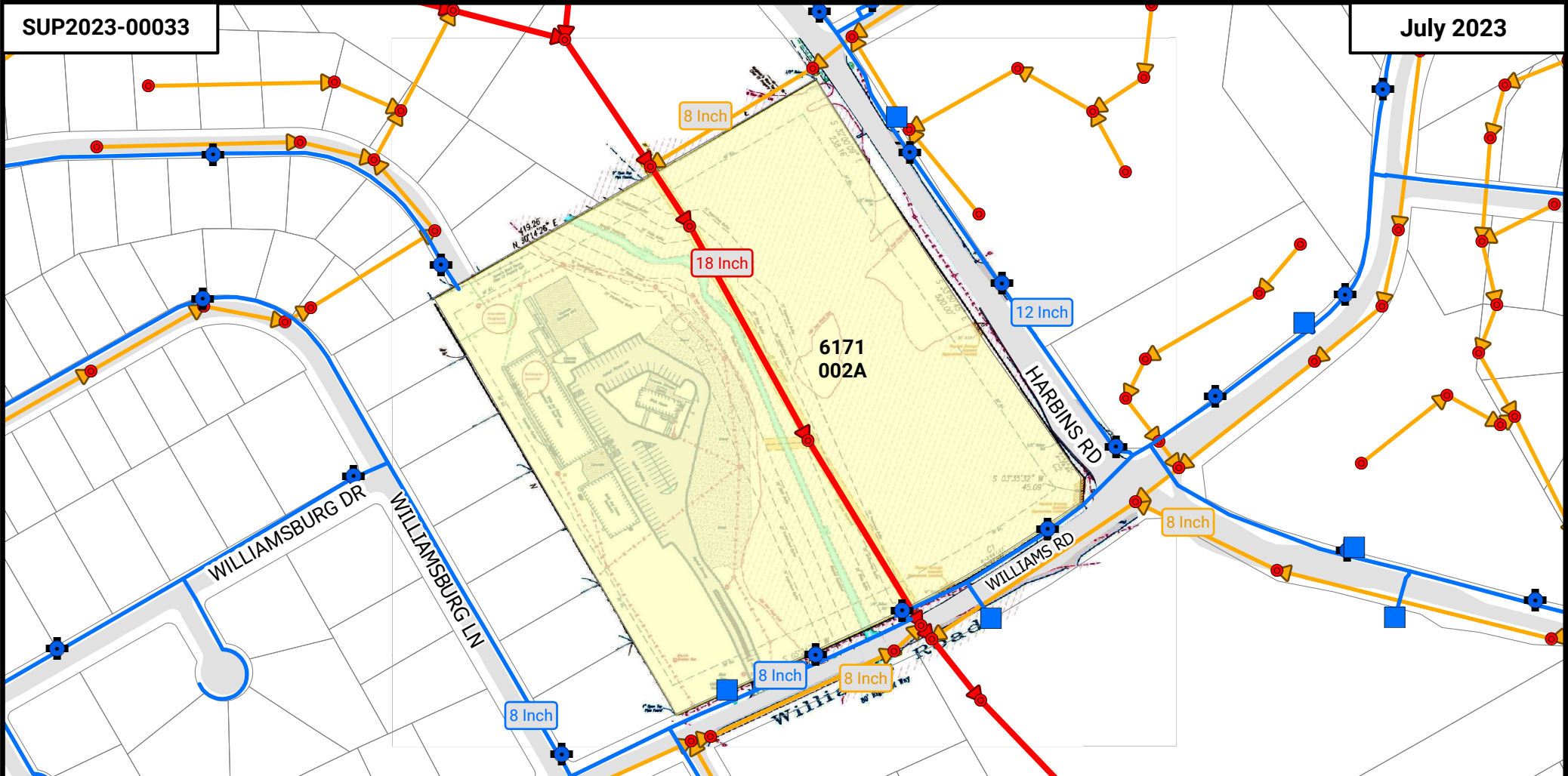


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		SUP2023-00033			
Case Address:		5511 Williams Road			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this Special Use Permit. The existing buildings are connected to public water.				
2	Sewer: DWR does not have comments for this Special Use Permit. The existing buildings are 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

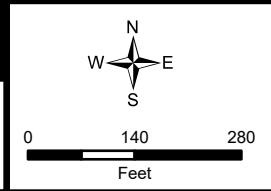


LEGEND

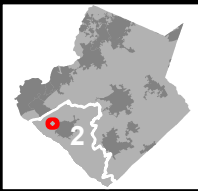
- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor

511 Williams Rd
R-75

Water & Sewer Utility Map



LOCATION



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

Sewer Comments: DWR does not have comments for this Special Use Permit. The existing buildings are 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 G: Maps

[attached]



WILLIAMSBURG LN

ALLEN WOODS DR

SPRING WATER DR

TWIN SPRINGS TRL

WILLIAMSBURG LN

HARBINS RD

WILLIAMS RD

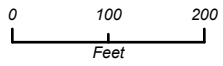
WILLIAMSBURG DR

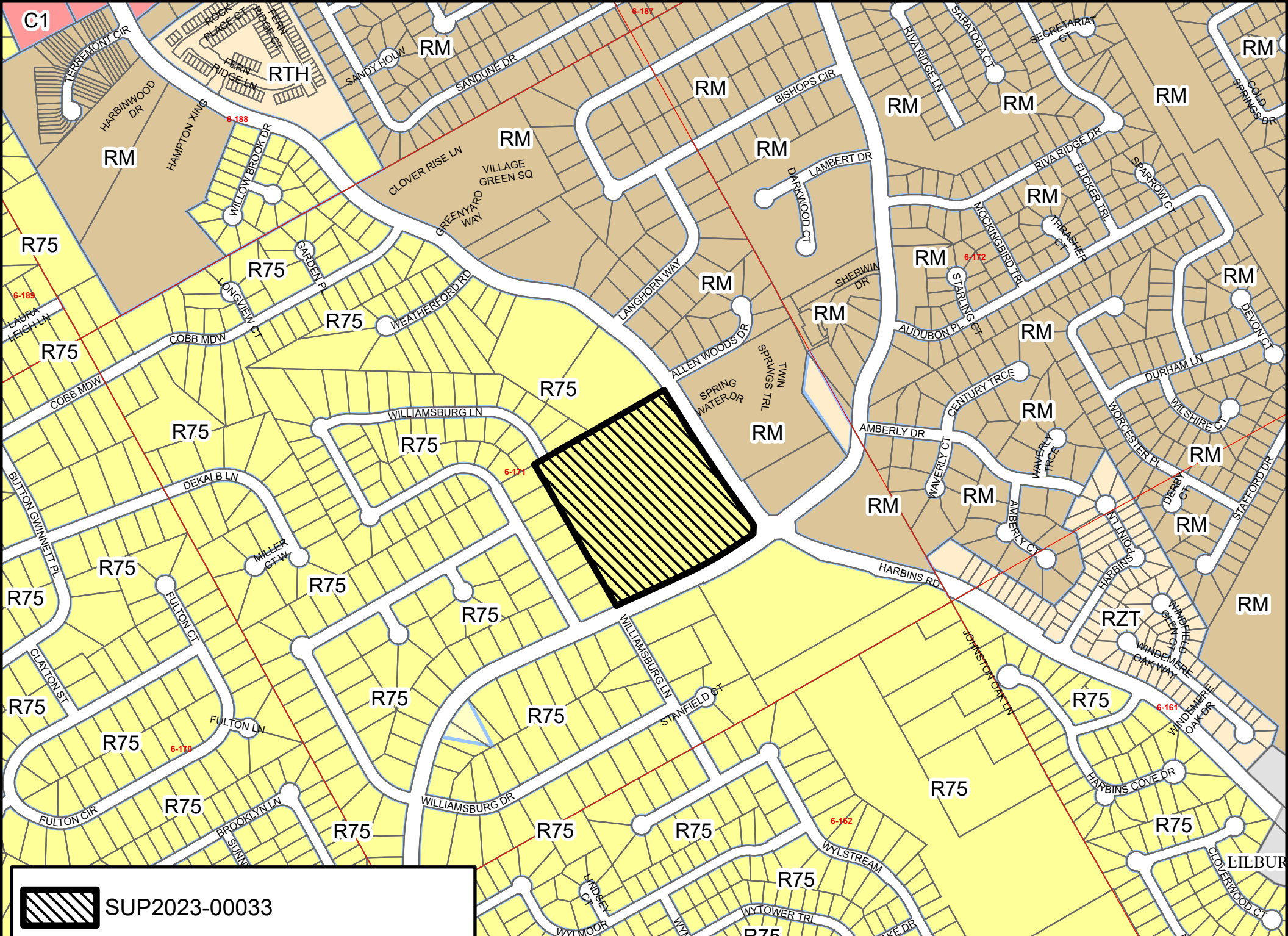
WILLIAMSBURG LN

WILLIAMSBURG CT

 SUP2023-00033

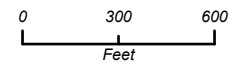
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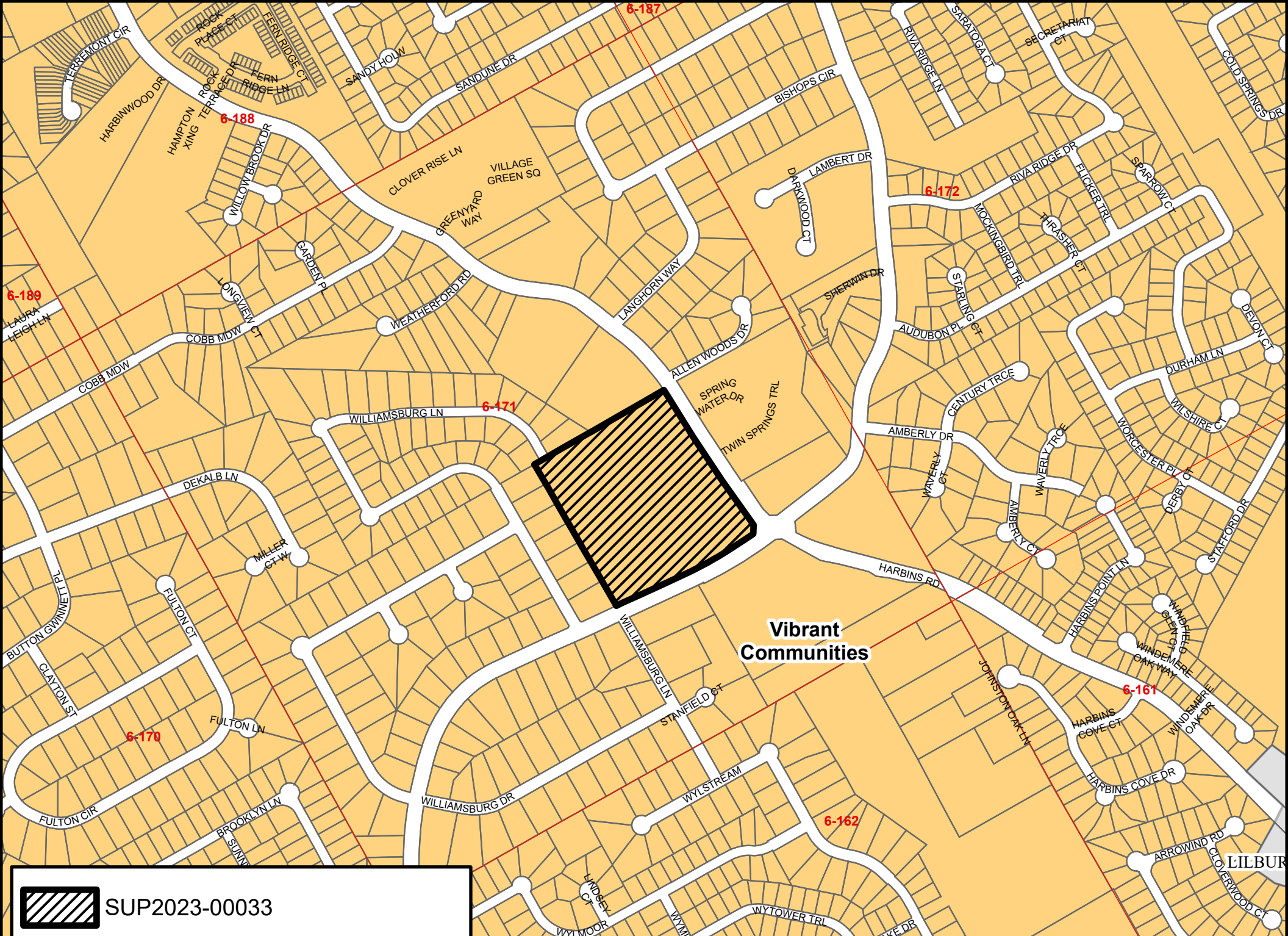


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Created: May 19, 2023

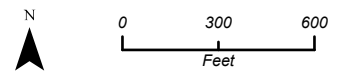


SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00033

Created: May 19, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION