

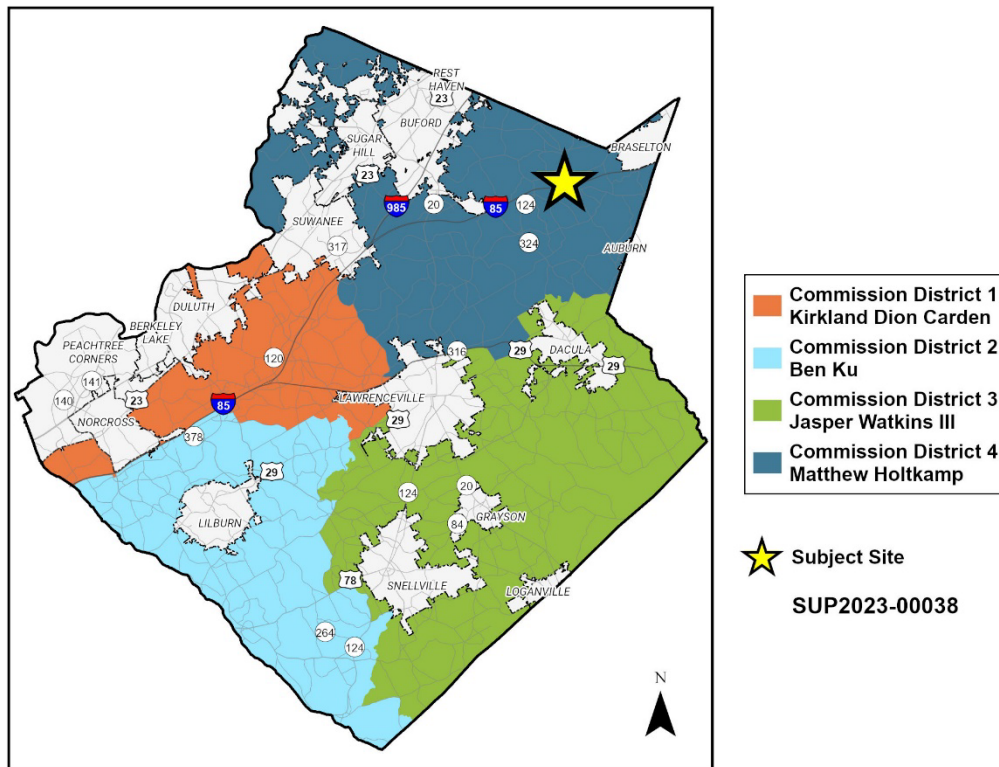


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00038
Current Zoning: R-75 CSO (Conservation Subdivision Overlay District)
Request: Special Use Permit
Address: 1946 Hamilton Lake Parkway
Map Number: R1002A 420
Site Area: 0.16 acres
Square Feet: 3,224
Proposed Development: Home Occupation Renewal (Hair Salon)
Commission District: District 4 – Commissioner Holtkamp
Character Area: Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Mercita Flippen
1946 Hamilton Lake Parkway
Buford, GA 30519

Owner: Mercita Flippen
1946 Hamilton Lake Parkway
Buford, GA 30519

Contact: Mercita Flippen

Contact Phone: 678.462.1313

Zoning History

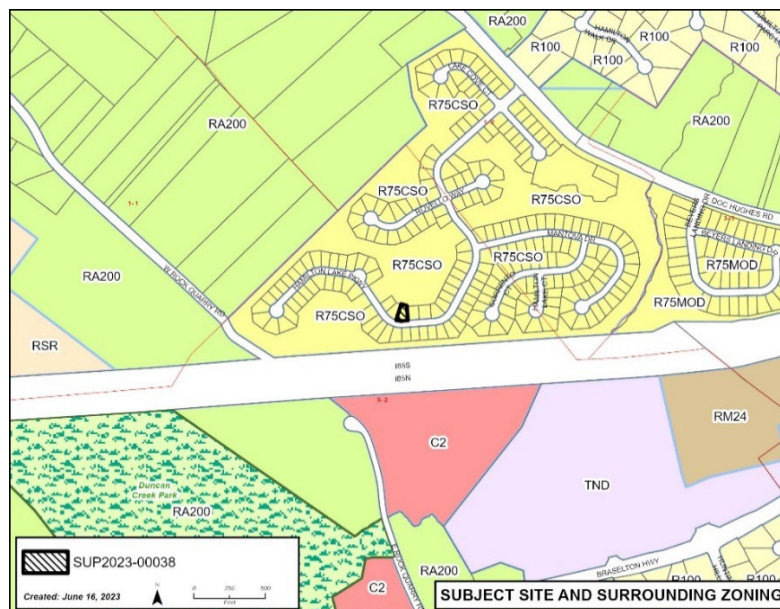
The subject property is zoned R-75 CSO (Conservation Subdivision Overlay District). In 2005, the larger Lakeview at Hamilton Mill subdivision was rezoned from RA-200 (Agriculture-Residence District) to R-75 CSO, pursuant to RZR-05-038. In 2021, a special use permit was approved to allow a hair salon to operate as a customary home occupation, pursuant to SUP2021-00019.

Existing Site Condition

The subject site is a 0.16-acre parcel located on the north side of Hamilton Lake Parkway, within the Lakeview at Hamilton Mill subdivision. The parcel is developed with a single-family residence constructed in 2020 and a driveway. A five foot wide sidewalk exists along Hamilton Lake Parkway. The nearest Gwinnett County Transit Stop is approximately 8.6 miles from the subject property.

Surrounding Use and Zoning

The subject site is located within the Lakeview at Hamilton Mill subdivision. Single-family residences are located to the south, east, and west of the site. Unimproved open space is located to the north. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Home Occupation (Hair Salon)	R-75 CSO	N/A
North	Single Family Residential	R-75 CSO	3.45 units per acre
East	Single Family Residential	R-75 CSO	3.45 units per acre
South	Single Family Residential	R-75 CSO	3.45 units per acre
West	Single Family Residential	R-75 CSO	3.45 units per acre

Project Summary

The applicant requests a special use permit renewal on a 0.16-acre property to operate a hair salon as a customary home occupation, including:

- An approximately 201 square foot hair salon including a restroom within the basement of a 3,224 square foot residence.
- Access to the salon through an external entry on the side of the house.
- A driveway which can accommodate five cars.
- Services are appointment only and the hours of operation would be 7:00 a.m. to 6:30 p.m. during the Spring and Summer, and 8:00 a.m. to 5:30 p.m. during the Fall and Winter, Monday through Saturday.

Zoning and Development Standards

The applicant is requesting a special use permit renewal for a home occupation (hair salon) in the R-75 CSO, Conservation Subdivision Overlay District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	≤35'	YES
Front Yard Setback	Minimum 20'	20'	YES
Side Yard Setback	Minimum 5'	≤5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Off Street Parking	Minimum 2 spaces Maximum 6 spaces	5 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 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 site is surrounded by residentially zoned single-family detached dwellings within an established subdivision. An in-home beauty salon, located entirely within the basement of an existing home, would not impact the neighboring properties and would be suitable in this area.

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 not be impacted by the requested special use permit renewal as the home would continue to be used as a residence with no changes proposed to the site or exterior appearance. Any potential impacts on adjacent and nearby properties would be mitigated with appropriate conditions.

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

The property as currently zoned has a reasonable economic use.

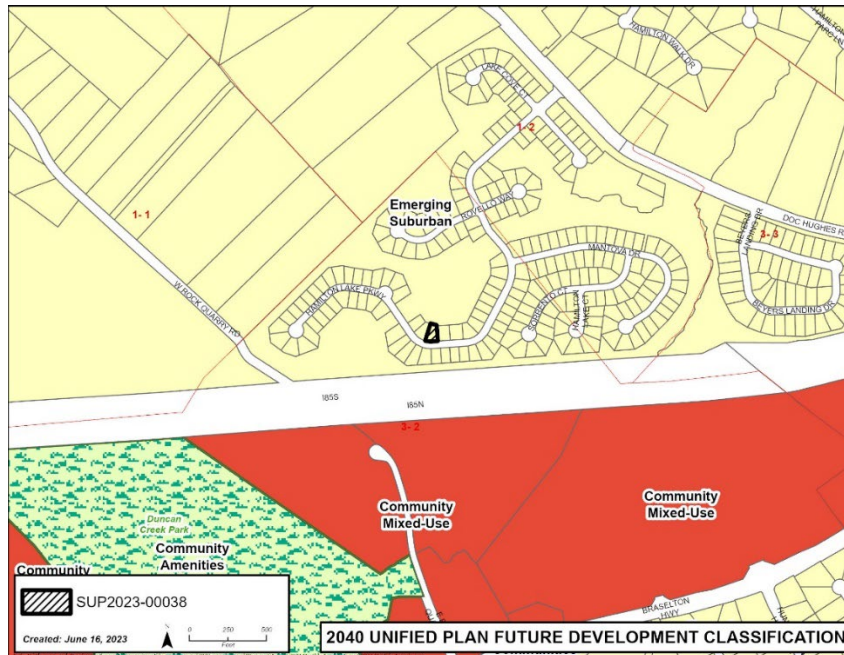
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Minimal impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, or schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. There will be no impact 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 the site is within the Emerging Suburban Character Area. This area is expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan. The Emerging Suburban Character Area designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. These areas generally rely on nearby activity centers and nodes to provide goods and services. Most Emerging Suburban areas are located on local, collector, or minor arterial roads rather than major arterials and corridors.

The primary use of the property will continue to be a single-family detached residential dwelling, which is consistent with the intent of the Emerging Suburban Character Area of the Unified Plan. The continued operation of the home occupation will not change the primary use and there will be no exterior evidence of the salon.



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

The site is located within an established single-family detached neighborhood, the Lakeview at Hamilton Mill subdivision. The proposed request, to allow for the continued use of an appointment only home occupation hair salon within the basement of the existing home would not fundamentally change the primary use of the property as a single-family residence. The business has been in operation since 2021 and there have been no code enforcement violations which gives supporting grounds for approving the renewal of the special use permit.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **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 home occupation (hair salon), subject to the following conditions:

1. Approval of a beauty salon as a home occupation within the existing single-family residential dwelling.
2. No more than one client shall be permitted on the site at a time. Client parking shall be limited to the existing driveway only. On-street parking shall be prohibited.
3. Limit the hours of operation from 7:00 a.m. to 6:30 p.m., Monday through Saturday.
4. No outside employees shall be permitted.
5. There shall be no evidence of the home occupation from the exterior of the dwelling.
6. Exterior signage 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 Residential Home



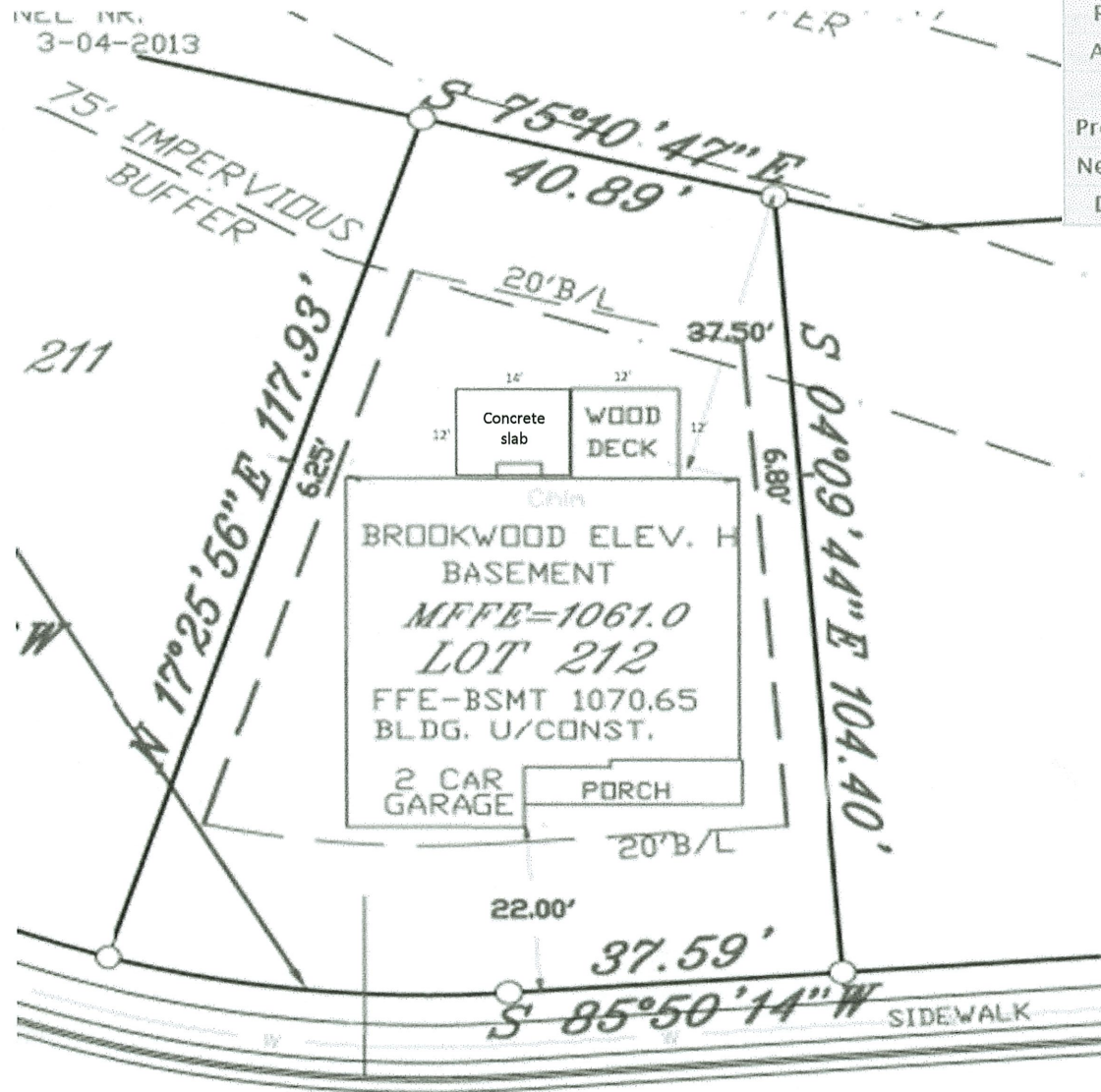
View of Walkway to Rear Entrance of Residential Home

Exhibit B: Site Plan

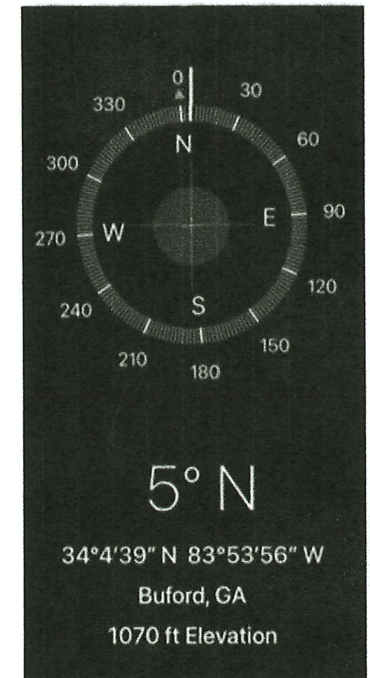
[attached]

RECEIVED

6/8/2023



Property ID	R1002A420
Alternate ID	33384808
Address	1946 HAMILTON LAKE PKWY
Property Class	Residential SFR
Neighborhood	1030
Deed Acres	0.1500



FACING FRONT DOOR

SCALE
1" = 25'

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5/2/2023

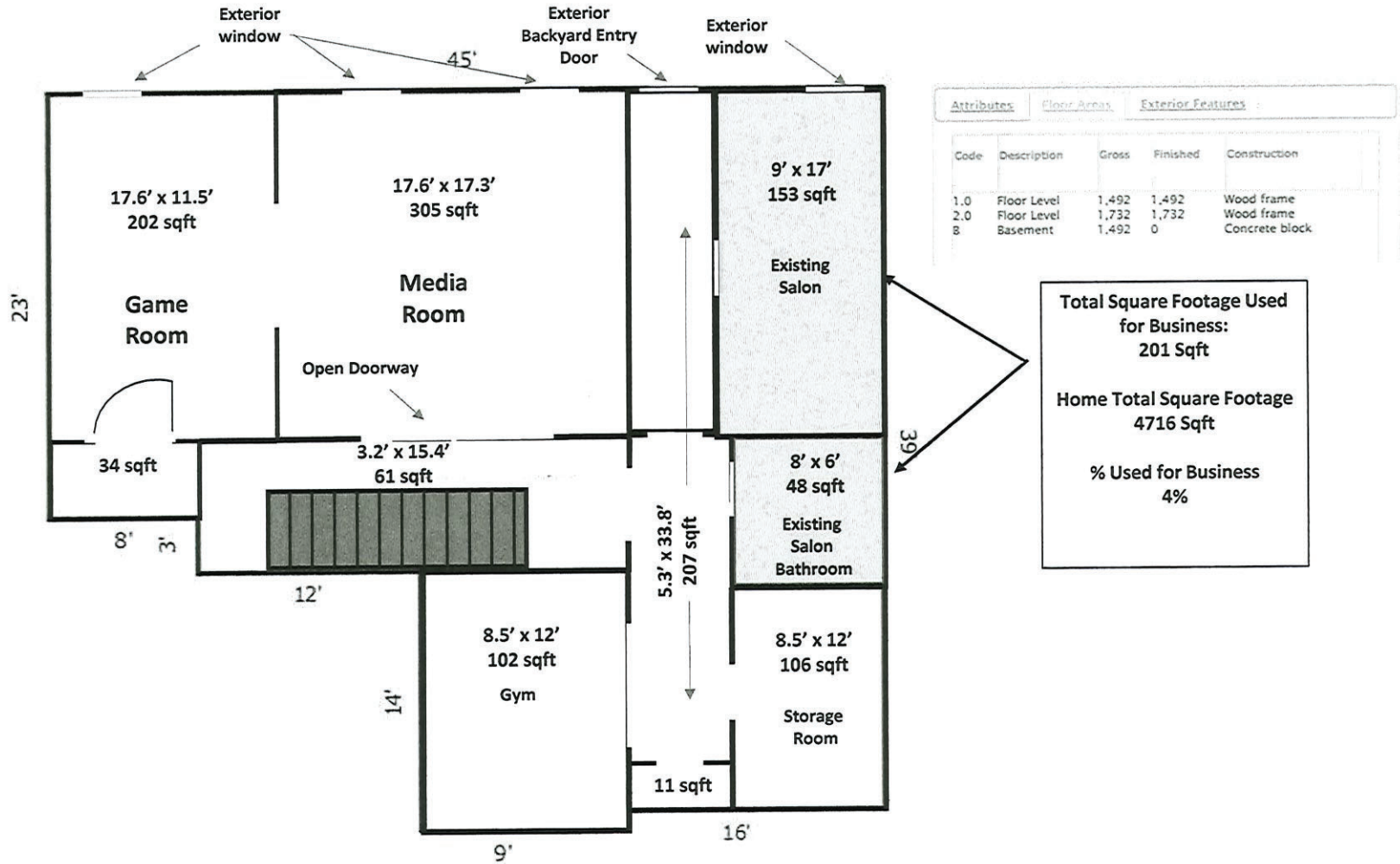


Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

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5/2/2023

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:

The proposed requests a renewal of SUP2021-00019 which was previously approved by HOA

- (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 will not adversely affect existing use or usability of adjacent property and has been previously approved by the Lakeview at Hamilton Mill HOA

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

The property to be affected will maintain the reasonable economic use and continue to serve as primary residence for homeowner and use for business

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed special use permit will not introduce any excessive burdensome use of existing street, transportation facilities, utilities or school. The proposed special use permit will not impact adjacent properties or street parking as single client will park in existing residence 5 car drive way.

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

The proposed special use permit is in conformity with the policy and intent of the land and use plan, and has been previously approved under Lakeview at Hamilton Mill HOA covenants section 7.2.

- (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:

There are no other existing or changing conditions affecting the use and development of the property

To: Gwinnet County
Department of Planning & Development

This Letter of Intent is being submitted to the Gwinnet County Department of Planning & Development to state the intent and purpose of submitter, Mercita J. Flippen for the renewal request of a Special Use Permit SUP2021-00019 for said property, located at 1946 Hamilton Lake Parkway, Buford, GA 30519.

This Letter of Intent is also being submitted for the purpose of requesting a permanent approval for the Special Use Permit. Which would not require a renewal request in the coming years.

The intent of this request is to obtain a renewal for Special Use Permit SUP2021-00019 from Gwinnet County for utilizing a portion of the said properties finished basement for a Home Operated Salon Business. The Salon currently occupies 4% of total square footage of home. The inquiries have been made to the jurisdiction of Gwinnet County to ensure that this type of Home Business is allowed. I was informed that according to the zone, which is R75CSO, this type of Home Occupation Business is allowed, as long as the Subdivisions' Home Owner's Association approved it, and the proper permitting was in place.

The intent is to continue to operate a By-Appointment only Salon, out of the allotted enclosed space within the unfinished basement area. The said space will meet all State and Local regulations pertaining to Salon Guidelines, including Public Safety, Health and adjacent neighboring properties. The proposed Home Occupation Business will not require additional parking space that will impact traffic patterns nor infringe on adjacent neighboring property parking areas. The said property is equipped with sufficient parking area for potential customers.

- Equipped with (5) car parking driveway.

The mentioned space will occupy a 9' x 17' space within the finished basement area, with the proper lighting, plumbing and HVAC installed. It will also be equipped with external entry into the Salon hallway area, preventing customer traffic through the residence.

The mentioned space is intended to operate as a By-Appointment only Salon with the proper licensing and corporation already filed with county and state.

Hours of operation: **Monday thru Saturday - 7am-6:30pm during Day-Light-Savings time**
Monday thru Saturday - 8am-5:30pm during Late Fall and Winter months

The issued licenses are as follows:

CUT N UP With COLOR LLC Control # - 10009195

GA State Salon License# - COSA054950

GA State Cosmetology License# - CO104719

Please contact Mercita Flippen at (678)462-1313 if there are any questions or concerns.

Thank You,


Mercita J. Flippen

SUP2023-00038

14 of 30

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5/2/2023
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5/2/2023

Lakeview at Hamilton Mill HOA, Inc.
c/o Montage Realty Group, LLC
1005 Alderman Drive, Suite 201
Alpharetta, GA 30005
(470) 545-4781 montagerg.com

January 13, 2021

Leslie Dwayne & Mercita Junita Flippen
1946 Hamilton Lake Parkway
Buford, GA 30519

**RE: Lakeview at Hamilton Mill HOA, Inc. - 1946 Hamilton Lake Parkway
Application For Modification Request**

Dear Leslie Dwayne & Mercita Junita Flippen:

Please be advised that your recent application for modification has been **conditionally approved**. Please review the following condition(s).

Please review Article VII, Section 7.2 of the Covenants. The Board has determined that there must be no visible signs of operating a business. This includes signage, street parking, and other visible indicators of a business. Only if this condition is met will the business be allowed to operate.

Any approval does not constitute the Association's endorsement of the suitability, safety or legality of your project. Please note that it is your responsibility to comply with all City, County and/or other government agency building codes, tree save areas, set back requirements etc., and to obtain the necessary building permits if applicable. You must also comply with the Declaration of Covenants and the Design Guidelines for your neighborhood.

This approval is considered null and void if work has not commenced within the time frame as detailed in the governing documents.

Any deviation from this approval is considered a violation of the governing documents.

The Association appreciates your complying with the Covenants and Guidelines and would like to thank you for your efforts in maintaining and enhancing your property and conforming to the community-wide standards within our neighborhood.

If you have any questions, please feel free to submit them via email to acc@mrgcam.com or the community website at www.montagerg.com.

Sincerely,
MRG on behalf of the Board of Directors for Lakeview at Hamilton Mill HOA, Inc.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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5/2/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Mercita Flippen	NAME: Mercita Flippen
ADDRESS: 1946 Hamilton Lake Parkway	ADDRESS: 1946 Hamilton Lake Parkway
CITY: Buford	CITY: Buford
STATE: GA ZIP: 30519	STATE: GA ZIP: 30519
PHONE: 678-462-1313	PHONE: 678-462-1313
EMAIL: mflipnout@gmail.com	EMAIL: mflipnout@gmail.com
CONTACT PERSON: Mercita Flippen PHONE: 678-462-1313	
CONTACT'S E-MAIL: mflipnout@gmail.com	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: R75CSO	BUILDING/LEASED SQUARE FEET: 3224
PARCEL NUMBER(S): R1002A420	ACREAGE: 0.159
ADDRESS OF PROPERTY: 1946 Hamilton Lake Parkway	
SPECIAL USE REQUESTED: Approval to renew approved Special Use Permit to continue to operate by appointment only beauty salon at above referenced address	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

5/2/2023

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.

Mercita Flippen

Signature of Applicant

4-19-2023

Date

Mercita Flippen - Business Owner

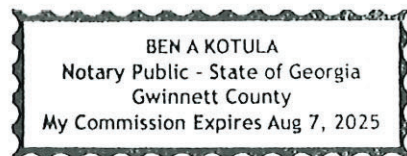
Type or Print Name and Title

B A Kotula

Signature of Notary Public

4/19/2023

Date



Notary Seal

RECEIVED

5/2/2023

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.

Mercita Flippen
Signature of Property Owner

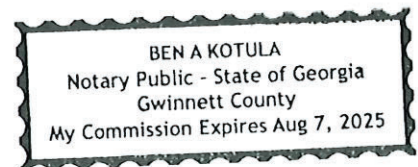
4-19-2023
Date

Mercita Flippen - Business\Property Owner

Type or Print Name and Title

B. A. Kotula
Signature of Notary Public

4/19/2023
Date



Notary Seal

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5/2/2023

**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.

Mercita Flippen

4-19-2023

Signature of Applicant

Mercita Flippen

Type or Print Name

4/19/2023

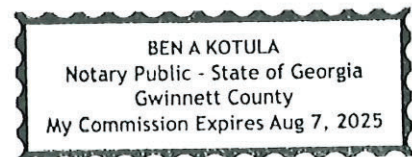
Date

[Signature]

Signature of Notary Public

4/19/2023

Date



Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

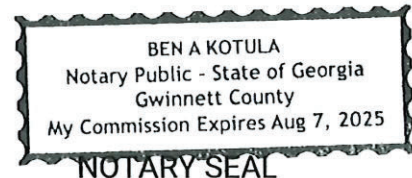
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Mercita Flippen 4-19-2023 Mercita Flippen - Business\Property Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

B. A. Kotula 4/19/2023
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 Mercita Flippen
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.

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5/2/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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: _____ - L212 - R1002A420
(Map Reference Number) District Land Lot Parcel

Mercita Flippen

4-19-2023

Signature of Applicant

Date

Mercita Flippen - Business\Property 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)

Vickie Schokey

NAME

TSA II

TITLE

4/19/2023

DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



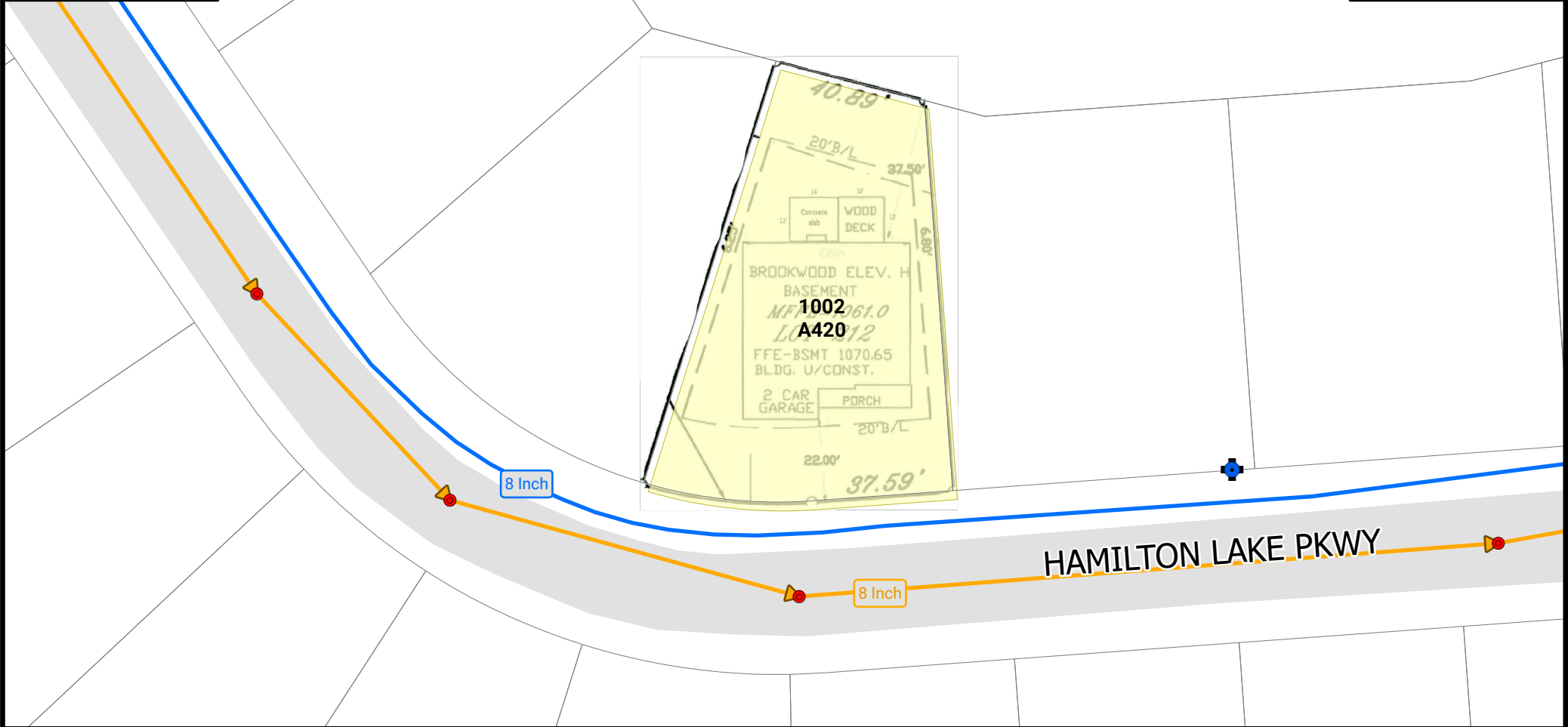
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		07.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00038	
Case Address:		1946 Hamilton Lake Parkway, Buford, 30519	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Hamilton Mill Parkway is a local street. No ADT on file.		
2	8.6 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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:		SUP2023-00038		
Case Address:		1946 Hamilton Lake Parkway		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.			
2	Sewer: GCDWR 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"/> X NO
1				
2				
3				
4				
5				
6				
7				



LEGEND

Water Main

Hydrant

Manhole

Sewer Collector

1946 Hamilton Lake Parkway
R-75 CSO

Water & Sewer
Utility Map

0 20 40
Feet

LOCATION

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

Sewer Comments: GCDWR 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]



HAMILTON LAKE PKWY

185S



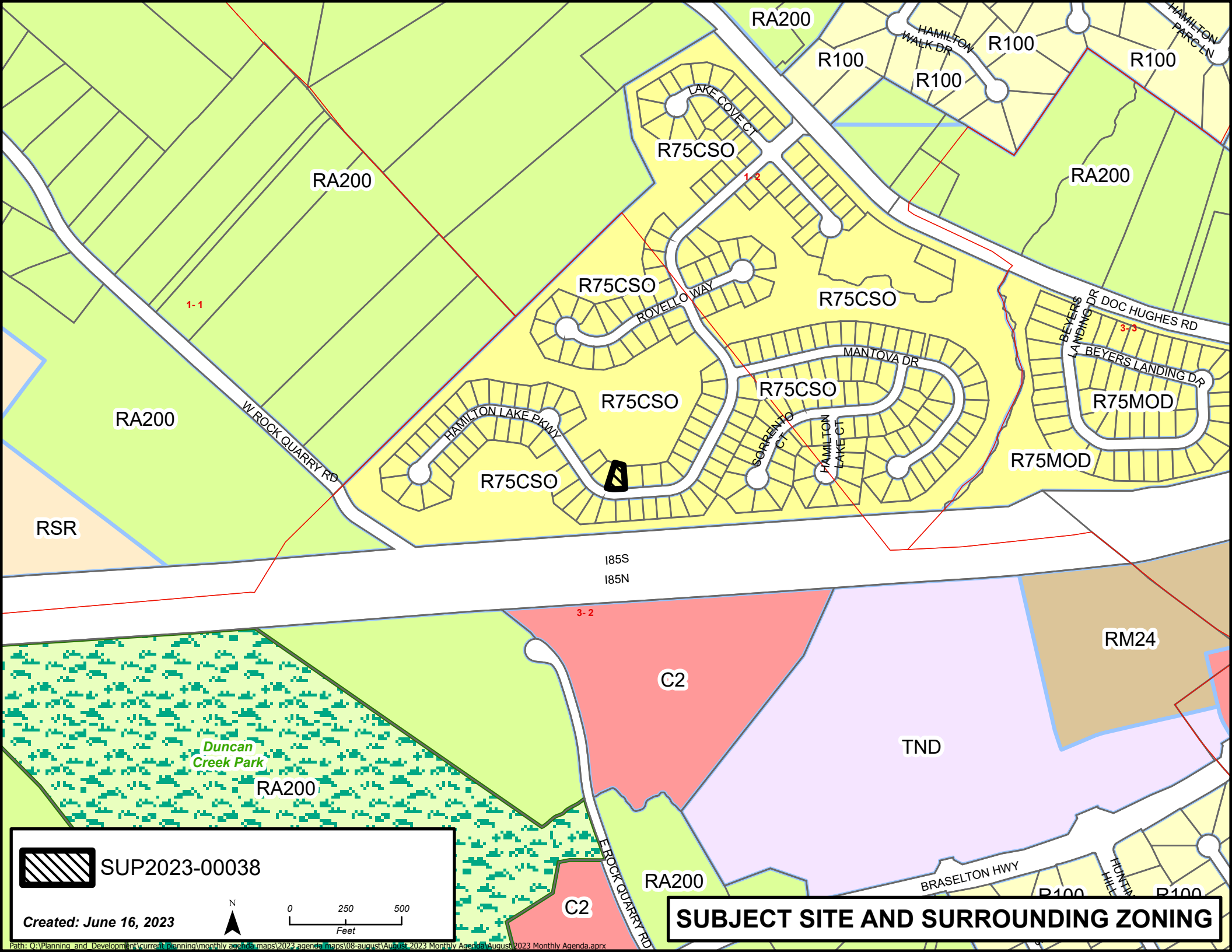
SUP2023-00038

Created: June 16, 2023



0 50 100
Feet

Gwinnett County GIS



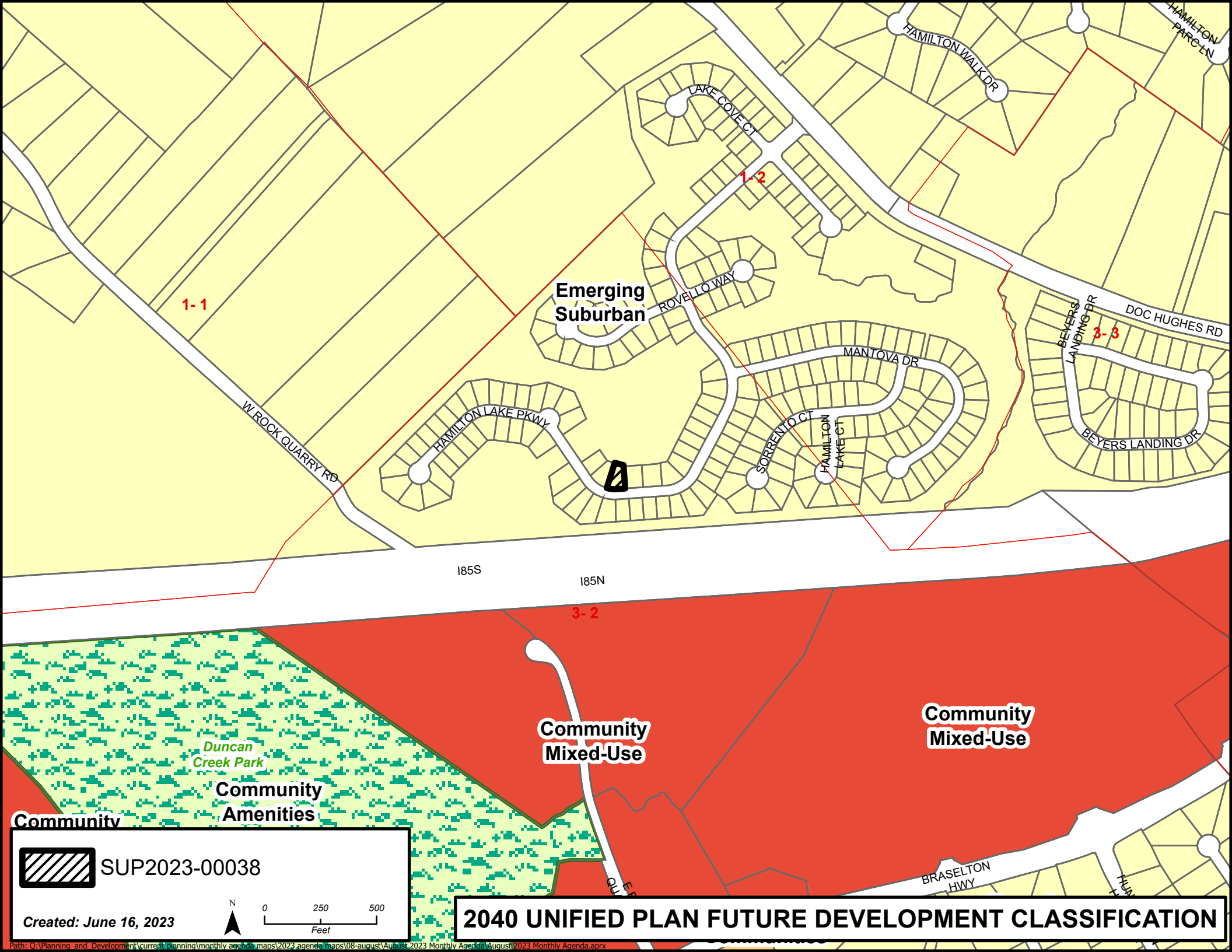
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Created: June 16, 2023



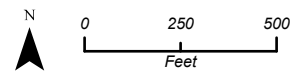
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Feet

SUBJECT SITE AND SURROUNDING ZONING



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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION