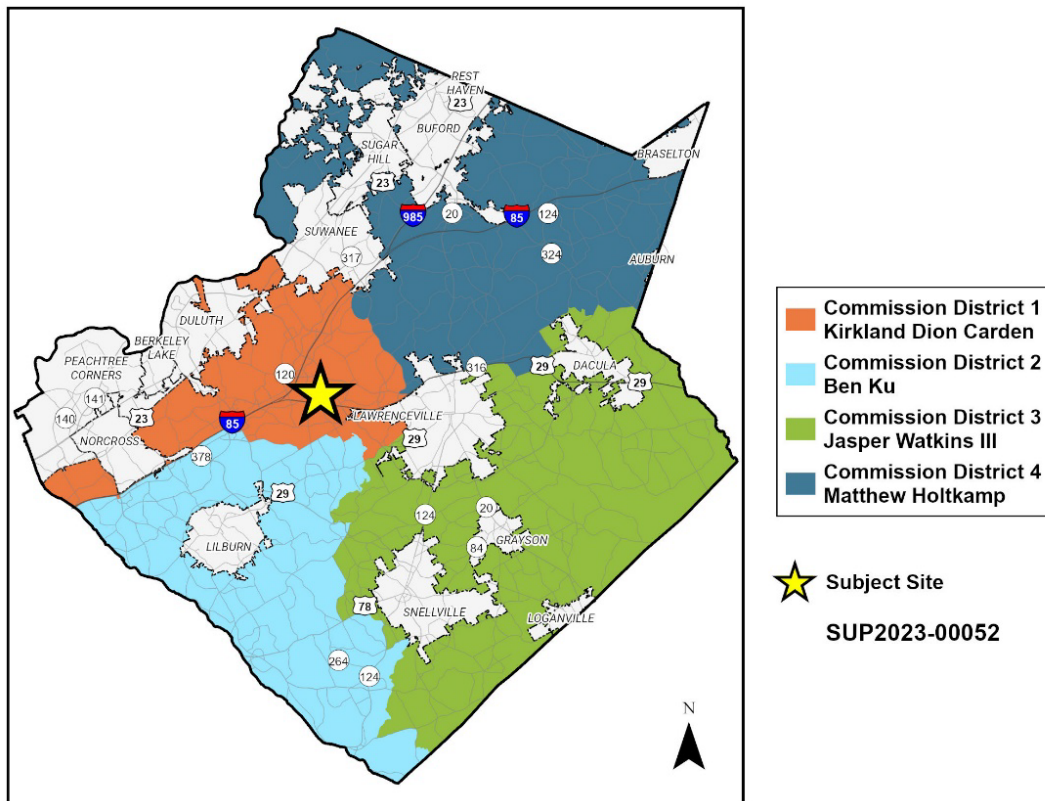


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00052  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Special Use Permit  
**Address:** 1590 Atkinson Road, Suite 106  
**Map Number:** R7074 582  
**Site Area:** 7.42 acres  
**Square Feet:** 1,590  
**Proposed Development:** Taxi or Limousine Service (Renewal)  
**Commission District:** District 1 – Commissioner Carden  
**Character Area:** Vibrant Communities

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Dream Classic Limousine, LLC  
1590 Atkinson Road, Suite 106  
Lawrenceville, GA 30043

**Owners:** Atkinson Arbors, LLC  
1387 Noel Drive NE  
Brookhaven, GA 30319

**Contact:** Nelson Baba

**Contact Phone:** 770.330.6865

## Zoning History

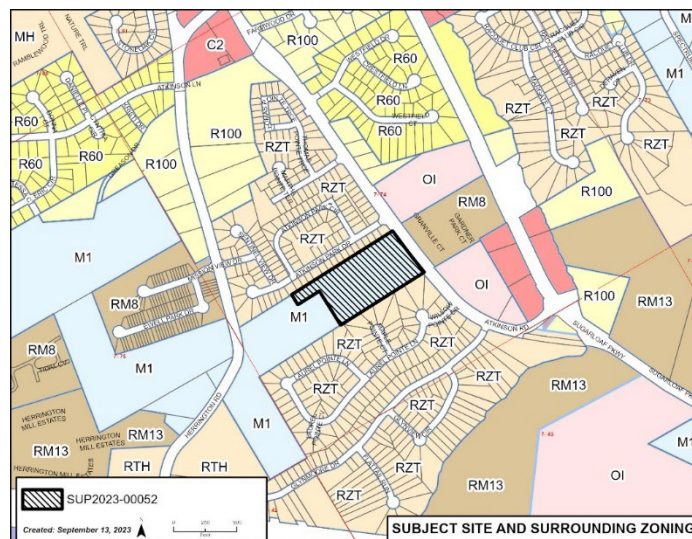
The subject property is zoned M-1 (Light Industry District). In 1987, the property was rezoned from R-100 (Single-Family Residence District) to M-1 for office and warehouse uses, pursuant to RZ-115-87. A 1995 change in conditions request, RZ-95-021, was approved on the property for development modifications and a buffer reduction. In 2022, a special use permit was approved for limousine service operations, pursuant to SUP2022-00026. This request is the renewal of the approved special use permit.

## Existing Site Condition

The subject site is a multi-tenant office park on a 7.42-acre parcel located on Atkinson Road, west of its intersection with Sugarloaf Parkway. The property is developed with seven, two-story office buildings and a small storage building. Access to the site is provided by a full access driveway from Atkinson Road. The limousine office is located in the building closest to the access driveway at the front of the property. There are four individual parking lots serving the office park, separated by landscaping and retaining walls with stairs accessing each lot. A 150-foot-wide Georgia Power easement crosses the property from the road frontage to the rear of the site. The site generally slopes down approximately 36 feet from Atkinson Road to the rear of the property. A sidewalk is present along the Atkinson Road frontage. The nearest Gwinnett County Transit stop is 265 feet from the site on Atkinson Road.

## Surrounding Use and Zoning

The subject site is surrounded by residential and institutional uses. To the north and south are single-family detached subdivisions. A townhouse subdivision is located to the east, across Atkinson Road. A place of worship is located to the west and accessed on Herrington Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Taxi or Limousine Service	M-1	N/A
North	Single-Family Residential	R-ZT	5.58 units per acre
East	Townhouses	RM-8	9.85 units per acre
South	Single-Family Residential	R-ZT	3.44 units per acre
West	Place of Worship	M-1	N/A

## Project Summary

The applicant requests renewal of a special use permit on a 7.42-acre property zoned M-1 for a taxi or limousine service, including:

- An existing 1,590 square foot office suite in which the limousine service operates.
- Parking of eight limousines in the parking lot adjacent to the suite. The parking spaces are standard-sized parking spaces which do not fit oversized vehicles such as limousines.
- Continued hours of operation 24 hours a day, seven days a week.
- The request is the result of an expired special use permit (SUP2022-00026), which was valid for a 12-month period from the date of approval on July 26, 2022.
- A notice of violation was issued for operation of the limousine service business without a special use permit in October 2023 (CEU2023-11783).
- It also appears that conditions of approval are not being met including the parking of more than six limousines, the restriping of the existing parking area to accommodate vehicles, and the submittal of a parking plan within 60 days of the initial special use permit approval.

## Zoning and Development Standards

The applicant is requesting renewal of a special use permit for a taxi or limousine service on a property zoned M-1 (Light Industry 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 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking Standards	Minimum 3 spaces Maximum 7 spaces	8 spaces	NO*
Landscape Strip	Minimum 10'	10'	YES
Zoning Buffer	Minimum 40'	40'	YES

\* SUP2022-00026 limits the number of limousines to six.

## 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 H). 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 subject business is located within an existing office park, which contains a number of automobile broker businesses and other transportation-related office uses. The request is for renewal of a special use permit to continue limousine service, which includes the parking of vehicles on-site. Although other businesses within the office park are automobile-related, there appears to be no other storage or service of vehicles in the parking lot. In addition, conditions of approval have not been met for the special use permit, including seven limousines parked in what appear to be parking spaces not striped for such vehicles. Renewal of the special use permit for the limousine service business is not appropriate at this location.

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

The continued use of a limousine service at this location could adversely affect the usability of adjacent or nearby property. The parking area has been restriped a number of times such that parking spaces are difficult to delineate and site circulation is unclear. As the number of parking spaces is not clearly defined in the lot, the limousines may impede the drive aisle. This request could also limit the available parking for other businesses due to the unique dimensions of the limousines and the lack of clarity regarding the number of parking spaces that currently exist in the parking lot.

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

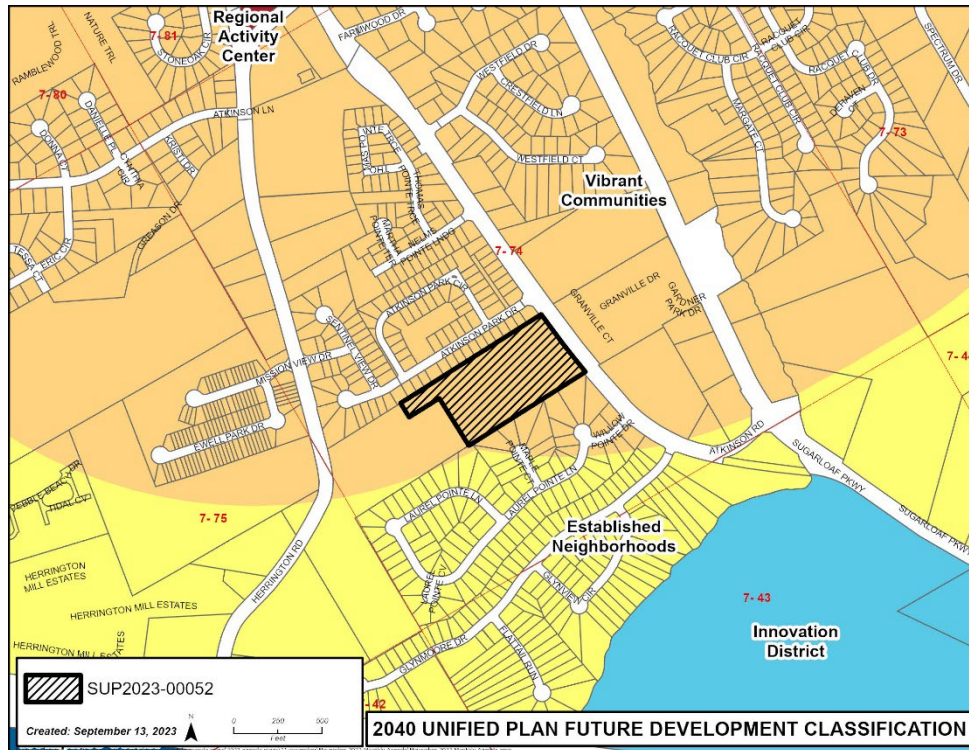
The property has a reasonable economic use as currently zoned.

**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.**

An 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 H).

**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. This Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from primary intersections where activity centers and nodes are located. The site is existing, however allowing the continued use of a non-compliant special use would not provide an appropriate transition from the existing residential development.



**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.**

A special use permit for the limousine service business was approved in 2022. A sunset clause of one year was included as a condition of approval at which time the applicant must apply for renewal or cease operations. The business has been operating without the permit since July 2023. In addition, it appears that several other conditions of approval have not been met, including the parking of seven vehicles on-site, the parking lot not being restriped to properly accommodate the limousines, and a parking plan was not submitted within 60 days of approval. A property constructed to better accommodate the special use would be more suitable for the limousine service business.

## 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 **DENIAL** 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, as Amended)

Approval of a special use permit for Taxi or Limousine Service, subject to the following conditions:

1. The office operations for the taxi or limousine service shall be limited to the 1,590 square foot Suite 106.
2. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
3. The parking of vehicles related to the business shall be limited to six vehicles for rent or hire. The parking area shall be restriped to adequately accommodate these vehicles, subject to the review and approval of the Department of Planning and Development.
4. A parking plan shall be submitted within 30 days of the approval of the special use permit and shall be subject to the review and approval by the Department of Planning and Development.
5. The Special Use Permit shall be valid for a **24** ~~12~~-month period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Previously Approved Resolution (SUP2022-00026)
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Code Enforcement Case Report (CEU2023-11783)
- G. Internal and External Agency Review Comments
- H. Maps

**Exhibit A: Site Visit Photos**



View of limousines and subject building



View of restriped parking area layout



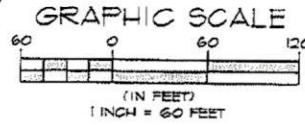
**Exhibit B: Site Plan**

**[attached]**

RECEIVED

8.11.2023

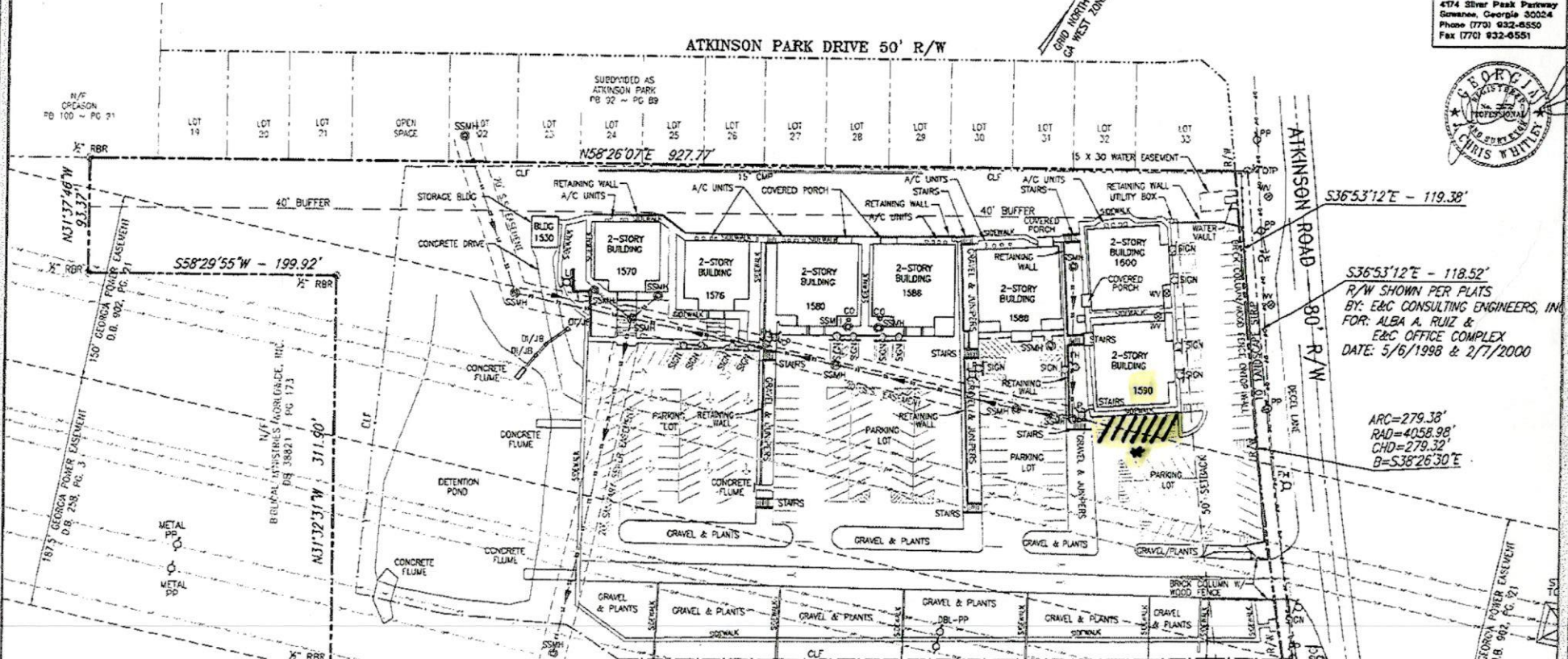
CONDOMINIUM PLAT FOR:  
ATKINSON ARBORS CONDOMINIUM ASSOCIATION, INC.  
LOCATED IN:  
LAND LOT 74 ~ 7th DISTRICT  
GWINNETT COUNTY  
11-30-2004



McFarland-Dyer  
& Associates, Inc.

Land Planning  
Landscape Architecture  
Civil Engineering  
Land Surveyors

4174 Silver Peak Parkway  
Gowanus, Georgia 30024  
Phone (770) 632-8550  
Fax (770) 632-8551



$S36^{\circ}53'12''E - 119.38'$   
 $S36^{\circ}53'12''E - 118.52'$   
R/W SHOWN PER PLATS  
BY: E&C CONSULTING ENGINEERS, INC.  
FOR: ALBA A. RUIZ &  
E&C OFFICE COMPLEX  
DATE: 5/6/1998 & 2/7/2000

ARC=279.38'  
RAD=4058.98'  
CHD=279.32'  
B=S36°26'30"E

LEGEND	
	LITILITY POLE
	GY WIRE
	LIGHT POLE
	FLAG POLE
	FIRE HYDRANT
	SIGN
	JUNCTION BOX
	DROP INLET
	WATER VALVE
	ROOF DRAIN
	CLEAN OUT
	WATER METER
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL
	FENCE LINE
	TREE LINE
	POWER LINE
	WATER LINE
	GAS LINE
	HANDICAP RAMP
	CURBS AND GUTTER

ABBREVIATIONS	
INV	INVERT ELEVATION
CLIP	CLIP
TRANG	COLOCATED METAL PIPE TRANSFORMER
A/C	AIR CONDITIONING UNIT
FPE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCH MARK
POWER	POWER POLE
DOT	DEPT. OF TRANSPORTATION
IRP	IRON PIN FOUND
PLAT	PLAT BOOK
DB	DEED BOOK
N/F	NEW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE

762.85'-557'44"0" TO IRON PIN AT INTERSECTION OF PROPERTY LINE AND LAND LOT LINE, FOR LAND LOTS 74 & 75, THEN "42.22" - S301°17'08" TO LAND LOT CORNER FOR LAND LOTS, 42, 43, 74 & 75.

SUBDIVIDED AS WILLOW POINTE UNIT 2 PG 70 - PG 203

SUBDIVIDED AS WILLOW POINTE UNIT PG 76 - PG 12

\* LIMD PARKING (RESERVED)  
DREAM CLASSIC LIMD

**Exhibit C: Previously Approved Resolution (SUP2022-00026)**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: JULY 26, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of Commissioner Carden, which carried a 5-0 vote, the following Resolution was:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Dream Classic LimousinenLLC, for the proposed use of a Limousine Service, on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on July 26, 2022, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26<sup>th</sup> day of July 2022, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. The office operations for the limousine service shall be limited to the 1,590 square foot Suite 106.
2. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
3. Parking of vehicles related to the business shall be limited to six vehicles for rent or hire. The parking area shall be restriped to adequately accommodate these vehicles, subject to the review and approval of the Department of Planning and Development.
4. A parking plan shall be submitted within 60 days of the approval of the special use permit and shall be subject to the review and approval by the Department of Planning and Development
5. The Special Use Permit shall be valid for a 12-month period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 8/29/2022

ATTEST:

By: Jina M King  
County Clerk/Deputy County Clerk



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

**[attached]**

## Property Manager

---

**From:** Nelson Baba <dreamclassiclimo@gmail.com>  
**Sent:** Friday, August 11, 2023 2:31 PM  
**To:** Property Manager  
**Subject:** Fwd:

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

08.11.2023

Sent from my iPhone

Begin forwarded message:

**From:** JUNIOR OHAYAGA <indeedautosalesllc@gmail.com>  
**Date:** August 11, 2023 at 1:49:41 PM EDT  
**To:** dreamclassiclimo@gmail.com

Letter of Intent from Dream Classic  
Limosine ,

Dear Gwinnett County I would like to request a renewal of my special used permit for a business . I park all my business Limousine vehicles at the premises at 1590 Atkinson road Lawrenceville ga 30043 suit 106. This is a limousine business. The company ,have about 8 stretch limousines park at the office resident.



RECEIVED

7.25.2023

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

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

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

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

*YES*

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

*NO*

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

*YES*

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

*NO*

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

*YES*

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

*NO*

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

**[attached]**

**RECEIVED**

7.25.2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DREAM CLASSIC LIMOUSINE</u>	NAME: <u>ATKINSON ARBAN LLC</u>
ADDRESS: <u>1590 ATKINSON RD</u>	ADDRESS: <u>1590 ATKINSON RD</u>
<u>Suit 106</u> CITY: <u>LAWRENCEVILLE GA 30043</u>	CITY: <u>LAWRENCEVILLE GA</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770.3306865</u>	PHONE: <u>770.3306865</u>
EMAIL: <u>DREAMCLASSICLIMO@gmail.com</u>	EMAIL:
CONTACT PERSON: <u>NELSON BABA</u> PHONE: <u>770-3306865</u>	
CONTACT'S E-MAIL: <u>DREAMCLASSICLIMO@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).

<u>TENANT</u>	<b>APPLICANT IS THE:</b>
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
	<input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1 (C)</u>	BUILDING/LEASED SQUARE FEET: <u>1590 (suit 106)</u>
PARCEL NUMBER(S): <u>L.7074582</u>	ACREAGE: <u>7.42</u>
ADDRESS OF PROPERTY: <u>1590 ATKINSON RD SUIT 106</u>	
SPECIAL USE REQUESTED: <u>LIMO/TAXI BUSINESS</u>	

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

RECEIVED

7.25.2023

**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.

Nelson Baba 07/10/23  
Signature of Applicant Date

NELSON BABA Owner.  
Type or Print Name and Title

Gregory A Brown 7/13/23  
Signature of Notary Public Date

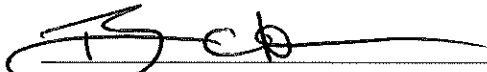
**Gregory A Brown  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Commission Expires  
10/06/2026**  
Notary Seal

RECEIVED

7.25.2023

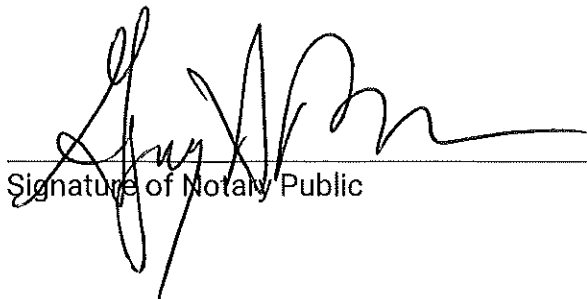
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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

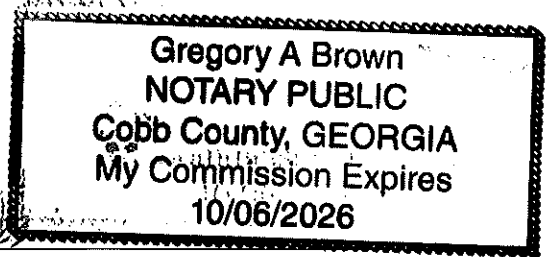
  
\_\_\_\_\_  
Signature of Property Owner

7-13-23  
\_\_\_\_\_  
Date

BRIAN ROCKWELL PROPERTY MANAGER  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

7/13/23  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

RECEIVED

7.25.2023

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

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

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

**PARCEL I.D. NUMBER:** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
(Map Reference Number)                      District                      Land Lot                      Parcel

7074585

*Nelson Barber*

07/13/23

Signature of Applicant

Date

NELSON BARBER OWNER

07/13/23

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)

*Kathleen M Lyles*  
NAME

*TSA*  
TITLE

*7/13/23*  
DATE

Verified  
*1586 ATKINSON RD*  
Parcel # *R 7074 578*

*Per Nelson Barber  
Address Request*

**Exhibit F: Code Enforcement Case Report (CEU2023-11783)**

**[attached]**

**CASE NUMBER : CEU2023-11783**

<b>PRIMARY ADDRESS:</b>	1590 ATKINSON RD STE. 106, LAWRENCEVILLE, GA 30043
<b>PARCEL:</b>	7074 581
<b>RECEIVED DATE:</b>	10/24/2023
<b>APPLICATION STATUS:</b>	RINSP
<b>DESCRIPTION:</b>	inspect property to ensure they are in compliance with previous SUP conditions. SUP2022-00026.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
ATKINSON ARBORS LLC	1590 ATKINSON RD	LAWRENCEVILLE, GA, 30043-5600

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP

Phone:

**COMMENTS**

View ID	COMMENTS	DATE
MDMARTINEZ	Spoke over the phone with (770) 330-6865 Nelson Baba: He stated 1 of the vehicles does not work, he would have it removed today. Did inform him SUP only allowed them 6 business vehicles he understood	11/14/2023

**INSPECTIONS**

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	10/25/2023	11/8/2023	11/14/2023	Extension Granted	Melanie Martinez	No answer from business owner. 7 business vehicles
Initial Inspection	10/25/2023	10/25/2023	10/25/2023	Field Official Notice	Melanie Martinez	Per SUP 6 vehicles related to business- at time of inspection observed 7 limousines. Knocked on door no answer posted nov and copy of sup. Business owner (770) 330-6865 Nelso Baba dreamclassiclmo@gmail.com will make contact

**WORKFLOW HISTORY**

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement Intake	10/24/2023	10/24/2023	10/24/2023	Complaint Accepted	Thor Neff	

**VIOLATIONS**

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS

**CITATIONS**

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE

**DOCUMENTS**

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
COMPLAINT/ SUP DOCUMENTS	FW code enforcement violations at 1590 Atkinson Rd Suite 106.msg		TDNEFF	10/24/2023 7:38:11 AM
photo_20231025_100747_000.jpg	photo_20231025_100747_000.jpg	7 limousines	MDMARTINEZ	10/25/2023 10:07:51 AM



**CASE NUMBER : CEU2023-11783**

**CASE NUMBER : CEU2023-11783**

photo_20231025_100826_000.jpg	photo_20231025_100826_000.jpg	front	MDMARTINEZ	10/25/2023 10:08:29 AM
photo_20231025_101245_000.jpg	photo_20231025_101245_000.jpg	nov	MDMARTINEZ	10/25/2023 10:12:48 AM
photo_20231025_101426_000.jpg	photo_20231025_101426_000.jpg	ste 106	MDMARTINEZ	10/25/2023 10:14:30 AM
photo_20231114_093228_000.jpg	photo_20231114_093228_000.jpg	business vehicles	MDMARTINEZ	11/14/2023 9:32:33 AM

**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		10.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00052	
Case Address:		1590 Atkinson Road, Lawrenceville, 30043	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<b>YES</b>
		<input type="checkbox"/>	<b>NO</b>
1	Atkinson Road is a major collector. ADT = 4,223.		
2	265-feet to the nearest transit facility (#2334777) Atkinson Road and Willow Pointe Drive.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>
		<input checked="" type="checkbox"/>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021

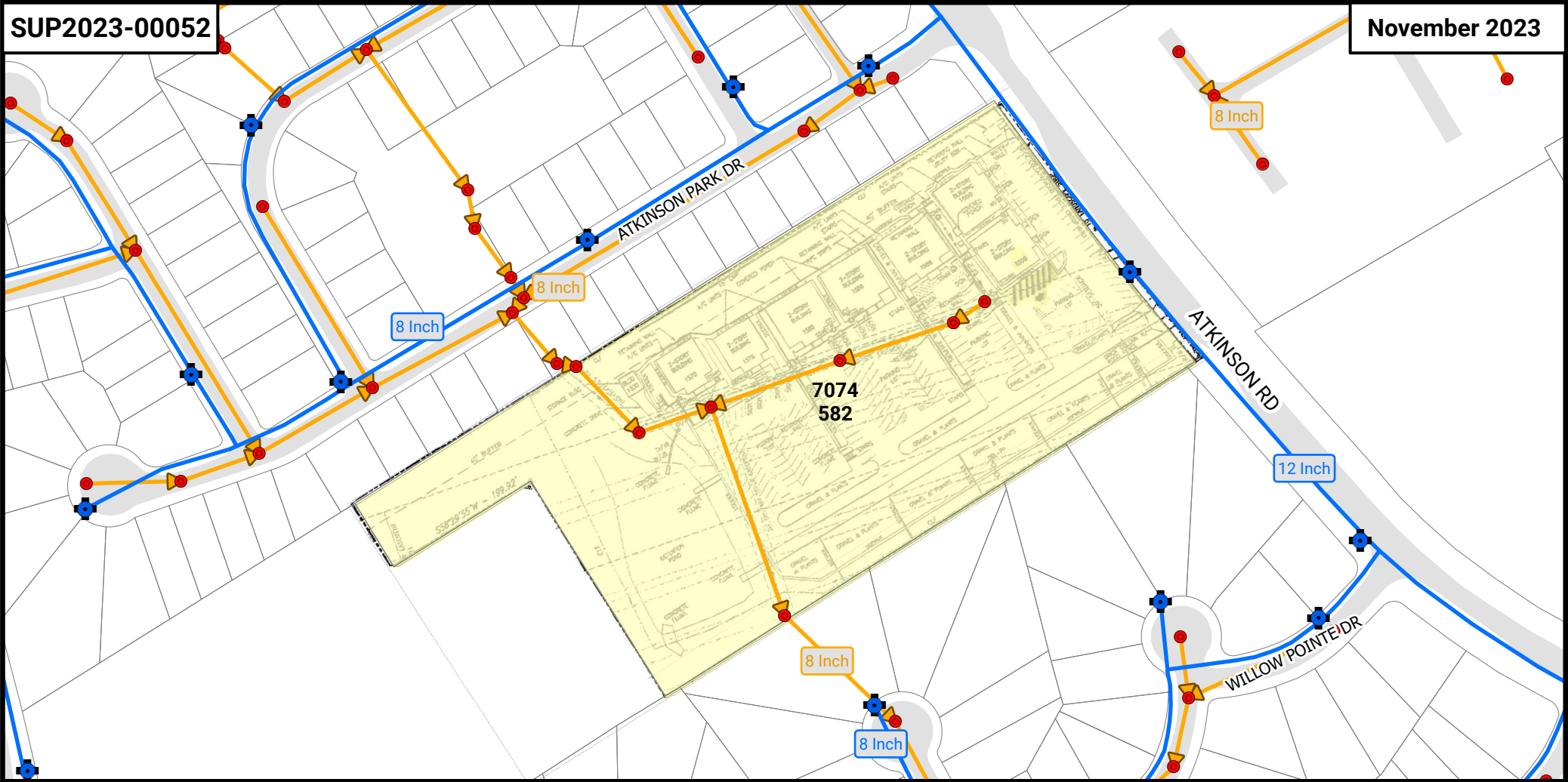


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>			
Case Number:		SUP2023-00052			
Case Address:		2590 Atkinson Rd			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public sewer.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

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

Revised 7/26/2021

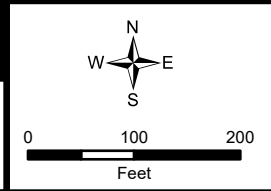


LEGEND

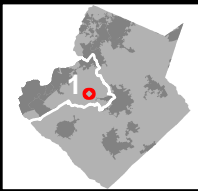
- Water Main
- Manhole
- Hydrant
- Sewer Collector

2590 Atkinson Rd  
M-1

# Water & Sewer Utility Map



LOCATION



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

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility 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 H: Maps**

**[attached]**

ATKINSON PARK CIR

ATKINSON PARK CIR

GRANVILLE CT

ATKINSON PARK DR

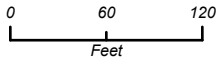
ATKINSON RD

MAPLE POINTE CT

LAUREL POINTE LN

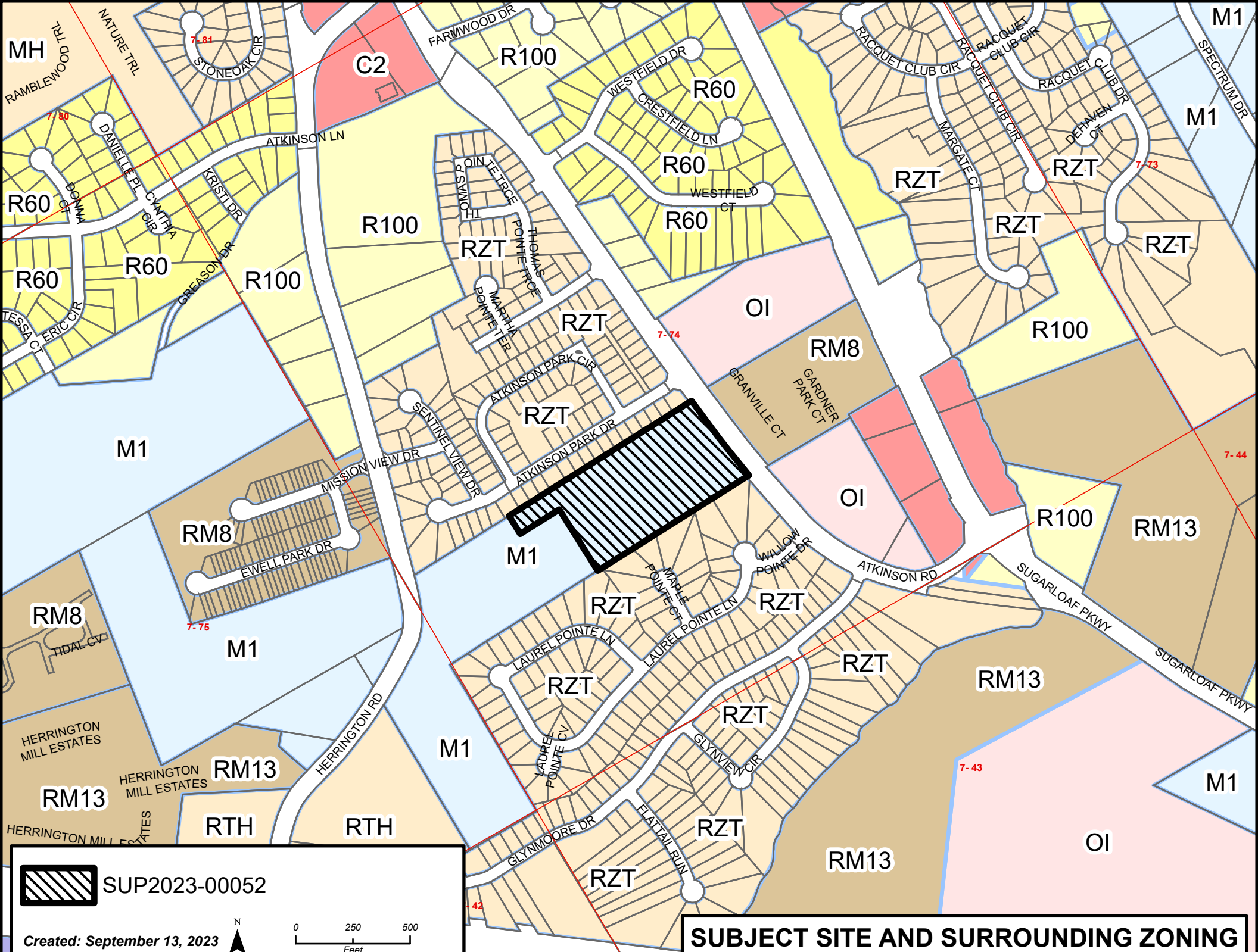
 SUP2023-00052


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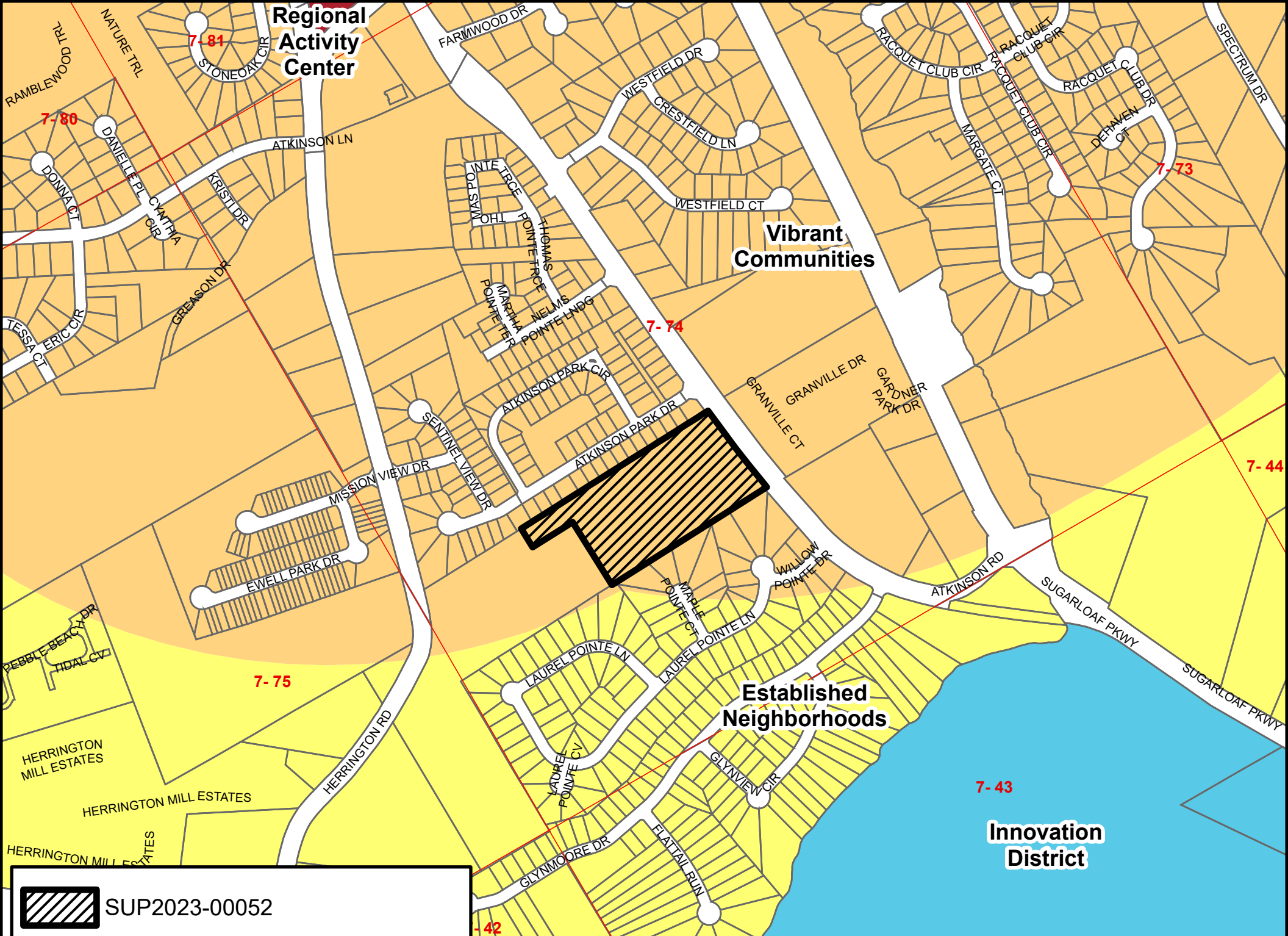
 SUP2023-00052

Created: September 13, 2023

 N



**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2023-00052

Created: September 13, 2023  

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**