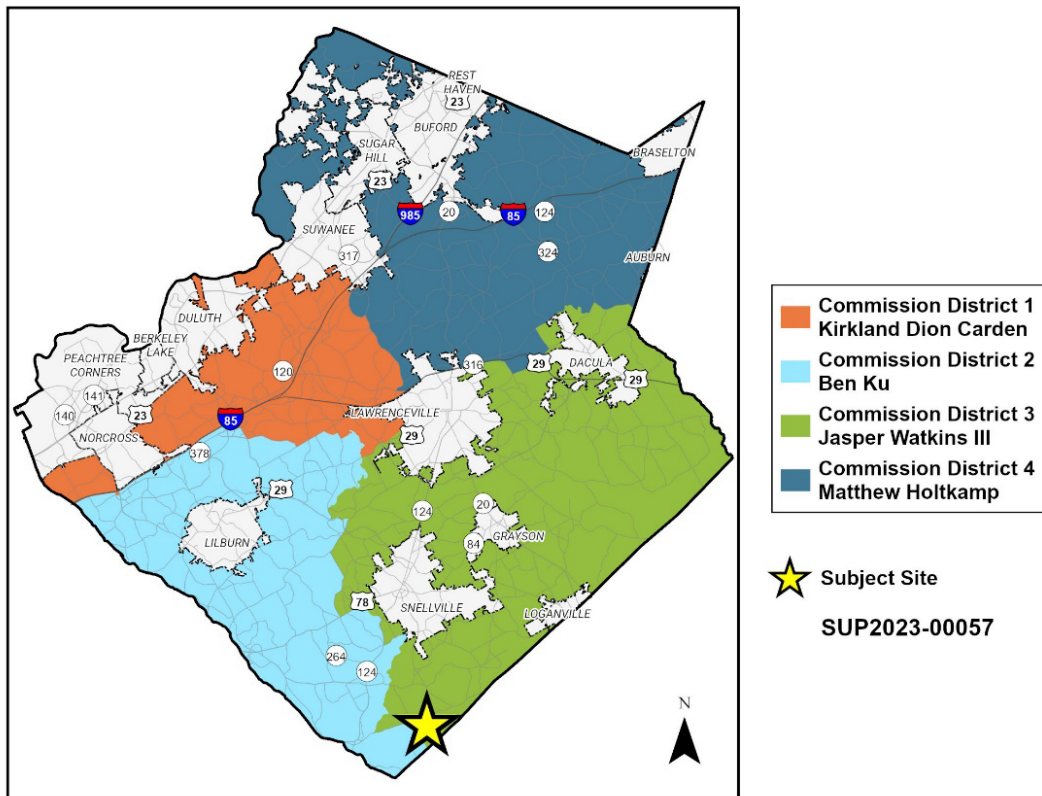


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00057
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 3336 Lee Road
Map Number: R4321 042
Site Area: 3.14 acres
Proposed Development: Personal Care Home (Renewal)
Commission District: District 3 – Watkins
Character Area: Suburban Estate Living

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Nadion Burton
3336 Lee Road
Snellville, GA 30039

Owners: Nadion Burton
3336 Lee Road
Snellville, GA 30039

Contact: Nadion Burton

Contact Phone: 973.464.8947

Zoning History

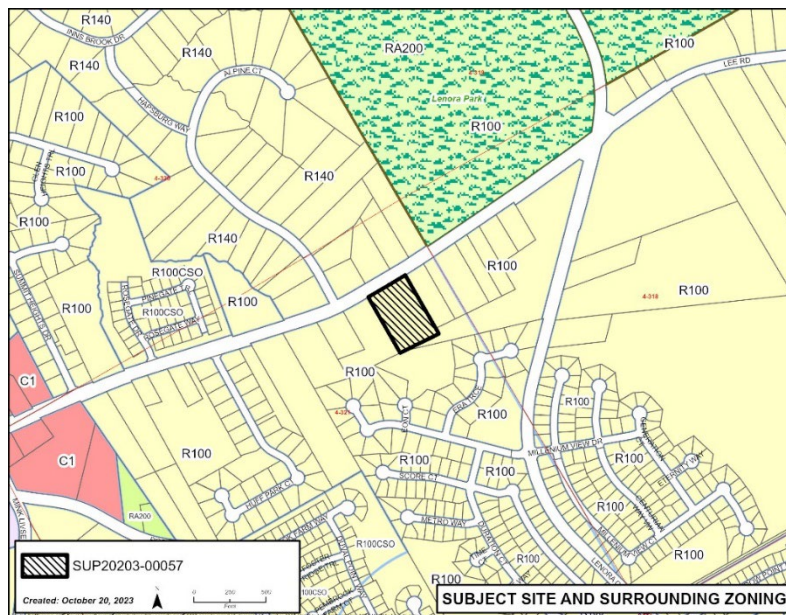
The subject property is zoned R-100 (Single-Family Residence District). As part of an areawide rezoning, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 in 1973. In 2021, a special use permit for a family personal care home was approved, pursuant to SUP2021-00046. This application is a renewal request of this special use permit.

Existing Site Condition

The subject property is a 3.14-acre parcel located on the south side of Lee Road. The property is developed with an 1,885 square foot single-family residence, built in 1979. There are several mature trees located around the perimeter of the property, including along the Lee Road frontage which partially screens the residence from the street. The site is accessed by a single paved driveway along Lee Road. The property is generally flat, gently rising from west to east by approximately six feet. There are no sidewalks along this portion of Lee Road. The nearest Gwinnett County Transit stop is approximately 5.9 miles from the subject property.

Surrounding Use and Zoning

The subject property is located in a low-density residential area and primarily is surrounded by single-family residences. Single-family residences are located to the east, north, and west along Lee Road. Open space belonging to the Millenium West Place subdivision and a place of worship are located to the south of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Personal Care Home	R-100	0.32 units per acre
North	Single-Family Residential	R-140	0.72 units per acre
East	Single-Family Residential	R-100	0.67 units per acre
South	Single-Family Residential Place of Worship	R-100	1.68 units per acre N/A
West	Single-Family Residential	R-100	0.40 units per acre

Project Summary

The applicant requests a renewal of a special use permit for a family personal care home, including:

- An approximately 1,885 square foot single-family residence containing three bedrooms and three bathrooms.
- Access provided via a driveway onto Lee Road.
- Care for three geriatric clients.
- Two staff members working on rotating 12-hour shifts.
- There have been no code enforcement violations on the property since the previous 2021 special use permit approval. Therefore an additional sunset period is not included in the staff recommended conditions

Zoning and Development Standards

The applicant is requesting renewal of a special use permit to operate a family personal care home on a property zoned R-100 (Single-Family Residence District). 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 40'	>50'	YES
Side Yard Setback	25' two yards	>10'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size (Personal Care Home)	Minimum 1 acre	3.14	YES
Resident Number (Personal Care Home)	Maximum 8 Residents	3	YES
Off-Street Parking (Personal Care Home)	Minimum 1 Spaces Maximum 2 Spaces	2 Parking Spaces	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to 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 is surrounded by single-family residences. Multiple single-family residences along Lee Road have been approved to operate personal care homes and community living arrangements. Therefore, the request to renew the special use permit would be suitable in view of the use and development of adjacent and nearby property.

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

Adjacent and nearby properties have been approved to operate similar personal care homes or community living arrangements. This request for a renewal of a personal care home is not adding a new use to the area. The applicant is continuing to use the existing residence and is not proposing any additions or changes to the property. This request will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

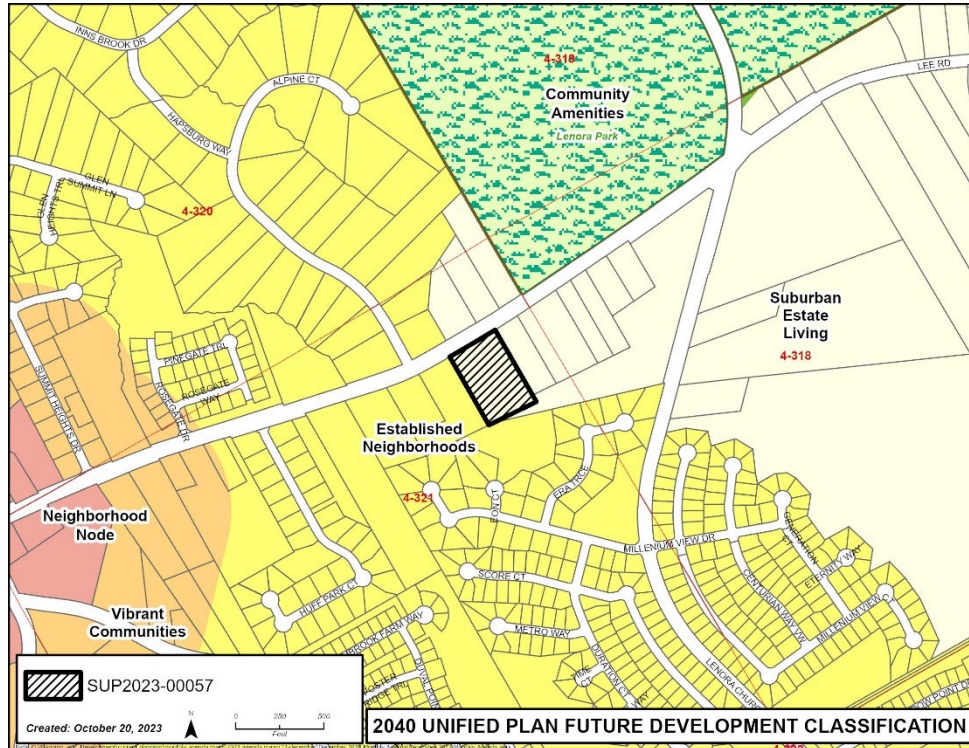
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A slight increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request 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 subject property is located within the Suburban Estate Living Character Area. This area includes areas where there is a desire to preserve the historical and agricultural character so that new development is low in intensity and consists primarily of large residential lots and executive-style housing. These areas have less intense infrastructure, such as less sewer service and road capacity, and are more suitable for large lot residential development.

The proposed use will remain within the existing residence on the property with no exterior renovations or alterations. A personal care home with three clients will not detract from the character of the area. The proposed special use permit renewal is 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.

This request is a renewal for a personal care home with no proposed changes from the previous special use permit approval in 2021. The property and its surrounding area are low density residential with a cluster of personal care homes along this stretch of Lee Road. This property goes above the minimum acreage requirements for personal care homes, at 3.14 acres compared to the minimum one acre. Since 2021, there have been no code enforcement violations on the property and prior zoning conditions have been followed. Renewal of this special use permit would allow three geriatric individuals to continue living in a residential environment.

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 personal care home subject to the following conditions:

1. Limited to a state-licensed personal care home (family), providing residence and care for a maximum of three individuals (clients) residing in the home.
2. Exterior signage advertising the family personal care home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style and compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Resolution SUP2021-00046
- 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 Lee Road facing east



View of Lee Road facing west



View of the driveway facing south from Lee Road



View of the existing residence

Exhibit B: Site Plan

[attached]

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6/12/2023

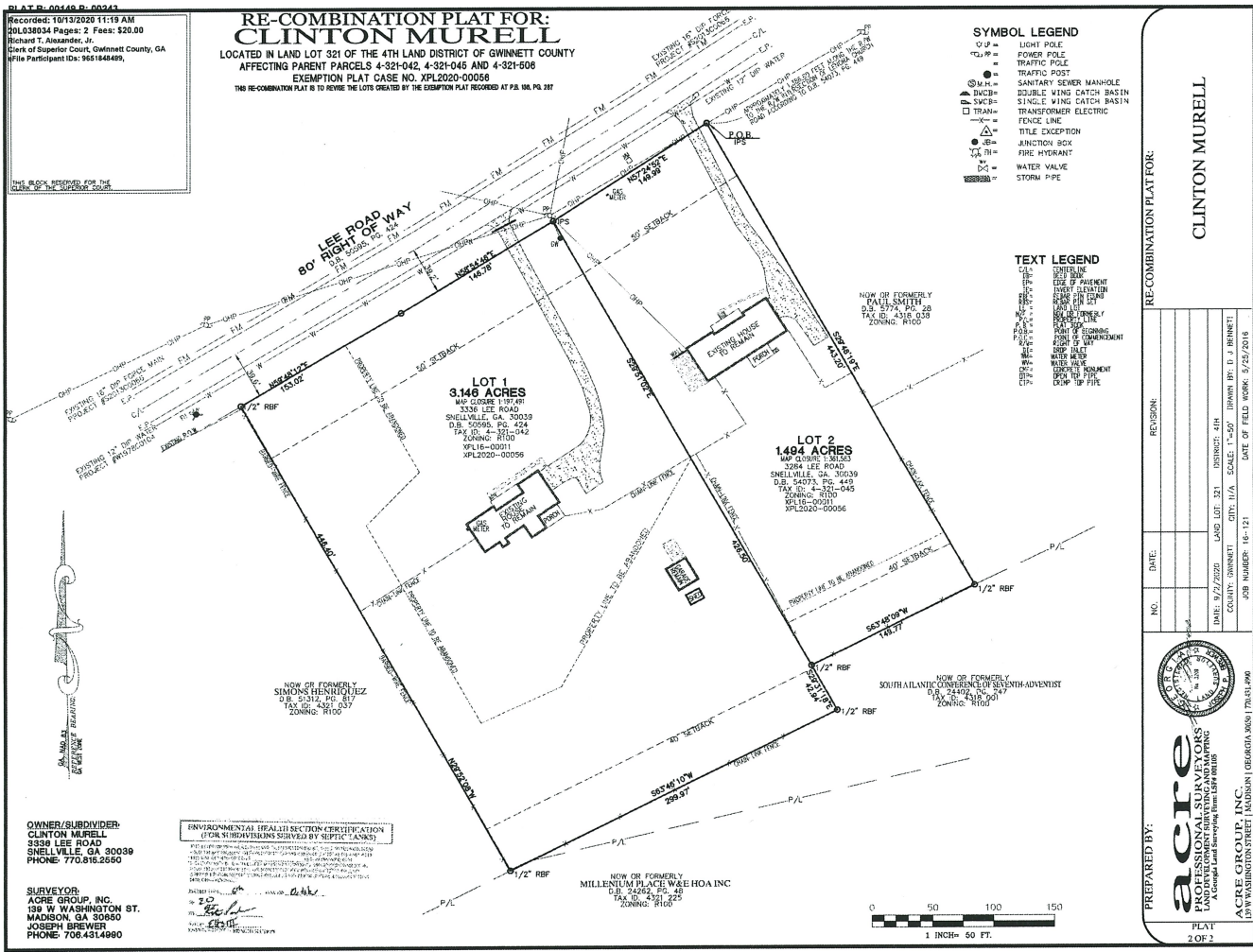


Exhibit C: SUP2021-00046 Resolution

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 24, 2021

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 Watkins, which carried 5-0, the following Resolution was adopted:

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 Nadion Burton for the proposed use of Personal Care Home 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 August 24, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 24th day of August 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Limited to a state-licensed personal care home (family), providing residence and care for a maximum of four individuals (clients) residing in the home.
2. Exterior signage advertising the family personal care home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. The Special Use Permit shall be valid for no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/23/2021

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



**EXHIBIT A
LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 321 of the 4th District, Gwinnett County, Georgia and being approximately 3.146 acres, as shown on Re-Combination Plat for Clinton Murell dated October 6, 2020, prepared by Joseph Brewer, R.L.S No. 3209, of Acre Group, Inc., recorded on October 13, 2020 in Plat Book 149, Page 243, Gwinnett County, Georgia Records, which Plat is hereby incorporated by reference for a more complete description herein. Said property is known as 3336 Lee Rd, Snellville, Georgia 30039, according to the present system of numbering.

Also Known By Street and Number: **3336 Lee Rd, Snellville, GA 30039**

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

[attached]

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6/12/2023

NADION BURTON
3336 LEE ROAD
SNELLVILLE GA 30039

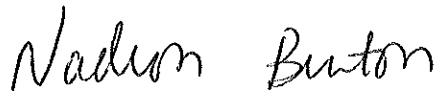
TO WHOM THIS MAY CONCERN:

I am intending to establish a family style Personal Care Home to house 3 clients at the above address. This house will be home to members of the geriatric community allowing them an opportunity to be a part of the community.

The home is located on over 2 acres of land with 3 bedrooms and 3 bathrooms and has at least 4 parking spaces.

We will have 2 staff members working on a rotating shift of 12 hours.

Sincerely,



Nadion Burton

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6/12/2023

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:

YES

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

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

YES

- (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:

YES

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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6/12/2023

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>NADION BURTON</u>	NAME: <u>NADION BURTON</u>
ADDRESS: <u>3336 LEE RD</u>	ADDRESS: <u>3336 LEE RD</u>
CITY: <u>SNEELVILLE GA</u>	CITY: <u>SNEELVILLE</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>973-464-8947</u>	PHONE: <u>973-464-8947</u>
CONTACT PERSON: <u>NADION BURTON</u> PHONE: <u>973-464-8947</u>	
CONTACT'S E-MAIL: <u>HORIZONCARELLC1@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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>1885</u>
PARCEL NUMBER(S): <u>4321-042</u>	ACREAGE: <u>3.146</u>
ADDRESS OF PROPERTY: <u>3336 LEE ROAD SNEELVILLE GA 30039</u>	
SPECIAL USE REQUESTED: <u>FAMILY PERSONAL CARE HOME</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6/12/2023

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.

Nadion Burton

Signature of Applicant

5/15/2023

Date

NADION BURTON / APPLICANT

Type or Print Name and Title

[Signature]

Signature of Notary Public

MAY 15th 2023

Date

Ewan Williamson
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/25/2023

Notary Seal

RECEIVED

6/12/2023

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.

Nadim Burton

Signature of Property Owner

5/15/2023

Date

NADIM BURTON / PROPERTY OWNER

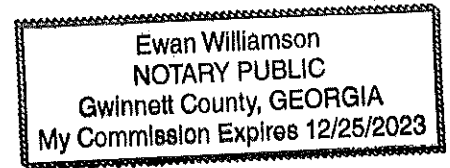
Type or Print Name and Title

[Signature]

Signature of Notary Public

MAY 15th 2023

Date



Notary Seal

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6/12/2023

**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.

Nadion Burton

Signature of Applicant

NADION BURTON

Type or Print Name

5/15/2023

Date

Signature of Notary Public

Date

Notary Seal

Ewan Williamson
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/25/2023

RECEIVED

6/12/2023

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: R 4321 042 - _____ - _____
(Map Reference Number) District Land Lot Parcel

Nadion Burton 5/16/2023
Signature of Applicant Date

NADION BURTON/APPLICANT
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 TSA II
NAME TITLE

5/16/2023
DATE

RECEIVED

6/12/2023

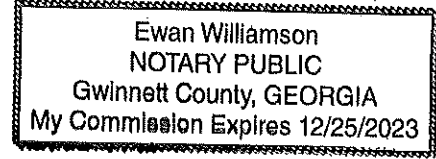
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

NADION BURTON 5/15/2023 NADION BURTON/APPLICANT
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 5/15/2023
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 NADION BURTON
YOUR NAME

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

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

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

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		11.08.23	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00057	
Case Address:		3336 Lee Road, Snellville, 30039	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lee Road is a major collector. ADT = 1,986.		
2	5.9 miles to the nearest transit facility located at Wisteria Drive and East Main Street (SR 10).		
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

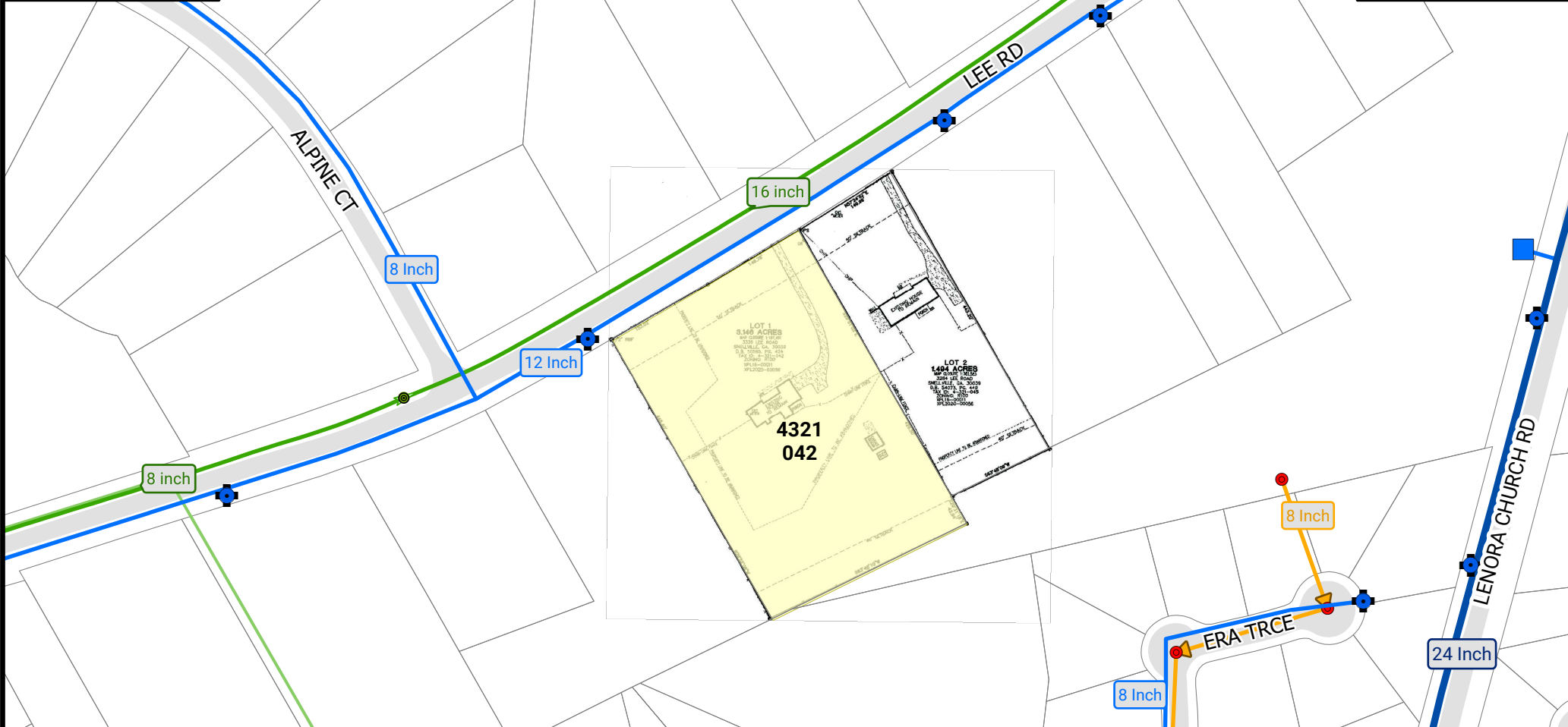


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**







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:		SUP2023-00057			
Case Address:		3336 Lee Rd			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	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 on septic and will remain on septic.				
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

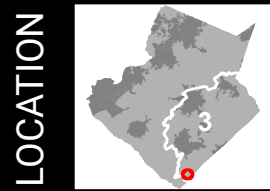
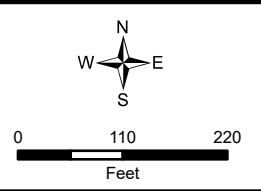


LEGEND

	Master Vault		Manhole
	Water Main		Sewer Collector
	Hydrant		Sewer Force Main

3336 Lee Rd
R-100

Water & Sewer Utility Map



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 on septic and will remain on septic.

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]



ALPINE CT

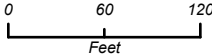
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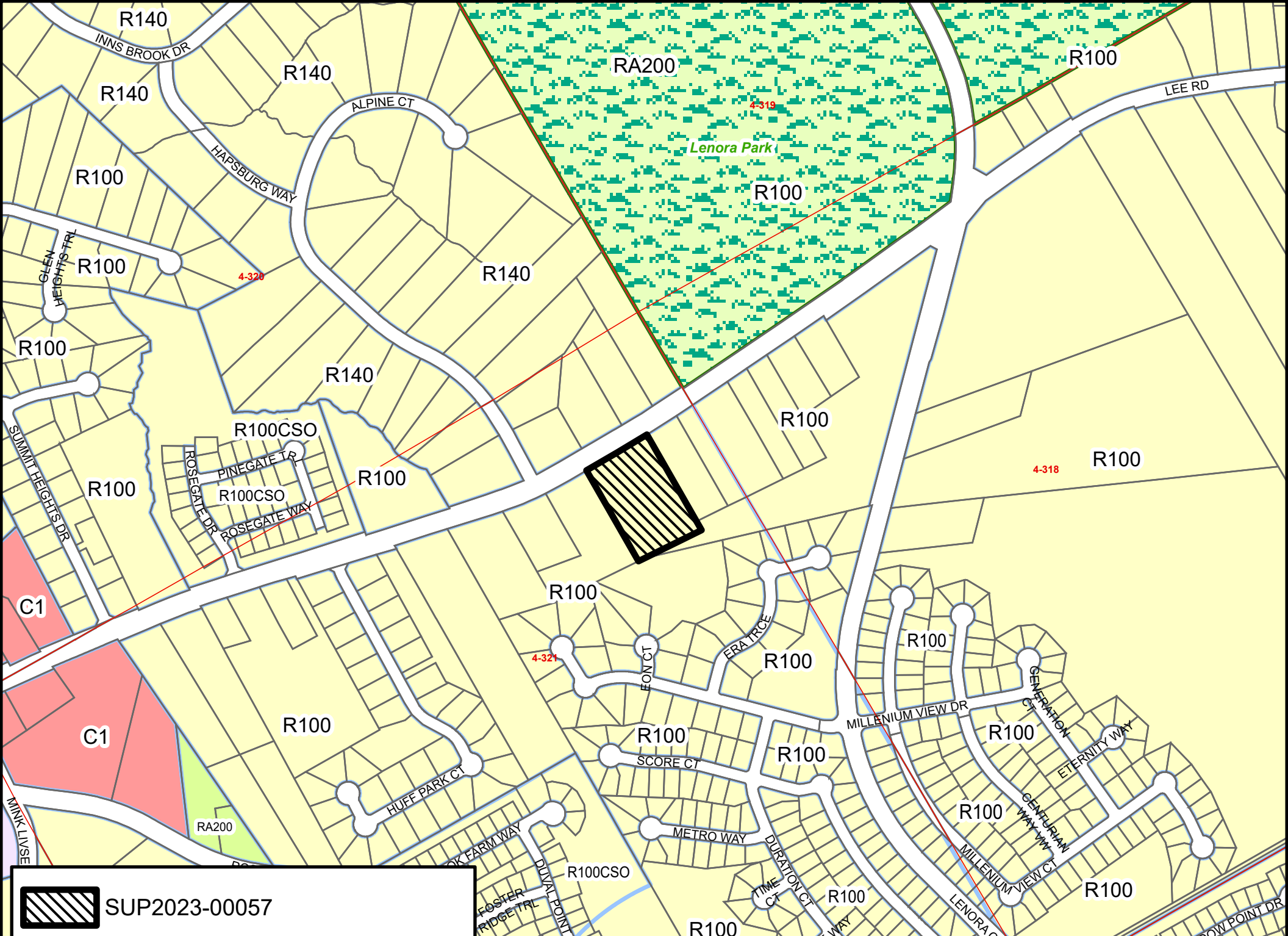
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SUP2023-00057

Created: October 20, 2023



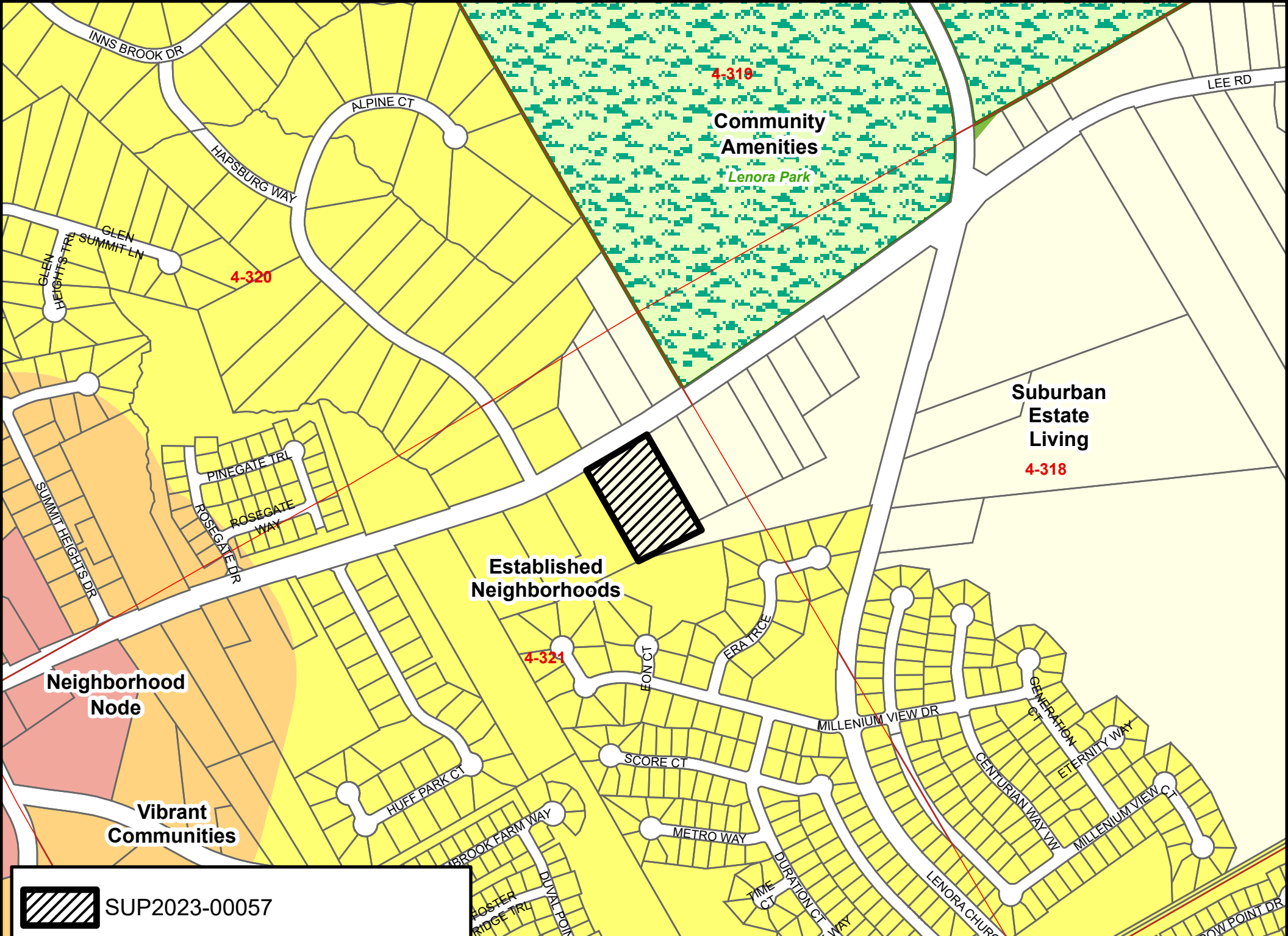


 SUP2023-00057

Created: October 20, 2023

0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00057

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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION