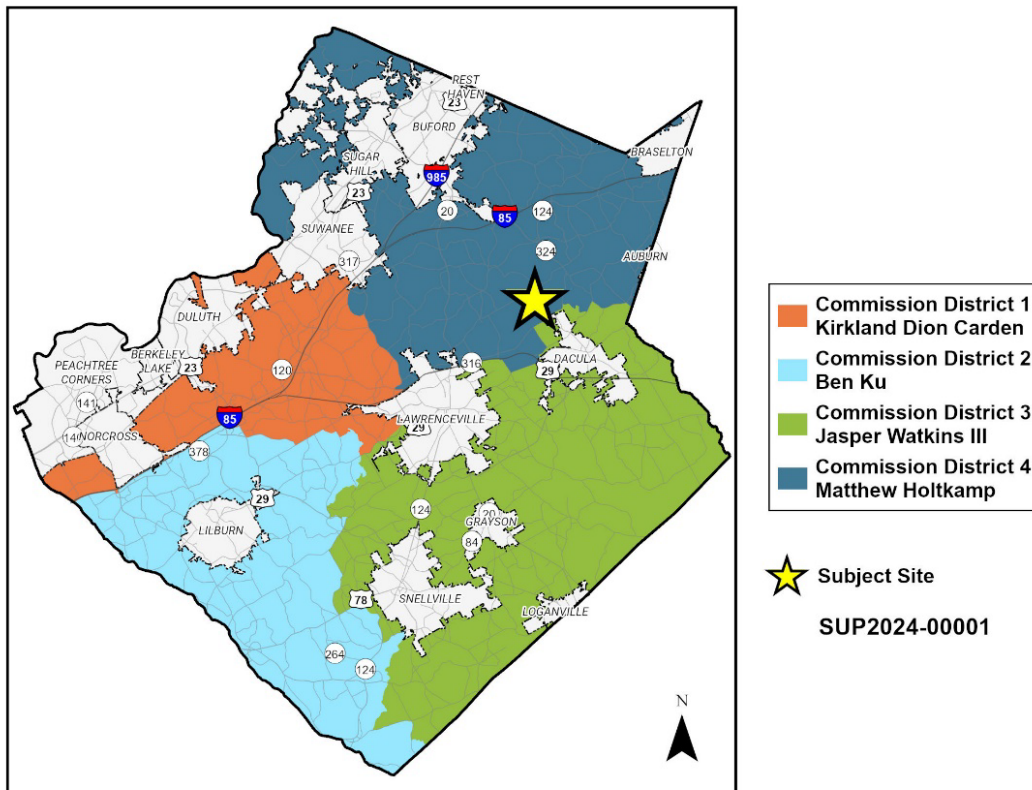


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2024-00001  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Special Use Permit  
**Additional Request:** Variance  
**Address:** 2848 Old Peachtree Road  
**Map Number:** R7022 017  
**Site Area:** 1.26 acres  
**Proposed Development:** Personal Care Home  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Emerging Suburban

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 1/2/2024**  
**Board of Commissioners Advertised Public Hearing Date: 1/23/2024**

**Applicant:** Todd Spencer  
300 Lucinda Court  
Marietta, GA 30064

**Owners:** Miata Ferraro Kanneh  
2848 Old Peachtree Road  
Dacula, GA 30019

**Contact:** Todd Spencer

**Contact Phone:** 404.277.5206

### Zoning History

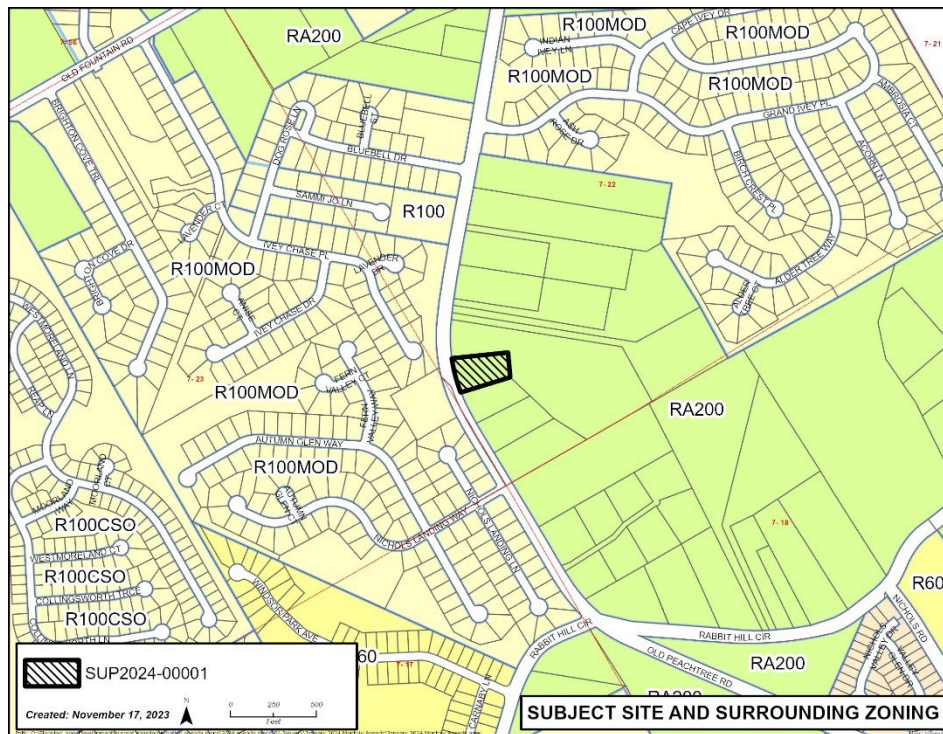
The subject property is zoned RA-200 (Agriculture-Residence District). There are no prior zoning requests on file for this property.

### Existing Site Condition

The subject property is a 1.26-acre parcel located along Old Peachtree Road, north of its intersection with Rabbit Hill Road. The property is developed with an approximately 2,500 square foot single-family residence, built in 1986. The property is mostly clear with no mature trees located on the lot. The site is accessed by a driveway from Old Peachtree Road. Concrete block posts span the property frontage and are attached to a six-foot-tall wooden fence located along each side of the property. The site slopes downward from west to east by approximately 24 feet. There are no sidewalks along this portion of Old Peachtree Road. The nearest Gwinnett County Transit stop is approximately 5.5 miles from the subject property.

### Surrounding Use and Zoning

The subject property is located in a low-density residential area, surrounded by single-family detached residences. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Personal Care Home	RA-200	0.79 units per acre
North	Single-Family Residential	RA-200	0.10 units per acre
East	Single-Family Residential	RA-200	0.10 units per acre
South	Single-Family Residential	RA-200	0.78 units per acre
West	Single-Family Residential	R-100MOD	0.50 units per acre

### Project Summary

The applicant requests a special use permit for a 1.26-acre property for a Personal Care Home, including a 2,000 square foot addition to the existing 1,400 square foot home.

- An approximately 4,400 square foot single-family home containing four bedrooms with two beds in each room, and two full bathrooms for clients.
- Renovations to the existing residence.
- Accommodations for eight elderly clients in need of assistance with daily living.
- Access provided via a driveway from Old Peachtree Road.
- One property owner residing on-site with one or two additional staff members who will work 12-hour shifts.
- Expansion of the existing driveway for five parking spaces including one ADA required space.
- An existing unfinished fence in the front yard with 6-foot-tall concrete block posts to be completed by the applicant which requires a variance.

### Zoning and Development Standards

The applicant is requesting a Special Use Permit for a personal care home in RA-200 (Agriculture-Residence 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'	25'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 20'	>20'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size (Personal Care Home)	1 Acre	1.26 Acres	YES
Resident Number (Personal Care Home)	Maximum 8 Residents	8 Residents	YES
Off-Street Parking	Minimum 2 Spaces Maximum 4 Spaces	5 Spaces	NO*

\* The proposed site plan contains one more space in the parking lot than is permitted. Parking will need to be reconfigured, if approved.

## Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 230-80.1 – Height of Fencing or Walls

**Except as provided in Section 230-80.2, no wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 8 feet in height in the balance of the yard.**

The applicant is requesting a variance to allow a six-foot-tall fence within the required front building setback.

## 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 on large lots and within subdivisions. Although there is a personal care home within a mile of the property, the use serves fewer clients with no alterations to the site. The proposal would be introducing an 8-person personal care home in a neighborhood where similarly sized related uses do not exist. A personal care home of this size with a small parking lot does not maintain the residential character of the area. Therefore, this use would not be suitable in view of the use and development of adjacent and nearby properties.

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

This development would bring a significant change to the surrounding area. The residence is proposed to be extensively modified which includes an addition to enlarge the living area for the clients. The proposed personal care home also includes a parking lot in the front yard which

does not maintain the residential character of the area. Several personal care homes have been approved in the surrounding area. However, they did not include substantial alterations to the residence and site. The proposed special use would 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.**

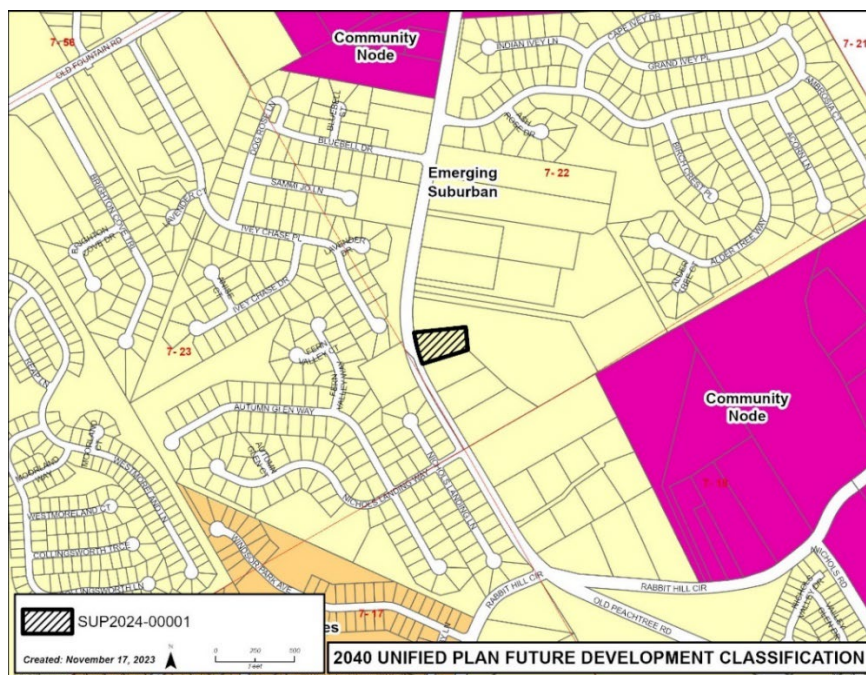
The property has a reasonable economic use as currently zoned.

**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.**

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 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 Emerging Suburban Character Area. Emerging Suburban designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. While not specifically mentioning personal care homes, the character area prioritizes low-density residential and large lot residential. The addition of eight clients in one home would be a divergence from the single-family residential nature of the area. Therefore, the proposed special use permit is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The proposed personal care home proposes significant additions and modifications to the existing single-family residence on the property. Those changes, along with the proposed five-space parking lot, would be more appropriate in a commercial or institutional area rather than in a low-density single-family residential area. A personal care home serving fewer clients without extensive alterations to the home and site would be more appropriate for this location.

**Variance Request Analysis:** The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to allow for a six-foot-tall fence within the required front building setback. The existing unfinished fence was found to be in violation of the UDO during the staff site visit for this special use permit request. While this request may be minor, the variance does circumvent the intent of the UDO warranting denial of the request.

### **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.

In addition, staff recommends **DENIAL** of the following variance:

1. A variance to allow six-foot-tall concrete posts and a fence within the front building setback.

### **Staff Recommended Conditions**

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval a personal care home subject to the following conditions:

1. Limited to a state-licensed personal care home, 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. Required parking shall be accommodated within the general area of the existing driveway and parking area.
4. 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 the building permit.

## 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 **DENIAL** of the special use permit request.

In addition, the Planning Commission recommends **DENIAL** of the following variance request:

1. A variance to allow six-foot-tall concrete posts and a fence within the front building setback.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- 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 front of property



View of Old Peachtree Road facing north and front of property



View of Old Peachtree Road facing south and neighboring property



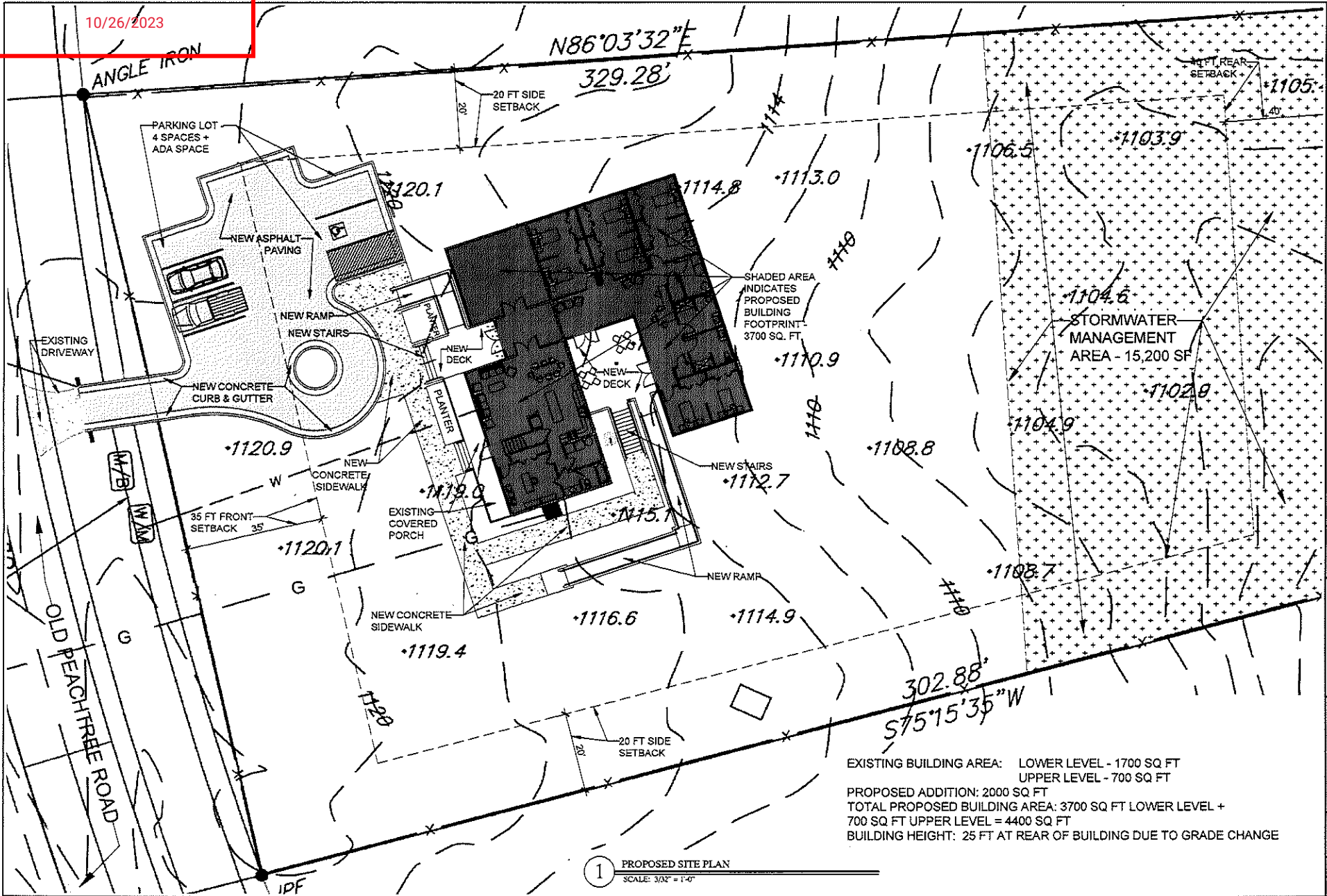
View of rear of existing residence

**Exhibit B: Site Plan**

**[attached]**

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EXISTING BUILDING AREA: LOWER LEVEL - 1700 SQ FT  
UPPER LEVEL - 700 SQ FT  
PROPOSED ADDITION: 2000 SQ FT  
TOTAL PROPOSED BUILDING AREA: 3700 SQ FT LOWER LEVEL +  
700 SQ FT UPPER LEVEL = 4400 SQ FT  
BUILDING HEIGHT: 25 FT AT REAR OF BUILDING DUE TO GRADE CHANGE

1 PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"

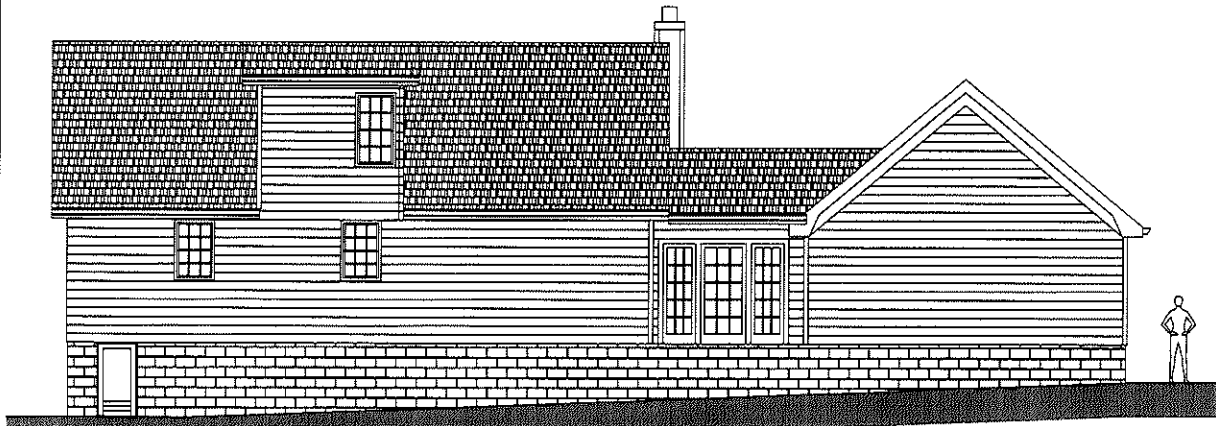
REVISIONS:	
PROJECT NAME:	CARING HANDS OF DACULA - ADDITION & RENOVATION
	2848 OLD PEACHTREE ROAD, DACULA, GA 30019
DESIGN PHASE:	PRELIMINARY DRAWINGS
	GTS CONSULTING LLC 300 LICHEN RD CT NW MARIETTA, GA 30064 (404) 270-2228
DRAWN BY:	G. TODD SPENCER ARCHITECT
DRAWING NO:	A-S2
DATE:	10/25/23
SHEET	3 OF 9

**Exhibit C: Building Elevations**

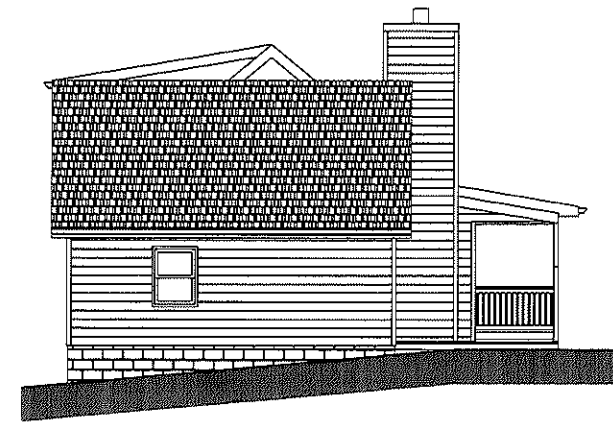
**[attached]**

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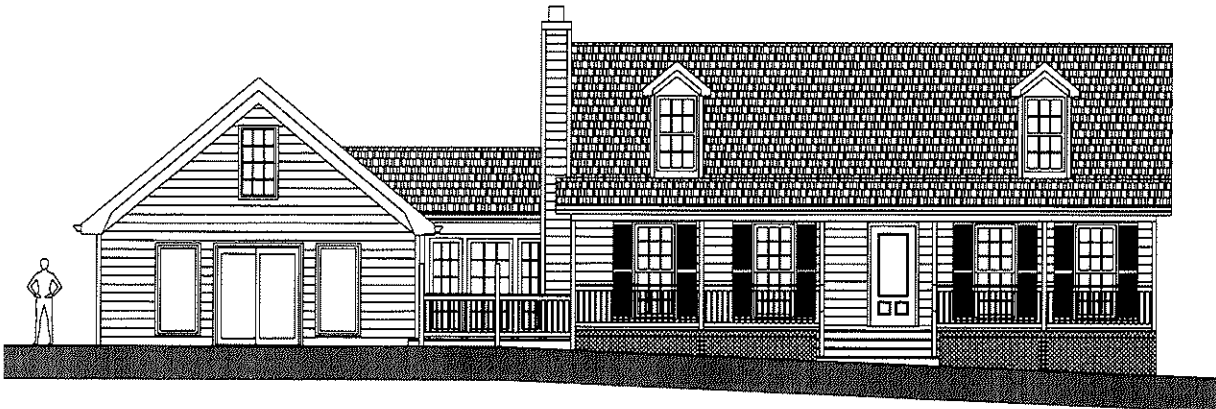
10/26/2023



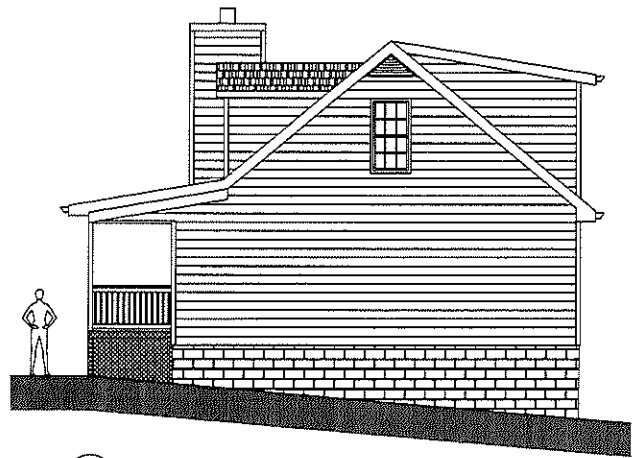
2 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:


PROJECT NAME:  
**CARING HANDS OF DACULA - ADDITION & RENOVATION**  
2848 OLD PEACHTREE ROAD, DACULA, GA 30019

DESIGN PHASE:  
PRELIMINARY DRAWINGS

GTS CONSULTING LLC  
200 LINDBERG CT NW  
MARIETTA, GA 30064  
(404) 777-0206



DRAWN BY:  
G. TODD SPENCER  
ARCHITECT



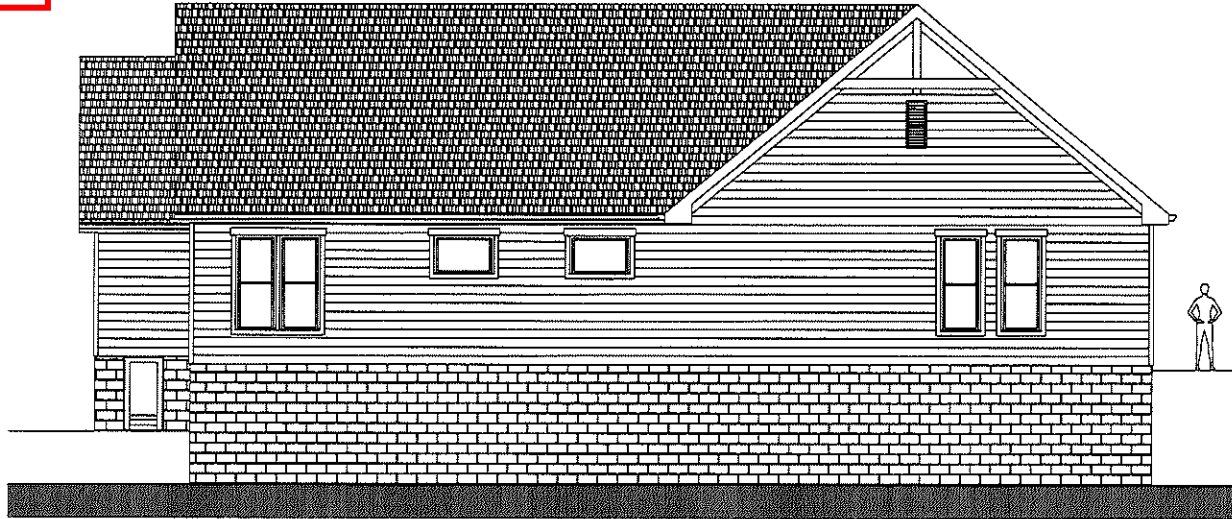
DRAWING NO:  
**A-E2**

DATE: 10/25/23

SHEET 5 OF 9

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10/26/2023



2 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

PROJECT NAME:

CARING HANDS OF DACULA - ADDITION & RENOVATION  
2848 OLD PEACHTREE ROAD, DACULA, GA 30019

DESIGN PHASE:

PRELIMINARY  
DRAWINGS

GTS CONSULTING LLC  
300 LOGGERS CTR NW  
MARIETTA, GA 30066  
(404) 277-2200



DRAWN BY:  
G. TODD SPENCER  
ARCHITECT



DRAWING NO:

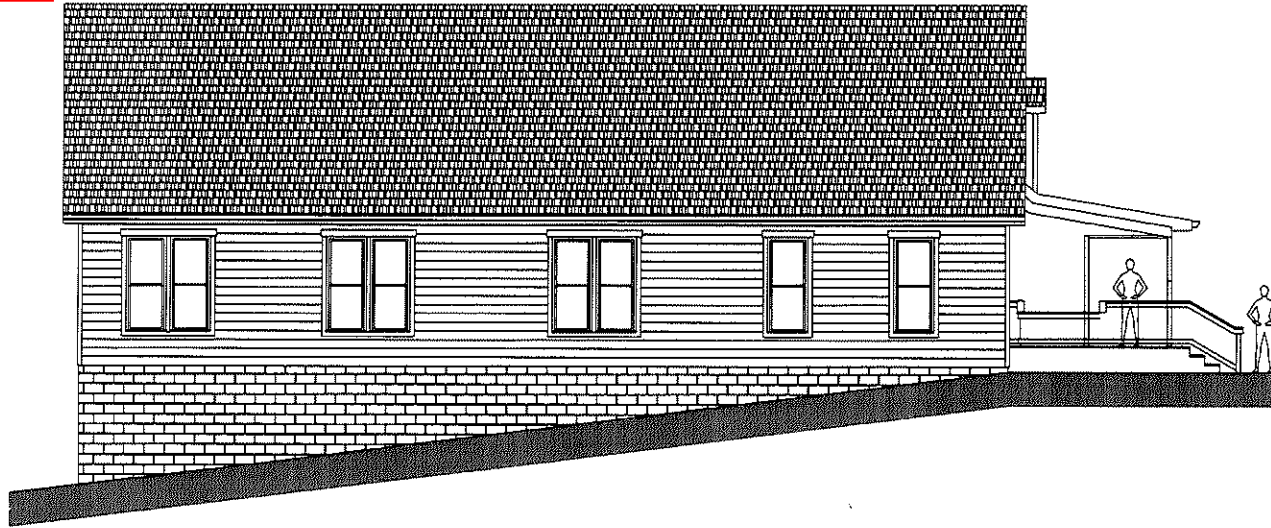
A-2.0

DATE: 10/25/23

SHEET 8 OF 9

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10/26/2023



2 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

PROJECT NAME:  
**CARING HANDS OF DACULA - ADDITION & RENOVATION**  
2848 OLD PEACHTREE ROAD, DACULA, GA 30019

DESIGN PHASE:  
PRELIMINARY DRAWINGS

GTS CONSULTING LLC  
300 LIPCONIA CT NW  
KANSAS CITY, MO 64111  
(816) 277-0006



DRAWN BY:  
G. TODD SPENCER  
ARCHITECT



DRAWING NO:  
**A-2.1**

DATE: 10/25/23

SHEET 9 OF 9



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

**[attached]**

**RECEIVED**

12/1/2023

## Letter of Intent

---

Date: December 1, 2023

Project Name: Caring Hands of Dacula - Addition and Renovation

Project Address: 2848 Old Peachtree Road  
Dacula, GA 30019

Client / Titleholder: Miata Ferraro  
Cell: (404) 483-9534  
E-mail: [miataferraro@yahoo.com](mailto:miataferraro@yahoo.com)

Architect: G. Todd Spencer – GA License #RA009618



Gwinnett County Planning Division:

The proposed use of this existing single-family residence and property is a Personal Care Home with 8 residents living permanently, 24 hours a day, 7 days a week in the home. When the business opens, the property owner who currently lives in the home will remain living in the home and operating the business. She will have the assistance of one or two staff members who will not be living in the home. The staff members will likely work 12-hour shifts (7 am to 7 pm and 7 pm to 7 am). The only people living in the home on a 24-hour basis will be the property / business owner and the 8 residents. The residents will be elderly people who need some help with activities of daily living such as bathing, toileting, eating, drinking, washing clothes, etc. The residents will NOT be dementia or Alzheimers patients. There will be NO MEDICAL TREATMENT taking place on the property. There will be areas outside of the home where the residents can sit on benches or walk along garden paths. The proposed design will be residential in nature to blend in with the homes on adjacent properties. Please see the attached preliminary drawings that are being submitted along with the Special Use Permit Application for more information.

We are also applying for a variance for the existing 2 ft x 2 ft x 6 ft high concrete block posts and low wall that runs along the front of the property in violation of code section 230-80.1.

The remainder of this letter provides more details of the proposed use of the property.

- (a) Proposed Use – Personal Care Home, Family – 8 Residents
- (b) Acreage – 1.26 Acre property
- (c) Zoning Classification Requested – No change in zoning requested.
- (d) Number of Dwelling Units – 1 dwelling unit building housing 8 residents
- (e) Density – 3700 sq ft building footprint / 54,980 sq ft property area = 6.7%, 10,800 sq ft impervious area / 54,980 sq ft property area = 19.6%
- (f) Parking Spaces – 4 parking spaces plus 1 ADA accessible space
- (g) Height of Building – 25 ft from grade to midpoint of sloped roof surface at rear of building
- (h) Requested change in Buffers – No changes in buffers are being requested.

If there are any further questions or concerns, please contact Todd Spencer, Architect at 404-277-5206.

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10/26/2023

**GTS Consulting LLC**

G. Todd Spencer, AIA – Registered Architect – GA #RA009618  
300 Lucinda Ct NW, Marietta, GA 30064  
Phone: 404-277-5206 – E-mail: [todd@gtscons.com](mailto:todd@gtscons.com)

**Special Use Permit Applicant's Response –**  
**Standards Governing the Exercise of the Zoning Power**

Date: October 25, 2023

Project Name: Caring Hands of Dacula - Addition and Renovation

Project Address: 2848 Old Peachtree Road  
Dacula, GA 30019

Client / Titleholder: Miata Ferraro  
Cell: (404) 483-9534  
E-mail: [miataferraro@yahoo.com](mailto:miataferraro@yahoo.com)

Architect: G. Todd Spencer – GA License #RA009618



Gwinnett County Planning Division:

**The proposed use of this existing single-family residence and property is a Personal Care Home, Family with 8 residents living permanently, 24 hours a day, 7 days a week in the home. There will always be a staff member in the home to help residents with some activities of daily living. The proposed design will be residential in nature to blend in with the homes on adjacent properties. Please see the attached preliminary drawings that are being submitted along with the Special Use Permit Application for more information.**

The remainder of this letter responds to the standards listed on the Standards Governing the Exercise of the Zoning Power.

- (a) Will this proposed special use permit allow a use that is suitable in view of the use and development of adjacent and nearby property? **The renovation and addition to this personal care home will have facades with a residential appearance that will blend in with the existing adjacent and nearby homes and buildings. There are other personal care homes currently operating in the area that are similar in nature to what is proposed here.**
- (b) Will this proposed special use permit adversely affect the existing use or usability of adjacent or nearby property? **I believe the answer is NO. This building will look similar to other buildings and homes in the area. The personal care home will consist of typically elderly patients who will pose very little threat of disruption or nuisance to surrounding property owners.**

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- (c) Does the property to be affected by the proposed special use permit have a reasonable economic use as currently zoned? **Since this special use permit application is not seeking the property to be rezoned, the property does have a reasonable economic use as currently zoned.**
- (d) Does this proposed special use permit result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? **There will be 8 residents in the home, most of whom will likely not be driving or traveling anywhere on their own. There will be a couple of staff members who may be coming and going between their shifts. Therefore, there will not be an excessive or burdensome use of existing streets or transportation facilities. There will be an increase in power and water usage from the current single-family use but not so much as to make it burdensome to the county system.**
- (e) Is this proposed special use permit in conformity with the policy and intent of the land use plan? **I cannot give a definitive answer to this since I do not know the exact policy and intent of the land use plan. However, I would believe that if "Personal Care Home" is listed as a permitted use in the Gwinnett County Zoning Code Ordinance, then I interpret this as confirmation that this special use permit proposal is in conformity.**
- (f) Are there other existing or changing conditions affecting the use and development of this property, which give supporting grounds for either approval or disapproval of the proposed special use permit? **This personal care home will not be your typical institutional building. The exterior finishes will be premium in nature and an upgrade from the current appearance of the home. Please see the attached concept drawings for more information. I believe this personal care home will be an asset to the surrounding community similar to other personal care homes that are currently operating in the area.**

If there are any further questions or concerns, please contact Todd Spencer, Architect at 404-277-5206.

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

**[attached]**

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10/26/2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TODD SPENCER</u>	NAME: <u>MIATA FERRARO KANNEH</u>
ADDRESS: <u>300 LUCINDA CT</u>	ADDRESS: <u>2848 OLD PEACHTREE ROAD</u>
CITY: <u>MARIETTA</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30064</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>(404) 277-5206</u>	PHONE: <u>(404) 483-9534</u>
EMAIL: <u>todd@gtscons.com</u>	EMAIL: <u>miataferraro@yahoo.com</u>
CONTACT PERSON: <u>TODD SPENCER</u> PHONE: <u>(404) 277-5206</u>	
CONTACT'S E-MAIL: <u>todd@gtscons.com</u>	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>RA-200</u>	BUILDING/LEASED SQUARE FEET: <u>4900</u>
PARCEL NUMBER(S): <u>R7022 017</u>	ACREAGE: <u>1.26 ACRES</u>
ADDRESS OF PROPERTY: <u>2848 OLD PEACHTREE RD, DACULA, GA 30019</u>	
SPECIAL USE REQUESTED: <u>PERSONAL CARE HOME, FAMILY WITH 8 RESIDENTS</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

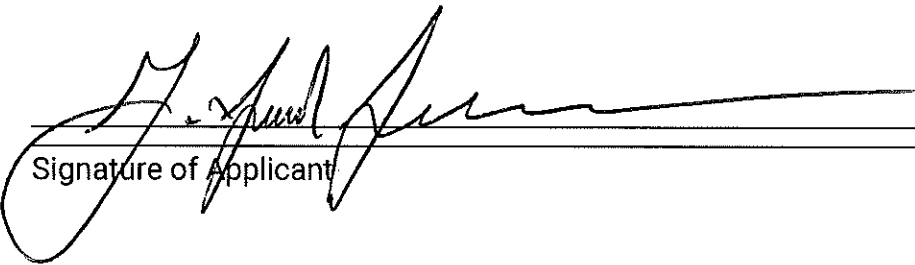
**RECEIVED**

10/26/2023

**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.

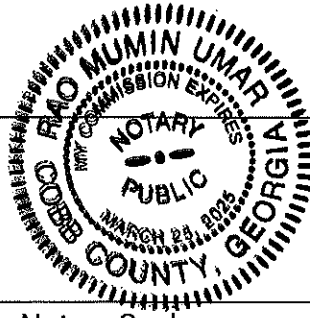
  
\_\_\_\_\_  
Signature of Applicant

GORDON TODD SPENCER - ARCHITECT  
Type or Print Name

10/25/23  
Date

  
Signature of Notary Public

10/25/23  
Date

  
Notary Seal

RECEIVED

10/26/2023

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

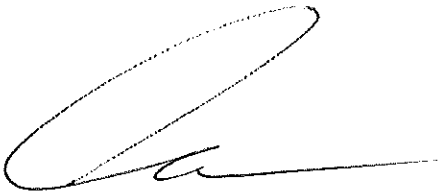


Signature of Applicant

10/25/23  
Date

GORDON TODD SPENCER - ARCHITECT

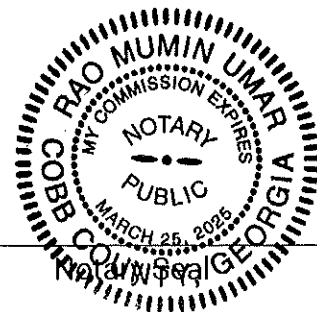
Type or Print Name and Title



Signature of Notary Public

10/25/23

Date



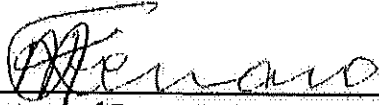


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10/26/2023

**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

10/25/23

Date

MIATA KANNEH FERRARO

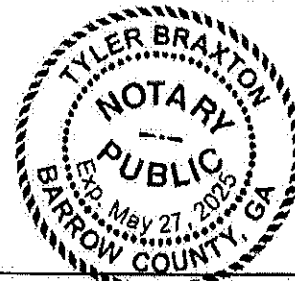
Type or Print Name and Title



Signature of Notary Public

10-25-2023

Date



Notary Seal

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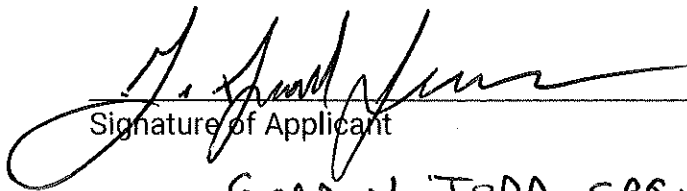
10/26/2023

**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: 7 - 22 - R7022 017  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant Date 10/25/23  
GORDON TODD SPENCER - ARCHITECT  
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)

Kathy Lyles TSA  
NAME TITLE  
10/26/2023  
DATE

RECEIVED

10/26/2023

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

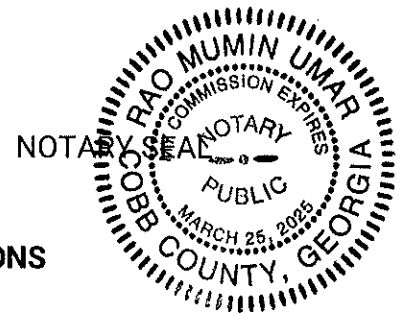
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Todd Spencer 10/25/23 TODD SPENCER - ARCHITECT  
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] 10/25/23

\_\_\_\_\_  
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 GORDON TODD SPENCER  
YOUR NAME

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

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

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

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

**[attached]**



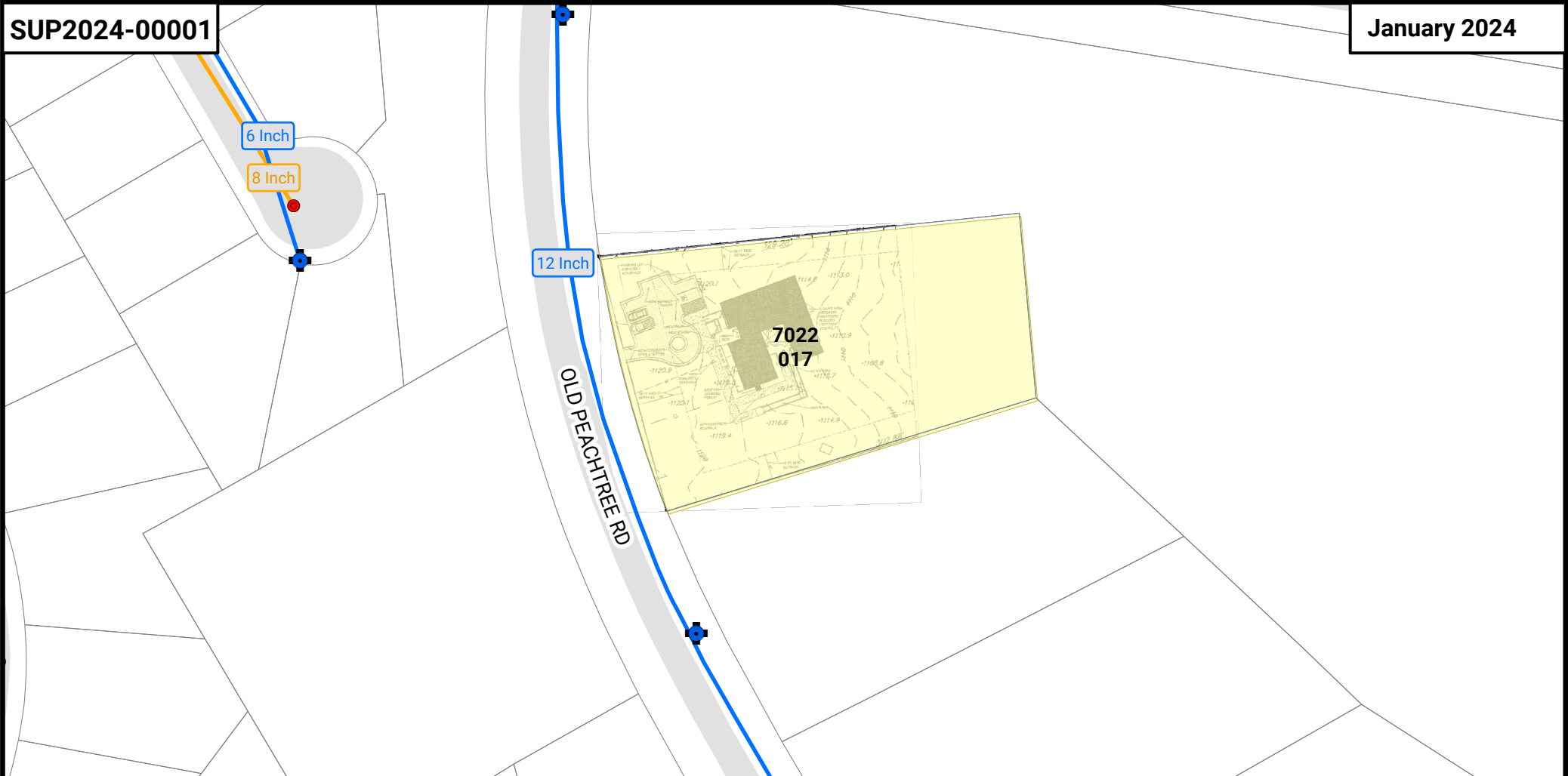
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		12.01.2023	
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:		SUP2024-00001	
Case Address:		2848 Old Peachtree Road, Dacula, 30019	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Old Peachtree Road is a minor arterial. ADT = 7,723.		
2	5.5 miles to the nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



**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@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>		
Case Number:		SUP2024-00001		
Case Address:		2848 Old Peachtree 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 on septic and will remain on septic.			
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				

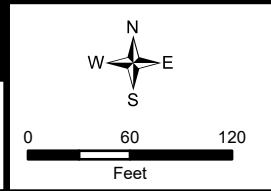


LEGEND

-  Water Main
-  Hydrant
-  Manhole
-  Sewer Collector

2848 Old Peachtree Rd  
RA-200

# 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 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]**





IVEY CHASE PL

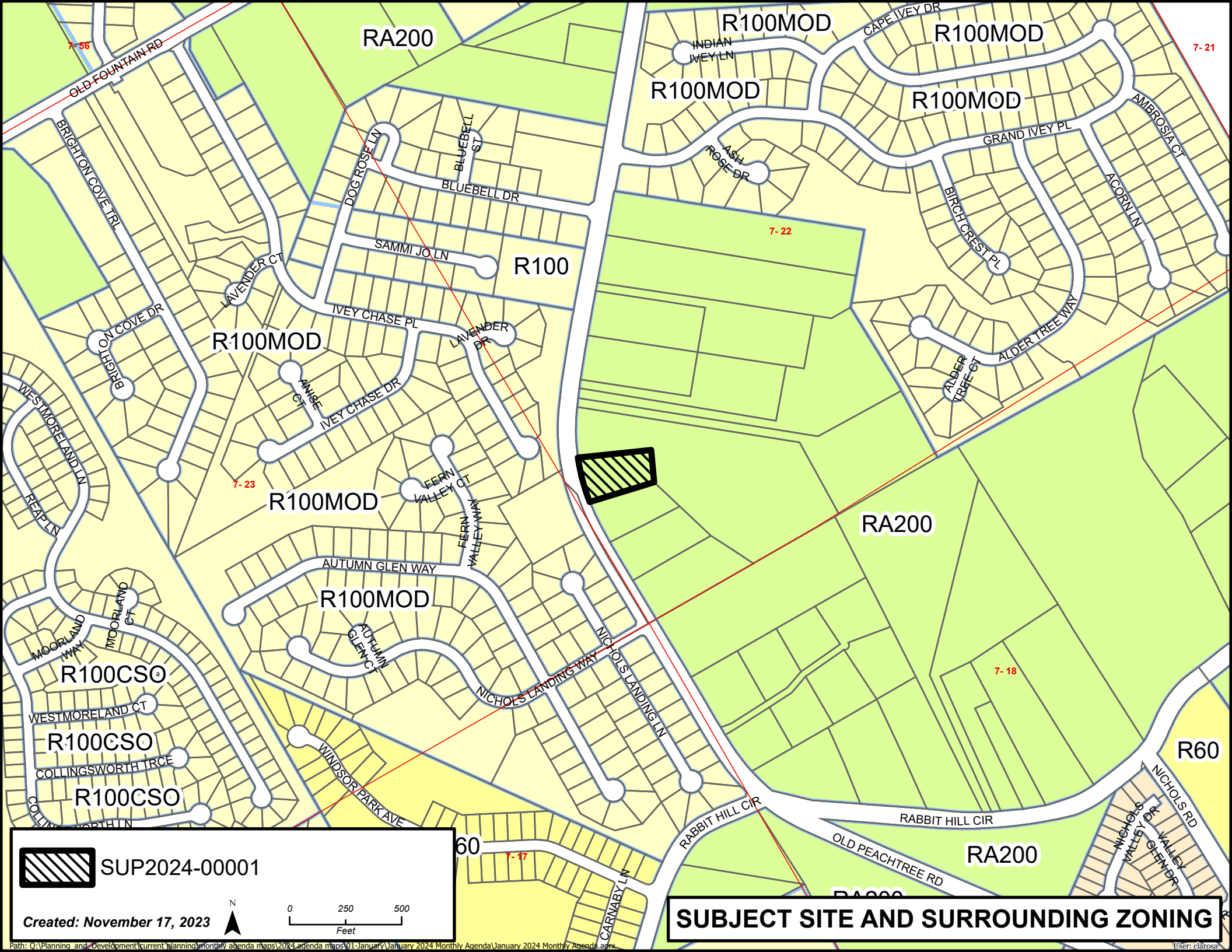
OLD PEACHTREE RD

 SUP2024-00001

Created: November 17, 2023



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Feet

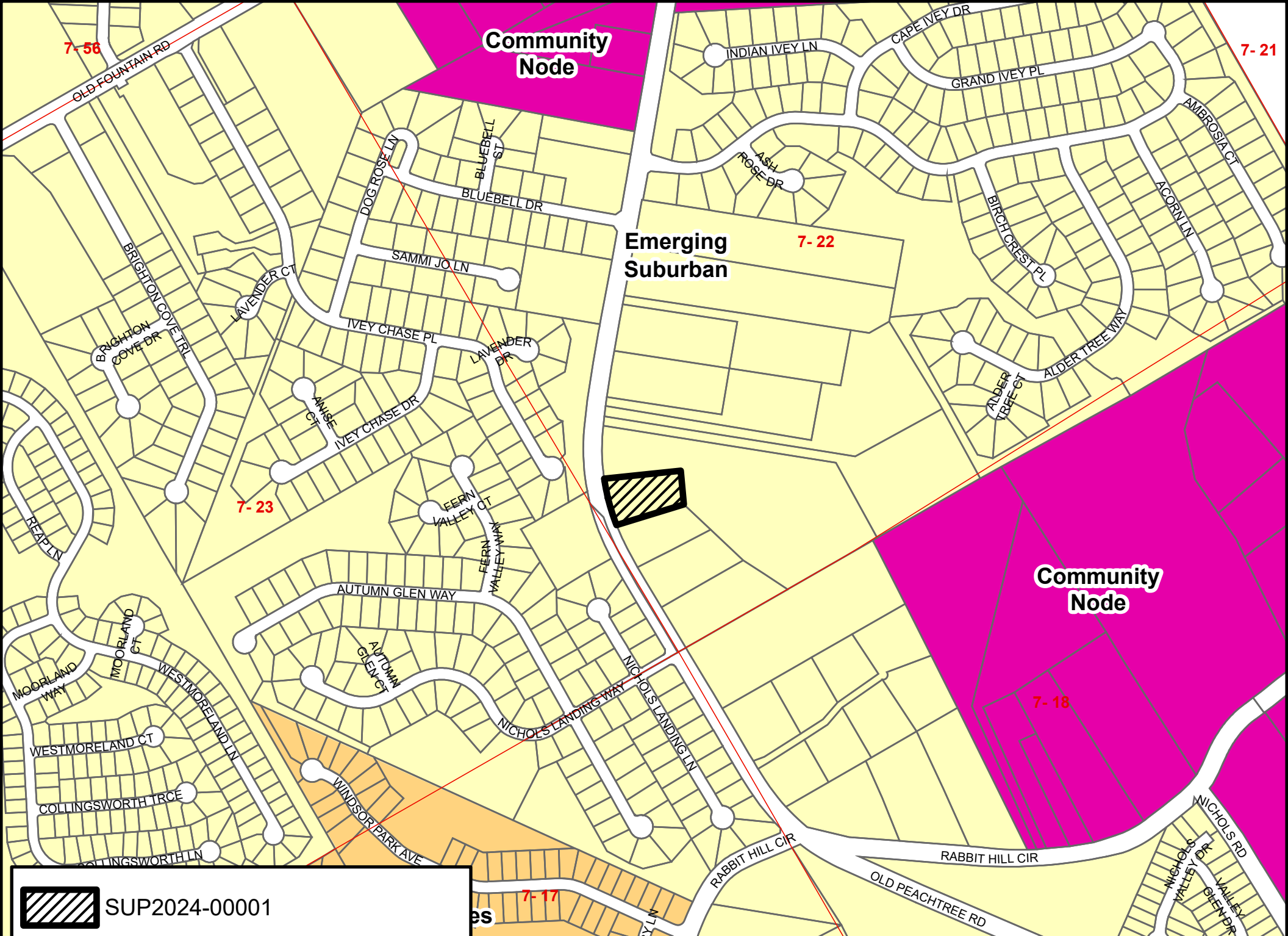



 SUP2024-00001

Created: November 17, 2023

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Feet

**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2024-00001

Created: November 17, 2023
 


**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**