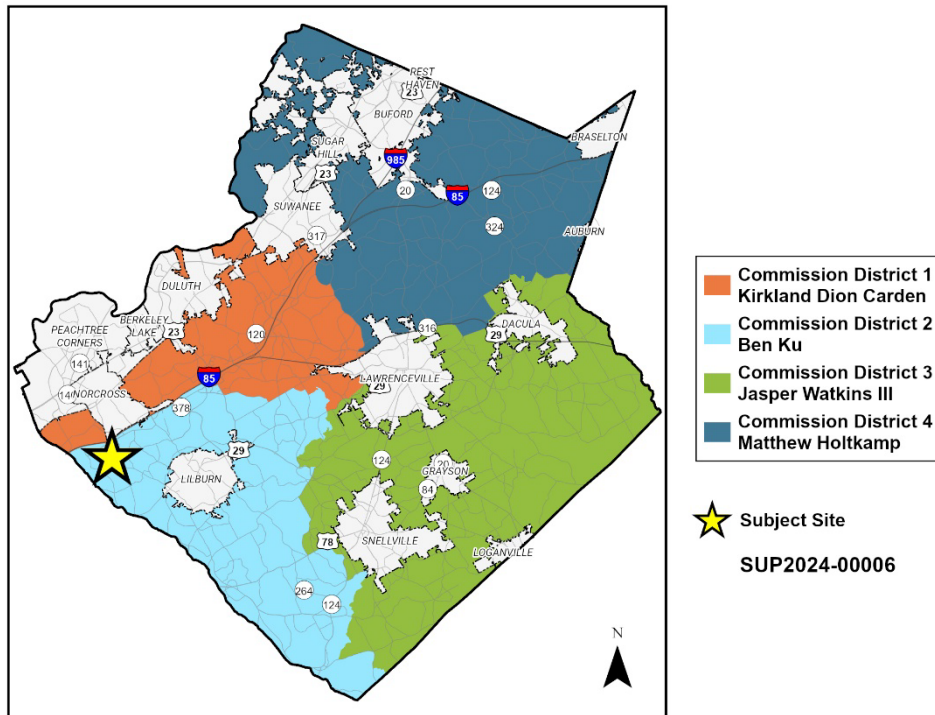


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00006
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Overlay District: Gateway 85
Additional Requests: Variances
Address: 6050 Singleton Road
Map Number: R6190 223 (Portion)
Site Area: 0.63 acres
Square Feet: 1,664
Proposed Development: Automobile Service
Commission District: District 2 – Commissioner Ku
Character Area: Community Node

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: HFA – Kelsey Kreher
1705 South Walton Boulevard, Suite 3
Bentonville, AR 72712

Owners: EGAP Norcross
312 Plum Street
Cincinnati, OH 45202

Contact: Kelsey Kreher

Contact Phone: 479.273.7780 Ext. 355

Zoning History

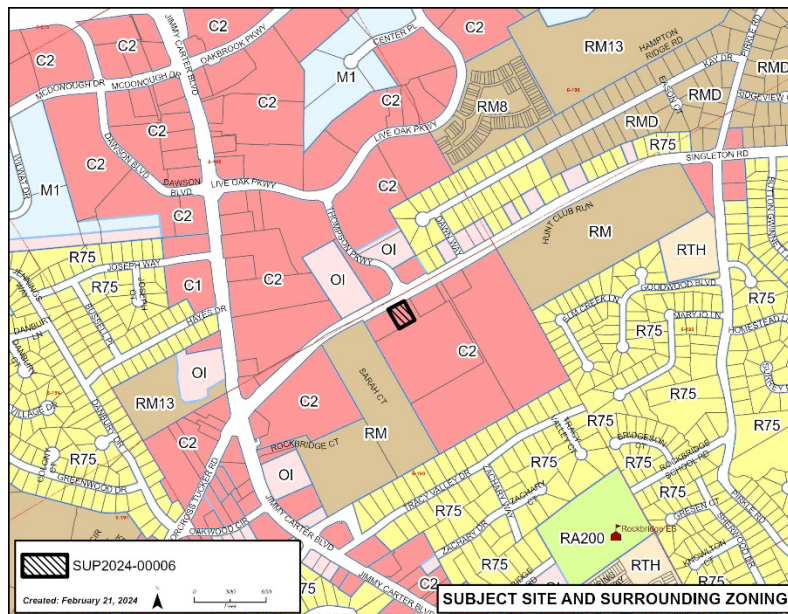
The subject property is zoned C-2 (General Business District). The property was rezoned from R-75 (Single-Family Residence District) to O-I (Office-Institutional District) in 1984, pursuant to RZ-239-84. In 1992, the property was rezoned from O-I to C-2, pursuant to RZ-92-055. The subject property is located in the Gateway 85 Overlay District.

Existing Site Condition

The subject property is a 0.63-acre portion of a parcel in the Singleton Square shopping center located along Singleton Road, at its intersection with Thompson Parkway. The property contains a paved parking lot with landscape islands and a standalone ATM. Access to the site is provided via interparcel access with the larger parent parcel. There is an existing sidewalk along Singleton Road. The property slopes downwards from Singleton Road to the rear of the site by approximately 12 feet. The nearest Gwinnett County Transit stop is approximately 125 feet from the subject property.

Surrounding Use and Zoning

The 10.45-acre parcel is surrounded by a mixture of commercial and multifamily residential uses. Commercial businesses are located to the north and east of the site. Apartments are located to the west, and an undeveloped commercially-zoned property is south of the site. Within the Singleton Square shopping center is a large grocery store with fuel pumps, and an assortment of retail and service establishments located in smaller, multi-tenant buildings. Two convenience stores with fuel pumps are located across Singleton Road. A summary of surrounding uses and zoning can be found on the next page.



Location	Land Use	Zoning	Density
Proposed	Automobile Service	C-2	N/A
North	Commercial	C-2	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit for a 0.63-acre portion of a property zoned C-2 for an automobile service facility, including:

- A 1,664 square foot, drive-through automobile service facility for oil changes.
- Exterior building materials consisting of brick and EIFS.
- Access to the proposed development from an interparcel access point south of the property within the existing shopping center.
- Two drive-through bays with stacking lanes on the south side of the building.
- One bypass lane on the east side of the building.
- One pedestrian access point from the existing sidewalk on Singleton Road to the building.
- Nine off-street parking spaces to the west of the building.
- A dumpster enclosure to the south of the building.

Zoning and Development Standards

The applicant is requesting a Special Use Permit in C-2, for automobile service. The application was received prior to January 1, 2024, and is subject to the previous Unified Development Ordinance (UDO) standards. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	≤28'	YES
Front Yard Setback	Minimum 15'	24'	YES
Side Yard Setback	Minimum 10'	18'	YES
Rear Yard Setback	Minimum 30'	60'	YES
Parking	Minimum 2 spaces Maximum 6 spaces	9 spaces	NO*
Landscape Strip	Minimum 10'	10'	YES

*Applicant is requesting a variance from the maximum parking standard.

The property is within the Gateway 85 Overlay District. The proposed site plan demonstrates compliance with all requirements of the overlay district.

Variance Requests

In addition to the special use permit request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. 240-20. – Parking Space Requirements

The maximum amount of parking for automobile service is three spaces per bay.

The applicant is requesting a variance to increase maximum parking by three spots for a total of nine parking spaces.

2. 240-70.1 Interior Driveways

Interparcel driveway connection or provision of a future interparcel driveway stub shall be required between adjacent non-residential properties.

The applicant is requesting a variance to remove an existing interparcel access driveway with the adjoining commercial property to the west.

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 site is surrounded by commercial uses including several automobile-related uses along Singleton Road and nearby on Jimmy Carter Boulevard. There are several convenience stores with fuel pumps adjacent to and across the street from the subject property. The proposed use of a drive-through automobile service facility is 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.

The proposed special use permit for automobile service would not adversely impact the existing use or usability of adjacent or nearby property including within the shopping center. Even though the development will take the place of existing parking, there is an abundance of parking to serve the grocery store and commercial outparcels. The proximity to an intersection and major thoroughfare further supports the proposed development.

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

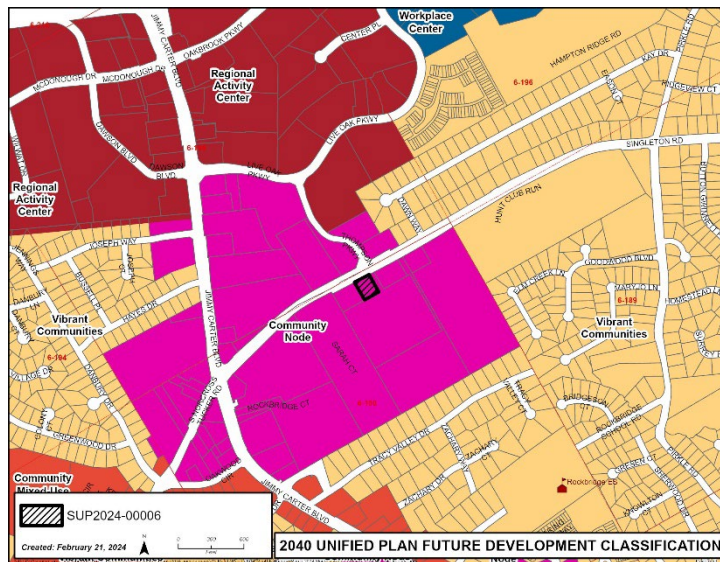
The property has a reasonable economic use as currently zoned.

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 2040 Unified Plan Future Development Map indicates the subject property is within the Community Node Character Area. This character area envisions high-density, mixed-use developments with emphasis on pedestrian connectivity. Although this project does not strictly conform with the standards of the Character Area, it will reinvest and redevelop an underutilized portion of the site that is currently used for parking. The proposed automobile service facility 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.

There are no other conditions giving support for approval or disapproval of the proposal.

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 requests a variance to exceed the maximum number of parking spaces for a drive-through oil change facility. The UDO allows for a maximum of six parking spaces (three spaces per bay) while nine parking spaces are proposed. As the proposed development is a drive-through, it is unlikely that there will be a need for additional parking. Spaces within the shopping center may be used for additional employee parking, if necessary, with the proper shared parking agreements in place. This is a standard requirement for all similar uses throughout the County and is therefore ordinarily found on properties of the same district.

The applicant also requests a variance to remove an existing interparcel access driveway with the adjoining commercial property to the west. The project is designed to have one entrance to allow for circulation of traffic. The intent of this regulation is to limit the number of driveways along the street network. The parking lot of the grocery store already provides interparcel access for the proposed outparcel. Therefore, granting this variance would not oppose the general spirit and intent of the UDO.

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.

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

1. To increase the maximum number of parking spaces from six to nine.

Staff recommends **APPROVAL** of the following variance.

2. To allow the removal of one interparcel access point.

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.

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

1. To increase the maximum number of parking spaces from six to nine.

The Planning Commission recommends **APPROVAL** of the following variance:

2. To allow the removal of one interparcel access point.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for an automobile service facility subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received December 18, 2023, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
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 the grand opening and during special events which shall cover no more than twice per calendar year and last no longer than seven day each.
3. Outdoor loudspeakers shall be prohibited.
4. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m.
5. The developer shall coordinate with the Gwinnett County Department of Transportation Traffic Management Division on providing any right-of-way needed for the planned improvements of the signalized intersection of Singleton Road and Thompson Parkway.

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 Singleton Road facing West



View of Singleton Road facing East



View of property from Singleton Road



View of existing drive-through ATM on the property

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

RECEIVED

12/18/2023



2 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



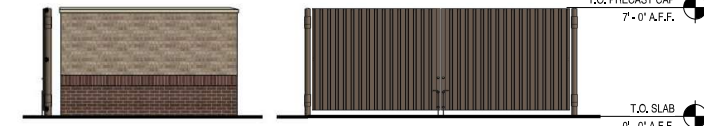
1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



4 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

T.O. ROOF
± 28'-11"

B.O. SOFFIT
23'-4 3/4"

B.O. SOFFIT
13'-5 3/4"

T.O. WAINSCOT
4'-0"

UPPER LEVEL
0'-0"

T.O. ROOF
± 28'-11"

T.O. ROOF
± 22'-7"

B.O. SOFFIT
13'-5 3/4"

T.O. WAINSCOT
4'-0"

UPPER LEVEL
0'-0"

T.O. PRECAST CAP
7'-0" A.F.F.

T.O. SLAB
0'-0" A.F.F.

EXTERIOR FINISHES - BRICK / BRICK

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK : (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN", PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
FACE BRICK : (ABOVE WAINSCOT)	BELDEN - "MODULAR HAMILTON BLEND"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PRECAST CAP:	CUSTOM CAST STONE - "LIGHT BUFF"	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	DIMENSIONAL METALS, INC. - "BEIGE"		
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"				
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

ISSUE RECORD
DATE

**6050 Singleton Rd.
Norcross, GA 30093**



Project No: 06-23-20035

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

[attached]

HFA
RECEIVED

12/18/2023

December 11, 2023

Gwinnett County
Planning & Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046-2440

RE: Parking & Cross Access Variances
Valvoline Instant Oil Change
6050 Singleton Road
Norcross, GA

Parcel ID: R6190223

Dear Gwinnett County,

On behalf of Valvoline Instant Oil Change, interested in developing a .829 acre site at 6050 Singleton Road, with a two bay oil change facility, we are requesting a variance from Section 240-30 of the Gwinnett County Codes. The code allows a maximum of six parking spaces, calculated at allowing three parking spaces per service bay. We are seeking a variance to increase parking from six spaces to nine as shown on the SUP exhibit to allow for adequate parking for employees. At maximum shift, we will have eight employees. Our proposal is eight standard parking spaces, and on ADA parking space. This will allow our site to operate as needed, and have all employees parked on site. As this business operates with a "stay in your vehicle" model, customers will not be parking on site.

Additionally, we are requesting a variance from Section 213-80.2 of the Gwinnett County UDO. This will allow the developer to close off an existing cross access driveway shared with the adjacent parcel. As the adjacent site is currently operating, we feel this will allow for the safest operations for both Valvoline and the neighboring businesses. We do not believe this request will cause any traffic flow issues to the area.

If additional information is needed, or if questions arise associated with this request or business operations, please contact me.

Sincerely,

Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355

RECEIVED

12/18/2023

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, this property is zoned C-2 as are the adjacent properties. We are submitting for an SUP to achieve our use and prove how we fit.

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

Not anticipated as this site should compliment other commercial properties in the area as well as serve the community by fitting in with the surrounding uses and being low traffic producer.

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

The zoning is economically reasonable, we are proposing our use via SUP because we believe Valvoline will be beneficial business to the area.

- (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 excessive or burdensome use of existing infrastructure are anticipated

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

Sec. 230-100 allows for the proposed use with the application of a SUP

- (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:

We believe Valvoline will serve as an asset to the area by providing limited automobile services which will be in harmony with the adjacent businesses. The hours of operation, building style, low amount of traffic, and business offerings will suit the area well.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

12/18/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>HFA - Kelsey Kreher</u>	NAME: <u>EGAP Norcross</u>
ADDRESS: <u>1705 S. Walton Blvd.</u> <u>Suite 3</u>	ADDRESS: <u>312 Plum Street</u>
CITY: <u>Bentonville</u>	CITY: <u>Cincinnati</u>
STATE: <u>AR</u> ZIP: <u>72712</u>	STATE: <u>OH</u> ZIP: <u>45202</u>
PHONE: <u>479-273-7780 Ext 355</u>	PHONE: <u>972.738.0138</u>
EMAIL: <u>Kelsey.Kreher@hfa-ae.com</u>	EMAIL: _____
CONTACT PERSON: <u>Kelsey Kreher</u> PHONE: <u>479.273.7780 ext.355</u>	
CONTACT'S E-MAIL: <u>kelsey.kreher@hfa-ae.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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>2100</u>
PARCEL NUMBER(S): <u>R6190 223</u>	ACREAGE: <u>0.83</u>
ADDRESS OF PROPERTY: <u>6050 Singleton Road</u>	
SPECIAL USE REQUESTED: <u>Allow the special use of an automobile repair, lubrication within C-2 zoning district.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/18/2023

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.

Kelsey Kreher

Signature of Applicant

12.5.23

Date

Kelsey Kreher - Team Lead, HFA

Type or Print Name and Title

Michaela May

Signature of Notary Public

12/5/2023

Date

MICHAELA MAY
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires January 27, 2032
Commission No. 12718676

Notary Seal

RECEIVED

12/18/2023

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.

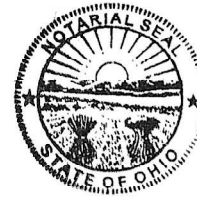
Ashley Meyer
Signature of Property Owner

11/21/23
Date

Ashley Meyer VP Asset management
Type or Print Name and Title

[Signature]
Signature of Notary Public

11/21/2023
Date



Scott A. Herkamp
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Notary Seal

RECEIVED


12/18/2023

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: 01C - 2 - R6190 223
(Map Reference Number) T District Land Lot Parcel

 12/12/2023
Signature of Applicant Date

Michael LeBreton - Pre Construction Manager (Valvoline)
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)


NAME

TSA
TITLE

12/12/2023
DATE

RECEIVED

12/18/2023

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.

Kelsey Kreher 12-5-23 Kelsey Kreher, Team Lead
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Michaela May 12/5/2023
SIGNATURE OF NOTARY PUBLIC DATE

MICHAELA MAY
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires January 27, 2032
Commission No. 12718676
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 Kelsey Kreher
YOUR NAME

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

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

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

Exhibit F: Internal and External Agency Review Comments

[attached]



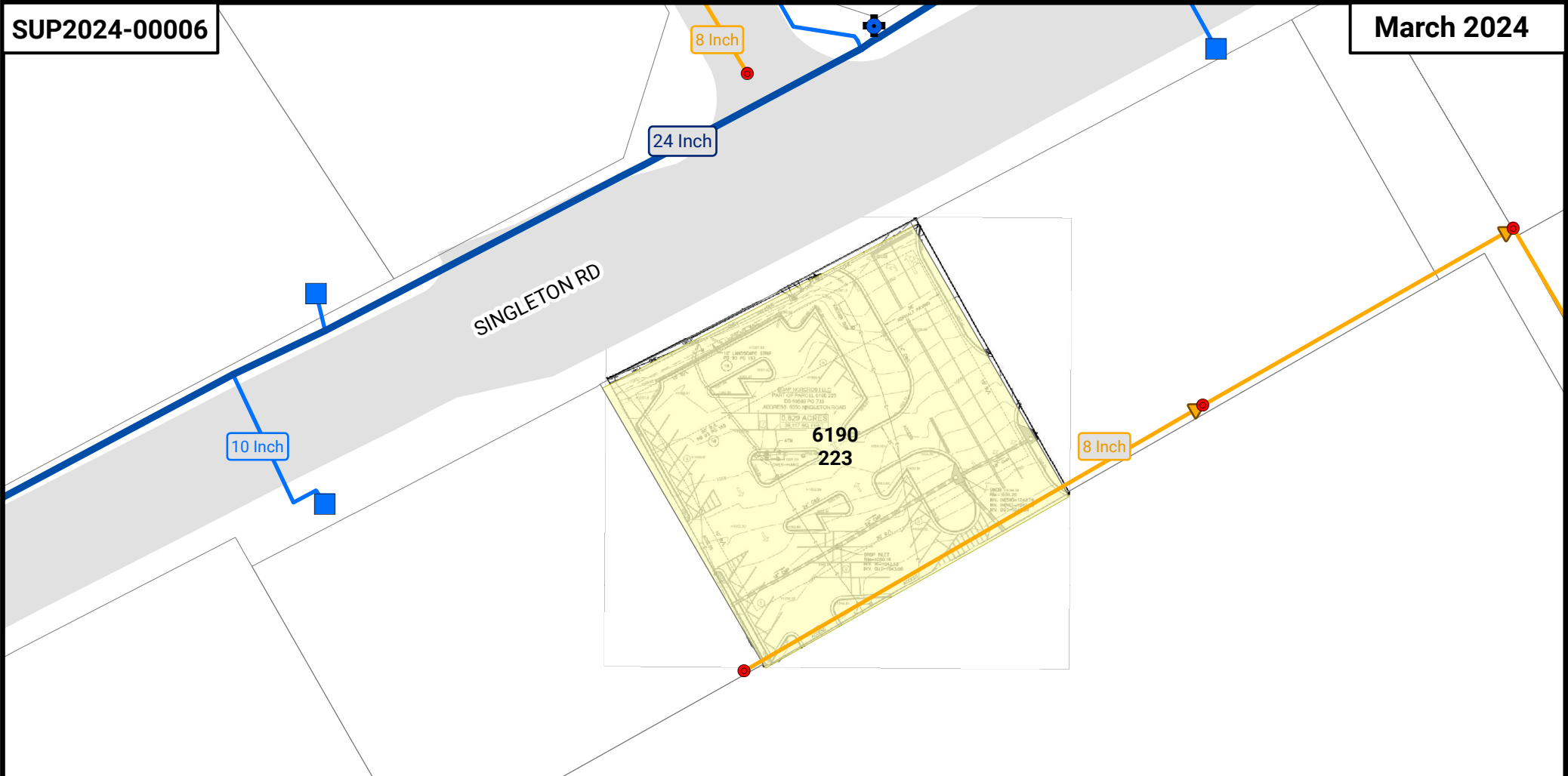
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		02.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2024-00006	
Case Address:		6050 Singleton Road, Norcross, 30093	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Singleton Road is a minor arterial. ADT = 20,553.		
2	125-feet to the nearest transit facility (#2335301) located at Singleton Road and Thompson Parkway.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall coordinate with the Gwinnett County Department of Transportation Traffic Management Division on providing any right-of-way needed for the planned improvements of the signalized intersection of Singleton Road and Thompson Parkway (TS_300).		
2			
3			
4			
5			
6			
7			



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

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		SUP2024-00006		
Case Address:		6050 Singleton Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: GCDWR does not have comments on the Special Use Permit. The proposed development plans to connect to public water on Singleton Road.			
2	Sewer: GCDWR does not have comments on the Special Use Permit. The proposed development plans to connect to public sewer located on the subject site.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

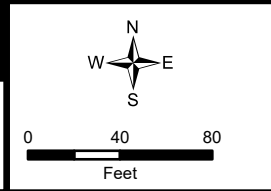


LEGEND

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

**6050 Singleton Rd
C-2**

Water & Sewer Utility Map



Water Comments: GCDWR does not have comments on the Special Use Permit. The proposed development plans to connect to public water on Singleton Road.

Sewer Comments: GCDWR does not have comments on the Special Use Permit. The proposed development plans to connect to public sewer located on the subject site.

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]



KAY DR

DAWN WAY

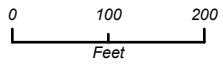
THOMPSON PKWY

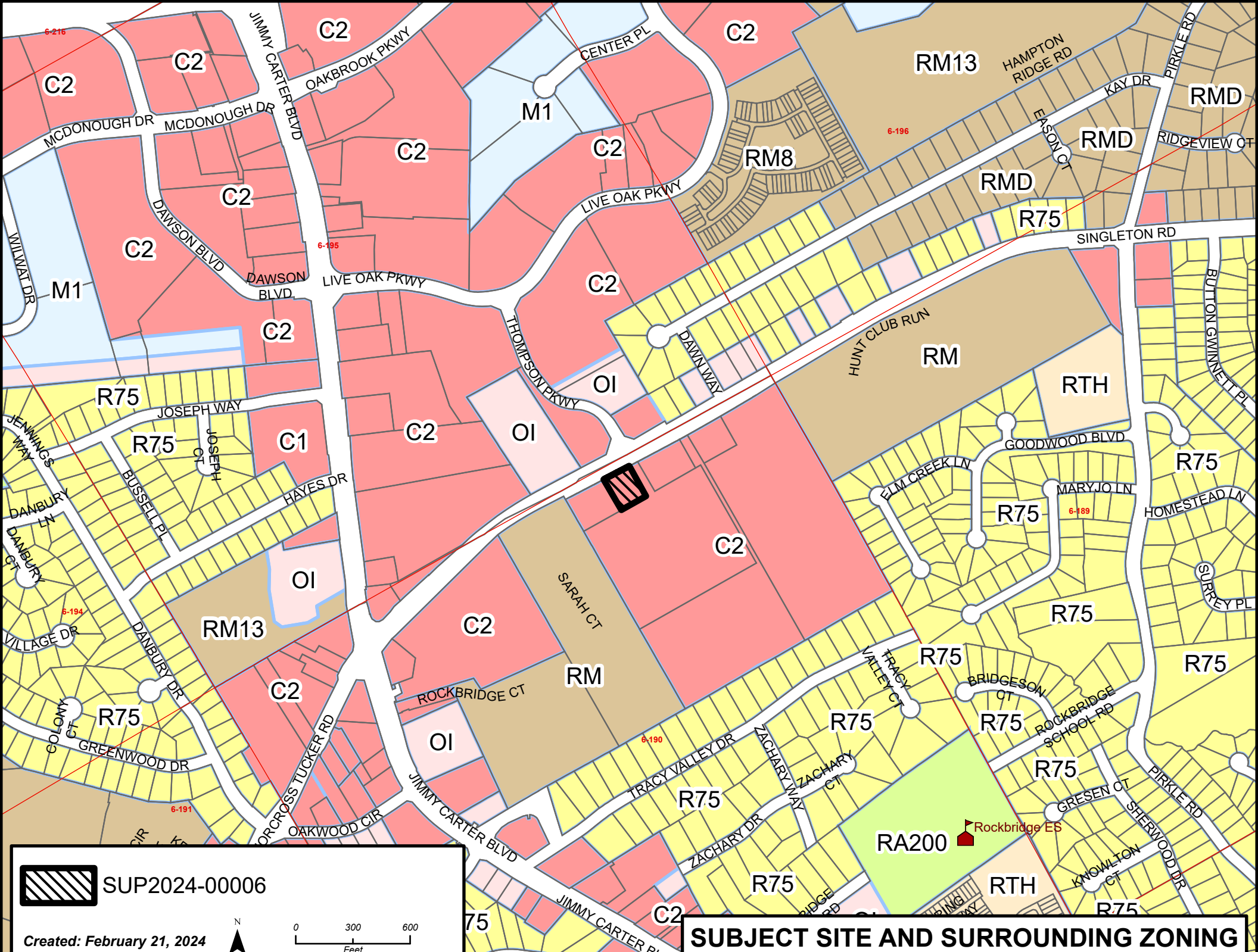
SINGLETON RD

SARAH CT

 SUP2024-00006

Created: February 21, 2024





 SUP2024-00006

Created: February 21, 2024

SUBJECT SITE AND SURROUNDING ZONING

