



## Planning Commission Public Hearing Agenda

**Tuesday, February 3, 2026 at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes:
  - January 6, 2026
- E. Announcements
- F. Old Business
- 1. Case Number: **SUP2025-00019**  
Applicant: Lotus Grounds  
Contact: Ofir Hackmon  
Phone Number: 314.397.9055  
Zoning: RA-200 and R-100  
Location: 4497 Shiloh Ridge Trail  
Map Number: R6046 127  
Acreage: 13.25  
Square Footage: 1,200  
Proposed Development: Community Center  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

G. New Business

1. Case Number: **SUP2026-00004**  
Applicant: Shaphalie Bavani  
Contact: Shaphalie Bavani  
Phone Number: 404.948.7325  
Zoning: C-2  
Location: 6330 Lawrenceville Highway  
Map Number: R6140 023  
Acreage: 2.81  
Square Footage: 5,230  
Proposed Development: Hookah Lounge  
Additional Request: Variance  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
  
2. Case Number: **CIC2026-00002**  
Applicant: Brownsmill Enterprises Corporation  
Contact: c/o Andersen, Tate, & Carr, P.C.  
Phone Number: Melody Glouton  
Zoning: 770.822.0900  
Location: C-1  
Map Numbers: 884 Bethesda School Road  
Acreage: 2596 and 2606 Cruse Road  
Square Footage: R7002 015A, 116, and 117  
Proposed Development: 1.42  
Additional Requests: 13,840  
Commission District: Shopping Center  
Department Recommendation: Variances and Waiver  
(2) Ku  
**APPROVAL WITH CONDITIONS**
  
3. **REZ2026-00004** **ADMINISTRATIVELY HELD**

H. Audience Comments

I. Committee Reports

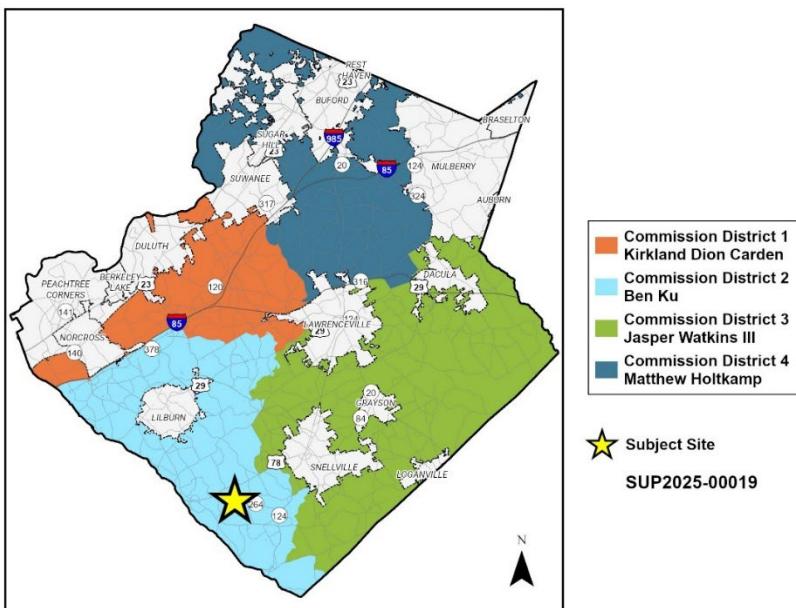
J. Comments By Staff and Planning Commission

K. Adjournment



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>SUP2025-00019</b>
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District) and <b>R-100</b> (Single-Family Residence District)
<b>Request:</b>	Special Use Permit
<b>Additional Requests:</b>	Variances
<b>Address:</b>	4497 Shiloh Ridge Trail
<b>Map Number:</b>	R6046 127
<b>Site Area:</b>	13.25 acres
<b>Square Feet:</b>	1,200
<b>Proposed Development:</b>	Community Center
<b>Commission District:</b>	District 2 – Commissioner Ku
<b>Future Development Type:</b>	Neighborhood Traditional
<b>Staff Recommendation:</b>	<b>DENIAL</b>
<b>Planning Commission Recommendation:</b>	<b>PUBLIC HEARING TABLED TO JANUARY 6, 2026</b>



**Planning Commission Advertised Public Hearing Date: 12/2/2025 (Public Hearing Tabled to 1/6/2026/Public Hearing Not Held)**

**Board of Commissioners Advertised Public Hearing Date: 12/9/2025 (Public Hearing Tabled to 1/27/2026)**

**Applicant:** Lotus Grounds  
4497 Shiloh Ridge Trail  
Snellville, GA 30039

**Owner:** Niloofar Etemadhaeri  
4497 Shiloh Ridge Trail  
Snellville, GA 30039

**Contact:** Ofir Hackmon

**Phone:** 314.397.9055

## Zoning History

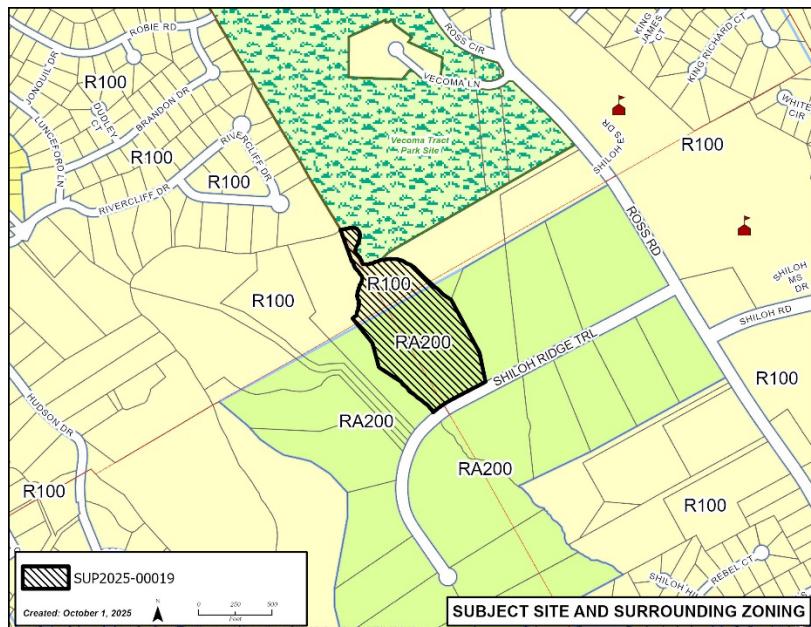
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 1973, the southern portion of the property was rezoned to RA-200 as part of an areawide rezoning.

## Existing Site Condition

The subject property is a 13.25-acre parcel located along Shiloh Ridge Trail, west of its intersection with Ross Road. The site contains one single-family residence with accessory structures. Dense vegetation, a stream, and floodplain lie along the northern and eastern property lines, and two ponds are located along the western and eastern property lines. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 1.2 miles from the subject property.

## Surrounding Use and Zoning

The property is surrounded by residential, commercial, and institutional uses. Single-family residences within the Rivercliff subdivision and a special event facility are located to the north. Single-family residences on large lots are to the east, south, and west. Shiloh Elementary, Middle, and High School are farther east, across Ross Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Community Center	RA-200 and R-100
North	Single-Family Residential (Rivercliff) Commercial (Special Event Facility)	R-100 R-100
East	Single-Family Residential Institutional	RA-200 and R-100 R-100
South	Single-Family Residential	RA-200
West	Single-Family Residential	RA-200 and R-100

## Project Summary

The applicant requests a special use permit for a community center, including:

- Use of an existing 1,200-square-foot building for guided meditations, counseling sessions, wellness workshops, and small group gatherings.
- Group sizes ranging from 5 to 25 individuals per gathering, with gathering frequency based on interest and facilitator availability.
- 19 parking spaces, including 17 in a new gravel parking area, and 2 paved ADA spaces in front of the community center.
- Maintaining existing vegetation adjacent to residentially-zoned properties.

## Zoning and Development Standards

The following is a summary of applicable standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 40,000 sq ft	Minimum 40,000 sq ft	YES
Lot Width	Minimum 200'	Minimum 200'	YES
Front Yard	Minimum 35'	Minimum 35'	YES
Rear Yard	Minimum 40'	Minimum 40'	YES
Side Yard	Minimum 20'	Minimum 20'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Parking	Minimum 20 spaces Maximum 26 spaces	19 spaces	NO*

\* The applicant is requesting a variance from this standard.

## Staff Analysis

**Special Use Permit Analysis:** The standards governing the exercise of zoning power are outlined in Section 270-20.6 of the UDO. Staff makes the following findings related to the zoning request:

**A. Whether the 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 located in a low-density residential area. The proposed special use permit is not suitable in view of the use and development of adjacent and nearby property.

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

The property is located in a large-lot residential subdivision on a cul-de-sac street. Introducing a community center to a low-density residential area would adversely affect the existing use and usability of the adjacent properties.

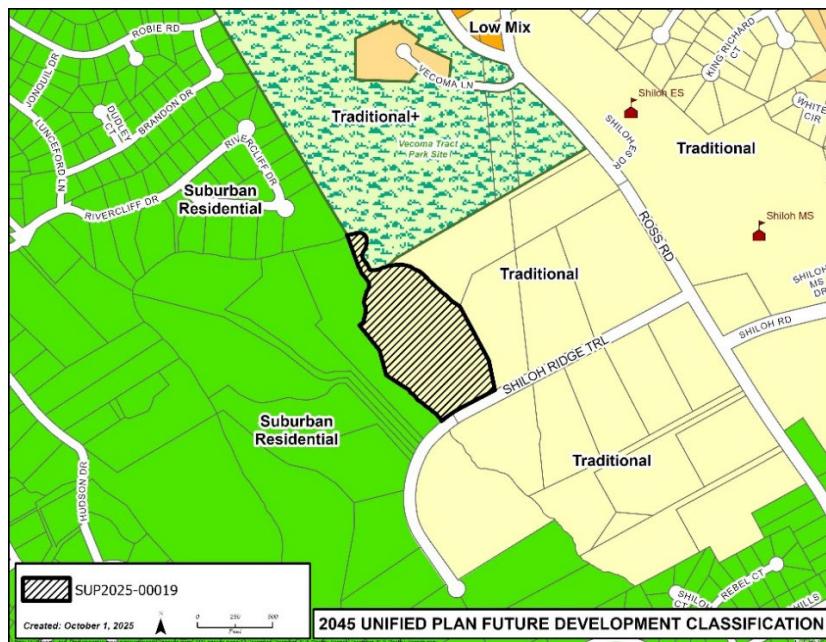
**C. Whether the property to be affected by the proposed special use permit has a reasonable economic use as currently zoned.**

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.**  
Impacts on public facilities would be anticipated for the special use permit in the form of traffic, utility demand, stormwater runoff. No impact is anticipated on school enrollment.

**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 Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property, which envisions low-density single-family residential development. Community centers are not recommended in this future development type. 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.**

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

### **Variance Requests and Analyses:**

The applicant is seeking variances from the following provisions of the UDO:

**1: Section 240-20.1 Minimum Parking Space Requirements.** The applicant is requesting to reduce the minimum parking requirement from 20 spaces to 19 spaces.

**Analysis:** Staff recommends denial of the special use permit, thus the denial of the variance.

**2: Section 240-60.3 Improvement of off-street parking lots.** The applicant is requesting to allow a gravel parking area.

**Analysis:** Staff recommends denial of the special use permit, thus the denial of the variance.

### **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 and **DENIAL** of the following variances:

- 1: To reduce the minimum parking requirement from 20 spaces to 19 spaces.
- 2: To allow a gravel parking area.

### **Staff Recommended Conditions**

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

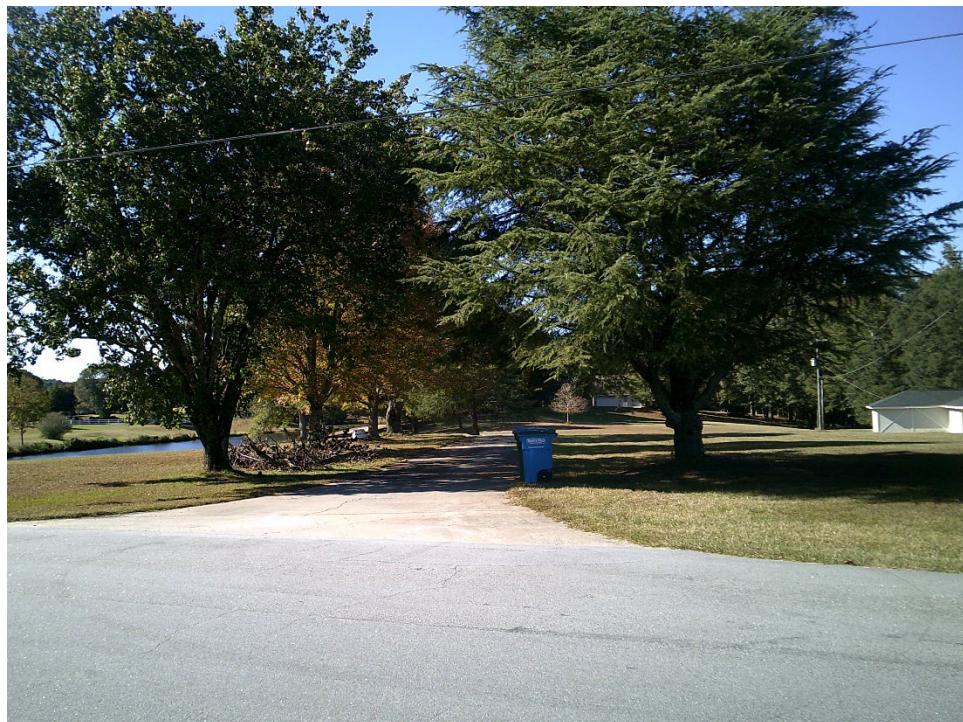
Approval of a special use permit for a community center in RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District), subject to the following conditions:

1. The special use of the property shall be limited to a community center. Residential uses shall not be permitted.
2. The proposed use shall be in general conformance with Exhibit B: Site Plan dated received December 31, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The parking lot shall be located behind the community center, subject to review and approval of the Department of Planning and Development.

**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 property from Shiloh Ridge Trail



Existing building to be converted into facility and parking area



East of subject property, towards Ross Road



Pond and vegetation on site

**Exhibit B: Site Plan**

**[attached]**

**EXEMPTION PLAT FOR:  
49 / SHILOH RIDGE TR.**

LOCATED IN LAND LOTS 45,46,55 AND 56 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA

**AFFECTING PARENT PARCEL R6046 127**

EXEMPTION PLAT CASE NO. XPL2021-00047  
REFERENCE DEEDS, DEED BOOK 00000, PAGE 160

REFERENCE DEEDS: DEED BOOK 9900, PAGE 16  
REFERENCE PLAT: PLAT BOOK 16, PAGE 102

REFERENCE PLAT: PLAT BOOK 16, PAGE 193  
LOT 1, 1/161.4 ACRES (240.871 SF) - TAN BAR 26X R 1014 L 17

LOT 1= 6.191 ACRES (269,874 SF) TAX PARCEL: R6046 145  
LOT 2= 7.055 ACRES (307,130 SF) TAX PARCEL: R6046 127

TOTAL AREA: 13.246 ACRES (577,004 SF)

## GENERAL NOTES

1. TOTAL AREA: 13.246 ACRES
3. ZONED RA-200  
MIN LOT WIDTH=200' AT B/L  
FRONT SETBACK= 35'  
REAR SETBACK= 40'  
SIDE SETBACK= 20'
4. ALL BOUNDARY MONUMENTS FOUND OR SET AS DESCRIBED.
5. IPS= ONE HALF INCH REBAR PIN WITH CAP.
6. WATER PROVIDED BY GWINNETT COUNTY.
7. ON-SITE INDIVIDUAL SEPTIC SYSTEMS TO SERVE EACH LOT.
8. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.
9. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT OF WAY.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. CONTOURS ARE FROM GWINNETT COUNTY GIS.
12. THERE ARE STREAM BUFFERS ON THIS PROPERTY.
13. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
14. THE ORIGINAL PRIVATE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 2128 PAGE 313. A CONTINUATION OF THESE COVENANTS WAS FILED ON 3-05-2001, IS RECORDED IN DEED BOOK 22436 PAGE 0211.

LOTUS GROUND

VIKING  
3 TIMES

2/26/25

100

278

ISSUED FOR CONSTRUCTION

## ARCHITECTURAL SITE PLAN

A0.2

10

10

# ARCHITECTURAL SITE PLAN

SCALE: 1" = 60'-0"

SUP2025-00019

Page 10 of 39

RP

**Exhibit C: Building Elevations**

**[attached]**

**4497 Shiloh Ridge Trail, Snellville, GA 30039**

Color Elevations & Photographs Submission Package:

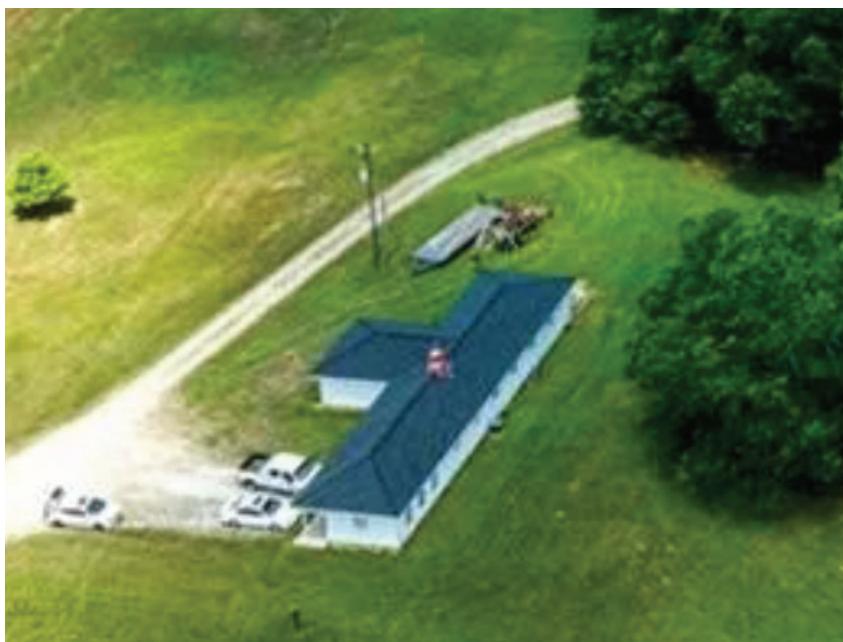
**Front Elevation – 4497 Shiloh Ridge Trail**



**Side Elevation – 4497 Shiloh Ridge Trail**

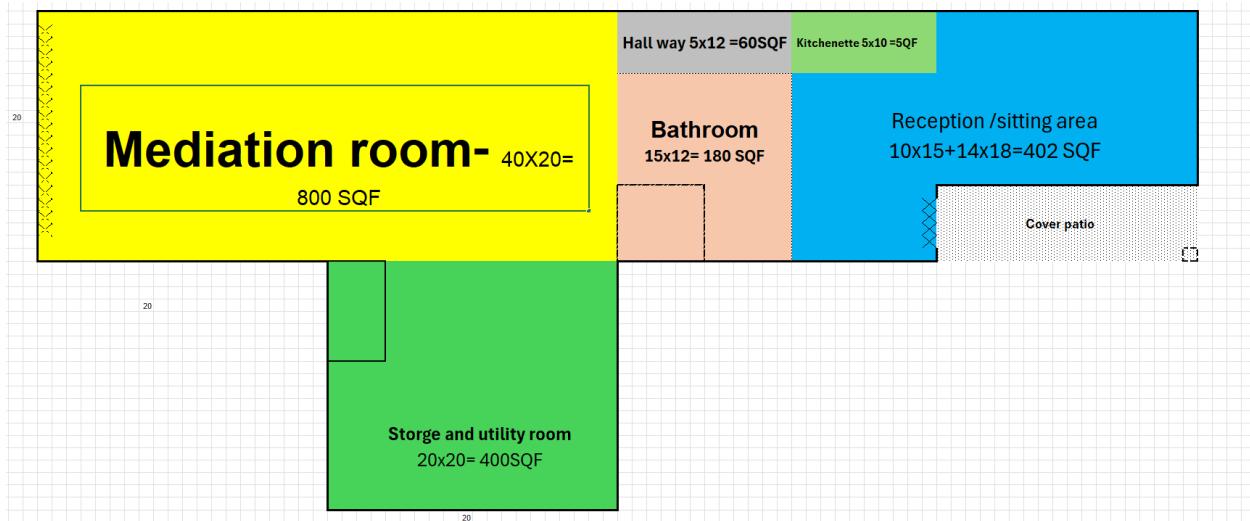


Rear Elevation – 4497 Shiloh Ridge Trail (Aerial Perspective)



**Aerial View – Context on Lot**





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

**[attached]**

## **Letter of Intent**

Dear Planning Department,

I am writing to respectfully submit this Letter of Intent regarding the proposed establishment of a spiritual retreat and healing center at 4497 Shiloh Ridge Trail, Snellville, GA. The property is currently zoned RA-200, and we are seeking a Special Use Permit under Section 210-140.7 to operate a small, non-residential community facility offering wellness, spiritual reflection, and counseling services in a natural setting. The center will serve individuals and small groups seeking emotional and spiritual support in a peaceful, minimally developed environment.

## **Applicant & Property Information**

Applicant: Address: 4497 Shiloh Ridge Trail, Snellville, GA 30039

Zoning District: RA-200 and R-100

Parcel Size: Approx. 13.25 acres

Current Use: Single-family residence with existing structure (~1,200 sq ft)

## **Project Purpose & Use Description**

The proposed center will provide a space for emotional wellness, spiritual reflection, and healing. Activities include guided meditation, counseling sessions, wellness workshops, and small group gatherings focused on inner transformation. The intent is to maintain a quiet, low-traffic environment where attendees can find support in a natural, wooded setting. Group sizes will typically range from 5 to 25 individuals per gathering, with no daily or repetitive worship services. Events will be scheduled flexibly, based on interest and facilitator availability.

## **Site Description & Proposed Improvements**

The site includes an existing 1,200 sq. ft. structure that will serve as the main retreat facility. No new buildings are proposed at this time. A 17 -spaces gravel parking lot and 2 ADA asphalt spaces are planned, located adjacent to the main entry building.

The Log cabin which also resides on the lot is not planned to be part of the spiritual retreat

The lot was historically divided into two plots, for the benefit of the doubt there is no intention to subdivide this lot as part of the plan or in the foreseeable future

## **Variance Request – Gravel Parking/ UDO 240-60.3. and Minimum Parking/ UDO 240-20.1**

We respectfully request a variance to allow the use of 17 spaces gravel surfacing for the parking lot in lieu of paved materials. We also request to reduce the required minimum parking from 20 to 19 spaces.

The limited size and frequency of gatherings, along with the site's rural character and mission for spiritual healing, make gravel a more appropriate and environmentally sensitive choice. Gravel allows better drainage, blends with the natural surroundings, and reduces the cost burden on a community-oriented initiative. As noted above and as can be seen in the site plan for the ADA compliant parking lot, we will use Asphalt.

### **Community Compatibility & Benefits**

The project is designed to be quiet, non-disruptive, and visually harmonious with the neighborhood. A 50 ft vegetative buffer will be maintained along all neighboring property lines. No outdoor sound amplification will be used. Parking and site access are designed to ensure smooth traffic flow with no congestion. The center will serve as a valuable resource for individuals seeking emotional, spiritual, or mental healing in a respectful, natural space.

We appreciate your time and consideration of this proposal. We are committed to working closely with the County and the community to ensure the success and alignment of this project. Please do not hesitate to contact us with any questions or to arrange a site visit.

Sincerely,

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## **Variance Request from Sections 240-60.3 and 240-20.1**

### **Gravel Surface for Parking Area**

ZAM2025-00213 – 4497 Shiloh Ridge Trail/ Parcel ID **6046 127**

As part of our Special Use Permit application to operate a small-scale cultural/community center on our 13.25-acre property, we respectfully request a variance from

1. Code Section 240-60.3 of the Gwinnett County Unified Development Ordinance, which requires parking to be on a paved surface.
2. Code Section 240-20.1 of the Gwinnett County Unified Development Ordinance, which required minimum number of parking in relates to the building occupancy

- Code Section 240-60.3/240-20.1 Variance Justification:
  1. Low-Impact Use and Intermittent Traffic

The facility will host occasional gatherings, workshops, and spiritual retreats with limited daily traffic. Unlike high-turnover commercial operations, the frequency and volume of parking use is expected to remain low and sporadic, making a fully paved surface unnecessary and cost-inefficient.
  2. Environmental Considerations

A gravel surface provides improved stormwater infiltration compared to asphalt or concrete, helping reduce runoff and maintain the natural topography of this primarily wooded property. This aligns with the County's broader sustainability goals and minimizes disruption to the land's ecological integrity.
  3. Aesthetic Harmony and Rural Character

The property is located in a rural residential area (RA-200) surrounded by natural greenery and wooded lots. A gravel parking area better complements the surrounding environment and preserves the natural, retreat-like feel of the facility.
  4. Cost-Effective for a Community-Oriented Operation

As a nonprofit, community-focused initiative, minimizing unnecessary infrastructure costs is critical to our ability to remain sustainable and serve local residents. Paving the parking area would place an undue financial burden on the operation without corresponding public benefit.
  5. Precedent and Flexibility

Similar variances have been granted in other low-intensity community or rural-use cases. We are open to working with County staff to use a gravel system that meets load bearing, dust suppression, and maintenance standards as approved by the Director.
  6. Two ADA compliant parking spots are planned to be on asphalt, the reminder 17 parking spots will be on gravel.
  7. The building occupancy is designed for 25 participants but given the notes above and the neighbors' concerns regarding potential traffic and noise, we are requesting a reduction in the minimum required parking spaces from 20 to 19. Of these, 17 spaces

will be located on gravel, and 2 ADA-compliant asphalt paved parking spaces will be positioned adjacent to the building

**Pursuant to requirements of the United 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.**

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. The proposed use – preserving the existing structure and adding low-impact features such as walking trails, benches, a small meditation platform, and decorative ponds – is suitable and compatible with nearby properties. These improvements are designed to enhance the land's natural setting and support quiet, passive enjoyment of the property. The project aligns with the surrounding area's peaceful, residential character and does not introduce any disruptive or incompatible elements.*

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

*No. The proposed use is quiet, non-intrusive, and designed to blend into the natural environment. There will be no loud noise, bright lighting, or significant traffic, and additions such as benches, a meditation platform, and ponds are intended to foster tranquility and harmony with nature. We are not requesting any rezoning, and our goal is to preserve and respect the character of the surrounding area.*

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

*Yes. The property already has a reasonable economic use under current zoning. Our project works within those limits by making light-touch, beautifying enhancements that preserve the structure and landscape while supporting community wellness and peaceful outdoor use.*

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

*No. The proposed use will have minimal or no impact on roads, utilities, or public services. There are no new buildings or commercial functions, and no expected strain on schools or traffic infrastructure. The additions are passive and nature-oriented.*

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

*Yes. The proposed use aligns closely with Gwinnett County's land use goals, which emphasize preservation of natural resources, responsible development, and community wellness. By using the land for trails, benches, meditation spaces, and ponds, we are promoting a low-impact, enriching use of the land that fits the vision for the area.*

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. There are several supporting conditions that justify approval of the proposed use:*

*The property has an existing structure that will be preserved and reused, avoiding unnecessary construction or land disruption.*

*The surrounding area is experiencing a growing interest in wellness, nature-based recreation, and passive outdoor uses, which our project directly supports.*

*The proposed additions – benches, a meditation platform, and decorative ponds – are consistent with a broader trend toward low-impact, community-centered development.*

*There is also an opportunity to enhance the environmental and aesthetic value of the property without overdevelopment, which supports long-term community goals for land stewardship and quality of life.*

*We believe these conditions, combined with the project's alignment with zoning intent and land use policy, support the approval of this request.*

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

**[attached]**

## **SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Lotus Grounds</u>	Name: <u>NILOOFAR ETEMADHAERI</u>
Address: <u>4497 Shiloh Ridge Trail</u>	Address: <u>4497 Shiloh Ridge Trail</u>
City: <u>Snellville</u>	City: <u>Snellville</u>
State: <u>GA</u>	State: <u>GA</u>
ZIP: <u>30039</u>	ZIP: <u>30039</u>
Phone: <u>314.397.9055</u>	Phone: <u>858.722.2950</u>
Email: <u>ofirinbl@gmail.com</u>	Email: <u>niloofar1963@yahoo.com</u>
Contact Person: <u>Ofir Hackmon</u>	Phone: <u>314.397.9055</u>
Contact's Email: <u>ofirinbl@gmail.com</u>	
<b>APPLICANT IS THE:</b>	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA-200 and R-100</u>	
Parcel Number(s): <u>6046 127</u>	Acreage: <u>13.25</u>
Property Address(es): <u>4497 Shiloh Ridge Trail Snellville GA 30039</u>	
Proposed Development: <u>Community Center</u>	
Variance(s): <u>240-60.3 and 240-20.1</u>	Waiver(s): _____
Building/Leased Sq. Ft.: <u>1200</u>	Floor Area Ratio: _____

# EXEMPTION PLAT FOR:

## 4497 SHILOH RIDGE TRL

LOCATED IN LAND LOTS 45, 46, 55 AND 56 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA

AFFECTING PARENT PARCEL R6046 127

EXEMPTION PLAT CASE NO. XPL2021-00047

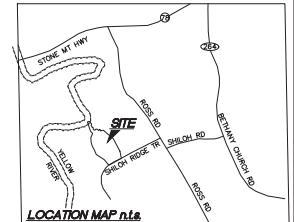
REFERENCE DEEDS: DEED BOOK 9900, PAGE 160

REFERENCE PLAT: PLAT BOOK 16, PAGE 193

LOT 1= 6.191 ACRES (269,874 SF) — TAX PARCEL: R6046 145

LOT 2= 7.055 ACRES (307,130 SF) — TAX PARCEL: R6046 127

TOTAL AREA: 13.246 ACRES (577,004 SF)



### FLOOD NOTE

LOCATION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD PLANE NUMBERS 1118C01387, DATED SEPTEMBER 29, 2006. THIS PROPERTY LIES IN ZONE "A" WITH A BFE OF 808.00 FT.

### SURVEYOR'S NOTES

1. ALECA TS-1000 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 102,651 FEET AND AN ANGULAR ERROR OF 2' PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3. THE HORIZONTAL DATUM USED IN THE PREPARATION OF THIS SURVEY IS BASED UPON GA. STATE PLANE WEST ZONE CONVENTIONAL DATUM. THIS SURVEY WAS NOT CONDUCTED TO COLLECT CORRECTED MEASUREMENTS AS PROVIDED BY THE NETWORK OPERATED BY EGPS SOLUTIONS, INC.

4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE CLOSURE PRECISION CAN BE FOUND ON EACH LOT ON THE DESCRIPTION.

5. ALL UTILITIES SHOWN WERE LOCATED BY ABOVE GROUND OBSERVED GROUND SURVEY ONLY. NO EFFORT WAS MADE TO LOCATE UTILITIES BY TUNNELING OR BY OTHER MEANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE FIELD INVESTIGATION. ALL UTILITY LOCATIONS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE.

6. THIS SURVEY MAY BE SUBJECT TO ANY EASMENTS AND RIGHTS OF WAY THAT WERE NOT PROVIDED TO THE SURVEYOR. THIS PLAT WAS PREPARED WITHOUT A TITLE SEARCH.

7. ALL LOT CORNERS WERE FOUND OR SET UP (REAP) AS DESCRIBED ON THE SURVEY.

8. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITIES.

9. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH EITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND/WALL/DAIM IN ACCORDANCE WITH GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL CONSTRUCTION ACTIVITIES. A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OR STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE PLAT AS APPLICABLE.

### WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLAN SHEET INDICATES THAT NO WETLANDS ARE LOCATED ON THE PROPERTY. 3) NO WETLANDS ARE LOCATED ON THE EXISTING OR PROPOSED IMPROVEMENTS. 4) NO WETLANDS ARE LOCATED ON THE PROPERTY. 5) IF WETLANDS ARE LOCATED ON THE PROPERTY, THE OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR. USE OF THE EXISTING WETLANDS IS PROHIBITED. SECTION 404 PERMIT HAS BEEN OBTAINED.

### PUBLIC NOTICE-DRAINAGE

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains or culverts. It is the responsibility of the owner to maintain the extension of culverts beyond the point shown on the approved and recorded subdivision plan. NOTE: Stream Buffer Elements are to remain in a natural and undisturbed condition. NOTE: Structures are not allowed in drainage easements.

OWNER/SUBDIVIDER:  
JULIA N. BULLARD  
4497 SHILOH RIDGE TRAIL  
SNELLVILLE, GA 30078  
PHONE: 770.379.2673

SURVEYOR:  
BULLARD LAND PLANNING, INC.  
3780 CANNONWOLDE DRIVE  
SNELLVILLE, GA 30078  
PHONE: 678.334.1220  
ROBERT F. BULLARD  
EMAIL: BULLBOBBY@GMAIL.COM

### EXEMPTION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE 2ND AND 3RD OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCES AND THAT OTHERS HAVE BEEN APPROVED IN ALL OTHER OPERATIONAL COUNTY DEPARTMENTS AS APPROPRIATE. THIS PLAT APPROVED.

DATED THIS: 20 DAY OF: 20

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT  
SUP2025-00019



XPL2021-00047

AS SHOWN  
DATE: 07-30-21  
JOB: 21-2076  
SHEET 1 OF 1



### GENERAL NOTES

1. TOTAL AREA: 13.246 ACRES

2. TOTAL LOTS = 2

3. ZONED RA-200

MINIMUM LOT WIDTH=200' AT B/L

FRONT SETBACK= 30'

REAR SETBACK= 20'

SIDE SETBACK= 20'

MINIMUM DWELLING HEIGHT= 30'

MINIMUM LOT SIZE= 40,000 SF

4. ALL BOUNDARIES ARE SHOWN AS SHOWN OR AS DESCRIBED.

5. IPS= ONE HALF INCH REDAR PIN WITH CAP.

6. WATER PROVIDED BY GWINNETT COUNTY.

7. ONE SIDE OF THE PROPERTY IS SERVED BY THE OTHER.

8. THE LOTS SHOWN HEREIN MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN AFFECT AT THE TIME OF THIS SURVEY.

9. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS OR STREAM BUFFER ZONES.

10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.

11. CONTOURS ARE FROM GWINNETT COUNTY.

12. THERE ARE STREAM BUFFERS ON THIS PROPERTY.

13. PLUMBING FIXTURES ARE NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

14. THE ORIGINAL PRIVATE COVENANTS FOR THIS SUBDIVISION WAS FILED IN DEED BOOK 2238 PAGE 0211. A COPIEY OF THESE COVENANTS WAS FILED ON 3-05-2001 IN RECORDED IN DEED BOOK 2238 PAGE 0211.

### RDP (RESIDENTIAL DRAINAGE PLAN) NOTE

Residential Drainage Plan (RDP) or Study (RDS): On any Final Plat required for a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS), is required, the following information shall be included:

A Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) must be approved by the State of Georgia Board of Registration for Professional Engineers and Land Surveyors prior to construction of the subject property.

A Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) must be conducted by the builder's design professional or a professional engineer or land surveyor prior to issuance of a Certificate of Occupancy on those lots to be on the Final Plat.

Surveyor's Certification

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY. THE SURVEYOR CERTIFIES THAT THE INFORMATION CONTAINED ON THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY. THE SURVEYOR CERTIFIES THAT THE INFORMATION CONTAINED ON THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL MONUMENTS SHOWN HERON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIALS. THE SURVEYOR CERTIFIES THAT THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 INCH IN 102,651 FEET AND AN ANGULAR ERROR OF 2' PER POINT FOR ANGLE POINTS, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE SURVEYOR CERTIFIES THAT THE PLAT IS PREPARED FOR RECORDING AND IS FOUND ON EACH LOT ON THE DESCRIPTION. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR REQUIREMENTS UPON WHICH THIS PLAT WAS BASED IS A LEICA TS-1000 TOTAL STATION.

### FINAL SURVEYOR'S CERTIFICATE

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY. THE SURVEYOR CERTIFIES THAT THE INFORMATION CONTAINED ON THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL MONUMENTS SHOWN HERON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIALS. THE SURVEYOR CERTIFIES THAT THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 INCH IN 102,651 FEET AND AN ANGULAR ERROR OF 2' PER POINT FOR ANGLE POINTS, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE SURVEYOR CERTIFIES THAT THE PLAT IS PREPARED FOR RECORDING AND IS FOUND ON EACH LOT ON THE DESCRIPTION. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR REQUIREMENTS UPON WHICH THIS PLAT WAS BASED IS A LEICA TS-1000 TOTAL STATION.

### REGISTERED GEORGIA SURVEYOR

DATE OF EXPIRATION

REG NO:

### OWNER'S ACKNOWLEDGMENT

OWNER'S ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY ACKNOWLEDGES AND AGREES THAT THE SURVEYOR HAS MADE AN ACTUAL SURVEY AND ACKNOWLEDGES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC LAND SURVEY SYSTEM, THE PUBLIC RECORDS, AND THE PUBLIC RECORDS OF EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

OWNER'S SUBDIVIDER:

JULIA N. BULLARD

### SIGNATURE OF SUBDIVIDER/OWNER/AGENT

DATE SIGNED:

### PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER/AGENT

ENVIRONMENTAL HEALTH CERTIFICATION

Environmental Health Section Certification (for subdivisions served by septic tanks):

The lots shown herein have been reviewed by the Environmental Health Section of the Gwinnett County Health Department.

These lots are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Health Department and approved for septic tank installation prior to the issuance of a Building Permit.

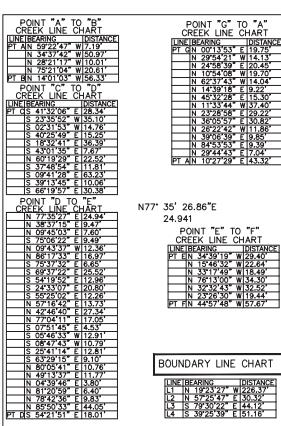
DATED THIS: 20 DAY OF: 20

BY:

ENVIRONMENTAL HEALTH SECTION

JULIA N. BULLARD

PRINTED OR TYPED NAME OF OWNER





Gwinnett

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: Niloofar Etemadhaeri

Signature: Niloofer Etemadhaeri

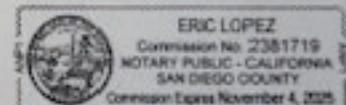
Date: 07/31/2025

Notary Public

Name: Eric Lopez

Signature: Eric Lopez

Date: 07/31/2025



Notary Seal

See notary attached

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego)

On July 31, 2025 before me, Eric Lopez, Notary Public  
(insert name and title of the officer)

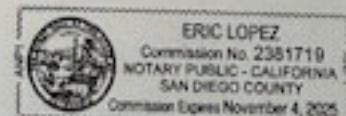
personally appeared Niloofer Etemadhaeri,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eric Lopez

(Seal)





GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**PROPERTY TAX VERIFICATION**

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

**Applicant Information**

Name: Niloofer Etemad Haeri

Signature: Niloofer Etemad Haeri Date: 9. 3. 2025

**Property Information** 4497 Shiloh Ridge Trails Snellville, GA

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

30039

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R 6046 127	YES

**Tax Commissioner Affirmation**

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Binh Tran Title: TSA  
Signature: N. B. Tran Date: 9/4/2025

016BNT



**Disclosure of campaign contributions aggregating to \$250.00 or more to a member of the Board of Commissioners is required pursuant to Section 270-25.E. of the Unified Development Ordinance.**

**Name: NILOOFAR ETEMADHAERI**

**Relationship to Application (Applicant or Representative of Applicant):**

## Campaign Contributions? No

## Contributions:



**Disclosure of campaign contributions aggregating to \$250.00 or more to a member of the Board of Commissioners is required pursuant to Section 270-25.E. of the Unified Development Ordinance.**

**Name: Ofir Hackmon**

**Relationship to Application (Applicant or Representative of Applicant):**

## Campaign Contributions? No

## Contributions:

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

**[attached]**



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

<b>TRC Meeting Date:</b> 10.17.2025		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 2		
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>		
Case Number: SUP2025-00019		
Case Address: 4497 Shiloh Ridge Trail, Snellville, 30039		
<b>Comments:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Shiloh Ridge Trail is a local street. There is no Average Daily Traffic (ADT) Volume available.	
2	The nearest Ride Gwinnett facility is located 1.2 miles away at Stone Mountain Highway (SR 10) and Paxton Drive (Stop 7023 / Route 70).	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
6		

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

Revised 7/26/2021



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

<b>TRC Meeting Date:</b>		
Department/Agency Name: DWR		
Reviewer Name: Lorraine Campagne		
Reviewer Title: Section Manager		
Reviewer Email Address: Lorraine.campagne@gwinnettcounty.com		
Case Number: SUP2025-00019		
Case Address: 4497 Shiloh Ridge Trl		
<b>Comments:</b>		<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		
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
6		

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

Revised 7/26/2021

RIVERCLIFF DR

RIVERCLIFF DR

6046  
127Access to  
parking lot  
via existing  
gravel roadGravel  
parking lot-12  
CBR.

8 Inch

SHILOH RIDGE TRL

8 Inch

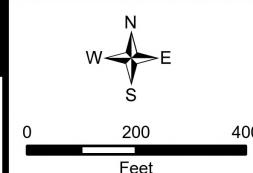
## LEGEND

▲ Flow Management	● Hydrant	▲ Sewer Collector
▲ Pump Station	● City	▲ Sewer Interceptor
▲ Regional	● Water Main	▲ Sewer Force Main
● Manhole	● Proposed Water Main	● Proposed Sewer Collector

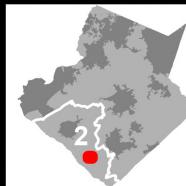
4497 Shiloh Ridge Trl

RA-200

## Water & Sewer Utility Map



## LOCATION



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

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing building is 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.

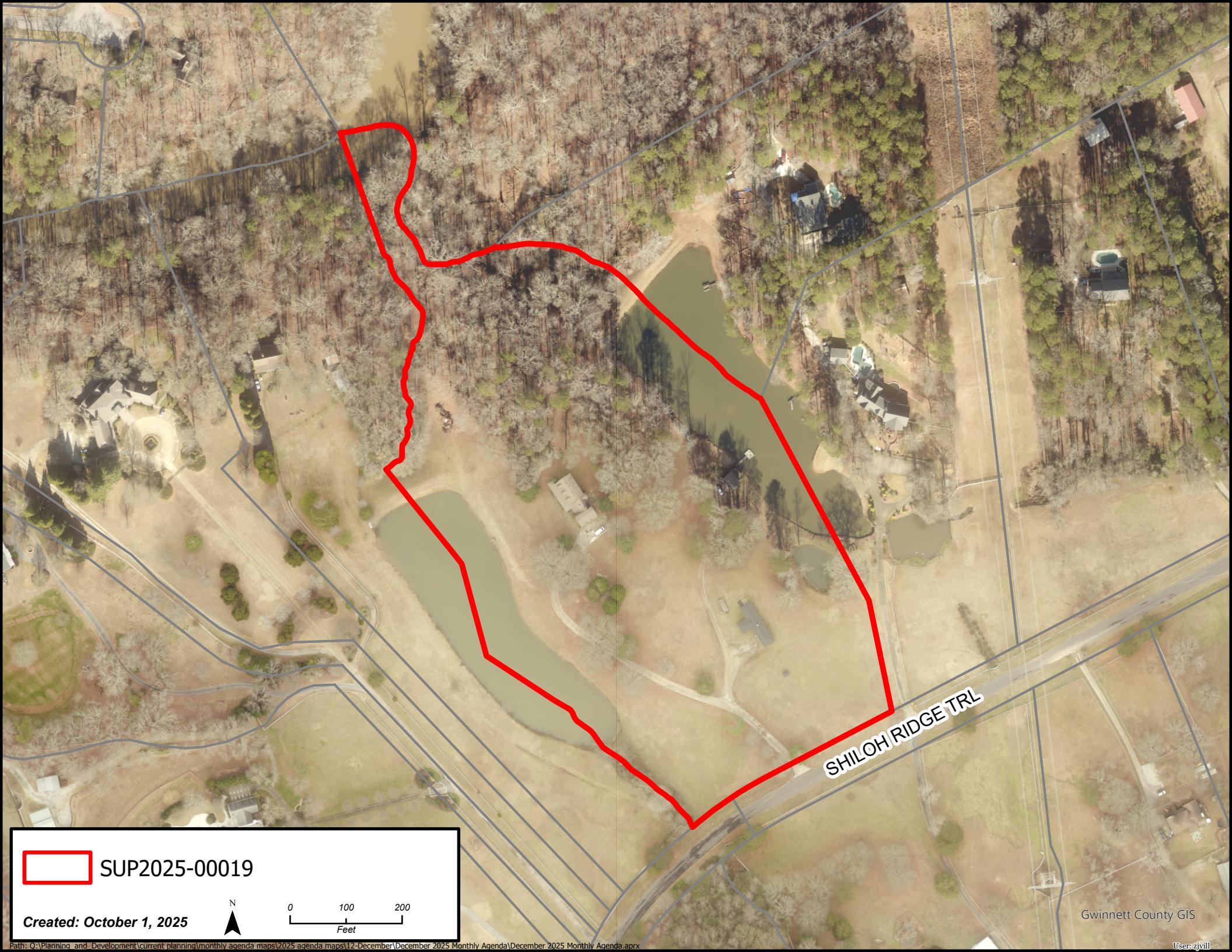
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump 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]**



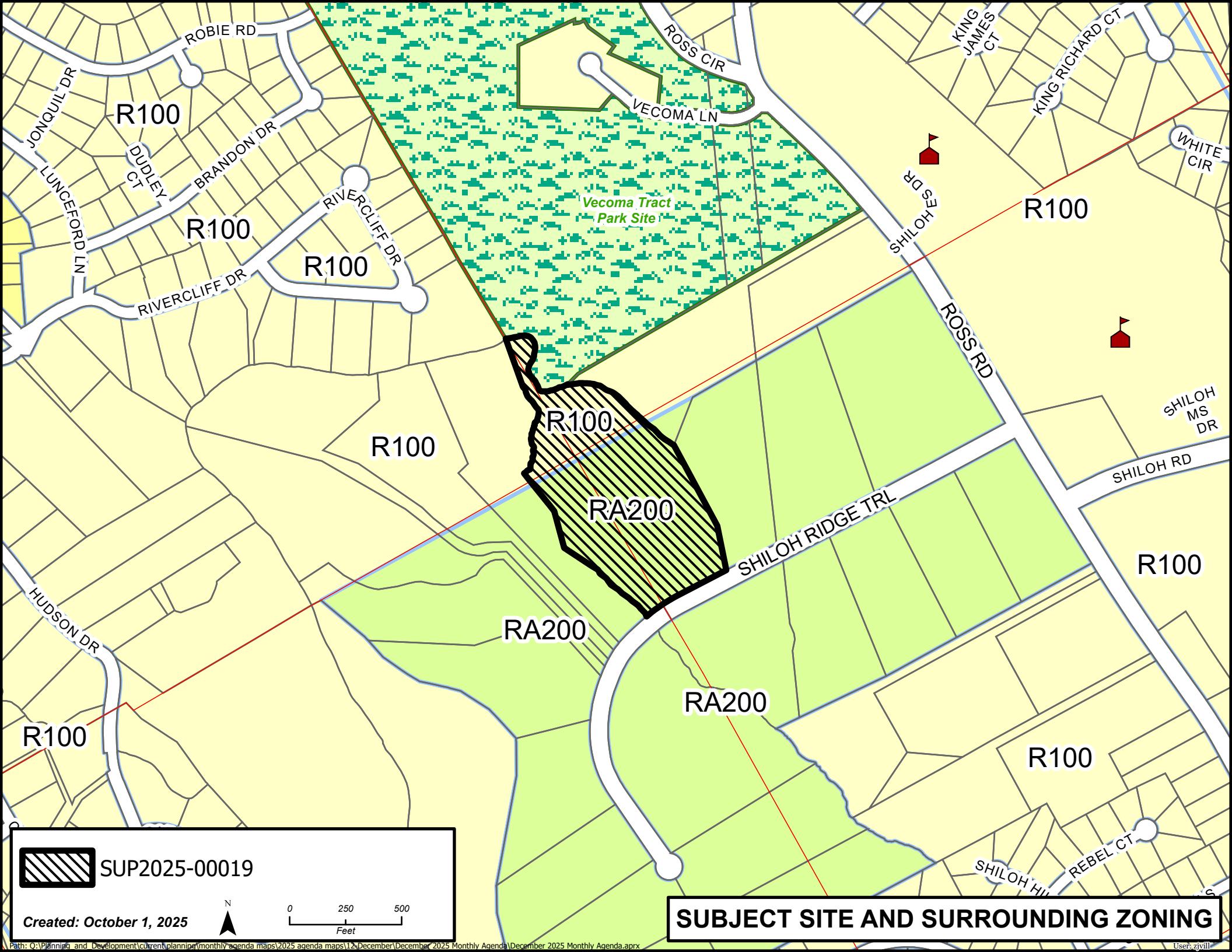
SUP2025-00019



0 100 200  
Feet

Created: October 1, 2025

Gwinnett County GIS



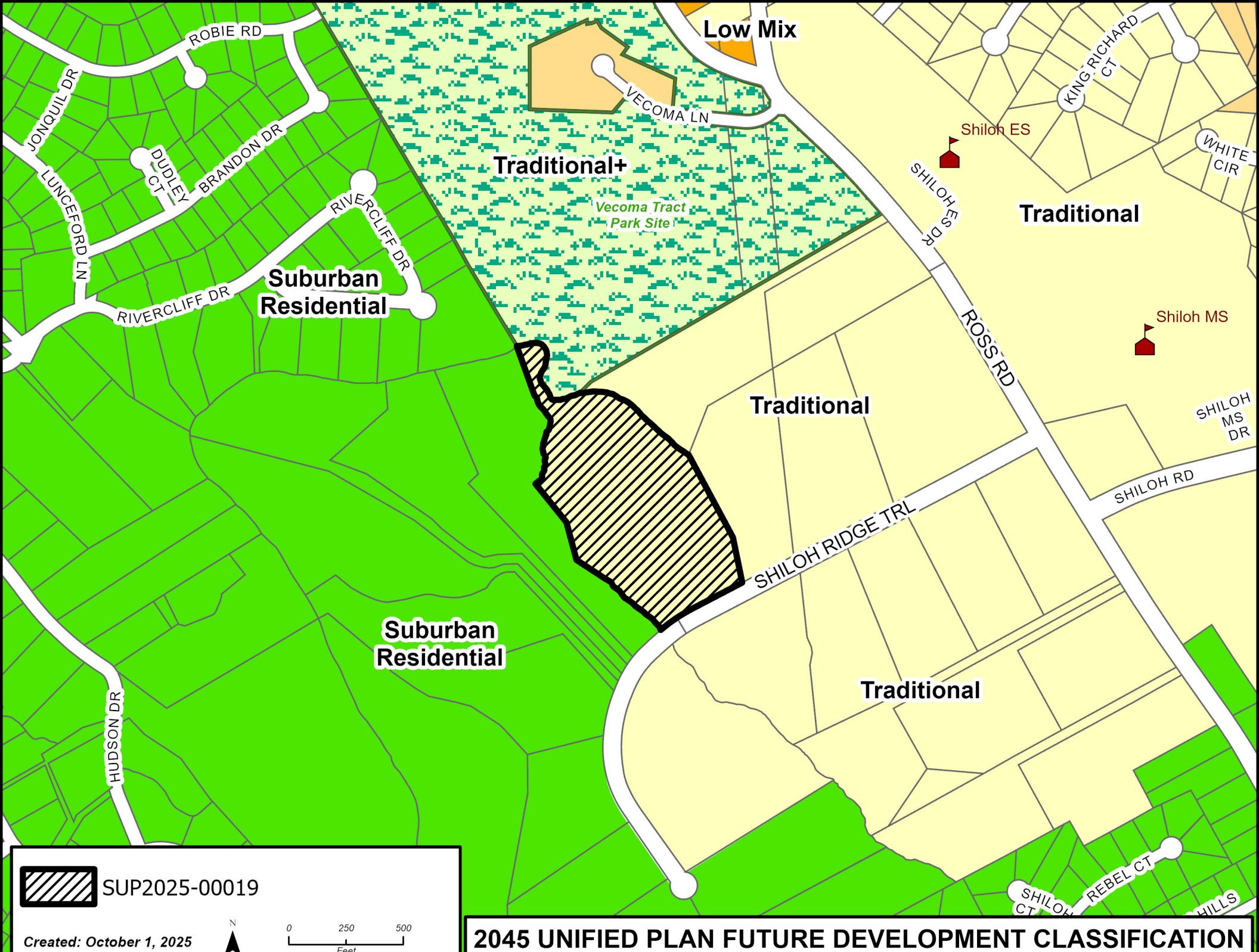
SUP2025-00019

Created: October 1, 2025



A number line diagram for a geometry problem. The line has tick marks at 0, 250, and 500. The segment from 0 to 250 is labeled "100". The segment from 250 to 500 is labeled "x". Below the line, the word "Feet" is written.

## **SUBJECT SITE AND SURROUNDING ZONING**

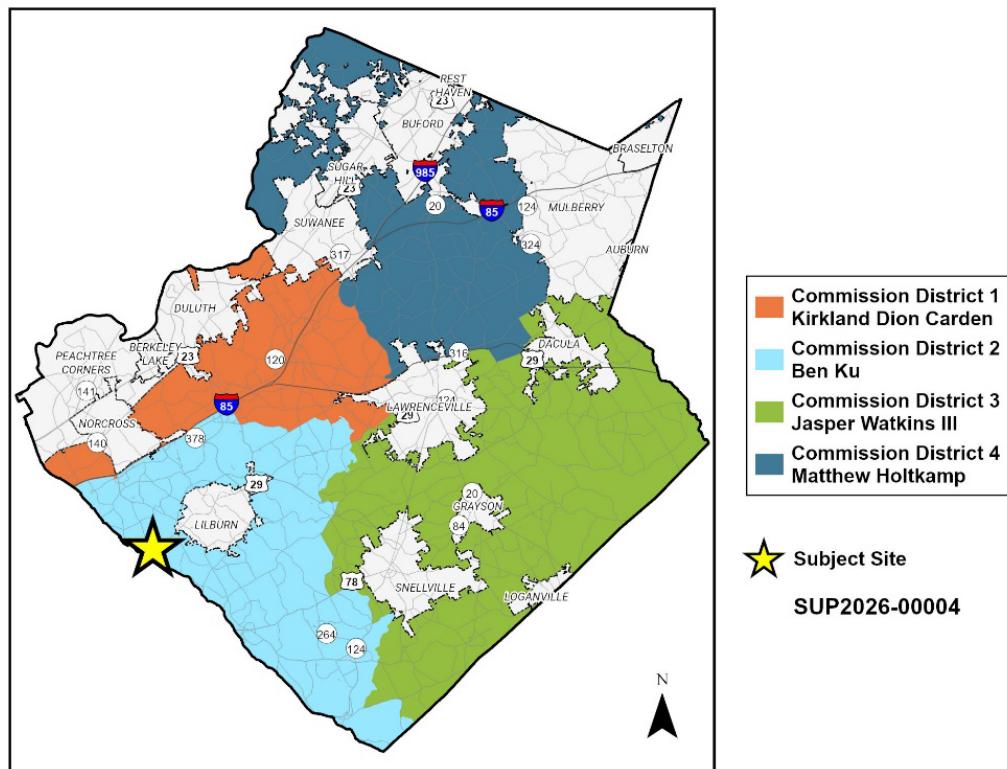




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2026-00004  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit  
**Additional Request:** Variance  
**Address:** 6330 Lawrenceville Highway  
**Map Number:** R6140 023  
**Site Area:** 2.81  
**Square Feet:** 5,230  
**Proposed Development:** Hookah Lounge  
**Commission District:** District 2 – Commissioner Ku  
**Future Development Type:** Village Center – Small

**Staff Recommendation:** DENIAL



**Applicant:** Shaphalie Bavani  
6330 Lawrenceville Highway  
Tucker, GA 30084

**Owner:** Cans Investors, LLC  
2239 Sugarloaf Club Drive  
Duluth, GA 30097

**Contact:** Shaphalie Bavani

**Phone:** 404.948.7325

## Zoning History

The subject property is zoned C-2 (General Business District). In 2010, the property was rezoned from C-1 (Neighborhood Business District) and C-2 to C-2, pursuant to RZC2010-00001.

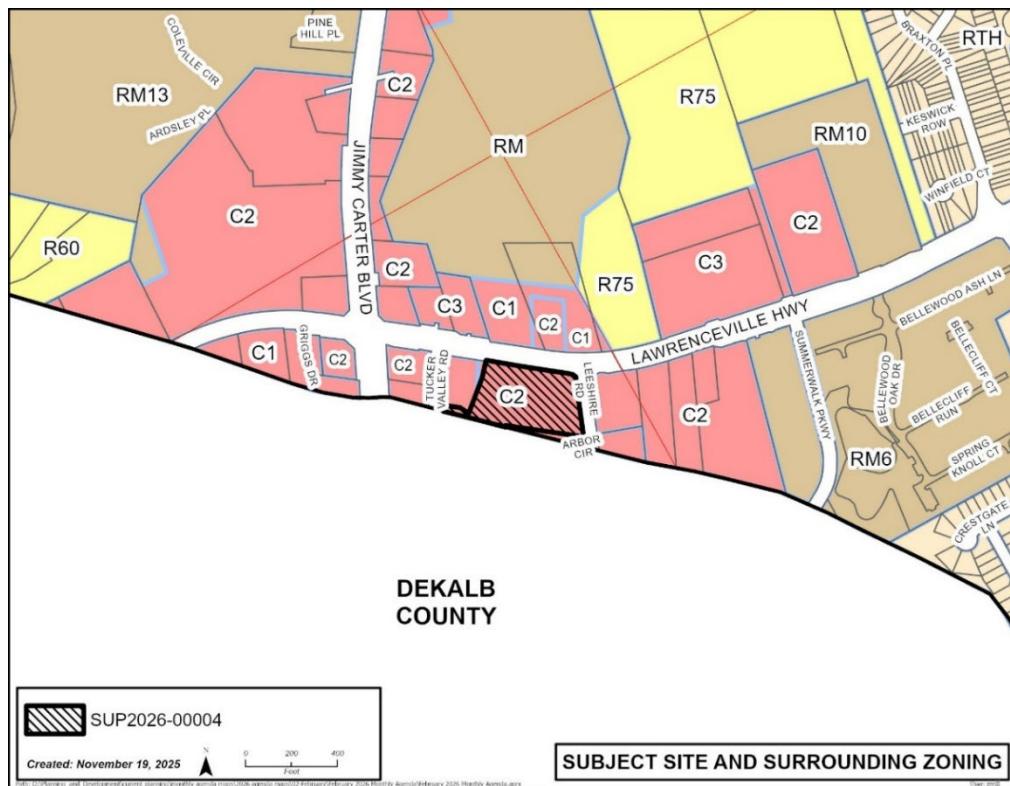
## Existing Site Condition

The subject property is a 2.81-acre parcel located along Lawrenceville Highway, east of its intersection with Jimmy Carter Boulevard. The property contains a one-story, approximately 32,000-square-foot multi-tenant commercial center with parking surrounding the building. There are two entrances along Lawrenceville Highway and one entrance along Leeshire Road. There are no sidewalks along the road frontages. The nearest Ride Gwinnett transit stop is approximately 100 feet from the subject property.

## Surrounding Use and Zoning

The property is surrounded by a mixture of commercial, multifamily and single-family detached residential uses. Undeveloped commercial properties are located to the north, across Lawrenceville Highway. A convenience store with fuel pumps is located to the east, across Leeshire Road.

Apartments and single-family residences within DeKalb County are located to the south. A retail establishment is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Hookah Lounge	C-2
North	Commercial (undeveloped)	C-1, C-2, C-3
East	Commercial (convenience store with fuel pumps)	C-2
South	Apartments and Single-Family Residential	RM-85 and R-75 (DeKalb County)
West	Commercial (retail)	C-2

## Project Summary

The applicant requests a special use permit to allow the smoking of hookah in an existing 5,230-square-foot restaurant and bar. No modifications are proposed to the site.

A code enforcement case (CEU2024-03477) was initiated in April 2024, for the smoking of hookah at a lounge without a special use permit. This application aims to address the deficiencies.

## Zoning and Development Standards

The following is a summary of applicable standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.27	YES
Lot Coverage	80%	>80%	NO*
Building Height	Maximum 45'	<45'	YES
Off-Street Parking	Minimum 64 spaces Maximum 106 spaces	147 spaces	NO*
Alcohol and food	No alcohol or food allowed	Alcohol and food served	NO**

\* The site was constructed in 1986 and is legally non-conforming.

\*\*The applicant is requesting a variance from this standard.

## Staff Analysis

**Special Use Permit Analysis:** The standards governing the exercise of zoning power are outlined in Section 270-20.6 of the UDO. Staff makes the following findings related to the zoning requests:

**A. Whether the proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed use abuts single-family residential uses to the south. The proposed special use permit is not suitable in view of the use and development of adjacent and nearby property.

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

The existing establishment has been serving hookah without a special use permit since April 2024. Complaints from the neighbors have been received by Gwinnett County, regarding the use, noise, hours of operation and other related nuisance issues. The proposed special use permit would adversely affect the existing use or usability of adjacent or nearby property.

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

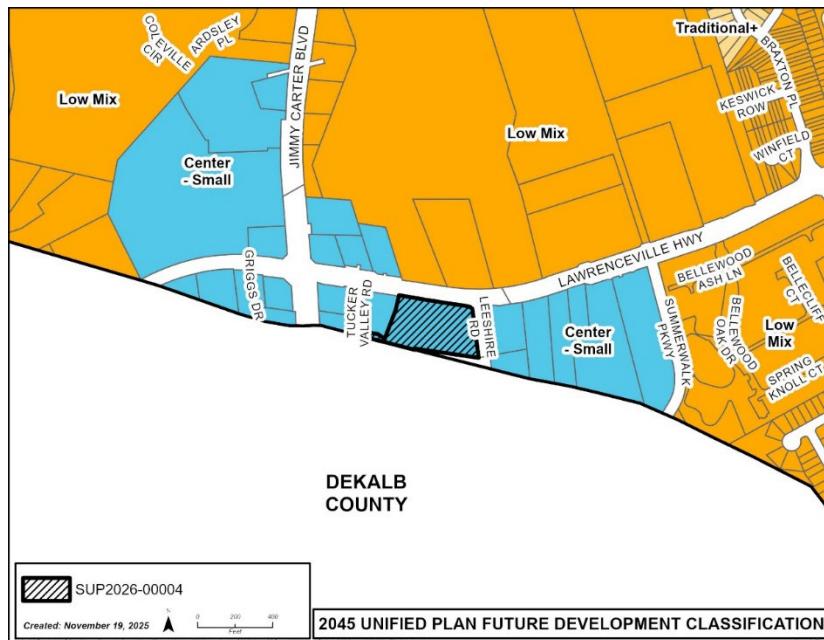
The property has a reasonable economic use as currently zoned.

**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.**

No additional impacts on public facilities would be anticipated for the proposal in the form of traffic, utility demand, stormwater runoff, or schools.

**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 Unified Plan's Future Development Map indicates "Village Center – Small" for the subject property, which envisions small mixed-use centers with clusters of restaurants, retail, and diverse housing options to meet residents' daily needs. A hookah lounge is not expressly addressed in the Unified Plan, however the use is not complimentary to the use listed in this future development type. 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.**

In 2022, Gwinnett County adopted the Smoke-Free Air Ordinance to protect public health and welfare by prohibiting smoking in public places, and public and private places of employment. Hookah bars are exempted if certain conditions are met, including not serving alcohol and food. The applicant is asking to vary from the established standard, which gives supporting grounds for denial of the special use permit.

### **Variance Request and Analysis:**

The applicant is seeking a variance from the following provision of the UDO:

1. **Section 211-90.10.A Alcohol and Food Requirements.** The applicant requests to allow the smoking of hookah in an establishment that serves alcohol and food.

**Analysis:** Staff recommends denial of the special use permit, thus the denial of the variance.

### **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 and following variance:

1. To allow the smoking of hookah in an establishment that serves alcohol and food.

### **Staff Recommended Conditions**

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

Approval of a special use permit for a Hookah Bar in C-2 (General Business District), subject to the following conditions:

1. The special use of suites 7, 8, and 9 shall be limited to a Hookah Lounge.
2. The special use permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Floorplan
- 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



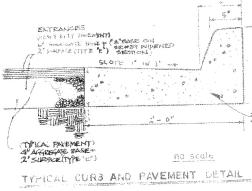
View of multi-tenant commercial center



View of restaurant and lounge

**Exhibit B: Site Plan**

**[attached]**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

7/25/2025

## GENERAL NOTES AND SITE INFORMATION

1) ALL CONSTRUCTION SHALL CONFORM TO QUINCY CITY  
2) ALL EARTH CONTROL MEASURES SHALL BE IN  
PLANE PRIOR TO BEGINNING CONSTRUCTION AND SHALL  
BE MAINTAINED THROUGHOUT CONSTRUCTION.

3) ACTIVATED CARBON FILTERS SHALL BE PROVIDED  
AS REQUIRED.

4) ALL CONSTRUCTION MATERIALS (CUT ROCK, ADHESIVE, ETC.)  
SHALL BE RELOCATED AS SOON AS POSSIBLE TO  
PROBABLY EROSION.

5) ALL CONSTRUCTION MATERIALS, RE REGRADABLE FOR HAVING  
ALL UTILITIES LOCATED AND SHALL PROTECT SAME  
FROM EROSION.

6) CONTRACTORS SHALL VERIFY EXISTING FIBER  
OPTICALS AND NOTIFY PROJECT ENGINEER OF ANY  
CHANGES.

7) ALL EARTH SLOPES SHALL BE A MAX OF 2:1.

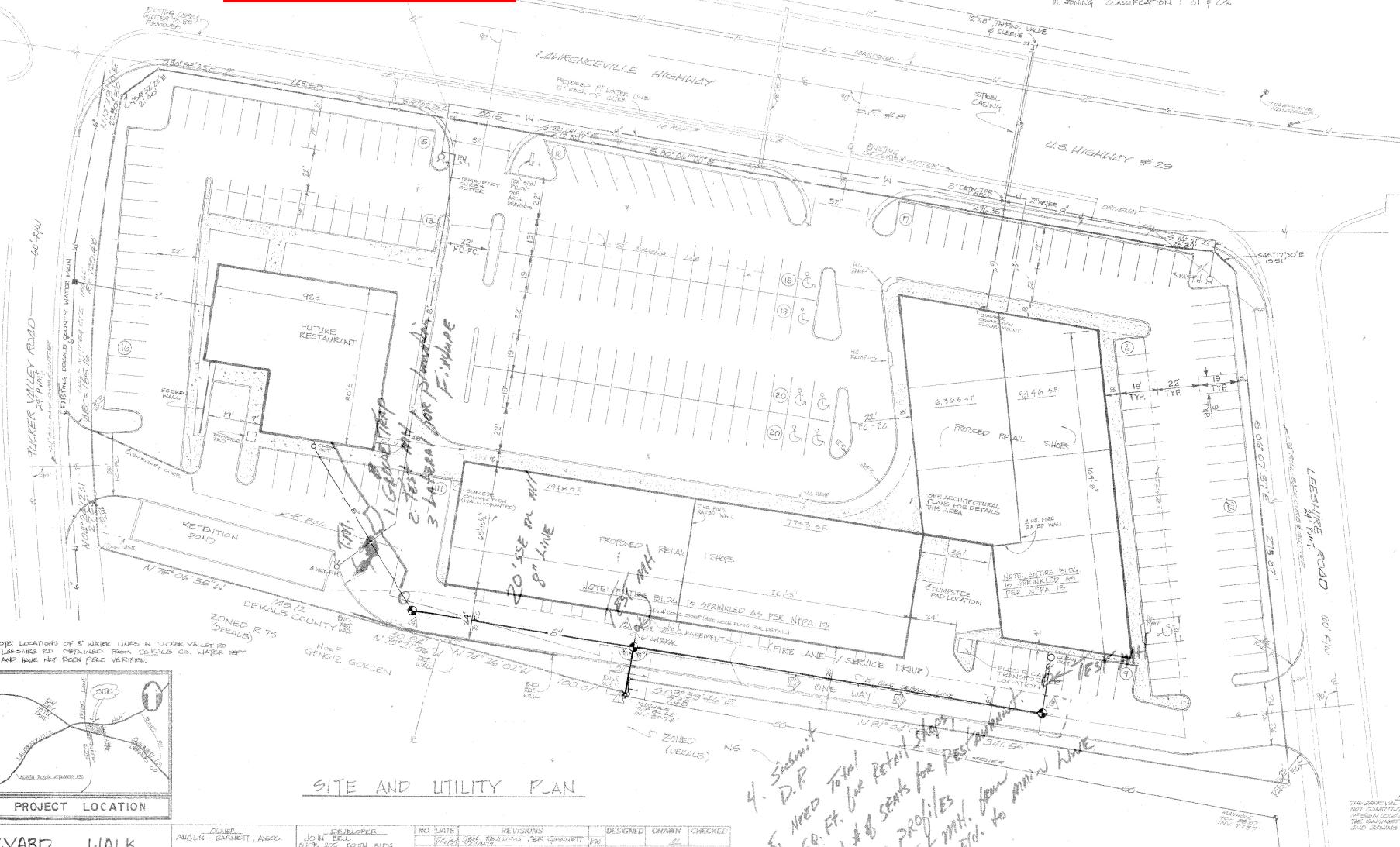
8) ALL CUT SLOPES SHALL BE A MAX OF 2:1.

9) SOURCE AND TOPOGRAPHIC INFORMATION FROM A  
SURVEY BY K.B. SCHROEDER, JR., DATED 6/21/04  
10) AREA TO BE GRADED  
11) TOTAL BUILDING AREA: 81,000 SF  
12) TOTAL # OF PARKING SPACES: 1,600 SPACES  
13) TOTAL # OF PARKING SPACES: 1,600 SPACES  
PARKING FOR 200 SEAT RESTAURANT: 60 SPACES  
PARKING FOR 100 SEAT RESTAURANT: 40 SPACES  
14) 100' X 20' FT. YARD FOR PARKING SPACES: 2,100 SF  
15) 100' X 20' FT. YARD FOR PARKING SPACES: 2,100 SF  
16) ALL DEMOLITION EAST WING: 300' ARE TO BE  
REMOVED AS REQUIRED FOR  
EARTH CONTROL.

17) THE SANITATION COUNTY INSPECTOR SHALL BE  
NOTIFIED IN WRITING PRIOR TO BEGINNING EACH  
PHASE OF CONSTRUCTION.

18) DECATUR COUNTY DEPT OF WATER & SEWER WILL  
MAP EXISTING MAN-HOLE & INSTALL METERING, AND  
RELOCATE THE TIE TO THE EXISTING SANITARY  
SEWER MAN-HOLE.

19) BONDING CLASSIFICATION: C-1 & C-2



NOTE: LOCATIONS OF 8" WATER LINES IN TIGER VALLEY RD  
# LESSONS RD OBTAINED FROM DEKALB CO. WATER DEPT  
AND HAVE NOT BEEN FIELD VERIFIED.

## SITE AND UTILITY PLAN

CHARGE ANGLIN - BARNETT, ASSOC.		DEBUTER JOHN DEBUTER SUITE 200, SOUTH BLDG 100 ALLEN ROAD ATLANTA, GA. 30304 (404) 951-1000	NO DATE Please see revisions for GANNETT RECEIVED RELEASER: TONY CONNELL 2-B-95	REVISIONS GANNETT PAGE	DESIGNED SCALE 1/20	DRAWN DATE 5-31-82	CHECKED
							SHEET 1/1

4. D.P. Total  
5. Need 50 ft. and # of seats for Post  
Show profiles. Bld. from  
8/30/84. Total. 341.66  
Retail 341.66  
Main

NOTE: THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE ACCEPTANCE OF THE DESIGN LOCATION AND DESIGN BY THE GARRETT COUNTY PLANNING AND ZONING DEPARTMENT.

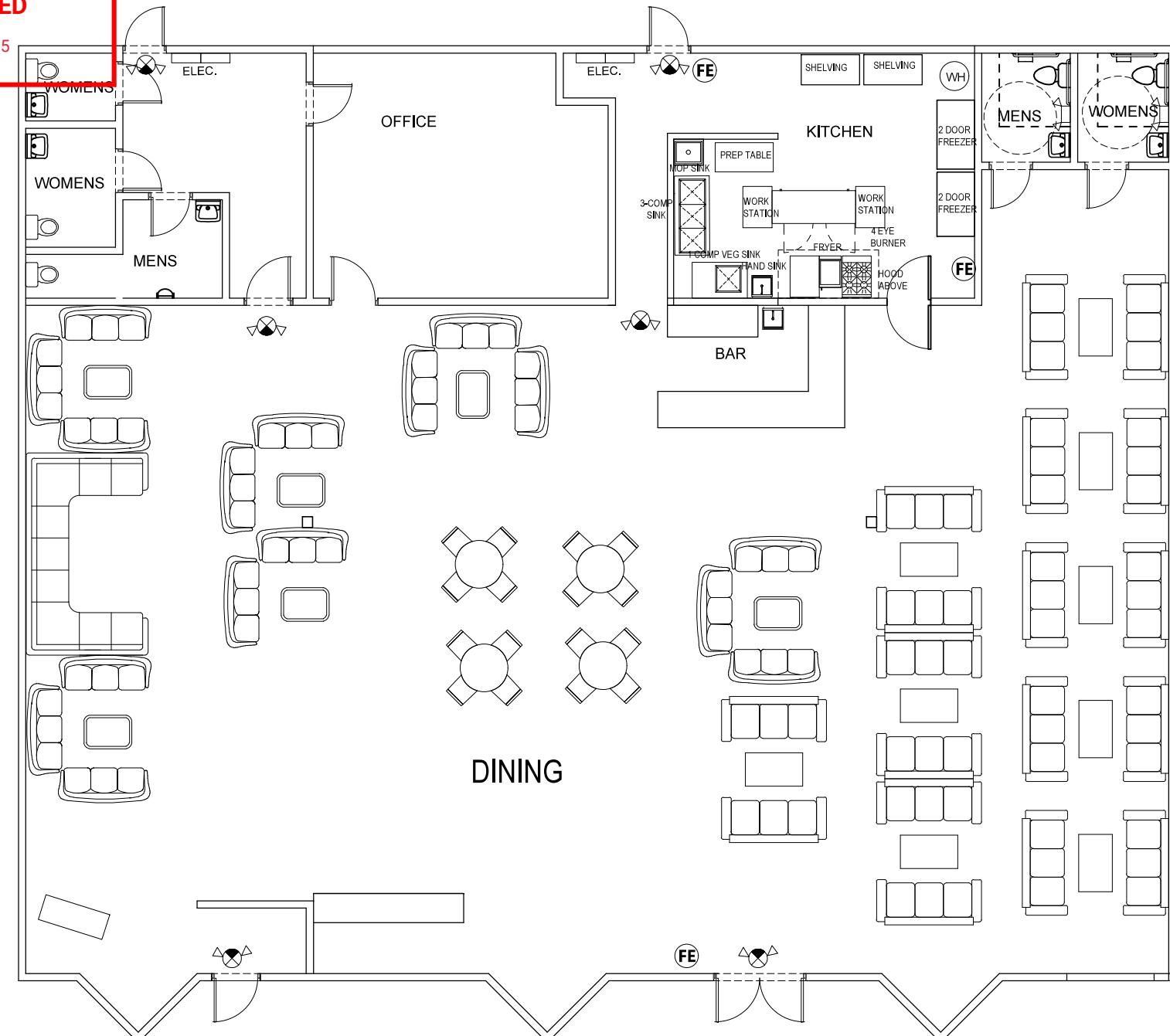
INFORMATION TAKEN FROM SURVEY  
FOR JASMIN-BARNETT # 08806.  
OCTMO 5-22-81.

**Exhibit C: Floorplan**

**[attached]**

RECEIVED

6/23/2025



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

**[attached]**

Tamaasha Lounge Inc  
6330 Lawrenceville Hwy, Suite 7,8,9  
Tucker, GA, 30084  
Shaphalie.bavani@gmail.com  
404-948-7325

June 05, 2025

To:

Planning and Zoning Division  
Gwinnett County

**RE: Letter of Intent – Request for Special Use Permit and Variance to Allow Hookah, Alcohol, and Food Service at One Location**

Dear Planning and Zoning Staff,

I am writing on behalf of Tamaasha Lounge Inc located at 6330 Lawrenceville Hwy, Suite 7,8,9 Tucker GA 30084 to formally request a Special Use Permit and Variance to allow for the continued operation of our hookah lounge and restaurant, which offers hookah, alcohol, and food in a single establishment.

Our request specifically includes a variance to the County's Smoke-Free Ordinance, which restricts smoking—including hookah—on premises where food is served. While we fully respect the intent of this ordinance, we believe our long-standing operations demonstrate a unique and responsible exception that merits consideration.

**Background and Current Operation:**

Our establishment has been in continuous operation since 2021. In that time, we have built a reputation for being a safe, well-managed, and culturally vibrant venue that has not generated complaints, code violations, or negative impact on the surrounding community.

Notably, the location of our business is not situated in a high-traffic commercial corridor or dense residential zone, further minimizing any external impact. We have maintained excellent relationships with our neighbors and have consistently followed best practices to ensure that our operations remain compliant, discreet, and community-focused.

**Basis for Variance Request:**

We respectfully request a variance to allow the sale and consumption of hookah alongside food service at our existing location. This request is rooted in the following justifications:

- Demonstrated track record of compliance and harmony with the neighborhood since our establishment opened.
- Low-density traffic location, which reduces concerns regarding exposure or public nuisance.
- Physical layout and ventilation of our premises, which include separate zones and a strong HVAC system that limits smoke migration and upholds indoor air quality standards.
- Strict age verification procedures ensuring only patrons 21 and over are allowed to access hookah or alcohol.
- Cultural significance of hookah as a social experience when paired with food, which is a defining characteristic of our concept and clientele.

**Community and Economic Contribution:**

Our business supports the local economy through job creation, vendor partnerships, and by offering a safe and inclusive social space for adult patrons. We take pride in promoting diversity and community engagement through events, cultural programming, and responsible service practices.

**Commitment:**

If granted the variance and Special Use Permit, we will continue to:

- Operate within all safety, fire, and health code requirements.
- Maintain a smoke management system that meets county standards.
- Ensure sound and activity levels remain non-disruptive.
- Collaborate with county officials to ensure ongoing compliance.

**Conclusion:**

We are committed to working with the County to preserve the spirit of its ordinances while respectfully requesting a variance that reflects the unique nature of our business. We ask for your support in allowing us to legally continue the operation of hookah, food, and alcohol service in one location, as we have responsibly done since 2021.

We are available for any hearings, site visits, or further documentation that may be required.

Sincerely,  
Simran Amlani

Owner / Applicant  
Tamaasha Lounge Inc

**Pursuant to requirements of the United 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.**

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. The proposed use is consistent with surrounding commercial development, which includes restaurants, lounges, and other retail businesses. Hookah and vapor-related establishments are not incompatible with the area's existing uses and will not alter the established character of the corridor.*

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

*NO. The continued operation of Tamaasha Lounge in its current form—including hookah and vapor service—has not adversely affected neighboring properties. The variance simply preserves a longstanding, established use, and appropriate ventilation and operational controls can ensure no adverse impacts to nearby businesses or patrons.*

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

*NO. Without the ability to offer hookah or vapor, the economic viability of the lounge is substantially impaired. Hookah service is a core part of the business model and customer experience, and disallowing this use under the current zoning would render the space economically infeasible for its intended and historically continuous use.*

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

*No. A lounge with the same format has operated at this location for some time and fully integrated into the infrastructure demands of the area. The requested variance does not expand the size or intensity of use, so there will be no additional burden on public facilities or services.*

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

*YES. The subject property lies in a commercially designated corridor. Allowing a lounge that incorporates hookah/vapor services is consistent with the intent to support diverse, culturally inclusive, and economically vibrant commercial environments. The variance allows flexibility without violating the broader goals of the Unified Plan.*

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. The business has operated with hookah and vapor as a core feature prior to changes in nearby property uses or updates to county code. The proximity of a new location with potentially conflicting business interests should not retroactively impair the use rights of an existing, lawfully operating business. This long-standing use, coupled with recent changes in the area, supports the need for equitable treatment through variance approval.*

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

**[attached]**

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Shaphalie Bavani</u> Address: <u>6330 Lawrenceville Hwy</u> City: <u>Tucker</u> State: <u>GA</u> ZIP: <u>30084</u> Phone: <u>(404)948-7325</u> Email: <u>shaphalie.bavani@gmail.com</u>	Name: <u>Cans Investors LLC</u> Address: <u>2239 Sugarloaf Club Dr</u> City: <u>Duluth</u> State: <u>GA</u> ZIP: <u>30097</u> Phone: <u>(404)948-7325</u> Email: <u>shaphalie.bavani@gmail.com</u>
Contact Person: <u>Shaphalie Bavani</u> Contact's Email: <u>shaphalie.bavani@gmail.com</u>	Phone: <u>(404)948-7325</u>
<p><b>APPLICANT IS THE:</b></p> <p><input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>C-2</u> Parcel Number(s): <u>R6140 023</u> Acreage: <u>2.81</u> Property Address(es): <u>6330 Lawrenceville Hwy</u> Proposed Development: <u>Hookah Lounge</u> Variance(s): <u>To allow hookah with alcohol and food</u> Waiver(s): <u>N/A</u> Building/Leased Sq. Ft.: <u>5,230</u> Floor Area Ratio: <u>N/A</u>	



Gwinnett

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.*

**Property Owner**

Name: CRVS Investors LLC

Signature: [Signature]

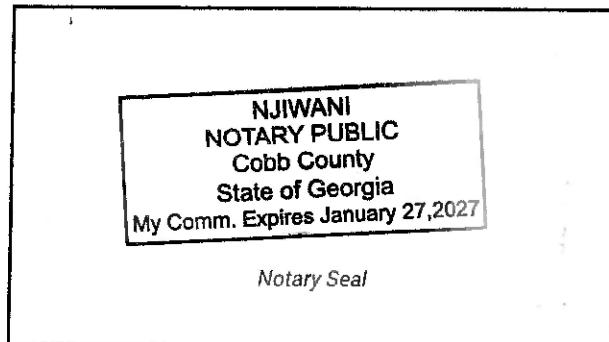
Date: 06/18/2025

**Notary Public**

Name: Niharika Jiwani

Signature: [Signature]

Date: 06. 18. 2025





The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

## Applicant Information

Name: TAMAASHA Lounge Inc | CANS INVESTORS LLC

Signature: 

Date: 10/5/25

## Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R6140023	Yes for 2024 / 2025 Due 11/15/25

### **Tax Commissioner Affirmation**

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn McSuffe

Title: BSA

**Signature:** 

Date: 11/6/25



**Disclosure of campaign contributions aggregating to \$250.00 or more to a member of the Board of Commissioners is required pursuant to Section 270-25.E. of the Unified Development Ordinance.**

Name: Shaphalie Bavani

Relationship to Application:  Applicant  Representative of Applicant

**Campaign Contributions?**  Yes  No

## Contributions:

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

**[attached]**



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

<b>TRC Meeting Date:</b> November 26, 2025		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 2		
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>		
Case Number: SUP2026-00004		
Case Address: 6330 Lawrenceville Highway, Tucker, 30084		
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Lawrenceville Highway (SR 8) is a principal arterial. The Average Daily Traffic (ADT) volume is 28,500.	
2	The nearest Ride Gwinnett facility is located approximately 100' away at Lawrenceville Highway and Tucker Valley Road (Stop 3075 / Route 30).	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b> <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

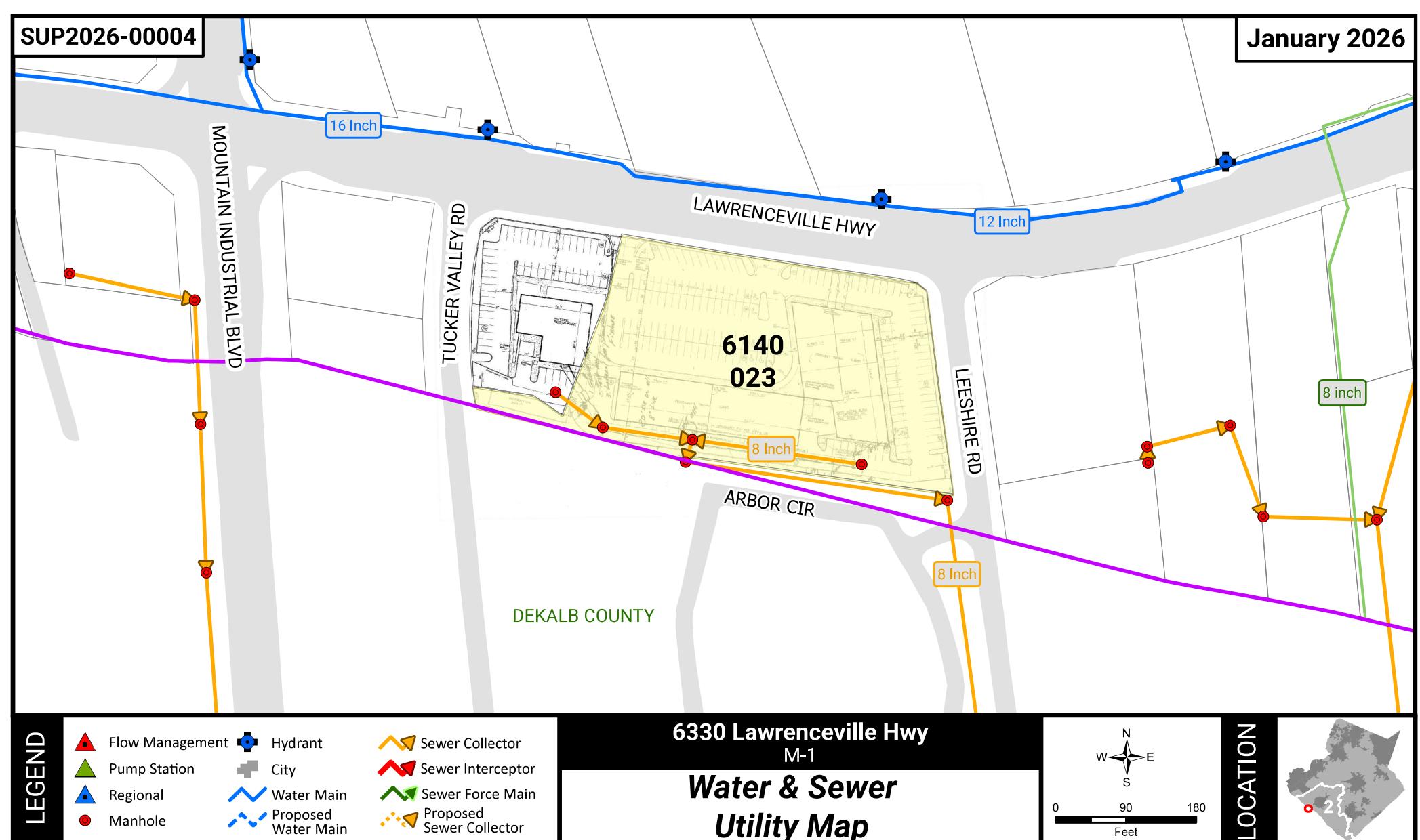


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.campagne@gwinnettcounty.com	
Case Number:		SUP2026-00004	
Case Address:		6330 Lawrenceville Hwy	
<b>Comments:</b>		<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 connected to public sewer.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	YES
1			
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021



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

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

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

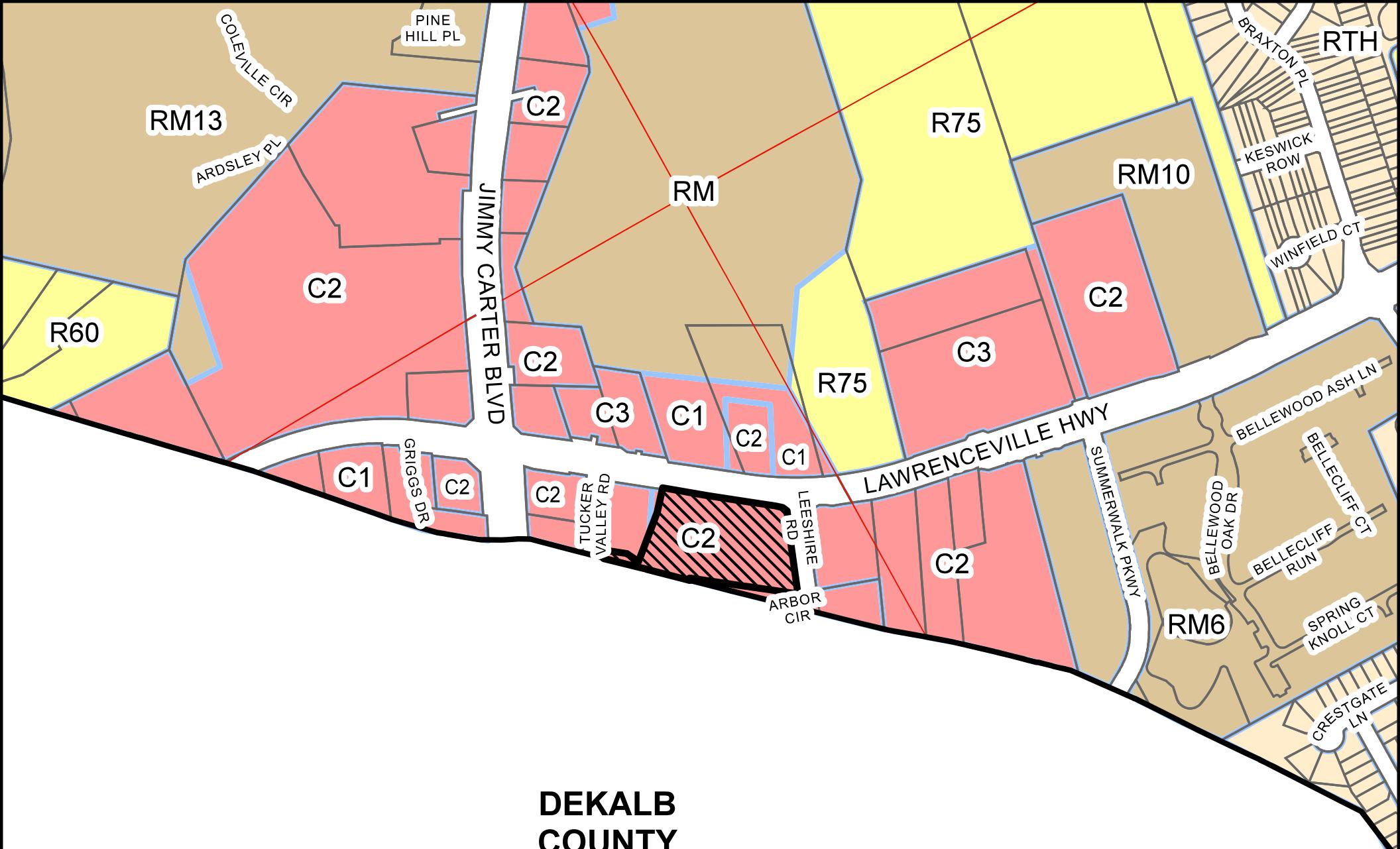
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit G: Maps  
[attached]**





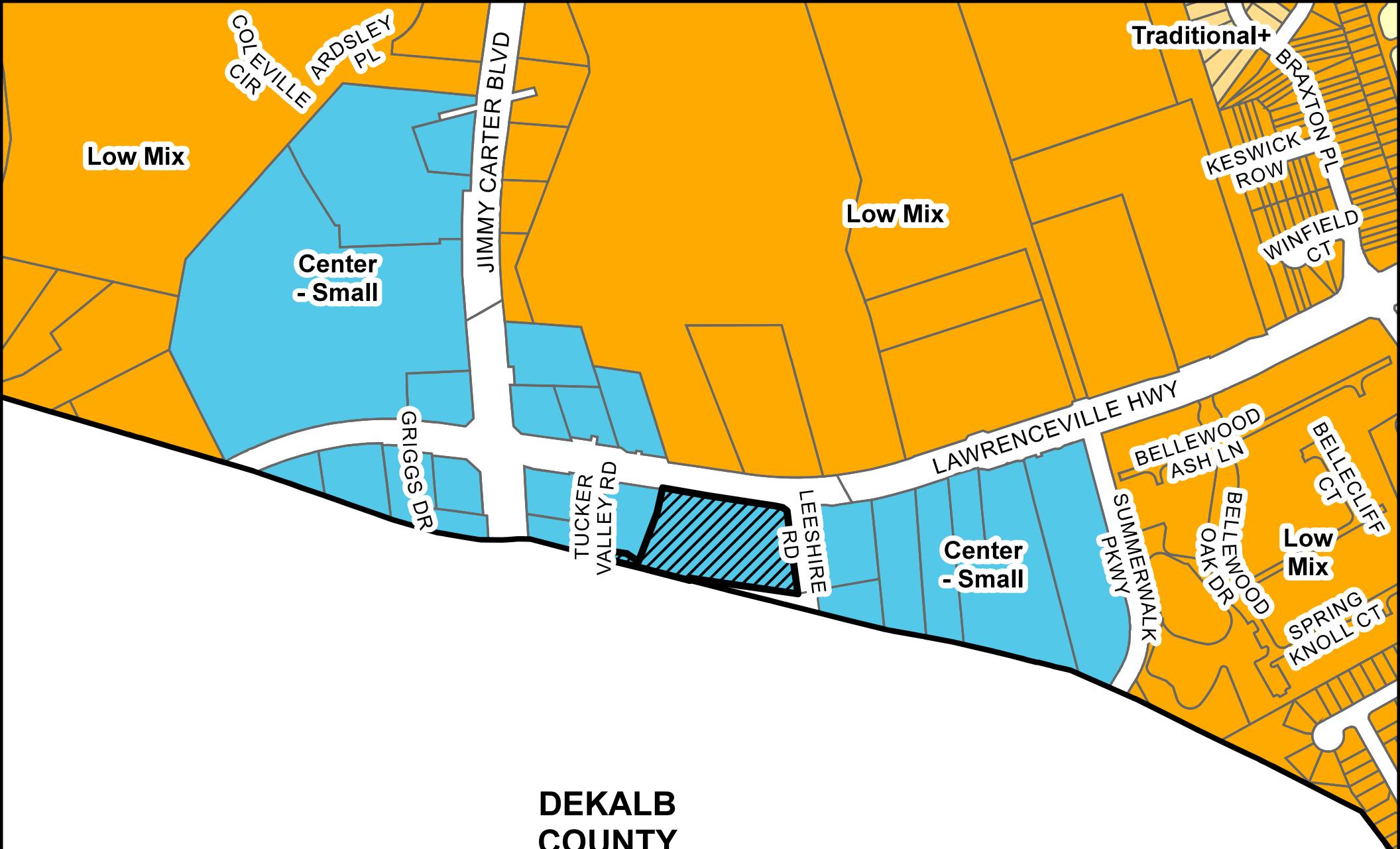
SUP2026-00004



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Feet

Created: November 19, 2025

SUBJECT SITE AND SURROUNDING ZONING



SUP2026-00004



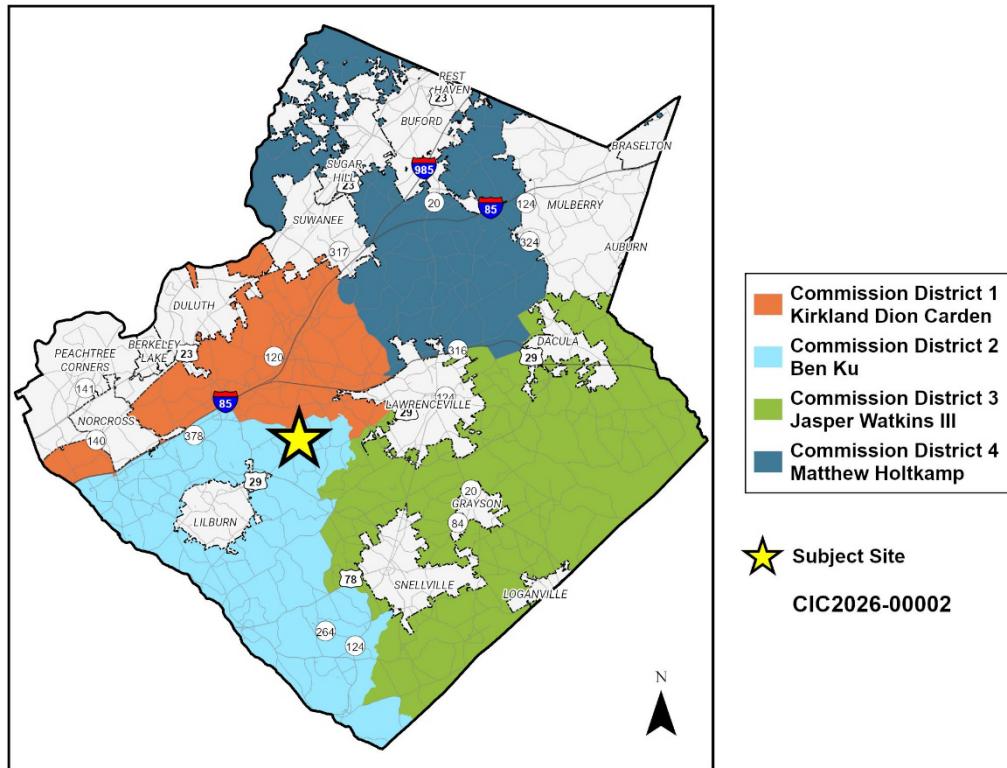
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>CIC2026-00002</b>
<b>Current Zoning:</b>	<b>C-1 (Neighborhood Business District)</b>
<b>Request:</b>	<b>Change in Conditions</b>
<b>Additional Requests:</b>	<b>Variances and Waiver</b>
<b>Addresses:</b>	<b>884 Bethesda School Road, 2596 and 2606 Cruse Road</b>
<b>Map Numbers:</b>	<b>R7002 015A, 116, and 117</b>
<b>Site Area:</b>	<b>1.42 acres</b>
<b>Square Feet:</b>	<b>13,840</b>
<b>Proposed Development:</b>	<b>Shopping Center</b>
<b>Commission District:</b>	<b>District 2 – Commissioner Ku</b>
<b>Future Development Type:</b>	<b>Suburban Residential</b>
<b>Staff Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>



**Applicant:** Brownsmill Enterprises Corporation  
c/o Andersen, Tate & Carr, P.C.  
5198 Georgia Highway 85  
Forest Park, GA 30096

**Owner:** Sanaa Nassar  
1361 Pinshyre Court  
Lawrenceville, GA 30043

**Contact:** Melody Glouton

**Phone:** 770.822.0900

## Zoning History

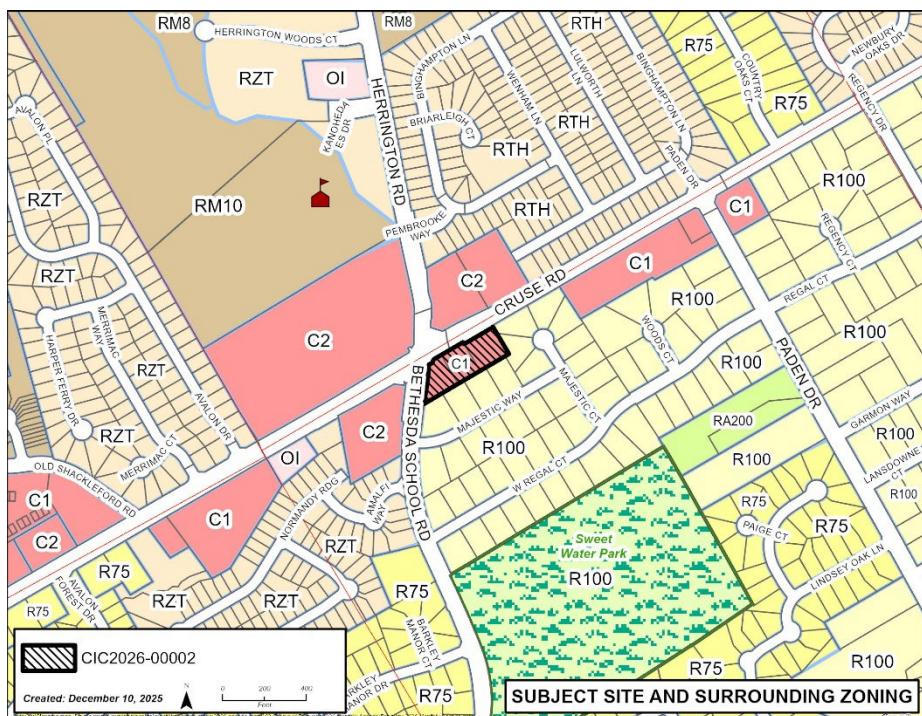
The subject property is zoned C-1 (Neighborhood Business District). In 2016, the property was rezoned from R-100 (Single-Family Residence District) to C-1, pursuant to RZC2016-00009.

## Existing Site Condition

The subject property is a 1.42-acre assemblage of three parcels located at the intersection of Cruse Road and Bethesda School Road. The property contains three single-family detached residences with two accessed from Cruse Road and one from Bethesda School Road. A 5-foot-wide sidewalk is located along both road frontages. The nearest Ride Gwinnett transit stop is approximately 1.1 miles from the subject property.

## Surrounding Use and Zoning

The site is located at a commercial intersection. Multiple retail and service establishments, restaurants, and auto-related uses are located to the north and west, and the Regal Forest subdivision is located to the east and south. Farther east is a multi-tenant commercial shopping center. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Shopping Center	C-1
North	Commercial (Shopping Center)	C-2
East	Single-Family Residential (Regal Forest) Commercial (Shopping Center)	R-100 C-1
South	Single-Family Residential (Regal Forest)	R-100
West	Commercial (Shopping Center)	C-2

## Project Summary

The applicant requests a change in conditions for a property zoned C-1 for a shopping center, including:

- Demolition of three single-family detached residences.
- Two, one-story buildings with 12 tenant suites totaling 13,840 square feet, yielding a floor area ratio (FAR) of 0.22. (*The original conditions limited the building size to 11,250 square feet.*)
- Exterior building materials of EIFS, concrete composite siding, brick and glass. (*The original conditions required a pitched roof.*)
- 28 parking spaces located to the front and side of the buildings, and a dumpster enclosure located between the buildings. (*The original conditions required the dumpster enclosure to be located 35 feet from the southern property line.*)
- Underground stormwater detention beneath the front parking lot.
- A 25-foot-wide landscaped buffer along the eastern and southern property lines, and 10-foot-wide landscape strips along Curse Road and Bethesda School Road. (*The original conditions required a 35-foot-wide landscaped buffer along the southern property line.*)
- Right-in/right-out access along both road frontages and a deceleration lane along Cruse Road while maintaining the 5-foot-wide sidewalk.

## Zoning and Development Standards

The following is a summary of applicable standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio	Maximum 0.5	0.22	YES
Lot Coverage	Maximum 80%	60.1%	YES
Building Height	Maximum 35'	25'	YES
Parking	Minimum 28 spaces Maximum 46 spaces	28 spaces	YES
Zoning Buffer	Minimum 50'	25'	NO*

\*The applicant is requesting a variance from this standard.

## Public Participation

The applicant held a community meeting on October 15, 2025, at the New Hope Christian Church in Lawrenceville. There was one community member in attendance, who raised questions regarding potential tenants and traffic. The applicant responded to these concerns by discussing the permitted uses allowed in the C-1 zoning district and the traffic impact study.

## Staff Analysis

**Change in Conditions Request Analysis:** The standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether the proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The property is located at a commercial intersection and surrounded by a mixture of commercial uses. The proposed change in conditions is suitable in view of the use and development of adjacent and nearby property.

**B. Whether the proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.**

The applicant is requesting to change several conditions regarding building size and design, buffer width, and dumpster location. Staff has recommended a condition to install a six-foot-tall privacy fence to mitigate potential impacts on existing residences. With proper conditions, the proposed change in conditions would not adversely affect the existing use or usability of adjacent or nearby properties.

**C. Whether the property to be affected by the proposed change in conditions has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

**D. Whether the proposed change in conditions 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 could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 36 morning and 138 evening peak hour trips. The study recommends a right-in/right-out entrance along both road frontages and a deceleration lane along Cruse Road. To improve pedestrian safety, staff has recommended a condition to provide pedestrian connections from the buildings to the 5-foot-wide sidewalk. No impact is anticipated on school enrollment.

**E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Unified Plan's Future Development Map indicates "Suburban Residential" for the subject property, which envisions single-family detached residential development. Although C-1 is not a recommended zoning district, the zoning predates the adoption of the 2045 Unified Plan and is also compatible with surrounding uses.



**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 change in conditions.**

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

**Variance and Waiver Requests Analyses:**

The applicant is seeking variances and waiver from the following provisions of the UDO:

**1. Section 230-100.1.D Zoning Buffer.** The applicant is requesting to replace the zoning buffer with a 25-foot landscaped buffer along the southern property line.

**Analysis:** A buffer reduction from 50 to 35 feet along the southern property line was approved in 2016. Buffers are intended to separate incompatible land uses. The site is adjacent to single-family detached residences. Further reduction of the buffer would nullify the intent of the UDO.

**2. Section 230-100.1.C Structure Setback.** The applicant is requesting to encroach into the 5-foot-wide structure setback along a portion of the eastern property line.

**Analysis:** The 5-foot-wide structure setback is intended to protect critical root zones of buffer trees. Given that the 2016 rezoning approved disturbance in the buffer, and that the encroachment is only 70 square feet, approval of the variance request would not nullify the intent of the UDO.

**3. Section 360-100 Sidewalk Width.** The applicant is requesting to not provide a 12-foot-wide multi-use path along Cruse Road and Bethesda School Road.

**Analysis:** A 5-foot-wide sidewalk exist along both road frontages. Due to topographical constraints, approval of the waiver request would not nullify the 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 change in conditions request and **APPROVAL** of the following variance and waiver:

2. To encroach into the 5-foot-wide structure setback along a portion of the eastern property line.
3. To not provide a 12-foot-wide multi-use path along Cruse Road.

Staff recommends **DENIAL** of the following variance:

1. To replace the zoning buffer with a 25-foot-wide landscaped buffer along the southern property line.

## Staff Recommended Conditions

Approval of a change in conditions for a shopping center in C-1 (Neighborhood Business District), subject to the following conditions:

1. ~~To restrict the use of the property as follows:~~
  - A. ~~Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:~~
    - ~~adult bookstores or entertainment~~
    - ~~automotive parts stores~~
    - ~~contractors offices~~
    - ~~emissions inspection stations~~
    - ~~equipment rental~~
    - ~~extended stay hotels or motels~~
    - ~~fast food restaurants with drive-thru windows~~
    - ~~recycled materials processing facilities~~
    - ~~smoke shops/novelty stores~~
    - ~~tattoo parlors~~
    - ~~taxidermists~~
    - ~~yard trimmings composting facilities~~
  - B. ~~No more than 11,250 square feet of gross floor area.~~
  - C. ~~Buildings shall be limited to one story. Buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.~~
  - D. ~~Buildings shall be residential in appearance, constructed with pitched roofs and shall include at least two of the following features:~~
    - ~~Steep sections of roof with at least six-in-twelve pitch~~
    - ~~Dormers~~
    - ~~Cupolas~~
    - ~~Spires~~
    - ~~Gables~~
  - E. ~~Pitched roof buildings shall incorporate articulated features which are compatible with residential building design. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof similar to a mansard design on all sides of the building. The height of the partial (mansard~~

~~design) pitched roof profile must be equal to 60% of the ridge height of a fully pitched roof for that building.~~

~~2. To abide by the following site development considerations:~~

- ~~A. Provide a graded and enhanced buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced across the entire area as per the site plan dated April 20, 2016. The southern property line will contain a 35-foot enhanced buffer with an additional ten-foot building setback. The dumpster location shall have a 35-foot enhanced buffer with no additional setback required. The eastern property line will contain a 25-foot enhanced buffer with an additional five-foot setback.~~
- ~~B. Provide a seven-foot wooden fence along the top of the slope as shown on the site plan dated April 20, 2016.~~
- ~~C. Provide ten-foot wide landscaped strips adjacent to all rights-of-way.~~
- ~~D. Natural vegetation shall remain on the property until the issuance of a development permit.~~
- ~~E. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height.~~
- ~~F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.~~
- ~~G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.~~
- ~~H. Billboards or oversized signs shall be prohibited.~~
- ~~I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.~~
- ~~J. Outdoor storage shall be prohibited.~~
- ~~K. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. The back of the dumpster enclosure shall be in line with the 35-foot enhanced buffer and wooden fence as per the site plan dated April 20, 2016. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.~~
- ~~L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.~~
- ~~M. Outdoor loudspeakers shall be prohibited.~~
- ~~N. Peddlers and/or parking lot sales shall be prohibited.~~
- ~~O. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~

~~3. To abide by the following requirements, dedications and improvements:~~

- ~~A. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T. project to improve Cruise Road from Club Drive to Paden Drive (F-0581-01).~~
- ~~B. A landscape plan shall be provided which meets the density intent as described on the site plan dated April 20, 2016. The enhanced landscape and buffer plan shall be stamped by a registered landscape architect. The plan shall be included in the submitted set of plans~~

~~subject to review and approval by the Director of Planning and Development.~~

C. ~~Ingress/egress shall be as located on the site plan as per Gwinnett County D.O.T. meetings and subject to right-in and right-out limitations.~~

1. The property shall be limited to uses allowed in C-1, not exceeding 13,000 square feet, with the following uses prohibited:
  - a. Lodging Establishments
  - b. Smoke, Novelty, or CBD Shop
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received January 8, 2026, and Exhibit C: Building Elevations, dated received November 19, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. A 25-foot-wide landscaped buffer along the eastern property line and a 35-foot-wide landscaped buffer along the southern property line shall be provided.
4. A 6-foot-tall privacy fence shall be provided to best screen the building from adjacent residences, subject to the review and approval of the Department of Planning and Development.
5. A 5-foot-wide pedestrian connection shall be provided from the building to the sidewalk in the rights-of-way, subject to the review and approval of the Department of Planning and Development.
6. The following roadway improvements shall be provided in general conformance with Exhibit B: Site Plan dated received January 8, 2026, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation:
  - a. A right-in/right-out entrance and deceleration lane along Cruse Road.
  - b. A right-in/right-out entrance along Bethesda School Road.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Redlined Resolution (RZC2016-00009)
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Public Participation Plan and Report
- J. Internal and External Agency Review Comments
- K. Maps

## Exhibit A: Site Visit Photos



View of Cruse Road frontage



View of Bethesda School Road frontage



View of existing dwelling



View of rear property boundary

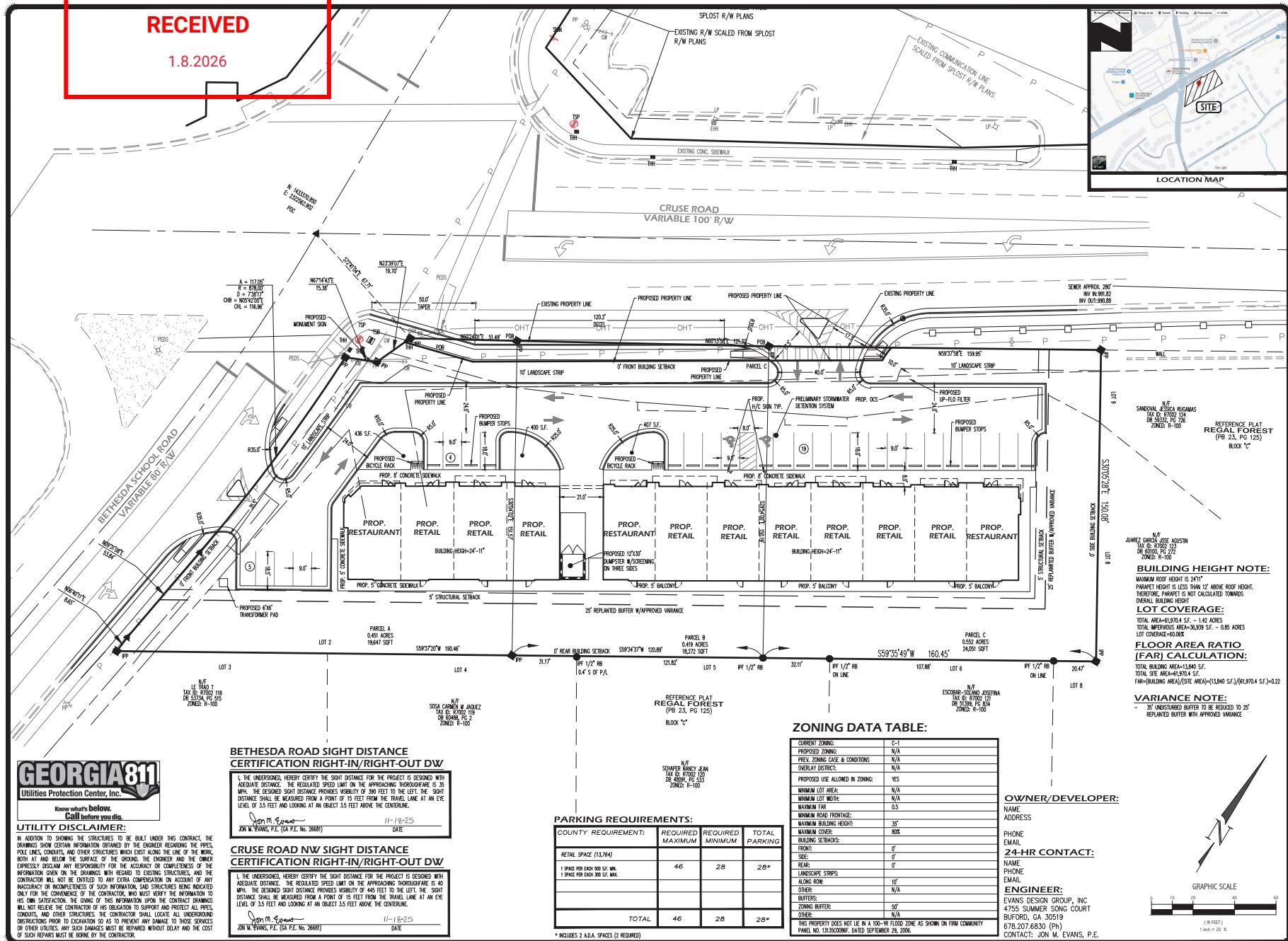
**Exhibit B: Site Plan**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

1.8.2026



**Exhibit C: Building Elevations**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

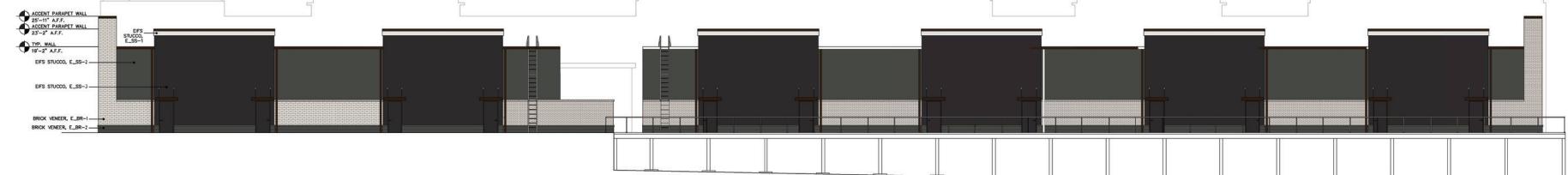
11.19.2025

MATERIALS  
- EXTERIOR  
- ACCENT  
- STOREFRONT  
- WATER TABLE  
- EPS STUCCO



1 | PROPOSED FRONT (CRUSE RD. SIDE) BUILDING ELEVATION

SCALE: NTS

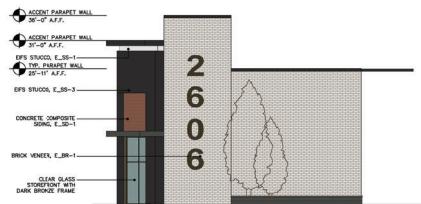


"CRUSE RD RETAIL  
NEW RETAIL  
BUILDING

2606  
CRUSE RD NW,  
LAWRENCEVILLE, GA  
30044

2 | PROPOSED BACK BUILDING ELEVATION

SCALE: NTS

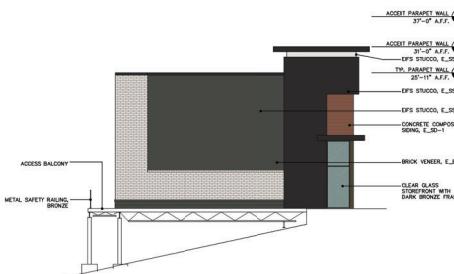


3 | PROPOSED RIGHT (SCHOOL RD. SIDE) BUILDING ELEVATION

SCALE: NTS

4 | PROPOSED LEFT BUILDING ELEVATION

SCALE: NTS



FINISH SCHEDULE		ITEM	MANUFACTURER	DESCRIPTION
SYMB	KEY			
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 70528 INCREDIBLE WHITE	
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 6298 TRICORN BLACK	
E_BR-1	EPS STUCCO	DRYVIT OR EQ	COLOR TO MATCH E_PT-1	
E_BR-2	EPS STUCCO	DRYVIT OR EQ	COLOR TO MATCH E_PT-2	
E_BR-1	STRUCTURAL BRICK VENEER	GENERAL SHALE	MONKTON, GROUT COLOR: IVORY	
E_BR-2	ARCHITECTURAL BRICK	GENERAL SHALE	NOLIN RIVER, GROUT COLOR: IVORY	
E_SD-1	CONCRETE COMPOSITE SING	NORRHA	RIFT SAWN WOOD SERIES, PECAN COLOR	
E_MTL-1	METAL GANTRIES	TBD	COLOR: DARK BRONZE	



5 | PROPOSED EXTERIOR FINISHES

This drawing is the property of S. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is the sole property of S. Treinis. The stated brands are for reference only as normal reproduction procedures may change the source of original drawings.

DRAWING TITLE:  
NEW RETAIL BUILDING  
PROPOSED  
FRONT ELEVATION

DRAWN BY:  
DT

SHEET NUMBER:  
A1.00

**T**  
TREINIS  
ARCHITECTURE

PH. 404.954.0806  
EMAIL: TREINIS@GMAIL.COM  
WWW.TREINIS.COM  
PLAN NORTH



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

**[attached]**

December 9, 2025

**REVISED LETTER OF INTENT FOR CHANGE IN CONDITIONS**

**Change in Conditions Application  
Gwinnett County, Georgia**

**Applicant:**  
Brownsmill Enterprises Corporation

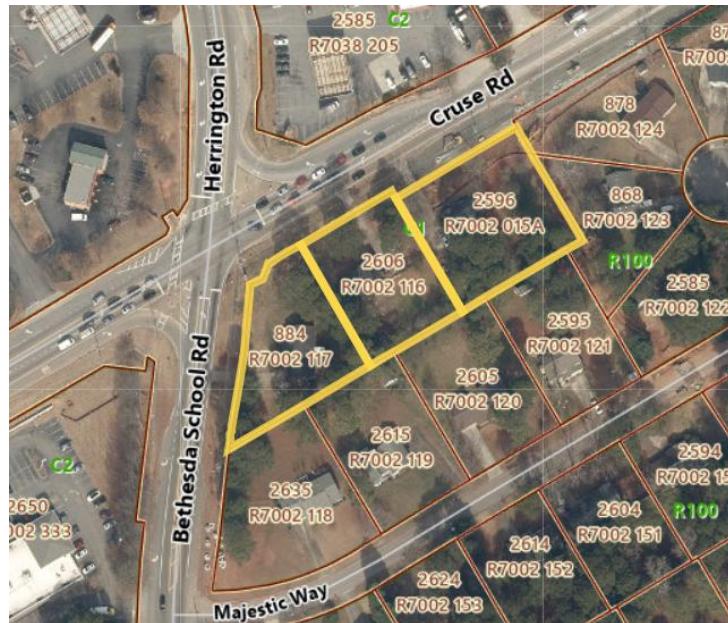
**Property:**  
Tax Parcel IDs R7002 015A, R7002 116, and R7002 117  
±1.42 Acres of Land

Located at 884 Bethesda School Road and 2596, 2606 Cruse Road, Lawrenceville, GA  
**C-1 (No zoning change)**

**Submitted for Applicant by:**  
Melody A. Glouton, Esq.  
ANDERSEN TATE & CARR, P.C.  
One Sugarloaf Centre  
1960 Satellite Blvd.  
Suite 4000  
Duluth, Georgia 30097  
770.822.0900  
[mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)

## **I. INTRODUCTION**

This Application for Change in Conditions is submitted for a 1.42-acre assemblage of parcels located at 884 Bethesda School Road, 2596 and 2606 Cruse Road, Lawrenceville, Georgia, and identified as Tax Parcel IDs R7002 015A, R7002 116, and R7002 117 (hereinafter the “Property”). The Property that is the subject of this Change in Conditions application is shown on the survey prepared by IronStone Consulting & Design, dated May 13, 2025. The Property is further identified as shown below from the Gwinnett County Geographical Information System:



nearby neighborhoods rather than the larger community. The Applicant submits that the Site Plan submitted with this application is appropriate development for this location, given the size and topography of the site. This proposal will yield a more desirable development that can provide neighborhood-serving businesses to support the existing residential properties. The Future Development Map of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) classifies this Property as within the Suburban Residential character area. However, given the proximity of existing commercial development along the Cruse Road corridor, the property could be considered Suburban Nonresidential due to the fact that the area along Cruse Road is already developed in a traditional suburban pattern of commercial uses. Properties in the Suburban Nonresidential character area are anticipated to largely stay the same, though some redevelopment may occur. These areas play an important role as an alternative (and more affordable) leasing opportunity for small and emerging businesses.

As shown on the overall site plan prepared by Evans Design Group, Inc., dated March 10, 2025, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property as a commercial development to include retail and restaurant uses. The Change in Conditions will allow the Applicant to develop the site with a quality commercial development that will service the surrounding community. The development will consist of two, single-story buildings totaling 13,840 square feet to include twelve tenant spaces. Currently, the Property is required to be developed in compliance with a previously approved Site Plan, dated April 20, 2016.

As shown on the Site Plan, the Applicant is requesting the following concurrent variances and/or waivers in order to develop the site:

- (1) Waiver from UDO 360-100 to reduce the frontage trail sidewalk width from 12 feet to 5 feet;
- (2) Variance from UDO 230-100.1(C) to encroach on the 5-foot structural setback on the northeast corner of the site; and
- (3) Variance from UDO 230-100.1(D), Table 230-2, to reduce the required zoning buffer to a 25-foot landscaped/replanted buffer.<sup>1</sup>

In consideration of the size, layout, and location of the Subject Property, the building cannot be developed under the current development requirements. Under the UDO, a variance may be granted in cases of unnecessary hardship by a finding that the application of the Ordinance to a particular piece of property (such as the Subject Property) would create unnecessary hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner, and relief, if granted, would not cause substantial detriment to the public good or impair the intent of the Ordinance. The Applicant’s requested waivers and variances are the minimum necessary to

---

<sup>1</sup> Under the existing zoning conditions of RZC2016-00009, the site development requirements include providing a 35-foot enhanced buffer along the southern property line. The eastern property line is required to maintain a 25-foot enhanced buffer. The Applicant is seeking to have consistent buffers around the perimeter of the property in order to properly develop the site under its current constraints.

afford the Applicant relief so that the Subject Property may be developed with an economically viable use as permitted under the current C-1 zoning.

### **III. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests this Application for Change in Conditions be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 9th day of December, 2025.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
MAG/dwb  
4905-2684-2493, v. 2

**Pursuant to requirements of the United 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.**

A. Whether a proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property:

*Yes, approval of the proposed Change in Conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property and development of a neighborhood-serving commercial and retail uses will complement both the adjacent residential and nearby commercial properties.*

B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property:

*No, the proposed Change in Conditions Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed change in conditions would allow for a high-quality commercial development that is compatible with existing intense commercial uses on adjacent and nearby properties. Rather the proposed development would complement existing commercial uses and provide neighborhood serving commercial uses for the surrounding community.*

C. Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned:

*The Applicant submits that due to the size, location, layout, topography, and natural features of the Property, it is not able to develop the Property in compliance with the previously approved rezoning. Accordingly, it does not have reasonable economic use. The Applicant's proposal would allow for the Property to be developed for a use that is consistent with surrounding properties.*

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

*No, the subject property is located in an area with public water and sewer availability, and convenient access to major thoroughfares and state highways. The Change in Conditions is consistent with the existing uses, and this development will bring additional commercial and retail uses to the community. The proposal will not cause excessive use of existing streets, transportation facilities or utilities, and will have no impact whatsoever on the schools. Furthermore, any impact on the surrounding properties or existing infrastructure can be mitigated with proper zoning conditions.*

E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map:

*Pursuant to the 2045 Plan, the property is located in the Suburban Residential character area, which does not support commercial development. However, the property is already zoned C-1 and is more closely aligned with the Suburban Nonresidential character area, which is consistent with the properties immediately to the west of the site. As such, development of the site under its current zoning classification is proper and would allow for the development of a commercial building to support small and emerging businesses.*

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 change in conditions:

*The Applicant submits that the character of the surrounding development and the existing mix of the same or similar intense commercial uses in the area provide supporting reasons for approval of the change in conditions request. The Applicant submits that the Property's location, size, and dimensions provide further support for approval of the proposed change in conditions application.*

**Exhibit E: Redlined Resolution (RZC2016-00009)**

**[attached]**

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Amendment to the Official Zoning Map of Gwinnett County

**ADOPTION DATE:** MAY 24, 2016

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.

---

<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District I	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**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 to Amend the Official Zoning Map from R- 100 to C-I by RINGO ABERNATHY for the proposed use of COMMERCIAL/RETAIL (REDUCTION IN BUFFERS) 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 Amendment to the Official Zoning Map 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 MAY 24, 2016 and objections were not filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R- I 00 to CC-1 is hereby **APPROVED** with the following enumerated conditions:

I. To restrict the use of the property as follows:

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- adult bookstores or entertainment
- automotive parts stores
- contractors offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- fast food restaurants with drive-thru windows
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- taxidermists
- yard trimmings composting facilities

B. No more than 11,250 14,000 square feet of gross floor area.

C. Buildings shall be limited to one-story. Buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.

~~D. Buildings shall be residential in appearance, constructed with pitched roofs and shall include at least two of the following features:~~

- ~~• Steep sections of roof with at least six in twelve pitch~~
- ~~• Dormers~~
- ~~• Cupolas~~
- ~~• Spires~~
- ~~• Gables~~

~~E. Pitched roof buildings shall incorporate articulated features which are compatible with residential building design. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched~~

~~roof similar to a mansard design on all sides of the building. The height of the partial (mansard design) pitched roof profile must be equal to 60% of the ridge height of a fully pitched roof for that building.~~

2, To abide by the following site development considerations:

- A. Provide a 25-foot graded and enhanced buffer adjacent to all residentially-zoned properties. ~~The buffer shall be enhanced across the entire area as per the site plan dated April 20, 2016. The southern property line will contain a 35 foot enhanced buffer with an additional ten foot building setback. The dumpster location shall have a 35 foot enhanced buffer with no additional setback required. The eastern property line will contain a 25 foot enhanced buffer with an additional five foot setback.~~
- B. ~~Provide a seven foot wooden fence along the top of the slope as shown on the site plan dated April 20, 2016.~~
- C. Provide ten-foot wide landscaped strips adjacent to all rights-of-way.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height,
- F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
- G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. Billboards or oversized signs shall be prohibited.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- J. Outdoor storage shall be prohibited.

- K. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. ~~The back of the dumpster enclosure shall be in line with the 35 foot enhanced buffer and wooden fence as per the site plan dated April 20, 2016.~~ Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- M. Outdoor loudspeakers shall be prohibited.
- N. Peddlers and/or parking lot sales shall be prohibited.
- O. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications and improvements:

- A. Dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T. project to improve Cruse Road from Club Drive to Paden Drive (F0581-01).
- 4. ~~A landscape plan shall be provided which meets the density intent as described on the site plan dated April 20, 2016. The enhanced landscape and buffer plan shall be stamped by a registered landscape architect. The plan shall be included in the submitted set of plans subject to review and approval by the Director of Planning and Development,~~
- 5. Ingress/egress shall be as located on the site plan as per Gwinnett County D.O.T. meetings and subject to right-in and right-out limitations.



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

**[attached]**

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION	
Name: <u>Brownsmill Enterprises Corporation</u> Address: <u>5198 Georgia Hwy 85</u> City: <u>Forest Park</u> State: <u>Georgia</u> ZIP: <u>30096</u> Phone: <u>(770)822-0900</u> Email: <u>mglouton@atclawfirm.com</u>	Name: <u>Sanaa Nassar</u> Address: <u>1361 Pinshyre Ct</u> City: <u>Lawrenceville</u> State: <u>Georgia</u> ZIP: <u>30043</u> Phone: _____ Email: _____	
Contact Person: <u>Melody Glouton</u> Phone: <u>(770)822-0900</u> Contact's Email: <u>mglouton@atclawfirm.com</u>		
<b>APPLICANT IS THE:</b>		
<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Contract Purchaser
Zoning District(s): <u>C-1</u> Prior Zoning Case No.: <u>RZC2016-00009</u>		
Parcel Number(s): <u>R7002 015A, 116, 117</u> Acreage: <u>1.42</u>		
Property Address(es): <u>884 Bethesda School Road, 2596 and 2606 Cruse Road</u>		
Proposed Change in Conditions: _____		
Variance(s): <u>To reduce zoning buffer, to waive 5-foot structure setback</u>	Waiver(s): <u>To reduce sidewalk from 12 feet to 5 feet</u>	
<b>RESIDENTIAL DEVELOPMENT:</b>		
No. of Dwelling Units: _____	<b>NON-RESIDENTIAL DEVELOPMENT</b> No. of Buildings: <u>2</u>	
Dwelling Unit Sq. Ft.: _____	Total Building Sq. Ft.: <u>13,840</u>	
Density: _____	Floor Area Ratio: <u>0.22</u>	
Floor Area Ratio (LRR, MRR, HRR): _____		
<b>MIXED-USE DEVELOPMENT</b>		
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____	



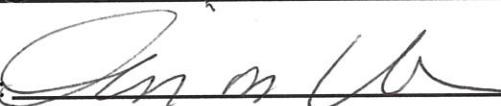
Gwinnett

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

**Property Owner**

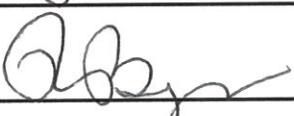
Name: Sanaa M. Nassar

Signature: 

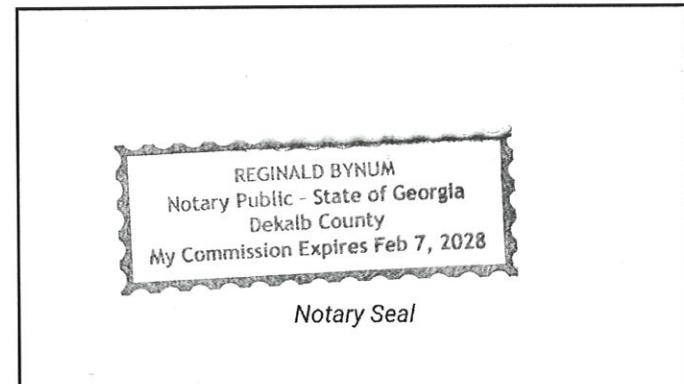
Date: 5/12/25

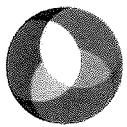
**Notary Public**

Name: Reginald Bynum

Signature: 

Date: 5/12/2025





*The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.*

## Applicant Information

Brownsmill Enterprises Corporation

**Name:** Melody A. Glouton, Attorney for Applicant

Signature: Melody A. Gloucester

Date: May 5, 2025

## Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R7002 15A	Yes
R7002 116	Yes
R7002 117	Yes

### **Tax Commissioner Affirmation**

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Sarena Johnson

Title: TSA 2

Signature: Spenderwoman

Date: 5/5/2025

## CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Melody A. Glouton

Signature of applicant

10/24/25

Date

Melody A. Glouton, Attorney for Applicant 10/24/25

Type or print name and title



Signature of notary public

10/24/25

Date



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No Brownsmill Enterprises

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.

## CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Melody A. Glouton

Signature of applicant

10/24/25

Date

Melody A. Glouton, Partner

Type or print name and title

10/24/25

Date



Signature of notary public

10/24/25

Date

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS



Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No

See attached - Anderson Tate & Carr

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.

**ATC Campaign Contributions**

**Gwinnett County Board of Commissioners**

<b>Commissioner</b>	<b>Amount</b>	<b>Date</b>
Nicole Love Hendrickson	\$800.00	October 5, 2023
Matthew Holtkamp	\$1,500.00	June 19, 2025
	\$800.00	January 25, 2024
Kirkland Carden	\$800.00	February 5, 2024
Ben Ku	\$2,000.00	May 6, 2025

**Exhibit G: DWR Sewer Capacity Certification Letter**

**[attached]**



November 10, 2025

Sunny Mehta  
1675 Sugarloaf Club Drive  
Duluth, GA 30097

APPROVED  
 DENIED  
 CONDITIONALLY APPROVED

**Sewer Capacity Request #C2025-302-11**

**Expiration Date: 11/10/2026**

**Tie-In Manhole FID: 396075**

RE: Sewer Availability for Proposed Development – Cruse Road  
Retail Parcel ID 7002 117, 7002 116, 7002 015A

Dear Sunny Mehta:

This letter supersedes the earlier Sewer Capacity Certification C2025-133-06 dated June 4, 2025.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 16,721 square feet of retail space and 75 restaurant seats on the above parcels and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **4.03 gpm** discharging to the sewer tie-in manhole at Facility ID **396075**.

**Capacity Allocation:** Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

**Certification Expiration:** The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a



---

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

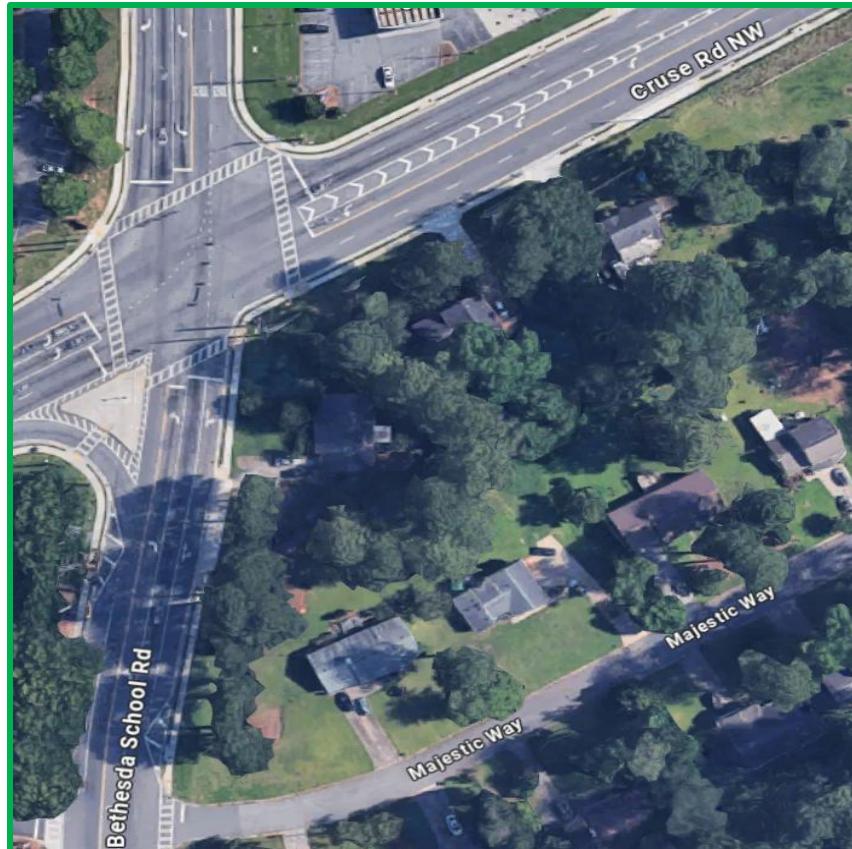
Della Taylor, PE  
Division Director, Infrastructure Support  
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III;  
Geniva Sylvain, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III;  
Dominique Graves, Engineer II

**Exhibit H: Traffic Impact Study**

**[attached]**

A LEVEL 2 TRAFFIC IMPACT STUDY  
for  
**CRUSE ROAD RETAIL**  
**2606 CRUSE ROAD**  
**GWINNETT COUNTY, GEORGIA**



Prepared for

**TRITON HOLDINGS, INC.**  
1675 Sugarloaf Club Drive  
Duluth, Georgia 30097  
August 15, 2025

Prepared by





## Table of Contents

INTRODUCTION .....	1
EXISTING FACILITIES / CONDITIONS .....	2
EXISTING TRANSIT ROUTES AND STOPS .....	3
STUDY METHODOLOGY .....	3
Unsignalized Intersections .....	3
Signalized Intersection .....	4
EXISTING 2025 TRAFFIC ANALYSIS .....	5
Existing Traffic Volumes .....	5
Annual Traffic Growth .....	5
Projected Traffic Volumes .....	5
EXISTING TRAFFIC OPERATIONS .....	7
PROPOSED DEVELOPMENT .....	9
Trip Generation .....	9
Trip Distribution .....	10
SIGHT DISTANCE .....	16
FUTURE IDENTIFIED PROJECTS .....	16
TURN LANE ANALYSIS .....	16
SUMMARY FINDINGS .....	17
RECOMMENDATIONS .....	17
APPENDIX	

## List of Figures

FIGURE 1. LOCATION MAP .....	1
FIGURE 2. PROPOSED LOCATION & STUDY AREA .....	2
FIGURE 3. EXISTING PEAK HOUR VOLUMES - 2025 .....	6
FIGURE 4. EXISTING TRAFFIC CONTROL & LANE GEOMETRY .....	8
FIGURE 5. SITE PLAN .....	11
FIGURE 6. TRIP DISTRIBUTION & SITE GENERATED WEEKDAY PEAK HR VOL - STRIP RETAIL PLAZA ..	12
FIGURE 7. SITE GENERATED WEEKDAY PEAK HR VOLUMES - RESTAURANTS (1,402 SQ.FT.) .....	13
FIGURE 8. SITE GENERATED WEEKDAY PEAK HR VOLUMES - RESTAURANT (1,499 SQ.FT.) .....	14
FIGURE 9. TOTAL SITE GENERATED WEEKDAY PEAK HOUR VOLUMES .....	15



## List of Tables

TABLE 1. LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS .....	4
TABLE 2. LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS .....	4
TABLE 3. PROJECTED TRAFFIC VOLUMES .....	5
TABLE 4. EXISTING INTERSECTION OPERATIONS - LOS, DELAYS .....	7
TABLE 5. TRIP GENERATED - PROPOSED DEVELOPMENT (LAND USE) .....	9
TABLE 6. GDOT REQUIREMENTS FOR DECELERATION LANES .....	16

## Introduction

The purpose of this study is to determine the traffic impact that will result from the proposed development that will be located on Cruse Road and Bethesda School Road in Gwinnett County, Georgia, as shown in Figure 1. The traffic analysis evaluates the current operations as stated in the current edition of the Gwinnett County Traffic Impact Study Guidelines. This study will follow the guidelines for a Level 2 study. The proposed development will be a single building consisting of 2 - 1,402 s.f. restaurants, 1 - 1,499 s.f. restaurant and 9- retail stores at 1,402 s.f.



Figure 1. Location Map

Access to the proposed development will consist of two right-in / right-out driveways; one each on Cruse Road and the other on Bethesda School Road.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the following intersections:

1. Bethesda School Road/Herrington at Cruse Road
2. Cruse Road at Driveway 1
3. Bethesda School Road at Driveway 2

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location for the development and the surrounding roadway network within the study area is shown in Figure 2.

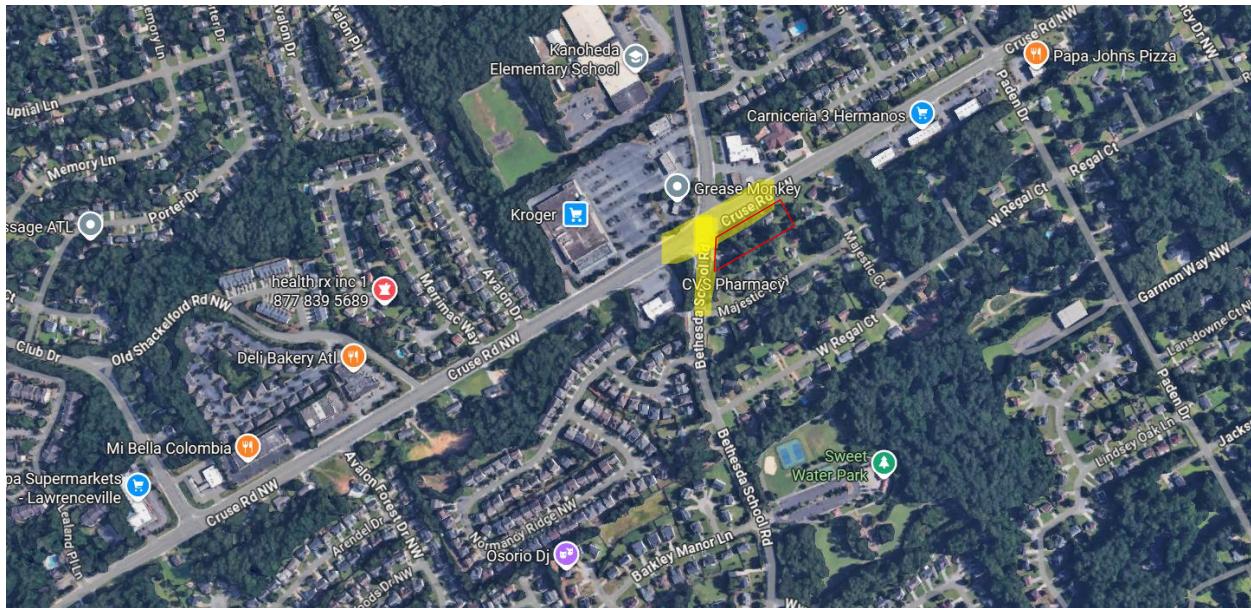


Figure 2 – Study Area Map

### Existing Facilities / Conditions

The following is a brief description of each of the roadway facilities located in the proximity of the site:

**Cruse Road** - is a two (2) lane undivided roadway with a posted speed limit of 40 mph traveling in the east west directions. The approach from the west transitions from a one lane to two lanes with a two-way-left-turn-lane (LWLTL) to dual left turn lanes, two through lanes and a separate right turn lane. From the east, Cruse Road transitions from a one lane approach to a separate left turn lane, one through lane and shared through/right turn lane at the intersection of Herrington Road/Bethesda School Road in the vicinity of the site. Cruse Road is functionally classified as a Major Collector. There are sidewalks on both sides of Cruse Road.

**Bethesda School Road / Herrington Road** - is a two (2) lane undivided roadway that travels in the north / south directions with a posted speed limit of 35 mph. The roadway functional classification is a local road. Sidewalk exist on the west side of the roadway.

Bethesda School Road is south of the Cruse Road intersection. Its northbound approach transitions from one lane to a separate left turn lane, a through lane and a shared through/right turn lane at the intersection. In the southbound approach, Herrington Road is a two-lane roadway divided by a two-way-left-turn-lane. It transitions into one right turn lane, a through lane and a left turn lane.

The intersection of Cruse Road and Bethesda School Road/Herrington Road is controlled by a fully actuated traffic signal operation, complete with pedestrian signals and push buttons. ADA ramps and crosswalks are present at each corner.

### **Existing Transit Routes and Stops**

According to the Gwinnett Transit Authority - Ride Gwinnett, there are no routes or stops on Cruse Road, Bethesda School Road or Herrington Road.

### **Study Methodology**

In this study, the methodology used for evaluating traffic operations at each of the study area intersections is based on the criteria set forth in the Gwinnett County Traffic Impact Study Guidelines for a Level 2 study. Synchro software, which utilizes the Highway Capacity Manual (HCM) methodology, was used for the analysis. ITE Trip Generation, 11<sup>th</sup> Edition was used to analyze the land uses in the project. The methodology for this study was presented to Brent Hodges, Zoning and Development Review Manager in the Department of Transportation and approved.

### **Unsignalized Intersections**

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersections and/or the approaches to the intersections. Level-of-service is based on control delay incurred at the intersection. Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from “A” to “F.” Level-of-service A indicates excellent operations with little to no delays to motorists, while LOS F exists whether there are insufficient gaps of acceptable size to allow vehicles on the side street to cross safely, resulting in extremely long total delays and long queues. The LOS criteria for two-way stop controlled and all-way stop sign-controlled intersections are given in Table 1.

Table 1 - Level-of-Service Criteria for Unsignalized Intersections	
Level-of-Service	Control Delay (sec)
A	$\leq 10$
B	$>10$ and $\leq 15$
C	$>15$ and $\leq 25$
D	$>25$ and $\leq 35$
E	$>35$ and $\leq 50$
F	$>50$

Source: Highway Capacity Manual

### Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersection is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups, this results in a volume/capacity ratio (v/c) for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of average controlled delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on control delay, are shown in Table 2. Level-of-Service "A" indicates operations with very low control delay, while LOS F describes operations with extremely high control delay. Level-of-service D is typically considered to be the limit of acceptable delay in an urban setting, and LOS of E or worse are unacceptable by most drivers.

Table 2 - Level-of-Service Criteria for Signalized Intersections	
Level-of-Service	Control Delay (sec)
A	$\leq 10$
B	$>10$ and $\leq 20$
C	$>20$ and $\leq 35$
D	$>35$ and $\leq 55$
E	$>55$ and $\leq 80$
F	$>80$

Source: Highway Capacity Manual

## Existing 2025 Traffic Analysis

### Existing Traffic Volumes

Existing traffic turning movement counts were obtained at the following intersection:

1. Cruse Road at Bethesda School / Herrington Road

Turning movement counts were collected on Thursday, August 7, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 3.

Twenty-four-hour traffic data was collected on Cruse Road and Bethesda School Road Thursday, August 7, 2025. In summary the 24-hour count on Cruse Road was 18,369, with 8,594 (46.8%) vehicles in the northbound direction and 9,775 (53.2%) vehicles in the southbound direction. The 24-hour traffic count on Bethesda School Road is 15,122, with 6,765 (44.7%) vehicles in the eastbound direction and 8,357 (55.3%) vehicles in the westbound direction.

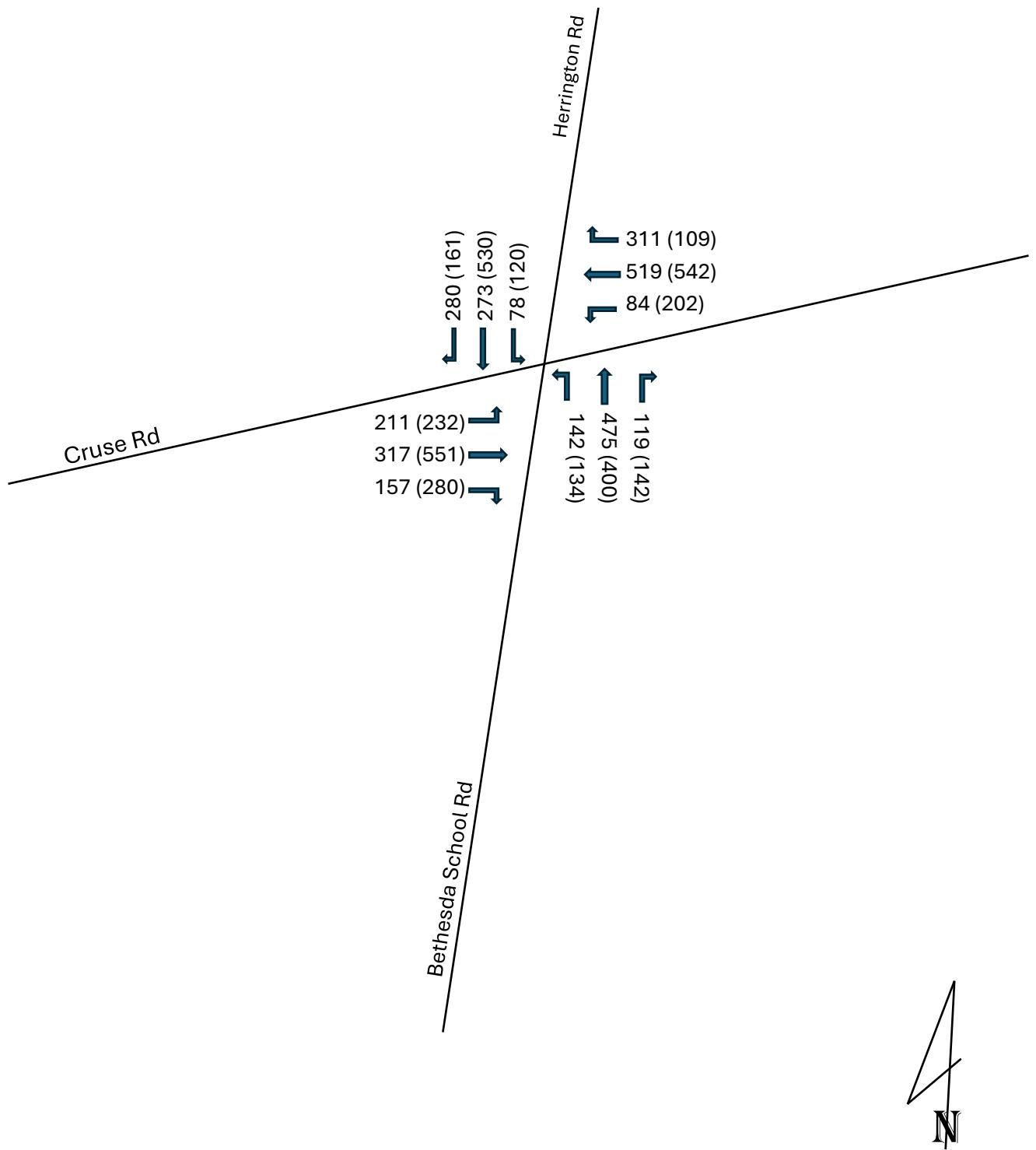
### Annual Traffic Growth

Historic traffic data was used as provided by the Georgia Department of Transportation to calculate the annual traffic growth in this area of the proposed site development. Per the GDOT TADA database, Count Station #135-6701, over a 9-year period, there were three years that traffic was actually counted. Within the 9-year time span, data indicated that traffic decreased at an average annual rate of 1.40%. A 1.0% growth rate was agreed to by Gwinnett County and was used in the traffic projections.

### Projected Traffic Volumes

The 1% annual growth rate was used to project the ADTs to the base or opening year of the proposed development and the 20-year horizon as shown in Table 3.

Table 3. Projected Traffic Volumes				
Roadway	Current ADT Volumes	FV = PV(1+r%) <sup>t</sup>	Opening year (2027)	20-Year Horizon (2047)
Cruse Road	15,122		15,426	18,823
Bethesda School Road	18,369		18,738	22,864



AM (PM)

FIGURE 3. EXISTING PEAK HOUR VOLUMES – 2025

## Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 4.

TABLE 4 - EXISTING INTERSECTION OPERATIONS			
Intersections	Traffic Control	LOS (Delay, sec.)	
		AM Peak Hour	PM Peak Hour
Cruse Rd @ Bethesda School Rd	Signalized	D (48.8)	D (46.7)

The results of existing traffic operations analysis indicate the signalized intersection of Cruse Road at Bethesda School Road/Herrington Road is operating at an acceptable level-of-service “D” during the AM and PM peak hours.

The existing traffic control and lane geometry for the intersections are shown in Figure 4.

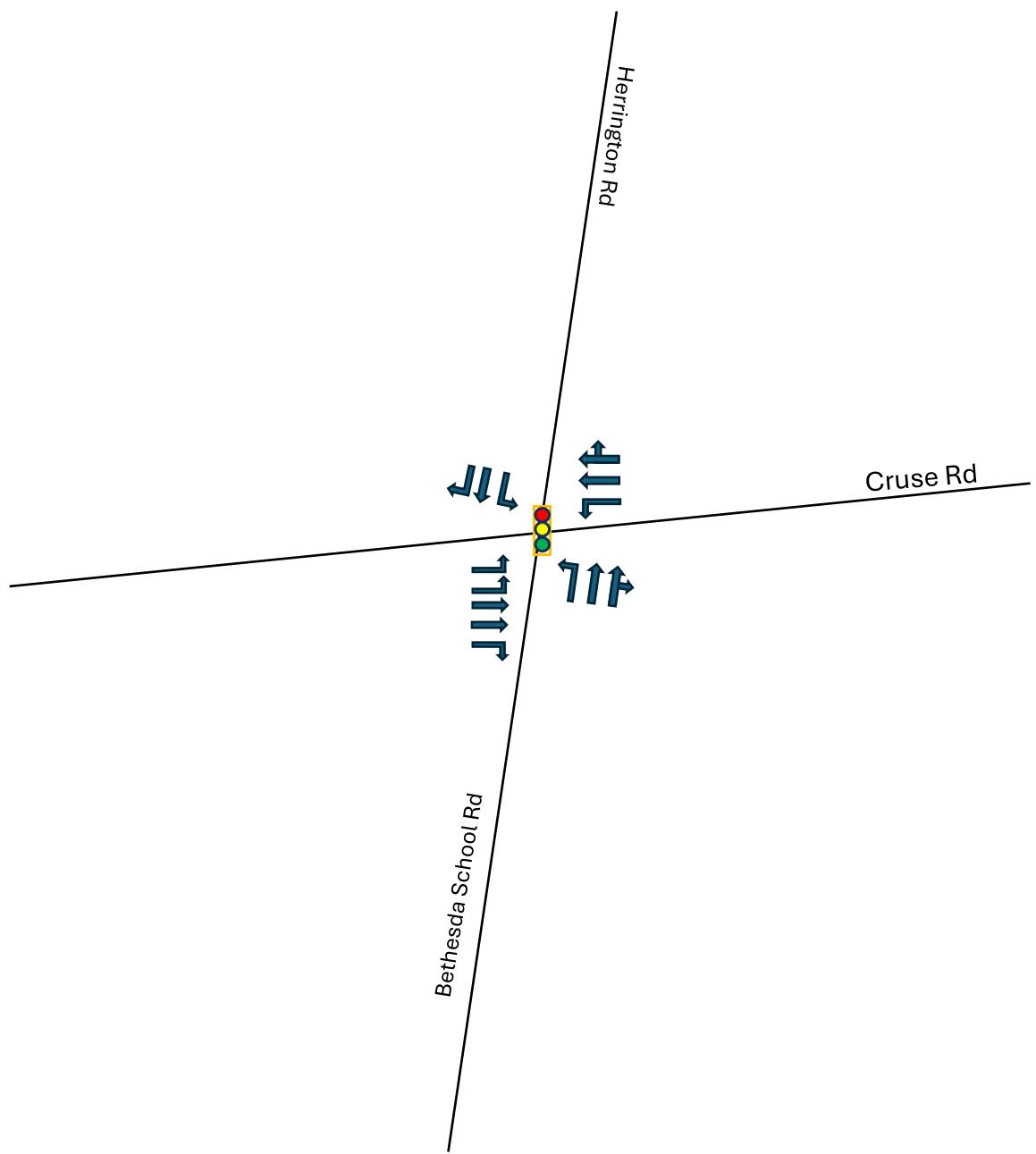


FIGURE 4. Existing Traffic Control and Lane Geometry

## Proposed Development

The purpose of this study is to determine the traffic impact that will result from the proposed retail development located on Cruse Road and Bethesda School Road in Gwinnett County, Georgia. The proposed retail development will consist of 3 restaurants and 9 - 1,402 sq. ft. retail stores. A site plan is shown in Figure 5.

The development proposes access at the following locations:

- Site Driveway 1: Right-In/Right-Out driveway on Cruse Road
- Site Driveway 2: Right-In/Right-Out driveway on Bethesda School Road

## Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 822 - *Strip Retail Plaza <40ksf* and 930 - *Fast Casual Restaurant*. The calculated total trip generation for the proposed development is shown in Table 5.

As shown in Table 5, the trips generated by this development consist of primary trips only. This is due to the nature of the proposed land uses. Primary trips are new trips on the roadway network. Primary trips typically enter the site and exit in the direction from which they entered or back to its origin.

TABLE 5 - Trip Generation - Proposed Development

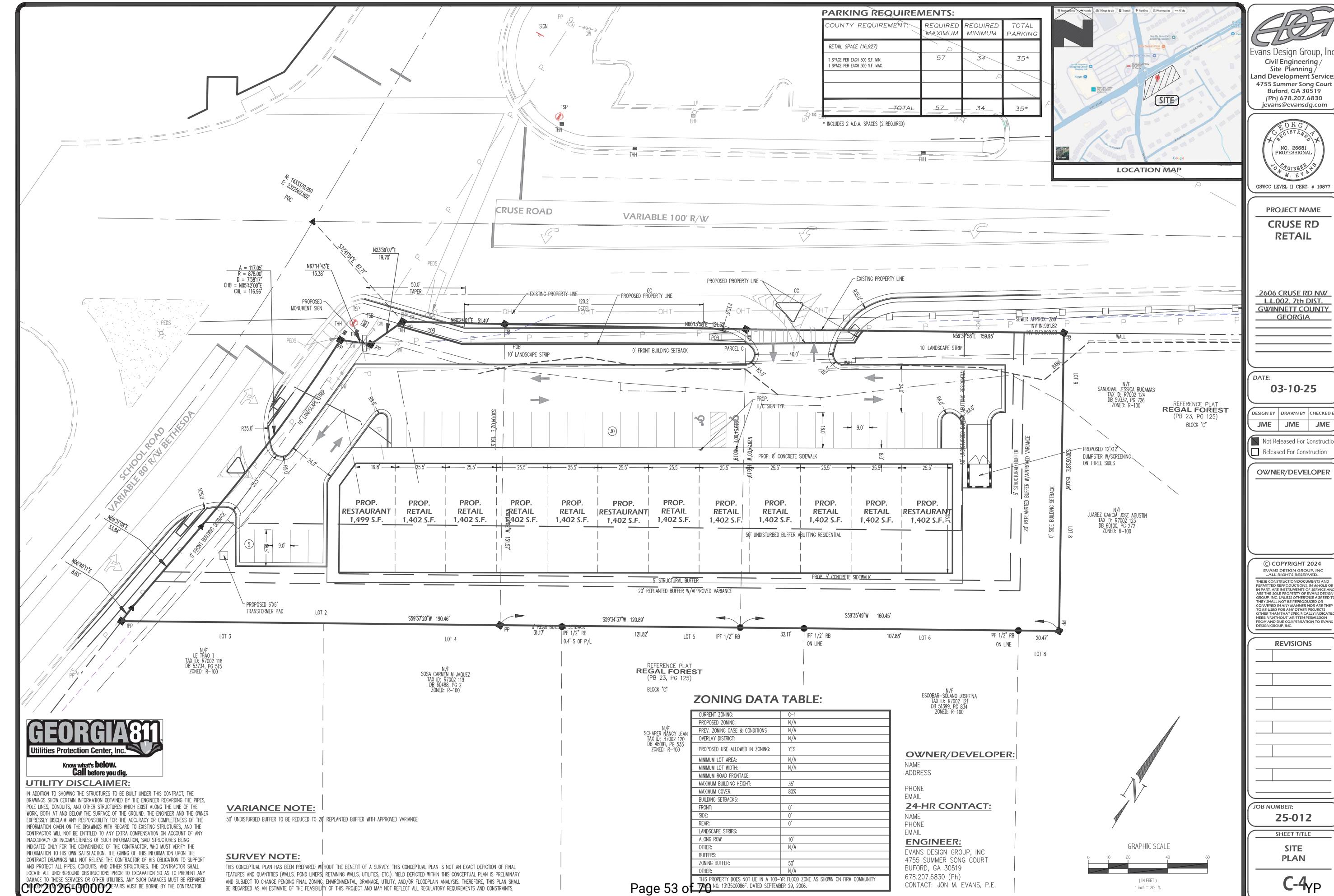
Land Use (Code)	Intensity	Daily Trips	AM Peak Hr.			PM Peak Hr.		
			Enter	Exit	Total	Enter	Exit	Total
Strip Retail Plaza (<40k) (822)	12.618 sf	686	18	12	30	42	41	83
Fast Casual Restaurant (930)	1,499 sf	146	1	1	2	10	9	19
2 - Fast Casual Restaurant (930)	2,804 sf	272	2	2	4	20	16	36
Total Trips		1,104	21	15	36	72	66	138

## Trip Distribution

Trip distribution for each land use is calculated using the data provided by ITE Trip Generation. The trip distribution determines the percentage of trips entering and exiting the proposed site. The total trip patterns for the proposed land uses will be consistent with the existing background traffic.

Since Cruse Road is an undivided roadway, no U-turn maneuvers are permitted. Therefore, all trips entering into the site will enter from the west on Cruse Road, from the south on Bethesda School Road and southbound left turns from Herrington Road into the site's right-in/right-out driveways.

After the trips were distributed along the existing roadway network, they were then assigned to the access point of the proposed development with a certain level of reasonableness, based on the location of the driveways and the land use layout, as shown in **Figure 6 through Figure 8**. **Figure 9** shows the total trips generated by the combined land uses on the site.



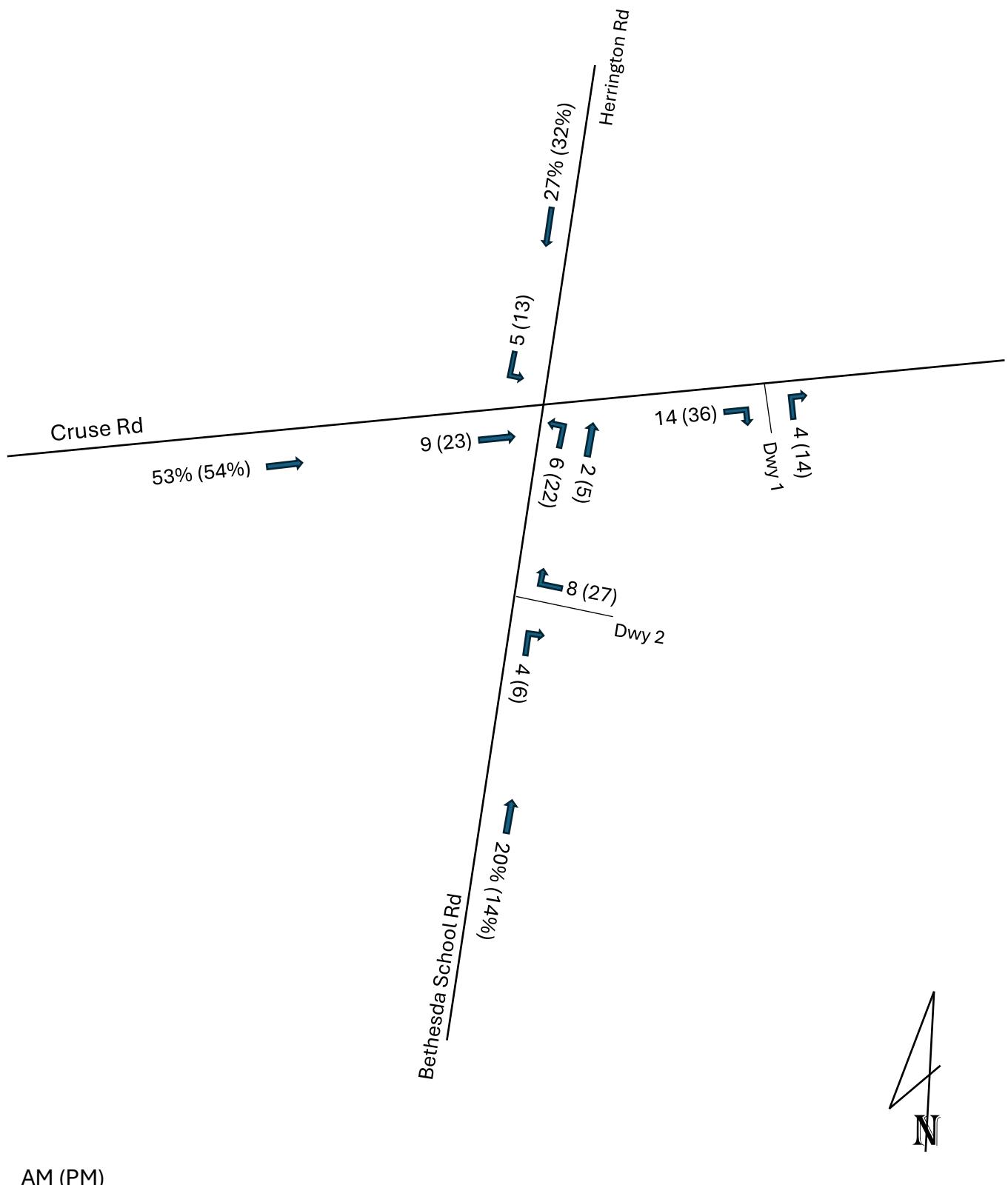


FIGURE 6. TRIP DISTRIBUTION AND SITE GENERATED  
WEEKDAY PEAK HOUR VOLUMES - Strip Retail Plaza

AM (PM)

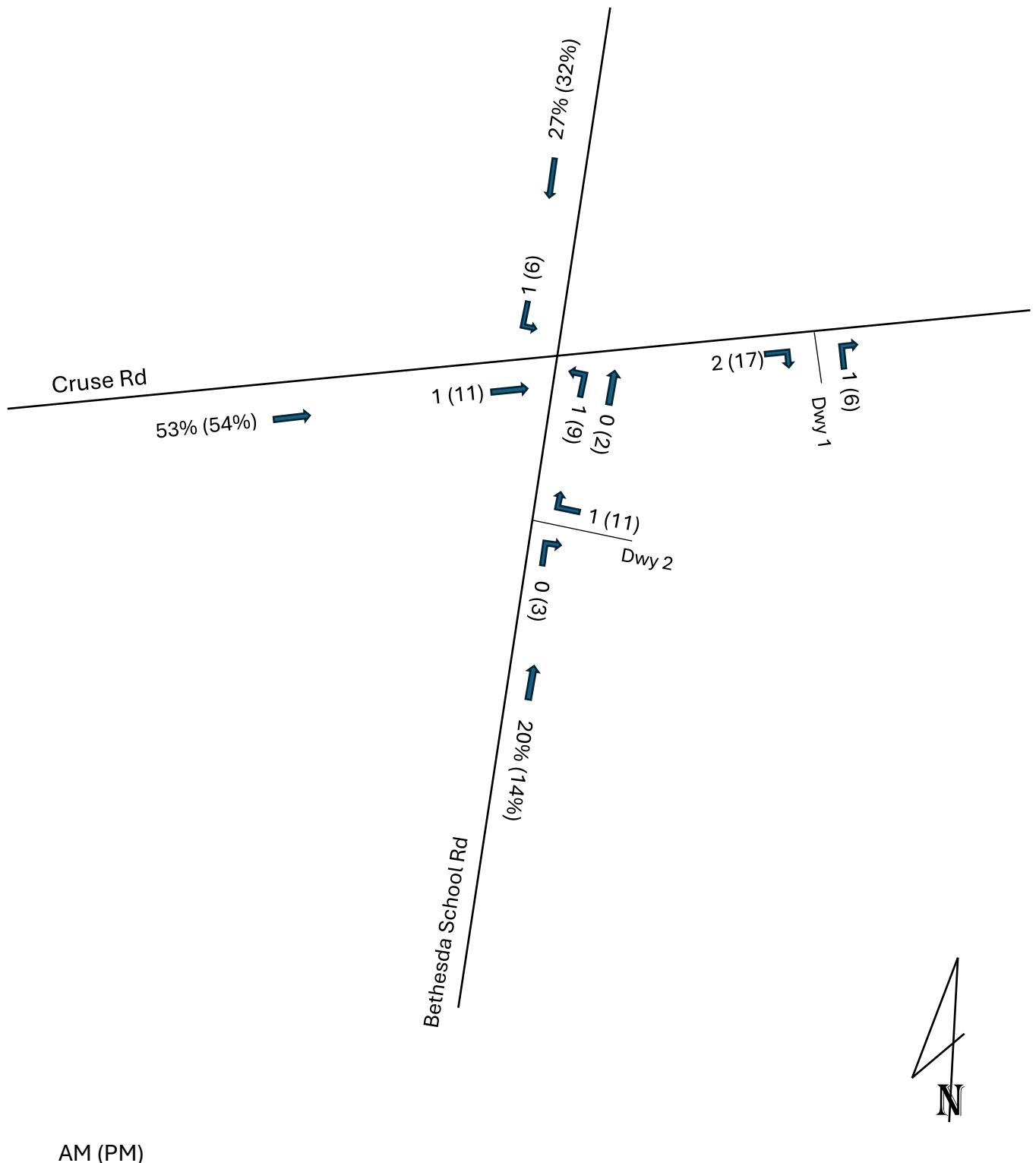


FIGURE 7. SITE GENERATED WEEKDAY PEAK HOUR VOLUMES -  
2 Restaurant @ (1,402 sq. ft. ea.)

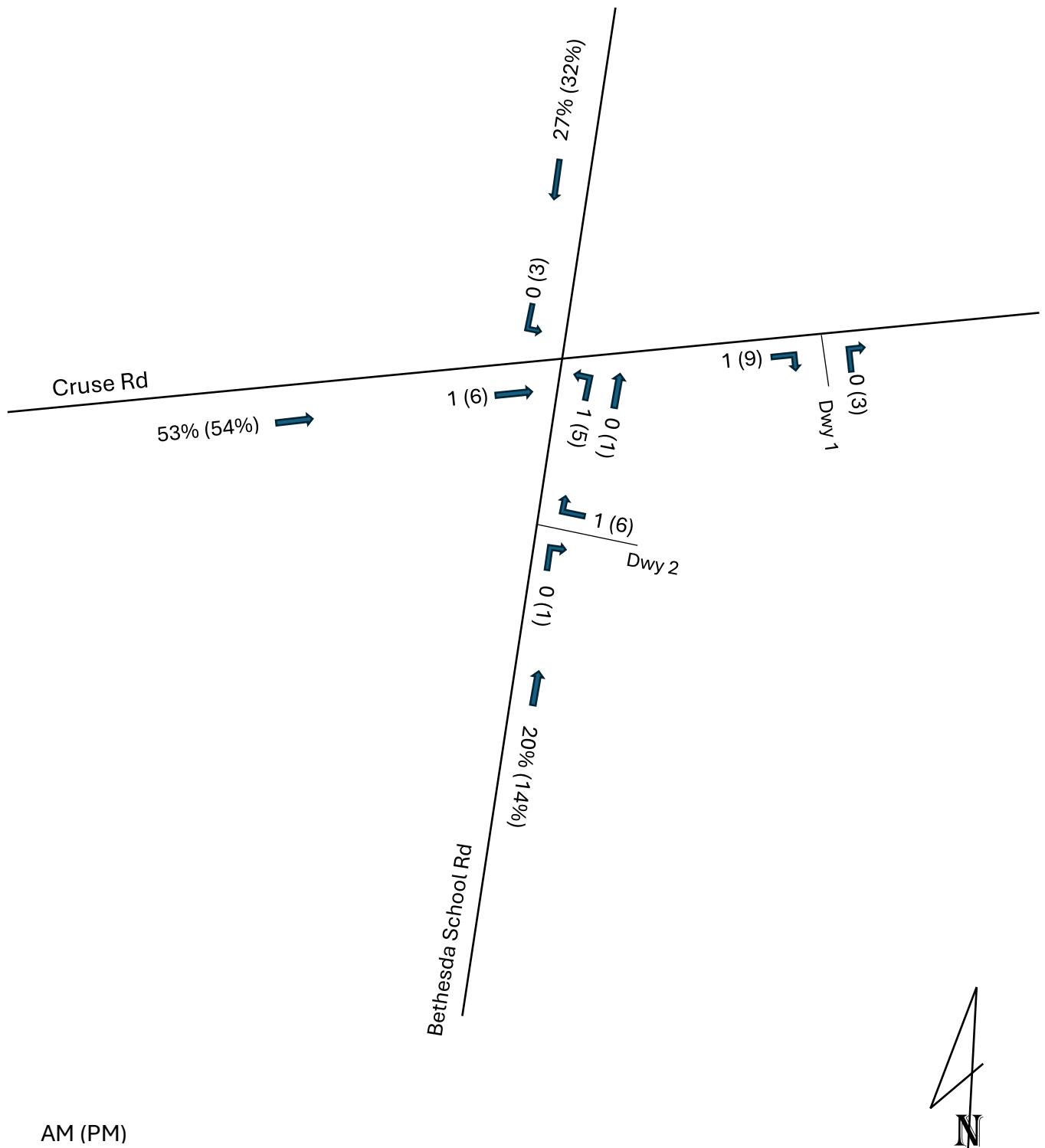


FIGURE 8. SITE GENERATED WEEKDAY PEAK HOUR VOLUMES -  
Restaurant (1,499 sq. ft.)

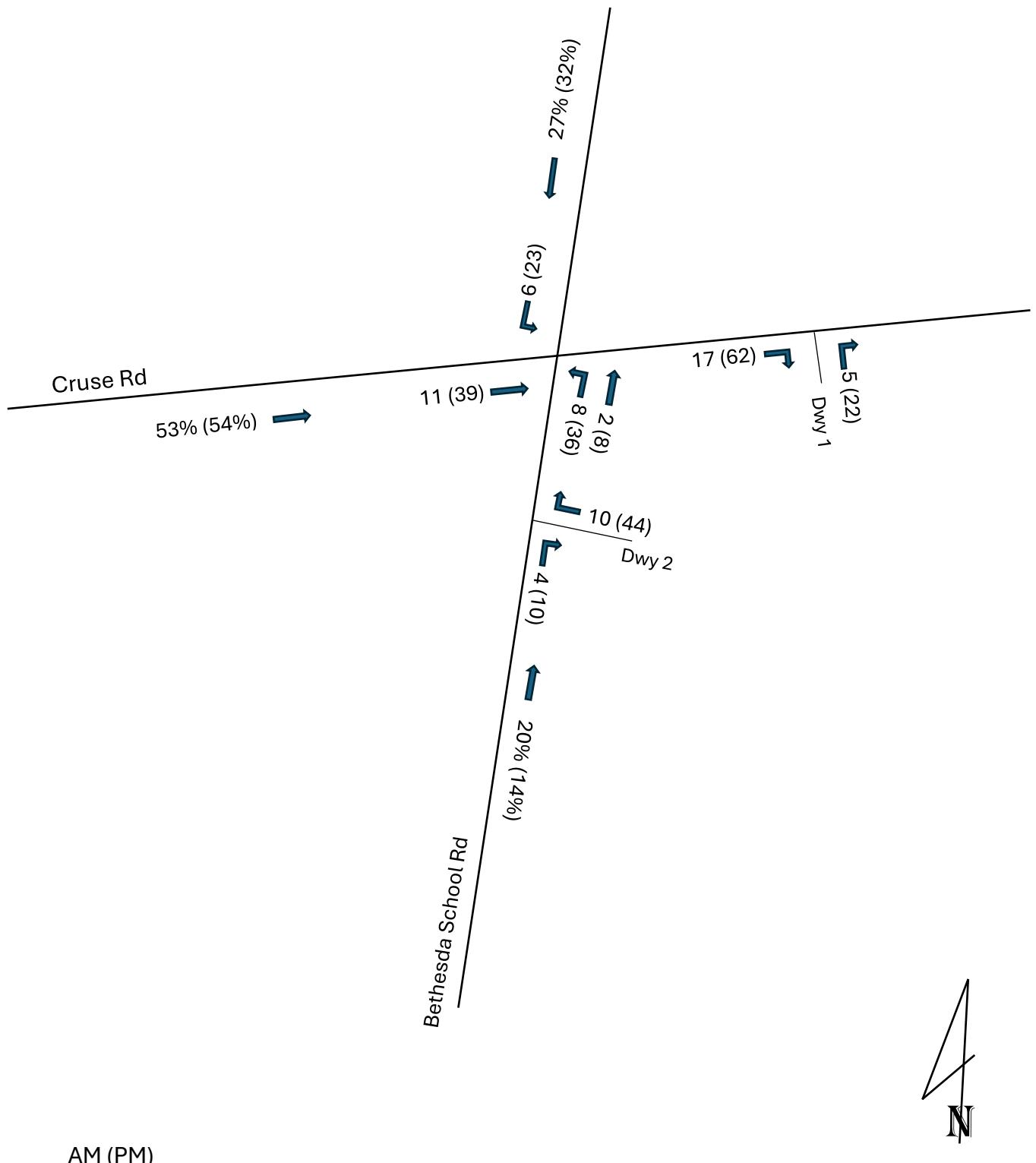


FIGURE 9. TOTAL SITE GENERATED WEEKDAY PEAK HOUR VOLUMES

## Sight Distance

In accordance with the guidelines per Gwinnett County Unified Development Ordinance, Section 900-40.4 Corner Sight Distance, all driveways approaching a Minor Collector or Major Throughfare shall provide adequate corner sight distance, and shall meet or exceed the following design standards:

- A. The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop controlled approach to the Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. The sight distances, for a two-lane road, are the distances traveled at the arterial speed during 7.5 seconds. The time is increased by 0.5 seconds for each additional lane to be crossed.
- B. The sight distances given in **Table 900.2** are for undivided highways and streets. If the highway or street is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3 percent and design vehicles other than passenger cars.

Per Table 900.2 Sight Distance, the minimum required sight distance is as follows:

Cruse Road -  $1.47(40\text{mph})(7.5 \text{ sec.}) = 441.00 \text{ feet}$  (**design 445 feet**)

Bethesda School Road -  $1.47(35\text{mph})(7.5 \text{ sec.}) = 3.85.88 \text{ feet}$  (**design 390 feet**)

$$\text{ISD} = 1.47(V_{\text{major}}) t_g \quad \text{where,}$$

$V_{\text{major}}$  is the design speed of the major roadway (mph)

$t_g$  is the time gap for the design vehicle (sec)

7.5 seconds for passenger vehicles making a right turn

## Future Identified Projects

Gwinnett County Department of Transportation does not have any future improvement programs or projects identified for implementation in the vicinity of the proposed site development.

## Turn Lane Analysis

Included below are analysis for left-turn lanes and deceleration lanes for all site driveways per GDOT Regulations for Driveways and Encroachment Control manual. The analysis below are based off trip distribution included in aforementioned **Trip Distribution** section. According to the trip distribution, 343 vehicles will enter and 343 will exit the retail stores in the strip retail plaza; 141 vehicles will enter, and 141 vehicles will exit the restaurants for a total of 968 vehicles entering and exiting the site daily.

Tables 6 shows the minimum GDOT required number of right-turn vehicles to warrant a right-turn lane deceleration lane.

Table 6. GDOT Requirements for Deceleration Lanes				
Intersections	Right turn traffic (% total entering)	Right-turn vol (veh/day)	Roadway Speed/Lanes/ ADT	GDOT Threshold (veh/day)
Cruse Road @ Driveway #1	80%	$484 \times 0.80 = 387$	45 mph / >2-lanes / >6,000	75
Bethesda School Rd @ Driveway #2	20%	$484 \times 0.20 = 97$	35 mph / 2-lanes / >6,000	100

According to the deceleration required analysis, a right turn deceleration lane is required for driveway 1 on Cruse Road. A deceleration lane is not required for Driveway 2 on Bethesda School Road.

Since the development is proposing two right-in / right-out driveways, a left turn lane analysis was not required.

## Summary Findings

The results of this Level 2 Traffic Impact Study for the proposed redevelopment of a strip retail plaza with restaurants that is less than 40,000 square feet overall indicate that, under existing conditions, the signalized intersection within the study area are currently operating at a Level of Service (LOS) D during the AM and PM peak hour.

Turn lane analyses were conducted at the proposed site's access points. Currently, there are no auxiliary or dedicated left-turn lanes on Cruse Road or Bethesda School Road serving the existing single residential housing units. However, based on GDOT's turn lane criteria, the analyses indicate that the volume of right turns on Cruse Road at the proposed Driveway 1 exceeds the threshold for a deceleration lane. As such, a deceleration lane is warranted at Driveway 1 but is not warranted at Driveway 2.

## Recommendations

Based on the results of the turn lane analysis, the following is recommended:

### Cruse Road at Driveway 1

At a posted speed limit of 40 mph, the right turn lane is recommended to be installed with 125 feet of storage and a 50-foot taper. Also, install sidewalk to match the existing sidewalk in-kind, along the proposed site frontage.

Both driveways should be designed in accordance with Gwinnett County Transportation standards for right-in/right-out driveways.

**Exhibit I: Public Participation Plan and Report**

**[attached]**



## Public Participation Plan

**1. Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

The Applicant will notify all property owners within 1,000 feet of the site, with mailing addresses as provided by the Planning Department. The Applicant will also contact District 2 Planning Commissioners and Commissioner Ku.

**2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The meeting will be held at Gwinnett County Public Library, Five Forks Branch, 2780 Five Forks Trickum Road, Lawrenceville, Georgia 30044

**3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

The meeting will be held on Wednesday, October 15, 2025 at 5:30 p.m.

**4. What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

The Applicant will conduct a brief presentation and overview of the proposed development and open up the meeting to address any questions or concerns from community members. The Applicant will also follow-up with any property owner that has additional questions following the public participation meeting.



## Public Participation Report

**1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.**

All property owners within the notification zone were notified of the requested application. District 2 Planning Commissioners and Commissioner Ben Ku were notified of the public participation meeting via a calendar invitation from Counsel for Applicant.

**2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.**

The public participation meeting was held on Wednesday, October 15, 2025 from 5:30 p.m. to 6:30 p.m. at New Hope

Christian Church, 1982 Old Norcross Road, Lawrenceville, GA

**3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.**

There was one surrounding property owner in attendance. Attached is a copy of the sign-in sheet.

**4. What issues and concerns were expressed by attendees at the meeting(s)?**

The property owner who attended the meeting inquired about the types of tenants/businesses that may occupy the spaces. It was explained that at this time, no specific tenants had been secured. The development will be targeted to neighborhood serving businesses as allowed under the existing C-1 zoning classification. The property owner in attendance also inquired about the traffic impact.

**5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?**

As noted, the tenants for the development have not been identified at this time. The applicant discussed the proposed right in/right out driveway onto Cruse Road, as well as the right in/right out driveway onto Bethesda Church Road. The traffic study indicates 36 total trips for AM peak hour, and 138 total trips for PM peak hour. A right turn decel lane will be required for the Cruse Road driveway.

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

**[attached]**



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

<b>TRC Meeting Date:</b>		December 19, 2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		CIC2026-00002	
Case Address:		884 Bethesda School Road, Lawrenceville, 30044	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	Cruse Road is a minor arterial. The Average Daily Traffic (ADT) volume is 20,246. Bethesda School Road is a major collector. The Average Daily Traffic (ADT) volume is 14,182.		
2	The nearest Ride Gwinnett facility is located 1.1 miles away at Boggs Road and Old Norcross Road (Stop 4007 / Route 40).		
3	Due to the proximity of the site and the site access from the signalized intersection of Bethesda School Road and Cruse Road (signal # 160), the site driveway from each roadway shall be restricted to a right-in/right-out design, so as to minimize conflict with the signalized operation as well as existing left and right turn lanes.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*



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

<b>TRC Meeting Date:</b>			
Department/Agency Name: DWR			
Reviewer Name: Lorraine Campagne			
Reviewer Title: Section Manager			
Reviewer Email Address: Lorraine.campagne@gwinnettcounty.com			
Case Number: CIC2026-00002			
Case Address: 884 Bethesda School Rd			
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to the existing 16-inch water main on the western right-of-way of Bethesda School Road or on the northern right-of-way of Cruse Road. A jack-and-bore will be required.		
2	Sewer: A Sewer Capacity Certification (C2025-302-11) was approved in November 2025 for 12 tenant spaces. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7038 032. Jack-and-bores across Cruse Road and Herrington Roads, as well as offsite easements, will be required.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			

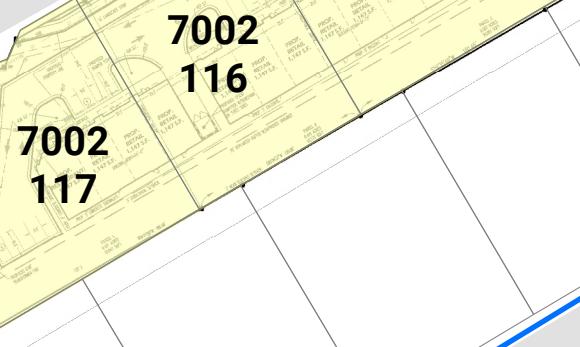
**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

7038  
032Potential  
Tie-in MH  
396075

CRUSE RD

BETHESDA SCHOOL RD



MAJESTIC CT

MAJESTIC WAY

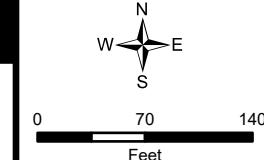
LOCATION



884 Bethesda School Rd  
C-1  
**Water & Sewer  
Utility Map**

## LEGEND

▲ Flow Management	● Hydrant
▲ Pump Station	● Sewer Collector
▲ Regional	● Sewer Interceptor
● Manhole	● Sewer Force Main
● Water Main	● Proposed Water Main
● Proposed Sewer Collector	



**Water Comments:** The proposed development may connect to the existing 16-inch water main on the western right-of-way of Bethesda School Road or on the northern right-of-way of Cruse Road. A jack-and-bore will be required.

**Sewer Comments:** A Sewer Capacity Certification (C2025-302-11) was approved in November 2025 for 12 tenant spaces. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7038 032. Jack-and-bores across Cruse Road and Herrington Roads, as well as offsite easements, will be required.

**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 K: Maps**

**[attached]**



