

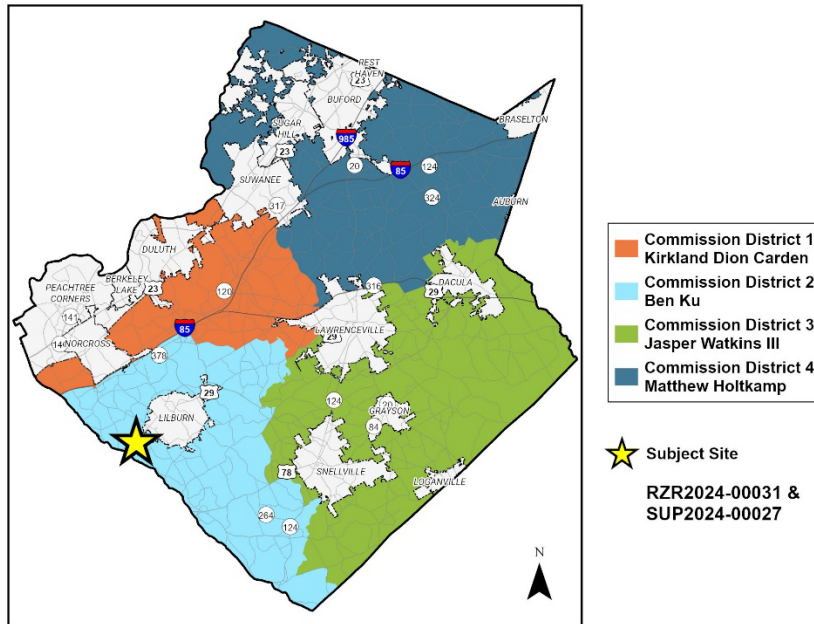
**PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT**

Case Number: RZR2024-00031
Current Zoning: C-1 (Neighborhood Business District)
Request: Rezoning to **R-75** (Single-Family Residence District)
Additional Requests: Variance and Waiver
Address: 5924 Mimosa Circle
Map Number: R6138 023
Site Area: 0.41 acres
Square Feet: 18,579
Proposed Development: Place of Worship
Commission District: District 2 – Commissioner Ku
Future Development Area: Neighborhood Traditional

Staff Recommendation: DENIAL

Case Number: SUP2024-00027
Current Zoning: C-1 (Neighborhood Business District) and R-75 (Single-Family Residence District)
Request: Special Use Permit
Additional Requests: Variance and Waiver
Addresses: 5904, 5914, 5924 Mimosa Circle and 300 Block of Mimosa Drive
Map Number: R6138 023, R6138 024, R6138 025, R6144 261
Site Area: 2.25 acres
Square Feet: 18,579
Proposed Development: Place of Worship
Commission District: District 2 – Commissioner Ku
Future Development Area: Neighborhood Traditional

Staff Recommendation: DENIAL



Applicant: Cristo Vive of the Christian and Missionary Alliance
5915 Lawrenceville Highway
Tucker, GA 30084

Owner: Cristo Vive of the Christian and Missionary Alliance
5915 Lawrenceville Highway
Tucker, GA 30084

Contact: Hiram D. Sostre

Contact Phone: 770.853.5314

Zoning History

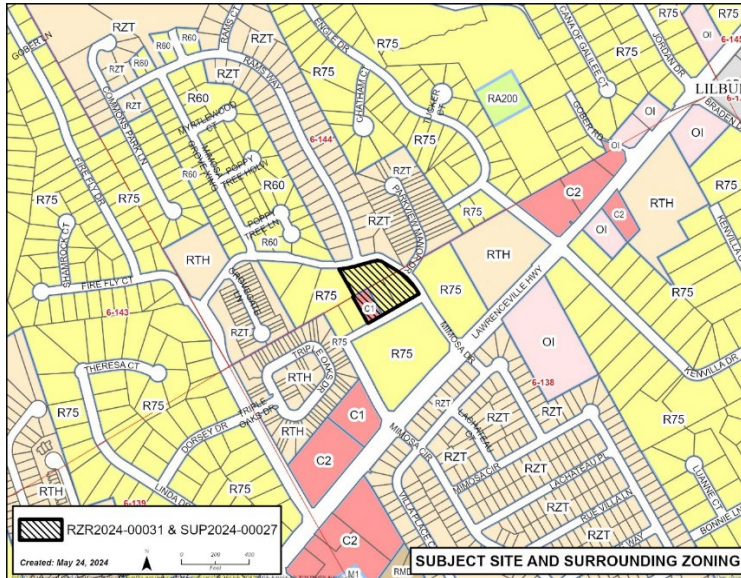
The subject properties are zoned C-1 (Neighborhood Business District) and R-75 (Single-Family Residence District). Parcel R6138 023 was rezoned in 1979 from R-100 (Single-Family Residence District) to C-1 for a daycare, pursuant to RZ:46-79.

Existing Site Condition

The subject property is a 2.25-acre assemblage of four parcels located at the northwestern corner of the intersection of Mimosa Circle and Mimosa Drive. The subject property fronts both Mimosa Circle and Mimosa Drive. A former daycare facility within a converted residence is located on one of the parcels fronting Mimosa Circle. Two single-family detached residences and several accessory buildings are also located on the property. A large open grassed area is located behind the structures on Mimosa Circle. No sidewalks exist along either road frontages. The nearest Gwinnett County Transit stop is approximately 0.2 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded primarily by residential uses and a place of worship. Single-family residences located within the Ramsgate subdivision and on large lots are located to the north and west. A place of worship and its overflow parking lot is located to the south and east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Place of Worship	R-75	N/A
North	Single-Family Residential	R-ZT	2.23 units per acre
East	Parking Lot	R-75	N/A
South	Place of Worship	R-75	N/A
West	Single-Family Residential	R-75	1.12 units per acre

Project Summary

The applicant requests a rezoning from C-1 to R-75 and a special use permit of a 2.25-acre assemblage for a proposed place of worship, including:

- A one-story sanctuary and a two-story administration building totaling 18,579 square feet.
- Exterior building material of brick and metal panels.
- A total of 97 perpendicular and angled parking spaces including four ADA-compliant spaces located along the western property line, and along the property frontage of Mimosa Drive.
- A full-access and an exit-only driveways from Mimosa Circle and a full-access driveway from Mimosa Drive.
- A 5-foot-wide sidewalk along the perimeter of the proposed buildings with the sidewalk widening to 7 feet on the north side of the proposed administration building.
- A 5-foot-wide sidewalk along the road frontages of Mimosa Circle and Mimosa Drive.
- Dumpster enclosure located near the western property line.
- A 6-foot-tall wooden fence along the western property line.
- 20-foot-wide open space strip along the road frontages of Mimosa Circle and Mimosa Drive.

- A proposed retaining wall in the northwest corner of the site.
- An underground detention pond located on the north side of the site within the parking lot.

Zoning and Development Standards

The applicant is requesting a rezoning to R-75 and a special use permit for a place of worship. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Minimum Lot Size	10,500 square feet	>15,000 square feet	YES
Minimum Lot Width	75'	>75'	YES
Minimum Lot Coverage	Maximum 55%	71%	NO*
Front Yard Setback	Minimum 20'	20'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Building Height	Maximum 35'	28'	YES
Parking	Minimum 93 spaces Maximum 124 spaces	97 spaces	YES
Sidewalks	Minimum 5'	5'	YES
Buffer	Minimum 20'	0'	NO**
Landscape Strip	10'	0'	NO***

* The applicant is requesting a variance to the minimum lot coverage requirement.

**The applicant is requesting a special use permit to not meet several of the conditional use standards for a place of worship, including the buffer requirement.

***The applicant is proposing a 20-foot-wide open space strip along the road frontages, instead of landscape strips.

Variance Request

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

1. Section 210-120. Dimensional Standards for Base Residential Zoning Districts

The maximum lot coverage for an R-75 (Single-Family Residence District) is 55%.

The applicant is requesting a variance to have a lot coverage of 71%.

2. Section 230-110.6.B.4. Building Materials

Architectural smooth and industrial ribbed metal panels may be allowed subject to review by the Director.

The applicant is requesting a variance to use metal wall panels on the proposed building's exterior.

Waiver Request

In addition to the special use permit request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 620.10.1A Landscape Regulations Applicability

A landscape strip at least 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage.

The applicant is proposing a 20-foot-wide open space strip along the road frontages of Mimosa Circle and Mimosa Drive. The waiver request is to eliminate the planting requirements for the landscape strip and have only grass in this area.

Public Participation

The applicant held a community meeting for the development on April 18, 2024, at One Mission Church in Tucker, Georgia. There were 43 community members in attendance, including neighbors and church members. There were questions regarding the proposed use, proposed buildings, traffic impact, and how the proposed development will integrate with the surrounding properties. The public participation plan and report are shown in Exhibit H.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit I). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning and Special Use Permit Requests Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. For special use permits, the Department shall also evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The subject property is surrounded primarily by residential uses to the north and west and a place of worship to the south, across Mimosa Circle. A special use permit is required for the place of worship since it is not meeting the conditional uses including being on a parcel of at least 5 acres, with buildings located closer than 50 feet to the street, and not providing a 20-foot-wide buffer adjacent to residentially zoned properties to the west. The site is more appropriately suited for a use which would not require a special use permit. The rezoning and

special use permit request would not permit a use that is suitable with the use and development of nearby properties.

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

The rezoning and special use permit requests could adversely affect nearby properties, which are primarily residential. A special use permit is required as the proposal fails to meet the conditional requirements for a place of worship. The proposed development would eliminate existing open space and does not meet the 20-foot-wide buffer requirements, which would adversely impact the adjacent residences.

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

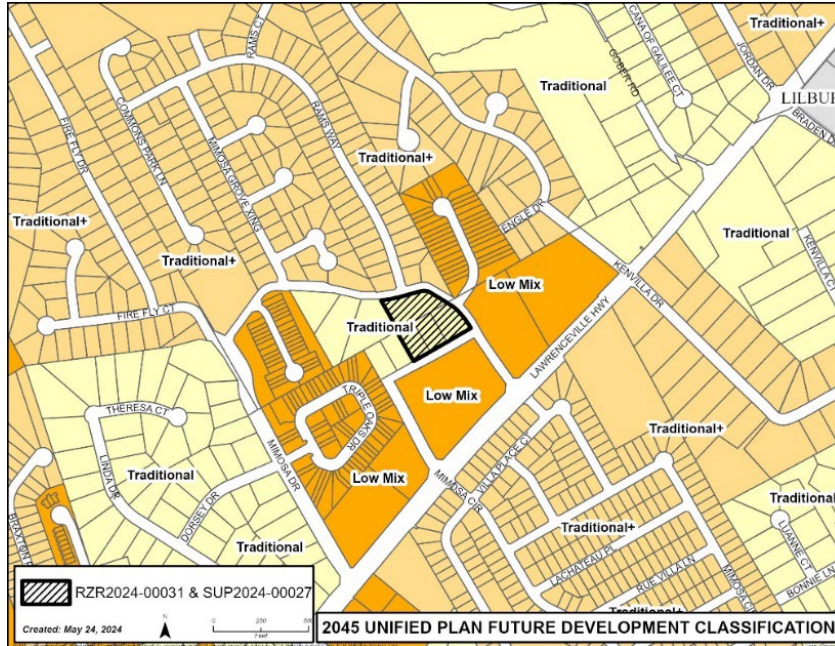
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimated that the site would have a minimal impact on Mondays through Saturdays. However, the proposal would generate 239 at the peak hour on Sunday, which could cause excessive or burdensome use of existing streets. Minimal impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and special use permit request are attached (Exhibit I).

E. Whether the proposed rezoning and 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 primarily single-family residential uses. Recommended nonresidential uses for this development type include utilities, parks/open space, and conservation. Institutional uses are not a recommended use, and R-75 is not an appropriate zoning district.



The proposed rezoning and special use permit for a place of worship is not in conformity with the policy and intent of the 2045 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 rezoning and special use permit.

There are no existing or changing conditions which give supporting grounds for approval or disapproval.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to use metal wall panels on the proposed building’s exterior. The use of this building material does not fit with the materials of surrounding single-family residences or the existing place of worship that is directly south of the subject property. The applicant is also requesting a variance to have a lot coverage of 71%. This is well over the maximum lot coverage for R-75 and would not be consistent with the residential nature of the surrounding area. These variance requests do not meet the intent of the UDO.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant is proposing a 20-foot-wide open space where the landscape strip should be. The open space will have grass, but no other landscaping is being proposed. The planting requirements are important to maintain for the character of the area. The waiver request does not meet 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 **DENIAL** of the rezoning and special use permit requests.

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

1. To use metal wall panels on the proposed building's exterior.
2. To have a lot coverage of 71%.

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

1. To not provide a 10-foot-wide landscape strip.

Staff Recommended Conditions

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

RZR2024-00031

Approval as R-75 (Single-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received May 16, 2024, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. A 10-foot-wide landscape strip and a 5-foot-wide concrete sidewalk shall be provided along Mimosa Circle.
3. A 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. The buffer shall be increased to 50-foot-wide adjoining any detention ponds or recreational facilities, subject to the review and approval of the Department of Planning and Development.

SUP2024-00027

Approval of a special use permit for a place of worship subject to the following conditions:

1. The use of the property shall be limited to a place of worship and accessory uses.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received May 16, 2024, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.

3. Any new buildings shall be constructed of brick, stacked stone, or stucco, subject to the review and approval of the Department of Planning and Development.
4. A 10-foot-wide landscape strip and a 5-foot-wide concrete sidewalk shall be provided along Mimosa Circle and Mimosa Drive.
5. A 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. The buffer shall be increased to 50-foot-wide adjoining any detention ponds or recreational facilities, subject to the review and approval of the Department of Planning and Development.
6. The proposed site driveway shall align with Parkview Manor Drive, subject to the review and approval of the Gwinnett County Department of Transportation.
7. No outdoor recreational area(s) shall be lighted.

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. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps

Exhibit A: Site Visit Photos



View of the road frontage along to Mimosa Circle



View of the road frontage along Mimosa Drive



View of the existing site conditions from Mimosa Drive



View of the road frontage along Mimosa Drive



View of the place of worship across Mimosa Circle



View of the parking lot across Mimosa Drive



View of residences along Mimosa Circle



View of subdivision to the north across Mimosa Drive

Exhibit B: Site Plan

[attached]

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5/16/2024

Wastewater Flow Calculation

pew length		pew length	
feet	feet	feet	feet
0.93	16.74	0.93	16.74
1.11	19.8	1.11	19.8
1.29	22.5	1.29	22.5
1.11	19.8	1.11	19.8
0.96	17.1	0.96	17.1
0.8	14.4	0.8	14.4
0.67	11.16	0.67	11.16
0.47	8.46	0.47	8.46
0.3	5.4	0.3	5.4
0.37	6.66	0.37	6.66
0.5	9	0.5	9
0.7	12.6	0.7	12.6
0.85	15.3	0.85	15.3
1	18	1	18
1.18	21.24	1.18	21.24
1.5	27	1.5	27
1.65	29.7	1.65	29.7
1.8	32.4	1.8	32.4
1.48	26.7	1.48	26.7
1.5	27	1.5	27
1.3	23.4	1.3	23.4
1.45	26.7	1.45	26.7
429.66		429.66	

total = 855 feet of pew space

388 people

2.2 feet/person

10 gpd/person*

3880 gpd

2.69 gpm

*Wastewater Flow Estimation Guidelines for Sewer Capacity Certification Requests
Gwinnett County Department of Water Resources
Worship Center

Department of Water Resources
684 Winder Highway • Lawrenceville, GA 30045-5012
678.376.6700 • www.gwinnett2.com

Fire Flow Test Report
Work Request#: 24-00227
Report Date: 2/27/2024

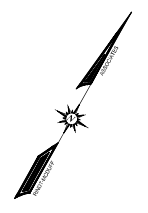
Development Type: Residential
Main Size: 8.00 in.
Location: 5004 MIMOSA CIR
Start Time: 9:51 am
Residual Hydrant ID: 35891

Test Type: Dual Hydrant
Test Date: 2/27/2024
Test Valid Until: 2/27/2025
Parcel ID: 6136-023-024-025
Total Flow Time: 3.03 min
Static Pressure (psi): 100.00
Residual Pressure (psi): 95.00

Flow @ 20 psi (gpm): >3500
Flow Rate (gpm): 1,453.60

Flow Hydrant Results

Flow Hydrant ID	Pilot Pressure	Nozzle Size (in.)	Coefficient	Conversion Factor	Test Flow (gpm)
35892	75.00	2.50	0.90	29.84	1455.60

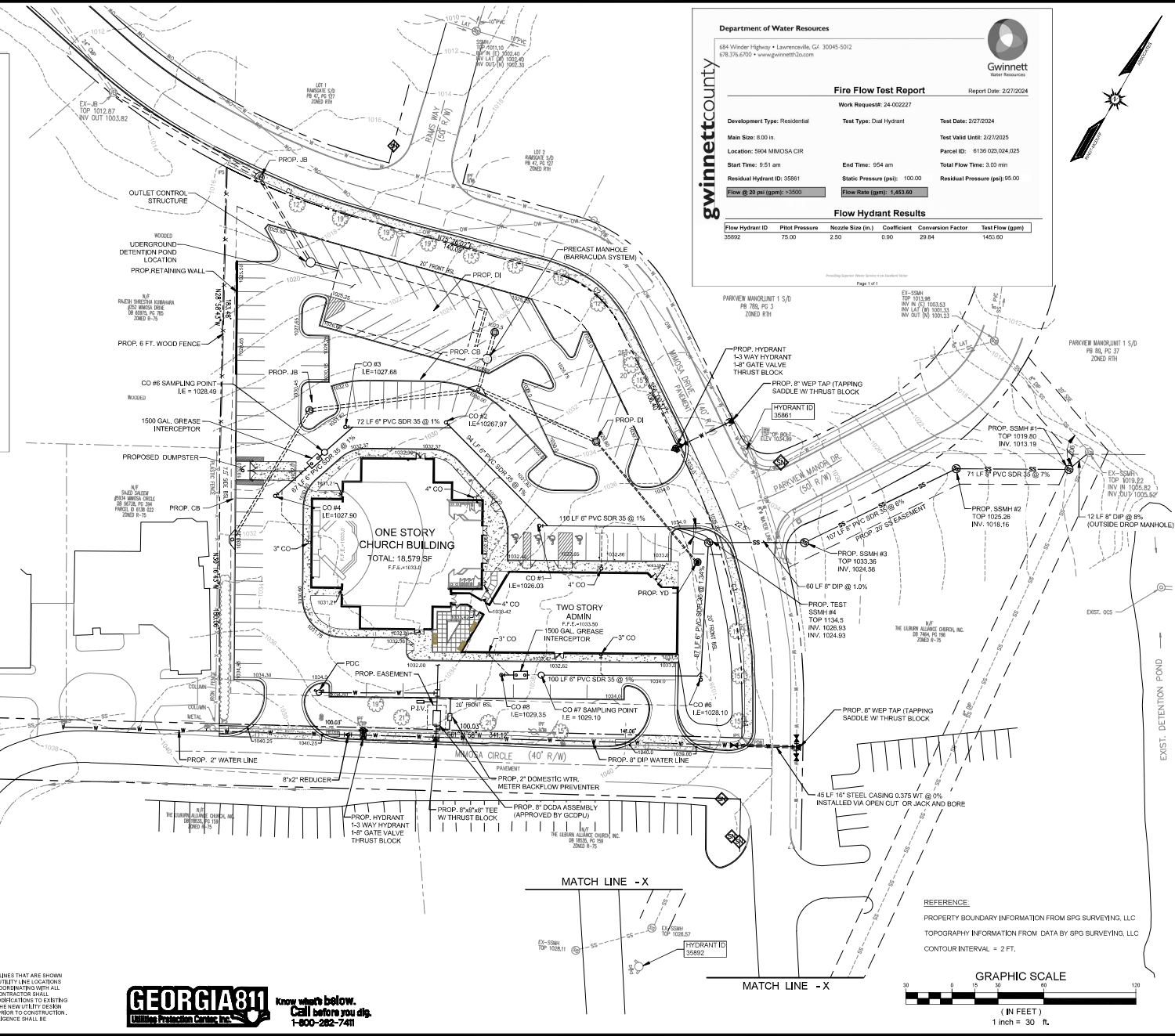


Date	Drawn	Checked	Reviewed



CV CRISTO VIVE
SITE & BUILDING IMPROVEMENT PROJECT
PRELIMINARY UTILITY PLAN

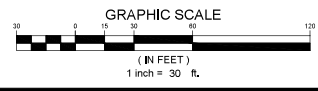
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UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS AND THE EXISTING UTILITY LINES THAT ARE SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL PROVIDE VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES REGARDING UTILITY METER OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THESE UTILITY COMPANIES AS NECESSARY REGARDING MODIFICATIONS TO EXISTING SYSTEMS OR ADJUSTMENTS FOR NEW SERVICE CONNECTIONS. ANY SEWERING FROM THE EXISTING UTILITY SERVICE LOCATIONS SHOWN IN THESE PLANS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED SOLELY AT CONTRACTOR EXPENSE.



REFERENCE:
PROPERTY BOUNDARY INFORMATION FROM SPG SURVEYING, LLC
TOPOGRAPHY INFORMATION FROM DATA BY SPG SURVEYING, LLC
CONTOUR INTERVAL = 2 FT.



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5/16/2024

PROPERTY INFORMATION	
ADDRESS	CORNER OFF MIMOSA CIRCLE & DRIVE TUCKER GA, 30084
PARCELS	6138.023, 6138.024, 6138.025 & 6144.261
ZONING DISTRICT	R-75
CURRENT ZONING	C-1 & R-75
PROPOSED ZONING	R-75
TOTAL ACREAGE APPROX.	2.25 AC
IMPERVIOUS AREA	1.56 AC = 71%
REQUIRED OPEN SPACE	0.225 AC = 10%
TOTAL PROVIDED OPEN SPACE	0.69 AC = 32%
USEABLE PROVIDED OPEN SPACE	0.138 AC = 56.8%
ADJACENT PROPERTIES ZONED R-75	

PARKING SUMMARY		
	MIN.	MAX.
PLACE OF WORSHIP	1 PER EVERY 4 PEOPLE ALLOWED TO OCCUPY THE BUILDING	1 PER 3 PEOPLE ALLOWED TO OCCUPY THE BUILDING
REQUIRED SPACES FOR 372 PEOPLE	93 SPACES	124 SPACES
TOTAL PROVIDED PARKING - 97		

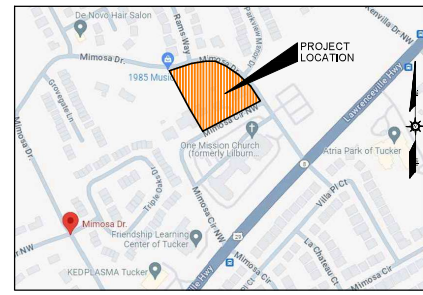
REFERENCE
PROPERTY BOUNDARY INFORMATION FROM SPG SURVEYING, LLC

NOTE
NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13185G0124F, DATED 9/26/2006, (SEE SHEET - 3/3)

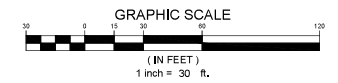
SETBACKS	
BUILDING SETBACK	
FRONT	20 FT
SIDE	7.5 FT
REAR	25 FT
MAX BUILDING HEIGHT: 30 FT	

- LEGEND:
- PROPOSED CONCRETE SLAB
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED PAVERS
 - PROPOSED TREES
 - EXISTING TREES

UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS AND THE EXISTING UTILITY LINES THAT ARE SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THESE UTILITY COMPANIES AS NECESSARY REGARDING MODIFICATIONS TO EXISTING SYSTEMS OR ADAPTATIONS FOR NEW SERVICE CONNECTIONS. ANY OVERTOPPING FROM THE NEW UTILITY DESIGN LOCATIONS SHOWN IN THESE PLANS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED SOLELY AT CONTRACTOR EXPENSE.



SITE MAP
N.T.S.



Revisions	Date



CV CRISTO VIVE
SITE & BUILDING IMPROVEMENT PROJECT
PRELIMINARY SITE PLAN

Client:	AE
Design:	AE
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Project No.:	R2024-##
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Date:	FEB. 2024

Sheet No. 1 of 4

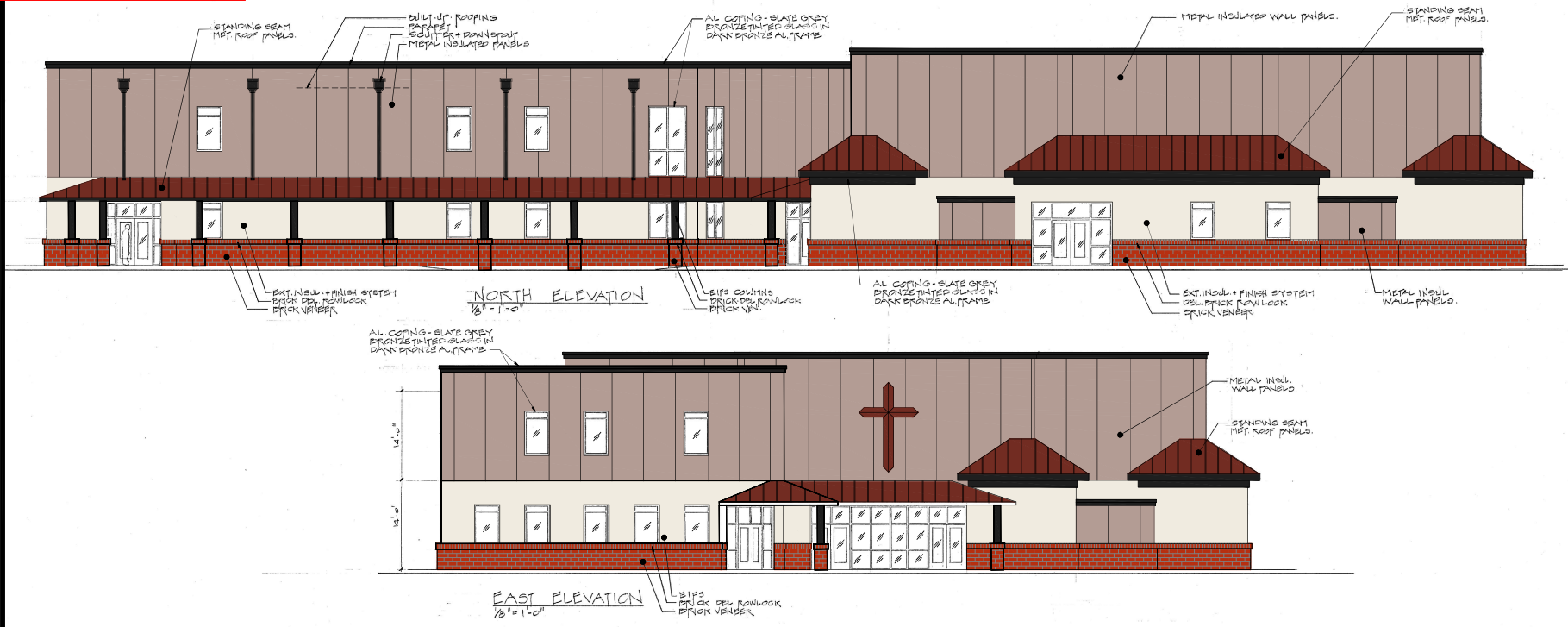
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Exhibit C: Building Elevations

[attached]

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5/16/2024



EXTERIOR MATERIAL SCHEDULE	
STANDING SEAM METAL ROOF PANELS	AMERICAN BUILDINGS PVDF TERRACOTTA R206 SERIES
METAL INSULATED WALL PANELS	AWIP STANDARD SMP TEXTURE-TUNDRA (SLATE GREY)
EPS	S10 PREFORM TEXTURE 10308-86 PEARL
BRICK VENEER	CHERKREE-VELOUR FLASH



Issue	
Revisions	
No.	



CV CRISTO VIVE
SITE & BUILDING IMPROVEMENT PROJECT
PRELIMINARY NORTH & EAST ELEVATIONS

Client	AE
Design	AE
Checked	BR
Project No.	R2024###
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Date	FEB. 2024
Sheet No.	2 of 4

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5/16/2024



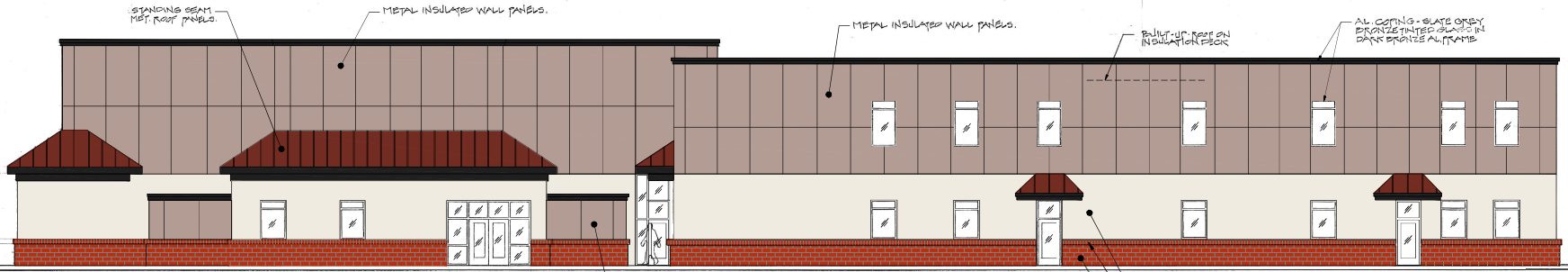
Date	
Detail	
Revisions	
No.	



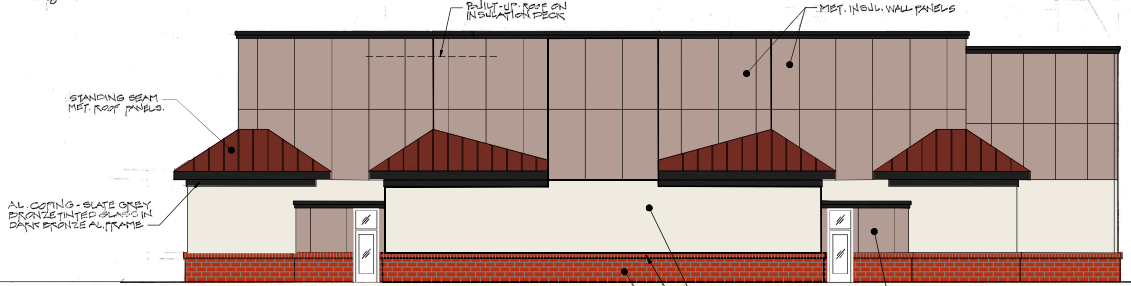
CV CRISTO VIVE
SITE & BUILDING IMPROVEMENT PROJECT
PRELIMINARY SOUTH & WEST ELEVATIONS

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Design	AE
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Date	FEB. 2024
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2 of 4



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STANDING BEAM METAL ROOF PANELS	AMERICAN BUILDINGS PVDF TERRACOTTA R-36 S158
METAL INSULATED WALL PANELS	AMP STANDARD SVP TEXTURE-TUNDRA (SLATE GREY)
EIFS	S10 PREFORM TEXTURE 10506-86 PEARL
BRICK VENEER	CHEROKEE-VELOUR FLASH

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

[attached]

RECEIVED
May 16, 2024
05/16/2024

Gwinnett County
Department of Planning and Development
446 West Crogan Street
Suite 300
Lawrenceville, Georgia 30046

**RE: REVISED COMBINED LETTER OF INTENT for Rezoning of Parcel R6138 023 and Special Use Permit for Parcels at the Corner of Mimosa Drive and Mimosa Circle, Tucker, GA 30084
Parcel IDs: R6138 023; R6138 024; R6138 025; and R6144 261**

Dear Sir or Madam,

Cristo Vive Church of the Christian and Missionary Alliance (the "Applicant") submits this Letter of Intent requesting consideration for Rezoning of Parcel R6138 023 a Special Use Permit, and a Variance to allow the development of four contiguous parcels, totaling approximately 2.25 acres, located at 5924, 5914, and 5904 Mimosa Circle and the 300 Block of Mimosa Drive in Tucker, Gwinnett County, Georgia (the "Property").

The Applicant seeks to rezone Parcel R6138 023 from Neighborhood Business District (C-1) to Single-Family Residence District (R-75), to align with surrounding zoning which is R-75. We believe the proposed rezoning is in conformity with the intent of the Gwinnett County 2045 Unified Plan in that its use as a Place of Worship would provide a community service and gathering point for the diverse population of the area.

The Applicant requests a Special Use Permit in consideration of the development not meeting Conditional Uses A, B, C, and D of the UDO Section 210-140.28. The development will not use a manufactured building for worship services per Conditional Use E. The development does not include any of the Uses Requiring Special Use Permit in Conditional Use F: 1. Lighted outdoor ball fields, pools, or similar recreation facilities; 2. Cemeteries or mausoleums; 3. Day Care Centers; 4. Kindergartens; 5. Private schools (K-12); nor 6. Health and social services.

The Applicant also seeks a Variance from Sec. 230-110.6(B), requesting the use metal wall insulated panels on the building's exterior. We believe the proposed panels and color meet the intent of Section 230.110.13 Architectural Design Standards Color and Finish Chart, Table 230.3.

The proposed development will provide an approximately 18,579 square foot Church Building, with 97 parking spaces. The proposed building would include a main sanctuary and administrative areas. Two entrances are proposed to serve the development-one on Mimosa Drive and one on Mimosa Circle. The site will include an underground detention pond.

The Applicant respectfully requests consideration of this Rezoning Application of parcel R6138 023 from C-1 to R-75, Special Use Permit, and Variance for the future development.

Please do not hesitate to contact the undersigned should you have any questions or need further information.

Sincerely,



Hiram D. Sostre
Senior Pastor

Cristo Vive Church of the Christian and Missionary Alliance
RZR2024-00031 and SUP2024-00027 Page 22 of 74

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05/16/2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

- (A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes; it is our understanding that the proposed rezoning of parcel R6238 023 from C-1 to R-75 would be suitable and would harmonize with the use of the adjacent and nearby properties, which are currently zoned R-75, including the neighboring One Mission Church. Also, all tracts included in the 2.25-acre proposed project are already zoned R-75, except for one 0.41-acre tract.

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No; it is our understanding that the proposed rezoning would not adversely affect the use of the surrounding properties, but instead would harmonize and consolidate the subject parcels into a single, highly functional R-75 zone. See also response to Item (A) above.

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

No; the individual parcels as currently zoned provide negligible economic value. Two of the referenced parcels have existing buildings that are currently unoccupied and in need of significant repairs. As proposed, the subject parcels would be consolidated, and the single C-1 outlier tract will be zoned R-75. The unified zoning for the proposed larger and more suitable worship center would then clearly provide a superior economic use for the surrounding community.

- (D) Whether the proposed rezoning will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No; it is our understanding that the rezoning would not result in any additional impact on the use of existing streets, transportation facilities, utilities or schools, because Cristo Vive Church has been in the area, occupying the neighboring One Mission Church for over 25 years for worship, and has been a part of the surrounding community for that long.

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Yes; it is our understanding that the proposed rezoning is in conformity with the policy and intent of the 2045 Unified Plan in that the intended use of the subject parcels as a Place of Worship would provide a community service and gathering point for the diverse population of 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 rezoning:

Yes; there are a variety of contributing factors that would give supporting grounds for approval. One Mission Church is adjacent to the proposed worship center. The proposed new Cristo Vive Church currently shares One Mission Church space for worship services and other community-serving activities. The space, currently occupied by Cristo Vive Church for non-worship smaller gatherings is inadequate to properly serve the diverse community's ongoing and growing religious and civic needs. As stated previously, Cristo Vive Church at this current location utilizing the under-sized facilities has already been a strong presence in the community for over 25 years. The proposed rezoning would enhance the proposed use and development of the property as a Place of Worship.

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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.

Please respond to the following standards in the space provided or use attachment as necessary:

- (A) Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes; it is our understanding that the proposed rezoning of parcel R6238 023 from C-1 to R-75 would be suitable and would harmonize with the use of the adjacent and nearby properties, which are currently zoned R-75, including the neighboring One Mission Church. Also, all tracts included in the 2.25-acre proposed project are already zoned R-75, except for one small 0.41-acre tract.
- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:
No; it is our understanding that the proposed rezoning would not adversely affect the use of the surrounding properties, but instead would harmonize and consolidate the subject parcels into a single, highly functional R-75 zone. See also response to Item (A) above.
- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:
No; the individual parcels as currently zoned provide negligible economic value. Two of the referenced parcels have existing buildings that are currently unoccupied and in need of significant repairs. As proposed, the subject parcels would be consolidated, and the single C-1 outlier tract will be zoned R-75. The unified zoning for the proposed larger and more suitable worship center would then clearly provide a superior economic use for the surrounding community.
- (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:
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- (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 a variety of contributing factors that would give supporting grounds for approval. One Mission Church is adjacent to the proposed worship center. The proposed new Cristo Vive Church currently shares One Mission Church space for worship services and other community-serving activities. The space, currently occupied by Cristo Vive Church for non-worship smaller gatherings is inadequate to properly serve the diverse community's ongoing and growing religious and civic needs. As stated previously, Cristo Vive Church at this current location utilizing the under-sized facilities has already been a strong presence in the community for over 25 years. The proposed rezoning would enhance the proposed use and development of the property as a Place of Worship.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Cristo Vive of the Christian and Missionary Alliance</u>	Name: <u>Cristo Vive of the Christian and Missionary Alliance</u>
Address: <u>5915 Lawrenceville Hwy.</u>	Address: <u>5915 Lawrenceville Hwy.</u>
City: <u>Tucker</u>	City: <u>Tucker</u>
State: <u>GA</u> ZIP: <u>30084</u>	State: <u>GA</u> ZIP: <u>30084</u>
Phone: <u>(770) 853-5314</u>	Phone: <u>(770) 853-5314</u>
Email: <u>hiram@crisovive.com</u>	Email: <u>hiram@crisovive.com</u>
Contact Person: <u>Hiram D. Sostre</u> Phone: <u>(770) 853-5314</u>	
Contact's Email: <u>hiram@crisovive.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>C-1 & R-75</u> Requested Zoning District: <u>R-75</u>	
R6138 023; R6138 024; R6138 025; R6144 261 Parcel Number(s): _____ Acreage: <u>2.25</u>	
Property Address(es): <u>5924, 5914 & 5904 Mimosa Cir. & 300 Block of Mimosa Dr., Tucker, GA 30084</u>	
Proposed Development: <u>An approximately 18,579 square foot Church Building, with 97 parking spaces</u>	
Variance(s): <u>Request Variance from Sec. 230-110.6(B)</u> Waiver(s): <u>N/A</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: <u>N/A</u> Density: <u>N/A</u> Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: <u>1</u> Total Building Sq. Ft.: <u>18,579</u> Floor Area Ratio: <u>0.19</u>
<p>MIXED-USE DEVELOPMENT</p> No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: <u>N/A</u> Total Non-Residential Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>	

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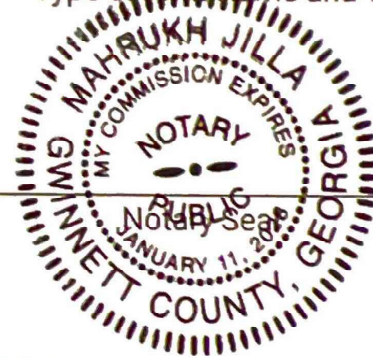
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Hiram D. Sostre 3/22/2024 Hiram D. Sostre; Senior Pastor
Signature of Applicant Date Type of Print Name and Title

Bethzaida Rivera 3/22/2024 Bethzaida Rivera
Signature of Applicant's Date Type of Print Name and Title
Attorney or Representative

Mahmud Jilla 3/22/2024
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners?

Yes No Hiram D. Sostre (Your Name)

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

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

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

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05/16/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Cristo Vive of the Christian and Missionary Alliance</u> Address: <u>5915 Lawrenceville Hwy.</u> City: <u>Tucker</u> State: <u>GA</u> ZIP: <u>30084</u> Phone: <u>(770) 853-5314</u> Email: <u>hiram@crisovive.com</u>	Name: <u>Cristo Vive Church of the Christian and Missionary Alliance</u> Address: <u>5915 Lawrenceville Hwy.</u> City: <u>Tucker</u> State: <u>GA</u> ZIP: <u>30084</u> Phone: <u>(770) 853-5314</u> Email: <u>hiram@crisovive.com</u>
Contact Person: <u>Hiram D. Sostre</u> Phone: <u>(770) 853-5314</u> Contact's Email: <u>hiram@crisovive.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
Existing/Proposed Zoning District(s): <u>Existing: C-1 & R-75 / Proposed: R-75</u> <small>R6138 023; R6138 024; R6138 025; and R6144 261</small> Parcel Number(s): _____ Acreage: <u>2.25</u> Property Address(es): <u>5924, 5914 & 5904 Mimosa Cir. & 300 Block of Mimosa Dr., Tucker, GA 30084</u> Proposed Development: <u>An approximately 18,579 square foot Church Building, with 97 parking spaces</u> Variance(s): <u>Request Variance from Sec. 230-110.6(B)</u> Waiver(s): <u>N/A</u> Building/Leased Sq. Ft.: <u>18,579</u> Floor Area Ratio: <u>0.19</u>	

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05/16/2024

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Arthur Dale Green Jr

Signature of Property Owner

3/21/2024

Date

ARTHUR DALE GREEN JR

Type or Print Name and Title

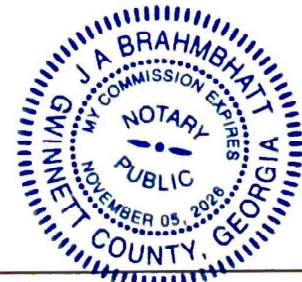
3/21/2024

J A Brahmhat

Signature of Notary Public

03/21/2024

Date



Notary Seal

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]

April 4, 2024

Dale Green
Cristo Vive Church of the Christian and
Missionary Alliance
5915 Lawrenceville Hwy
Tucker, Ga. 30084

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-081-04	
Expiration Date: 04/04/2025	
Tie-In Manhole FID: 237022	

RE: Sewer Availability for Proposed Development – Cristo Vive Church of the Christian and Missionary Alliance
Parcel ID 6138 023, 6138 024, 6138 025, 6144 261

Dear: Mr. Green:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 18,579 SF church building 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 **2.69 gpm** discharging to the sewer tie-in manhole at Facility ID **237022**.

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

Tai Yi Su, PE
Division Director, Infrastructure Support
678.376.2104

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

Exhibit G: Traffic Impact Study

[attached]

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05/16/2024

**TRAFFIC IMPACT STUDY
FOR
MIMOSA CIRCLE CHURCH DEVELOPMENT
GWINNETT COUNTY, GEORGIA**



Prepared for:

**RINDT, Inc.
334 Cherokee Street
Marietta, GA 30060**

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

April 11, 2024
A & R Project # 24-049

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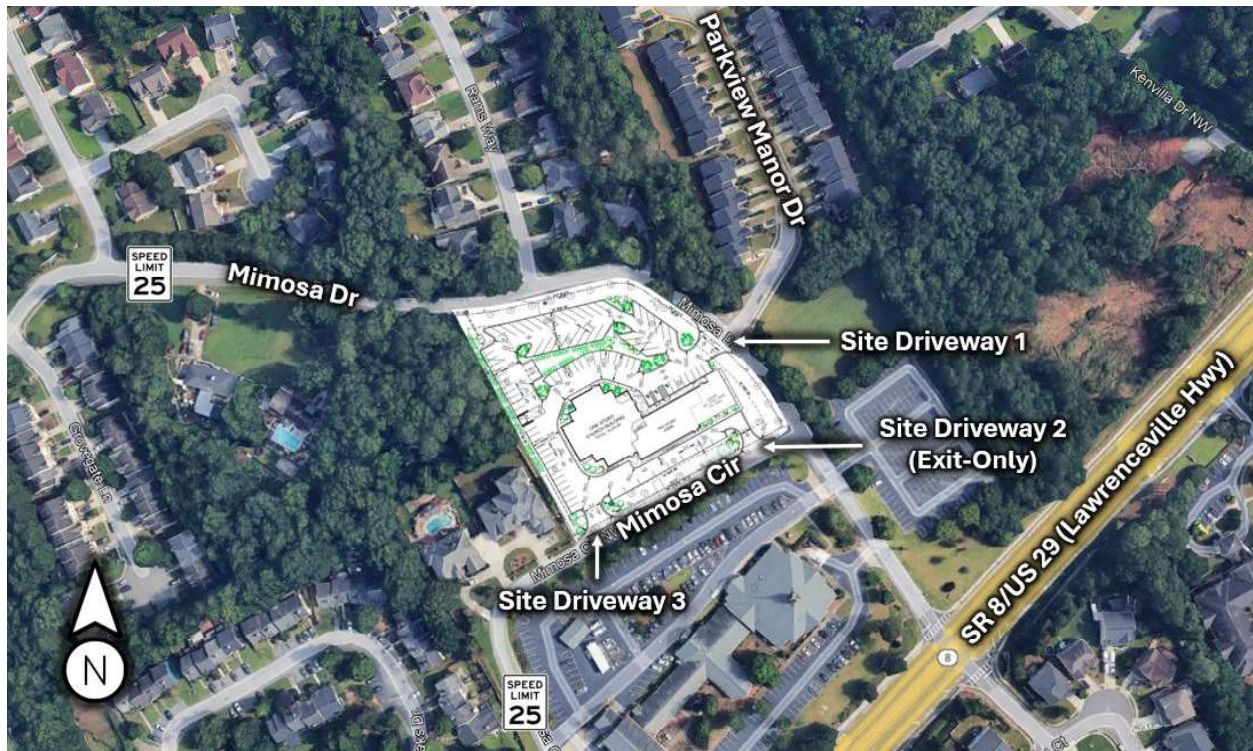
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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed 18,579-SF church development that will be located at the intersection of Mimosa Circle and Mimosa Drive in Gwinnett County, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development.



The development proposes access at the following locations:

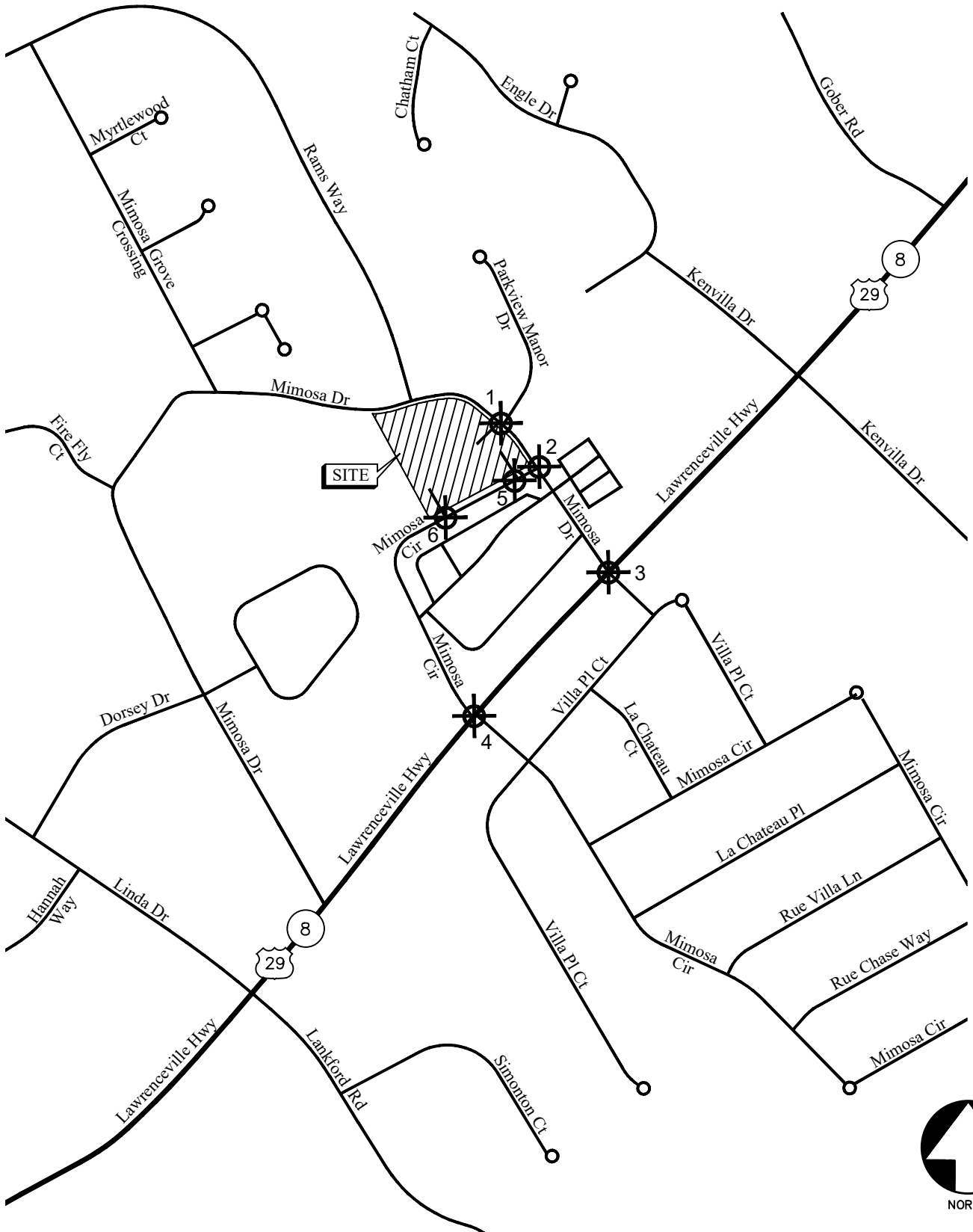
- Site Driveway 1: Full access driveway on Mimosa Drive, across from Parkview Manor Drive
- Site Driveway 2: Exit-only driveway on Mimosa Circle
- Site Driveway 3: Full access driveway on Mimosa Circle

The Sunday peak hour has been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- Mimosa Drive at Parkview Manor Drive
- Mimosa Drive at Mimosa Circle
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Drive
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Circle

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

Study Intersection



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

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

2.1.1 *Mimosa Drive*

Mimosa Drive is a two-lane undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

2.1.2 *Mimosa Circle*

Mimosa Circle is a two-lane undivided roadway with a posted speed limit of 25 mph. Georgia Department of Transportation (GDOT) traffic counts (Station ID 135-8105) indicate that the daily traffic volume on Mimosa Circle in 2022 was 150 vehicles per day north of SR 8/US 29 (Lawrenceville Highway). GDOT classifies Mimosa Circle as a local roadway.

2.1.3 *Parkview Manor Drive*

Parkview Manor Drive is a two-lane, undivided roadway with a posted speed limit of 25 mph.

2.1.4 *SR 8/US 29 (Lawrenceville Highway)*

SR 8/US 29 (Lawrenceville Highway) is an east-west, four-lane roadway with a two-way left-turn lane and a posted speed limit of 45 mph in the vicinity of the site. GDOT traffic counts (Station ID 135-6001) indicate that the daily traffic volume on Lawrenceville Highway in 2022 was 31,000 vehicles per day west of Mimosa Drive. Gwinnett County classifies Lawrenceville Highway as a primary arterial roadway.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designed as “F” regardless of the control delay.

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” through “F”. Level of service “A” indicates excellent operations with little delay to motorists, while level of service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 ADDITIONAL INFORMATION – GWINNETT COUNTY LEVEL 2 TRAFFIC IMPACT STUDY

The following sections have been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 2 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

4.1 Future ADT Volumes

As shown in section 2 (Page 3), the roads within the study network with recorded ADT volumes are SR 8/US 29 (Lawrenceville Highway) and Mimosa Circle. The daily traffic volume on Lawrenceville Highway in 2022 was 31,000 vehicles per day west of Mimosa Drive. Based on the estimated yearly growth rate explained in section 7.1.1 (Page 16), the ADT on Lawrenceville Highway would be approximately 31,600 vehicles per day in 2026, although this does not include the additional traffic from the proposed site on Sundays. The daily traffic volume on Mimosa Circle in 2022 was 150 vehicles per day, and based on the estimated yearly growth rate, the ADT on Mimosa Circle will be approximately 155 vehicles per day in 2026 (not including site traffic). Given how the proposed development is only projected to generate over 500 daily two-way trips on Sunday, it can be concluded that the impact of the proposed site on the ADTs for these two roadways within the study network will be minimal.

4.2 Truck Volumes and Circulation

Based on recorded GDOT data, SR 8/US 29 (Lawrenceville Highway) had a heavy vehicle density of approximately 4% in the vicinity of the site (Station ID 135-6001) in 2022. GDOT does not have any recorded heavy vehicle volume data for Mimosa Circle or Mimosa Drive. The proposed church development is not expected to have any notable impact on truck volumes/circulation in the study network.

4.3 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

Sidewalks exist on both sides of SR 8/US 29 (Lawrenceville Highway) in the study area. Pedestrian crosswalks exist across Mimosa Drive and Mimosa Circle at their respective intersections with Lawrenceville Highway. This study does not include any recommendations for new pedestrian and/or bicycle facilities within or near the study network. Any additional information regarding planned pedestrian and/or bicycle facilities within the proposed residential development itself should be requested from the civil site engineer.

4.4 Existing Transit Routes and Stops/Proposed Transit Routes

There is an existing bus stop to the south of the intersection of SR 8/US 29 (Lawrenceville Highway) and Mimosa Circle in the vicinity of the site (Stop ID: 466). No transit routes have been proposed to service this development in the future.

4.5 Traffic Operation Analysis Requirements

A detailed description of the study methodology is available in section 3 on pages 4-5. Descriptions of the site trip generation and distribution estimations are available on page 14. Descriptions of the methodology for the future “no-build” and “build” traffic volume projections are available on page 16.

4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled GDOT/Gwinnet County projects that will be completed within the study network or that will have an impact on the study network.

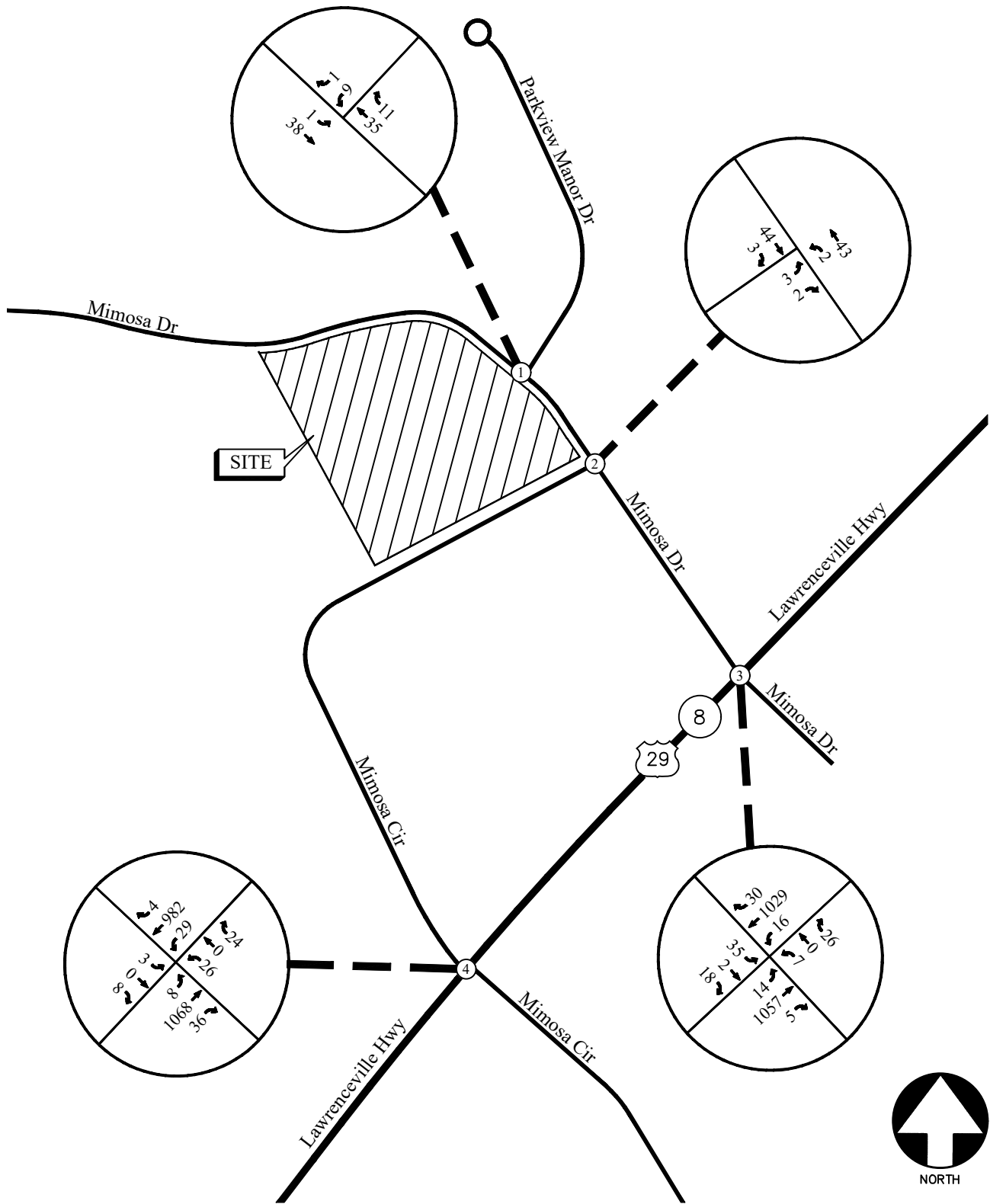
5.0 EXISTING 2024 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

- Mimosa Drive at Parkview Manor Drive
- Mimosa Drive at Mimosa Circle
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Drive
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Circle

Turning movement counts were collected on Sunday, March 17, 2024, during the Sunday peak hour between 1:00 PM to 4:00 PM. The four consecutive 15-minute interval volumes that produced 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 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.





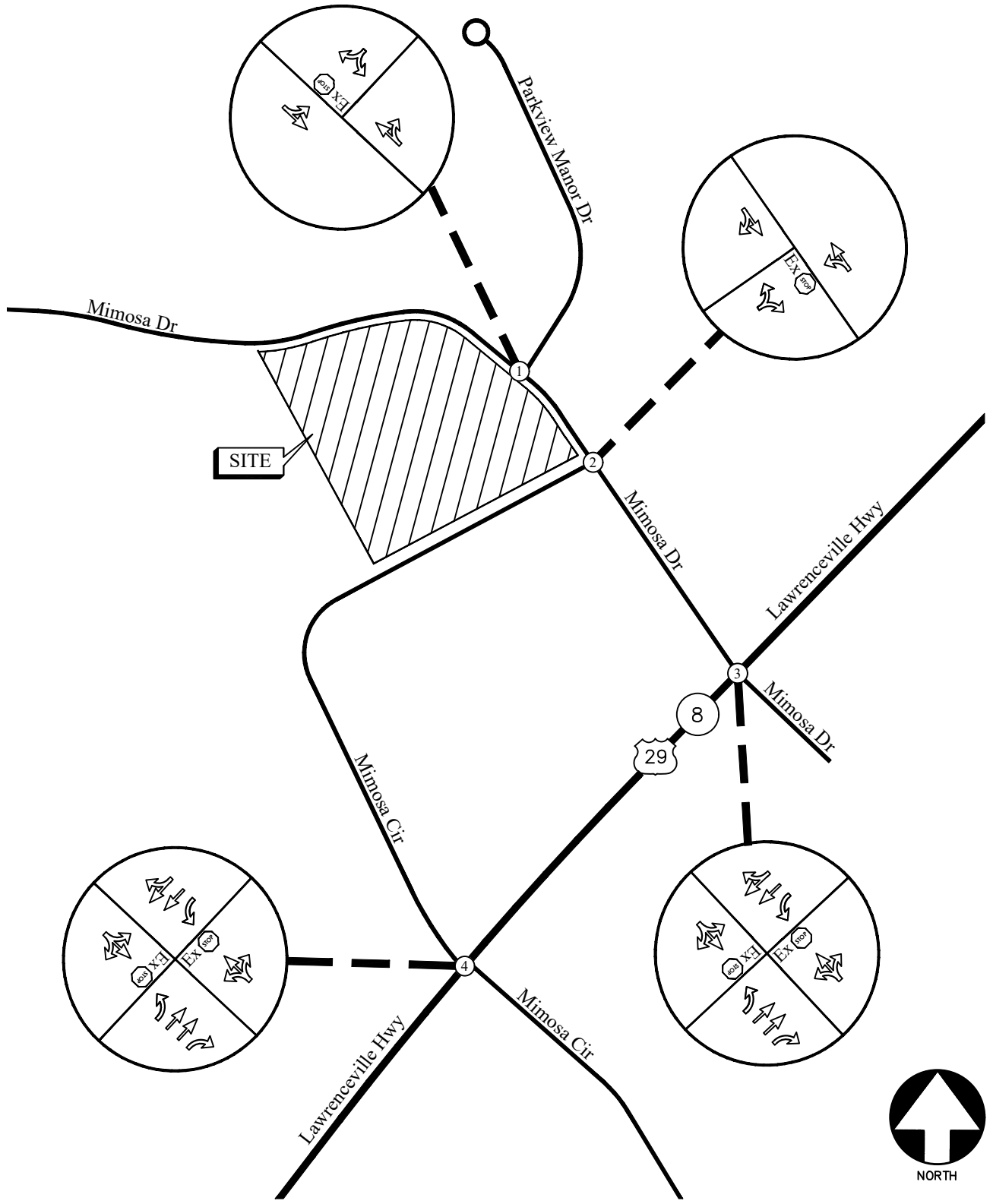
EXISTING SUNDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS			
Intersection		Traffic Control	LOS (Delay)
			Sunday Peak Hour
1	<u>Mimosa Drive @ Parkview Manor Drive</u> -Westbound Approach -Southbound Left	Stop Controlled on WB Approach	A (9.0) A (7.3)
2	<u>Mimosa Drive @ Mimosa Circle</u> -Eastbound Approach -Northbound Left	Stop Controlled on EB Approach	A (8.8) A (7.3)
3	<u>SR 8/US 29 (Lawrenceville Highway) @ Mimosa Drive</u> -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach	Stop Controlled on NB and SB Approaches	B (10.9) B (10.9) C (17.3) D (31.3)
4	<u>SR 8/US 29 (Lawrenceville Highway) @ Mimosa Circle</u> -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach	Stop Controlled on NB and SB Approaches	B (10.4) B (11.3) D (25.5) C (16.8)

The results of the existing traffic operations analysis indicate that the stop-controlled approaches the unsignalized study intersections are operating at a level of service “D” or better during the Sunday peak hour.

6.0 PROPOSED DEVELOPMENT

The proposed 18,579-SF church development will be located at the intersection of Mimosa Circle and Mimosa Drive in Gwinnett County, Georgia.



The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on Mimosa Drive, across from Parkview Manor Drive
- Site Driveway 2: Exit-only driveway on Mimosa Circle
- Site Driveway 3: Full access driveway on Mimosa Circle

A site plan is shown in Figure 4.

6.1 Trip Generation

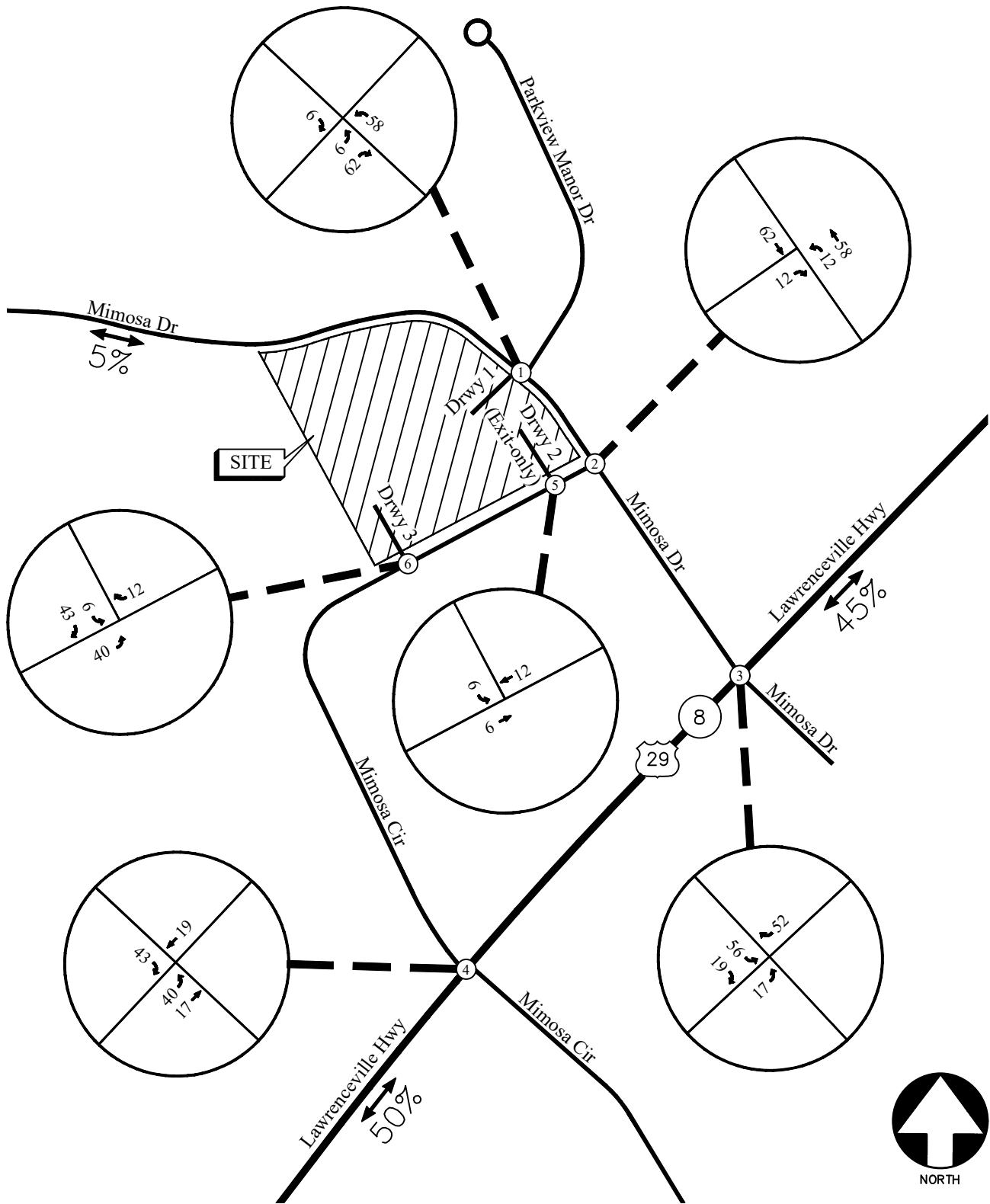
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category 560 – Church. The calculated total trip generation for the proposed development is shown in Table 4. *Note: The peak traffic volumes shown below are for Sunday rather than typical weekday AM/PM peak hours, at the church is not expected to routinely generate similarly high entering/exiting volumes during any other part of the week.*

TABLE 4 – TRIP GENERATION					
Land Use	Size	Sunday, Peak Hour of Generator*			Sunday, 24-Hour 2-Way
		Enter	Exit	Total	Total
ITE 560 – Church	18,579 SF	115	124	239	585

*Main service time is planned for 1:30 PM

6.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and the Sunday peak hour new traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED SUNDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

7.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the “Build” and “No-Build” conditions.

7.1 Future “No-Build” Conditions

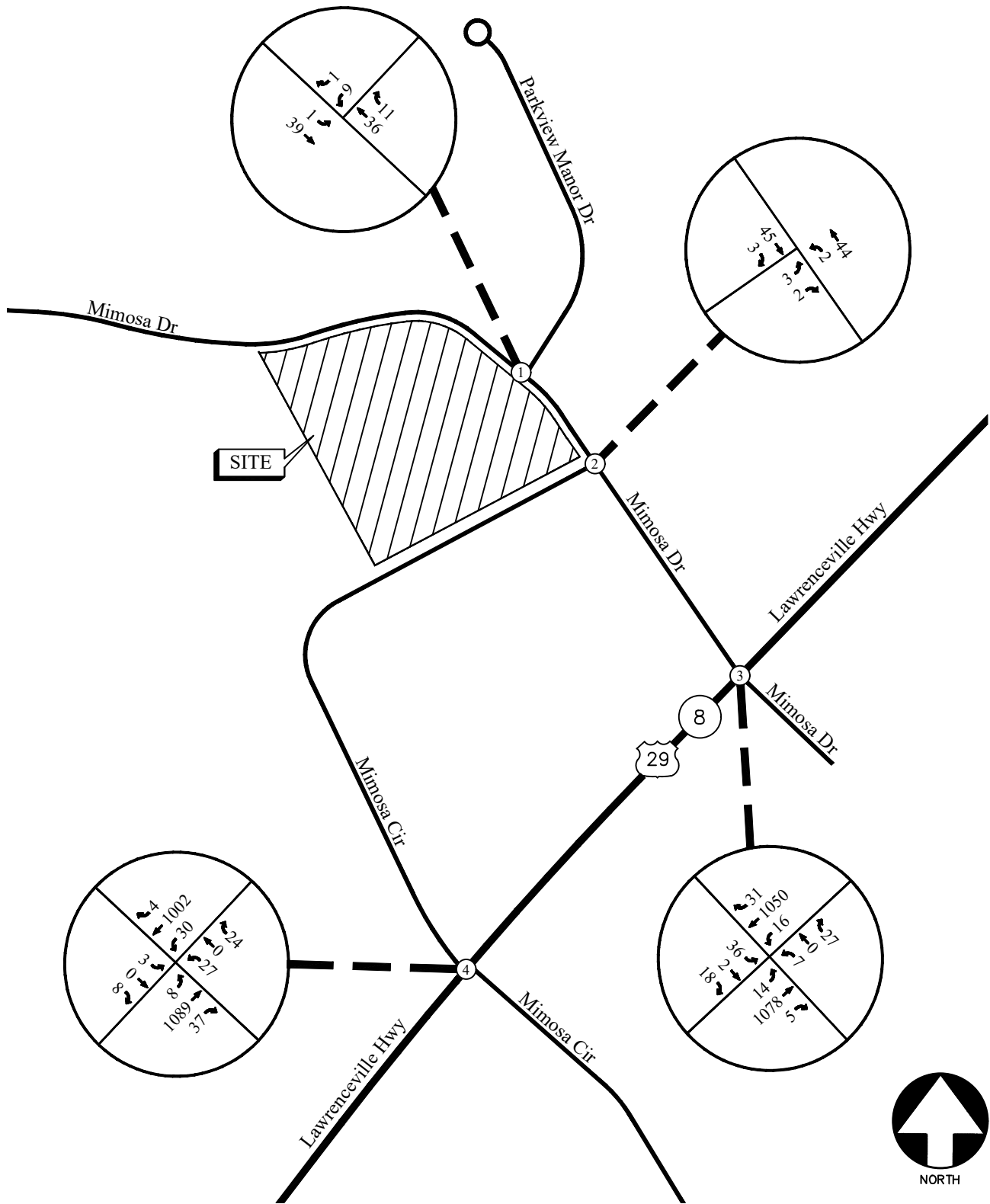
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of traffic.

7.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2017-2019 and 2021-2022) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

7.2 Future “Build” Conditions

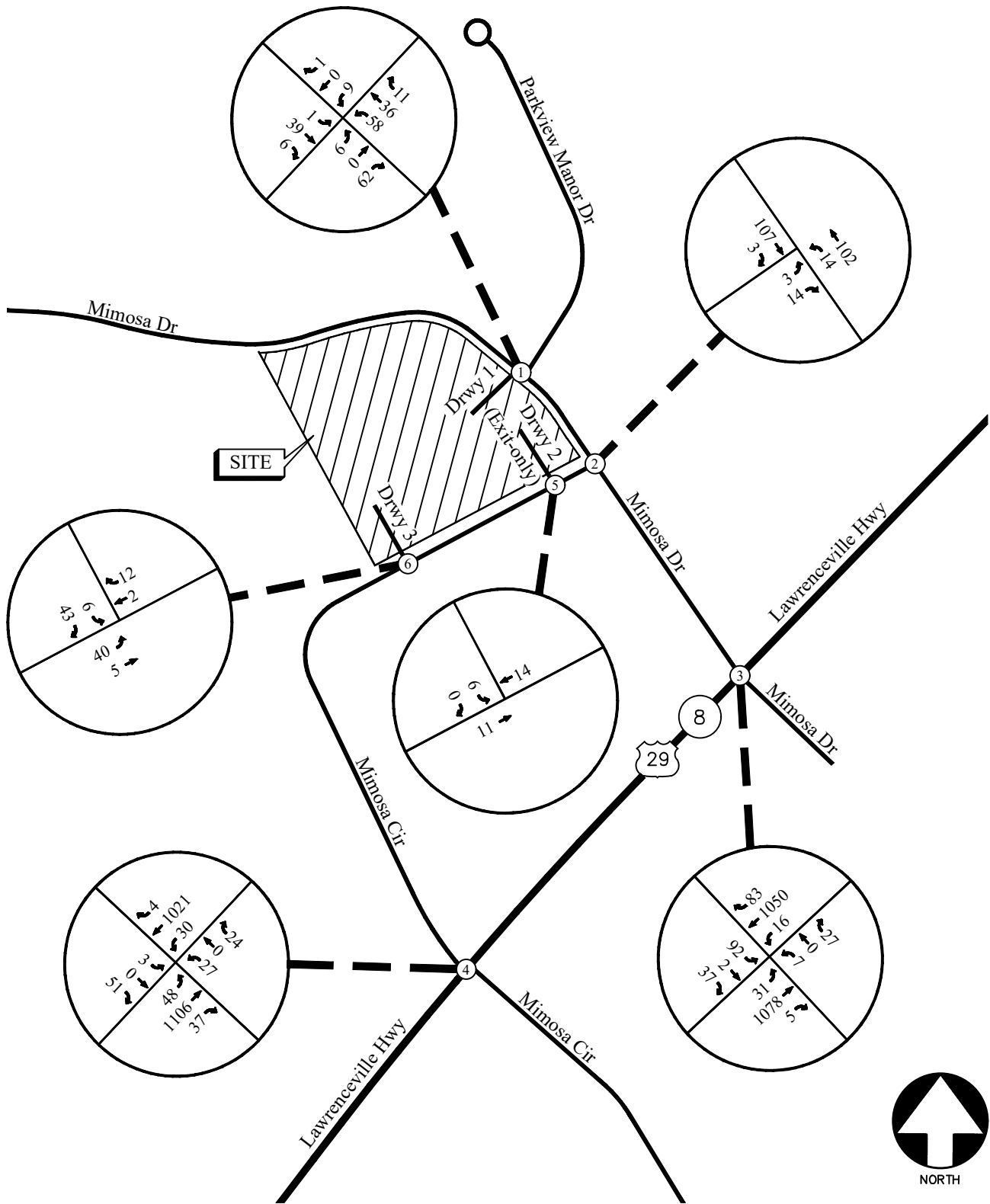
The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) SUNDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) SUNDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

7.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for the full access site driveways per Gwinnett County standards.

7.3.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, a left turn lane must be provided at each non-residential development driveway that provides access to a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds (Table 3 – Non-Residential Developments). However, these thresholds are not applicable for the two full access driveways proposed for this development, as they will not intersect roads classified by Gwinnett County as collector streets or major thoroughfares. The development proposes full access driveways on Mimosa Drive and Mimosa Circle, and both are local 25-mph roadways with low traffic volumes. Therefore, left turn lanes are not recommended at either full access site driveway.

7.3.2 Right Turn Lane Analysis

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a right turn deceleration lane shall be required at each project driveway or subdivision street entrance that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2). However, since Mimosa Drive and Mimosa Circle are classified as local roadways and each have a speed limit of 25 mph, right turn lanes are not recommended at the proposed site driveways.


7.4 Future Traffic Operations

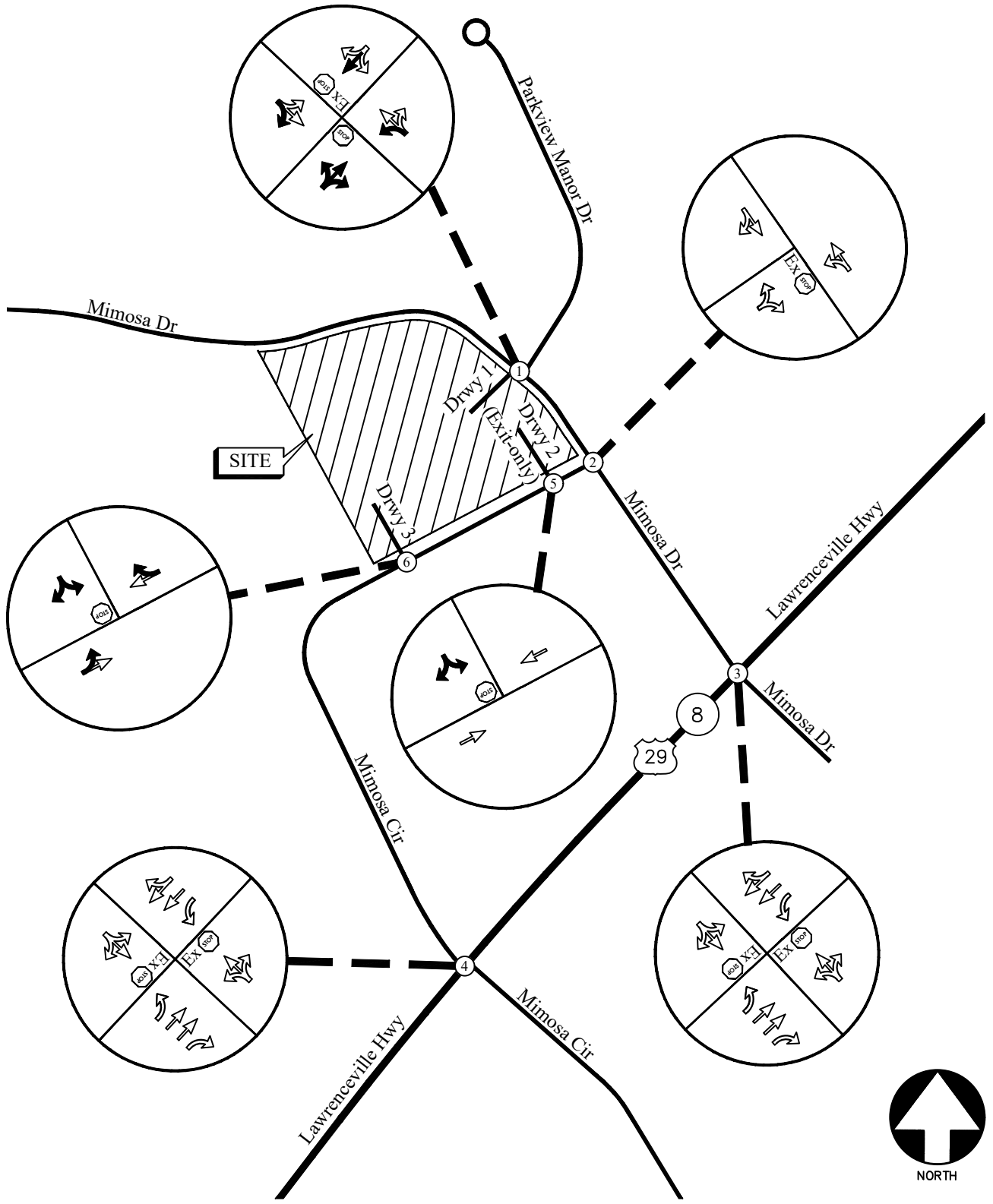
The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figure 6 and Figure 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on future traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS			
Intersection		LOS (Delay)	
		NO-BUILD	BUILD
1	<u>Mimosa Drive @ Parkview Manor Drive / Site Driveway 1</u>		
	-Eastbound Approach	-	A (9.0)
	-Westbound Approach	A (9.0)	B (10.6)
	-Northbound Left	-	A (7.4)
	-Southbound Left	A (7.3)	A (7.3)
2	<u>Mimosa Drive @ Mimosa Circle</u>		
	-Eastbound Approach	A (8.8)	A (9.1)
	-Northbound Left	A (7.3)	A (7.5)
3	<u>SR 8/US 29 (Lawrenceville Highway) @ Mimosa Drive</u>		
	-Eastbound Left	B (11.0)	B (11.5)
	-Westbound Left	B (11.0)	B (11.0)
	-Northbound Approach	C (17.6)	C (18.2)
	-Southbound Approach	D (32.7)	F (83.5)
4	<u>SR 8/US 29 (Lawrenceville Highway) @ Mimosa Circle</u>		
	-Eastbound Left	B (10.5)	B (11.0)
	-Westbound Left	B (11.4)	B (11.5)
	-Northbound Approach	D (26.8)	D (33.2)
	-Southbound Approach	C (17.1)	B (14.7)
5	<u>Mimosa Circle @ Site Driveway 2 (Exit-Only)</u>		
	-Southbound Approach	-	A (8.7)
6	<u>Mimosa Circle @ Site Driveway 3</u>		
	-Eastbound Left	-	A (7.3)
	-Southbound Approach		A (8.6)

The results of the “No-Build” traffic operations analysis indicate that the stop-controlled approaches the unsignalized study intersections will continue to operate at a level of service “D” or better during the Sunday peak hour. After the addition of site generated volumes, the approaches at the study intersections will continue to operate at a level of service “D” or better, except for the southbound Mimosa Drive approach at SR 8/US 29 (Lawrenceville Highway), which will operate at level of service “F” with Sunday peak hour traffic. It is not unusual for minor side streets that are stop sign controlled to experience higher delays due to the time gap required for vehicles to make turning movements on busy multilane roadways. Additionally, if queues begin to form at this approach during the Sunday peak hour, then exiting church traffic will also be able to exit via the parallel southbound approach of Mimosa Circle at Lawrenceville Highway, which is projected to perform at a level of service “B” at the same time.

LEGEND

- Ex  Existing Signed Approach
-  Proposed Signed Approach
-  Existing Lane Geometry
-  Proposed Lane Geometry



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed 18,579-SF church development that will be located at the intersection of Mimosa Circle and Mimosa Drive in Gwinnett County, Georgia.

The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on Mimosa Drive, across from Parkview Manor Drive
- Site Driveway 2: Exit-only driveway on Mimosa Circle
- Site Driveway 3: Full access driveway on Mimosa Circle

Sunday peak hour existing and future operations after completion of the project were analyzed at the intersections of:

- Mimosa Drive at Parkview Manor Drive / Site Driveway 1
- Mimosa Drive at Mimosa Circle
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Drive
- SR 8/US 29 (Lawrenceville Highway) at Mimosa Circle
- Mimosa Circle at Site Driveway 2 (Exit-Only)
- Mimosa Circle at Site Driveway 3

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, both of which account for the annual growth of through traffic. The results of the “No-Build” traffic operations analysis indicate that the stop-controlled approaches the unsignalized study intersections will continue to operate at a level of service “D” or better during the Sunday peak hour. After the addition of site generated volumes, the approaches at the study intersections will continue to operate at a level of service “D” or better, except for the southbound Mimosa Drive approach at SR 8/US 29 (Lawrenceville Highway), which will operate at level of service “F” with Sunday peak hour traffic. It is not unusual for minor side streets that are stop sign controlled to experience higher delays due to the time gap required for vehicles to make turning movements on busy multilane roadways. Additionally, if queues begin to form at this approach during the Sunday peak hour, then exiting church traffic will also be able to exit via the parallel southbound approach of Mimosa Circle at Lawrenceville Highway, which is projected to perform at a level of service “B” at the same time.

8.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the site driveway intersections:

- Site Driveway 1: Full access driveway on Mimosa Drive, across from Parkview Manor Drive
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Mimosa Drive remaining free flow

- Site Driveway 2: Exit-only driveway on Mimosa Circle
 - One exiting lane
 - Stop-sign controlled on the driveway approach with Mimosa Circle remaining free flow

- Site Driveway 3: Full access driveway on Mimosa Circle
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Mimosa Circle remaining free flow

Exhibit H: 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?**

We plan to contact the property owners within 1,000 feet, according to the table provided by Gwinnett County. At this time, we do not plan to contact any others.

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 location is: One Mission Church - 5915 Lawrenceville Hwy; Tucker, GA 30084
Fellowship Hall (church lower level)

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 date and time are: Thursday, April 18, 2024; 6:30 pm to 7:30 pm

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

Proposed Agenda:

1. Attendee welcome
2. PowerPoint Presentation of Site by the Applicant
3. Question & Answer Session / Attendee Discussion

Public Participation Report
RZR2024-00031 & SUP2024-00027

- 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.**

We sent letters by first class mail to property owners within 1,000 feet, according to the table provided by Gwinnett County. We also invited Cristo Vive Church members.

See attachments for copy of notification package, itemized addressee list, and stamped USPS Forms.

- 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.**

Location: One Mission Church - 5915 Lawrenceville Hwy; Tucker, GA 30084

Date and time: Thursday, April 18, 2024; 6:30 pm to 7:30 pm

- 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.**

43, including neighbors and church members

See attached sign-in sheets.

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

See attachment: "Cristo Vive Church Public Participation Meeting Questions/Comments and Responses"

- 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?**

See attachment: "Cristo Vive Church Public Participation Meeting Questions/Comments and Responses"

Based on the questions and comments expressed, no changes to the development will be made.

Exhibit I: Internal and External Agency Review Comments

[attached]



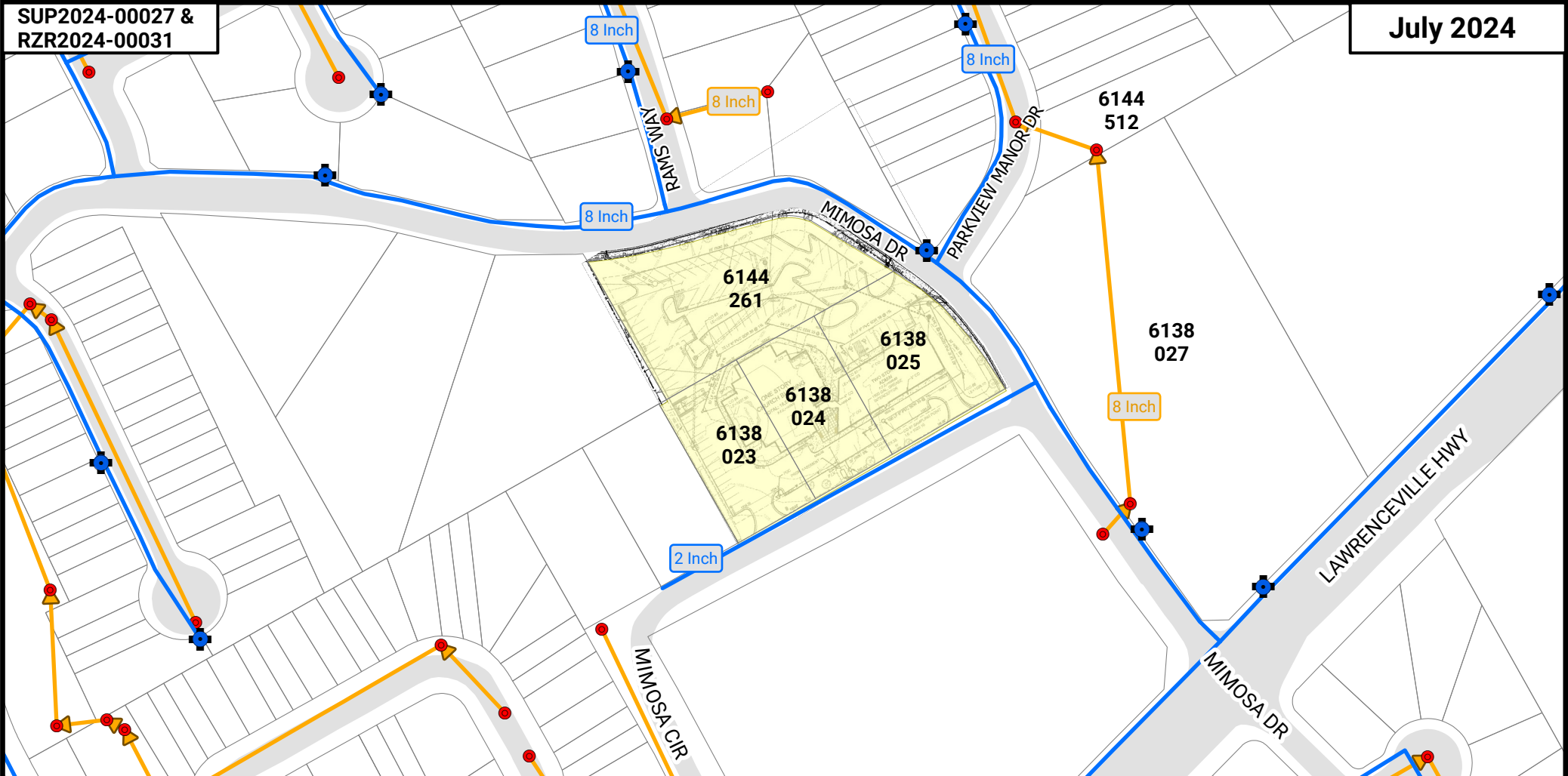
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2024-00027 & RZR2024-00031	
Case Address:		5904, 5914, 5924 Mimosa Circle, Tucker, 30084	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Mimosa Circle and Mimosa Drive are each local streets. No ADT is on file for either.		
2	0.2 mile to the nearest Ride Gwinnett facility located at Lawrenceville Highway and Mimosa Circle.		
3	The proposed site driveway shall align with Parkview Manor Drive.		
4	A 5' concrete sidewalk shall be constructed along the entire site frontage.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			



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

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		SUP2024-00027 & RZR2024-00031		
Case Address:		5924, 5914 & 5904 Mimosa Circle And 300 Block of Mimosa Drive		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development shall replace the existing 2-inch water main on Mimosa Circle with a new 8-inch water main, and add at least one fire hydrant to the new 8-inch water main.			
2	Sewer: A Sewer Capacity Certification (C2024-081-04) has been approved for an 18,579 square foot church addition. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 6138 027, across Mimosa Drive.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector

Block Of Mimosa Dr
C-1 & R-75 to R-7

Water & Sewer Utility Map

LOCATION

Water Comments: The proposed development shall replace the existing 2-inch water main on Mimosa Circle with a new 8-inch water main, and add at least one fire hydrant to the new 8-inch water main.

Sewer Comments: A Sewer Capacity Certification (C2024-081-04) has been approved for an 18,579 square foot church addition. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 6138 027, across Mimosa Drive.

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.

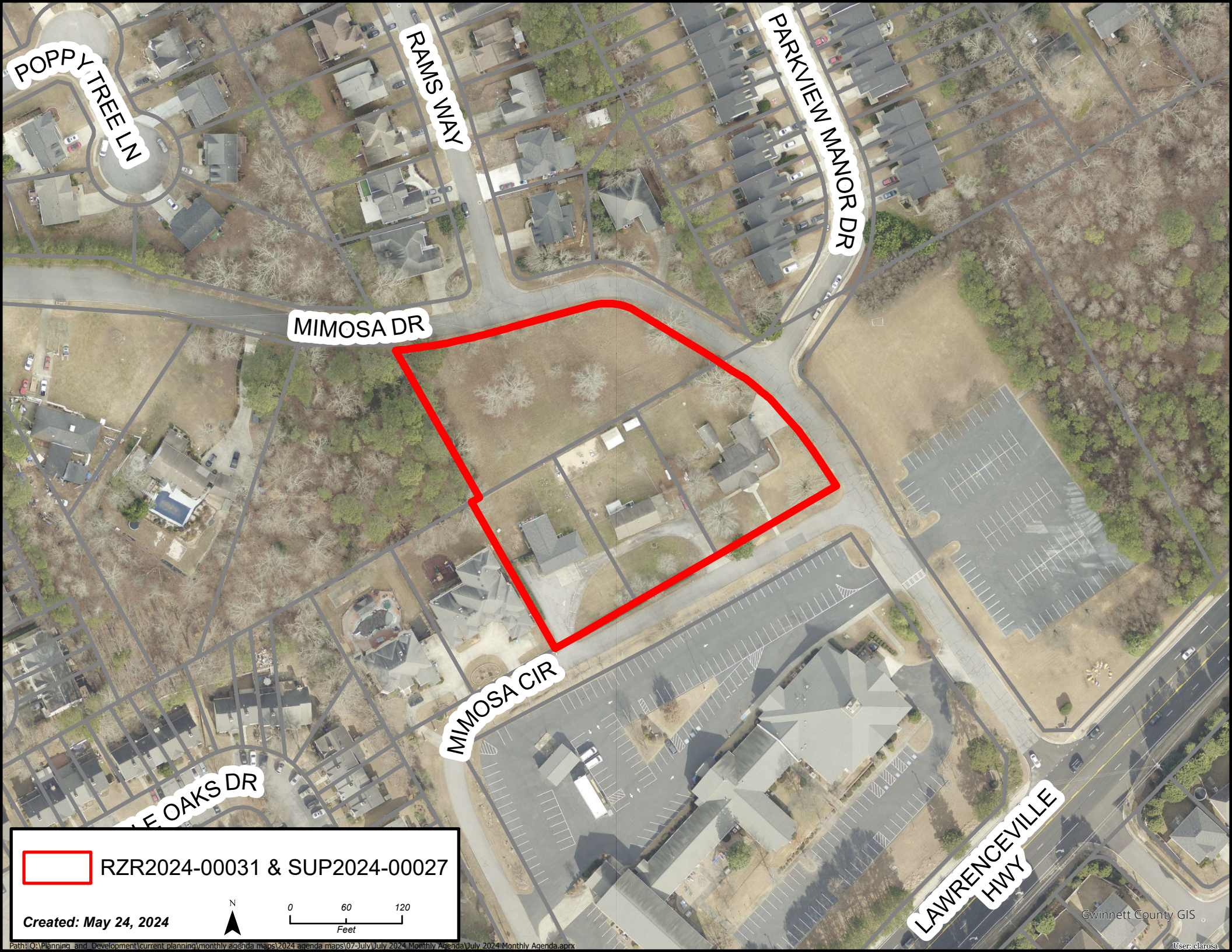
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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

[attached]



POPPY TREE LN

RAMS WAY


PARKVIEW MANOR DR

MIMOSA DR

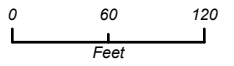
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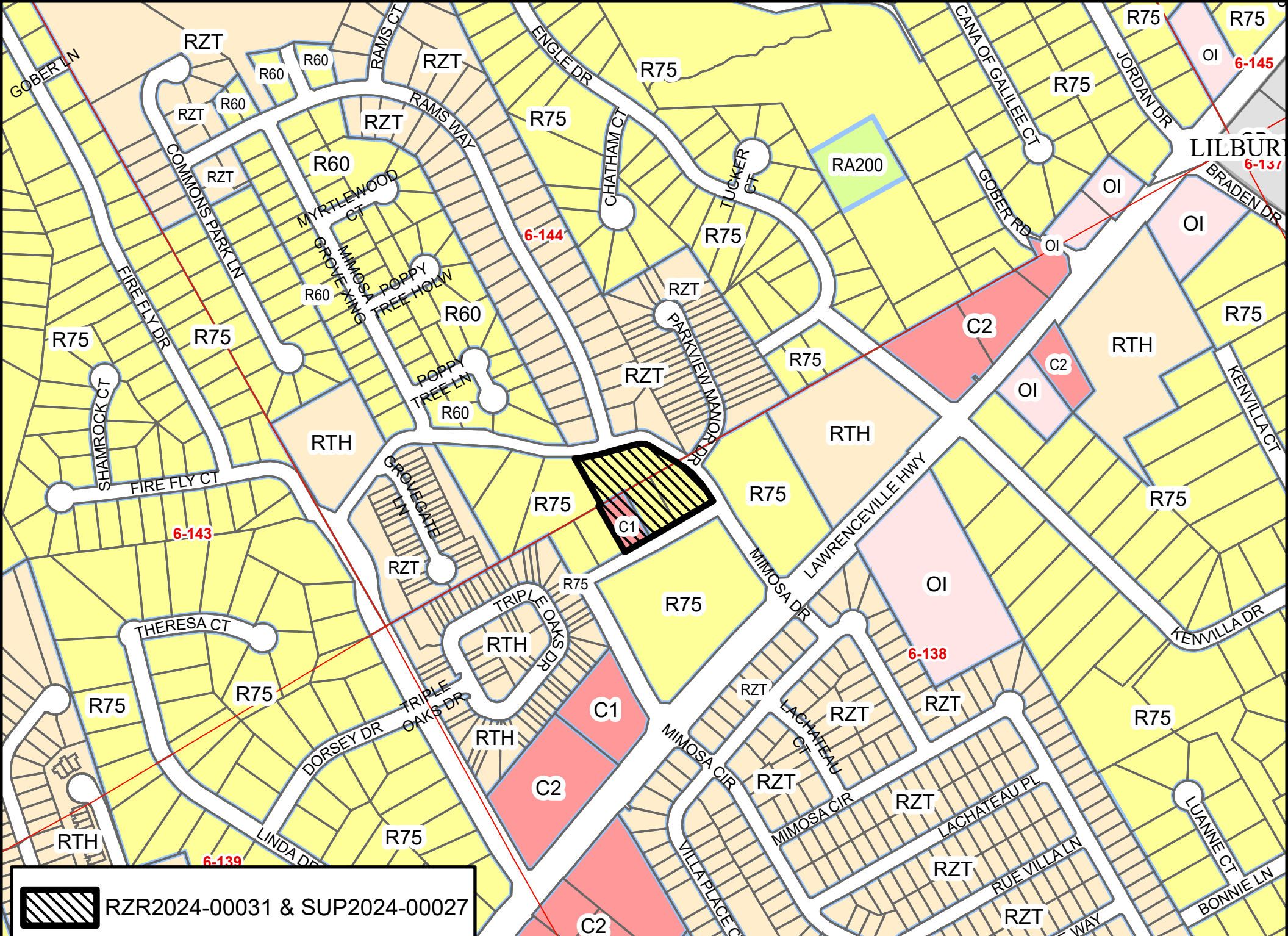
E OAKS DR


LAWRENCEVILLE HWY

 RZR2024-00031 & SUP2024-00027

Created: May 24, 2024



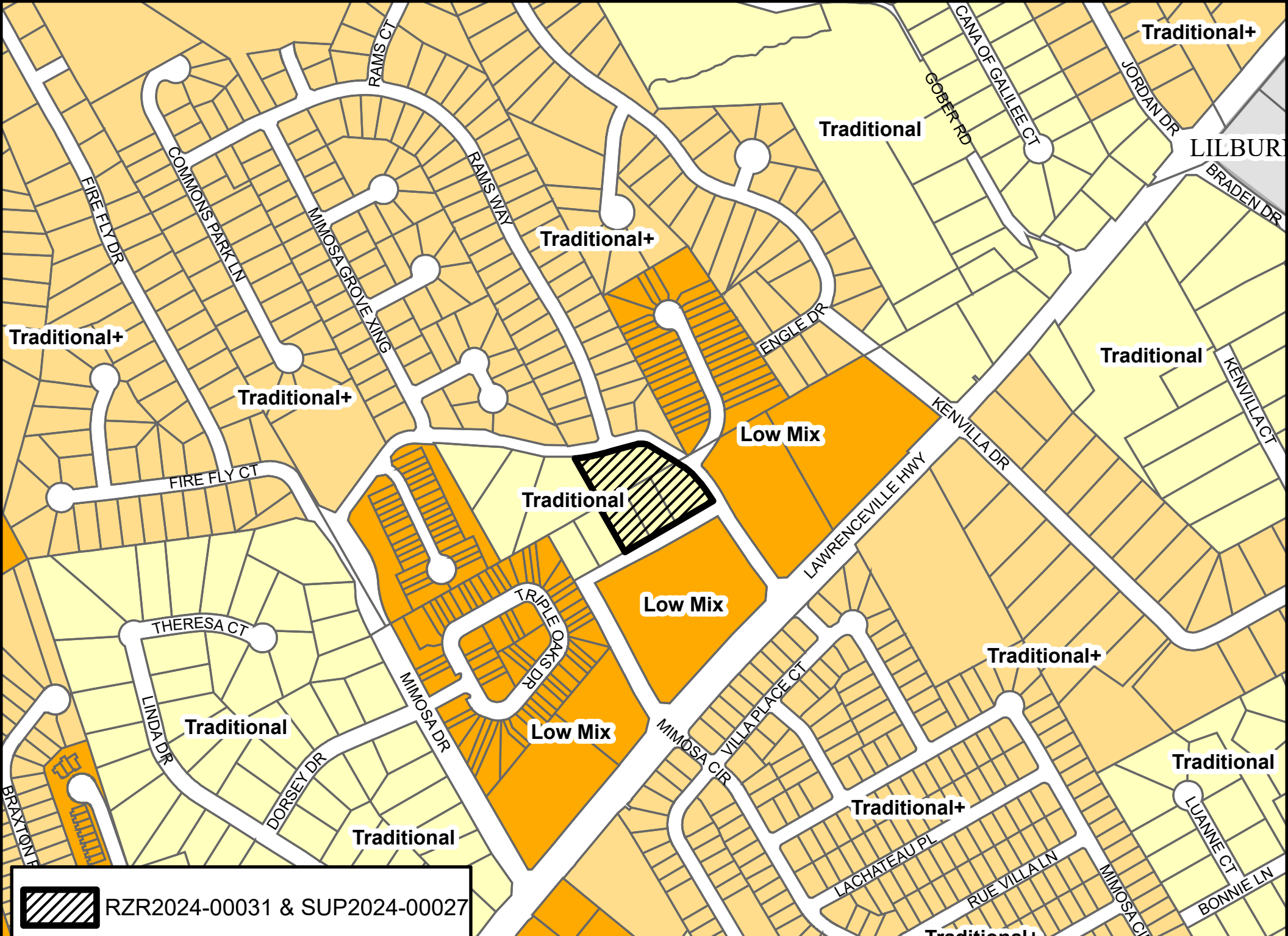



 RZR2024-00031 & SUP2024-00027

Created: May 24, 2024

0 200 400 Feet

SUBJECT SITE AND SURROUNDING ZONING



 RZR2024-00031 & SUP2024-00027

Created: May 24, 2024




2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION