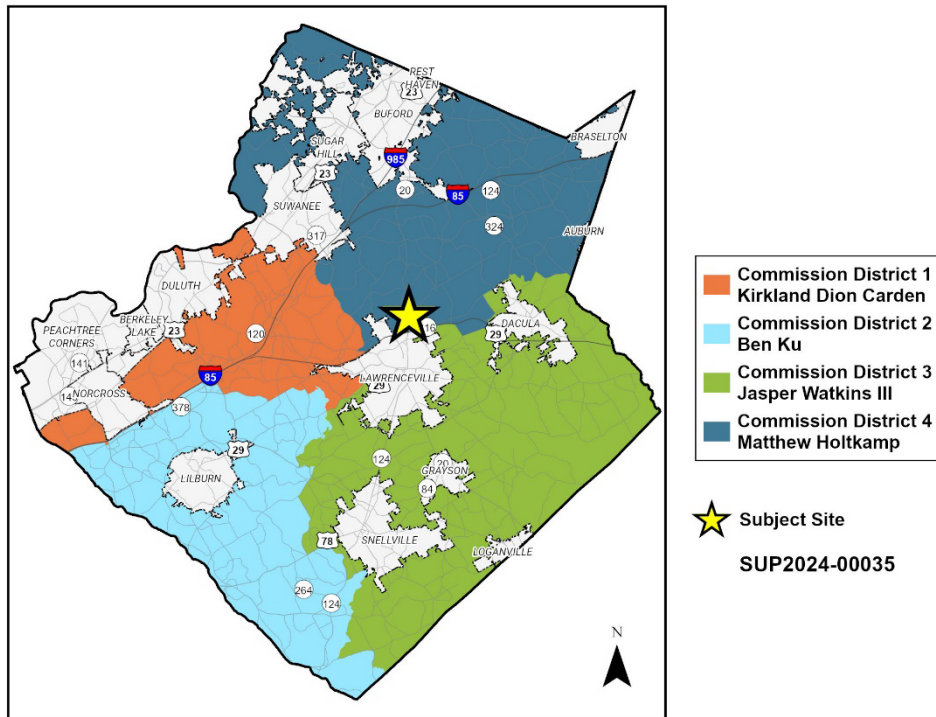


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00035
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 945 Buford Drive
Map Number: R7028A 048
Site Area: 0.82 acres
Square Feet: 10,651
Proposed Development: Vehicle Rental
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Yafei Zheng Eurobella
945 Buford Drive
Lawrenceville, GA 30043

Owner: C.E. Smith
947 Buford Drive
Lawrenceville, GA 30043

Contact: Yafei Zheng

Contact Phone: 770.780.6657

Zoning History

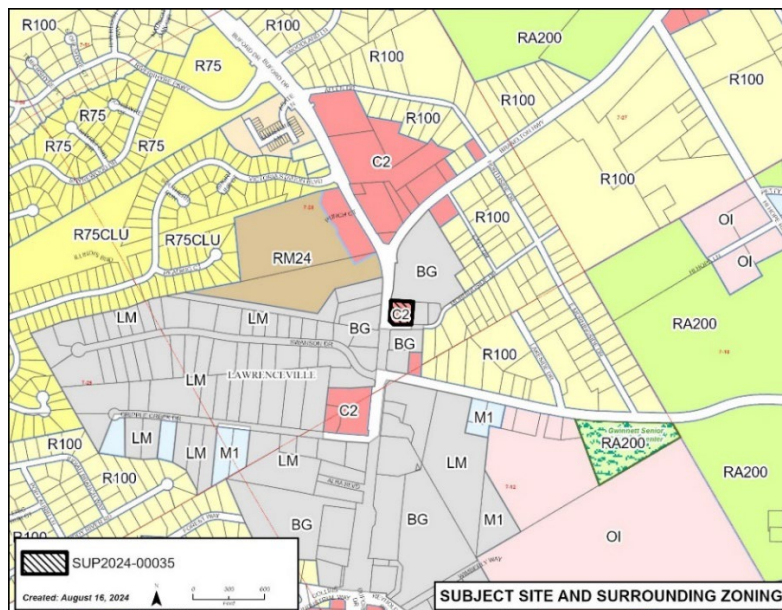
The subject property is zoned C-2 (General Business District). In 1975, the property was rezoned from C-1 (Neighborhood Business District) to C-2, as part of an areawide rezoning.

Existing Site Condition

The subject property is a 0.82-acre parcel located at the intersection of Buford Drive and Morningside Drive. The site is developed with a one-story, 10,651 square foot masonry building and an unstriped parking lot. The building currently operates as an antique store with a loading dock in the rear. The topography of the site falls approximately 14 feet from Buford Drive to the east, with two retaining walls creating separate parking lots. A power pole is located east of the building, and a chain link fence borders the site along the eastern property line. The site has three driveways, two on Morningside Drive and one on Buford Drive. There is no sidewalk along either road frontage.

Surrounding Use and Zoning

The subject property is located along the heavily commercialized Buford Drive corridor, surrounded by commercial uses within the City of Lawrenceville. Single-family detached residences are to the east along Morningside Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Rental	C-2
North	Commercial (City of Lawrenceville)	N/A
East	Commercial (City of Lawrenceville)	N/A
South	Commercial (City of Lawrenceville)	N/A
West	Commercial (City of Lawrenceville)	N/A

Project Summary

The applicant requests a special use permit for vehicle rental, including:

- Continued operation of the antique store within the existing building.
- 22 customer parking spaces on the north side and behind the building, and 10 truck parking spaces behind the building.
- Hours of operation, Monday through Saturday from 10 a.m. to 5 p.m. and Sunday 10 a.m. to 4 p.m., with two employees on-site shared with the existing antique store.
- Ingress to the site on Buford Drive and egress to Morningside Drive.
- Parking lot improvements including repaving and parking lot striping.
- Relocation of the powerline pole behind the building.
- A code enforcement case, CEU2024-01806, was opened for outdoor display of merchandise and unpermitted truck rental on the property but was closed after the applicant initiated the special use permit application process and removed the outdoor display of merchandise.

Zoning and Development Standards

The applicant is requesting a special use permit for vehicle rental. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Maximum FAR	1.0	<1.0	YES
Maximum Lot Coverage	80%	90%	NO*
Front Yard Setback	0'	>0'	YES
Rear Yard Setback	0'	>0'	YES
Side Yard Setback	0'	>0'	YES
Off-Street Parking	Minimum: 22 spaces Maximum: 36 spaces	32	YES
Maximum Building Height	45'	<45'	YES

*The site was constructed in 1959 and is legally nonconforming.

Internal and External Agency Review

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

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After the evaluation, staff makes the following findings based on the standards of the UDO:

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

The proposed truck rental is compatible with the commercial corridor and character of the area and would also support the existing retail business and moving of merchandise. There are existing automobile-related uses across Morningside Drive, within the City of Lawrenceville. The special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property is within a commercial corridor, surrounded by non-residential uses. There are existing vegetation and fence between the truck parking area and the residential property to the east. The proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

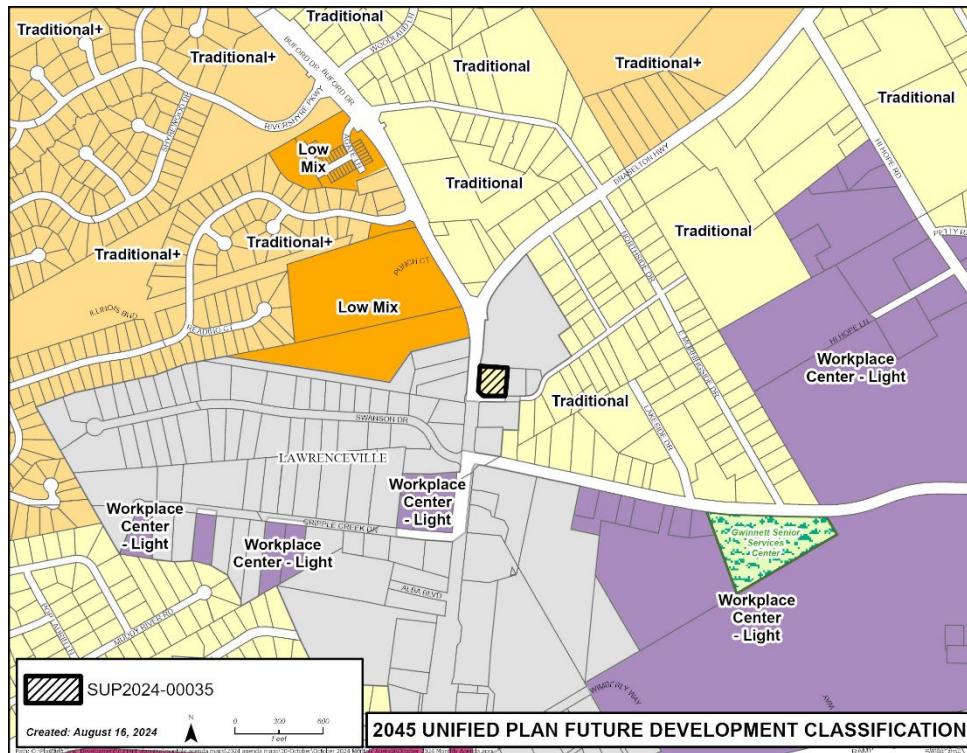
The property has reasonable economic use as currently zoned.

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

A slight increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit F).

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property which envisions single-family residential developments in areas that lack sewer service. Although the proposal is not in conformity with the policy and intent of the Unified Plan and Future Development Map, the existing commercial use predates the 2045 Unified Plan, and the proposal is compatible with the surrounding commercial corridor along Buford Drive.



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.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

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

1. The special use of the property shall be limited to a truck rental establishment, with a maximum of 10 rental vehicles. Repair, service, and maintenance of vehicles shall be prohibited.

2. The proposed development shall be in general conformance with Exhibit B: Site Plan dated received July 29, 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. The parking and loading areas shall comply with current Unified Development Ordinance standards, prior to the operation of the truck rental establishment. This condition shall not preclude variance requests.
4. The power pole behind the building shall be relocated to not impede with parking and vehicle circulation, prior to the operation of the truck rental establishment.
5. Hours of operation shall be limited to Monday through Saturday, 10:00 a.m. to 5:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m.
6. Outdoor sales, storage or display of merchandise other than vehicle rental inventory shall be prohibited.
7. 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. 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 frontage from Buford Drive



View of Buford Drive access



View of one of Morningside Drive access



View of other Morningside Drive access



Proposed location of truck parking

Exhibit B: Site Plan

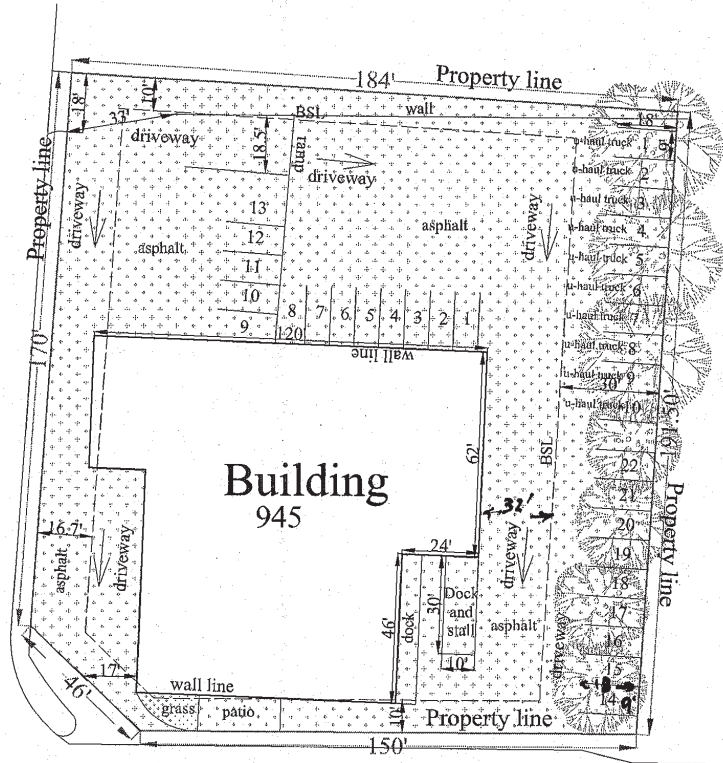
[attached]

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7.29.2024



Buford Dr



E Morningside Dr

Building height Front 14', Back 22'
Setback Front: 16.7', Back: 44-70', North: 7', South: 5'
Parking: 22
Proposed Parking: None
Uhaul Parking: 1-10 at top right
Parking space: 9'x18'

Land area: 35723 sqft;
Building : 10651 sqft, far 0.298;
Impervious area: 32358 sqft,
Lot coverage: 0.906.

Parcel No. (APN) 7-028A-048
Land Use COMMERCIAL
MISCELLANEOUS COMMERCIAL
Lot Area 35,723 SF (0.82 ACRES)
ADDRESS: 945 Buford Dr
Lawrenceville, GA 30043
Scale: 1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.

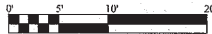


Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.29.2024



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7.29.2024



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

[attached]

Lawrenceville Antiques

945 Buford Dr
Lawrenceville Ga 30046
770-780-6657

Date: 7-23-2024

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.29.2024

Gwinnett County Tax Commissioners Office

75 Langley Drive Lawrenceville Ga 30046

To whom it may concern,

Thank you for sending us the Gwinnett County 2045 Unified Plan. We believe U-Haul services fit into this community plan and we should be part of the plan since U-Haul will benefit the community.

In regards to parking, our retail space is 10651 square feet. That means a minimum of 22 spaces are required for customer parking. We will limit equipment to 10 U-Hauls. With that being said, we should have plenty of parking space for customers. The rest of the building is storage.

On the site plan we have the U-Haul truck parking marked as "U-Haul truck" and those spaces are marked 1-10. All the other parking spaces on the site plan are for customers. The driveways are marked now with the word driveway Entrance measurements are on the site plan. There is one entrance and 2 exits. The Morningside/Buford driveway is only 17 feet wide and will be designated as a one-way drive. It will be the exit. The area in the back marked as Driveway will also be an exit. Parking space dimensions have been added more clearly as well and each space measures 9X18 feet. Other information requested is also written on the site plan at the bottom. FAR is .298.

There is an overhead powerline pole behind the building. We will be moving the power pole.

We intend to improve the surface of the parking lot to meet the code standards. Potholes will be filled and parking space lines will be painted.

The impervious area of our lot is 90% which exceeds the maximum of 80%. We are requesting a variance due to section 210-120.

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Our hours of operation will be as follows:

Monday-Saturday 10am to 5pm and Sunday 10am to 4pm.

We will have a staff of 2 people. This will be at 945 Buford Dr Lawrenceville Ga 30043. The total acreage is 0.82.

U-Haul has been a part of the community since it began in 1945. Not only do people use it to move, businesses use it regularly to conduct business. In fact, it is an essential part of the daily routine for small businesses. Residential customers use U-Haul even when they are not moving. U-Hauls are used for food bank pick-ups, charity drop offs, trash haul offs, picking up materials for home and yard improvements and so much more.

U-Haul is an integral part of every community and a much-needed service.

Warm regards,

Yafei Zheng



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7.29.2024

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes. THERE is a Buffer zone Between neighboring properties
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO. U-Haul will provide a convenient service for the neighboring community and small businesses, and bring customers to the area.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes. U-Haul will not be an overwhelming presence but will effectively bring more customer traffic to the area
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
No. As stated before, we will not be an overwhelming presence. We will limit the amount of equipment we keep on site.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes. IT is a retail purpose property. Equipment Rental is Retail.
- (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:
NONE. THERE are NO other existing or changing conditions.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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7.29.2024

SPECIAL USE PERMIT APPLICATION

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

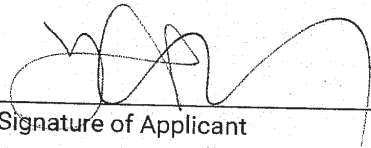
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Yafei Zheng Eurobella</u>	Name: <u>C. E. Smith</u>
Address: <u>945 Buford Dr</u>	Address: <u>947 Buford Dr</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>770-780-6657</u>	Phone: _____
Email: <u>Yafei@EurobellaUSA.com</u>	Email: _____
Contact Person: <u>Yafei Zheng</u> Phone: <u>770-780-6657</u>	
Contact's Email: <u>Yafei@EurobellaUSA.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>General Business Retail</u>	
Parcel Number(s): <u>7028A048</u> Acreage: 0.82 <u>0.82</u>	
Property Address(es): <u>945 Buford Dr Lawrenceville GA 30043</u>	
Proposed Development: <u>Special Use Permit for Truck & Trailer Rental</u>	
Variance(s): <u>For lot coverage Section 10-120</u> Waiver(s): _____	
Building/Leased Sq. Ft.: 10651 <u>10651</u> Floor Area Ratio: 0.298 <u>0.298</u>	

RECEIVED

7.29.2024

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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




Signature of Applicant

3-5-24

Date

Yafei Zheny

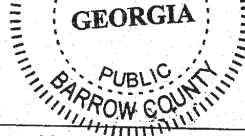
Type or Print Name and Title



Signature of Notary Public

3-5-24

Date



Notary Seal

RECEIVED

7.29.2024

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 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

C.E. Smith 3-5-24
Signature of Property Owner Date

C.E. Smith
Type or Print Name and Title

Susan Peters 3/5/24 Notary Seal
Signature of Notary Public Date Notary Seal

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025

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7.29.2024

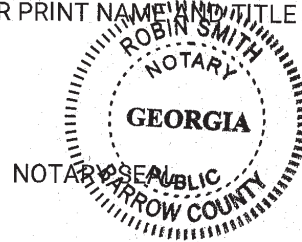
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

C.E. Smith 5/14/24 owner - C.E. Smith
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 5-14-24
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

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)

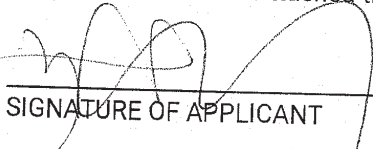
Attach additional sheets if necessary to disclose or describe all contributions.

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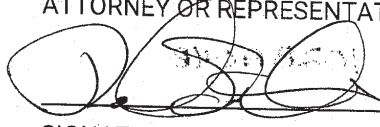
7.29.2024

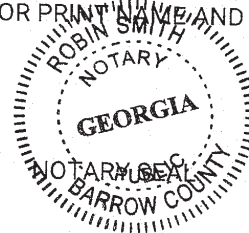
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

 3-5-24 Yafei ZHENG
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 3-5-24
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

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.

RECEIVED

7.29.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 28 - 7028A04B
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant
March 5, 2024 Date
Yafei Zhen Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

[Signature] NAME
ISA TITLE
5/14/24 DATE

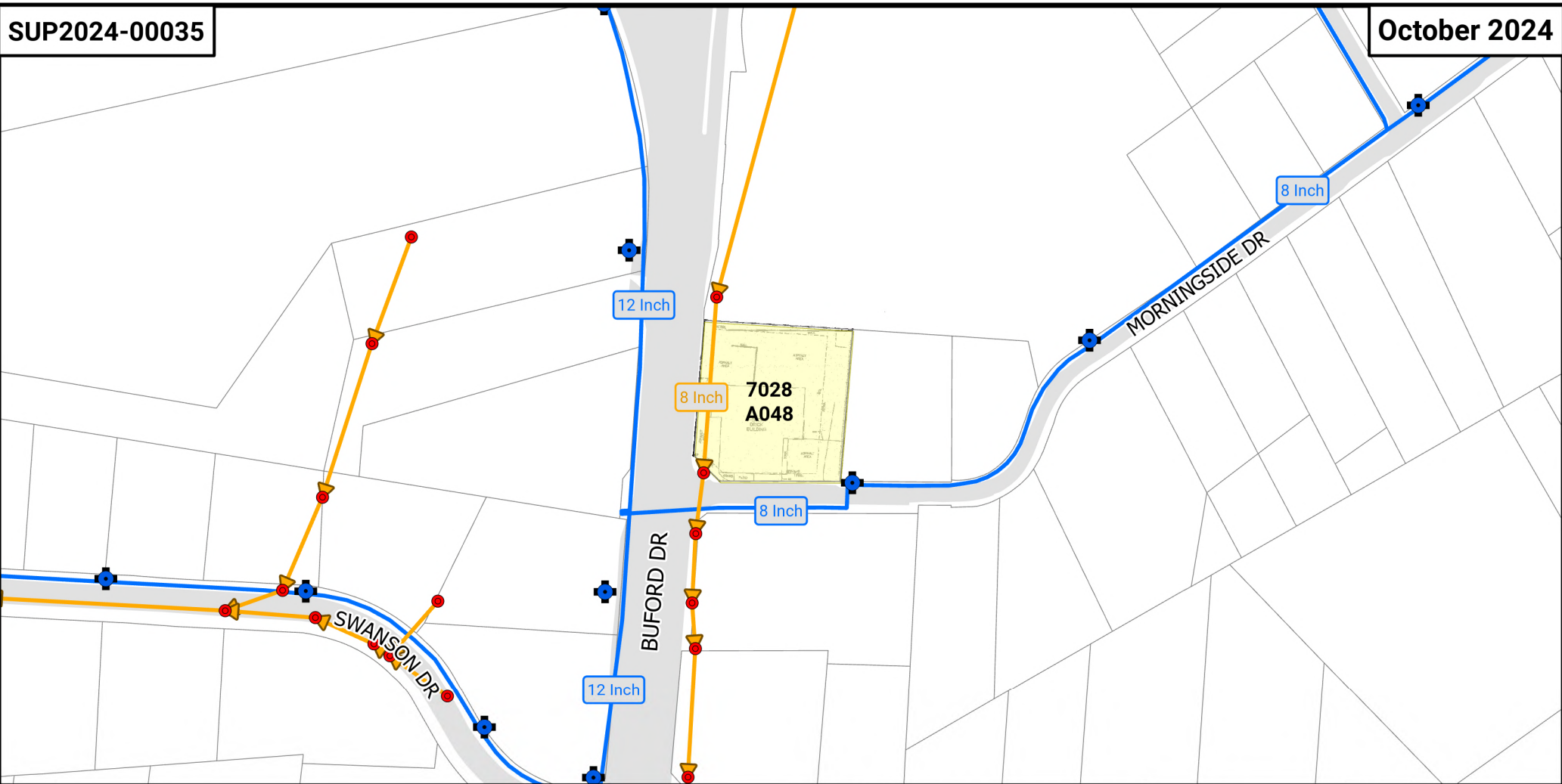
Exhibit F: Internal and External Agency Review Comments

[attached]



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

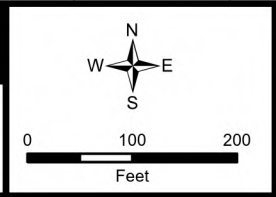
TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2024-00035			
Case Address:		945 Buford Drive			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



LEGEND

-  Water Main
-  Hydrant
-  Manhole
-  Sewer Collector

**945 Buford Dr
C1**
**Water & Sewer
Utility Map**



LOCATION



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

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



BRASELTON HWY

EAST DR

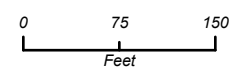
BUFORD DR

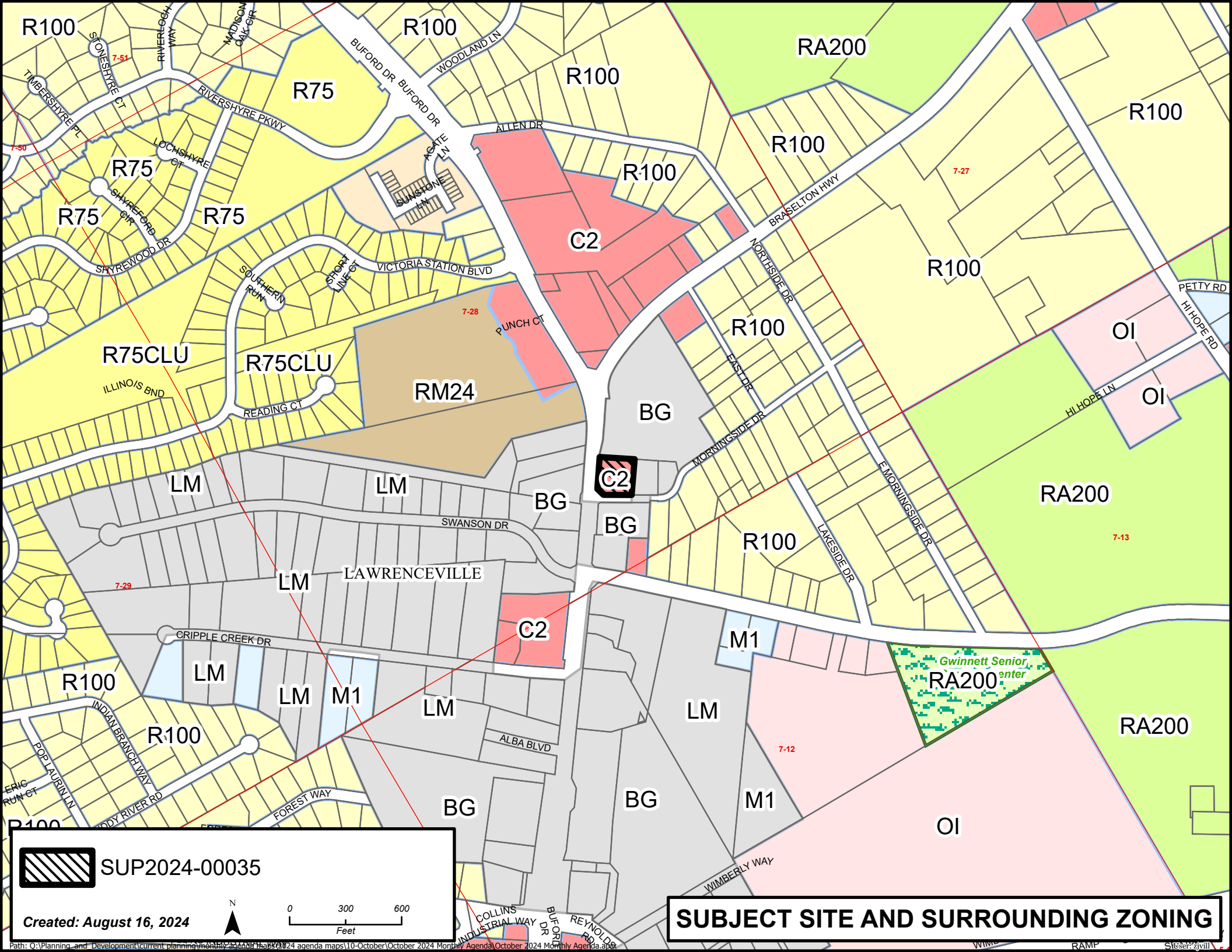
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SWANSON DR

 SUP2024-00035

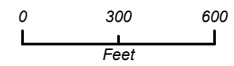
SUP2024-00035
Created: August 16, 2024



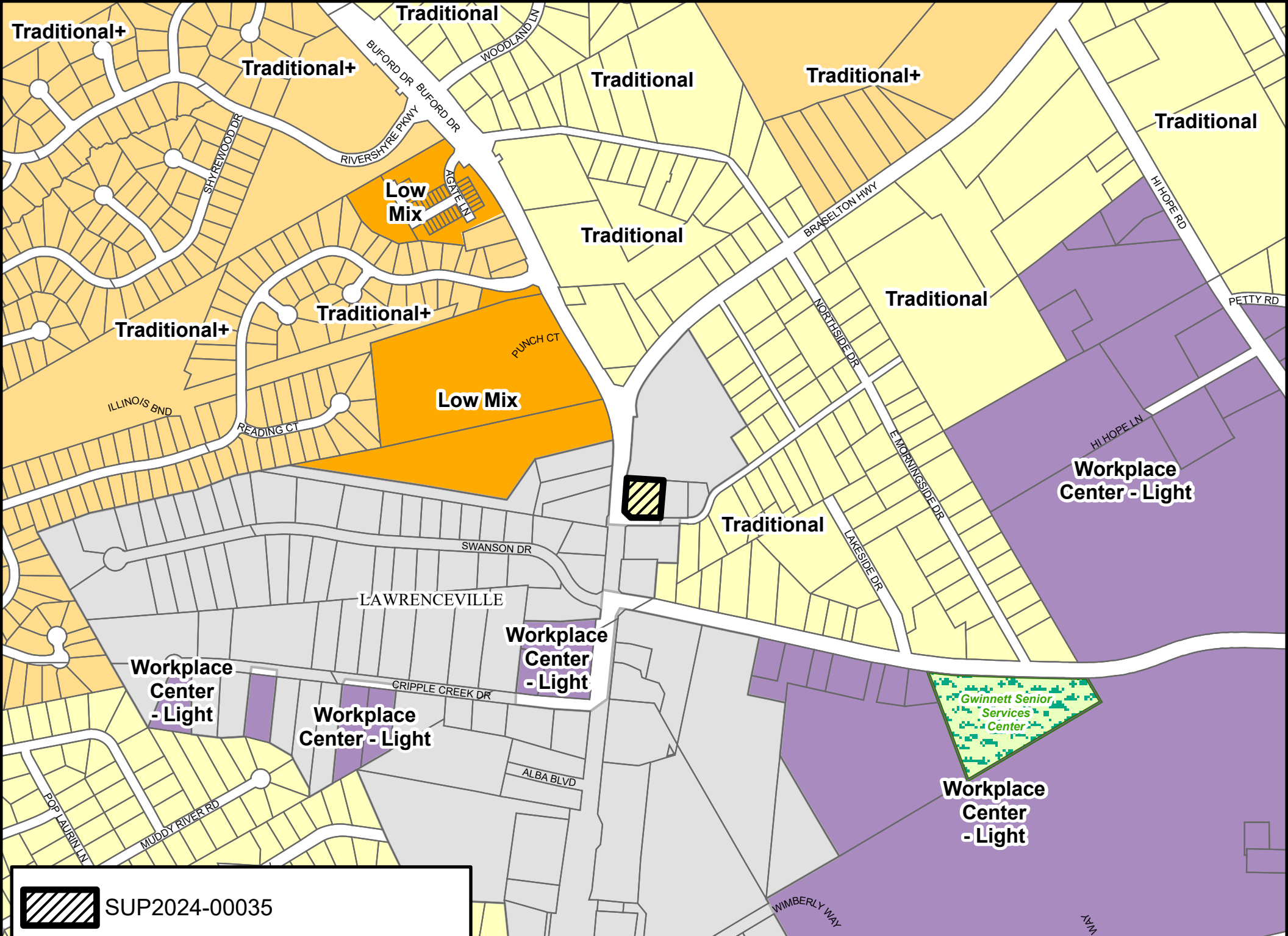



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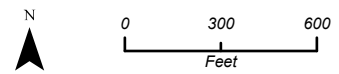


SUBJECT SITE AND SURROUNDING ZONING



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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION