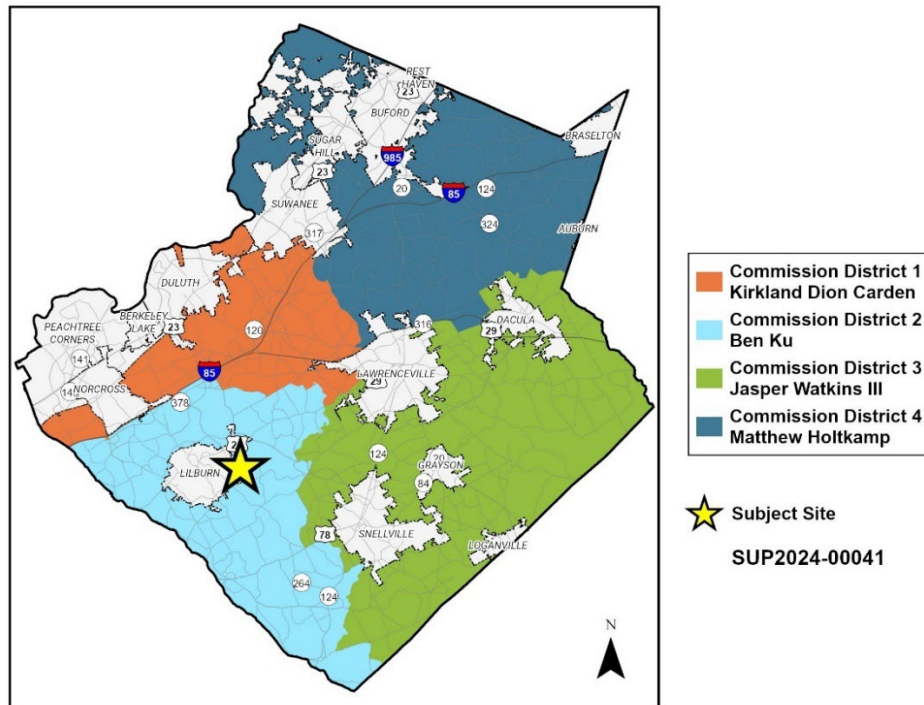


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00041
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit (Renewal)
Additional Request: Waiver
Address: 4154 Arcadia Industrial Circle
Map Number: R6132 129
Site Area: 0.98 acres
Square Feet: 12,426
Proposed Development: Vehicle Repair, Service, and Body Work Establishment
Commission District: District 2 – Commissioner Ku
Future Development Type: Suburban Non-Residential

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 10/1/2024
Board of Commissioners Advertised Public Hearing Date: 10/22/2024

Applicant: Sky Collision
1547 South Broad Street
Monroe, GA 30655

Owners: Sky Collision
1547 South Broad Street
Monroe, GA 30655

Contact: Josh Waters
Joshua Gray

Contact Phone: 404.391.5921
678.776.2223

Zoning History

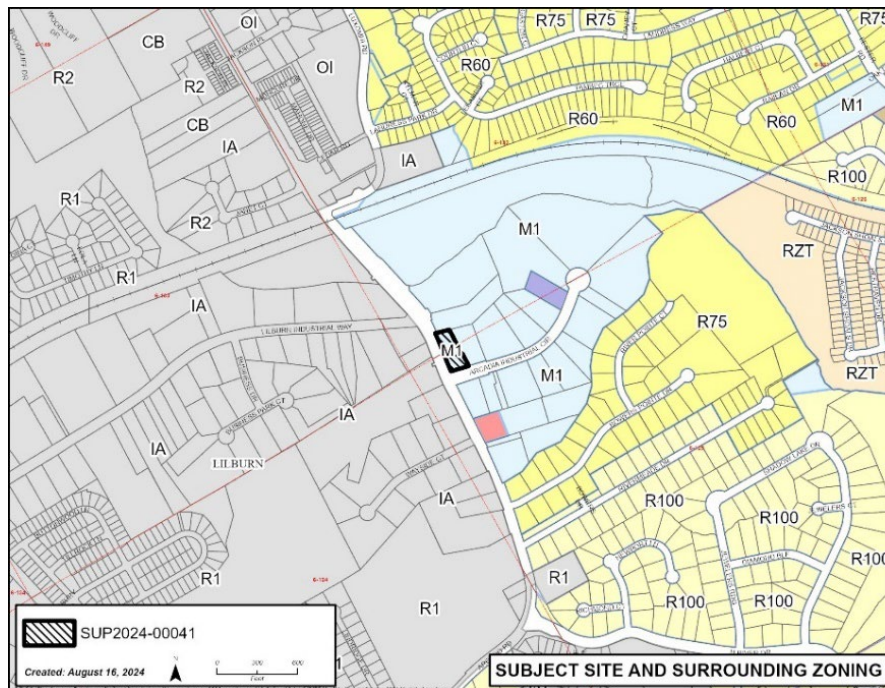
The subject property is zoned M-1 (Light Industry District). In 1970, the property was rezoned from R-100 (Single-Family Residence District) to M-1, pursuant to RZ-59-70. In 2022, a special use permit was approved for automobile body repair and painting, pursuant to SUP2022-00044.

Existing Site Condition

The subject site is a 0.98-acre parcel located at the intersection of Arcadia Industrial Circle and Arcado Road, within the Arcadia Industrial Park. The site is developed with a one-story, 12,426 square foot building, accessed from Arcadia Industrial Circle. A five-foot-wide sidewalk exists along Arcado Road, but there are no sidewalks along Arcadia Industrial Circle. A power easement is located at the northwest corner of the property along Arcado Road.

Surrounding Use and Zoning

The subject property is surrounded by light industrial uses including a landscaping business to the north, a towing company to the east, and a vehicle repair, service, and body work establishment to the south. Properties to the west are located within the City of Lilburn. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Repair, Service, and Body Work Establishment	M-1
North	Light Industrial	M-1
East	Light Industrial	M-1
South	Light Industrial	M-1
West	Light Industrial	N/A (City of Lilburn)

Project Summary

The applicant is requesting renewal of a special use permit on a 0.98-acre property zoned M-1 for a vehicle repair, service, and body work establishment, including:

- An existing one-story, 12,426 square-foot, metal building containing six bays along Arcado Road and two bays on the rear of the building.
- 35 paved parking spaces on site, with 10 more parking spaces within the right-of-way which are only accessible from within the site.
- A shared driveway access from Arcadia Industrial Circle.
- An existing five-foot-wide sidewalks along Arcado Road.
- An existing chain-link fenced area and a vehicular gate behind the building.
- An unenclosed dumpster located north of the building.
- Hours of operation Monday through Friday from 8:00 a.m. to 5:00 p.m., with eight to ten employees on-site.
- Applicant failed to meet the conditions of approval from the previously approved special use permit, including removing the parking and infrastructure from the right of way along Arcadia Industrial Circle, providing 10-foot-wide landscape strips along both road frontages, and dumpster screening requirements.

Zoning and Development Standards

The applicant is requesting renewal of a special use permit on a 0.98-acre property zoned M-1 for a vehicle repair, service, and body work establishment. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 1.0	<1.0	YES
Lot Size	Minimum 1 acre	0.98	NO*
Lot Width	Minimum 150'	>150'	NO*
Lot Coverage	Maximum 80%	<80%	YES
Front Yard Setback	Minimum 50'	50'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	<25'	NO*
Building Height	Maximum 45'	<45'	YES
Parking	Minimum 42 spaces Maximum 64 spaces	35 spaces	NO*
Landscape Strip	Minimum 10'	0'	NO**

* The lot was developed in 1975 and is considered legally nonconforming.

** A waiver has been requested to remove the 10-foot-wide landscape strip.

Waiver Request

In addition to the rezoning 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 proposes to remove the 10-foot-wide landscape strip requirement.

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 site is surrounded by industrially-zoned properties including automobile-related establishments. The vehicle repair, service, and body work establishment has been in business since 2022 without any code enforcement violations related to the use or the condition of the site. The proposed renewal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

A majority of the nearby properties are operating as vehicle repair, service, and body work establishments, and no residential properties are located in the immediate area. The proposed development would not adversely affect the existing use or usability of adjacent or nearby properties.

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

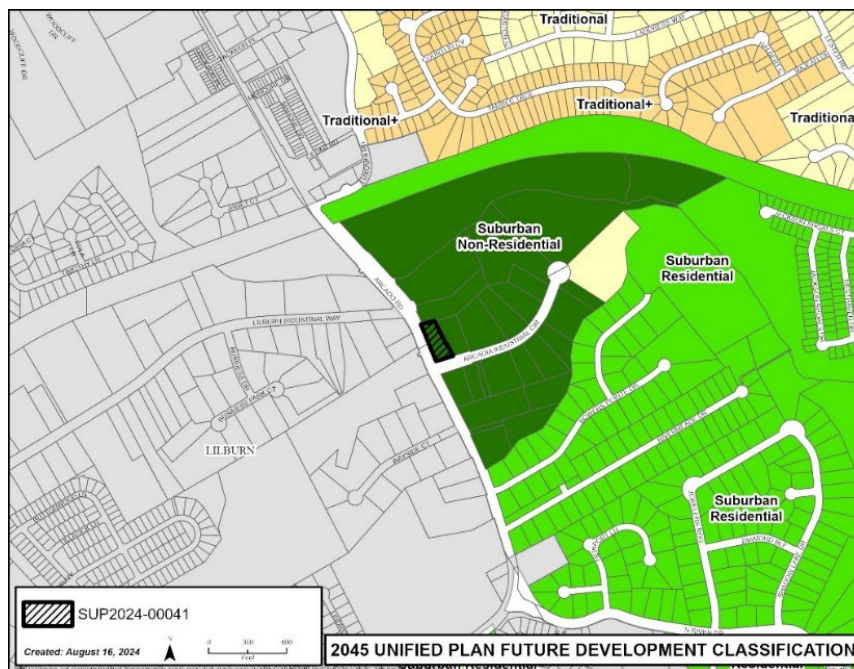
The property has a reasonable economic use as currently zoned.

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

No impact 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 "Suburban Non-Residential" for the subject property, and auto-related commercial is a recommended use. The proposal is in conformity with the policy and Intent of the 2045 Unified Plan and Future Development Map.



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

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

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:

In order for the applicant to meet the landscape strip requirements, they would need to remove the majority of the parking from the site. The site is not big enough to relocate the parking. In addition, there is an existing landscape strip around the perimeter of the site that is in the right of way. Approval of the waiver request would not create adverse effects to the surrounding properties.

Staff Recommendation

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

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

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

Planning Commission Recommendation

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

In addition, the Planning Commission recommends **APPROVAL** of the following waiver request:

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

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval of a special use permit for a vehicle repair, service, and body work establishment in M-1 (Light Industry District), subject to the following conditions:

1. The special use of the property shall be limited to a vehicle repair, service, and body work establishment. All repair activities shall take place indoors. Vehicle sales shall be prohibited.
2. Salvage of inoperable vehicles and outdoor storage of automobile parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. Dumpsters shall comply with the screening and location standards in the Unified Development Ordinance.
4. ~~Existing parking areas and related infrastructure encroaching into the right-of-way shall be removed at no cost to Gwinnett County, subject to review and approval of the Gwinnett County Department of Transportation. This removal must be addressed within 6 months of special use permit approval.~~

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Previously Approved Resolution (SUP2022-00044)
- 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 the front of the building



View of the western side of the building with the bay doors and the main parking area



View of the fenced enclosure on the eastern side of the building



View of the road frontage on Arcadia Industrial Circle

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/12/2024



SURVEY DATA:
THE FIELD DATA FROM WHICH THIS PLAN IS BASED WAS COMPLETED ON APRIL 24, 2010 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 84,100 FEET AND AN ANGULAR ERROR OF 00" PER PER HOLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,180 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:
TOPCON GTS-203 & A STEEL TAPE.

THIS PROPERTY DOES NOT LIE WITHIN A FURIAL FLOOD HAZARD AREA AS PER MAP OF GWINNETT COUNTY AND ITS INCORPORATED AREAS NO. 1313000114F, DATED SEPT. 20, 2008.

SURVEY REFERENCES:
FINAL PLAN OF ARCADIA INDUSTRIAL PARK, BY D.L. ERHNER & ASSOCIATES, INC. DATED NOVEMBER 04, 1974 LAST REVISED FEBRUARY 07, 1979 AS RECORDED IN PLAT BOOK 03, PAGE 20 OF GWINNETT COUNTY RECORDS.

- SITE DATA:**
- OWNER: LINDA Y. GRAY, INC. (D.B.A. SKY COLLISION)
2800 BOLD SPRINGS ROAD
MONROE, GEORGIA 30600 4005
CONTACT: JOSH WATERS, PH. 404 391 0921
 - SITE LOCATION: 4184 ARCADIA INDUSTRIAL CIRCLE
LILBURG, GEORGIA 30047
 - DEED BOOK 08005, PAGE 470
 - ZONING: M1. PROPOSED USE: AUTO BODY SHOP
 - PAINTED PARKING PROVIDED: 34 REGULAR SPACES
1 H.C. SPACE
35 TOTAL SPACES
 - EXISTING BUILDING: 1,280 S.F. OFFICE SPACE
11,136 S.F. SHOP AREA
12,416 S.F. TOTAL AREA



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS
LANDSCAPE ARCHITECTS

NO.	REVISIONS	DATE
1	ISSUED TO SHOW CHANGE OF CAPTION PRINTED	5/21/2022
2	ISSUED TO CORRECT SITE DATA AND CHECK FOR CONFORMANCE	

TAX PARCEL # 6-132-129 ZONING: M1
LAND LOTS 125 & 132 6th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE: JUNE 05, 2015
SCALE: 1" = 30'



- LEGEND**
- R.B.F. = R-BAR FOUND
 - I.P.S. = IRON PIN SET
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT LINE
 - R/W = RIGHT OF WAY
 - D = 3.0' DOOR
 - F.H. = FIRE HYDRANT
 - C.B. = CATCH BASIN
 - H.W. = HEADWALL
 - D.I. = DROP INLET
 - D.E. = DRAINAGE ESMT.
 - S.E. = SEWER ESMT.
 - C.E. = CONSTRUCTION ESMT.
 - O.H.D. = OVERHEAD DOOR

- GRAPHIC LEGEND**
- C.B. [Symbol]
 - C.B. [Symbol]
 - D.I. [Symbol]
 - PIPE [Symbol]
 - J.B. [Symbol]
 - TELE. BOX [Symbol]
 - F.H. [Symbol]
 - WATER METER [Symbol]
 - GUY WIRE [Symbol]
 - UTIL. POLE [Symbol]
 - WATER VALVE [Symbol]

ARCADO ROAD
RW VARIES

ARCADIA INDUSTRIAL CIRCLE
100' R/W

SURVEY FOR
LINDA Y. GRAY, INC
D.B.A. SKY COLLISION
0.9811 ACRES

PORTION OF LOT 12 OF ARCADIA INDUSTRIAL PARK

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-07.

Exhibit C: Previously Approved Resolution (SUP2022-00044)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 23, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried a 5-0 vote, the following Resolution was:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Sky Collision for the proposed use of Automobile Body Repair and Painting on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on August 23, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of August 2022, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automobile parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
4. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
5. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
6. All barbed wire shall be removed from the site.
7. Existing parking areas and related infrastructure shall be removed from the right of way subject to an approved development permit prior to the issuance of a certificate of occupancy, subject to review and approval of the Gwinnett Department of Transportation.
8. 10-foot-wide landscape strip shall be provided along both road frontages per the requirements of the Unified Development Ordinance.
9. The existing entrance shall be reconstructed to meet the requirements for commercial driveways subject to review and approval of Gwinnett Department of Transportation.
10. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 9/15/2022

ATTEST:

By: Jina M King
County Clerk/Deputy County Clerk

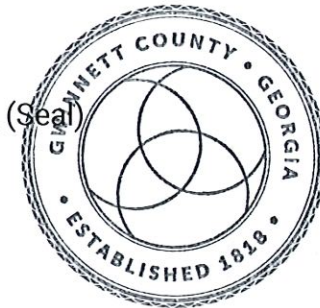


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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8/8/2024

Sky Collision

4154 Arcadia Industrial Circle

Lilburn, Ga 30047

July 11, 2024

Linda Y. Gray Inc D.B.A. Sky Collision

4154 Arcadia Industrial Circle

Lilburn, Ga 30047

We are requesting a special user permit to operate auto body repair business in M1 district.

This letter is intended to set forth a letter of intent by Linda Y. Gray Inc. D.B.A Sky Collision This is not binding, legal document, but rather an outline of proposed plan of business operations

Linda Y. Gray Inc. D.B.A. Sky Collision is a family owned business and operated automotive body repair and paint facility that is environmentally friendly. We have been in business for Twenty-one years. We have a total of nine locations with Lilburn being our eight location. This location would also need to employ eight to ten employees from the local community. Our hours of operations at this location would be Monday-Friday from eight in the morning until five in the afternoon, we hope to be welcoming anywhere from one to four customers per day. With receiving those customers daily, we are looking to capture somewhere between ten to twelve vehicles per week. We are requesting a waiver from section code section 620-10.1A of the UDO to remove the landscape strip requirement. We are also requesting a variance from table 240.1 of the UDO to reduce the minimum requirement down from 43 spaces to 25 spaces.

Linda Y. Gray Owner

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7/12/2024

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 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 IN VIEW

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

NO IT WILL NOT AFFECT NEARBY PROPERTY

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

YES IT HAS ECONOMIC USE AS CURRENTLY ZONED

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

NO ITS NOT GOING TO BE A BURDENSOME

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

YES IT IS IN CONFORMITY

- (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:

NO. CONDITIONS THAT CHANGE USE.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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7/17/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>SKY Collision</u>	Name: <u>LINDA GRAY - SKY Collision</u>
Address: <u>1547 S. BRAND ST.</u>	Address: <u>1547 S. BRAND ST.</u>
City: <u>MARIETTA</u>	City: <u>MARIETTA</u>
State: <u>GA</u> ZIP: <u>30055</u>	State: <u>GA</u> ZIP: <u>30056</u>
Phone: <u>404.391.5921</u> <u>678.776.2223</u>	Phone: <u>404.391.5921</u> <u>678.776.2223</u>
Email: <u>JWATERS.3@YAHOO.COM</u> <u>GODAWGZ77@YAHOO.COM</u>	Email: <u>JWATERS.3@YAHOO.COM</u> <u>GODAWGZ77@YAHOO.COM</u>
Contact Person: <u>JOSH WATERS</u> <u>JOSHUA GRAY</u>	Phone: <u>404.391.5921</u> <u>678.776.2223</u>
Contact's Email: <u>JWATERS.3@YAHOO.COM</u> <u>GODAWGZ77@YAHOO.COM</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>M1</u>	
Parcel Number(s): <u>#6-132-129</u> Acreage: <u>0.9811</u>	
Property Address(es): <u>4154 ARCADEA INDUSTRIAL CIRCLE</u> <u>6060</u>	
Proposed Development: <u>AUTO BODY REPAIR: PART</u>	
Variance(s): _____ Waiver(s): _____	
Building/Leased Sq. Ft.: <u>12,700</u> Floor Area Ratio: _____	

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7/17/2024

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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Applicant

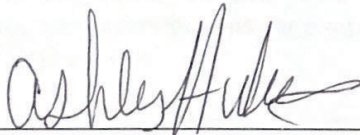
7.17.24

Date

Josh Waters

Type or Print Name and Title

Operations Manager



Signature of Notary Public

7/17/24

Date



RECEIVED

7/17/2024

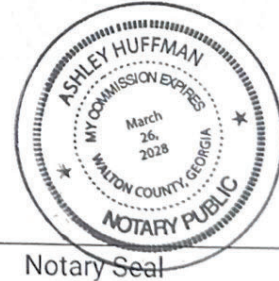
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Linda Y. Gray 7/17/24
Signature of Property Owner Date

Linda Y Gray Owner
Type or Print Name and Title

Ashley Huffman 7/17/24
Signature of Notary Public Date



RECEIVED

8/8/2024

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.

 4.17.24 Joshua Waters
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 4/17/24
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?

Yes No Joshua Waters / Joshua Gray - Leona Y. Gray (Your Name)

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

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

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

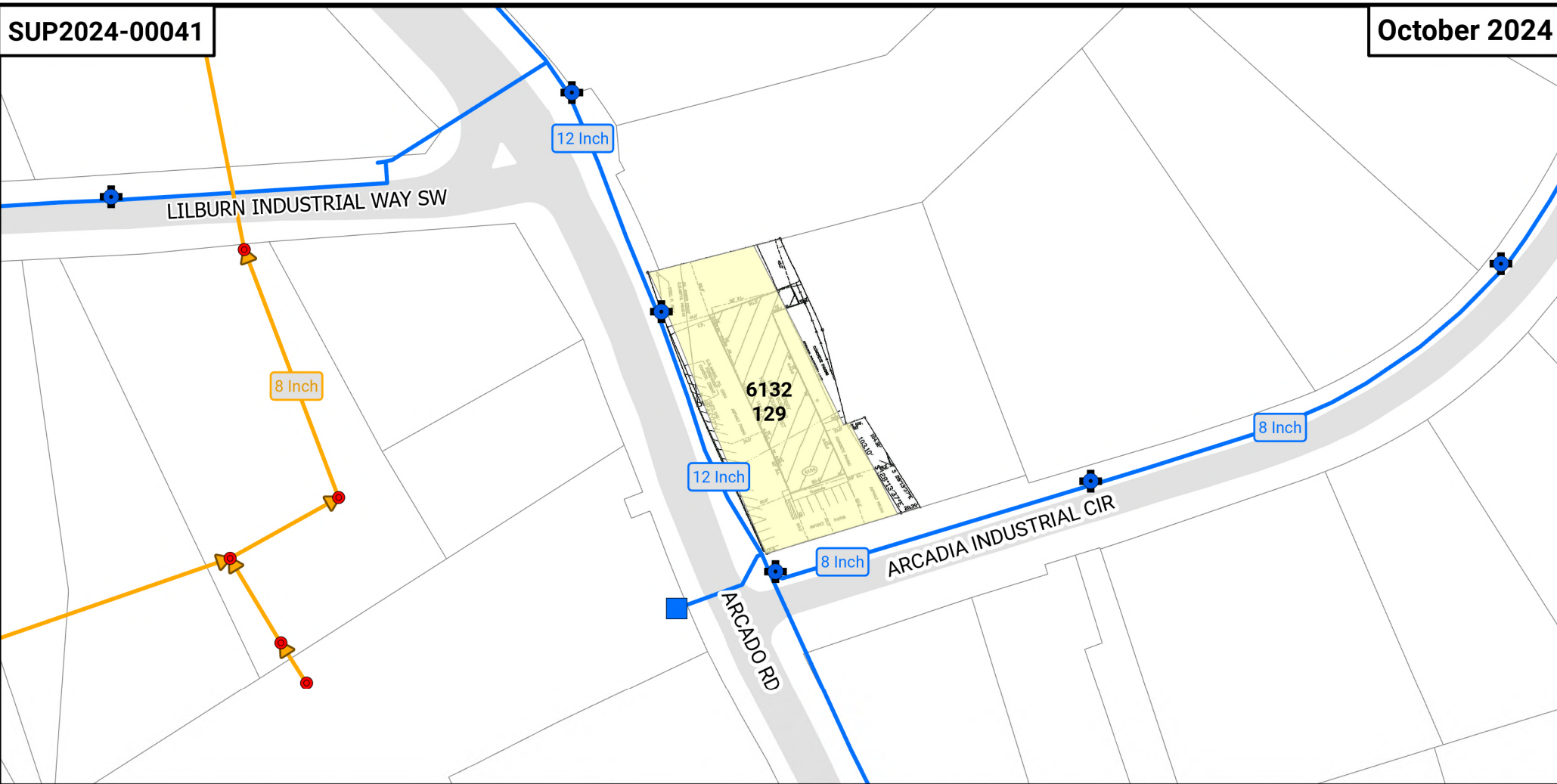
Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2024-00041			
Case Address:		4154 Arcadia Industrial Circle			
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 on septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

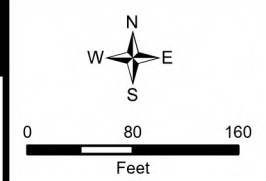


LEGEND

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

4154 Arcadia Industrial Cir
M-1

Water & Sewer Utility Map



LOCATION



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

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.

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

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

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

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

Exhibit G: Maps

[attached]



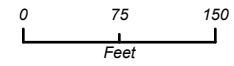
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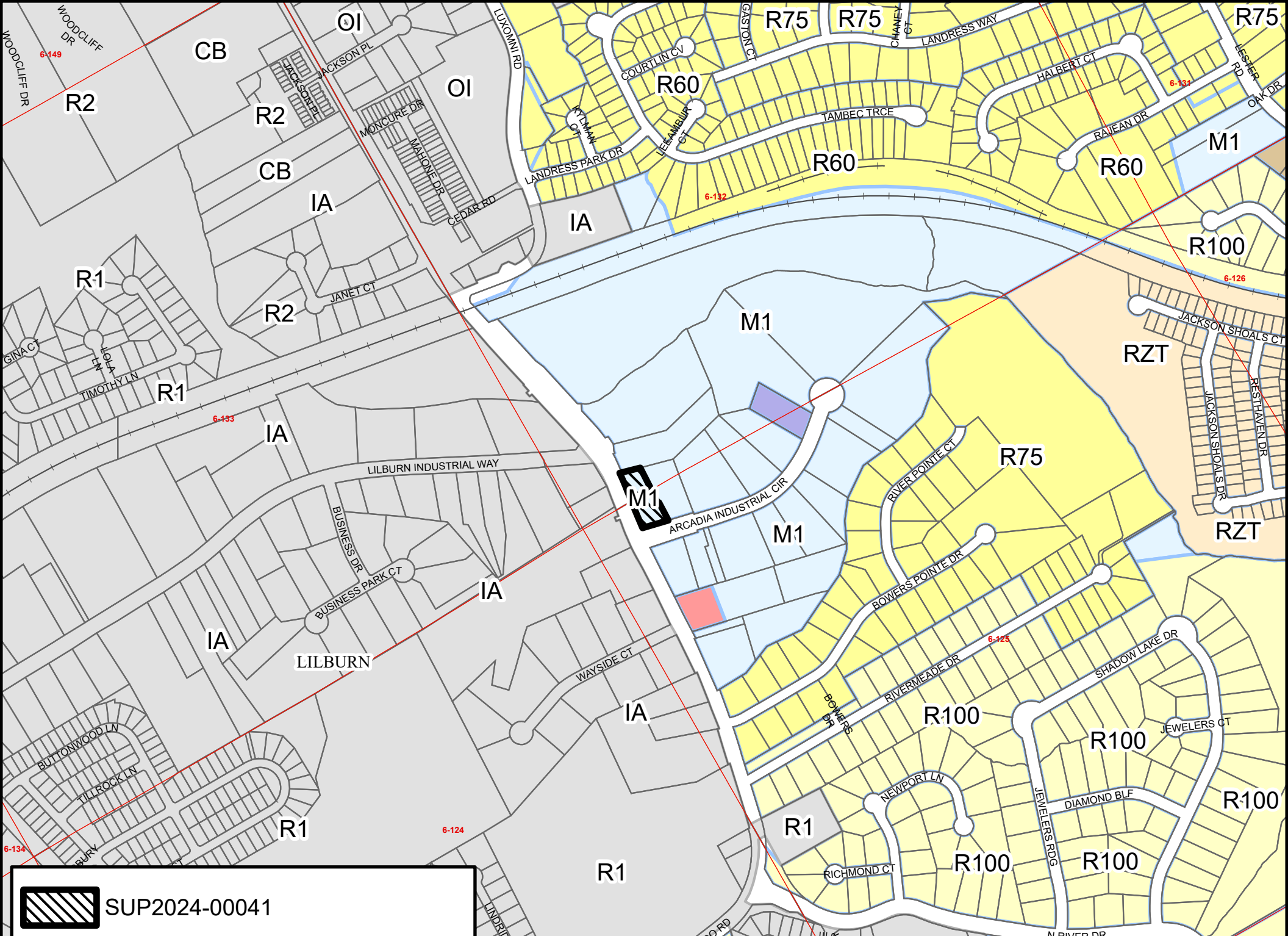
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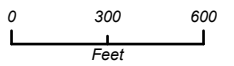
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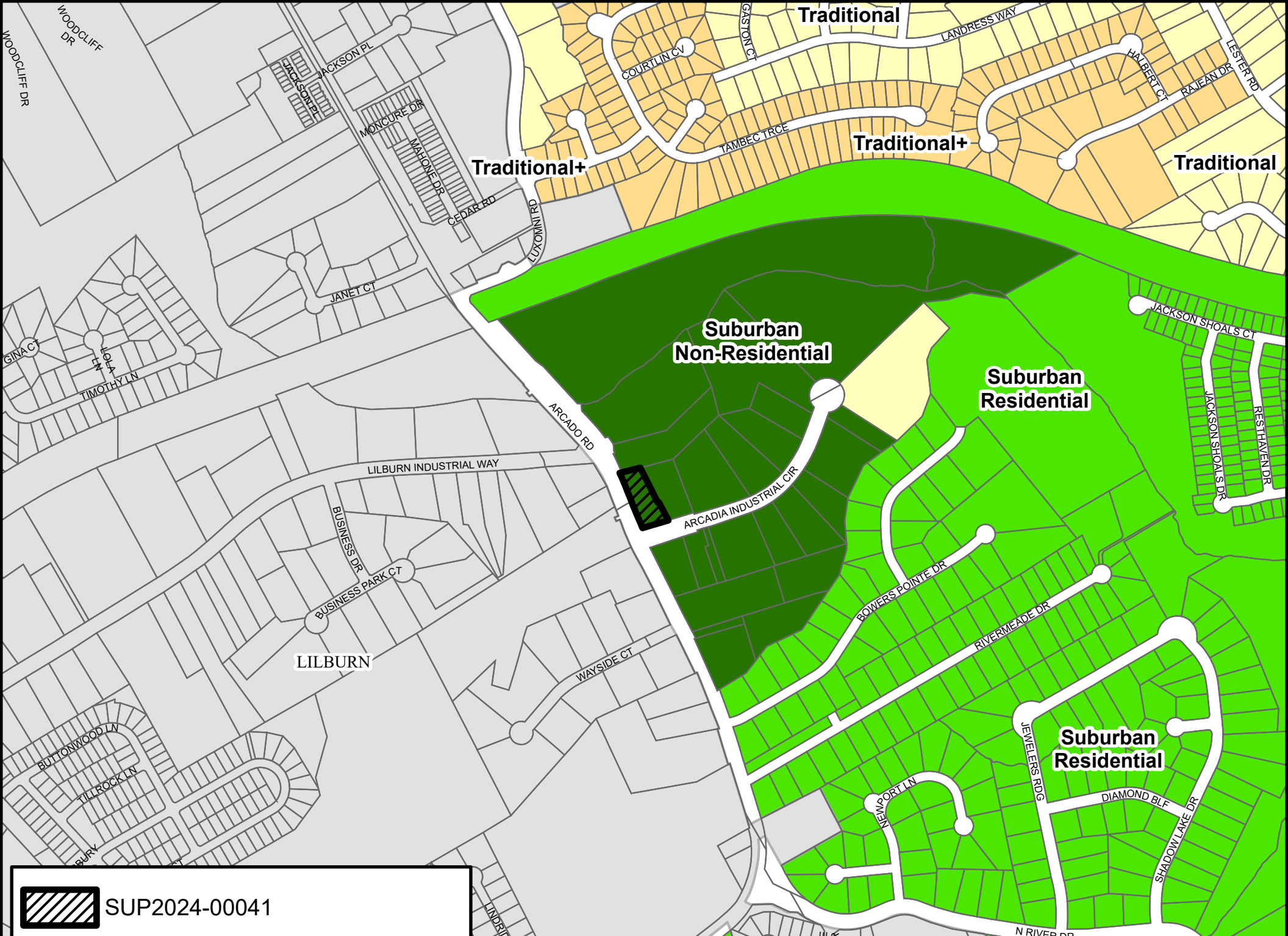


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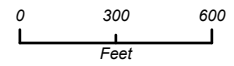


SUBJECT SITE AND SURROUNDING ZONING



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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION