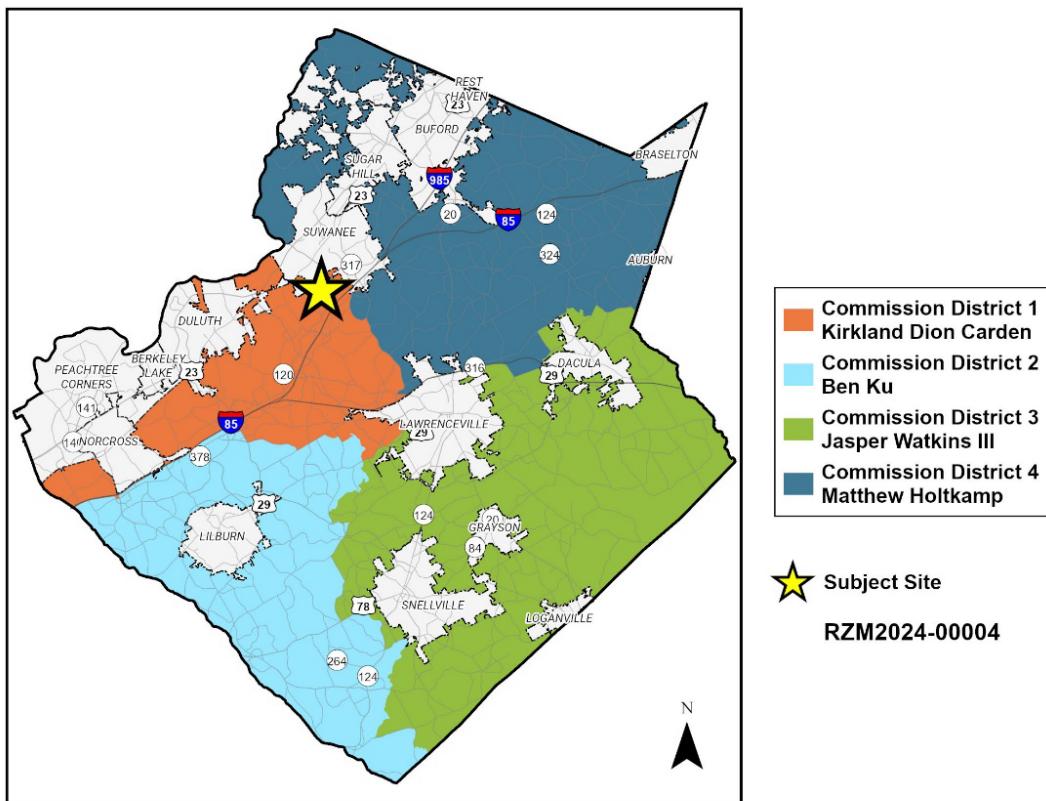




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2024-00004
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Addresses:	3001, 3099, and 3000 Block of Wildwood Road
Map Numbers:	R7166 001D, 001E and R7167 001D, 007
Site Area:	16.63 acres
Units:	126
Proposed Development:	Townhouses
Commission District:	District 1 – Commissioner Carden
Character Area:	Established Neighborhoods
Staff Recommendation:	DENIAL
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 3/5/2024 (Public Hearing Held 4/9/2024/
Recommendation Tabled to 5/7/2024)
Board of Commissioners Advertised Public Hearing Date: 3/26/2024 (Public Hearing Tabled to
5/14/2024)

Applicant: Walker Anderson Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Baynes Family, LLC
PO Box 693
Clarkesville, GA 30523

Linda A. Baynes
511 Shoals Ridge
Clarkesville, GA 30523

Myron B. Baynes
511 Shoals Ridge
Clarkesville, GA 30523

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

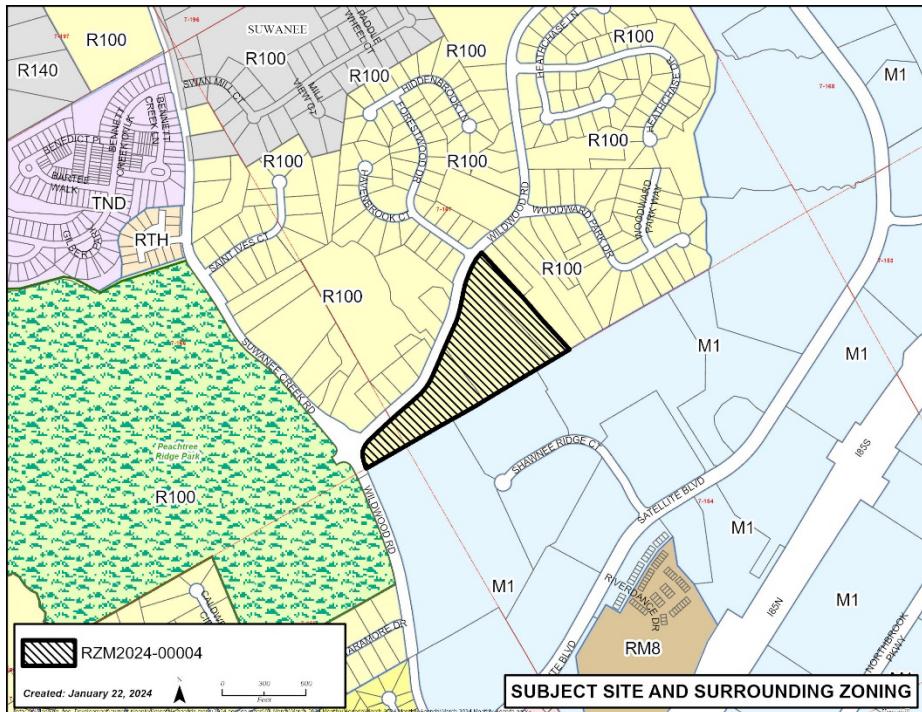
The subject site is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property. There are no previous zoning requests on record for the property.

Existing Site Condition

The subject property is a 16.63-acre assemblage of four parcels located along Wildwood Road, east of its intersection with Suwanee Creek Road. The property is wooded and undeveloped, except for the westernmost parcel, which contains a 1,025 square-foot single-family residence and accessory buildings built in 1972. There is a stream and associated buffers in the northeast corner of the site; however, there are no floodplains or wetlands on the site. The terrain of the land is hilly with the highest point in the center of the site and the lowest point in the northeast corner along the stream. There are utility boxes and overhead utility lines on the site along the Wildwood Road frontage. There are no sidewalks along the Wildwood Road frontage of the site. The nearest Gwinnett County Transit stop is approximately 2.7 miles from the subject property.

Surrounding Use and Zoning

The site is located along Wildwood Road where there are mostly single-family residences on at least one-acre lots. Magnolia Walk subdivision, located across Wildwood Road from the site, is comprised of single-family residences with lot sizes between 15,000 and 40,000 square feet. Peachtree Ridge Park is located to the west within 1,000 feet or walking distance from the site. Shawnee Ridge, a light industrial park, is located to the south of the property. The summary of surrounding uses and zoning can be found on the next page.



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	7.57 units per acre
North	Single-Family Residential	R-100	1.08 units per acre
	Single-Family Residential	R-100	1.92 units per acre
East	Single-Family Residential	R-100	1.00 units per acre
South	Light Industrial	M-1	N/A
West	Peachtree Ridge Park	R-100	N/A

Project Summary

The applicant requests rezoning of a 16.63-acre property from R-100 to R-TH for townhouses, including:

- 126 front-entry townhouses with a minimum heated floor area of 1,800 square feet, yielding a net density of 7.57 units per acre.
- Exterior building materials consisting of brick, stone, and fiber-cement siding or shake.
- 27-foot-wide internal streets within 50-foot-wide rights-of-way.
- Two full-access entrances from Wildwood Road, each with a deceleration lane.
- Five-foot-wide sidewalks along Wildwood Road, and 4-foot-wide sidewalks on both sides of the proposed internal streets.
- Common area totaling six acres dispersed throughout the development.
- 32 parallel on-street guest parking spaces throughout the development near the western entrance.
- A mail kiosk beside four on-street parking spaces in the front of the development.
- Two stormwater management areas for detention and runoff reduction on the east and south sides of the site.
- A 35-foot-wide undisturbed buffer and 5-foot-wide structure setback along the eastern property line adjacent to residentially-zoned properties.
- A 30-foot-wide landscape setback along the property frontage on Wildwood Road.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH district for townhouses. This application was received prior to January 1, 2024, and is subject to the previous Unified Development Ordinance (UDO) standards. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
External Front Yard Setback	Minimum 10'	>10'	YES
External Side Yard Setback	Minimum 20'	>20'	YES
External Rear Yard Setback	Minimum 20'	>20'	YES
Building Separation	Minimum 20'	20'	YES
Parking (Townhouse)	Minimum 3 per dwelling Maximum 6 per dwelling	3 spaces	YES
Guest Parking	Minimum 32 spaces	32 spaces	YES
Landscape Setback	Minimum 30'	30'	YES
Zoning Buffer	Minimum 35 feet	35 feet	YES
Density	Maximum 10 units per acre	7.57 units per acre	YES
Minimum Heated Floor Area (3 Bedroom Units)	Minimum 1,200 square feet	1,800 square feet	YES
Common Area	Minimum 15% or 2.49 acres	36% or 6.00 acres	YES

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 H). 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 Request 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 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

All residential developments along Wildwood Road are exclusively single-family detached residences. A townhouse development is not consistent with the context and character of this area. Surrounding residential densities are less than 2 units per acre, while the proposed density is over seven units per acre. Just north of Peachtree Ridge Park along Suwanee Creek Road is Ellington, which features single-family detached homes along the external property lines and townhomes internal to the development. A single-family detached subdivision would be more suitable for this site considering the surrounding area.

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

The proposed townhouse subdivision, situated within an area characterized by substantially larger-lot single family detached homes, would adversely affect the use or usability of adjacent or nearby property. In addition, the proposed development locates homes in close proximity to industrial uses. A lower density single-family detached development with large setbacks from the rear property line would better mitigate potential adverse impacts on residential lots. In addition, future noise complaints from the residents could adversely impact the operation of the existing industrial use.

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

The property has a reasonable economic use as currently zoned.

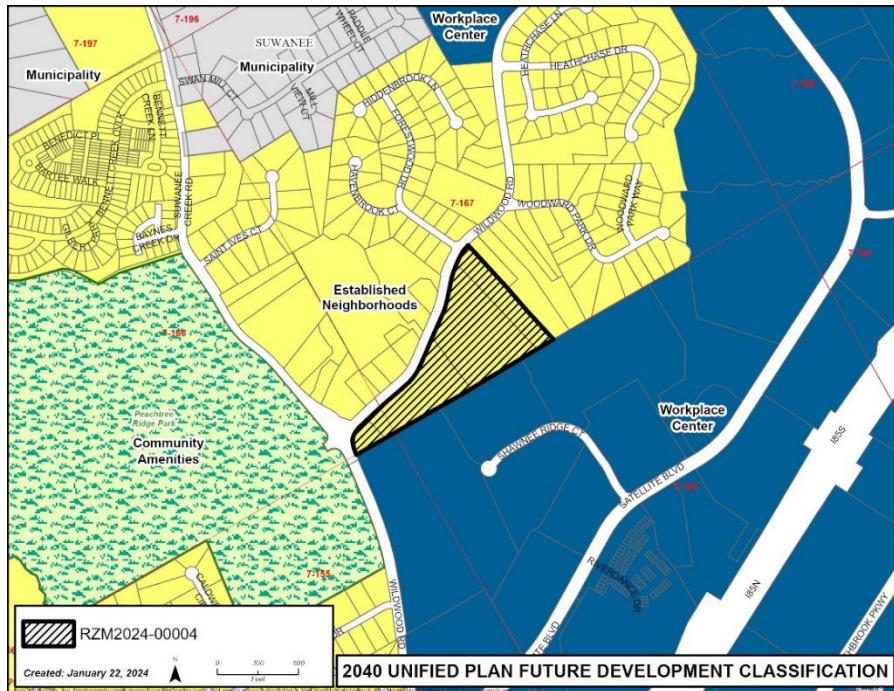
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities is 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 submitted for the development estimated that the proposed townhouses would generate 910 daily trips resulting in comparable traffic operations whether or not the development is constructed. The study did not recommend any improvements as part of the development. The sewer capacity certification provided was for 124 lots where 126 are being proposed. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this request are attached (Exhibit H).

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

The Future Development Map of the Unified Plan indicates the site is within the Established Neighborhoods Character Area, which designates well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties.

The proposed development would introduce a density and land use that does not currently exist along Wildwood Road and is not consistent with the surrounding properties. The proposed rezoning in its current iteration is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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 **DENIAL** of the rezoning 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 rezoning request.

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

Approval as R-TH (Single-Family Residence Townhome District) for townhouses, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan prepared by Thomas & Hutton, dated April 22, 2024, and submitted to the Department of Planning and Development on May 2, 2024, and Exhibit C: Building Elevations dated received January 9, 2024, by the Department of Planning and Development, with revisions required by

conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development. **More specifically, this site plan shows 21 single-family detached homes along Wildwood Road.**

2. The property shall be limited to **single-family detached homes and townhouses and accessory uses and structures with a maximum of 124 85 units. There shall be no less than 21 single-family detached units, and units constructed along Wildwood Road shall be single-family detached units in general conformance with the above referenced site plan.**
3. All dwellings shall comply with the Architectural Design Standards for Category 3, Attached Residential Buildings. **The minimum heated floor area shall be 1,800 square feet for townhomes and 2,400 square feet for detached homes.**
4. All dwellings shall have a minimum two-car garage.
5. A southbound left-turn lane shall, **if warranted**, be constructed into the site, along Wildwood Road at the northern most entrance, and right-turn lanes at both entrances **with appropriate deceleration lanes at each**, subject to the review and approval of the Gwinnett Department of Transportation.
6. A pedestrian connection shall be provided from the required sidewalk along the Wildwood Road frontage to Peachtree Ridge Park, subject to the review and approval of the Gwinnett Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. All stormwater management facilities shall be developed as ~~amenities screened with fencing and/or landscaping, trails, and seating areas that connect to the sidewalk network within the subdivision, subject to the review and approval of the Department of Planning and Development.~~
10. **The final plat for the development shall include a note stating that the property is located in close proximity to industrial/manufacturing uses and a County park and will be subject to all the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with such uses.**
11. **A 30-foot-wide landscaped buffer shall be provided in that area which is both behind the southernmost row of townhomes and along the common property boundary line of the subject property and Parcel R7154 023. Said landscaped buffer may incorporate the existing buffer/plantings, natural vegetation, and any retaining walls.**
12. **The corner lot on Wildwood Road (R7166 001E) across from Peachtree Ridge Park shall remain green/open space for the use of residents of the development except for the units currently shown on this parcel on the above referenced site plan. The developer will demolish the existing single-family home on this site and landscape this area.**
13. **No more than 10 percent of the units may be utilized as rental at any given time. The Homeowners Association (HOA) has the responsibility to enforce.**

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. Internal and External Agency Review Comments
- I. Maps
- J. Site Plan Presented at the April 9, 2024, Planning Commission Public Hearing
- K. Site Plan prepared by Thomas & Hutton, dated April 22, 2024, and submitted to the Department of Planning and Development on May 2, 2024

Exhibit A: Site Visit Photos



View of site topography from Wildwood Road



View of site and abutting light industrial building to the south



View of Wildwood Road at proposed western entrance, subject on left



View of Wildwood Road at proposed western entrance, subject on right



View of Wildwood Road at proposed eastern entrance, subject on left



View of Wildwood Road at proposed eastern entrance, subject on right



View of residence across Wildwood Road from the site



View of residences in Magnolia Park subdivision



View of single-family homes backing up to Suwanee Creek Road in nearby Ellington

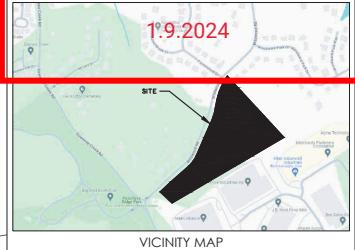


View of alley-loaded townhomes internal to the nearby Ellington subdivision

Exhibit B: Site Plan

[attached]

RECEIVED



1.9.2024

VICINITY MAP

SCALE = N.T.S.

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±16.63 AC.
(PARCEL ID #s 7166 0010, 7166 001E, 7167-001D 7167-007)

2. CURRENT ZONING: R-100

3. PROPOSED ZONING: R-TH (SINGLE-FAMILY ATTACHED RESIDENTIAL)

4. EXTERNAL SETBACKS:
FRONT = 10'
REAR = 20'
SIDE = 20'

5. TOTAL NUMBER OF UNITS = 126 (7.57 UNITS/A.C.)

6. GROSS DENSITY FOR PROPERTY = 7.57 UNITS/A.C.
NET DENSITY FOR PROPERTY = 7.57 UNITS/A.C.
MAXIMUM DENSITY = 10 UNITS/A.C.

7. REQUIRED COMMON AREA = 15 % TOTAL BOUNDARY AREA (±2.50 AC.)
COMMON AREA PROVIDED = 2.60 AC. (0.10 AC. DIFFERENCE)

8. REQUIRED STORMWATER MANAGEMENT AREA = 1.25 AC.

9. REQUIRED GUEST PARKING: 0.25 SPACES/UNIT (32 SPACES PROVIDED)

10. MAXIMUM BUILDING HEIGHT: 35 FEET

11. MINIMUM HEATED FLOOR AREA: 1800 SQ. FT.

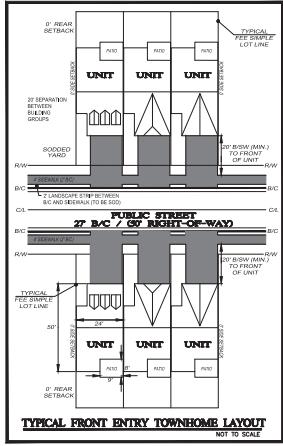
12. BOUNDARY INFORMATION BASED ON GWINNETT COUNTY GIS PARCEL INFORMATION AND DEED RESEARCH. NO SURVEY FIELD WORK WAS PROVIDED BY THOMAS & HUTON.

13. TOPOGRAPHIC INFORMATION BASED ON GWINNETT COUNTY GIS INFORMATION.

14. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.

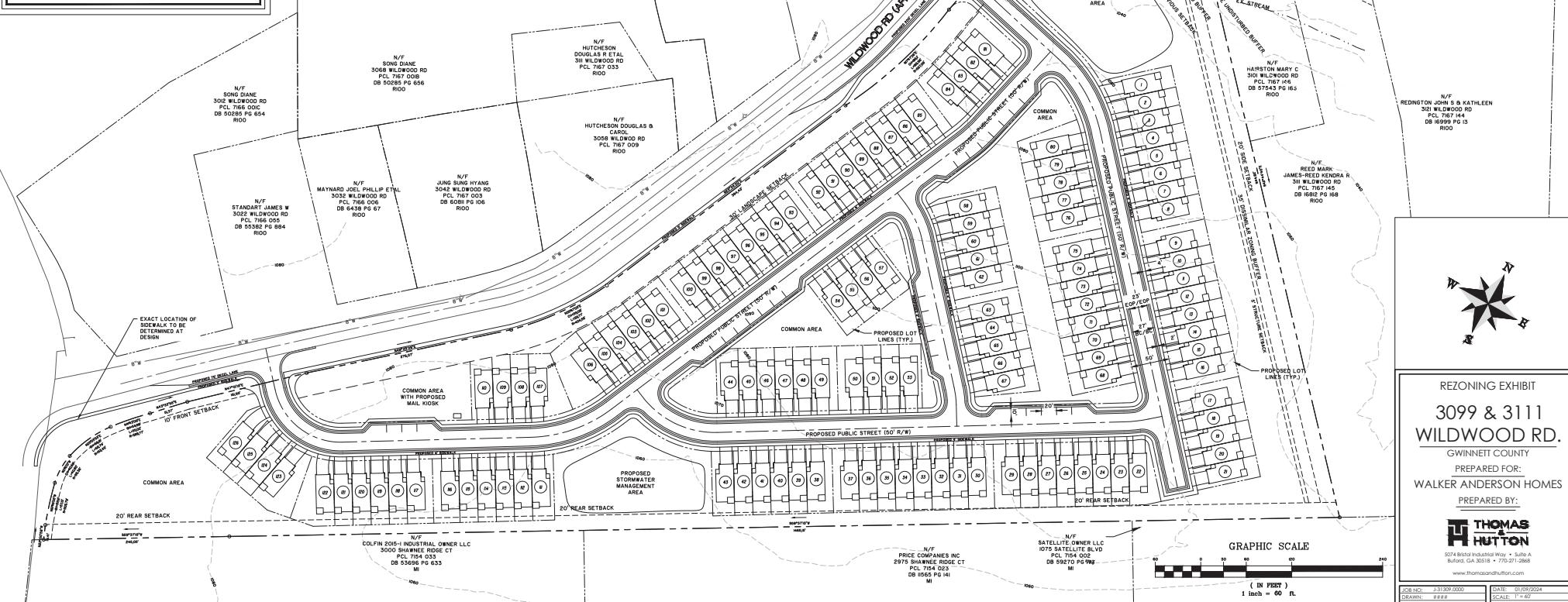
15. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

16. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



NOTES:

1. FENCES AND RETAINING WALLS WILL BE DESIGNED IN CONJUNCTION WITH GRADING AND SITE PLANS
2. DISTANCE BETWEEN BUILDINGS MUST BE 20' GRASSED OR LANDSCAPED
3. STORMWATER MANAGEMENT AREAS ARE NOT TO BE IN STREAM BUFFERS OR REAR SETBACKS
4. RETAINING WALLS FOR DETENTION PONDS OR OTHER BMP ARE ONLY ALLOWED TO BE 50% OF POND PERIMETER. POND WALL IS REQUIRED TO BE 1.5 TIMES THE HEIGHT AWAY FROM PROPERTY LINE



REZONING EXHIBIT

**3099 & 3111
WILDWOOD RD.**

GWINNETT COUNTY

PREPARED FOR:
WALKER ANDERSON HOMES

PREPARED BY:



5074 Biotel Industrial Way • Suite A
Buford, GA 30518 • 770-271-2868
www.thomasandhutton.com

DATE: 01/09/2024
DRAWN: EEEEEE
REVIEWED: EEEEEE
SHEET: 4444

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2024



RECEIVED

1.9.2024



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

[attached]



RECEIVED

1.9.2024

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Walker Anderson Homes, LLC (the “Applicant”) for the purpose of rezoning to the R-TH zoning classification an approximately 16.63-acre tract of land (the “Property”) located at the intersection of Wildwood Road and Suwanee Creek Road. The Property is currently zoned R-100 and is located within the Established Neighborhoods Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property for use as a single-family attached townhome community including a total of 126 homes. Residents of the proposed community would enjoy convenient vehicular access to major transportation corridors including Satellite Boulevard, Buford Highway (State Route 13), and McGinnis Ferry Road. Residents would also have convenient access to Interstate 85 by way of the new interchange at McGinnis Ferry Road, which is currently under construction. Residents would also have convenient access to the wide variety of commercial/retail, office, and employment uses located nearby. In fact, the Property is adjacent to and shares a long boundary with facilities in the Shawnee Ridge Industrial Park.

Homes in the proposed community would be constructed with attractive building materials including brick, stone, and/or fiber cement siding or shake in accordance with the requirements of

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

Page 21 of 63

www.mptlawfirm.com

the Gwinnett County Unified Development Ordinance. The proposed development would feature several areas of pocket parks and small green spaces spread throughout the development. The Property is located across the street from Peachtree Ridge Park—which would provide additional recreational opportunities for residents.

The proposed development is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which generally encourages the development of residential land uses. More specifically, the 2040 Plan recommends residential densities of 3-7 units per acre for the Established Neighborhoods Character Area, which includes the Property. While the policy narrative for Established Neighborhoods focuses on single-family detached homes, the Property is uniquely situated being located at an intersection and adjacent to industrial uses. Moreover, the Urban Scale Typology places the Established Neighborhoods Character Area in the center-right of the scale leaning to the side of more intense land uses. This underscores the role of the character area as a transitional area between more intense urban areas, such as the industrial parks and Interstate 85 to the east, and less intense single-family uses to the north. The proposed residential development fits squarely within this existing transition. It is also compatible with the recently-developed Ellington community, which includes townhomes.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 21st day of December, 2023.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

RECEIVED

1.9.2024

REZONING APPLICANT'S RESPONSE
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 AN 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:

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

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

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE 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:

RECEIVED

1.9.2024

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of residential land uses as well as industrial uses adjacent to the Property.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement the surrounding land use mix.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property is located at the intersection of Wildwood Road and Suwanee Creek Road with access to major transportation corridors and utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan which designates the Property as within both the Established Neighborhoods Character Areas. The proposed development is a transitional use between industrial and single-family detached residential uses.
- (F) The Applicant submits that the subject Property's location in close proximity to other residential developments with single-family attached homes, its location across the street from a major community amenity, and its convenient access to major transportation corridors, including Interstate 85, provide additional supporting grounds for approval of the application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

1.9.2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: _____	NAME: _____	
ADDRESS: _____	ADDRESS: _____	
CITY: _____	CITY: _____	
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____	
PHONE: _____	PHONE: _____	
EMAIL: _____	EMAIL: _____	
CONTACT PERSON: _____	PHONE: _____	
CONTACT'S E-MAIL: _____		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): _____	REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____	ACREAGE: _____	
ADDRESS OF PROPERTY: _____		
PROPOSED DEVELOPMENT: _____		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1.9.2024

PROPERTY OWNER LIST

Name	Address	Parcel #
Baynes Family, LLC	PO BOX 693 CLARKESVILLE GA 30523	R7167 007
Linda A. Baynes	511 SHOALS RDG CLARKESVILLE GA 30523	R7167 001D
Linda A. Baynes	511 SHOALS RDG CLARKESVILLE GA 30523	R7166 001D
Myron B. Baynes	511 SHOALS RDG CLARKESVILLE GA 30523	R7166 001E

RECEIVED

1.9.2024

REZONING 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.



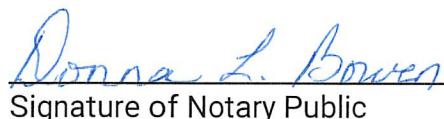
Signature of Applicant

12/19/23

Date

Shane Lanham, attorney for Applicant

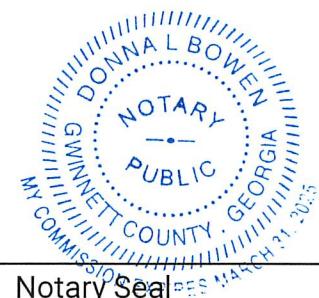
Type or Print Name and Title



Signature of Notary Public

12/19/23

Date



RECEIVED

1.9.2024

REZONING 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.

Walker Anderson Holmes
Alitt WL

12/12/23

Signature of Applicant

Date

Corbett Woods, Vice President

Type or Print Name and Title

Signature of Notary Public

12/12/23

Date



RECEIVED

1.9.2024

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING 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.

Linda A. Baynes

Signature of Property Owner

12-11-23

Date

Linda A. Baynes - Owner

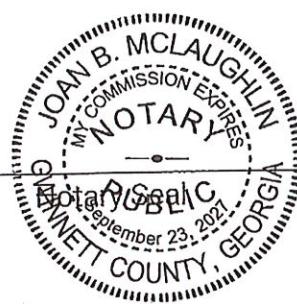
Type or Print Name and Title

Joan B. McLaughlin

Signature of Notary Public

12/11/23

Date



RECEIVED

1.9.2024

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

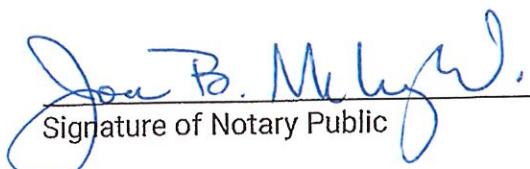
REZONING PROPERTY OWNER'S CERTIFICATION

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.

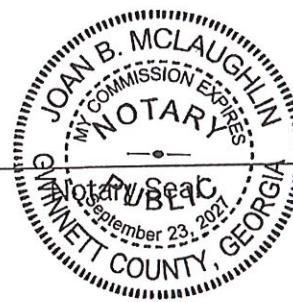

Signature of Property Owner

12-11-23
Date

Myron B. Baynas - Owner
Type or Print Name and Title


Signature of Notary Public

12/11/23
Date



RECEIVED

1.9.2024

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING 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.

My B. Baynes

Signature of Property Owner

12-11-23

Date

Baynes Family LLC
Myron B. Baynes - Managing Member

Type or Print Name and Title

Joan B. McLaughlin

Signature of Notary Public

12/11/23

Date



RECEIVED

1.9.2024

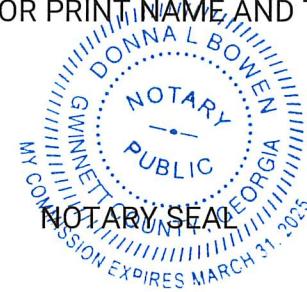
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

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 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 Mahaffey Pickens Tucker, LLP

YOUR NAME

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

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

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

RECEIVED

1.9.2024

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Ben Ku, Commissioner	\$1,500	10/03/2022
Matt Holtkamp, Commissioner	\$1,000	04/13/2023
Nicole Love Hendrickson, Chairwoman	\$2,500	08/11/2023
Matt Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023

Lee Tucker, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,000	10/25/2023

Jeffrey Mahaffey, Attorney at Law, Individually

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

RECEIVED

1.9.2024

CONFFLICT 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.

Walker Anderson Homer

Cliff W.L.

12/12/23

Cliff Woods, Vice Pres. dmt

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

M. M. D.

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

Cliff Woods, Walker Anderson Homer

YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
<i>Kirkland Cardin, Commissioner</i>	\$ 500	7/24/23
<i>Nicole Love Hendrickson, Chairwoman</i>	\$ 500	10/11/23

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

RECEIVED

1.9.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.

PARCEL I.D. NUMBER:
(Map Reference Number)

7 - 166 - 001D
District Land Lot Parcel

Signature of Applicant

Date

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)

J. M. Smith
NAME

TSA
TITLE

12/19/2024
DATE

Tax payment Due 02/01/2024

RECEIVED

1.9.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 166 - 001 E
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

12/19/23
Date

Type or Print Name and Title
Shane Lanham, attorney

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)

T. Finley J. Finley
NAME
12/19/2023
DATE

T. S. A.
TITLE

tax payment due 2/1/2024

RECEIVED

1.9.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.

PARCEL I.D. NUMBER:
(Map Reference Number)

7 - 167 - 007
District Land Lot Parcel

Signature of Applicant

Date

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)

T. Finley T. Finley
NAME

TBA
TITLE

12/19/2023
DATE

RECEIVED

1.9.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

7 - 168 - 001 D
District Land Lot Parcel

Signature of Applicant

Date

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)

TFinley Thirby
NAME
12/19/2023
DATE

TSA
TITLE

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



September 12, 2023

Corbitt Woods
Walker Anderson Homes
390 Brogdon Rd.
Suwanee, GA 30024

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-209-09	
Expiration Date: 09/12/2024	
Tie-In Manhole FID: 205176	

RE: Sewer Availability for Proposed Development – 3099 and 3111 Wildwood Road
Parcel ID 7166 001D, 7167 001D, 7167 007

Dear Mr. Woods:

This letter supersedes the earlier Sewer Capacity Certification C2022-083-03 dated March 29, 2022 addressed to John Evans of Silver Hill Homes.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 124 single-family homes on the above parcel(s) 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 21.5 gpm discharging to the sewer tie-in manhole at Facility ID 205176.

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

RZM2024-00004
12.21.2023



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

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

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; 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]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12.21.2023

Traffic Impact Study

Wildwood Road Residential Townhome Development
Gwinnett County, Georgia

December 20, 2023



MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

RECEIVED

10

12.21.2023

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The project will consist of 126 attached residential townhome units and will be served by two full-movement accesses on Wildwood Road. The site plan is presented in Figure 4.

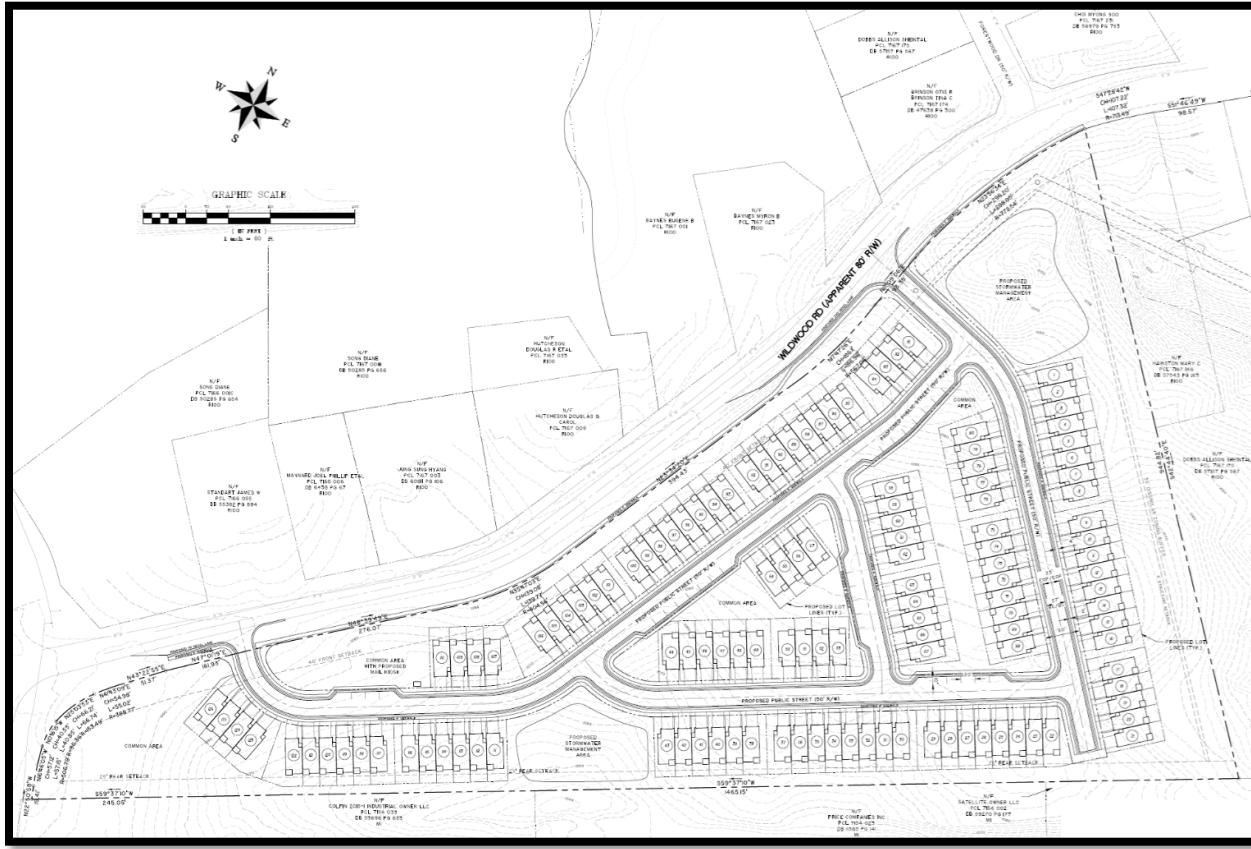


Figure 4 – Site Plan

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volumes of traffic that will be generated by the townhomes were calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (the current edition). ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the project. The trip generation is summarized in Table 4.

**Wildwood Road Townhomes, Gwinnett County
Traffic Impact Study**

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

RECEIVED

12.21.2023

11

Table 4 – Proposed Wildwood Road Townhomes Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
Townhomes	210	126 homes	15	45	60	42	30	72	455	455	910

The proposed townhomes will generate 60 trips in the morning peak hour, 72 trips in the evening peak hour, and 910 daily trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area. The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed townhomes are shown in Figure 5.

RECEIVED

12.21.2023

Auxiliary Lane Requirements at Project Accesses

The Gwinnett County *Unified Development Ordinance* (UDO), section 900-30.2 B states that a deceleration lane shall be required at each project driveway or subdivision street entrance that is provided access to a Minor Collector or Major Thoroughfare. Wildwood Road is a local road and, therefore, the UDO does not provide a requirement for auxiliary turn lanes. The volumes on Wildwood Road passing the subject site are moderate and the volumes turning into the project at each access are also very low. Therefore, exclusive turn lanes are not considered necessary on Wildwood Road at either project access. It is noted that there are curves and hilly terrain on Wildwood Road along the project frontage and in this vicinity. The accesses should be located and designed to maximize intersection sight distance and stopping sight distance in both directions at both accesses. A turn lane may merit consideration in one direction or the other at either access if, upon final location and design of the accesses, insufficient stopping sight distance is available between vehicles turning into each access and following vehicles.

One entering lane and one exiting lane should be provided in each access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersections including the project accesses using the Synchro 12 model. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

RECEIVED

12.21.2023

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential townhome development in Gwinnett County. The site is located along the south side of Wildwood Road east of Suwanee Creek Road. The project will consist of 126 attached residential townhome units and will be served by two full-movement accesses on Wildwood Road. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable operating conditions at most locations.
 - a. The roundabout at Wildwood Road / Suwanee Creek Road operates at LOS A for all approaches during both peak time periods.
 - b. The signalized intersection of Satellite Boulevard at Wildwood Road operates acceptably for all approaches during both peaks.
 - c. At the two side street stop sign controlled intersections – Buford Highway at Suwanee Creek Road and McGinnis Ferry Road at Wildwood Road, the side street left turn movements fail, with the side street left turn delay from Wildwood Road at McGinnis Ferry Road sufficiently high to cause the intersection to fail in the p.m. peak. A signal warrant study would need to be performed at each intersection to determine if and when signalization would be appropriate.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future, with an annual growth rate of 2.0% for five years applied to the counted volumes when developing the no-build and future volumes.
3. There are several planned and programmed road improvement projects in the vicinity. Most will not directly impact the volumes or control at the study intersections. Two projects are noted here:
 - a. The interchange of I-85 at McGinnis Ferry Road is under construction. This interchange was assumed to be operational when assigning the project trips from the proposed townhomes.
 - b. The Infinite Loop Trail will run through the vicinity of the townhomes and it is recommended that the project developer and civil/site engineer take that trail into consideration, as appropriate.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition, but operations will be comparable to the existing condition. As with the existing analysis, a signal warrant study can be performed at the two failing side street stop sign controlled intersections to determine if and when signalization would be appropriate.
5. The proposed townhomes will generate 60 trips in the morning peak hour, 72 trips in the evening peak hour, and 910 daily trips.

RECEIVED

12.21.2023

6. The future analysis with the addition of the proposed townhomes' trips reveals comparable operations to the no-build condition. The same guidance provided for the existing and no-build conditions will continue to be appropriate for the future condition. No mitigation is identified at any study intersection as a consequence of the proposed townhomes.
7. No left or right turn lane is required on Wildwood Road at either project access. However, it is noted that there are curves and hilly terrain on Wildwood Road along the project frontage and in this vicinity. The accesses should be located and designed to maximize intersection sight distance and stopping sight distance in both directions at both accesses. A turn lane may merit consideration in one direction or the other at either access if, upon final location and design of the accesses, insufficient stopping sight distance is available between vehicles turning into each access and following vehicles.
8. Each access should include one entering and one exiting lane and each exiting approach should be controlled by side street stop sign and accompanying stop bar.
9. The project civil/site engineer should comply with all applicable design standards at each project access and along all internal roadways, including intersection and stopping sight distances, turn lane storage and taper lengths (where applicable), turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

Exhibit H: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	02.01.2024				
Department/Agency Name:	Transportation				
Reviewer Name:	Brent Hodges				
Reviewer Title:	Construction Manager 1				
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com				
Case Number:	RZM2024-00004				
Case Address:	3099 – 3111 Wildwood Road, Suwanee, 30024				
Comments:		<input checked="" type="checkbox"/> X	YES	<input type="checkbox"/>	NO
1	Wildwood Road is a local road. ADT = 1,103.				
2	2.7 miles to the nearest transit facility (#2335244) located at Satellite Boulevard and Chick-Fil-A.				
3	Per Section 360-90 of the UDO; a concrete sidewalk shall be constructed along the entire site frontage.				
4	Traffic Calming shall be provided along the internal streets.				
5					
6					
7					
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	YES	<input type="checkbox"/>	NO
1	The developer shall construct a SB left-turn lane into the site, along Wildwood Road at the northern most entrance. This is in addition to right-turn lanes at both proposed entrance locations.				
2	The developer shall provide a pedestrian connection to Peachtree Ridge Park, from the required sidewalk along the Wildwood Road frontage.				
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: RZM2024-00004	
Case Address: 3001, 3099 Wildwood Rd and 3000 Block of Wildwood Rd	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The proposed development may connect to an existing 8-inch water main on the northern right-of-way of Wildwood Road. A jack-and bore will be required.
2	Sewer: A Sewer Capacity Certification (C2023-209-09) has been approved for 124 units. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7167 145. Offsite easements will be required. Permanent structures shall not encroach into the sewer easements.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	

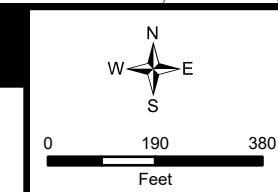


Water Main
 Hydrant
 Master Vault

Manhole
 Sewer Collector
 Sewer Interceptor
 Sewer Force Main

3000 Block of Wildwood Rd R-100 to R-TH

Water & Sewer Utility Map



LOCATION

Water Comments: The proposed development may connect to an existing 8-inch water main on the northern right-of-way of Wildwood Road. A jack-and-bore will be required.

Sewer Comments: A Sewer Capacity Certification (C2023-209-09) has been approved for 124 units. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7167 145. Offsite easements will be required. Permanent structures shall not encroach into the sewer easements.

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.

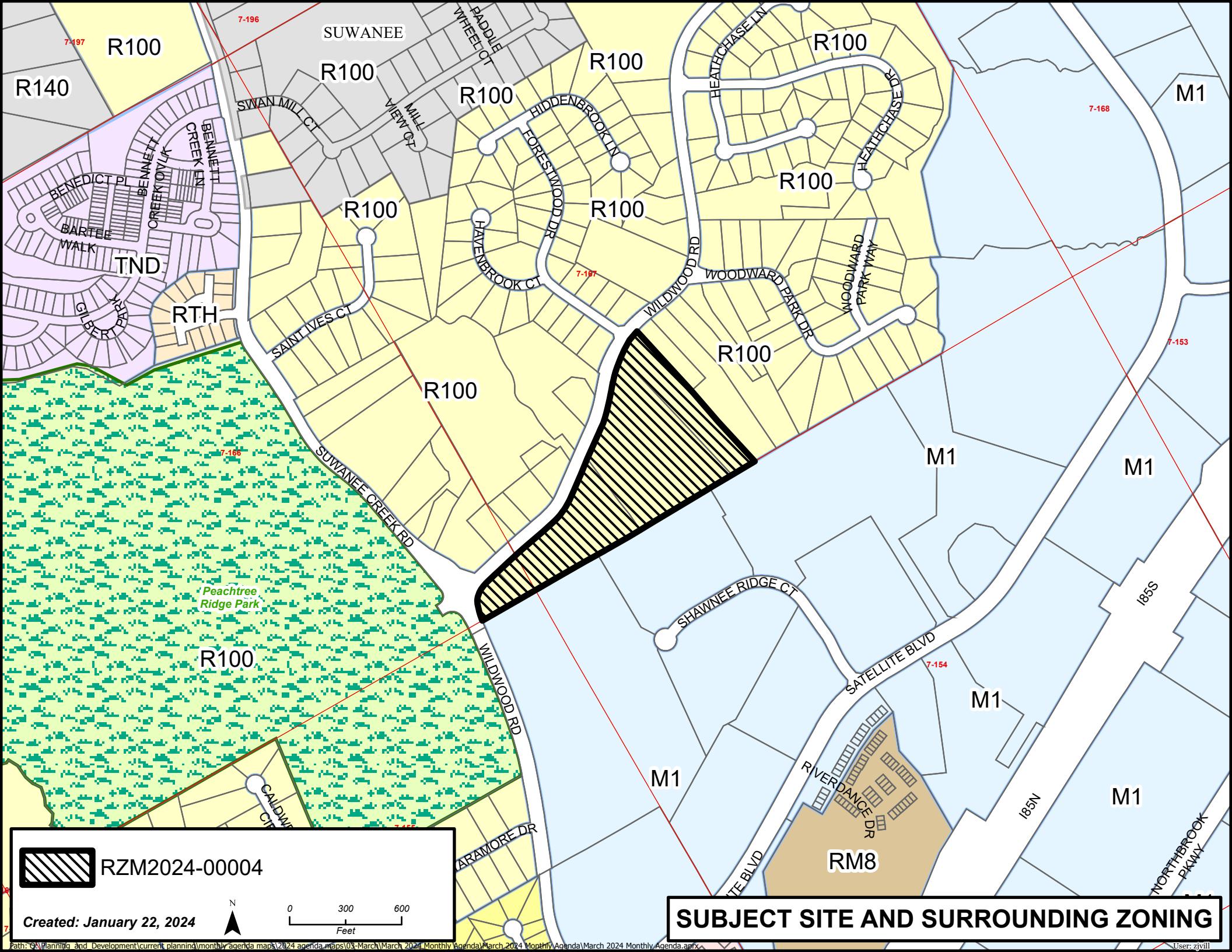
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, March, 2024												Proposed Zoning
		School	2023-24	2024-25	2025-26	Approximate Student Projections from Proposed Developments						
		School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00004	Peachtree Ridge HS	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	17	
	Hull MS	1,320	1,750	-430	1,353	1,750	-397	1,399	1,750	-351	12	
	Burnette ES	729	825	-96	736	825	-89	743	825	-82	22	
RZR2024-00008	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	1	
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	0	
	Fort Daniel ES	715	925	-210	729	925	-196	740	925	-185	1	
RZR2024-00010	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	53	
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	40	
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	73	
RZR2024-00011	Archer HS	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	33	
	McConnell MS	2,111	1,775	336	2,153	1,775	378	2,196	1,775	421	26	
	Harbins ES	1,443	1,225	218	1,486	1,225	261	1,531	1,225	306	47	
RZM2024-00005	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	9	
	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	6	
	Freeman's Mill ES	1,074	925	149	1,095	925	170	1,112	925	187	12	

Exhibit I: Maps

[attached]





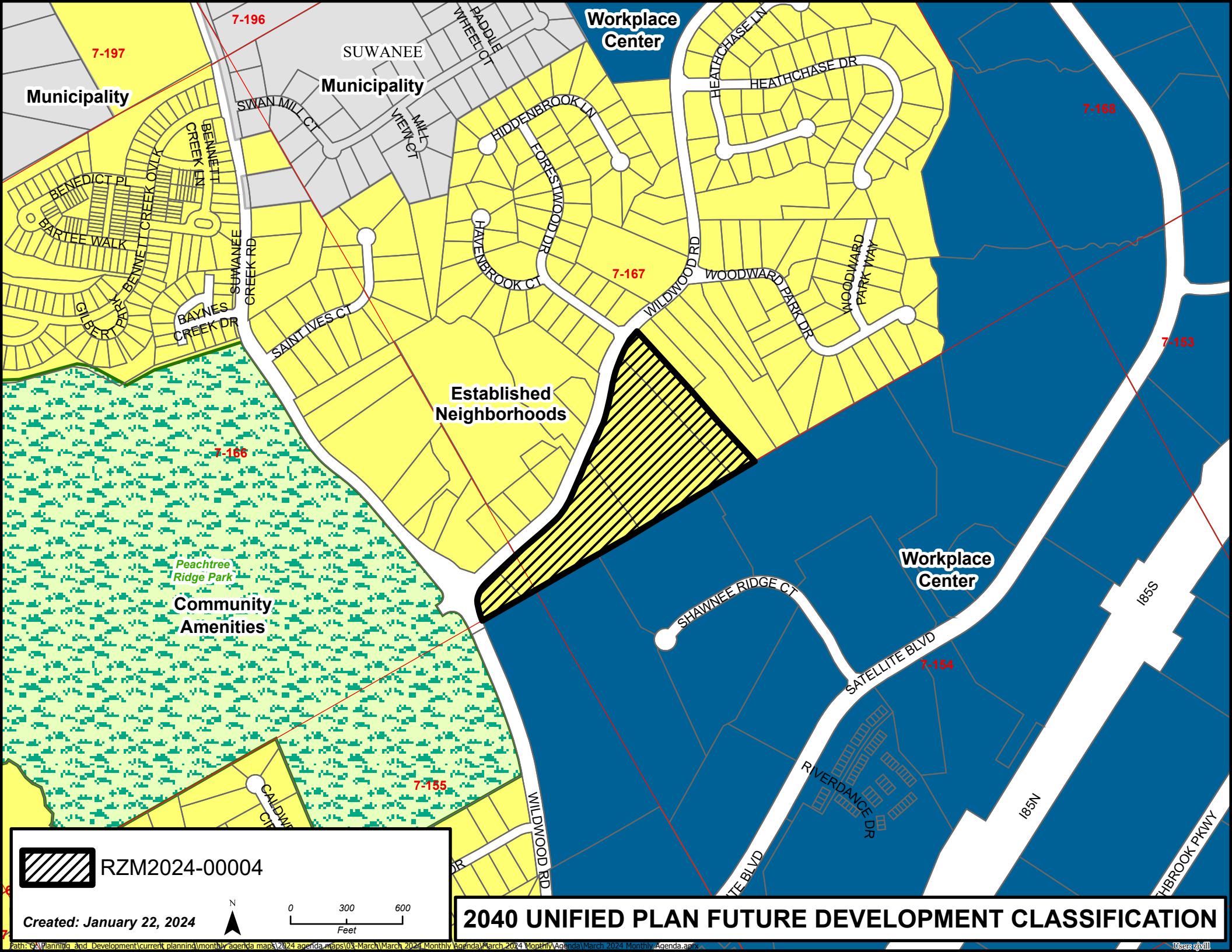


Exhibit J: Site Plan Presented at the April 9, 2024, Planning Commission Public Hearing

[attached]

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±16.63 AC.
(PARCEL ID #s 7166 0010, 7166 001E, 7167-001D 7167-007)

2. CURRENT ZONING: R-100

3. PROPOSED ZONING: R-TH (SINGLE-FAMILY ATTACHED / DETACHED RESIDENTIAL)

4. EXTERNAL SETBACKS:
FRONT = 10'
REAR = 20'
SIDE = 20'

5. TOTAL NUMBER OF UNITS = 113 (6.79 UNITS/A.C.)
6. GROSS DENSITY FOR PROPERTY = 6.79 UNITS/A.C.
NET DENSITY FOR PROPERTY = 6.79 UNITS/A.C.
MAXIMUM DENSITY = 10 UNITS/A.C.

7. REQUIRED COMMON AREA = 15 % TOTAL BOUNDARY AREA (±2.50 AC.)
COMMON AREA PROVIDED = 5.5 AC.
STORMWATER MANAGEMENT AREA = ±1.25 AC.

8. REQUIRED GUEST PARKING: 0.25 SPACES/UNIT (31 SPACES PROVIDED)

9. MAXIMUM BUILDING HEIGHT: 35 FEET

10. MINIMUM HEATED FLOOR AREA: 1800 SQ. FT.

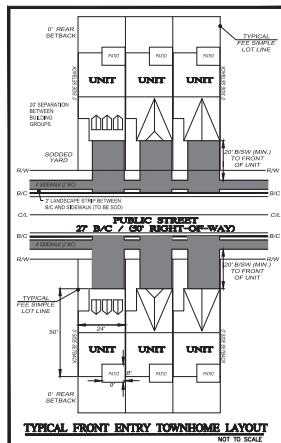
11. BOUNDARY INFORMATION BASED ON GWINNETT COUNTY GIS PARCEL INFORMATION AND DEED RESEARCH. NO SURVEY FIELD WORK WAS PROVIDED BY THOMAS & HUTTON.

12. TOPOGRAPHIC INFORMATION BASED ON GWINNETT COUNTY GIS INFORMATION.

13. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.

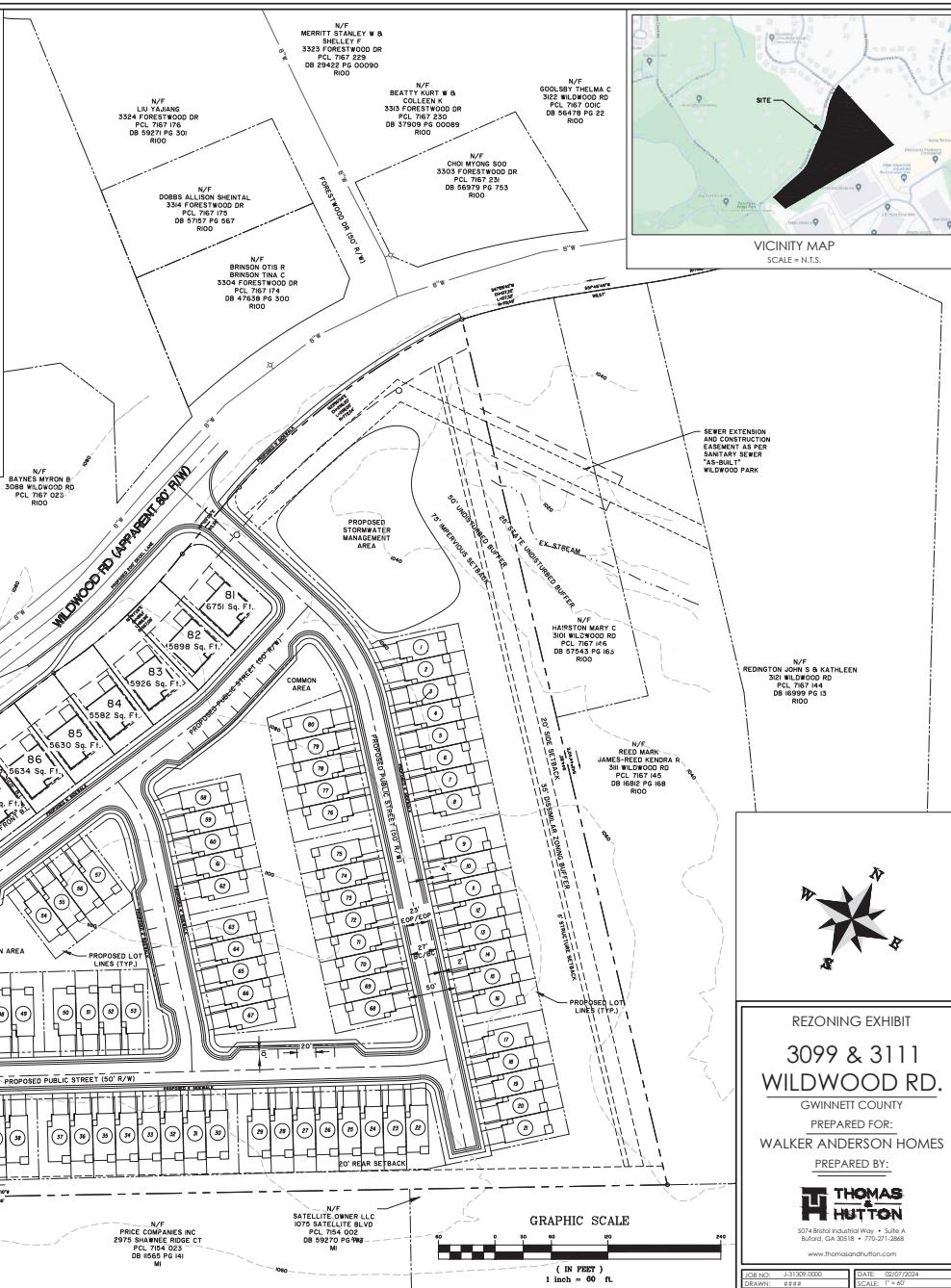
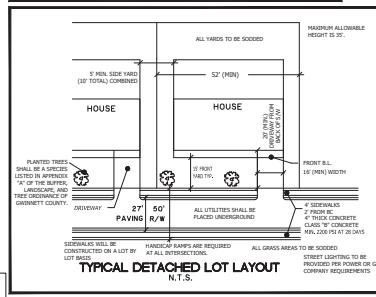
14. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

15. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



NOTES:

1. FENCES AND RETAINING WALLS WILL BE DESIGNED IN CONJUNCTION WITH GRADING AND SITE PLANS
2. DISTANCE BETWEEN TOWNSHOME BUILDINGS MUST BE 20' GRASSED OR LANDSCAPED
3. STORMWATER MANAGEMENT AREAS ARE NOT TO BE IN STREAM BUFFERS OR REAR SETBACKS
4. RETAINING WALLS FOR DETENTION PONDS OR OTHER BMP ARE ONLY ALLOWED TO BE 50% OF POND PERIMETER. POND WALL IS REQUIRED TO BE 1.5 TIMES THE HEIGHT AWAY FROM PROPERTY LINE



**Exhibit K: Site Plan prepared by Thomas & Hutton, dated April 22, 2024, and submitted to the
Department of Planning and Development on May 2, 2024**

[attached]

