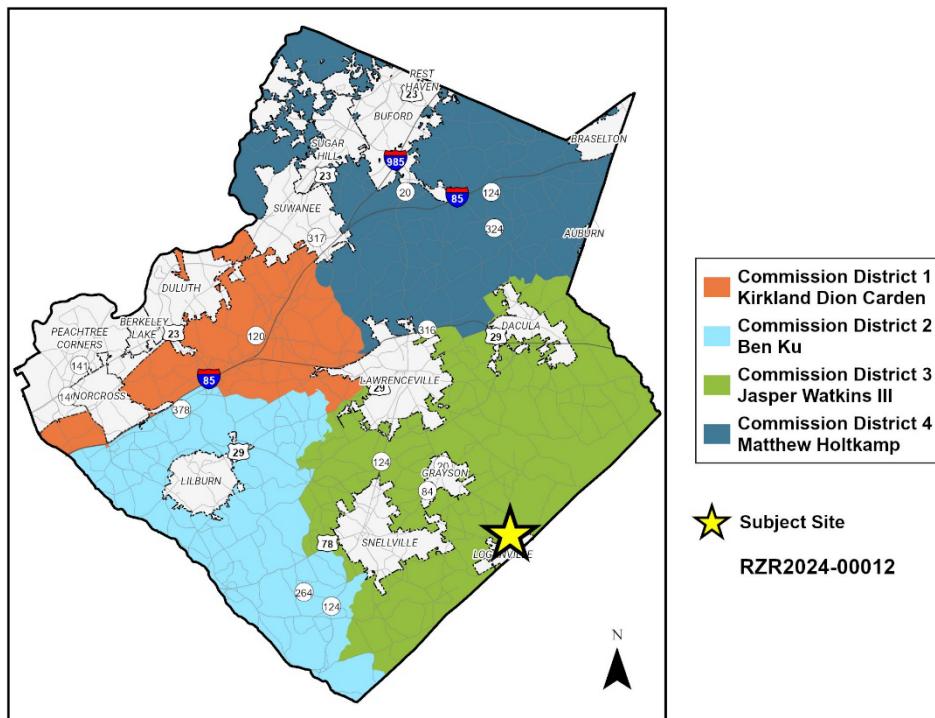




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>RZR2024-00012</b>
<b>Current Zoning:</b>	<b>R-100</b> (Single-Family Residence District)
<b>Request:</b>	Rezoning to <b>R-75</b> (Single-Family Residence District)
<b>Overlay District:</b>	Grayson/Highway 20 Corridor Overlay District
<b>Address:</b>	3847 Loganville Highway
<b>Map Number:</b>	R5162 028
<b>Site Area:</b>	32.34 acres
<b>Units:</b>	75
<b>Proposed Development:</b>	Single-Family Detached Subdivision
<b>Commission District:</b>	District 3 – Commissioner Watkins
<b>Character Area:</b>	Established Neighborhoods
<b>Staff Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>
<b>Planning Commission Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>



**Applicant:** DRB Group Georgia, LLC  
c/o Mahaffey Pickens Tucker, LLP  
1550 North Brown Road, Suite 125  
Lawrenceville, GA 30043

**Owners:** Michael & Pamela McGrath  
3771 River Mansion Drive  
Peachtree Corners, GA 30096

**Contact:** Shane Lanham

**Contact Phone:** 770.232.0000

## **Zoning History**

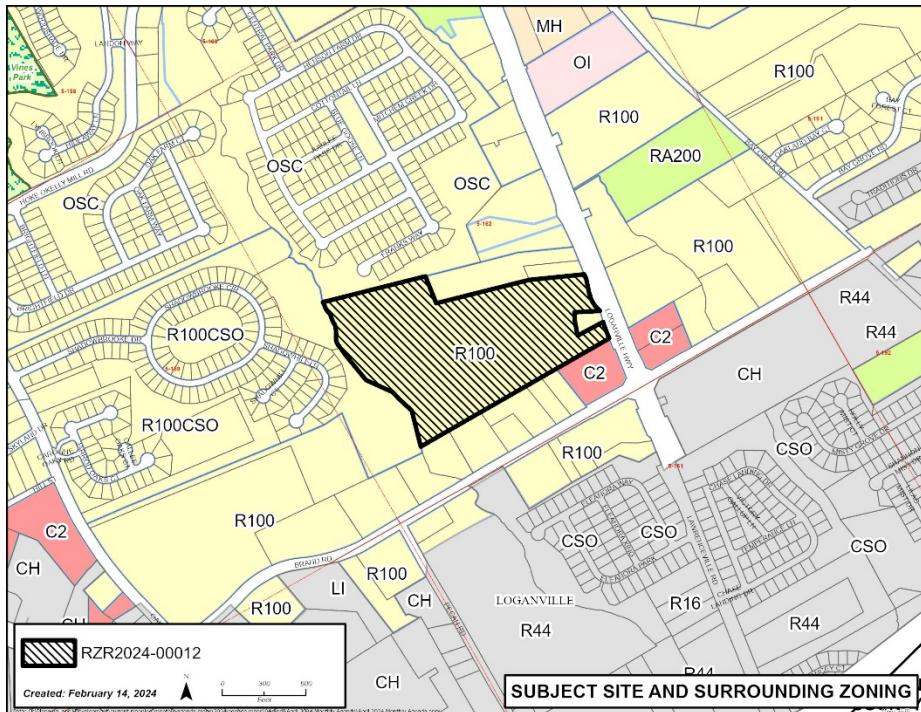
The subject property is zoned R-100 (Single-Family Residence District). The property was part of an areawide rezoning from RA-200 (Agriculture-Residence District) to R-100 in 1973. A special use permit was approved for the front portion of the site for a re-entry partnership housing facility in 2019, pursuant to SUP2019-00027. The subject property is located in the Grayson/Highway 20 Corridor Overlay District.

## **Existing Site Condition**

The subject property is a 32.34-acre parcel located along Loganville Highway, north of its intersection with Brand Road. There is a single-family residence and accessory buildings on the site accessed by two driveways from Loganville Highway. The site includes a tree farm behind the residence and is wooded towards the rear of the property. A stream, associated buffers, and wetlands are located along the rear property line. The property is partially located within the Rockdale Reservoir 7-mile buffer area but does not flow into the Rockdale Reservoir drainage basin, meaning enhanced stream buffers are not required. The terrain rises approximately 10 feet from the road before gradually falling towards the stream at the rear of the property. There are overhead power lines and an unpaved access drive within a 125-foot-wide Georgia Power easement along the southern property line. The Loganville Highway frontage includes a sidewalk and overhead utility lines. The nearest Gwinnett County Transit stop is approximately 7.5 miles from the subject property.

## **Surrounding Use and Zoning**

The site is located in a predominantly residential area along Loganville Highway, north of the City of Loganville. The corridor is transitioning from a rural residential to a suburban character comprising of single-family detached subdivisions and small-scale commercial uses. Recently developed single-family residential subdivisions are located nearby to the north and south of the property. Residences on large lots surround the site to the north, south, and east across Loganville Highway. There are new convenience stores with fuel pumps on both sides of Loganville Highway just south of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	2.32 units per acre
North	Single-Family Residential	OSC	2.22 units per acre
East	Single-Family Residential	R-100	0.18 units per acre
South	Single-Family Residential Commercial	R-100 C-2	0.45 units per acre N/A
West	Single-Family Residential	R-100 CSO	1.90 units per acre

## Project Summary

The applicant requests rezoning of a 32.34-acre property from R-100 to R-75 for a single-family detached subdivision, including:

- 75 single-family detached residences at a density of 2.32 units per acre, with 12 lots partially located within the Georgia Power easement along the southern property line.
- Lot sizes ranging from 10,500 to 18,648 square feet.
- Residences with a minimum heated floor area of 1,800 square feet and front-loaded two-car garages.
- Exterior building materials of brick, stacked stone, fiber cement shake, siding, and board and batten.
- A total of 5.94 acres of open space located in the front of the development and along the southern property line within the Georgia Power easement.
- A total of 1.78 acres of usable open space including a landscaped area with gazebo in the front of the subdivision, a playground with seating areas and mail kiosk, benches and landscaping around the stormwater pond in the southwest corner of the property, and a walking trail of crushed rock or gravel within the Georgia Power easement and connecting to the street.
- A mail kiosk with two on-street parallel parking spaces adjacent to the open spaces at the front of the site.

- A 40-foot-wide setback with 10-foot-wide landscape strip along Loganville Highway.
- One full-access entrance with a deceleration lane and 5-foot-wide sidewalks along Loganville Highway.
- 27-foot-wide internal streets with 5-foot-wide sidewalks along both sides.
- A 30-foot-wide easement along the western property line for a future greenway identified on the Gwinnett County Trails Master Plan.
- Two stormwater management facilities. One along the Loganville Highway frontage, and another located in the southwest corner of the subdivision outside of the 50-foot-wide undisturbed stream buffer.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-75, for a single-family detached subdivision. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Density	Maximum 3.0 units per acre	2.32 units per acre	YES
Lot Size	Minimum 10,500 square feet	≥10,500 square feet	YES
Lot Width	Minimum 75'	≥75'	YES
Lot Coverage	Maximum 55%	<55%	YES
Front Yard Setback	Minimum 20'	20'	YES
Rear Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Building Height	Maximum 35'	35'	YES
Open Space	Minimum 10% or 3.24 acres	18.4% or 5.94 acres	YES
Usable Open Space	Minimum 5% or 1.62 acres	5.5% or 1.78 acres	YES
Street Frontage Setback	Minimum 40' 10' wide landscape strip	Minimum 40' 10' wide landscape strip	YES

## Public Participation

The applicant held a community meeting for the development on March 19, 2024 at the Bay Creek Community House in Loganville. There were seven community members in attendance, who raised questions regarding the size of homes, amenities, stormwater management, and development timeline. The applicant revised the site plan after the public meeting. The public participation report is shown in Exhibit H.

## Internal and External Agency Review

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

## Staff Analysis

**Rezoning 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 270-20.6. 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.**

The proposed rezoning to R-75 would allow for a subdivision that has a slightly higher density than the Central Park subdivision to the north and the Shadowbrooke subdivision to the west. The primary difference between these subdivisions is that additional land is conserved as open space within OSC, where R-75 is a conventional subdivision with less open space and larger lots. As such, the minimum lot size in R-75 is 10,500 square feet, significantly larger than the typical lot sizes between 7,200 and 8,500 square feet within the adjacent subdivisions. The proposed larger lot sizes are also appropriate near the remaining tracts of land which are expected to transition into subdivisions over time. The 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.**

The proposed development would meet all the requirements for the R-75 zoning district, including the conservation of streams and associated buffers on the property. Potential traffic impacts could be mitigated through the addition of left and right turn lanes into the property, as conditioned by staff. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

**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.

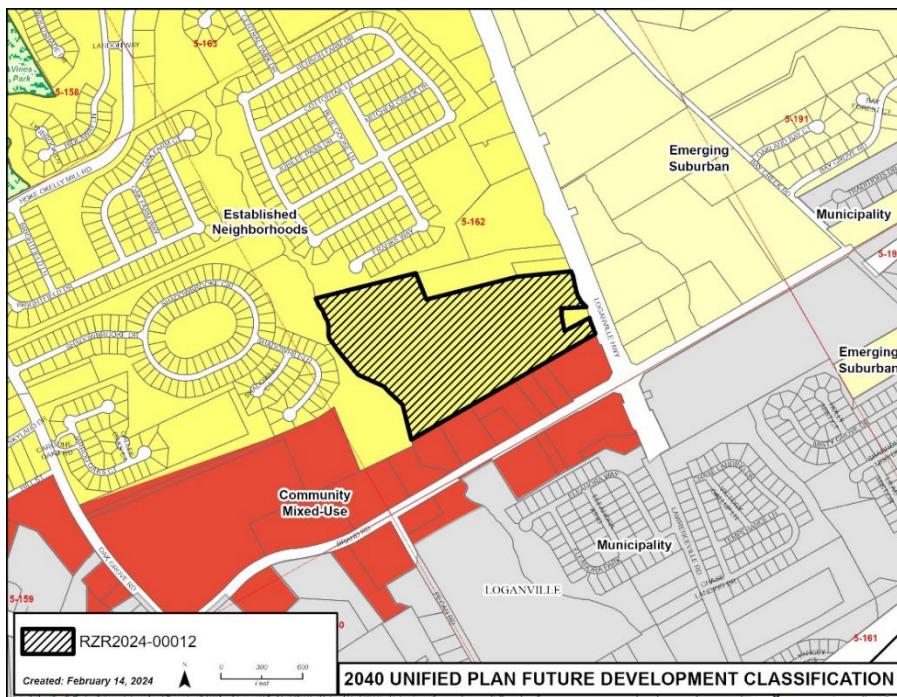
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study submitted for the development estimated that the subdivision would generate 58 AM and 77 PM peak hour trips within a 24-hour period. To mitigate potential impacts, the study recommended a northbound left-turn lane and a southbound right-turn lane into the development. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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

The application was received prior to the adoption of the 2045 Unified Plan, and was analyzed based on the 2040 Unified Plan. The Future Development Map of the Unified Plan indicates the property is located within the Established Neighborhoods Character Area, which designates well-established neighborhoods and single-family residential areas where changes in land use are not anticipated in the next 20 years, nor encouraged. Any new development, including residential infill, should be consistent in scale, architecture, and use with surrounding properties.

Although the Established Neighborhoods Character Area does not anticipate changes in land use, the portion of Loganville Highway between Ozora Road and the City of Loganville boundary is experiencing significant change in the form of single-family detached subdivisions, townhouses, and non-residential development. The proposed subdivision would have similarly sized homes on lots larger than the adjacent subdivisions, but with a comparable density. In addition, R-75 is a recommended zoning district for low-density residential uses, which are intended for this character area. The proposed rezoning is 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.**

The applicant intends to place twelve lots within the 125-foot-wide Georgia Power easement, which is not a best practice. In addition, the easement restricts the usability of the rear yard to only pervious surfaces meaning sheds and other structures commonly found in rear yards would not be permitted or could be subject to removal by Georgia Power. In addition, this configuration would place homes in close proximity to major transmission lines. A condition of

approval that prohibits lots within the easement is recommended to help mitigate these concerns.

## **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 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-75 for a single-family detached subdivision subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 75 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 18, 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.
3. Exterior building materials shall be of brick, stacked stone, **and/or** fiber cement shake, siding and board and batten.
4. The minimum heated floor area of each dwelling shall be **1,800 2,000** square feet.
5. A deceleration lane shall be provided along Loganville Highway, as shown on Exhibit B: Site Plan dated received April 18, 2024, subject to the review and approval of the Gwinnett County Department of Transportation.
6. Traffic calming shall be provided for any internal street(s) that exceeds 500 feet in length without a control point, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Dead-end streets shall be prohibited.
8. Usable open space shall be provided including a landscaped area with a gazebo, a playground with seating areas, benches and landscaping around the rear stormwater facility, and walking trails with a surface of crushed rock, gravel, or other material, subject to the review and approval by the Department of Planning and Development.

9. A 30-foot-wide greenway easement shall be provided along the western property line at no cost to Gwinnett County, prior to the issuance of final plat, subject to the review and approval by the Department of Community Services.
10. Building lots shall not be located within any stream buffer or their associated impervious setbacks or within the 125-foot-wide Georgia Power Easement.
11. Stormwater BMP facilities that are not designed as an amenity shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to the review and approval by the Department of Planning and Development.
12. Natural vegetation shall remain on the property until the issuance of a development permit.
13. All grassed areas within lots and usable open space shall be sodded.
14. **No more than 10 percent rental at any given time, to be enforced by the Homeowners Association (HOA).**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan (Revised after Public Participation)
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation
- I. Internal and External Agency Review Comments
- J. Maps
- K. Site Plan Presented at the May 7, 2024, Planning Commission Public Hearing

## Exhibit A: Site Visit Photos



View of existing residence on the site



View of interior of the site



View of overhead power lines and access drive on the site



View of road frontage, site on right

**Exhibit B: Site Plan (Revised after Public Participation)**

**[attached]**

- (A) 25' STATE UNDISTURBED STREAM BUFFER  
(AS MEASURED FROM TOP OF BANK)
- (B) 50' COUNTY UNDISTURBED STREAM BUFFER  
(AS MEASURED FROM TOP OF BANK)
- (C) 75' COUNTY IMPERVIOUS SETBACK  
(AS MEASURED FROM TOP OF BANK)

# GWINNETT COUNTY PLANNING AND DEVELOPMENT

**RECEIVED**

4.18.2024

LINE	BEARING	DISTANCE
L1	S 23°11'13" E	37.28'
L2	S 115°27'26" E	101.43'
L3	S 182°27'02" E	50.14'
L4	S 31°33'10" E	66.69'
L5	S 45°26'16" E	49.58'
L6	S 130°31'19" E	24.73'

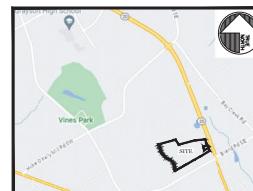
CREEK TRAVERSE LINE TABLE		
LINE	BEARING	DISTANCE
L11	301°20'4" W	79.64'
L12	315°00'0" E	63.78'
L13	139°53'3" S	77.35'
L14	202°56'7" W	90.67'
L15	42°09'12" W	63.66'
L16	42°45'47" W	95.04'
L17	47°04'24" W	47.51'
L18	67°15'54" W	02.61'
L19	156°58'45" E	142.05'
L20	45°05'19" W	100.00'
L21	44°47'13" W	166.17'
L22	33°04'20" W	91.26'
L23	07°22'00" W	113.68'
L24	20°20'15" W	66.03'
L25	33°30'51" W	65.60'
L26	24°55'07" W	69.61'

RZR2024-00012



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FEMA MAI



VICINITY MAP

Page 13 of 65

ZONING SITE PLAN  
FOR:

## LOGANVILLE HWY TRACT

LAND LOTS 162  
5TH DISTRICT  
GWINNETT COUNTY, GEORGIA

PIN: 5162 028

DRB  
DRB GROUP

55 IVAN ALLEN JR. BLVD  
SUITE 400  
ALTANTA, GA 30313  
PHONE 770.471.4751

#### GENERAL N



## REVISIONS

- |            |                 |
|------------|-----------------|
| 01.02.2024 | CLIENT COMMENTS |
| 01.15.2024 | COUNTY COMMENTS |
| 02.06.2024 | COUNTY COMMENTS |
| 02.26.2024 | COUNTY COMMENTS |
| 04.18.2024 | COUNTY COMMENTS |

DATE: NOVEMBER 22, 2023

ZONING  
SITE PLAN

Z.1

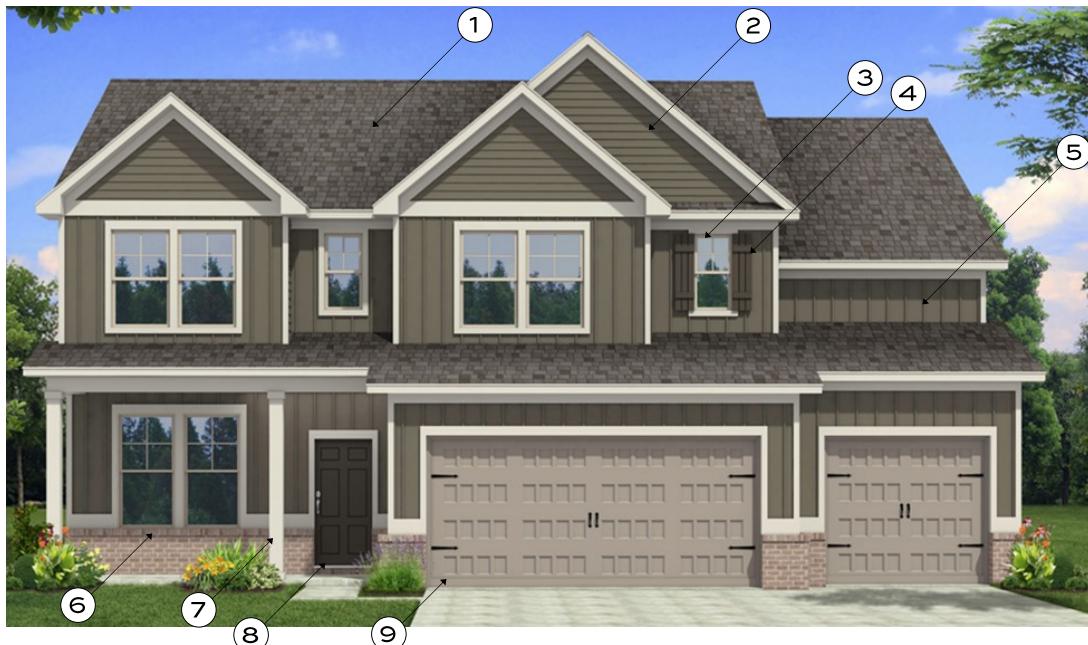
**Exhibit C: Building Elevations**

**[attached]**

LOGANVILLE HWY

**Abigail II**

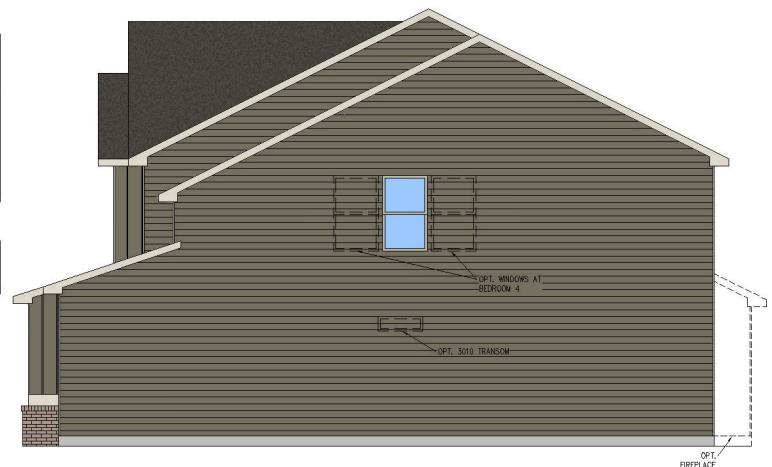
Elevation 2



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Weathered Wood
②	Horizontal Cementitious Siding	Timber Bark
③	Window	Almond
④	12" Shutters	Musket Brown
⑤	Cementitious Board & Batten	Timber Bark
⑥	Brick Veneer	Spanish Moss Blend
⑦	8" Square Column/ Trim	Cobblestone
⑧	Exterior Door	Black Fox #7020
⑨	Garage Door	Taupe



FRONT ELEVATION 2



RIGHT ELEVATION 2



RZR2024-00012



Page 15 of 65

LEFT ELEVATION 2

BF

LOGANVILLE HWY

Abigail II

Elevation 3



No.	Item/Name	Color
1	Architectural Asphalt Shingles	Moire Black
2	Cementitious Shake Siding	Aged Pewter
3	Cementitious Board & Batten	Aged Pewter
4	Window	White
5	Horizontal Cementitious Siding	Rich Espresso
6	Smooth Panel Siding	Cobble Stone
7	Shutters	Black
8	Brick Veneer	Spanish Moss Blend
9	8" Square Column/ Trim	Cobble Stone
10	Exterior Door	Rockwood Red #2802
11	Garage Door	Terratone



FRONT ELEVATION 3



RIGHT ELEVATION 3

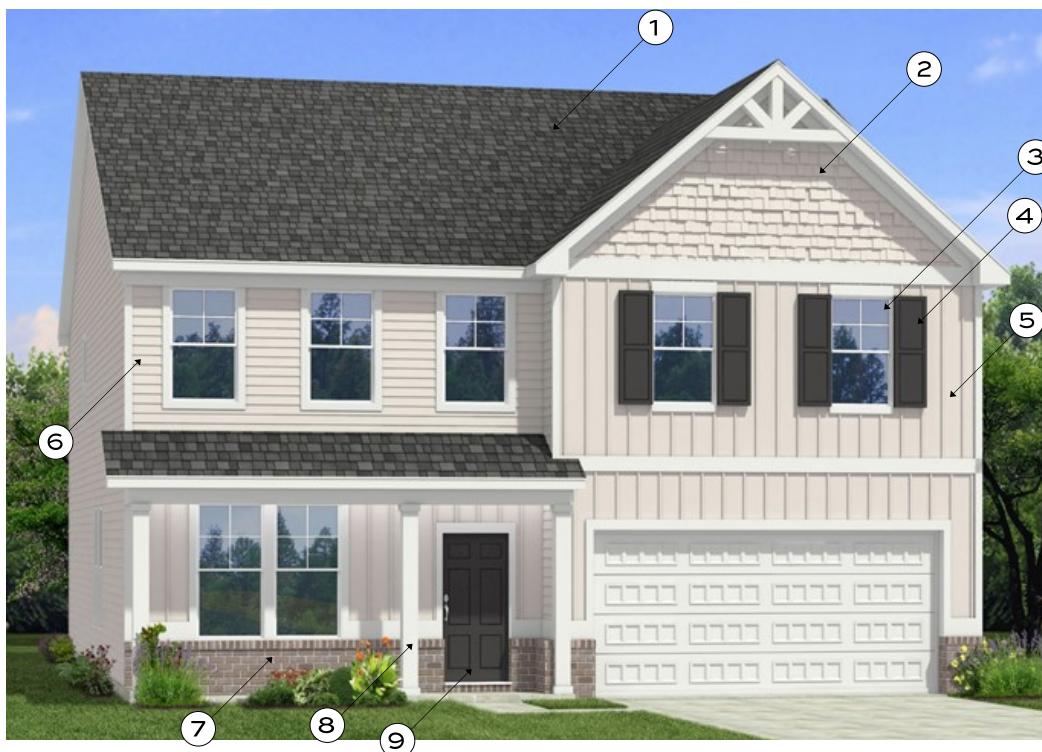


RZR2024-00012

LOGANVILLE HWY

Everest III

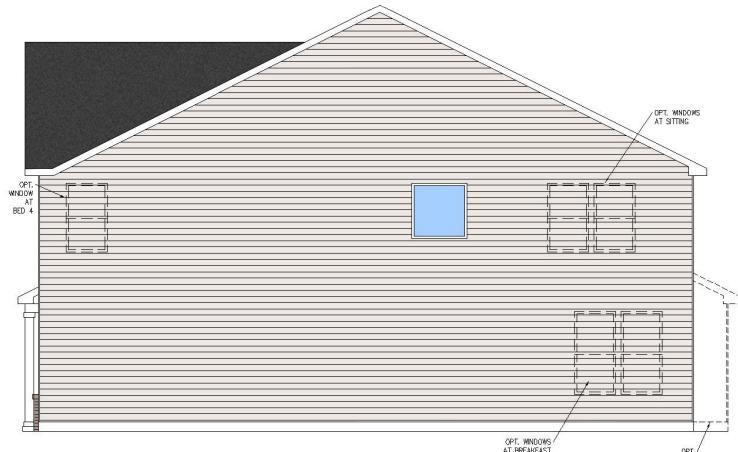
Elevation 7



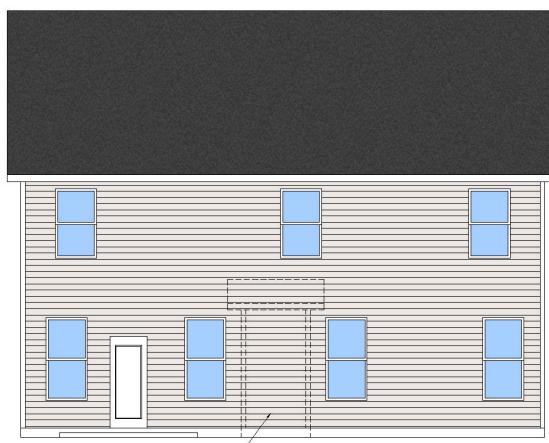
No.	Item/Name	Color
①	Architectural Asphalt Shingles	Moire Black
②	Cementitious Shake Siding	Aesthetic White #7035
③	Window	White
④	18" Panel Shutters	Iron Ore #7069
⑤	Cementitious Board & Batten	Aesthetic White #7035
⑥	Horizontal Cementitious Siding	Aesthetic White #7035
⑦	Brick Veneer	Mosswood
⑧	8" Square Column/Trim	Pure White #7005
⑨	Exterior Door	Iron Ore #7069



FRONT ELEVATION 7



RIGHT ELEVATION 7



RZR2024-00012  
REAR ELEVATION 7



Page 17 of 65  
LEFT ELEVATION 7

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LOGANVILLE HWY

Everest III

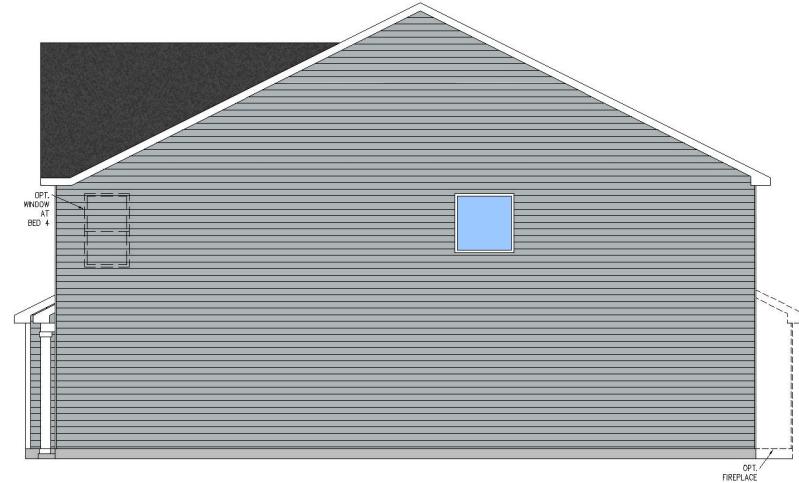
Elevation 9



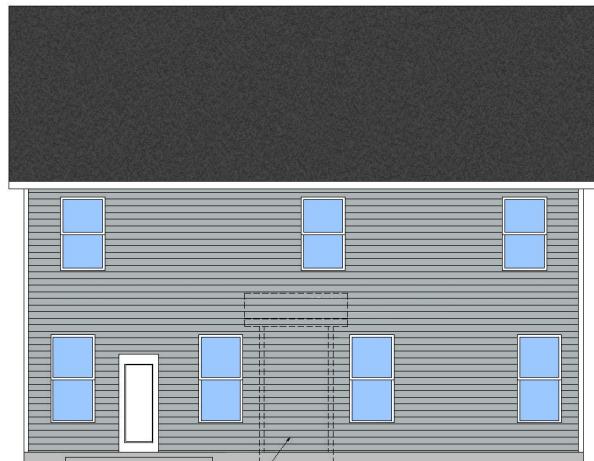
No.	Item/Name	Color
①	Architectural Asphalt Shingles	Moire Black
②	Horizontal Cementitious Siding	Stardew #9138
③	Window	White
④	18" Panel Shutters	Waterloo #9141
⑤	Brick Veneer	Cortez
⑥	8" Square Column/Trim	Pure White #7005
⑦	Exterior Door	Waterloo #9141



FRONT ELEVATION 9



RIGHT ELEVATION 9



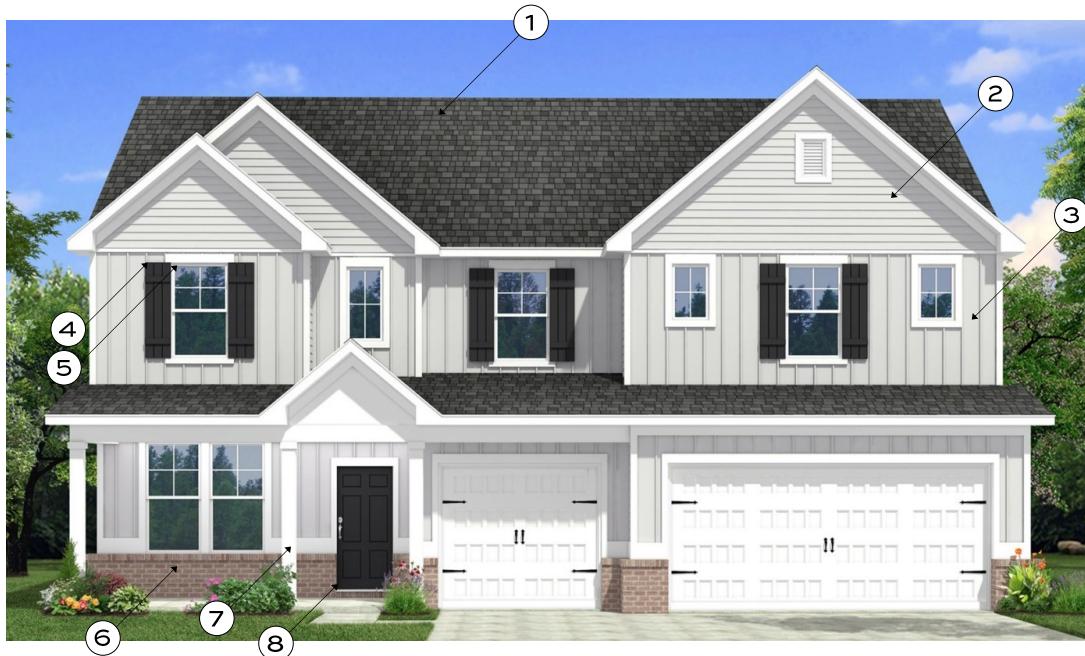
RZR2024-00012

REAR ELEVATION 9

LOGANVILLE HWY

**Isabella II**

Elevation 2



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Moire Black
②	Horizontal Cementitious Siding	Arctic White
③	Cementitious Board & Batten	Arctic White
④	16" Shutters	Tricorn Black # 6258
⑤	Window	White
⑥	Brick Veneer	Laredo
⑦	8" Square Column/Trim	White
⑧	Exterior Door	Tricorn Black # 6258



FRONT ELEVATION 2

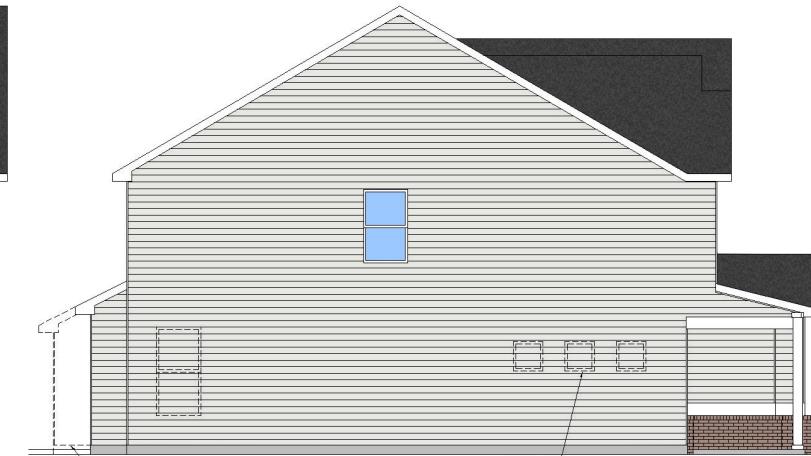


RIGHT ELEVATION 2



RZR2024-00012

REAR ELEVATION 2



Page 19 of 65

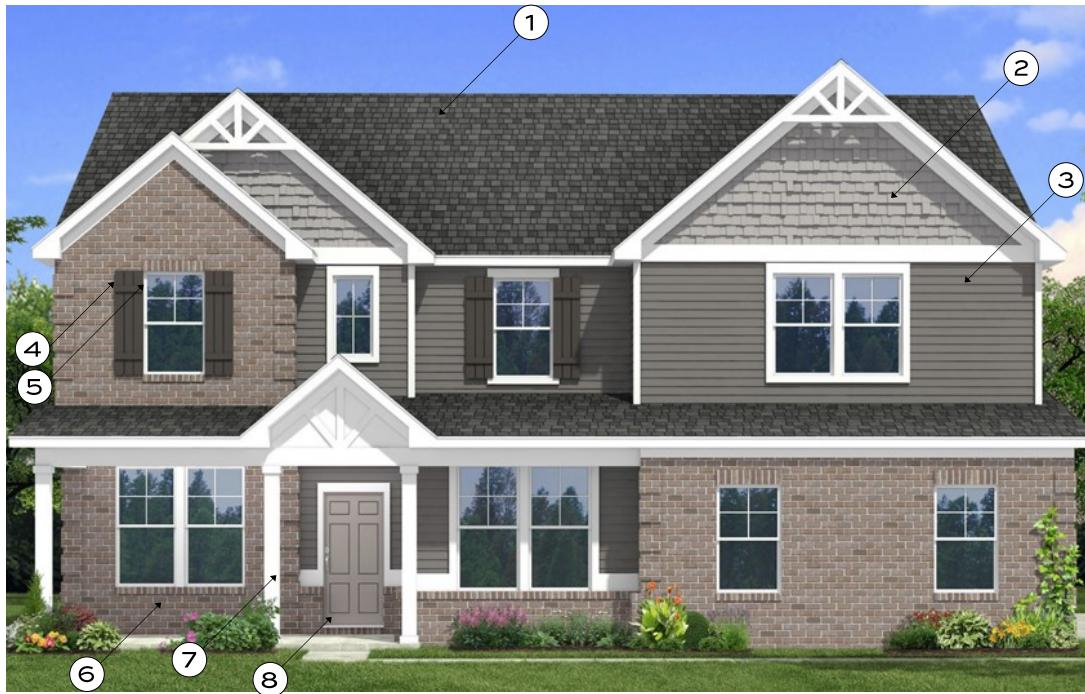
LEFT ELEVATION 2

BF

LOGANVILLE HWY

Isabella II

Elevation 3\_Sideloading Garage



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Moire Black
②	Cementitious Shake Siding	Pearl Gray
③	Horizontal Cementitious Siding	Aged Pewter
④	16" Shutters	Tuxedo Gray
⑤	Windows	White
⑥	Brick Veneer	Mosswood
⑦	8" Square Column/Trim	White
⑧	Exterior Door	Amazing Gray #7044



FRONT ELEVATION 3



RIGHT ELEVATION 3



RZR2024-00012



Page 20 of 65 LEFT ELEVATION 3

BF

LOGANVILLE HWY

**McKinley II**

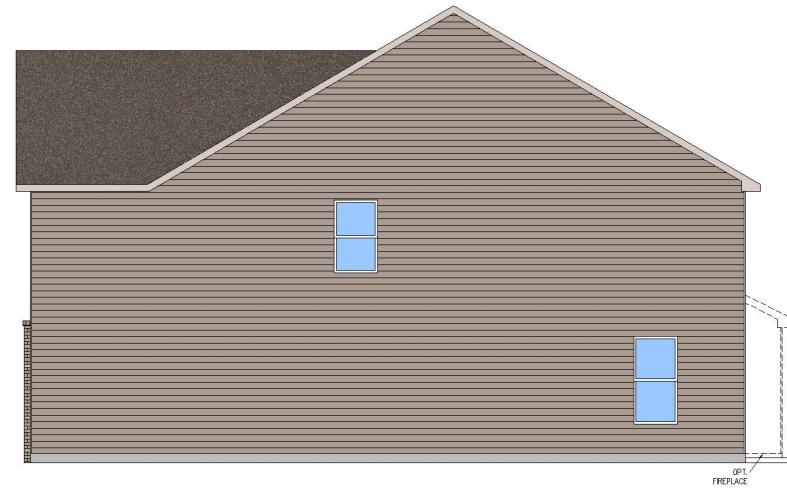
**Elevation 3**



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Weathered Wood
②	Horizontal Cementitious Siding	Khaki Brown
③	Cementitious Shake Siding	Khaki Brown
④	Window	Almond
⑤	16" Shutters	Musket Brown
⑥	Brick Veneer	Cortez
⑦	Cementitious Board & Batten	Khaki Brown
⑧	8" Square Column/Trim	Navajo Beige
⑨	Exterior Door	Night Out #9560



FRONT ELEVATION 3



RIGHT ELEVATION 3



RZR2024-00012

REAR ELEVATION 3

LOGANVILLE HWY

Rainier

Elevation 2\_Sideloading Garage



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Weathered Wood
②	Cementitious Shake Siding	Tinsmith #7657
③	Cementitious Board & Batten	Tinsmith #7657
④	Brick Veneer	Cortez
⑤	16" Shutters	Caviar
⑥	Windows	Almond
⑦	Solid Panel Siding	Shoji White
⑧	8" Square Column/Trim	Shoji White
⑨	Exterior Door	Caviar



FRONT ELEVATION 2



RIGHT ELEVATION 2



REAR ELEVATION 2

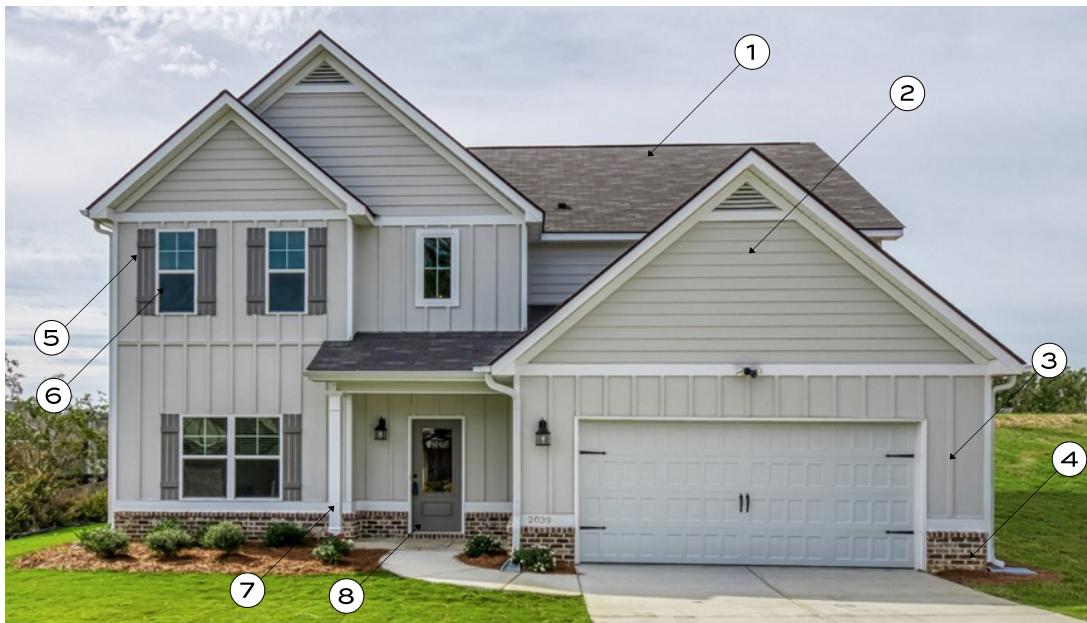


LEFT ELEVATION 2

LOGANVILLE HWY

Westin

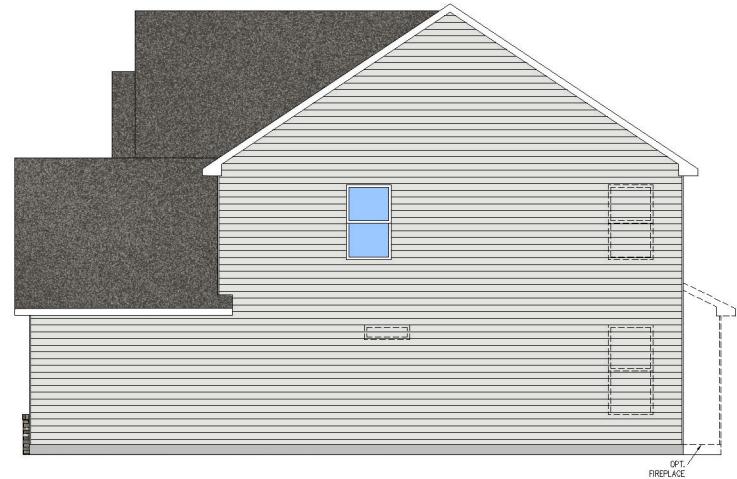
Elevation 2



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Weathered Wood
②	Horizontal Cementitious Siding	Shoji White #7042
③	Cementitious Board & Batten	Shoji White #7042
④	Brick Veneer	River Shoals
⑤	16" Shutters	Morris Room Gray #0037
⑥	Windows	White
⑦	8" Square Column/Trim	Shoji White #7042
⑧	Exterior Door	Unusual Gray #7059



FRONT ELEVATION 2

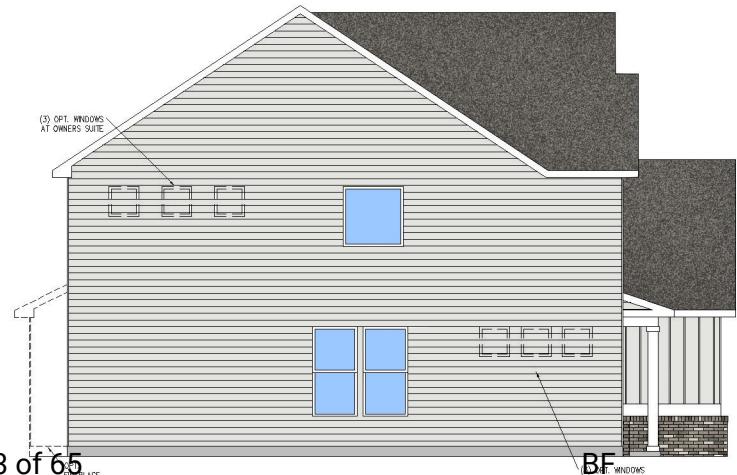


RIGHT ELEVATION 2



RZR2024-00012

REAR ELEVATION 2



Page 23 of 65

LEFT ELEVATION 2

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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1.25.2024

DRB HOMES

# LOGANVILLE HWY

**Westin**

Elevation 3



No.	Item/Name	Color
①	Architectural Asphalt Shingles	Weathered Wood
②	Cementitious Shake Siding	Navajo Beige
③	Horizontal Cementitious Siding	Navajo Beige
④	Brick Veneer	Cortez
⑤	12" Shutters	Musket Brown
⑥	Windows	Almond
⑦	8" Square Column/Trim	Cobblestone
⑧	Exterior Door	Musket Brown
⑨	Garage Door	Terratone



FRONT ELEVATION 3

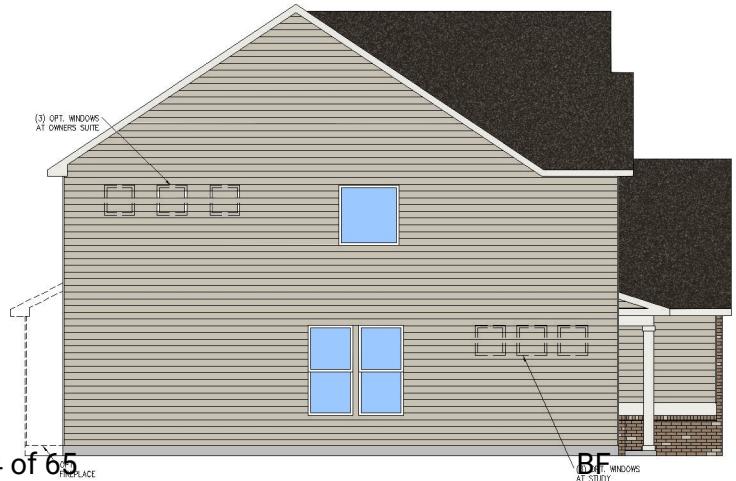


RIGHT ELEVATION 3



RZR2024-00012

REAR ELEVATION 3



LEFT ELEVATION 3

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

**[attached]**

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 DRB Group Georgia, LLC (the “Applicant”) for the purpose of rezoning an approximately 32.34-acre tract (the “Property”) located along the westerly side of Loganville Highway (State Route 20) just north of its intersection with Brand 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 a single-family detached residential subdivision with 76 homes pursuant to the R-75 zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). Homes in the proposed community would be constructed with attractive architectural elements and building materials that are compatible with homes in the surrounding area. The façades of the homes would include brick, stacked stone, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. Homes would include two-car garages and would provide a minimum of 1,800 square feet of heated floor area. The proposed development would include just under six acres of open space for the use and enjoyment of residents including a linear park near the proposed mail kiosk location. In addition to the internal sidewalk network, the Applicant also plans to install a walking trail within an area of open space running along the Property’s southerly boundary. This walking trail would activate an existing power easement and provide a recreational opportunity for residents.

Generally, the Gwinnett County 2040 Unified Plan (the “2040 Plan”) encourages residential development and specifically identifies “low-density residential” as a potential development type within the Established Neighborhoods character area. The 2040 Plan defines “low-density residential” as 3-7 units per acre and lists R-75 as a recommended zoning district. Accordingly, the proposed residential subdivision falls squarely within the policy and intent of the 2040 Plan. At 2.35 units per acre, the proposed development would provide a density that is even less than the recommended density for the character area. Additionally, the proposed development is compatible with surrounding residential zoning classifications such as OSC and R-100 CSO. Accordingly, the proposed development is compatible with the policies of the 2040 Plan, is compatible with surrounding zoning classifications, and would maintain the single-family detached residential character of the area.

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 26 of 65  
www.mptlawfirm.com

In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant also requests, to the extent necessary, a waiver from UDO Section 350-50.5. *Greenway Requirements*. The Gwinnett Trails Master Plan posted online depicts, in broad strokes, a greenway running near a creek which forms the subject property's westerly boundary line. Respectfully, the Applicant submits that the appropriate location of the greenway is on the opposite side of this creek along an existing sanitary sewer easement. This existing County infrastructure provides a relatively level, cleared pathway that can much more easily accommodate such a pathway. Accordingly, the Applicant requests a waiver, and/or other necessarily relief, from the Greenway installation and easement reservation portions of the UDO, to the extent that they actually apply to the subject Property.

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 8th day of February, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

RZR2024-00012  
2.8.2024

**RECEIVED**

1.25.2024

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

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners find 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 the 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:

---

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

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

---

---

- (D) Whether the rezoning will result in a use which will or could cause an excessive or burdensome 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:

---

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

---

---

**RECEIVED**

1.25.2024

**REZONING APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) Yes, approval of the Application 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 single-family residential uses including land zoned R-100, R-100 CSO, and OSC. The proposed R-75 zoning classification would provide homes on lot sizes that are similar to and compatible with existing development.
- (B) No, approval of the Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of nearby property.
- (C) Due to its size, location, layout, dimensions, and other physical characteristics, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to major transportation corridors including Loganville Highway (State Route 20) and Atlanta Highway (U.S. Route 78) with access to utilities.
- (E) Yes, approval of the Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is located within the Established Neighborhoods Character Area which specifically encourages “low-density residential” as a potential development type and lists R-75 as a recommended zoning district.
- (F) The Applicant submits that the subject Property’s location adjacent to other similar residential developments and its proximity to major transportation corridors, provide additional supporting ground for approval of the Application.

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

**[attached]**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT | PLANNING DIVISION  
REZONING APPLICATION

Please complete this application to amend the official zoning map of Gwinnett County and attach a letter of intent explaining what is proposed.

Applicant Information	Property Owner Information
DRB Group Georgia, LLC c/o Mahaffey Pickens Name: <u>Tucker, LLP</u>	Name: <u>Michael McGrath &amp; Pamela McGrath</u>
Address: <u>1550 North Brown Road, Suite 125</u>	Address: <u>3771 River Mansion Drive</u>
City: <u>Lawrenceville, GA 30043</u>	City: <u>Peachtree Corners</u>
State: <u>Georgia</u> Zip code: <u>30043</u>	State: <u>Georgia</u> Zip code: <u>30096</u>
Phone: <u>770 232 0000</u>	Phone: <u>770 232 0000</u>
Email: <u>slanham@mptlawfirm.com</u>	Email: <u>slanham@mptlawfirm.com</u>
Contact person: <u>Shane Lanham</u> Phone: <u>770 232 0000</u>	
Contact's email: <u>770 232 0000</u>	
<b>Applicant is the</b>	
<input type="checkbox"/> Owner's agent <input type="checkbox"/> Property owner <input checked="" type="checkbox"/> Contract purchaser	
Present zoning district(s): <u>R-100</u> Requested zoning district: <u>R-75</u>	
Parcel number(s): <u>5162 028</u> Acreage: <u>+/- 32.34</u>	
Address of property: <u>3847 Loganville Highway</u>	
Proposed development: <u>Single-family detached residential</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>76</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>1,800+ sf</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>+/- 2.35 units/acre</u>	Density: <u>NA</u>
Net Density: <u>NA</u>	

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

2.6.2024

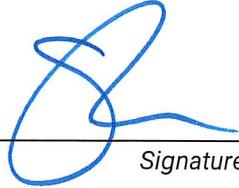
REZONING APPLICATION 1 | 7

RECEIVED

1.25.2024

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 months from the date of last action by the Board of Commissioners.



Signature of applicant

1/23/24

Date

Shane Lanham, attorney for Applicant

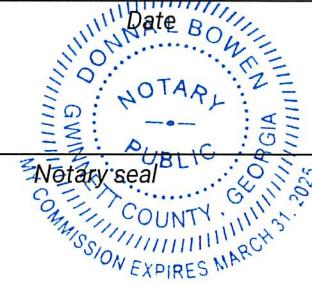
Type or print name and title



Signature of notary public

1/23/24

Date



RECEIVED

1.25.2024

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



Signature of Applicant

1/15/24

Date

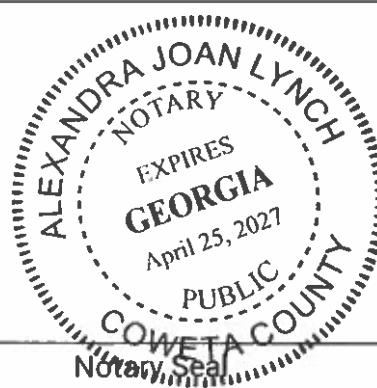
Mike Bushner - Division President

Type or Print Name and Title

Alexandra Joan Lynch 1/15/24

Signature of Notary Public

Date



**RECEIVED**

1.25.2024

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

*Michael McGrath*

Signature of Property Owner

1/19/24

Date

*Michael McGrath*

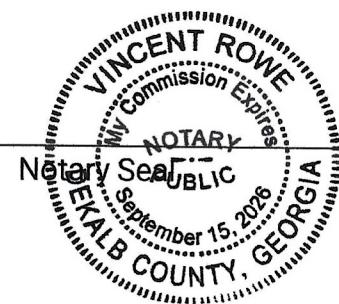
Type or Print Name and Title

*Vincent Rowe*

Signature of Notary Public

1/19/24

Date



RECEIVED

1.25.2024

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 7/2023

**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.

Pamela Jean Woodall McGrath 1/16/24  
Signature of Property Owner Date

Pamela Jean Woodall McGrath  
Type or Print Name and Title

Donna Cerniglia 1-16-2024  
Signature of Notary Public Date Notary Seal

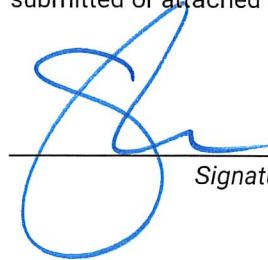


RECEIVED

1.25.2024

CONFlict OF INTEREST CERTIFICATION FOR REZONING

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



Signature of applicant

1/23/24

Date

Shane Lanham, attorney for Applicant

Type or print name and title

Date



Signature of notary public

1/23/24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes

No Mahaffey Pickens Tucker, LLP

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)
See attached		

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

RECEIVED

1.25.2024

**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**

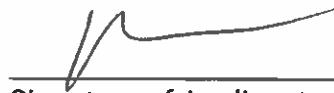
NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

RECEIVED

1.25.2024

**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

1/15/24

Date

Mike Busher - Division Resident

Type of Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title

  
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

Mike Busher

(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)

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

RECEIVED

1.25.2024

**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.

Pamela Jean Woodall McGrath 1/16/24 Pamela Jean Woodall McGrath

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S

DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

Donna Cerniglia 1-16-2024

SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO Pamela Jean Woodall McGrath   
 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)

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

RECEIVED

1.25.2024

### 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.

*Michael McGrath*

Signature of Applicant

1/19/24

Date

*Michael McGrath*

Type of Print Name and Title

Signature of Applicant's  
Attorney or Representative

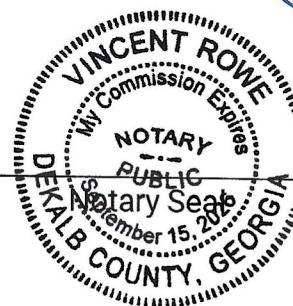
Date

Type or Print Name and Title

*Vincent Rowe*

1/19/24

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

*Michael McGrath*

(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)

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

RECEIVED

1.25.2024

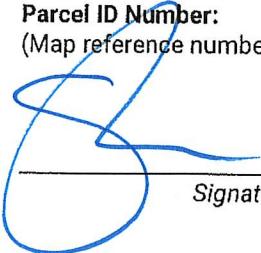
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 Gwinnett County Tax Commissioner. 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 ID Number:  
(Map reference number)

5 - 162 - 028  
District Land lot Parcel

  
Signature of applicant

1/23/24  
Date

Shane Lanham, attorney for Applicant

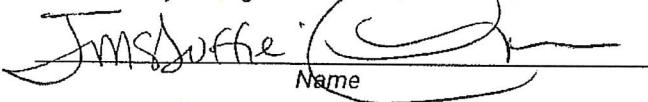
Type or print name and title

Date

\*\*\*Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.\*\*\*

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

  
Name  
1/22/24  
Date

TSA  
Title

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

**[attached]**



January 24, 2024

Jeff Adams  
DRB Group Georgia, LLC  
55 Ivan Allen Jr. Blvd., Suite 400  
Atlanta, GA 30308

APPROVED

DENIED

CONDITIONALLY APPROVED

**Sewer Capacity Request #C2024-009-01**

**Expiration Date: 01/24/2025**

**Tie-In Manhole FID: 3385951**

RE: Sewer Availability for Proposed Development – 3847 Loganville Hwy.  
Parcel ID 5162 028

Dear Mr. Adams:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 76 townhomes on the above parcel 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 **13.2 gpm** discharging to the sewer tie-in manhole at Facility ID **3385951**.

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

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

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

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

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

1.25.2024 BF



# Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

[www.gwinnettcounty.com](http://www.gwinnettcounty.com) | [www.gwinnetth2o.com](http://www.gwinnetth2o.com)

---

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**

1.25.2024

## Traffic Impact Study

Loganville Highway Tract Residential Subdivision  
SR 20, Gwinnett County, Georgia

January 24, 2024



in collaboration with



ACAMPORA TRAFFIC

## Introduction, Project Location, and Project Description

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County, Georgia. The site is located along the west side of SR 20, north of Brand Road, as shown in Figure 1. The project will consist of 76 detached single family homes and will be served by one access on SR 20. Figure 2 presents the site plan for the project.

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on peak hour trip projections made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition (the current edition), the proposed 76 home subdivision is projected to generate 77 p.m. (the higher of the a.m./p.m.) peak hour trips. Based on those trips, Gwinnett County requires a Level 2 Traffic Study. This traffic impact study includes the tasks for a Level 2 Study, as set forth in the County's Guidelines, Table 1: Traffic Impact Study Scope.

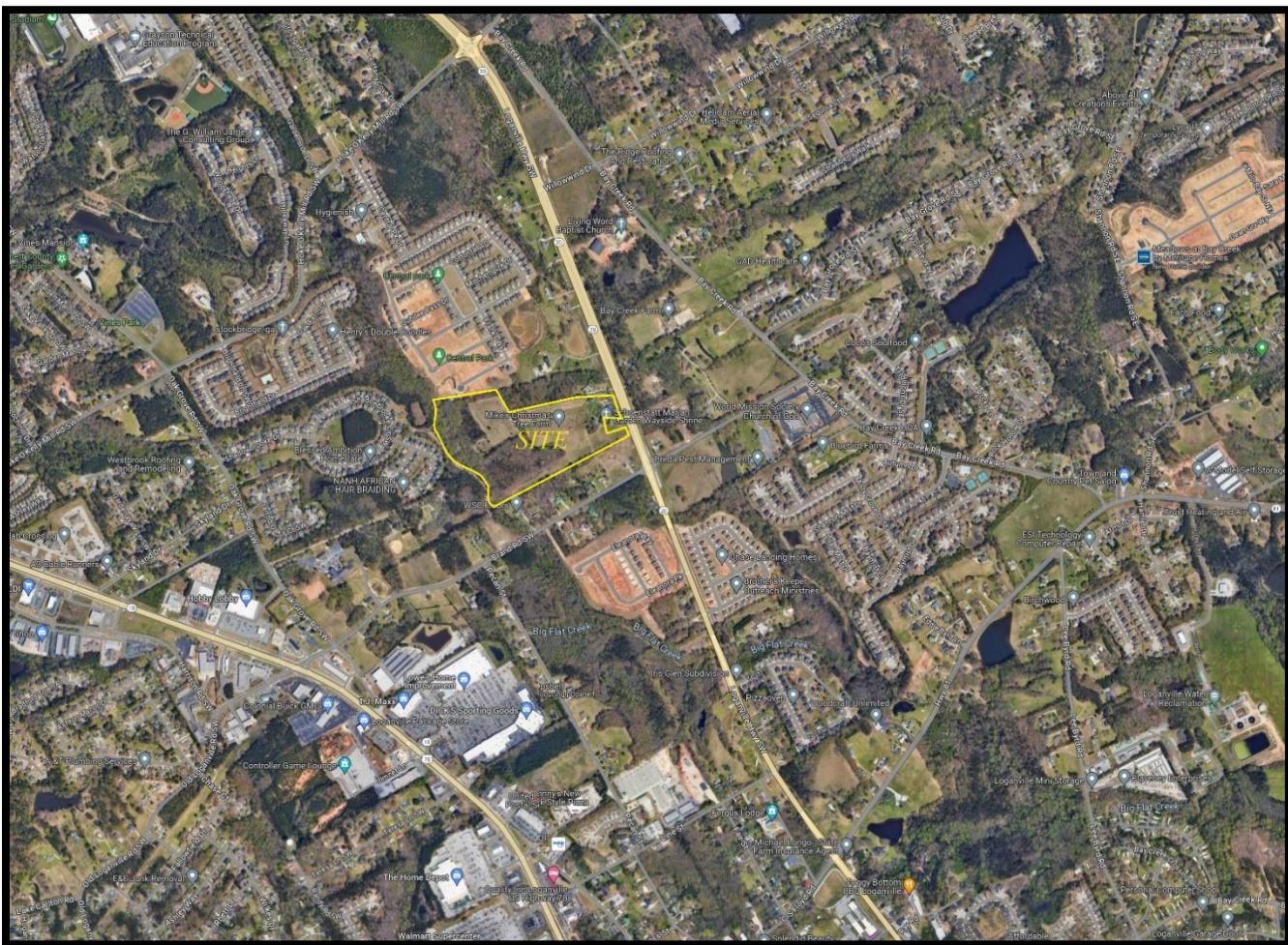


Figure 1 – Site Location Map

left turn volume on SR 20 at the project access is calculated at 255 LTV. This is just above the 250 LTV threshold and, therefore, a northbound left turn lane is required on SR 20 at the project access. The Georgia DOT minimum left turn lane lengths for a road with a 45 mph speed limit are a 100 foot bay taper and 235 feet of full width storage. The length of the shift taper will depend on how any widening of SR 20 will be handled. However, it is noted that there is an existing hatched out median along part of the project frontage, as well as a southbound taper and left turn lane serving Brand Road. Some or all of the left turn lane storage and taper requirements may be able to be accommodated within the existing striped median, perhaps using some of the storage length of the southbound left turn lane on SR 20 serving Brand Road. That southbound left turn lane has a storage length of approximately 500 feet which is substantially in excess of the 235 foot storage standard for a left turn lane with the given conditions. It is further noted that the existing southbound left turn volume using that left turn lane was counted for this study as 10 vehicles in the a.m. peak hour and 22 vehicles in the p.m. peak hour. These low volumes suggest that the 500 foot storage length is substantially more than required to accommodate the demand.

## Intersection Control Evaluation (ICE)

An Intersection Control Evaluation (ICE) was prepared for the proposed subdivision access on SR 20 according to the Georgia DOT standards. The ICE was prepared concurrently with this traffic impact study and produced the following ranking and scores of the three evaluated options:

1. Right-In / Right-Out (RIRO) (5.8)
2. Restricted Crossing U-Turn (RCUT) (5.8)
3. Conventional Minor Street Stop (5.4)

The reader is referred to the ICE report for the details of that analysis.

## Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County. The site is located along the west side of SR 20, north of Brand Road. The project will consist of 76 detached single family homes and will be served by one access on SR 20.

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on the projected 77 peak hour project trip generation, Gwinnett County requires a Level 2 Traffic Study. The following are the findings and recommendations of this study:

1. The proposed subdivision will generate 58 trips in the morning peak hour, 77 trips in the evening peak hour, and 784 two-way daily trips.
2. In 2022 the Georgia DOT recorded an AADT volume on SR 20 just north of Hoke O'Kelly Mill Road (a short distance north of the site, Georgia DOT Count Station #135-0154) of 21,000 vehicles per day (vpd). No truck

percentage data is available at this count station. However, at a nearby count station the percentage of trucks was counted at 4%.

3. There are sidewalks on both sides of SR 20 and crosswalks with pedestrian signals on all approaches at the signalized intersection of SR 20 at Brand Road. There are no dedicated bicycle lanes along nearby roadways. There is no regularly scheduled mass transit service in the walkable area. The proposed subdivision site plan includes sidewalks along both sides of all internal streets. The sidewalks will connect to the existing sidewalk along the west side of SR 20, providing for excellent pedestrian accessibility and connectivity.
4. Intersection sight distance is clear from the location of the proposed project access to the north for a distance greater than 2,000 feet. To the south, the available intersection sight distance is clear through the signalized intersection at Brand Road, a distance of greater than 730 feet. The Georgia DOT minimum intersection sight distance requirements are 500 feet to the left and 565 feet to the right.
5. The existing intersection operational analysis reveals acceptable operating conditions at most locations. There are two locations that fail – the westbound left turn from Willowwind Drive at SR 20 and the eastbound approach of Brand Road at US 78.
  - a. No mitigation is recommended at the SR 20 / Willowwind Drive intersection.
  - b. A right turn overlap phase is recommended to be added to the eastbound Brand Road approach at the intersection with US 78. This is considered a system improvement, to be implemented whether or not the proposed subdivision is built.
6. A southbound exclusive right turn lane and a northbound exclusive left turn lane are required on SR 20 to serve the subdivision access. Some or all of the left turn lane storage and taper requirements may be able to be accommodated within the existing striped median, perhaps using some of the storage length of the southbound left turn lane on SR 20 serving Brand Road.
7. The project access should be built with one entering lane and one exiting lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.
8. The project civil/site engineer should comply with all applicable design standards at the project access and along all internal roadways, including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

**Exhibit H: Public Participation**

**[attached]**



## Public Participation Plan

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

City of Loganville and Walton County

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

Truth Chapel - 3425 Loganville Hwy SW, Loganville, GA 30052

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

February 29th at 6:00

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

The Applicant team will provide an introduction to the project and then open the meeting for discussion and/or a question-and-answer session.

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## Public Participation Report

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

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

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

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

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

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## **PUBLIC PARTICIPATION REPORT**

1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.
  - Invitations were sent to owners of property located within 1,000 feet of the subject property. Invitations were also sent to the Planning Director and County Manager of Walton County, the City Manager and Planning Director of the City of Loganville, members of the Gwinnett County Planning Commission, and the Gwinnett County Board of Commissioners.
2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.
  - A community meeting was held on March 19, 2024 at 6:00 at Bay Creek Community House located at 3599 Bay Creek Church Road, Loganville, GA 30052.
3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.
  - Approximately 7 people attended the meeting. The sign-in sheet is attached. All attendees were asked to sign the sign-in sheet, but not all did so.
4. What issues and concerns were expressed by attendees at the meeting(s)?
  - What is the size of the homes?
  - Which schools will residents attend?
  - Will trees be cut down along the northern property line?
  - What are the required setbacks?
  - What is the development timeline?
  - What is a detention pond?
  - What amenities are provided?
5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?
  - Homes would range from a minimum of 2,200-2,400 square feet to the largest floor plans which would provide approximately 4,000 square feet.
  - The Applicant stated that the subject property was in the Grayson High School cluster and would follow-up with attendees to provide the specific elementary and middle schools. The property is located in the Trip Elementary and Bay Creek Middle School districts. This information was sent to the attendee list in an email on March 20, 2024.
  - The Applicant has not completed a grading plan at this point in the process, so it is difficult to say exactly where trees will be cleared. Given the depth of the lots, it's possible that some of the exterior lots will not need to be cleared to the property line. Grading or clearing for lots is generally not permitted within the stream buffer.
  - The minimum setbacks are as follows: front-20 feet; side-7.5 feet; rear-25 feet.
  - If the rezoning is approved in April, the Applicant would hope to submit for permits within a few months. Depending on timing of permit issuance, the Applicant hopes

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to begin development of the property in the first quarter of 2025 and commence vertical construction of home in the first quarter of 2026. Final build-out is anticipated by the end of 2029.

- The stormwater management facilities are required to manage and control the flow of stormwater. The ponds have not been engineered yet, but preliminary design is as a “dry pond” which will only temporarily hold water after rain events.
- Given the relatively low unit count, proposed amenities are passive in nature and are currently planned as open/green space and walking trails.
- No major revisions to the site plan are planned at this time.

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

**[attached]**



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

<b>TRC Meeting Date:</b> 03.01.2024			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>			
Case Number: RZR2024-00012			
Case Address: 3847 Loganville Highway, Loganville, 30052			
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Loganville Highway (SR 20) is a principal arterial. ADT = 21,100.		
2	7.5 miles to the nearest transit facility (#2454884) located at Grayson Highway (SR 20) and VFW 5255.		
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) on all driveway design and access related issues from Loganville Highway (SR 20).		
4	The developer shall provide traffic calming for any internal street that exceeds 500' in length without a control point.		
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021

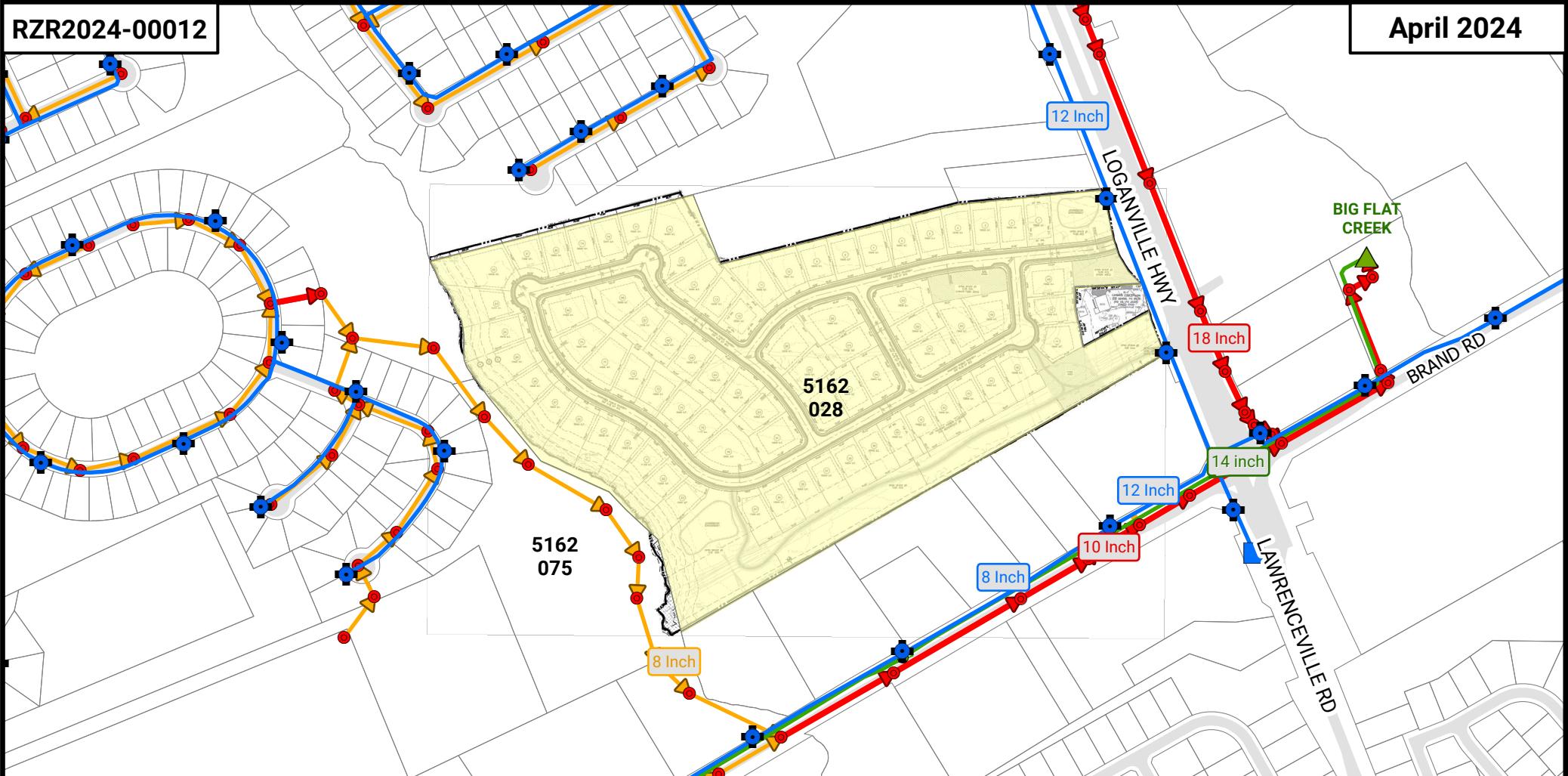


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>		
Case Number:		RZR2024-00012		
Case Address:		3847 Loganville Highway		
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	
1	Water: The proposed development may connect to an existing 12-inch water main along the western right-of-way of Loganville Highway.			
2	Sewer: A Sewer Capacity Certification (C2024-009-01) has been approved for 76 residences. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5162 075. A sewer aerial crossing and an offsite easement will be required.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
1				
2				
3				
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7				

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

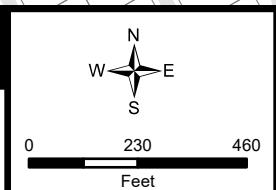
*Revised 7/26/2021*



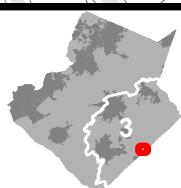
**3847 Loganville Hwy**

R-100 to R-75

# Water & Sewer Utility Map



## LOCATION



**Water Comments:** The proposed development may connect to an existing 12-inch water main along the western right-of-way of Loganville Highway.

**Sewer Comments:** A Sewer Capacity Certification (C2024-009-01) has been approved for 76 residences. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5162 075. A sewer aerial crossing and an offsite easement will be required.

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

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

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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, April, 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.
CIC2024-00009	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	31
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	25
	Harmony ES	602	700	-98	595	700	-105	588	700	-112	46
RZR2024-00012	<b>Grayson HS</b>	3,420	3,000	420	3,506	3,000	506	3,576	3,000	576	26
	<b>Bay Creek MS</b>	1,361	1,150	211	1,380	1,150	230	1,433	1,150	283	18
	Trip ES	1,386	1,200	186	1,422	1,200	222	1,460	1,200	260	32
RZM2024-00006	<b>Shiloh HS</b>	2,260	2,275	-15	2,294	2,275	19	2,328	2,275	53	20
	<b>Shiloh MS</b>	1,695	1,600	95	1,729	1,600	129	1,755	1,600	155	13
	Annistown ES	705	625	80	688	625	63	681	625	56	25
RZR2024-00009	<b>Mill Creek HS</b>	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	2
	<b>Osborne MS</b>	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	1
	Puckett's Mill ES	770	1,200	-430	778	1,200	-422	786	1,200	-414	2

**Exhibit J: Maps**

**[attached]**



 RZR2024-00012

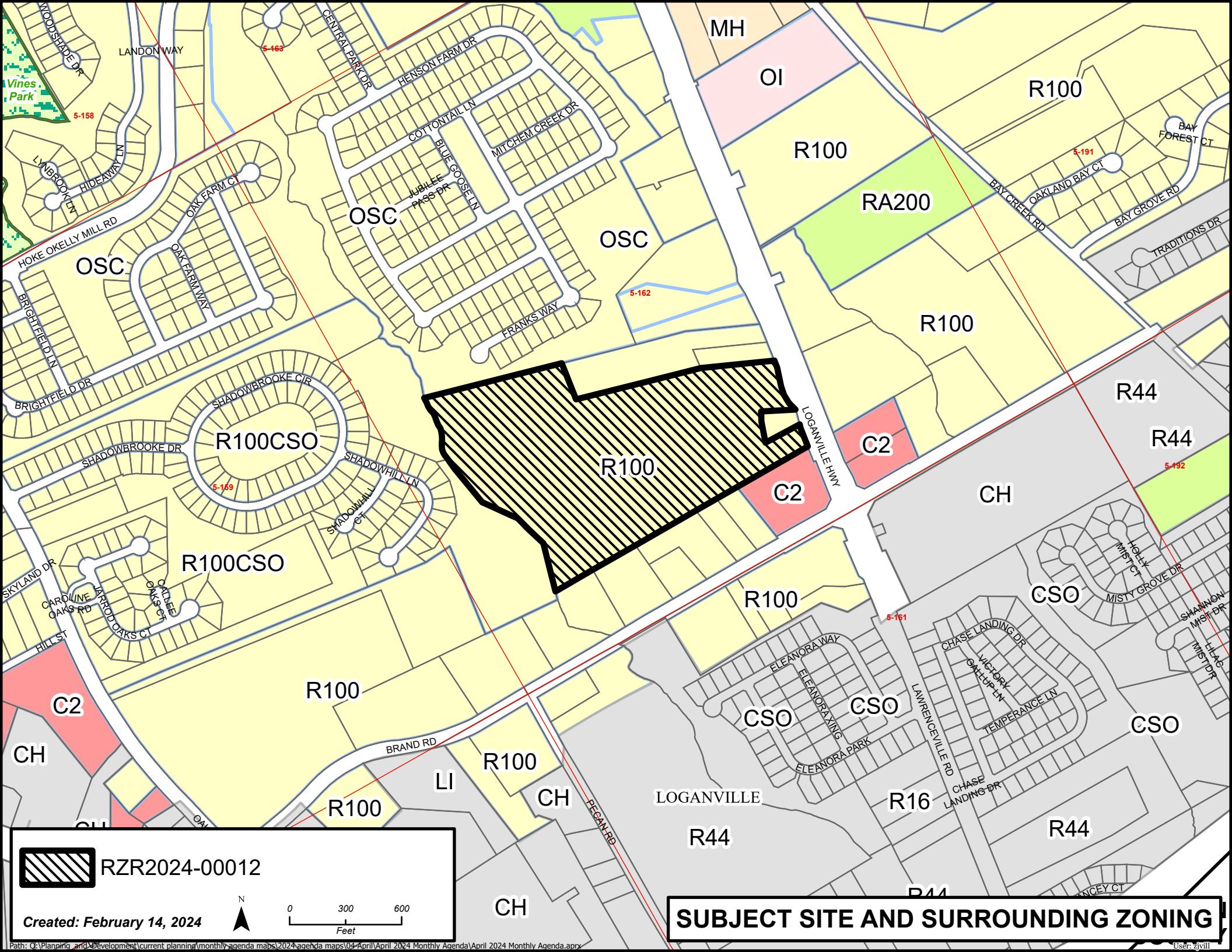
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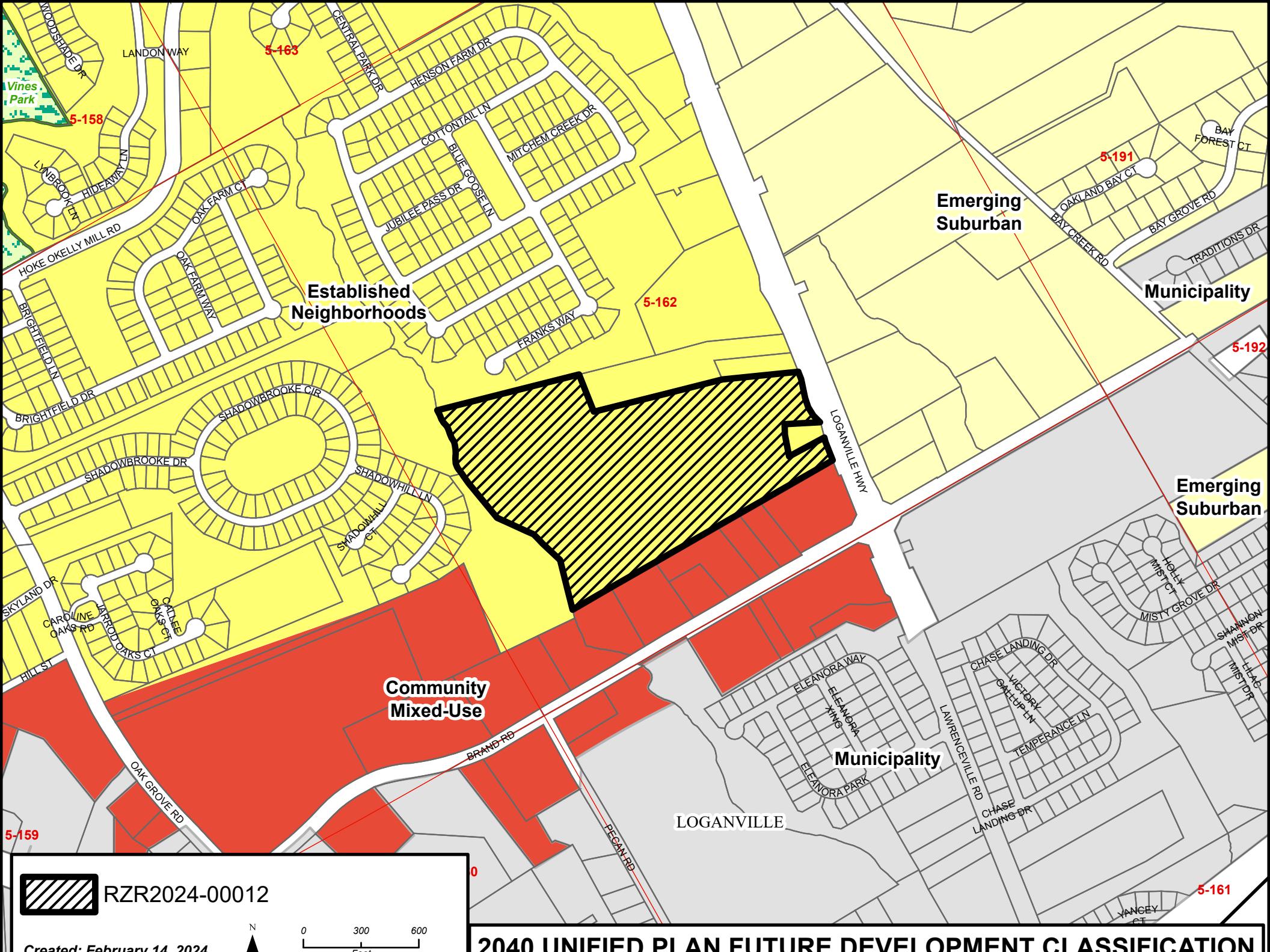


0  
150  
300  
Feet

Gwinnett County GIS

User: zjvill





RZR2024-00012

A horizontal number line starting at 0 and ending at 600. There is a tick mark at 300, which is labeled "Foot" below the line.

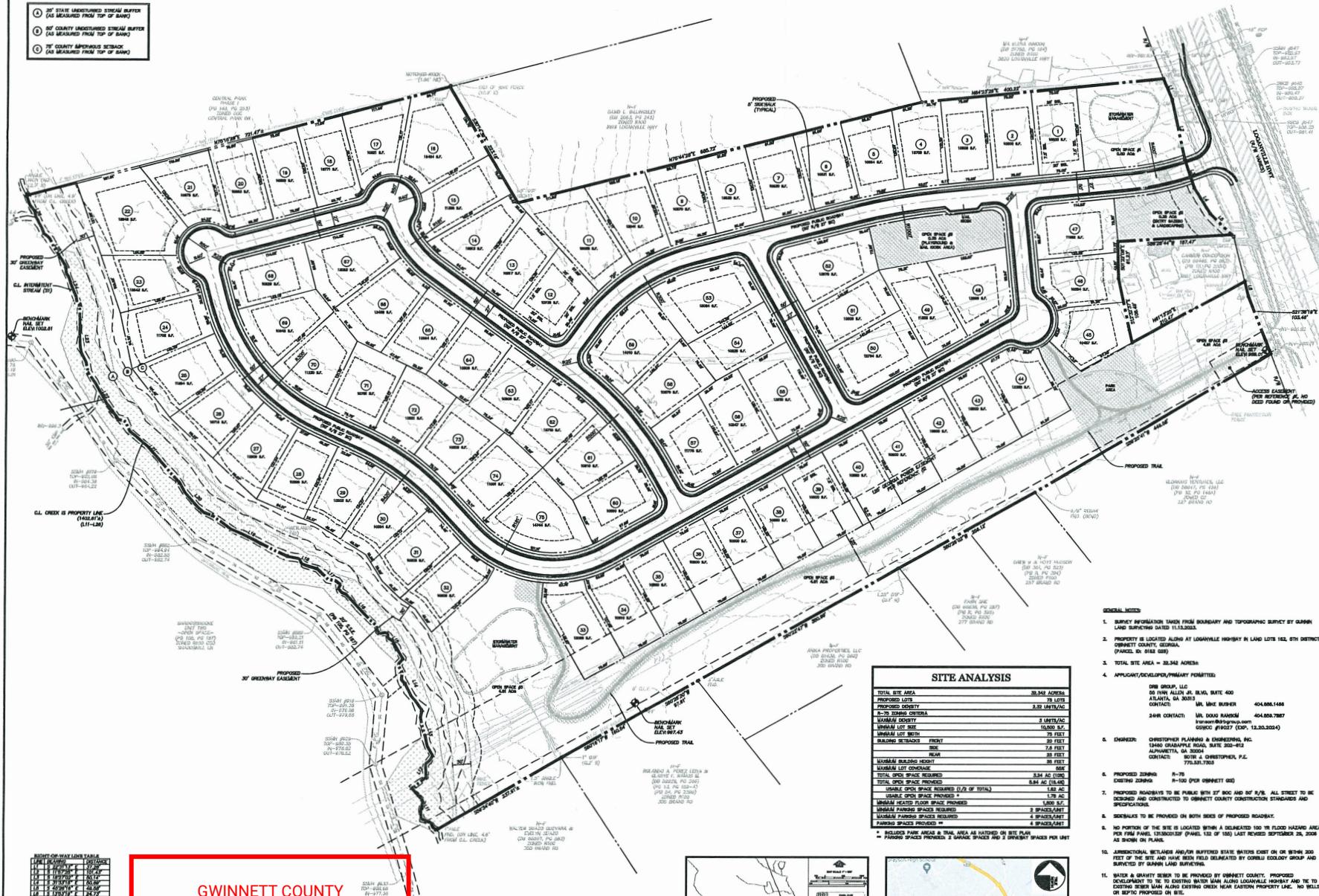
2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Humanistic

**Exhibit K: Site Plan Presented at the May 7, 2024, Planning Commission Public Hearing**

**[attached]**

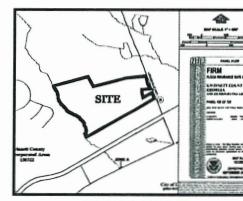
- (A) 25' STATE UNDISTURBED STREAM BUFFER  
(AS MEASURED FROM TOP OF BANK)
- (B) 50' COUNTY UNDISTURBED STREAM BUFFER  
(AS MEASURED FROM TOP OF BANK)
- (C) 75' COUNTY IMPERVIOUS SETBACK  
(AS MEASURED FROM TOP OF BANK)



**GWINNETT COUNTY**  
**PLANNING AND DEVELOPMENT**

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## FEMA MAP



## VICINITY MAP

DATE: NOVEMBER 22, 2023 CP&E DRAWING  
2022144-2

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ZONING SITE PLAN

SHEET NO. Z.

Z.1

RZR2024-00012