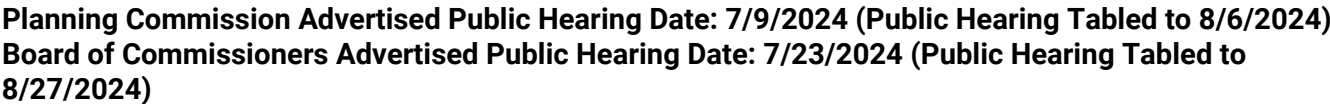


<b>Case Number:</b>	<b>RZR2024-00030</b>
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District)
<b>Request:</b>	Rezoning to <b>R-60</b> (Single-Family Residence District)
<b>Address:</b>	908 Campbell Road
<b>Map Number:</b>	R5246 558
<b>Site Area:</b>	4.49 acres
<b>Lots:</b>	7
<b>Proposed Development:</b>	Single-Family Detached Subdivision
<b>Commission District:</b>	District 3 – Commissioner Watkins
<b>Future Development Type:</b>	Neighborhood Traditional+
<b>Staff Recommendation:</b>	<b>DENIAL</b>
<b>Planning Commission Recommendation:</b>	<b>APPROVAL AS R-75 WITH CONDITIONS</b>



**Applicant:** Ashland Homes, LLC  
c/o W. Charles "Chuck" Ross, Esq.  
PO Box 1390  
Lawrenceville, GA 30046

**Owners:** Stuart Hinton  
Larry Douglas Hinton, Jr.  
1744 Will Wages Road  
Dacula, GA 30019

**Contact:** W. Charles "Chuck" Ross, Esq.

**Contact Phone:** 770.962.0100

## Zoning History

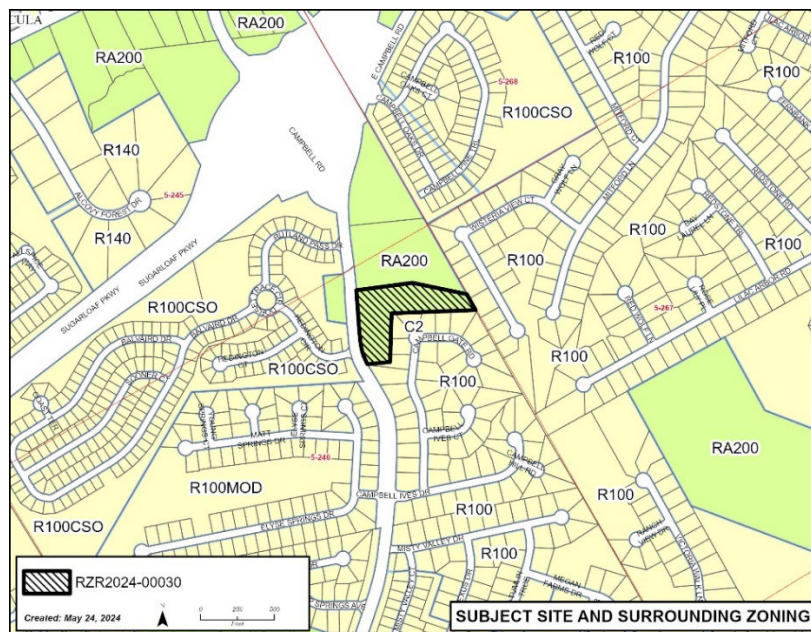
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

## Existing Site Condition

The subject property is an undeveloped 4.49-acre parcel located along Campbell Road, south of its intersection with Sugarloaf Parkway. The site is heavily wooded and falls approximately 26 feet from the street frontage to the rear of the property. There is no sidewalk along the Campbell Road frontage. A portion of a stream and associated buffers are located at the northeast corner of the property. The nearest Gwinnett County Transit stop is approximately 6.8 miles from the subject property.

## Surrounding Use and Zoning

The surrounding area is comprised entirely of single-family detached residences. A single-family residence on approximately six acres abuts the subject property to the north. Across Campbell Road to the west is the Freeman Crossing subdivision and a single-family residence on a large lot. The Campbell Crossing and Wolf Creek subdivisions are located to the south and east, respectively. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	1.56 units per acre
North	Single-Family Residential	RA-200	0.16 units per acre
East	Single-Family Residential	R-100	1.63 units per acre
South	Single-Family Residential	R-100	2.12 units per acre
West	Single-Family Residential	RA-200	1.31 units per acre
	Single-Family Residential	R-100CSO	2.01 units per acre

## Project Summary

The applicant requests rezoning of a 4.49-acre property from RA-200 to R-60 for a single-family detached subdivision, including:

- Seven single-family residences on lots ranging from 11,250 square feet to 54,697 square feet, yielding a density of 1.56 units per acre.
- A mixture of one-story and two-story homes with a minimum heated floor area of 1,650 square feet and front-loaded two-car garages.
- Exterior building materials of fiber-cement siding and shake with brick and stone accents.
- Individual driveways from Campbell Road to each lot.
- Lots to be served by sanitary sewer.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-60 for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 7,200 square feet	>7,200 square feet	YES
Lot Width	Minimum 60'	>60'	YES
Lot Coverage	Maximum 60%	<60%	YES
Front Yard Setback	Minimum 15'	>15'	YES
Rear Yard Setback	Minimum 20'	>20'	YES
Side Yard Setback	Minimum 5'	>5'	YES
Building Height	Maximum 35'	<35'	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 F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**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 subject site is surrounded by single-family detached residences within subdivisions and residences on large lots fronting Campbell Road. There are no R-60 zoned properties in the surrounding area, which is primarily zoned R-100. The proposed development would have smaller lots in comparison to the surrounding R-100 zoned subdivisions. To the west, across Campbell Road, is an R-100CSO Conservation Subdivision with similar lot sizes to the proposal. However, there is a large amount of open space that is conserved in CSO subdivisions, which lowers the gross density. The proposed rezoning would not 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 seven lots with individual driveway access could cause points of vehicular conflict along Campbell Road, especially given the proximity of the Sugarloaf Parkway/Campbell Road interchange. All other subdivisions along Campbell Road are accessed by internal neighborhood streets that connect to Campbell Road, therefore limiting the number of access points. The proposed rezoning would adversely affect the 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.**

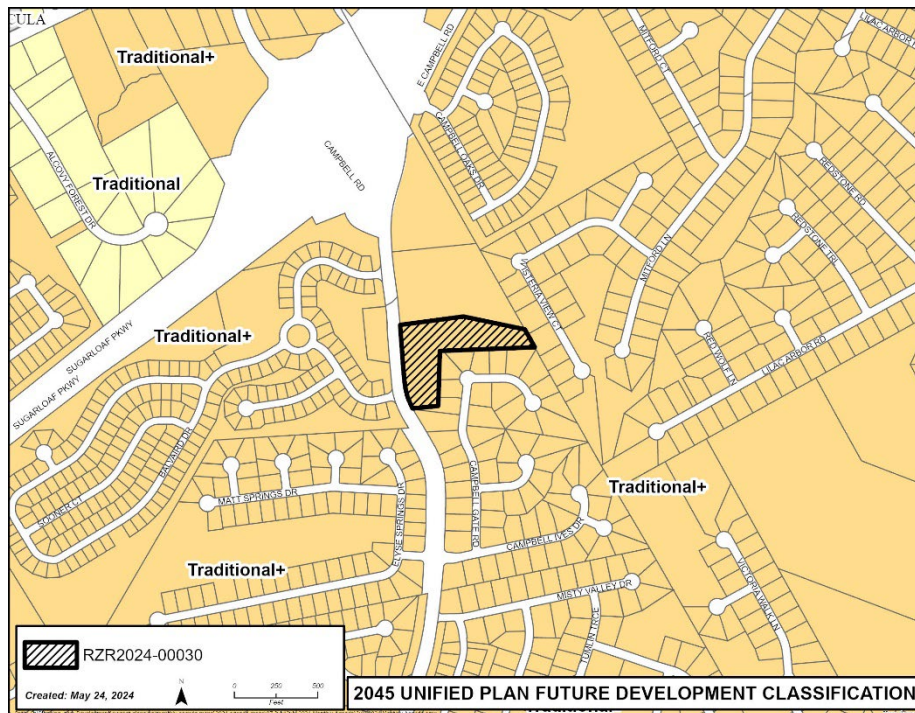
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached. (Exhibit F).

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. Although single-family detached is a recommended land use and R-60 is a recommended zoning district for "Neighborhood Traditional+", the proposed development is not



appropriate at this location considering the surrounding development patterns of R-100 and R-100CSO subdivisions. Small lot residential development would not be appropriate at this location. The development type prefers side or alley-loaded garages, but front-loaded garages are being proposed. Therefore, the proposed development is not in conformity with the policy and intent of the Unified Plan and the 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.**

Approval of the proposal could set a precedent that allows for the development of small lots along Campbell Road, north of the subject property towards the intersection with Sugarloaf Parkway. Such development could exasperate the pattern of driveways near a major intersection.

**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 AS R-75 WITH CONDITIONS** of the rezoning request.

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

Approval as ~~R-60~~ **R-75** (Single-Family Residence District) 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 to exceed seven lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations, ~~dated received May 15, 2024~~ **presented at the August 6, 2024, Planning Commission Public Hearing**, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area shall be ~~1,650~~ **2000** square feet.
4. The site shall be limited to ~~a single, shared entrance~~ **two driveways from onto** Campbell Road, subject to the review and approval of the Gwinnett County Department of Transportation.
5. A 5-foot-wide concrete sidewalk shall be provided along Campbell Road, subject to the review and approval of the Gwinnett County Department of Transportation.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. **The minimum lot width shall be 72.5 feet.**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Documents Presented at the August 6, 2024 Planning Commission Public Hearing

## Exhibit A: Site Visit Photos



View of property frontage along Campbell Road

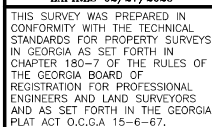
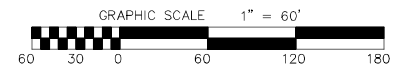


Conclusion of sidewalk currently on Campbell Road

**Exhibit B: Site Plan**

**[attached]**





NO.	DATE	REVISION
1	04-09-24	REVISED LOT COUNT & DIMENSIONS
2	05-14-24	ADDRESSED ZONING APPLICATION COMMENTS

COUNTY:	GWINNETT
LAND LOT:	246
DISTRICT/PARCEL	5th / 558
DATE:	04/02/2024
SCALE:	1" = 60'
JOB NO.	21051

COLLIN STEINBERGER

908 CAMPBELL ROAD  
PARCEL NUMBER: 5246 558  
LOT 3 - EXEMPTION PLAT FOR GAIL HUDLOW  
RECORDED IN PLAT BOOK 00157 - PAGE 00157



**RINGO  
ABERNATHY  
& ASSOCIATES**

**CONSULTANTS  
SURVEYORS  
ENGINEERS  
PLANNERS**

257 PINECREST LANE, BRASELTON, GEORGIA 30517  
Phone (770) 962-8456

## **Exhibit C: Building Elevations**

**[attached]**

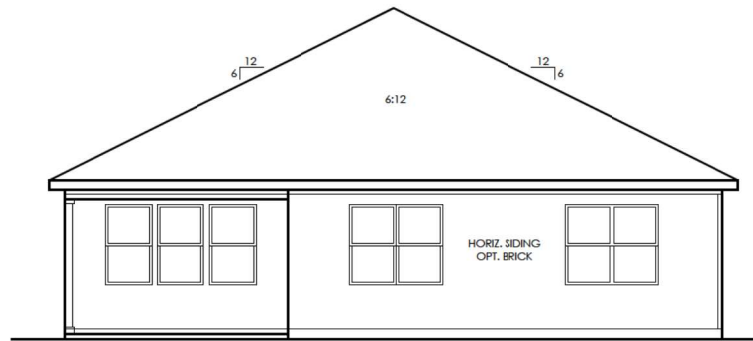
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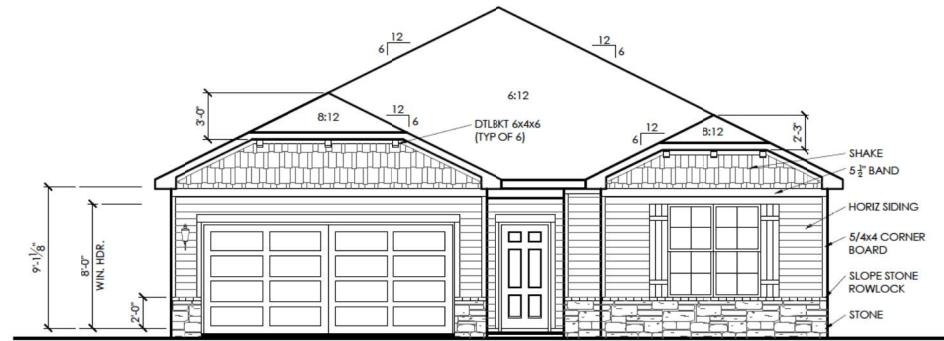
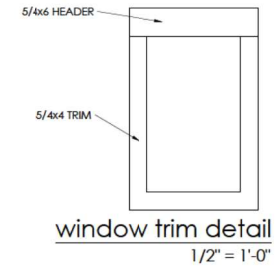


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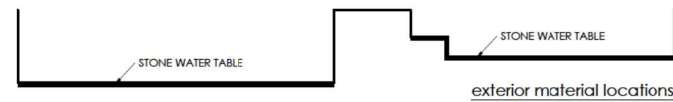
05/15/2024



**REAR ELEVATION 'C'**  
1/16" = 1'-0" @ 11x17 SHEET



**FRONT ELEVATION 'C'**  
1/8" = 1'-0" @ 11x17



**ASHLAND HOMES**

REVISION

DRAWINGS ARE PROPERTY RIGHTS OF  
ASHLAND HOMES. PLANS AND ASSOCIATED  
DRAWINGS SHALL NOT BE REPRODUCED  
WITHOUT WRITTEN CONSENT FROM  
ASHLAND HOMES, INC.

**Candler**

DRAWING TITLE:

**EXTERIOR  
ELEVATION**

JOB NUMBER:  
43.1.1668

SCALE:  
AS NOTED

ISSUE DATE:  
8.1.2023

**A1.1C**

RELEASED FOR  
CONSTRUCTION



DOUGLAS  
**RECEIVED**

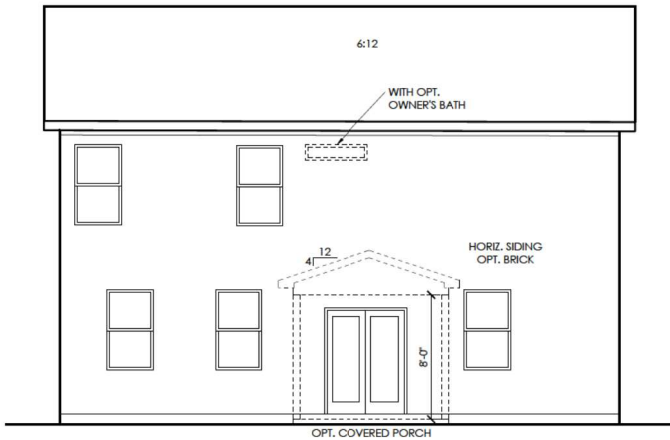
05/15/2024



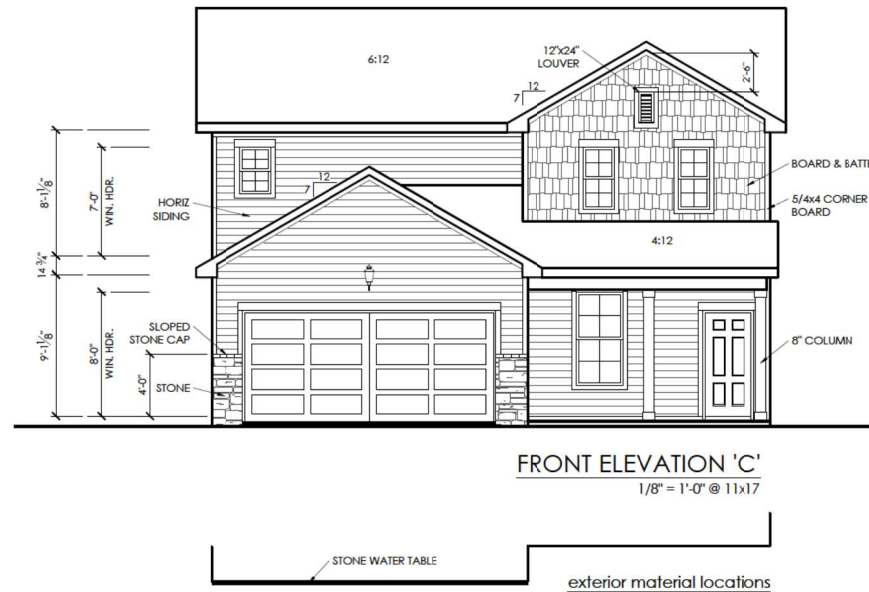
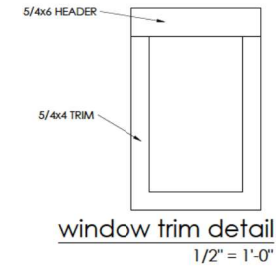


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05/15/2024



REAR ELEVATION 'C'  
1/16" = 1'-0" @ 11x17 SHEET



FRONT ELEVATION 'C'  
1/8" = 1'-0" @ 11x17

ASHLAND HOMES

REVISION

DRAWINGS ARE PROPERTY RIGHTS OF  
ASHLAND HOMES. PLANS AND ASSOCIATED  
DRAWINGS SHALL NOT BE REPRODUCED  
WITHOUT WRITTEN CONSENT FROM  
ASHLAND HOMES, INC.

Douglas

DRAWING TITLE:  
EXTERIOR ELEVATION

JOB NUMBER:  
36.2.1976

SCALE:  
AS NOTED

ISSUE DATE:  
8.1.2023

A1.1C

RELEASED FOR  
CONSTRUCTION

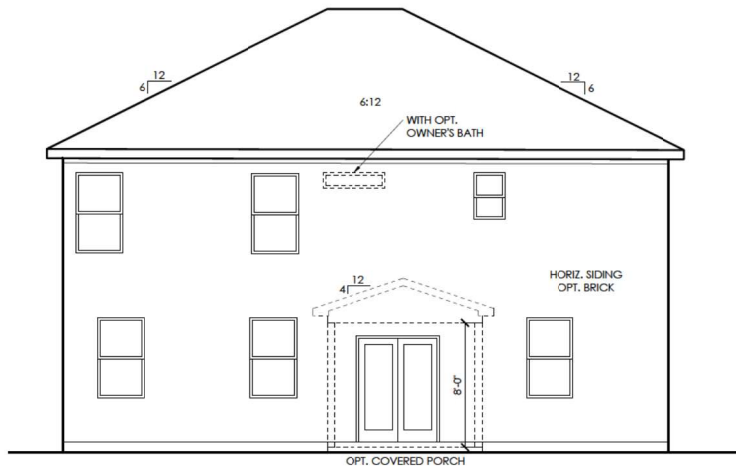
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05/15/2024

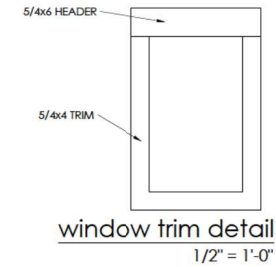


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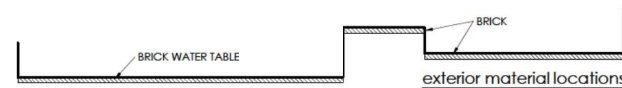
05/15/2024



REAR ELEVATION 'A'  
1/16" = 1'-0" @ 11x17 SHEET



FRONT ELEVATION 'C'  
1/8" = 1'-0" @ 11x17



ASHLAND HOMES

REVISION

Franklin

DRAWING TITLE:  
EXTERIOR ELEVATION

JOB NUMBER:  
39.2.2306

SCALE:  
AS NOTED

ISSUE DATE:  
8.1.2023

A1.1C

RELEASED FOR  
CONSTRUCTION

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

**[attached]**





May 2, 2024

Matt Dickison, Director  
Gwinnett County Planning & Development  
75 Langley Drive  
Lawrenceville, Georgia 30046

**RE: REZONING APPLICATION AND LETTER OF INTENT FOR ASHLAND  
HOMES, LLC, 908 CAMPBELL ROAD, LAWRENCEVILLE.**

Dear Mr. Dickison:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Ashland Homes, LLC (the "Applicant") to request a Rezoning to the R-60 zoning designation to allow for seven (7) single family homesites to be built upon property located on Campbell Road in Lawrenceville and having Gwinnett County Tax ID Number of R5246 558 (the "Property").

Applicant is the contract purchaser of an undeveloped 4.49-acre parcel which is currently zoned RA-200. The property is bordered by other RA-200 property as well as OSC, R-100 and R100CSO. The Applicant proposes to develop this property to allow for seven (7) single-family homes which would have a minimum heated square footage of 1,650 square feet. This development would be consistent with the surrounding zoning which includes Freeman Crossing subdivision across the street which is comprised of lots which are all 60 feet in width. The proposed development is also consistent with the Traditional+ character area defined by the 2045 Unified Plan which allows for much more intensive uses, including quads/triplexes/duplexes/townhomes as well as single family residences.

The proposed lots will all be well in excess of the 7,200 square foot minimum lot size so they fully comply with all buffers and setbacks and do not require any variances. The Applicant is requesting the waiver provided for under Section 1010-10.3(A)(7) of the Unified Development Ordinance to allow the seven (7) lots to proceed through the exemption plat process.

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

**A PROFESSIONAL CORPORATION**

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • [powelledwards.com](http://powelledwards.com) • 770.962.0100  
*Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046*



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May 2, 2024

Page 2

05/15/2024

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross  
Attorney for Applicant

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05/15/2024

## STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Yes. The property is bordered by other RA-200 property as well as OSC, R-100 and the now extinct R100CSO. The proposed seven (7) single family homes will be across the street from the large Freeman Crossing subdivision which is comprised of lots which are all 60 feet in width.

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

No. The addition of seven (7) single family homes will have a negligible impact on any of the adjacent properties.

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

No, the property is undeveloped as it is currently RA200. Due to its small size, it is not suitable for any profitable agricultural use and is not economically feasible for a residential development under the current zoning.

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

No. The addition of seven (7) single family homes will have a negligible impact, if any, and will not cause 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 Unified Plan and Future Development Map:

The Property lies within Traditional + Character Area of the Unified Plan which specifically includes not only single-family residences but also more intensive uses, including quads/triplexes/duplexes and townhomes.

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

Yes. The area around this property has developed entirely residential and the 2045 Unified Plan permits even denser uses in this area.

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

**[attached]**

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05/15/2024

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Ashland Homes, LLC C/O Name: <u>W. Charles "Chuck" Ross, Esq.</u> Address: <u>PO Box 1390</u> City: <u>Lawrenceville</u> State: <u>Georgia</u> ZIP: <u>30046</u> Phone: <u>770-962-0100</u> Email: <u>cross@powelledwards.com</u>	Stuart Hinton & Name: <u>Larry Douglas Hinton, Jr.</u> Address: <u>1744 Will Wages Road</u> City: <u>Dacula</u> State: <u>Georgia</u> ZIP: <u>30019</u> Phone: <u>678-776-2182</u> Email: _____
Contact Person: <u>W. Charles "Chuck" Ross, Esq.</u> Phone: <u>770-962-0100</u> Contact's Email: <u>cross@powelledwards.com</u>	
<b>APPLICANT IS THE:</b> <div style="display: flex; justify-content: space-around; align-items: center;"> <span><input type="checkbox"/> Owner's Agent</span> <span><input type="checkbox"/> Property Owner</span> <span><input checked="" type="checkbox"/> Contract Purchaser</span> </div>	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-60</u> Parcel Number(s): <u>R5246 558</u> Acreage: <u>4.49</u> Property Address(es): <u>908 Campbell Road, Lawrenceville, Georgia 30045</u> Proposed Development: <u>Seven single-family, detached residences</u> Variance(s): <u>N/A</u> Waiver(s): <u>1010-10.3(A)(7)</u>	
<b>RESIDENTIAL DEVELOPMENT</b> No. of Dwelling Units: <u>7</u> Dwelling Unit Sq. Ft.: <u>7 units @ 1,658 = 11,606</u> Density: <u>1.56 per acre</u> Floor Area Ratio (LRR, MRR, HRR): _____	<b>NON-RESIDENTIAL DEVELOPMENT</b> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
<b>MIXED-USE DEVELOPMENT</b> No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

**RECEIVED**

05/15/2024

**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.



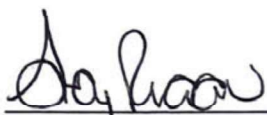
5/2/24  
Date

Collin Steinberger, Member  
Type of Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title



5.2.24  
Date



Signature of Notary Public

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?

☐ Yes ☒ No \_\_\_\_\_ (Your Name)

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

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

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



**RECEIVED**

05/15/2024

**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 of Print Name and Title

*W. Charles "Chuck" Ross*

5/2/2024

W. Charles "Chuck" Ross

Signature of Applicant's  
Attorney or Representative

Date

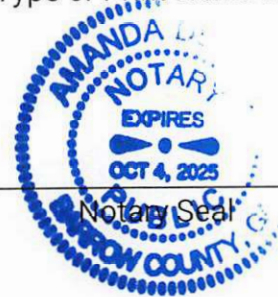
Type or Print Name and Title

*Amanda Delena*

5/2/2024

Signature of Notary Public

Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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



Yes



No

\_\_\_\_\_ (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)
Matthew Holtkamp, Commissioner	\$1,000.00	October 2022
Kirkland Carden, Commissioner	\$1,000.00	October 2023

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

RECEIVED

05/15/2024

**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.

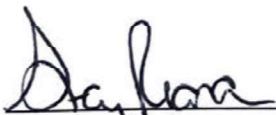


Signature of Applicant

5/2/24  
Date

Collin Steinberger, Member

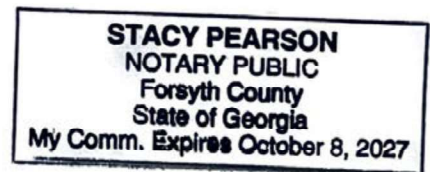
Type or Print Name and Title



Signature of Notary Public

5/2/24

Date



Notary Seal

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05/15/2024

**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.

Larry D. Hinton Jr. 4-30-24  
[Signature] 4-30-24  
Signature of Property Owner Date

Larry D. Hinton, JR. Co-owner  
Stuart Hinton co-owner  
Type or Print Name and Title

Judy E. Childers 4-30-24  
Signature of Notary Public Date Notary Seal

Judy E Childers  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires  
07/22/2025

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05/15/2024

**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.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

Parcel I.D. Number: R5246 558  
(Map Reference Number)

  
Signature of Applicant

5/2/24  
Date

Collin Steinberger, Member  
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**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.

Nichie Schoby  
Name  
5/2/2024  
Date

TSA II  
Title

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

**[attached]**





Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		06.05.2024			
Department/Agency Name:		Transportation			
Reviewer Name:		Brent Hodges			
Reviewer Title:		Construction Manager 2			
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>			
Case Number:		RZR2024-00030			
Case Address:		908 Campbell Road, Lawrenceville, 30045			
<b>Comments:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Campbell Road is a local street. ADT = 1,447.				
2	6.8 miles to the nearest Ride Gwinnett facility located at Collins Hill Road and Collins Industrial Way.				
3	The developer shall construct a 5' concrete sidewalk along the entire site frontage, connecting to the existing sidewalk to the south along the frontage of the Campbell Crossing subdivision.				
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	The developer shall provide a shared driveway to access the home sites. The number of direct driveway connections to Campbell Road is subject to the review and approval of the Gwinnett County Department of Transportation.				
2					
3					
4					
5					
6					
7					

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

Revised 7/26/2021

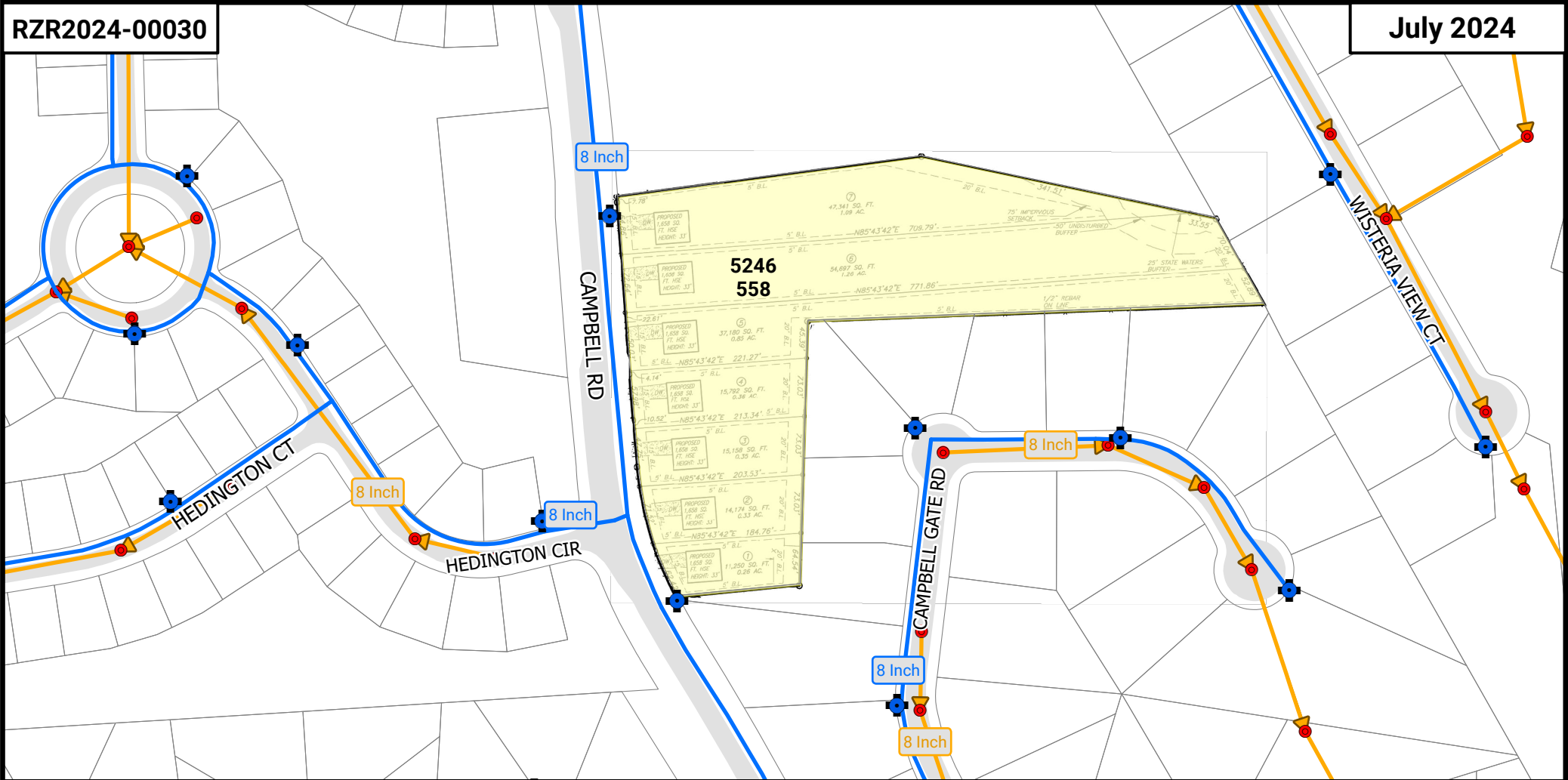


Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<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@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		RZR2024-00030		
Case Address:		908 Campbell Road		
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	Water: The proposed development may connect to an existing 8-inch water main along the east right-of-way of Campbell Gate Road.			
2	Sewer: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer located on Campbell Gate Road or to an existing 8-inch gravity sewer located on Hedington Circle. Easements may be required. A jack-and-bore may be required.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>X</b> <b>NO</b>
1				
2				
3				
4				
5				
6				
7				

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

*Revised 7/26/2021*



LEGEND

Water Main

Hydrant

Manhole

Sewer Collector

908 Campbell Rd  
RA-200 to R-60

Water & Sewer  
Utility Map

LOCATION

**Water Comments:** The proposed development may connect to an existing 8-inch water main along the east right-of-way of Campbell Gate Road.

**Sewer Comments:** A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer located on Campbell Gate Road or to an existing 8-inch gravity sewer located on Hedington Circle. Easements may be required. A jack-and-bore may 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.

**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, July, 2024											Proposed Zoning
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00007	<b>Archer High School</b>	<b>2,950</b>	2,850	100	<b>2,887</b>	2,850	37	<b>2,863</b>	2,850	13	11
	McConnell Middle School	<b>2,096</b>	1,775	321	<b>2,121</b>	1,775	346	<b>2,185</b>	1,775	410	8
	Cooper Elementary School	<b>1,511</b>	1,625	-114	<b>1,527</b>	1,625	-98	<b>1,543</b>	1,625	-82	15
RZM2024-00008	<b>Grayson High School</b>	<b>3,585</b>	3,000	585	<b>3,693</b>	3,000	693	<b>3,803</b>	3,000	803	25
	Bay Creek Middle School	<b>1,449</b>	1,150	299	<b>1,485</b>	1,150	335	<b>1,537</b>	1,150	387	19
	Trip Elementary School	<b>1,440</b>	1,200	240	<b>1,498</b>	1,200	298	<b>1,558</b>	1,200	358	36
RZR2024-00023	<b>Dacula High School</b>	<b>2,553</b>	2,550	3	<b>2,617</b>	2,550	67	<b>2,682</b>	2,550	132	16
	Dacula Middle School	<b>1,855</b>	1,900	-45	<b>1,901</b>	1,900	1	<b>1,949</b>	1,900	49	11
	Mulberry Elementary School	<b>790</b>	975	-185	<b>826</b>	975	-149	<b>871</b>	975	-104	21
RZR2024-00030	<b>Dacula High School</b>	<b>2,553</b>	2,550	3	<b>2,617</b>	2,550	67	<b>2,682</b>	2,550	132	3
	Dacula Middle School	<b>1,855</b>	1,900	-45	<b>1,901</b>	1,900	1	<b>1,949</b>	1,900	49	1
	Alcova Elementary School	<b>1,501</b>	1,150	351	<b>1,554</b>	1,150	404	<b>1,608</b>	1,150	458	3
RZR2024-00032	<b>Mountain View High School</b>	<b>2,226</b>	2,300	-74	<b>2,209</b>	2,300	-91	<b>2,253</b>	2,300	-47	21
	Twin Rivers Middle School	<b>1,683</b>	2,150	-467	<b>1,700</b>	2,150	-450	<b>1,734</b>	2,150	-416	15
	Dyer Elementary School	<b>929</b>	1,175	-246	<b>903</b>	1,175	-272	<b>894</b>	1,175	-281	30
RZR2024-00033	<b>Grayson High School</b>	<b>3,585</b>	3,000	585	<b>3,693</b>	3,000	693	<b>3,803</b>	3,000	803	57
	Couch Middle School	<b>1,139</b>	1,150	-11	<b>1,167</b>	1,150	17	<b>1,197</b>	1,150	47	45
	Starling Elementary School	<b>1,322</b>	1,200	122	<b>1,348</b>	1,200	148	<b>1,375</b>	1,200	175	80
RZR2024-00034	<b>Seckinger High School</b>	<b>2,326</b>	2,800	-474	<b>2,452</b>	2,800	-348	<b>2,550</b>	2,800	-250	1
	Jones Middle School	<b>1,820</b>	1,575	245	<b>1,893</b>	1,575	318	<b>1,969</b>	1,575	394	1
	Ivy Creek Elementary School	<b>1,583</b>	1,275	308	<b>1,614</b>	1,275	339	<b>1,646</b>	1,275	371	1
RZR2024-00035	<b>Meadowcreek High School or:</b>	<b>2,521</b>	2,850	-329	<b>2,470</b>	2,850	-380	<b>2,433</b>	2,850	-417	43
	<b>McClure Health Science High School</b>	<b>1,180</b>	1,500	-320	<b>1,190</b>	1,500	-310	<b>1,200</b>	1,500	-300	
	Lilburn Middle School	<b>1,588</b>	2,000	-412	<b>1,556</b>	2,000	-444	<b>1,542</b>	2,000	-458	33
	Nesbit Elementary School	<b>1,214</b>	1,400	-186	<b>1,202</b>	1,400	-198	<b>1,220</b>	1,400	-180	61
RZR2024-00036	<b>Mill Creek High School</b>	<b>2,721</b>	2,800	-79	<b>2,694</b>	2,800	-106	<b>2,735</b>	2,800	-65	45
	Osborne Middle School	<b>1,763</b>	1,575	188	<b>1,798</b>	1,575	223	<b>1,816</b>	1,575	241	35
	Pucketts Mill Elementary School	<b>746</b>	1,200	-454	<b>725</b>	1,200	-475	<b>708</b>	1,200	-492	63

## **Exhibit G: Maps**

**[attached]**





RUTLAND PASS DR

WISTERIA VIEW CT

HEDINGTON CIR

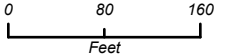
CAMPBELL GATE RD

CAMPBELL RD

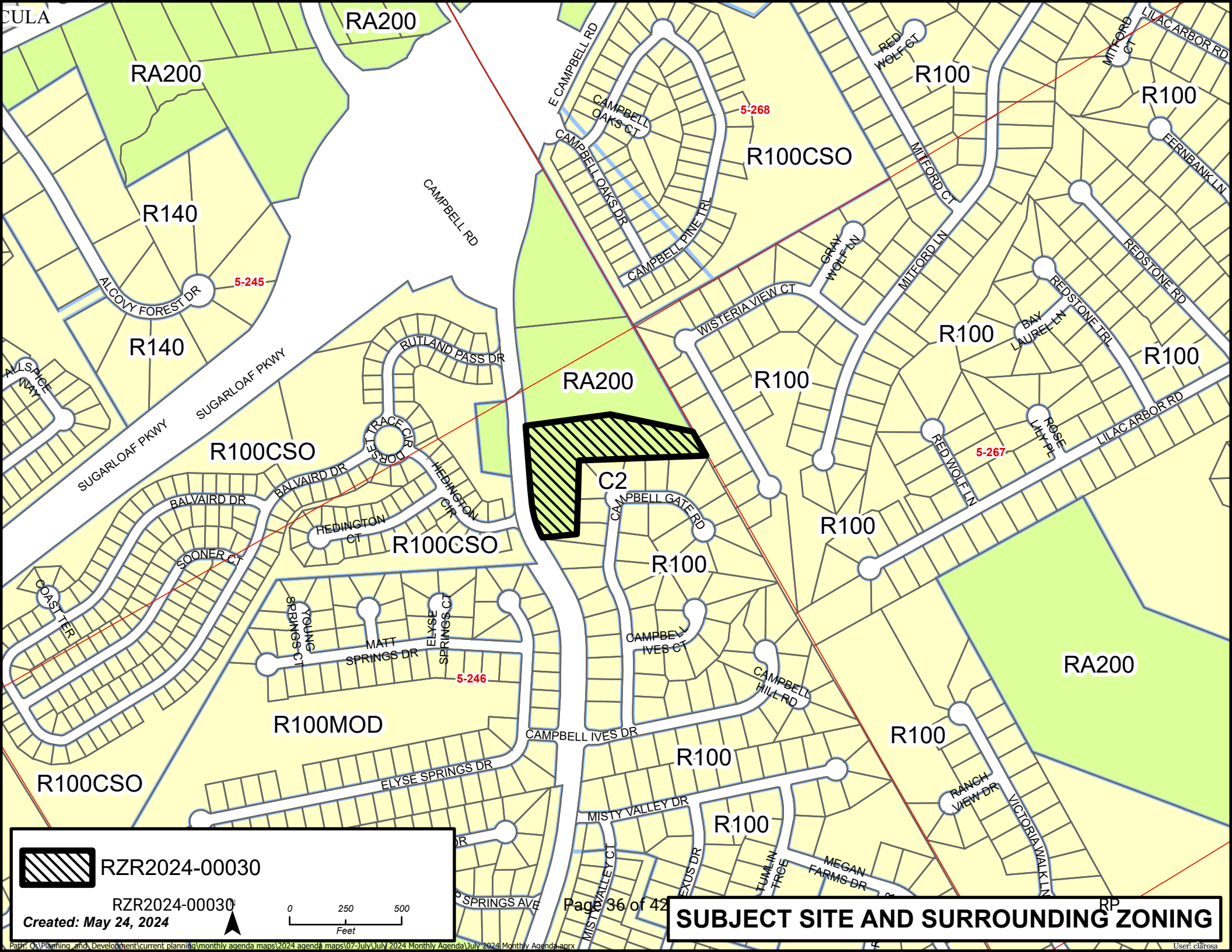


RZR2024-00030

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Created: May 24, 2024

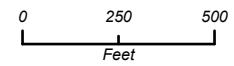




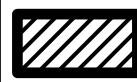
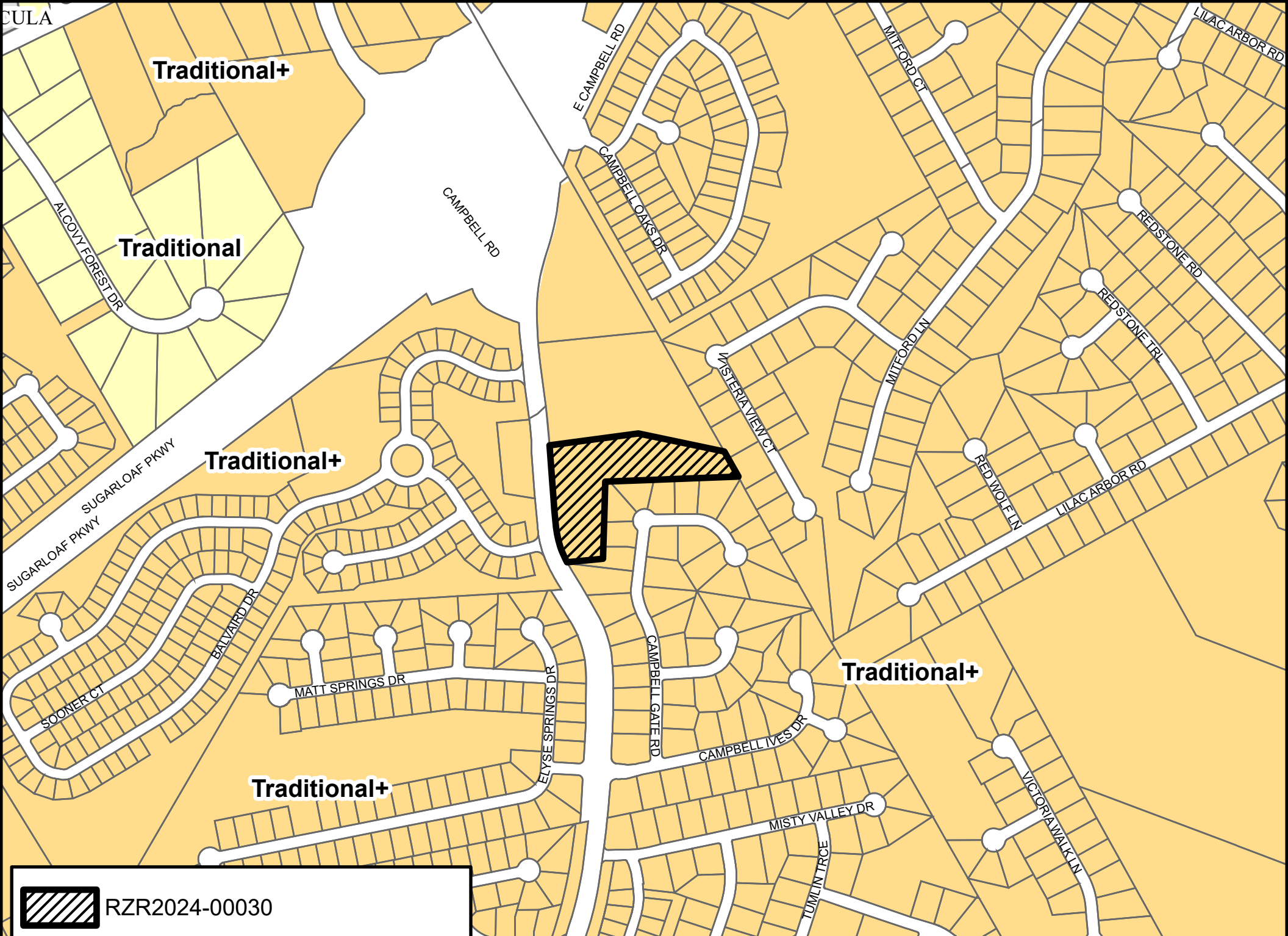


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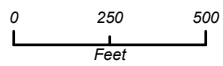


**SUBJECT SITE AND SURROUNDING ZONING**



RZR2024-00030

RZR2024-00030  
Created: May 24, 2024



**Exhibit H: Documents Presented at the August 6, 2024 Planning Commission Public Hearing**

**[attached]**



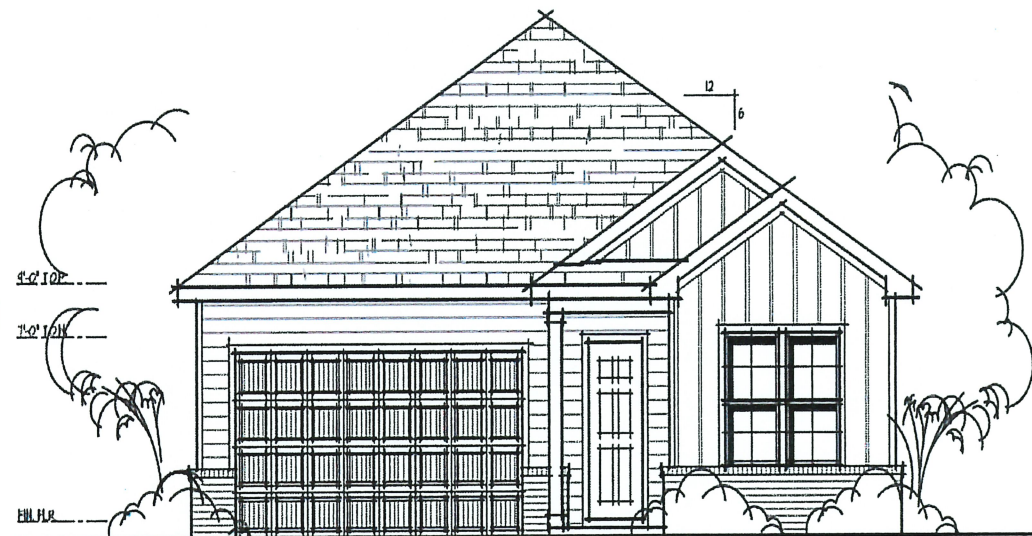


**POWELL & EDWARDS**  
ATTORNEYS AT LAW

RECEIVED

8.6.2024

# Elevations





**RECEIVED**

8.6.2024

# Elevations





RECEIVED

8.6.2024

# Elevations

