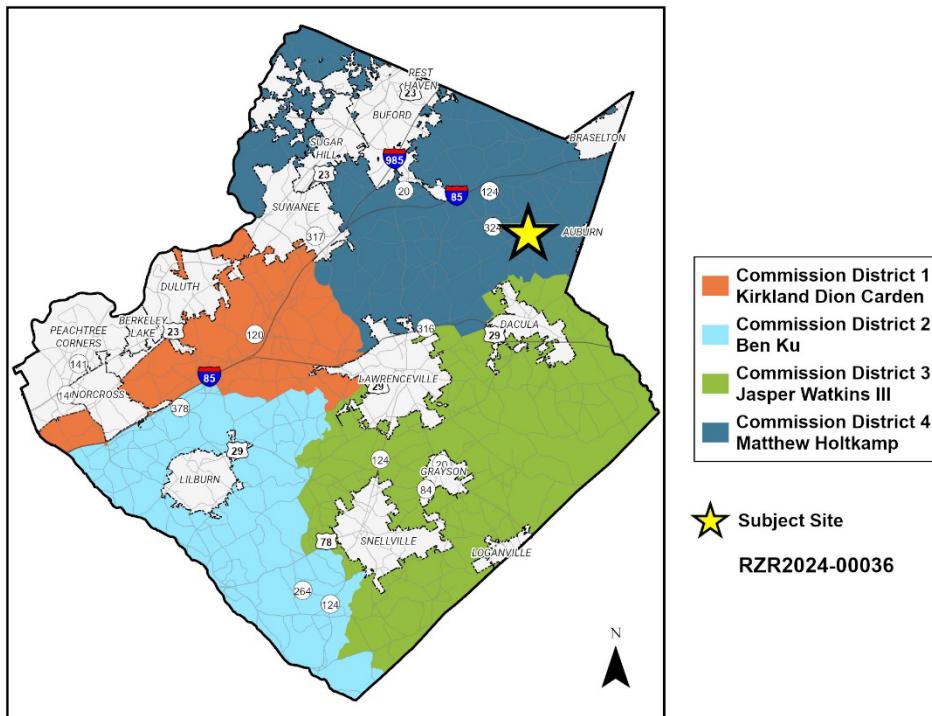




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2024-00036
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-75 (Single-Family Residence District)
Address:	3300 Block of Jim Moore Road
Map Number:	R2002 002
Site Area:	62.37
Units:	143
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Toll Southeast LP Company, Inc.
c/o Andersen Tate & Carr
1960 Satellite Boulevard, Suite 4000
Duluth, GA 30097

Owners: Trust of Joe Emory Parks Jr.
c/o S. Michael and Nell G. Parks
4339 Riverview Drive
Peachtree Corners, GA 30097

Contact: Melody Glouton

Contact Phone: 770.822.0900

Zoning History

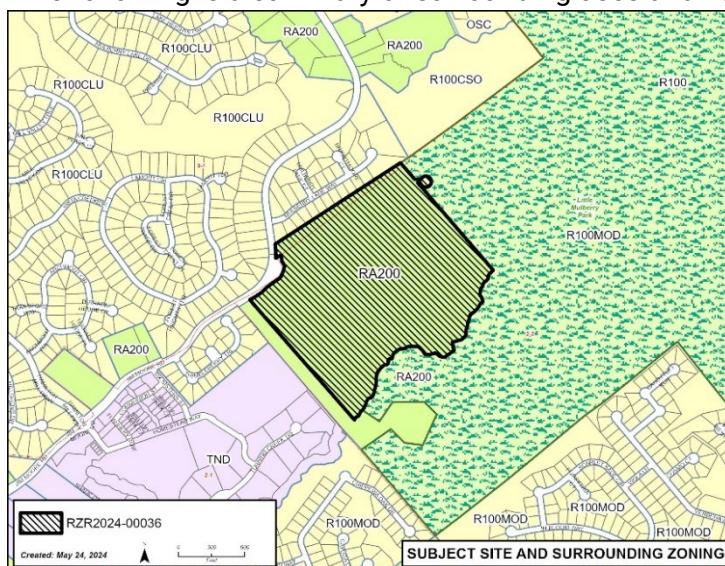
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 62.37-acre parcel located along Jim Moore Road, south of its intersection with Mulberry Lane Way. The property contains a single-family residence, accessory buildings, and is accessed by a gravel driveway from Jim Moore Road. A central portion of the site is open field with the remainder of the property heavily wooded. A stream runs along the southern property line and along the western portion of the property. The southeastern portion of the property includes floodplain. The terrain gradually falls towards the stream along the southern property line by approximately 100 feet. There is a 30-foot-wide rights-of-way along the northern property line connecting to Little Mulberry Park that is projected for abandonment by Gwinnett County. There is a 4-foot-wide sidewalk along the Jim Moore Road frontage. The nearest Gwinnett County Transit stop is approximately 6.8 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family detached subdivisions and Little Mulberry Park. The Huntfield at Hamilton Mill and Lake Forest at Hamilton Mill subdivisions are located to the north. Immediately to the west is a single-family residence on a large lot, and farther west is the Homestead at Hog Mountain subdivision with a mixture of lot sizes and housing types. Little Mulberry Park surrounds the property to the south and east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	2.30 units per acre
North	Single-Family Residential	R-100 CLU	2.40 units per acre
East	Little Mulberry Park	R-100 MOD	N/A
South	Little Mulberry Park	R-100 MOD	N/A
West	Single-Family Residential	RA-200	0.1 units per acre

Project Summary

The applicant requests rezoning of a 62.37-acre property from RA-200 to R-75 for a single-family detached subdivision, including:

- 143 single-family detached residences on lots ranging from 10,500 square feet to 20,281 square feet, yielding a density of 2.30 units per acre.
- Residences with a minimum heated floor area of 2,600 square feet with front-loaded, two-car garages.
- Exterior building materials of brick, stacked stone, and/or cementitious siding, shake, and board and batten.
- 8.90 acres or 14.3% of the site as open space located primarily within stream buffers and impervious setbacks.
- 3.14 acres or 50.3% of the required open space as usable, including an amenity area in the front of the subdivision and a 6-foot-wide paved nature trail crossing the western stream. The amenity area includes a clubhouse, pool, playground, pavilion, and fire pit with 9 parking spaces.
- A stormwater management facility in the south of the property and a pump station in the southeast corner.
- 27-foot-wide public local internal streets within a 50-foot right-of-way with 5-foot-wide sidewalks along both sides of the internal streets.
- A 6-foot-wide concrete multi-use path along the fronts of lots 1 through 18, connecting to Little Mulberry Park.
- Two entrances along Jim Moore Road: the main entrance includes deceleration and left-turn lanes, and the other entrance for emergency access with a gate and knox box.
- A 40-foot-wide street frontage setback with a 10-foot-wide landscape strip along Jim Moore Road.

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 Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Density	Maximum 3.0 units per acre	2.3 units per acre	YES
Lot Size	Minimum 10,500 square feet	\geq 10,500 square feet	YES
Lot Width	Minimum 75'	\geq 75 feet	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 6.24 acres	14.3% or 8.9 acres	YES
Usable Open Space	Minimum 5% or 3.12 acres	5.03% or 3.14 acres	YES
One- and Two-Family Dwellings Parking	Minimum 2 spaces per dwellings Maximum 4 spaces per dwelling	4 per dwelling	YES
Recreation Area Parking	Minimum 8 spaces Maximum 15 spaces	9 spaces	YES

Public Participation

The applicant held a community meeting for the development on June 3, 2024, at the Hamilton Mill Clubhouse in Dacula. There were 22 community members in attendance who raised concerns and questions regarding the proposed development and pedestrian access to Little Mulberry Park. The applicant responded to these questions with continuing communication. No revisions were made to the site plan. The public participation plan and report are 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 surrounding area is primarily single-family residential with Little Mulberry Park abutting the southern and eastern property lines. The Huntfield at Hamilton Mill subdivision to the north contains lot sizes of at least 10,815 square feet with a density of 2.40 units per acre, which is comparable to the proposed lot sizes and densities. The nearby R-100 CLU zoned subdivisions along Jim Moore Road also have similar densities and lot sizes. Homestead at Hog Mountain, which includes single-family detached residences and townhouses also has a comparable density at 2.12 units per acre. The proposed rezoning 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 proposal is consistent with the context, character, and development pattern of nearby existing and approved residential subdivisions. In addition, this development will provide a 6-foot-wide trail connection from Jim Moore Road to Little Mulberry Park, which could improve

pedestrian access to the park from the surrounding subdivisions. No adverse impacts on the existing use or usability of adjacent or nearby property are anticipated.

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.

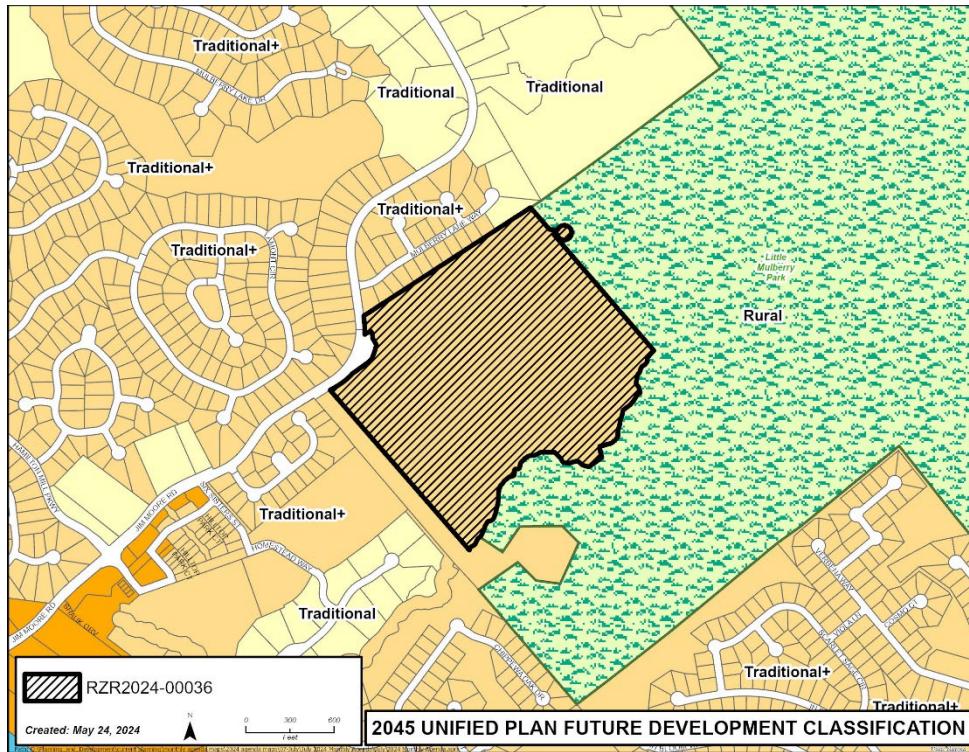
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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 estimated the proposal would generate 149 morning and 204 evening peak hour trips within a 24-hour period and all nearby intersections will operate at a level of service "B" or better. The study recommends a deceleration lane for the western entrance and deceleration and left-turn lanes for the eastern entrance. 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 Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. This future development type encourages gentle density in predominately single-family residential areas. A variety of housing types including single-family detached, single-family cottages, duplexes, triplexes, quadplexes, townhomes, and stacked flats are all appropriate in "Neighborhood Traditional+". This development type intends for residences to be built with front porches, modest setbacks, and side or alley-loaded garages to promote a pedestrian-friendly environment. Street and sidewalk connectivity are also encouraged, and greens and passive parks are preferred park typologies.

Single-family detached residential is a recommended land use and R-75 is a recommended zoning district. The proposed development also follows many of the standards set by the future development type. A majority of the dwellings will include large front porches, and homes with modest setbacks. The development will include sidewalk connectivity from the development to Little Mulberry Park. A staff recommended condition of more dispersed open space would better satisfy the recommendation for pocket parks and greenspace. The proposed development 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.

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

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the 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 (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 exceeding 143 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 21, 2024, and Exhibit C: Elevations dated received May 17, 2024, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area of each dwelling shall be **2,600 3,000** square feet. **The applicant will work with the Hamilton Mill HOA Board to ensure alignment with the current Hamilton Mill HOA architectural requirements.**
4. The development shall include amenities and open spaces including, but not limited, to a clubhouse, pool, pavilion, playground, fire pit, and trails, in general conformance with Exhibit B: Site Plan dated received May 21, 2024, subject to the review and approval of the Department of Planning and Development. Usable open space shall be dispersed so that all lots are within 500 feet of usable open space, excluding trails.
5. A greenway easement to Little Mulberry Park shall be provided 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.
6. The number and location of curb cuts along Jim Moore Road shall be subject to the review and approval of the Gwinnett County Department of Transportation. At a minimum, a deceleration lane and a left-turn lane shall be provided for the main entrance, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Stormwater BMP facilities shall either be designed as an amenity through landscaping, trails, and/or benches, or screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas within lots and usable open space shall be sodded.
- 10. A minimum 25-foot undisturbed buffer shall be provided abutting R-100 CLU zoned properties to be maintained by the HOA and recorded on the final plat with a no disturbance provision. Additional plantings to include 12-foot evergreen trees shall be included where sparsely vegetated with placement to be determined in coordination with the adjacent property owner.**
- 11. A 4-foot tall, 4-board horse fence shall be provided along the northern property line adjacent to the R-100 CLU zoned properties, subject to the review and approval of the Department of Planning and Development. The fence shall be constructed a minimum of 1-foot inside the lot line. Signage shall be posted on the fence stating, "no disturbance beyond this point." The signage shall be installed 50-feet on center and located at the top of the fence.**

- 12. Where future lot lines overlap with the 50-foot stream buffer, the applicant shall create an HOA maintained easement across those lots equal to the stream buffer.**
- 13. The Applicant shall comply with the Georgia Blasting Standards Act, including pre-blast and post-blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the Hamilton Mill HOA Board.**
- 14. No more than 10 percent of the homes, governed by a mandatory Homeowners Association, shall be allowed to be rentals at any given time.**
- 15. Emergency access design shall be coordinated with the Gwinnett County Fire Marshall. The development entrance shall be designed to blend into the frontage landscaping.**
- 16. The Developer shall activate the pocket park adjacent to lots 127 and 128 on the site plan.**
- 17. The Developer shall coordinate with the Gwinnett County Department of Transportation to design traffic calming measures to exclude raised speed tables, humps, and bumps.**
- 18. Upon final amenity design, developer shall provide more parking than required by the UDO.**
- 19. A maximum of three cul-de-sacs shall be permitted within the development. Dead-end and hammerhead shall not be permitted.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps
- K. Documents presented at the August 6, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of Jim Moore Road facing west



View of Jim Moore Road facing east



View of property



View of property

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

RECEIVED

5.17.24

Brick & Color: Meridian Old Bailey

Mortar: Coosa Glacier White

Siding: SW 7005 Pure White

B&B: SW 7005 Pure White

Trim Color: SW 7005 Pure White

Garage Door: SW 7005 Pure White

Front Door: SW 7069 Iron Ore

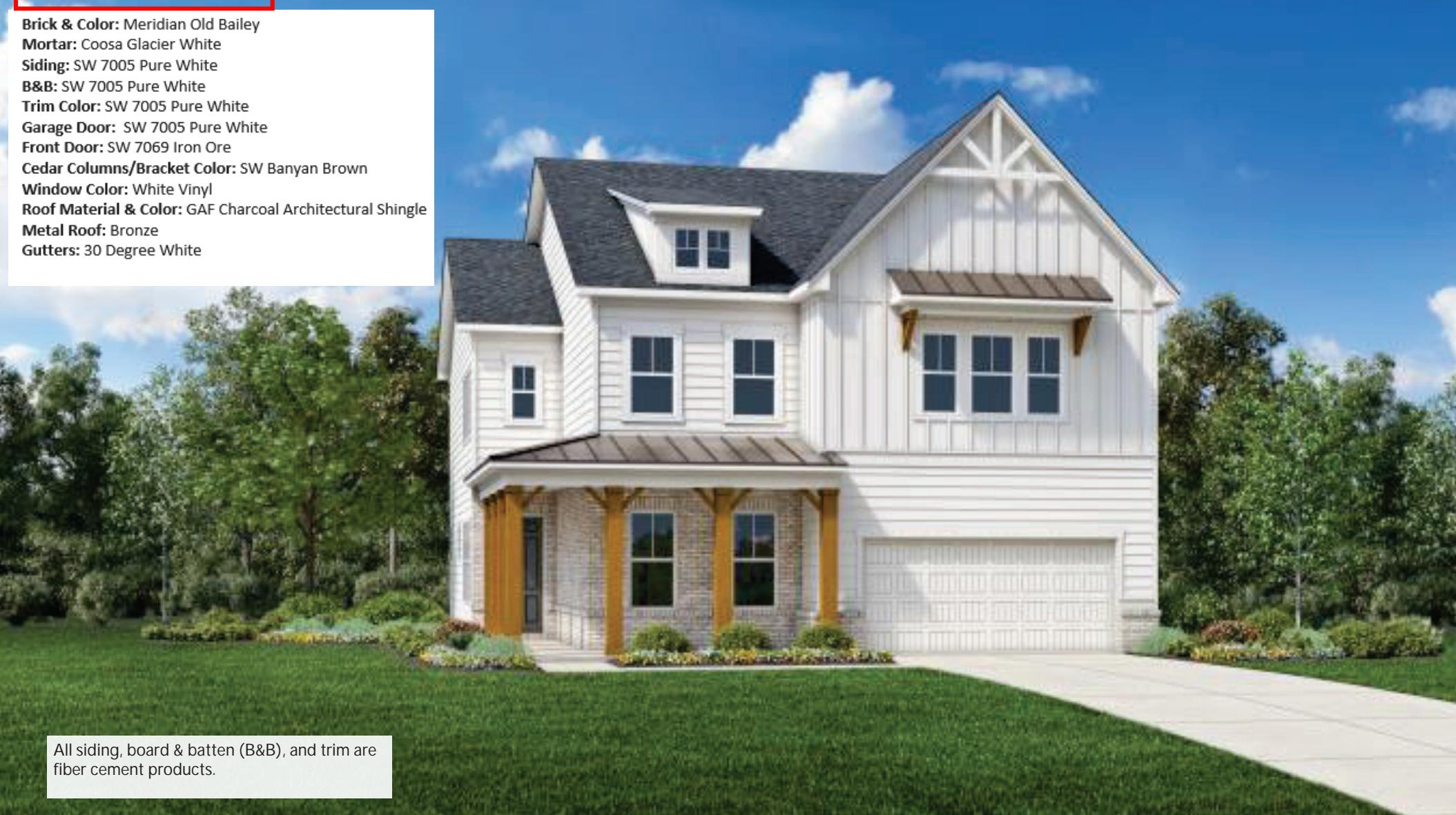
Cedar Columns/Bracket Color: SW Banyan Brown

Window Color: White Vinyl

Roof Material & Color: GAF Charcoal Architectural Shingle

Metal Roof: Bronze

Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.

RECEIVED

5.17.24

Brick & Color: Painted Brick SW 7627 White Heron
Siding : SW 7627 White Heron
Trim Color: SW 7020 Black Fox
Shutter: SW 7020 Black Fox
Painted Columns: SW 7020 Black Fox
Garage Door Color : SW 7627 White Heron
Front Door Color : SW 7020 Black Fox
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Metal Roof: Bronze
Gutters: Black



All siding and trim are fiber cement products.

RECEIVED

5.17.24

Brick & Color: Painted Brick SW 6136 Frosty
Siding : SW 6136 Frosty
B&B: SW 6136 Frosty
Trim Color: SW 7006 Extra White
Painted Columns: SW 7006 Extra White
Garage Door Color : SW 7006 Extra White
Front Door Color : SW 7674 Peppercorn
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Metal Roof: Bronze
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.

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5.17.24

Brick & Color: Meridian Magnolia Bay
Mortar: Argos Savannah Ivory
Siding : SW 7649 Silverplate
B&B: SW 7649 Silverplate
Trim Color: SW 7006 Extra White
Cedar Columns/Bracket: SW Woodscape Banyan Brown
Garage Door Color : SW 7006 Extra White
Front Door Color : SW 7048 Urbane Bronze
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are
fiber cement products.

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5.17.24

Brick & Color: Painted Brick SW 7004 Snowbound
Siding : SW 7004 Snowbound
Trim Color: SW 7004 Snowbound
Cedar Columns/Brackets: SW Woodscapes Hawthorne
Garage Door Color : SW 7004 Snowbound
Front Door Color : SW 7674 Peppercorn
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Metal Roof: Bronze
Gutters: 30 Degree White



All siding and trim are fiber cement products.

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Brick & Color: Painted Brick SW 7005 Pure White
Siding : SW 7005 Pure White
Trim Color: SW 6258 Tricorn Black
Stone: Horizon Hermitage Handcrafted
Garage Door Color : SW 7005 Pure White
Front Door Color : SW 6258 Tricorn Black
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Metal Roof: Black
Gutters: Black



All siding and trim are fiber cement products.

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Brick & Color: General Shale River Shoals
Mortar: Coosa Glacier White
Siding : SW 7004 Snowbound
Trim Color: SW 7004 Snowbound
Cedar Column/Bracket: SW Woodscape Hawthorne
Garage Door Color : SW 7004 Snowbound
Front Door Color : SW 7048 Urbane Bronze
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are
fiber cement products.

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Brick & Color: Painted Brick SW 7014 Eider White

Shake: SW 7014 Eider White

Siding : SW 7014 Eider White

Shutter: SW 0077 Classic French Gray

Trim Color: SW 0077 Classic French Gray

Cedar Column: SW Woodscape Hawthorne

Garage Door Color : SW 7014 Eider White

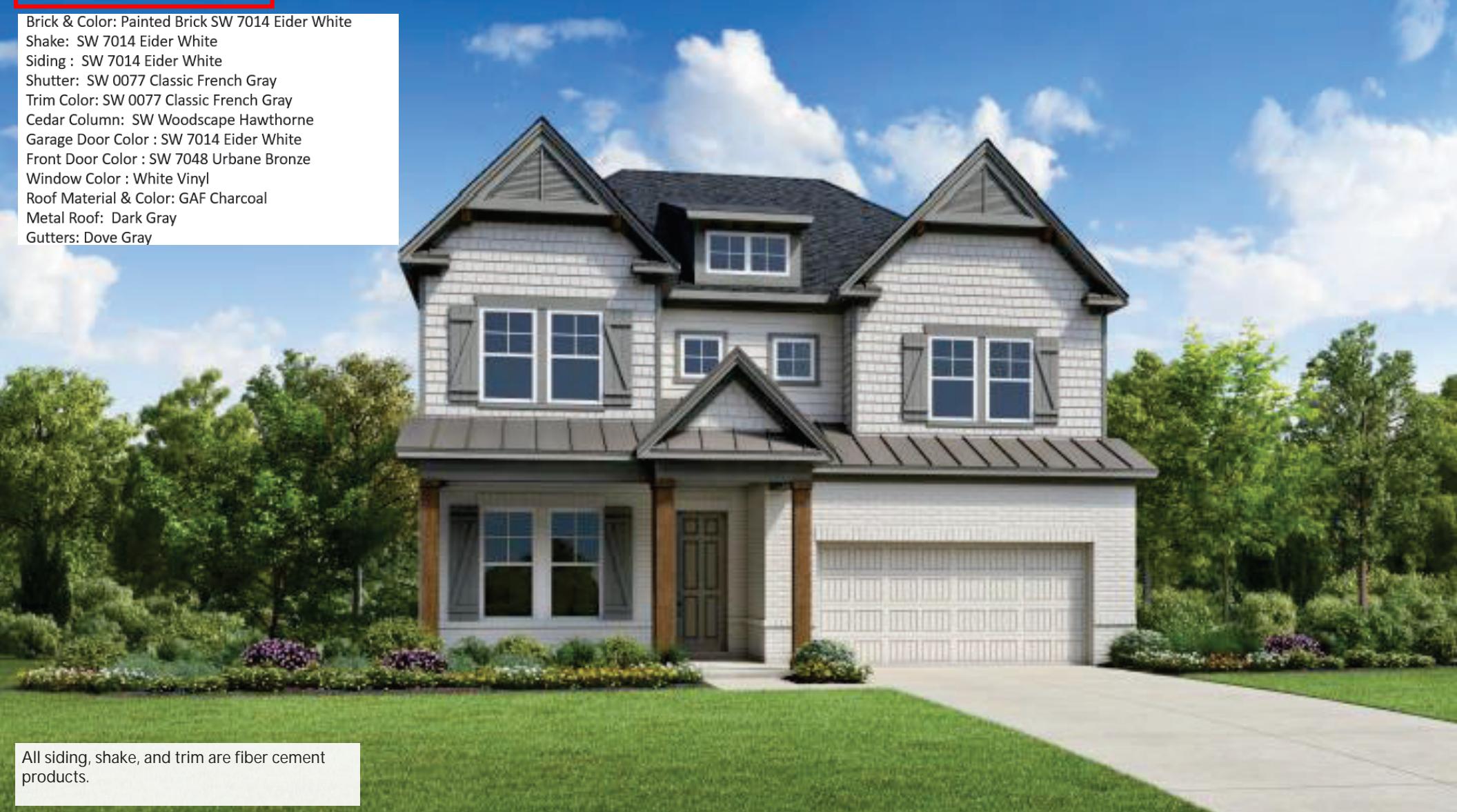
Front Door Color : SW 7048 Urbane Bronze

Window Color : White Vinyl

Roof Material & Color: GAF Charcoal

Metal Roof: Dark Gray

Gutters: Dove Gray



All siding, shake, and trim are fiber cement products.

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Brick & Color: Painted Brick SW 7004 Snowbound
B&B: SW 7004 Snowbound
Siding : SW 7004 Snowbound
Trim Color: SW 2850 Chelsea Gray
Cedar Column: SW Woodscape Hawthorne
Garage Door Color : SW 7004 Snowbound
Front Door Color : SW 7048 Urbane Bronze
Window Color : White Vinyl
Roof Material & Color: GAF Charcoal
Metal Roof: Bronze
Gutters: Dove Gray



All siding, board & batten (B&B), and trim are fiber cement products.

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

[attached]

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5.21.24

May 21, 2024

REVISED LETTER OF INTENT FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:
Toll Southeast LP Company, Inc.

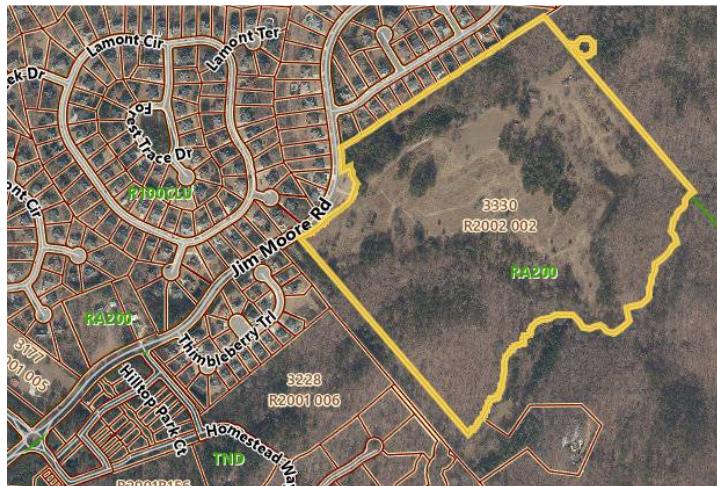
Property/Tax Parcel ID:
R2002 002

+/- 62.371 Acres of Land
Located at the 3300 Block of Jim Moore Road, Dacula, Georgia
RA-200 to R-75

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Application for Rezoning is submitted for a 62.371-acre tract of land located along Jim Moore Road, east of its intersection with Hamilton Mill Parkway (hereinafter the “Property”). The Property is a single tax parcel and is shown on the survey prepared by Mcwhorter & Anderson, dated March 1, 2024, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



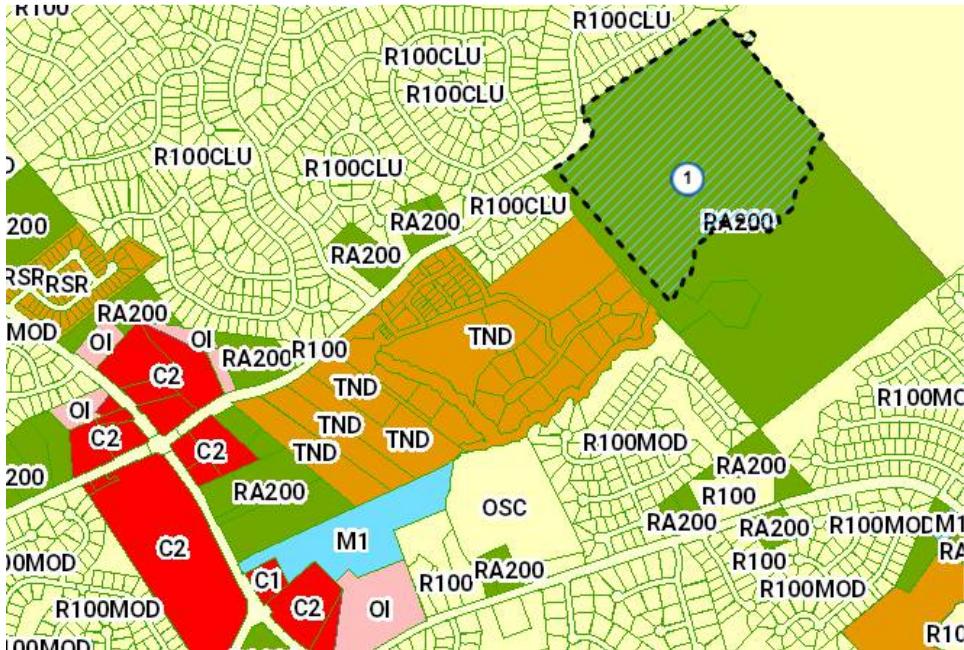
The Property is currently zoned RA-200 (Agriculture-Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Toll Southeast LP Company, Inc. (the “Applicant”) now seeks approval to rezone the Property to R-75 (Single-Family Residence District) to develop an attractive subdivision with single-family detached residences. This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of one tax parcel and contains 62.371 acres. While there is a residence and two accessory structures on the Property, the site is primarily wooded and undeveloped. The Property is surrounded by single-family detached subdivisions and residences and shares two property lines with Little Mulberry Park. For historical context, three large tax parcels were acquired by Gwinnett County from 1998 to 2001 for the development of Little Mulberry Park. The subject Property is owned by one of the families who previously sold land to Gwinnett County for the park. More importantly, the property owners served on the Little Mulberry Park Master Plan Steering Committee and were instrumental in working with the Gwinnett Historical Society for the preservation of stone mounds found in the park. The park officially opened in 2004 and includes 890 acres of diverse landscape including man-made lakes, pastures, woodlands, and hiking trails.

The following is a summary of the surrounding zoning classifications:

Location	Land Use	Zoning
Proposed	Single-Family Residential	R-75
North	Single-Family Residential	R100-CLU
East	Little Mulberry Park	R100-MOD
South	Little Mulberry Park	RA-200
West	Single-Family Residential	TND, R100-CLU



The Property is located within the “Traditional +” character area of the 2045 Unified Plan (the “2045 Plan”). The 2045 Plan further provides that the “Traditional+” future development areas are primarily residential areas on sewer within 1 mile of a Village Center or Urban Corridor. Moreover, the 2045 Plan indicates that while these areas are predominantly single-family residential, the goal for these areas over time is to encourage gentle density through smaller footprint homes and Accessory Dwelling Units. This character area also identifies townhomes, quads/triplexes/duplexes, cottages, and single-family as potential land uses, with R-75 being a recommended zoning classification. As such, a single-family detached residential subdivision would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.

III. PROJECT SUMMARY

As shown on the site plan prepared by Maxwell-Reddick & Associates, dated May 17, 2024, and filed with this Application (the “Site Plan”), the Applicant proposes to develop the Property into a single-family detached subdivision. The Applicant is proposing to rezone 62.371 acres from RA-200 to R-75 to accommodate the development of a residential community with 143 units for a density of 2.3 units per acre. The proposed development will include approximately 8.9 acres (14.3%) of open

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.27.24 RZR2024-00036

space, which exceeds the UDO requirement. The development will include a large amenity area including a pool, pool house, playground, pavilion, and fire pit. The Applicant has obtained conditional approval from the Department of Water Resources for sewer capacity and will construct a new public pump station and force main to accommodate the development. As indicated above, the site is surrounded by single-family residential subdivisions and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide attractive residences with two-car garages and a minimum heated floor area of 2,600 square feet, which is equal to the size of the surrounding residences. While market conditions can fluctuate, the Applicant anticipates the price point for the homes to start in the high \$700,000s. The architectural style of the homes would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the design standards set forth in the UDO. Building facades would include brick, stacked stone, and/or fiber cement shake/siding/board and batten as depicted in the building elevations submitted with this Application. The proposed development would include two entrances on Jim Moore Road, which would be landscaped and maintained by the Homeowners Association. As referenced on the Site Plan, the Applicant proposes to realign an existing 30' right of way identified as "Green Land Way" that runs along the northern property line. Green Land Way was originally a private pedestrian easement granted to an adjacent property owner and later dedicated to Gwinnett County. Subject to the abandonment of the 30' right- of-way by the County, the Applicant intends to relocate the right-of-way to travel along the front of the homes for a future multi-use path to Little Mulberry Park.

As shown on the Site Plan, and in consideration of the topography challenges of the Property, the Applicant will pursue the necessary variances related to the proposed entrances to the development. Due to the minimum amount of street frontage along Jim Moore Road, the Applicant is requesting relief to allow reduced spacing between the two entrances. Subject to the review and approval of the transportation department, the Site Plan proposes the left entrance to be fire access only with an associated Knox Box and the right entrance to serve as the main access (with left and right turn lanes). The Applicant submits the requested variances are necessary to afford relief so that the Property may be developed in accordance with the intent of the Site Plan. Due to the topography of the Property, strict adherence to the requirements of the UDO is not possible in this matter. Further, granting the variances would not adversely affect the existing use or usability of adjacent property.

The proposed development is compatible with surrounding land uses and is in line with the policies of the 2045 Plan. As previously stated, the surrounding area is characterized primarily by residential development including communities zoned R100-CLU, R100-MOD, and TND. Moreover, the proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development. As referenced in Chapter 4 of the 2045 Plan, Gwinnett County is facing a critical housing challenge characterized by a shortage of units. The population growth will require 8,500 new or replacement housing units per year, on average, over the next 20 years. Specifically, 40% of the new units are targeted at higher-income households. The proposed development provides an opportunity to meet the diverse housing needs of Gwinnett County residents. As stated in the 2045 Plan, "housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential."

IV. CONCLUSION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.27.24 RZR2024-00036

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from RA-200 to R-75 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 21st day of May, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4865-1525-2672, v. 1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.RZR2024-00036

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

REZONING APPLICANT'S RESPONSE

(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, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Jim Moore Road and is surrounded by single-family residential properties. The proposed development is compatible with existing residential uses and will further provide additional housing supply in the community.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with and will complement the existing residential uses of adjacent properties. Moreover, adjacent properties are developed with single-family subdivisions.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

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

No, the proposed rezoning will not result in excessive or burdensome use of the infrastructure systems. The Property has direct access to Jim Moore Road and is in close proximity to Braselton Highway. Appropriate zoning conditions and site development requirements can mitigate any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The subject property is located within the "Traditional +" character area of the 2045 Future Development Map. Potential zoning classifications for this area include R-75.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding properties and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County, as well as the shortage in available housing, suggests a strong need for additional single-family

**GWINNETT COUNTY
HOUSING
PLANNING AND DEVELOPMENT**

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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
Toll Southeast LP Company Inc. c/o Andersen Tate & Carr	Name: See attached
Address: 1960 Satellite Blvd S-4000	Address:
City: Duluth	City:
State: GA Zip code: 30097	State: Zip code:
Phone: 770-822-0900	Phone:
Email: mglouton@atclawfirm.com	Email:
Contact person: Melody A. Glouton Phone: 770-822-0900	
Contact's email: mglouton@atclawfirm.com	
Applicant is the	
<input type="checkbox"/> Owner's agent <input type="checkbox"/> Property owner <input checked="" type="checkbox"/> Contract purchaser	
Present zoning district(s): RA-200 Requested zoning district: R-75	
Parcel number(s): R2002 002 Acreage: 62.371	
Address of property: 3300 Block of Jim Moore Road, Dacula, GA	
Proposed development: single-family detached subdivision	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 143	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): Minimum 2600 SF	Total Building Sq. Ft.:
Gross Density: 2.3 upa	Density:
Net Density: 2.3 upa	

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REZONING APPLICATION 1 | 7
MR

PROPERTY OWNERS

3330 Jim Moore Road
Parcel ID#R2002 002

S. Michael Parks and Nell G. Parks, Co-Trustees
of the Trust under Item IV of Will of Joe Emory Parks, Jr.,
and Nell G. Parks, individually
4339 Riverview Drive
Peachtree Corners, GA 30097-2339

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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.

Melody A. Glouton

Signature of applicant

5/2/24

Date

Melody A. Glouton, Attorney for Applicant

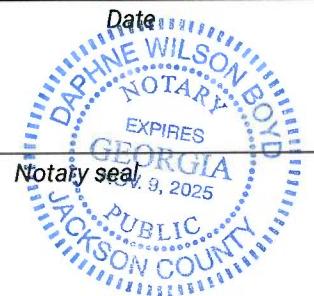
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DG

Signature of notary public

5/2/24

Date



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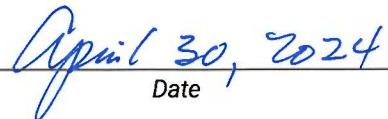
REZONING APPLICATION 3 | 7

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



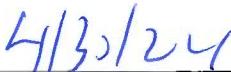
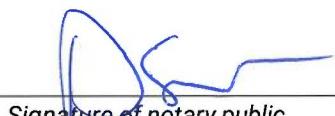
Signature of applicant



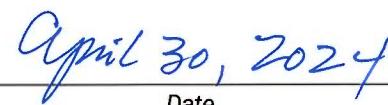
Date

S. Michael Parks, Co-Trustee

Type or print name and title



Date



Date



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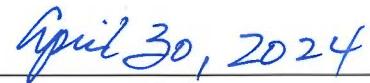
REZONING APPLICATION 4 | 7

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



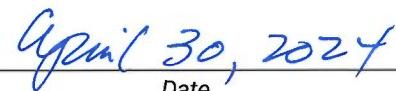
Signature of applicant



Date

Nell G. Parks

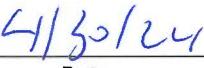
Type or print name and title



Date



Signature of notary public



Date



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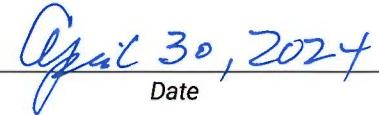
REZONING APPLICATION 4 | 7

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


Nell G. Parks

Signature of applicant


April 30, 2024

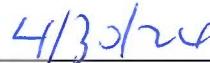
Date

Nell G. Parks, Co-Trustee

Type or print name and title

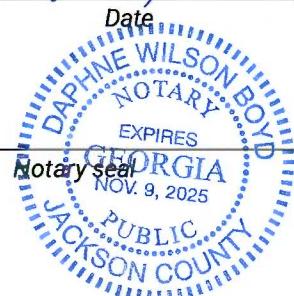

Daphne Wilson Boyd

Signature of notary public


4/30/24

Date


April 30, 2024



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REZONING APPLICATION 4 | 7

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.

Melody A. Glouton

Signature of applicant

05/02/2024

Date

Melody A. Glouton, Attorney

05/02/2024

Type or print name and title

D. Glouton

Signature of notary public

05/02/2024

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 _____

Andersen Tate & Carr

Name

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

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.

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REZONING APPLICATION 5 | 7

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

4864-7245-2500, v. 1

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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)

2	-	002	-	002
District		Land lot		Parcel

Melody A. Glouton

Signature of applicant

04/29/2024

Date

Melody A. Glouton, Attorney for Applicant

04/29/2024

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.

J. McSwain *Onas*

Name

TSA

Title

4/29/24

Date

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

REZONING APPLICATION 6 | 7

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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.

Melody A. Glouton

Signature of applicant

05/02/2024

Date

Melody A. Glouton, Attorney

05/02/2024

Type or print name and title

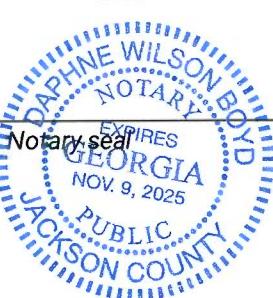
Date

D. Glouton

05/02/2024

Date

Signature of notary public



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 _____ Toll Southeast LP Company Inc.
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.

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REZONING APPLICATION 5 | 7

Exhibit F: DWR Sewer Capacity Certification

[attached]



May 2, 2024

JR Crowe
Toll Brothers
2400 LAKEVIEW PARKWAY, SUITE 650
Alpharetta, GA 30009

APPROVED

DENIED

CONDITIONALLY APPROVED

Sewer Capacity Request #C2024-113-05

Expiration Date: 05/02/2025

Tie-In Manhole FID: 1238062

RE: Sewer Availability for Proposed Development – Mulberry Park
Parcel ID 2002 002

Dear JR Crowe:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 145 single family homes plus pool amenity on the above parcel and determined:

Gwinnett County can provide sewer service for the proposed development only upon completion of the following conditions:

- Construction, testing, and acceptance by Gwinnett County of a new public pump station designed to accommodate 637 gpm to serve the proposed development and sewershed service area. The new pump station must meet GCDWR Standards.
- Construction, testing, and acceptance by Gwinnett County of approximately 5,700 linear feet of new force main from the new pump station discharging into the existing 16-inch gravity sewer at manhole FID 1238062, located on Jim Moore Road near the intersection with Auburn Road.
- Decommissioning of the Auburn Road Pump Station via the construction of gravity sewer to deliver the flows to the new public pump station.
- Due to the decommissioning of the existing Auburn Road Pump Station required by this Sewer Capacity Certification resulting in no net increase in the number of pump stations in the drainage basin, the Phase-Out and Future Operation and Maintenance charges required for the new public pump station are waived per 2021 Water and Sewer Rate Resolution

This confirmation is based on the anticipated annual average daily flow of 25.6 gpm from your development. The total flow of 637 gpm for the new public pump station includes existing and proposed flows into the Auburn Road Pump Station and anticipated growth within the sewershed.

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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.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

A handwritten signature in blue ink that reads "Tai Yi Su".

Tai Yi Su, PE
Division Director, Infrastructure Support
678.376.2104

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; 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]

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**TRAFFIC IMPACT STUDY
FOR
PROPOSED MULBERRY PARK
RESIDENTIAL DEVELOPMENT
ON JIM MOORE ROAD**

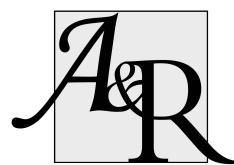
GWINNETT COUNTY, GEORGIA



Prepared for:

**Toll Brothers
2400 Lakeview Parkway, Suite 650
Alpharetta, GA 30009**

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

April 25, 2024
A & R Project # 24-062

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact for the proposed residential development that will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.



The AM and PM peak hours have been analysed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street
2. Jim Moore Road at Thimbleberry Trail
3. Jim Moore Road at Mulberry Lane Way
4. Jim Moore Road at Hog Mountain Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

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A&R Engineering Inc.

5.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS

Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Jim Moore Road @ Hamilton Mill Parkway / Homestead Way Street</u>	Roundabout	<u>A (5.9)</u>	<u>A (6.5)</u>
	-Eastbound Approach		A (6.3)	A (5.9)
	-Westbound Approach		A (4.9)	A (5.1)
	-Northbound Approach		A (4.5)	A (4.4)
2	<u>Jim Moore Road @ Thimbleberry Trail</u>	Stop Controlled on NB Approach	A (5.5)	A (7.4)
	-Westbound Left		A (7.5)	A (7.4)
	-Northbound Approach		A (9.5)	A (9.5)
3	<u>Jim Moore Road @ Mulberry Lane Way</u>	Stop Controlled on NB Approach	A (7.4)	A (7.4)
	-Westbound Left		A (8.9)	A (9.3)
4	<u>Jim Moore Road @ Hog Mountain Road</u>	All-Way Stop Control	<u>A (9.4)</u>	<u>A (9.5)</u>
	-Eastbound Approach		A (8.6)	B (10.2)
	-Westbound Approach		B (10.1)	A (8.9)
	-Northbound Approach		A (8.9)	A (8.9)
	-Southbound Approach		A (8.6)	A (9.0)

The results of the existing traffic operations analysis indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street is operating at an overall level of service “A” in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections are operating at a level of service “B” or better with peak hour traffic.

6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.



A site plan is shown in Figure 4.

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A&R Engineering Inc.

6.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineer (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category 210 – *Single-Family Detached Housing*. The calculated total trip generation for the proposed development is shown in Table 4

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 – Single-Family Detached Housing	215 Units	37	112	149	129	75	204	2,041

6.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic volumes generated by the site are shown in Figure 5.

7.4 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS

Intersection	LOS (Delay)			
	NO BUILD		BUILD	
	AM Peak	PM Peak	AM Peak	PM Peak
1 Jim Moore Road @ Hamilton Mill Parkway / Homestead Way Street	A (6.1)	A (6.8)	A (6.3)	A (7.6)
	A (6.5)	A (6.0)	A (6.6)	A (6.9)
	A (5.0)	A (5.2)	A (5.9)	A (5.8)
	A (4.6)	A (4.5)	A (4.7)	A (4.9)
2 Jim Moore Road @ Thimbleberry Trail	A (5.7)	A (7.8)	A (6.0)	A (8.7)
	A (7.5)	A (7.4)	A (7.5)	A (7.6)
	A (9.5)	A (9.6)	A (9.9)	B (10.4)
3 Jim Moore Road @ Mulberry Lane Way	A (7.4)	A (7.4)	A (7.5)	A (7.5)
	A (8.9)	A (9.3)	A (9.1)	A (9.7)
4 Jim Moore Road @ Hog Mountain Road	A (9.6)	A (9.7)	A (10.0)	B (10.3)
	A (8.7)	B (10.5)	A (9.0)	B (11.2)
	B (10.3)	A (9.0)	B (10.9)	A (9.8)
	A (9.0)	A (9.0)	A (9.6)	A (9.6)
5 Jim Moore Road @ Site Driveway 1 (West Access)	A (8.6)	A (9.1)	A (8.9)	A (9.8)
6 Jim Moore Road @ Site Driveway 2 (East Access)	-	-	A (7.5)	A (7.6)
			A (9.9)	B (10.3)

The results of the future “No-Build” and “Build” conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service “A” in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service “B” or better with peak hour traffic.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street
2. Jim Moore Road at Thimbleberry Trail
3. Jim Moore Road at Mulberry Lane Way
4. Jim Moore Road at Hog Mountain Road
5. Jim Moore Road at Site Driveway 1 (West Access)
6. Jim Moore Road at Site Driveway 2 (East Access)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, with the differences between "No-Build" and "Build" accounting for the increase in traffic due to the proposed development. The results of the future conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service "A" in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service "B" or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

8.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1 (West Access): Full access driveway on Jim Moore Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Jim Moore Road remaining free flow
 - A right turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2 (East Access): Full-access driveway on Jim Moore Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Jim Moore Road remaining free flow
 - A right turn lane and a left turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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RZR2024-00036

A&R Engineering Inc.

Exhibit H: Public Participation Plan and Report

[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?

The Applicant will notify all property owners within 1,000 feet of the site, with mailing addresses as provided by the Planning Department. The Applicant will also contact District 4 Planning Commissioners and Commissioner Holtkamp.

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.

Pending confirmation from the venue, the meeting will be held at Hamilton Mill Clubhouse, 1669 Hamilton Mill Parkway, Dacula, Georgia

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.

Pending confirmation from the venue, the meeting will be held on Monday, June 3, 2024, from 6:00 to 7:00 pm

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

The Applicant will conduct a brief presentation and overview of the proposed development and open up the meeting to address any questions or concerns from community members. The Applicant will also follow-up with any property owner that has additional questions following the public participation meeting.



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.**

All property owners within the notification zone were notified of the requested application.

- 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.**

The public participation meeting was held on Monday, June 3, 2024 at 6:00 pm at the Hamilton Mill Clubhouse,

located at 1669 Hamilton Mill Road, Dacula, GA.

- 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.**

Approximatley 22 individuals attended the public participation meeting. Attached is a copy of the sign-in sheet.

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

Please see attached.

- 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?**

Please see attached.

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6/7/2024

Melody A. Glouton

Email: mglouton@atclawfirm.comTelephone: 770.822.0900
Direct Dial: 770.339.0475**EXHIBIT TO PUBLIC PARTICIPATION REPORT****CASE NUMBER:** RZR2024-00036**APPLICANT NAME:** Toll Southeast LP Company, Inc.**MEETING DATE:** June 3, 2024 @ 6:00PM – Hamilton Mill Clubhouse
1669 Hamilton Mill Road, Dacula, Georgia4. What issues and concerns were expressed by attendees at the meeting(s)? See chart below.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? See chart below.

Issues / Concerns	Applicant Response
Who is Toll Brothers? Is it a Foreign company?	
Is the property still held as conservation use and how does that effect the taxes?	
Who owns the property?	The property is owned by Nell G. Parks, individually and the Trust of Joe Emory Parks, Jr.
Will there be pedestrian access through the neighborhood to Little Mulberry Park?	Yes, the site plan incorporates a 6' multiuse pedestrian path to the future expansion of Little Mulberry Park.
Will you provide parking to access Little Mulberry Park?	No, because the connection to the park is proposed to be a multiuse pedestrian path, it will not have a designated parking lot similar to the entrances on Clack Road and Old Hog Mountain. The Applicant will review the proposed layout/parking area for the designated community amenities and determine if any additional parking can be provided.
Will the neighborhood be gated?	No. It is not proposed to be a gated subdivision. The community will include a full access entrance onto Jim Moore Road as well as an emergency access gate.
Will the community be managed by an HOA?	Yes, Toll Brothers will establish an HOA and ultimately turn the community over to the property owners.

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6/7/2024 the Applicant consider reducing the density and increasing the lot sizes?	
Will the Applicant include a privacy fence along the northern property line adjacent to the existing residential?	
What are the proposed sizes of the homes?	The average size of the homes will be 3,600 SF, with homes ranging from 3,200 SF to 3,700SF.
Will any of the homes include a basement?	Yes, approximately % of the homes are anticipated to include a basement.
What is the anticipated price point of the homes?	
Can you remove the lots along the northern property line that are adjacent to the existing residential homes?	
What is the anticipated construction timeline for the project?	
Will Jim Moore Road be widened at the entrance of the community and, if so, what impact will that have on surrounding residents?	
When was the application filed with the Gwinnett Planning Department?	The Application was filed on May 2, 2024 with the Gwinnett County Planning Department. The Planning Department provided feedback and requested revisions to the application on May 10, 2024. The Applicant submitted revisions to the Planning Department on May 17, 2024 and again on May 21, 2024.
How did the Applicant find the property?	

The Applicant is open to continuing discussions with any community members who have questions or concerns with the proposed development. The Applicant also agreed to meet with individual property owners to discuss their concerns. At this time, the Applicant has not made any revisions to the site plan as submitted with the change in conditions application. The Applicant remains committed to engaging with the community and will amend/revise the site plan to reflect feedback from surrounding property owners.

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2024-00036	
Case Address:		3300 Jim Moore Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Jim Moore Road is a major collector. ADT = 4,626.		
2	6.8 miles to the nearest Ride Gwinnett facility located at 3505 Buford Drive (AutoNation Mall of Georgia).		
3	The developer shall provide a survey from doing deed research to accurately reflect the right-of-way along the frontage of Jim Moore Road.		
4	Traffic Calming shall be provided along any internal street that exceeds 500' in length without a control point.		
5	The developer shall coordinate with the Department of Community Services on a future pedestrian connection to Little Mulberry Park.		
6	The results of the future conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service "A" in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service "B" or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.		
7	The developer shall provide a sight distance certification that ensure sight distance is adequately met in each direction, per UDO section 360-40.		
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	The developer shall construct a right and left turn lane along Jim Moore Road into the site.		
2	The number and location of site driveways along Jim Moore Road is subject to the review and approval of the Gwinnett County Department of Transportation.		
3			
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6			

Note: Attach additional pages, if needed

Revised 7/26/2021

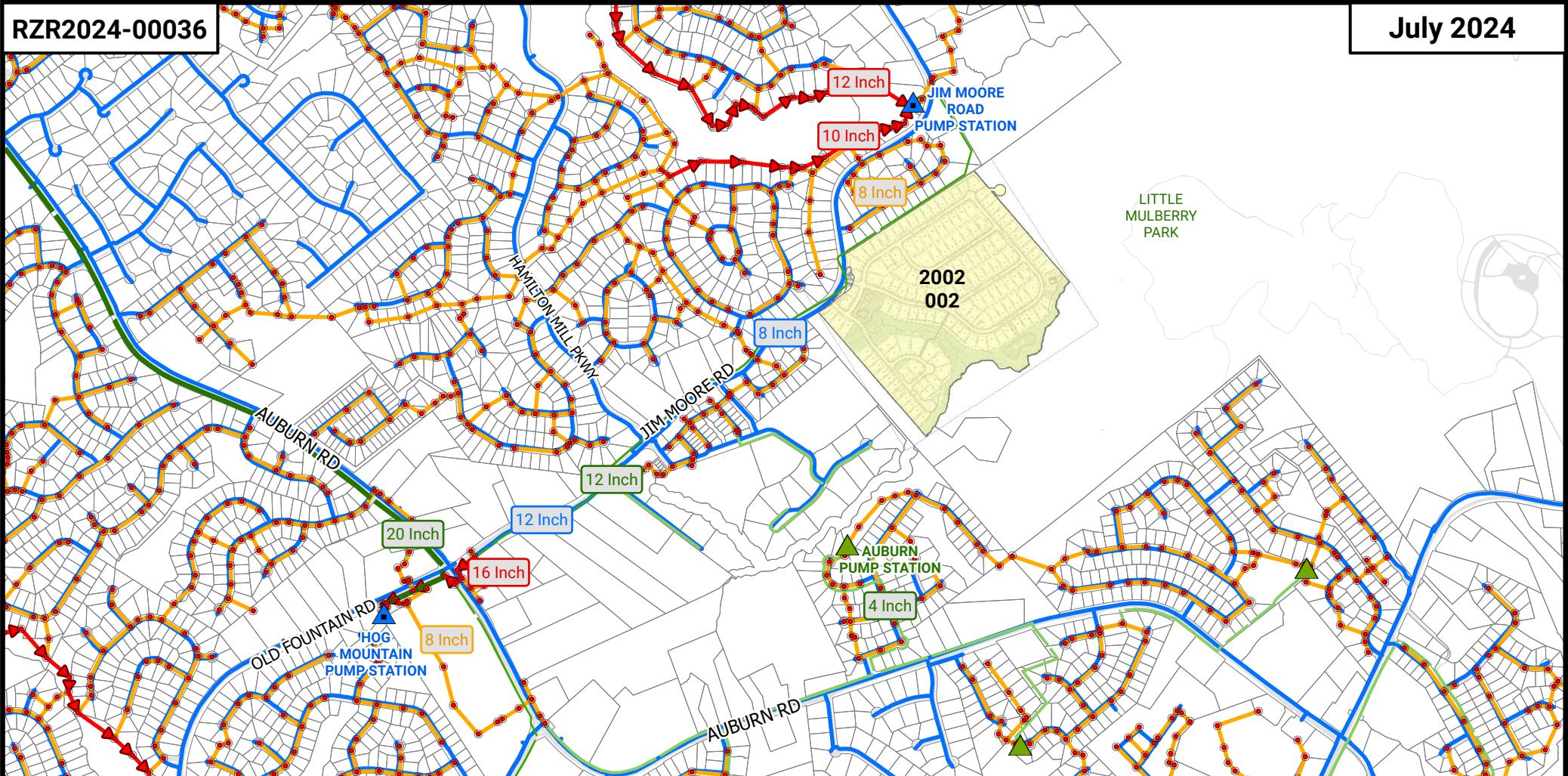


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com	
Case Number:		RZR2024-00036	
Case Address:		3300 Block of Jim Moore	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Jim Moore Road. The existing 12-inch sewer force main along Jim Moore Road must be avoided during all phases of construction, including the construction of deceleration lanes.		
2	Sewer: A Sewer Capacity Certification (C2024-113-05) has been conditionally approved for 215 residences. A new public pump station and force main, and decommissioning of the Auburn Road pump station are required. The proposed new pump station will discharge into the existing 16-inch gravity sewer on Jim Moore Road near the intersection with Auburn Road.		
3			
4			
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7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
1			
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7			

Note: Attach additional pages, if needed

Revised 7/26/2021



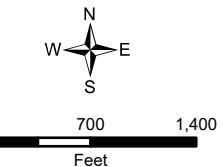
LEGEND



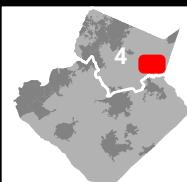
3300 Block of Jim Moore Rd

RA-200 to R-75

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Jim Moore Road. The existing 12-inch sewer force main along Jim Moore Road must be avoided during all phases of construction, including the construction of deceleration lanes.

Sewer Comments: A Sewer Capacity Certification (C2024-113-05) has been conditionally approved for 215 residences. A new public pump station and force main, and decommissioning of the Auburn Road pump station are required. The proposed new pump station will discharge into the existing 16-inch gravity sewer on Jim Moore Road near the intersection with Auburn Road.

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.



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5/10/2024		
Department/Agency Name:		DOCS		
Reviewer Name:		Glenn Boorman		
Reviewer Title:		Division Director – Project Admin – Parks & Recreation		
Reviewer Email Address:		glenn.boorman@gwinnettcounty.com		
Case Number:				
Case Address:		3330 Jim Moore Road		
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES	<input type="checkbox"/> NO
1	An existing 60-foot-wide County owned right of way exists along the northwest property boundary. Therefor it must be indicated or referenced on the design plans. The current status of the right of way is unknown.			
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Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES	<input type="checkbox"/> NO
1	Any trail connection to the Little Mulberry Park's existing/ future trail requires Community Services department's approval.			
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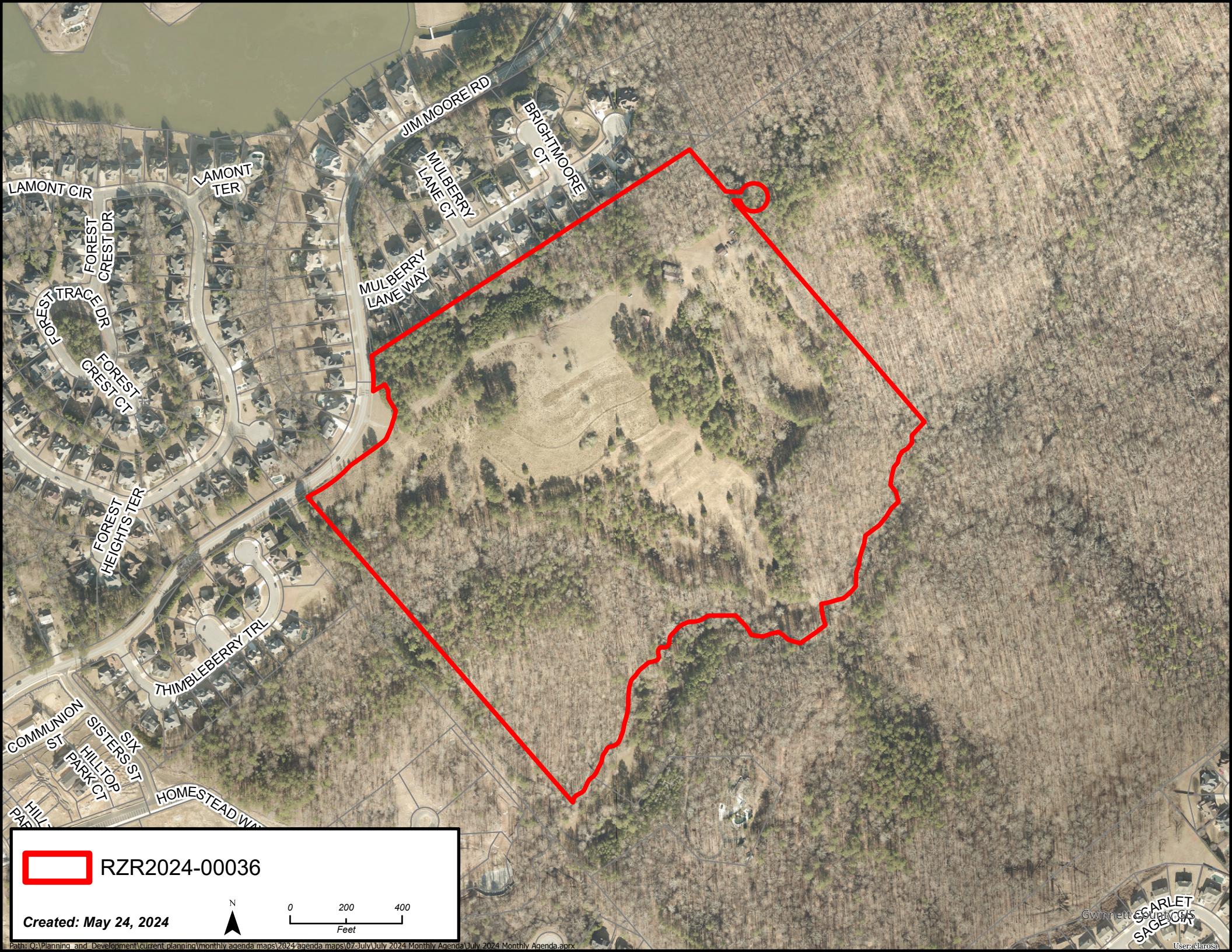
Note: Attach additional pages, if needed

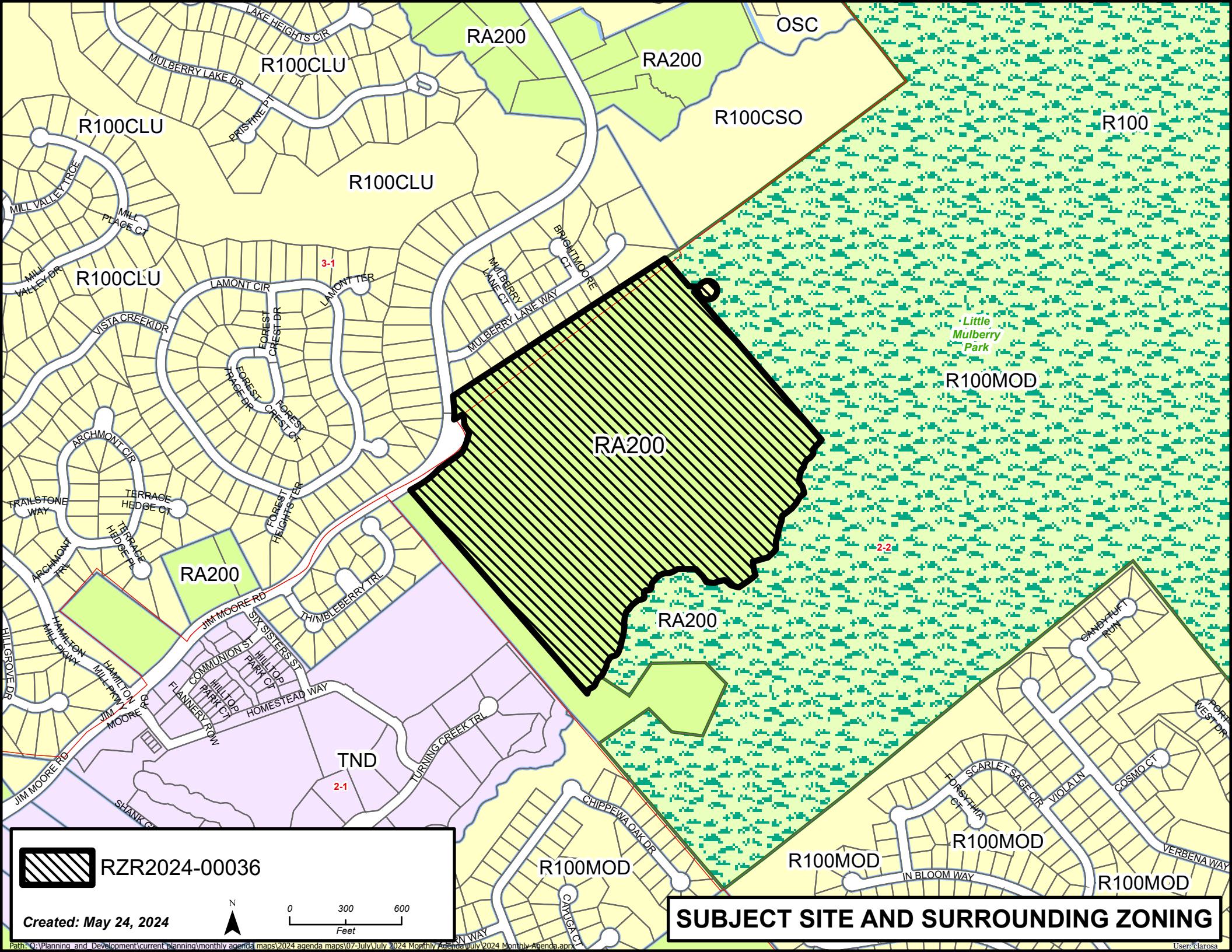
Revised 7/26/2021

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

Exhibit J: Maps

[attached]





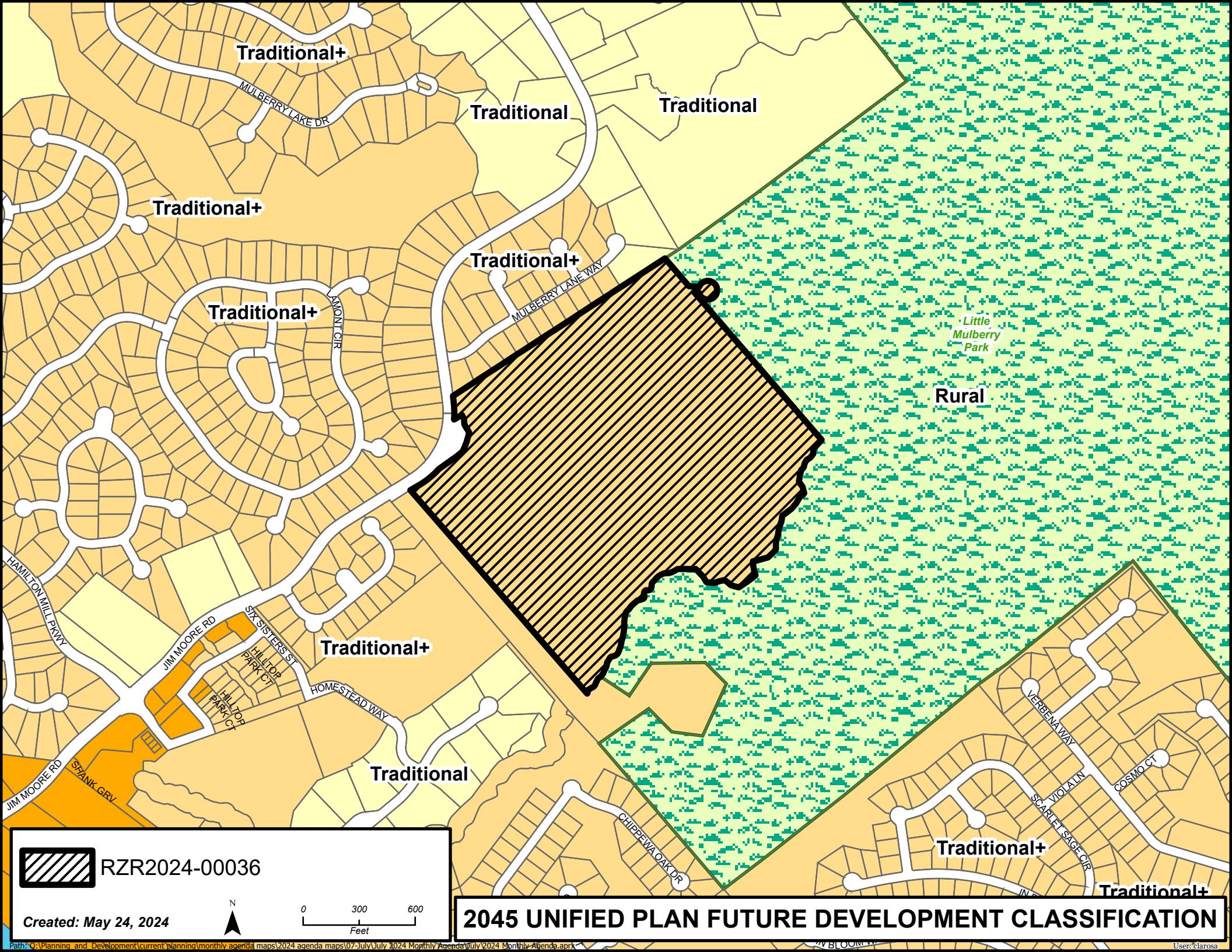
RZR2024-00036

N

A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 600 is at the right end. Between 0 and 600, there is a tick mark. The tick mark is labeled with the number 300 below the line.

Created: May 24, 2024

SUBJECT SITE AND SURROUNDING ZONING



RZR2024-00036

N

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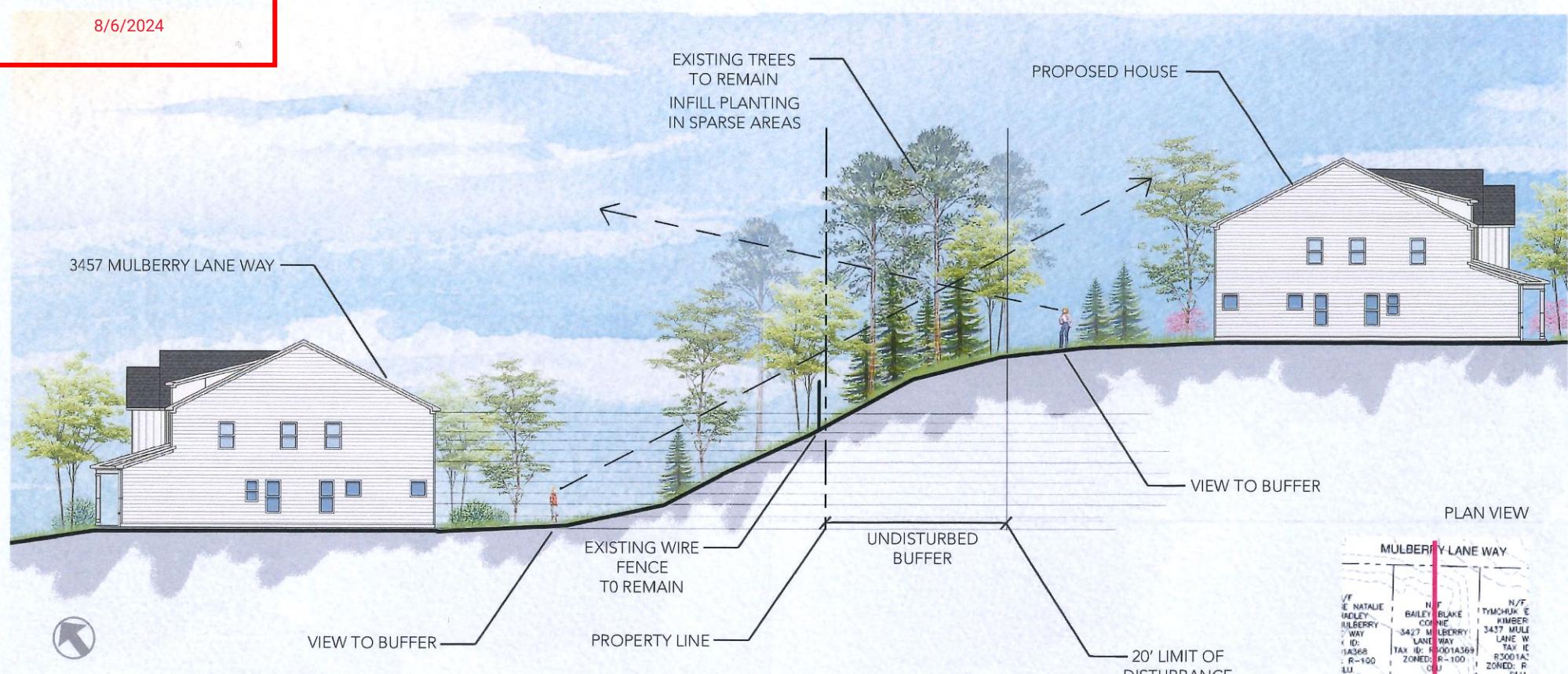
2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit K: Documents presented at the August 6, 2024, Planning Commission Public Hearing

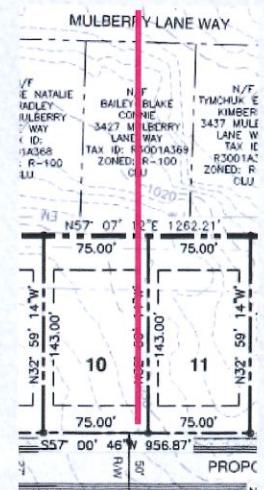
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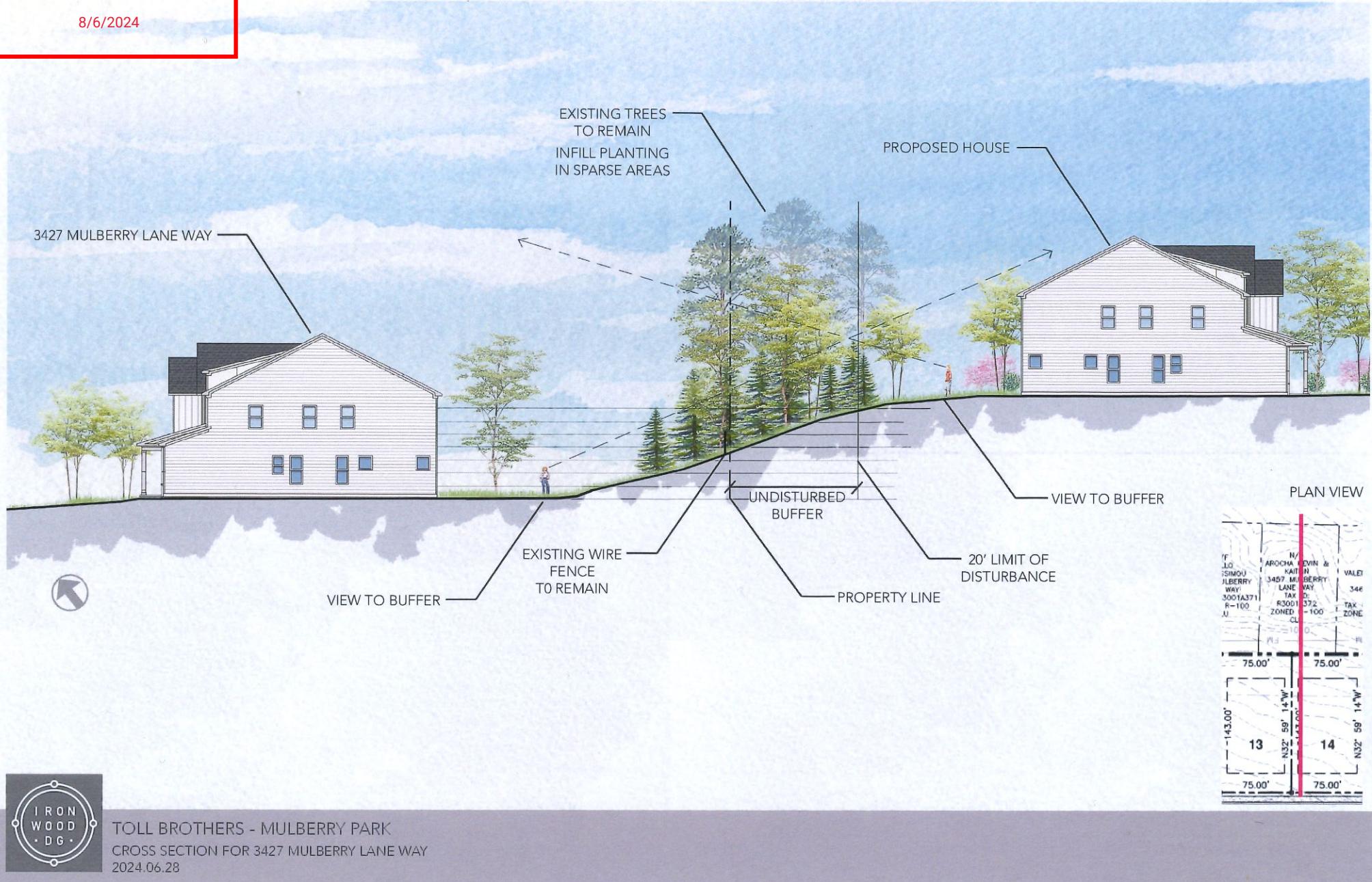


TOLL BROTHERS - MULBERRY PARK
CROSS SECTION FOR 3457 MULBERRY LANE WAY
2024.06.28



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8/6/2024



TOLL BROTHERS - MULBERRY PARK
CROSS SECTION FOR 3427 MULBERRY LANE WAY
2024.06.28

RZR2024-00036

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MR