

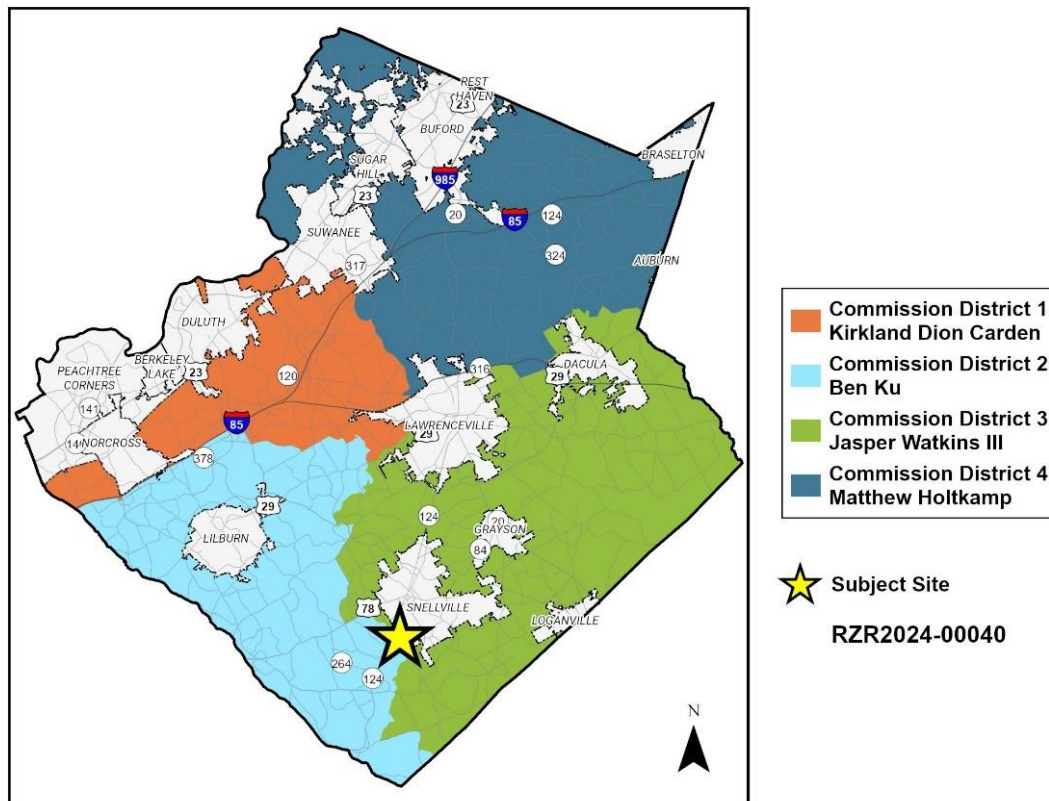


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00040
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **R-60** (Single-Family Residence District)
Addresses: 2946 and 3006 Springdale Road
Map Numbers: R5004 006 and 007
Site Area: 19.48 acres
Units: 49
Proposed Development: Single-Family Detached Subdivision
Commission District: District 2 – Commissioner Ku
Character Area: Suburban Residential

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 8/6/2024
Board of Commissioners Advertised Public Hearing Date: 8/27/2024

Applicant: Luke Rozanski
3460 Preston Ridge Road, Suite 150
Alpharetta, GA 30005

Owners: Bloomingdale T. Brown
2946 Springdale Road
Snellville, GA 30039

David and Oak Chi
3006 Springdale Road
Snellville, GA 30039

Contact: Jake Adams

Contact Phone: 678.756.3889

Zoning History

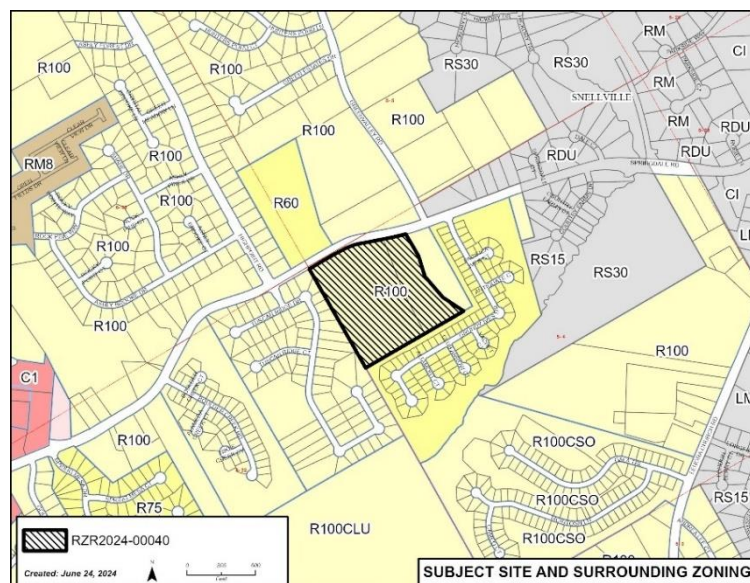
The subject properties are zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site consists of two parcels totaling 19.48 acres located along Springdale Road, between the intersections with Centerville Highway and Lenora Church Road. The subject site contains two single-family detached residences and two driveways on Springdale Road, including one shared driveway with the adjacent single-family residential property. A pond and a stream are located in the northwest corner of the site. The site slopes downwards from Springdale Road to the rear. There is no sidewalk along the Springdale Road frontage. The nearest Gwinnett County Transit stop is located 2.3 miles away.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential uses, including residences on large lots and within subdivisions. Farther east on Springdale Road is the City of Snellville. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	2.50 units per acre
North	Single-Family Residential	R-100 R-60	0.11 units per acre 3.3 units per acre
East	Single-Family Residential	R-100	0.28 units per acre
South	Single-Family Residential	R-75CSO	2.60 units per acre
West	Single-Family Residential	R-100MOD	2.05 units per acre

Project Summary

The applicant requests rezoning of a 19.48-acre property from R-100 to R-60 for a single-family detached subdivision including:

- A total of 49 units on lots ranging from 0.17 to 0.26 acres, yielding a density of 2.50 units per acre.
- Exterior building materials consisting of brick and cementitious siding.
- Two-car garages for all dwellings.
- A full-access entrance, a deceleration lane, and a 5-foot sidewalk on Springdale Road.
- 26-foot-wide internal public streets with 5-foot-wide sidewalks.
- 5.61 acres, or 28.7% of total open space located on the western portion of the property.
- 1.89 acres, or 9.7% of usable open space including trails and a pavilion around the existing pond.
- A mail kiosk toward the front of the development.
- Three stormwater management facilities including the existing pond and two in the rear.

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?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 5'	>5'	YES
Rear Yard Setback	Minimum 20'	>20'	YES
Lot Size	Minimum 7,200' square feet	>7,200' square feet	YES
Lot Width	Minimum 60'	>60'	YES
Density	Maximum 4 units per acre	2.52 units per acre	YES
Coverage	Maximum 60%	<60%	YES
Open Space	Minimum 10% (1.95 acres)	28.7% or 5.61 acres	YES
Usable Open Space	Minimum 50% of Open Space	31.2% or 1.89 acres	YES

Public Participation

The applicant held a community meeting for the development on July 2, 2024, at Briscoe Park in Snellville. There were approximately 22 community members in attendance, who raised questions regarding potential impact to adjacent subdivisions as well as sewer connections. The applicant responded to these concerns by proposing privacy fencing along the western property line and removing trash from the existing buffer along the southern property line. 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 transportation, stormwater, 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 residences located on large lots and within subdivisions. A single-family subdivision with similar density was approved in 2022, directly across Springdale Road. Allowing the proposal will be suitable and consistent with adjacent and nearby property.

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

The proposed development would have compatible density, home sizes, and exterior materials with the surrounding residences. The proposed rezoning would not adversely affect the existing use and usability of adjacent and nearby property.

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

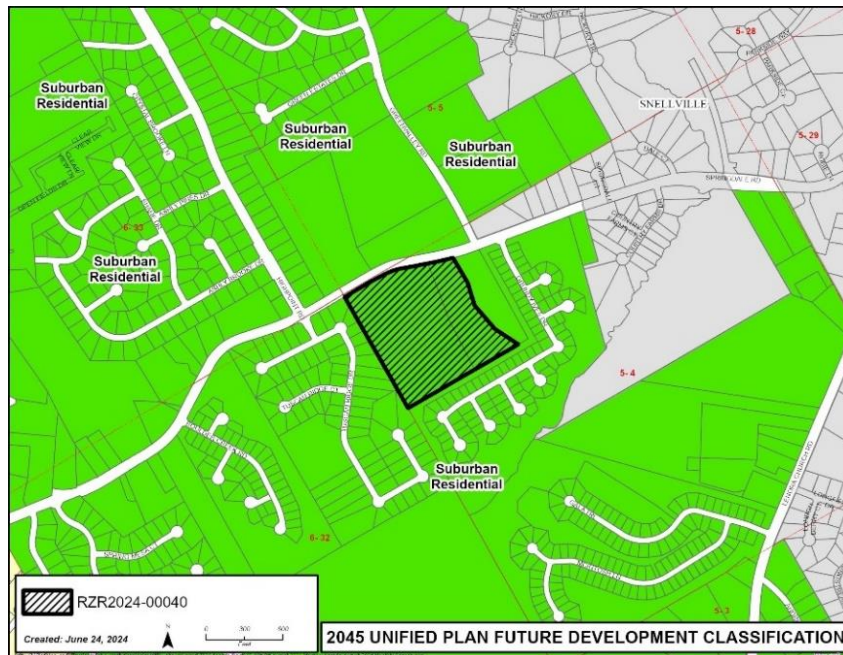
The property has a reasonable economic use as currently zoned.

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.

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. The traffic impact estimated that the proposal would generate 39 morning peak hour and 51 evening peak hour trips and have minimal impacts on traffic operations. An 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.

The 2045 Unified Plan's Future Development Map indicates "Suburban Residential" for the subject property, which envisions single-family detached residential development. Additionally, R-60 is a recommended zoning district. This proposal is in conformance with the policy and intent of the 2045 Unified Plan.



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

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 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-60 (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 49 lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations dated received June 12, 2024, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area of each dwelling shall be 2,000 square feet.
4. Usable open space shall be designed as active or passive recreational space and dispersed so that all lots are within 500 feet of usable open space, subject to the review and approval of the Department of Planning and Development.
5. A full-access driveway with a deceleration lane shall be provided along Springdale Road, subject to the review and approval of the Gwinnett County Department of Transportation.
6. A privacy fence shall be provided along the western property line, subject to the review and approval of the Department of Planning and Development.
7. Stormwater BMP facilities that are not designed as an amenity shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to 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 10-foot-wide landscape strip and decorative fencing shall be installed along the frontage of Springdale Road, subject to the review and approval of the Department of Planning and Development.**
- 11. A maximum of 15 percent of the units can be rented at any particular time and shall be incorporated into the HOA covenants and is the responsibility of this organization to ensure compliance.**
- 12. Any façade on any of the units that face Springdale Road shall contain a minimum of 50 percent brick or stacked stone.**

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

Exhibit A: Site Visit Photos



Existing single-family residence on 2946 Springdale Road



Existing pond and stream segment on 3006 Springdale Road



Existing single-family residence on 2946 Springdale Road



Interior of site



View from the property frontage facing east.



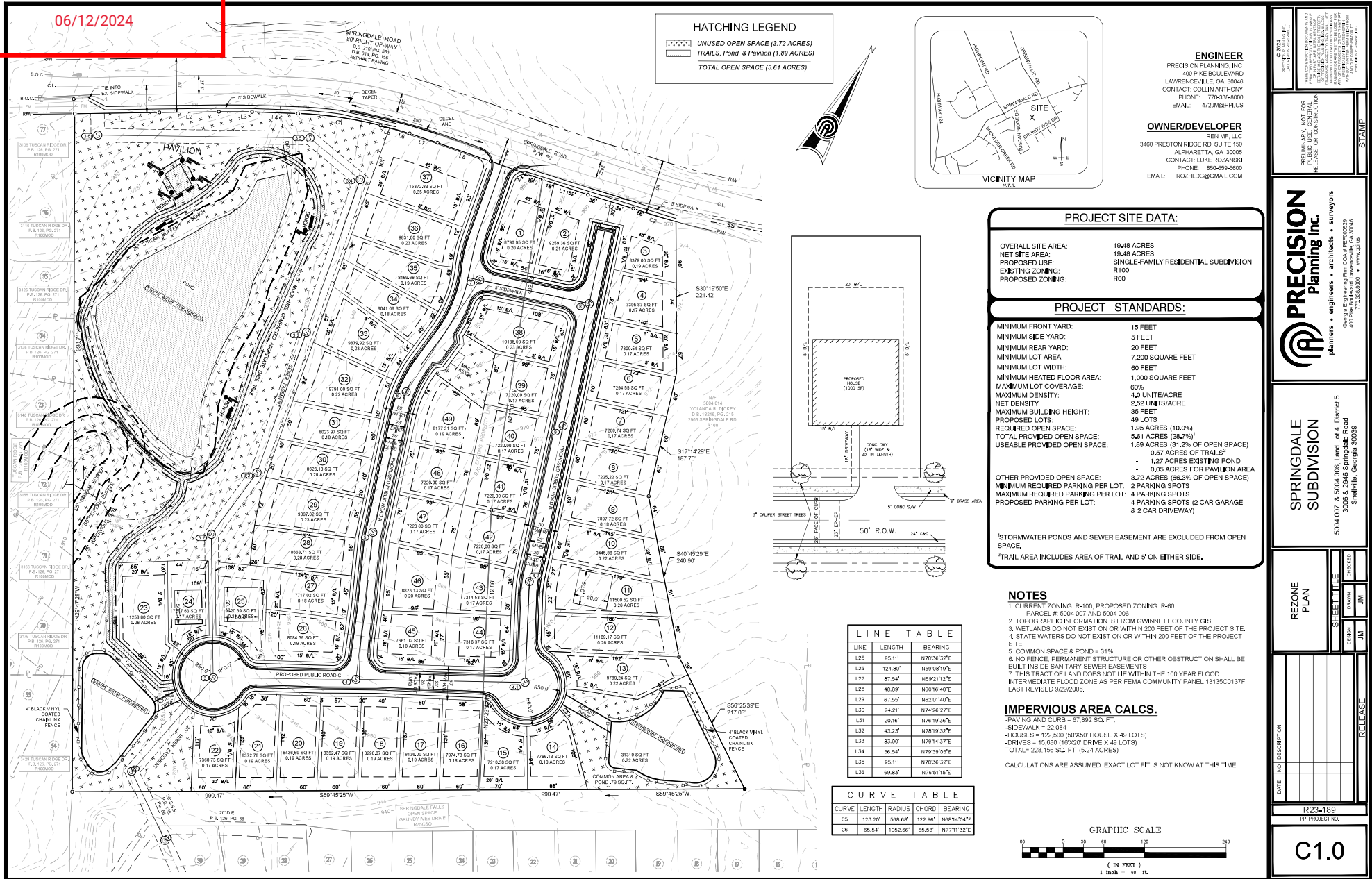
View from the property frontage facing west.

Exhibit B: Site Plan

[attached]

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SPRINGDALE ROAD

SPRINGDALE ROAD

Pavilion

POND

Mail
Kiosk

PROPOSED PUBLIC ROAD A

PROPOSED PUBLIC ROAD B

PROPOSED PUBLIC ROAD C

POND

POND

AR

RZR2024-00040

Exhibit C: Building Elevations

[attached]

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**ELEVATION 1
FRONT**



Brick Color	SW 7014 Eider White or any other Cool White Expert Picks						
Cement Siding Color	SW 7014 Eider White or any other Cool White Expert Picks						
Trim Color	SW 7005 Pure White or any other Cool White Expert Picks						
Garage Door Color	Urbane Bronze						
Roof Color:	Charcoal						
Metal Roof:	Matte Black						
Gutters:	Pure White						

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ELEVATION 1
LEFT



FIBER CEMENT LAP SIDING

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ELEVATION 1
RIGHT



FIBER CEMENT LAP SIDING

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ELEVATION 1
REAR



FIBER CEMENT LAP SIDING

ELEVATION 2

FRONT



	Brick Color	SW 9561 Guild Grey or any other Cool Neutrals Expert Picks				
	Cement Siding Color	SW 9561 Guild Grey or any other Cool Neutrals Expert Picks				
	Trim Color	SW 7005 Pure White or any other Cool White Expert Picks				
	Garage Door Color	Pure White				
	Roof Color:	Charcoal				
	Metal Roof:	Matte Black				
	Gutters:	Pure White				

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ELEVATION 2
LEFT



FIBER CEMENT LAP SIDING

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**ELEVATION 2
RIGHT**



FIBER CEMENT LAP SIDING

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ELEVATION 2
REAR



FIBER CEMENT LAP SIDING

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ELEVATION 3
FRONT



Brick Color	SW 9587 Mushroom or any other Cool White Expert Picks					
Cement Siding Color	SW 9587 Mushroom or any other Cool White Expert Picks					
Trim Color	SW 7005 Pure White					
Garage Door Color	Urbane Bronze					
Roof Color:	Charcoal					
Gutters:	Pure White					

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ELEVATION 3
LEFT



FIBER CEMENT LAP SIDING

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ELEVATION 3
RIGHT



FIBER CEMENT LAP SIDING

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ELEVATION 3
REAR

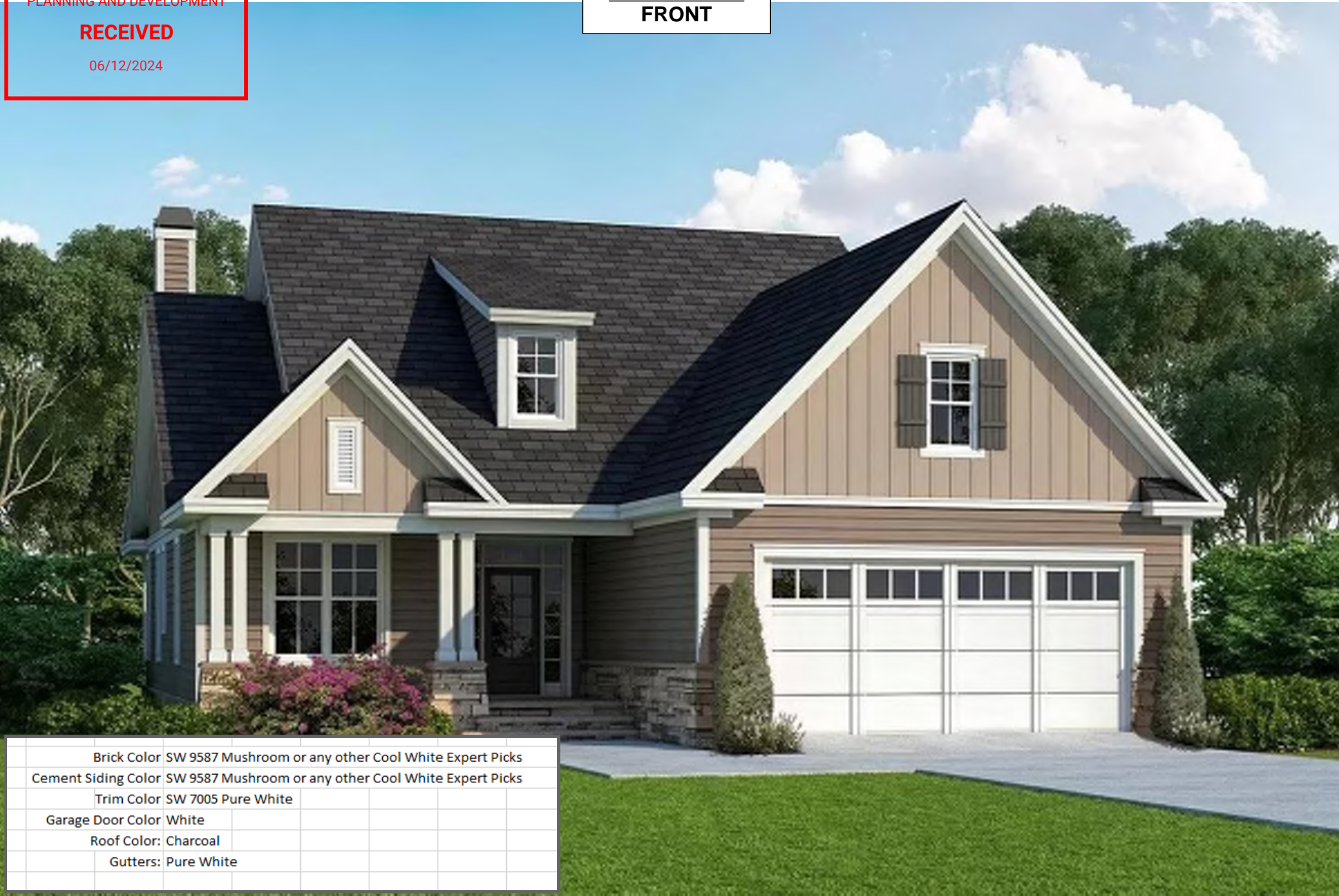


FIBER CEMENT LAP SIDING

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ELEVATION 4
 FRONT



Brick Color	SW 9587 Mushroom or any other Cool White Expert Picks					
Cement Siding Color	SW 9587 Mushroom or any other Cool White Expert Picks					
Trim Color	SW 7005 Pure White					
Garage Door Color	White					
Roof Color:	Charcoal					
Gutters:	Pure White					

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ELEVATION 4
LEFT



FIBER CEMENT LAP SIDING

RECEIVED

06/12/2024

ELEVATION 4
RIGHT



FIBER CEMENT LAP SIDING

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ELEVATION 4
REAR



FIBER CEMENT LAP SIDING

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

[attached]

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6/6/2024

Applicant:
REN-MF, LLC

Property:
Tax Parcel IDs:
R5004 007
R5004 006

±19.48 Acres of Land
Located at 3006 Springdale Road, Snellville, GA

Rezoning from R100, to R60

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The Applicant, REN-MF, LLC, submits this Letter of Intent and request to rezone an approximate 19.48 acre tract of land at 3006 & 2946 Springdale Road, the subject parcel is Land Lot 4 of the 5th district of Gwinnett County. The parcel is situated along the southern side of Springdale Road, east of its intersection with Highpoint Rd and west of its intersection with Greenvalley Road. The property is made up of two tax parcels that include an unoccupied single wide, an older home with part time residents and an additional older home with full time residents. Various makeshift pole barns and sheds are scattered on the lots as well. Imagery from the Gwinnett County GIS is shown below for reference and a survey was prepared by Precision Planning in March of 2024, that survey is attached to this application. The current owner of the 3006 Springdale road is property is David Chi, and the owner of 2946 Springdale road is Blomingdale Brown.



The property is currently zoned R100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The applicant seeks approval to rezone the property to R60 (Single Family Residence District) to develop the property as a thoughtful and attractive single family detached community. The community includes green space accessible from all homes by sidewalk and

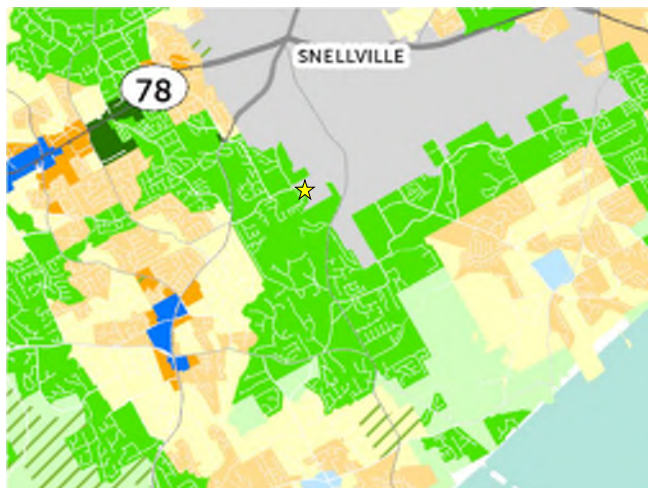
walkways, a large naturally occurring water feature that will serve as a community amenity, and detached homes. The proposed plan includes 49 homes and the design is intended to ensure that the community can accommodate a range of household sizes, ensure that the project is financially viable, honor the existing natural elements of the site and best align with customer demand.

The parcels that adjoin the subject property are all zoned residential. The surrounding parcels are all zoned residential with varying densities. Within an approximate half mile of the subject property there are some higher intensity uses including RM8, RDU, OI, C1 and C2.

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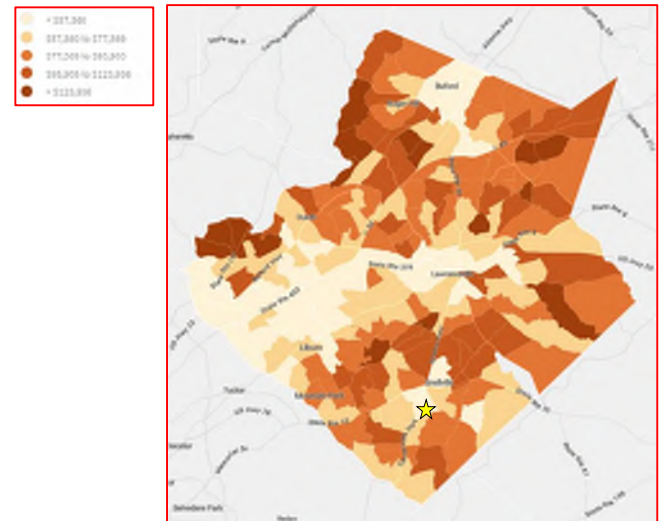
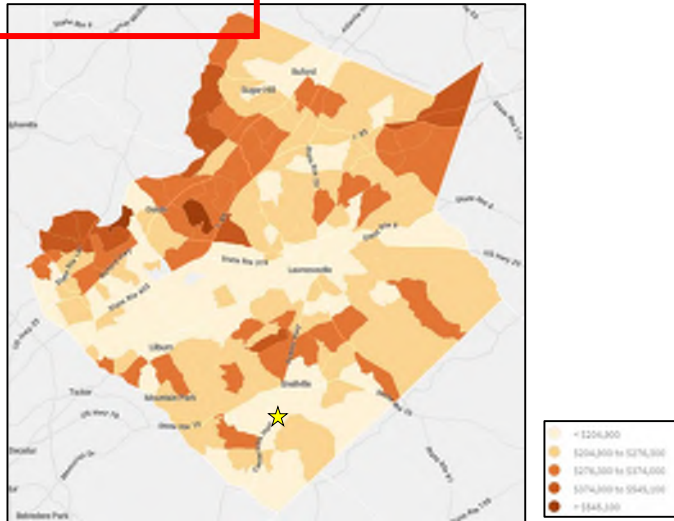
Project Summary

The site plan prepared by Precision Planning was filed with this application proposes to develop the subject property into a warm & inviting residential community that offers a range of home sizes, where families can find their perfect home amidst outdoor gathering spots, a 1.27 acre pond surrounded by walk trails and green space. The proposed rezone from R-100 to R-60, would allow the development of 49 homes over 19.48 acres for a development density of 2.52 units per acre, well below the maximum permitted under R-60 density of 4 units per acre. The proposed development would include 49 single family detached homes on varying lot sizes. The proposed single family detached homes show a 20' rear buffer and a 15' front building setback complemented by an attached two car garage with ample driveway space for guests. Architectural details will feature cementitious siding on all sides with brick accents for texture. The development will utilize a single access to Springdale Rd which will be landscaped and maintained along with other common areas in the community by a Homeowners Association. While the home sizes will vary, the single family detached homes will comfortably exceed the minimum square feet of heated and cooled space as set forth by the Gwinnett County UDO with a minimum of 1,000SF. The proposed development would provide thoughtful and appropriate site design, amenities and housing that is compatible with the surrounding land uses and conforms with Gwinnett's 2045 Unified Plan. Product elevations are filed with this application.

The subject property is located in a census tract that falls in the 20th percentile for all of Gwinnett County in terms of median home value and median household income according to the 2020 American Community Survey (ACS) by the US Census Bureau. The applicant believes that this project will help to continue to drive Gwinnett County growth across all submarkets in a way that is consistent with the Gwinnett county 2045 plan and serve as a catalyst to encourage more thoughtful and inclusive developments in the future throughout the community.

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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, 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 Springdale rd in close proximity to a variety of land uses including single family, duplex, multifamily and commercial. The property is located on Springdale rd in close proximity to a variety of land uses including single family, duplex, multifamily and commercial.

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

No, the approval of this application will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning classification is compatible with the existing residential uses of adjacent property.

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

Due to the size, location, layout and dimensions of the subject property, the applicant submits that the property does not have reasonable economic use as currently zoned

- (D) 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 approval of the application will not result in an excessive or burdensome uses of the infrastructure systems. The property has convenient access to Springdale rd and access to gravity sewer. The proposed development would enhance the area and provide a community with a more up to date site design and amenities.

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

The proposed rezoning application is in conformity with the Gwinnett County 2045 Unified Plan by utilizing one of the recommended zoning classifications for this character areas.

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

The proposed development adheres to the established character area referenced in the 2045 Unified Development Plan while simultaneously providing much-needed residential inventory. Notably, the project proposes a density significantly lower than the R60 zoning allows, along with a substantial increase in open space exceeding the minimum requirements by nearly 3 times for that designation.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Luke Rozanski</u>	Name: <u>David Seungho Chi and Oak Chi</u> <u>Bloomngdale T. Brown</u>
Address: <u>3460 Preston Ridge Rd Ste 150</u>	Address: <u>3006 Springdale Rd.</u> <u>2946 Springdale Rd</u>
City: <u>Alpharetta</u>	City: <u>Snellville</u>
State: <u>GA</u> ZIP: <u>30005</u>	State: <u>GA</u> ZIP: <u>30039</u>
Phone: <u>850-559-5600</u>	Phone: <u>850-559-5600</u>
Email: <u>ROZHLDG@GMAIL.COM</u>	Email: <u>ROZHLDG@GMAIL.COM</u>
Contact Person: <u>Jake Adams</u> Phone: <u>678.756.3889</u>	
Contact's Email: <u>adamsldgc@gmail.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>R-100</u> Requested Zoning District: <u>R-60</u>	
Parcel Number(s): <u>5004 007 & 5004 006</u> Acreage: <u>19.48</u>	
Property Address(es): <u>3006 & 2946 Springdale Rd, Snellville, GA 30039</u>	
Proposed Development: <u>49 unit single family detached subdivision</u>	
Variance(s): <u>n/a</u> Waiver(s): <u>n/a</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: <u>49</u>	No. of Buildings: <u>n/a</u>
Dwelling Unit Sq. Ft.: <u>+/- 2,000</u>	Total Building Sq. Ft.: <u>n/a</u>
Density: <u>2.5 units/ac</u>	Floor Area Ratio: <u>n/a</u>
Floor Area Ratio (LRR, MRR, HRR): <u>Min 0.27</u>	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: <u>n/a</u>	Dwelling Unit Sq. Ft.: <u>n/a</u>
Total Non-Residential Sq. Ft.: <u>n/a</u>	Floor Area Ratio: <u>n/a</u>

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



Signature of Property Owner


6/10/24

Date

Bloomingtondale T. Brown

Type or Print Name and Title





Signature of Notary Public

06-10-24

Date

Notary Seal

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06/12/2024

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.

Sung Chai 6/8/24
Signature of Property Owner Date

David S. Chai Owner
Type or Print Name and Title

Sunmee Kim 6-10-24
Signature of Notary Public Date



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



Signature of Applicant

6/7/2024

Date

Luke Rozanski

Type or Print Name and Title

- owner/manager

Kelli Payne

Signature of Notary Public

6/7/24

Date



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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] 6/7/2024 Luke Rozanski - Owner
Signature of Applicant Date Type of Print Name and Title

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

Kelli Payne 6/7/24 Kelli Payne - Notary

Signature of Notary Public Date Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☒ No Luke Rozanski (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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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.

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

Parcel I.D. Number: 5004 006
(Map Reference Number)



Signature of Applicant

6/10/2024

Date

Lucy Broadnax Manager / owner

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.

Lucy Broadnax

Name

Tax Services Associate II

Title

06/13/2024

Date

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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.

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

Parcel I.D. Number: 5004 007
(Map Reference Number)



Signature of Applicant

6/10/2024

Date

Luke Rozanski

Type or Print Name and Title

Manager/Owner

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.

Lucy Broadnax

Name

06/13/2024

Date

Tax Services Associate II

Title

RECEIVED

06/12/2024

PROPERTY OWNERS

3006 Springdale Road Parcel ID #5004 007
David Seungho Chi and Oak Chi
3006 Springdale Rd.
Snellville GA 30039

2946 Springdale Road Parcel ID #5004 006
Bloomingdale T. Brown
2946 Springdale Rd
Snellville GA 30039

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



March 18, 2023

Luke Rozanski
Ren-MF, LLC
3460 Preston Ridge Rd., Suite 150
Alpharetta, Ga. 30005

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-047-03	
Expiration Date: 03/18/2025	
Tie-In Manhole FID: 778403	

RE: Sewer Availability for Proposed Development – Springdale Subdivision
Parcel ID 5004 007, 5004 006

Dear Mr. Rozanski:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 51 single-family homes on the above parcels and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **8.9 gpm** discharging to the sewer tie-in manhole at Facility ID **778403**.

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.

RECEIVED
06/12/2024

Gwinnett

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



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]

RECEIVED

06/12/2024

Level 2 Traffic Impact Study

Springdale Residential Subdivision
Gwinnett County, Georgia

June 11, 2024



in collaboration with

ACAMPORA TRAFFIC, LLC

Level 2 Traffic Impact Study

Springdale Residential Subdivision Gwinnett County, Georgia

prepared for:

REN-MF, LLC
3460 Preston Ridge Road, Suite 150
Alpharetta, Georgia 30005

June 11, 2024



in collaboration with



ACAMPORA TRAFFIC, LLC

858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763
e-mail: acamporatraffic@comcast.net

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Introduction, Project Location, and Project Description

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County, Georgia. The site is located on the south side of Springdale Road east of Highpoint Road, as shown in Figure 1. The project will consist of a 49 lot detached single family home residential subdivision. Vehicular access will be provided at one full-movement access on Springdale Road. Figure 2 presents the site plan for the project.

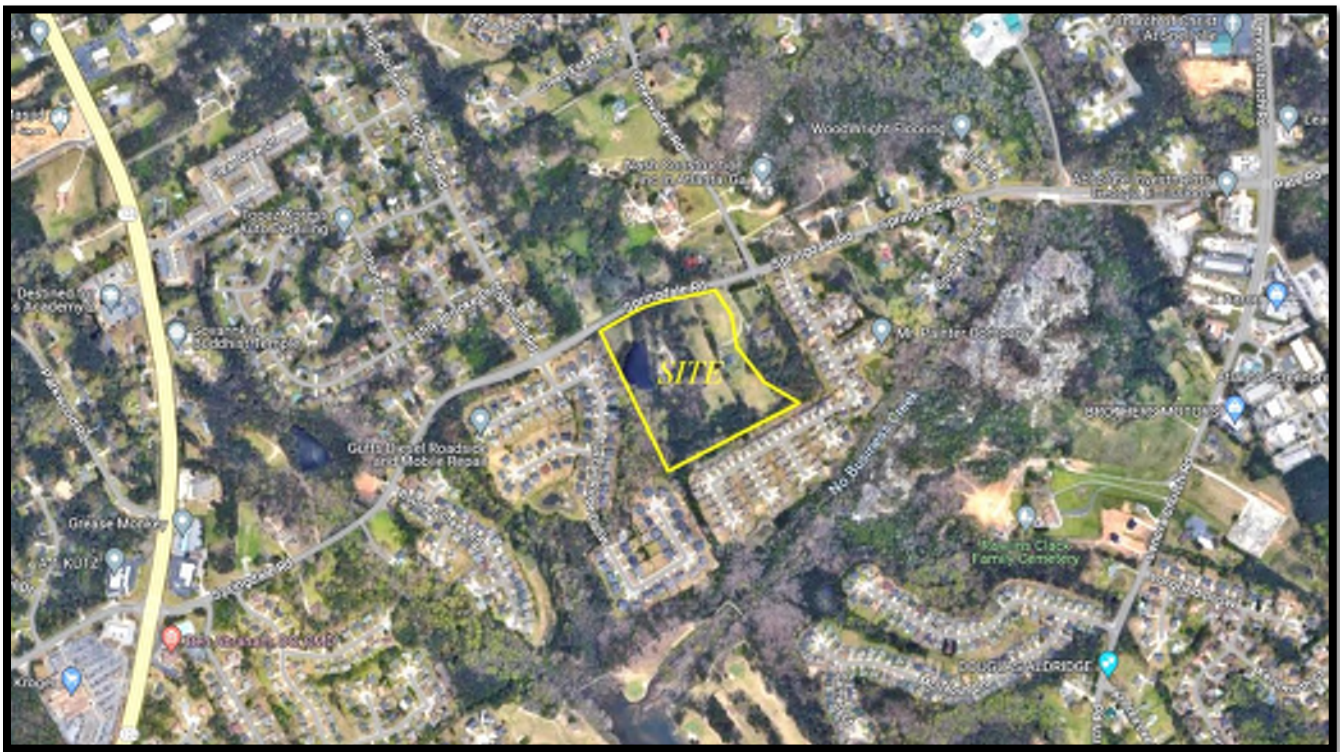


Figure 1 – Site Location Map

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on peak hour trip projections made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (the current edition), the proposed 49 home subdivision is projected to generate 51 p.m. (the higher of the a.m./p.m.) peak hour trips. Based on those trips, Gwinnett County requires a Level 2 Traffic Study (required for projects that will generate 21 to 249 peak hour trips). This traffic impact study includes the tasks for a Level 2 Study, as set forth in the County's Guidelines, Table 1: Traffic Impact Study Scope.

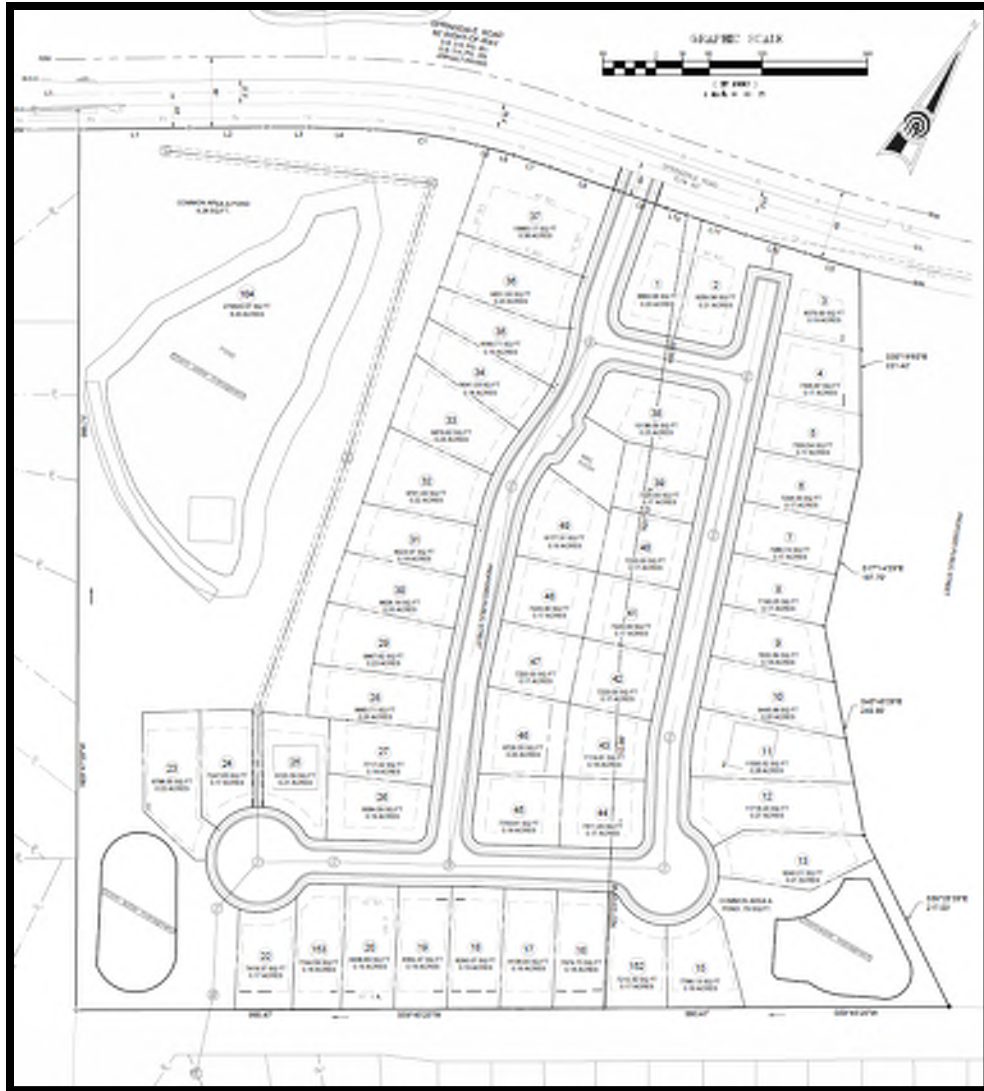


Figure 2 – Site Plan

Existing and Proposed Land Use

The subject property is currently zoned R-100 – Single Family Residence District. The proposed zoning is R-60 – Single Family Residence District.

Trip Generation Estimate

The volume of traffic that will be generated by the subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – Proposed Subdivision Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24 Hour
			In	Out	2-Way	In	Out	2-Way	2-Way
Single Family Detached Housing	210	49 homes	10	29	39	32	19	51	524

The proposed subdivision will generate 39 trips in the morning peak hour, 51 trips in the evening peak hour, and 524 two-way daily trips.

Description of Existing Transportation Facilities

Springdale Road is a two lane collector that begins at a signalized intersection at SR 124 (west of which it is named Everson Road), passes the subject site, then terminates at a signalized intersection at Lenora Church Road (east of which the road is named Pate Road). The terrain along Springdale Road is gently rolling and the posted speed limit in the vicinity of the site is 35 mph. The road primarily provides access to single family homes and residential subdivisions, with small commercial developments near the SR 124 and Lenora Church Road intersections. Gwinnett County estimated an Average Daily Traffic (ADT) volume of 9,104 vehicles per day (vpd) on Springdale Road between SR 124 and Lenora Church Road, based on a 24-hour traffic volume count collected in June 2021.

Pedestrian, Bicycle, and Transit Accessibility

Springdale Road has a rural cross-section adjacent to the site, with no shoulder, curb-and-gutter, or sidewalk. There is curb-and-gutter on both sides of the road and a sidewalk on the south side of the road just west of the subject site, and there are other sporadic sections with sidewalk along the frontages of newer developments. There are no dedicated bicycle lanes along area roadways. There is no regularly scheduled mass transit service in the walkable area. The proposed subdivision site plan includes sidewalks along both sides of all internal streets.

Adjacent Access Spacing

The adjacent access spacing was measured along Springdale Road in each direction from the proposed access location. There are individual single family homes' private driveways approximately 280 feet to the east of the proposed access, with the next intersection being Greenvalley Road located approximately 460 feet to the east. West of the proposed access there is one single family home private driveway at approximately 260 feet that will be eliminated as the property is incorporated into the proposed development. There is one additional single family house private driveway at approximately 665 feet and the next intersection to the west is at Highpoint Road, at approximately 1,010 feet. The Gwinnett County Unified Development Ordinance (UDO) Table 900.3 provides the minimum separation requirements for driveways, public roads, and side streets. That table is reproduced below as Table 2. For a road with a posted speed limit of 35 mph, the minimum driveway spacing is 244 feet. All of the private driveways and adjacent intersections identified above are located at distances greater than 244 feet from the proposed access location.

Table 2 – Gwinnett UDO Minimum Separation for Driveways, Public Roads, and Side Streets

Posted Speed	Minimum
MPH	Driveway Spacing
25	125
30	219
35	244
40	294
45	369
50	419
55	444
60	494
65	550

Figure 3 presents an aerial photograph of the subject section of Springdale Road with the distances scaled from the proposed access location to the next adjacent intersections to the east and west.



Figure 3 – Aerial Photograph of Springdale Road Showing Distances to Adjacent Intersections

Intersection Sight Distance

The available intersection sight distance from the location of the proposed project access to the west is approximately 390 feet. To the east, the available intersection sight distance is also approximately 390 feet. Table 900.2 – Sight Distance, from the Gwinnett County UDO, is reproduced below as Table 3.

Table 3 – Gwinnett UDO Sight Distance Standards

Table 900.2. Sight Distance.

SPEED, MPH	SIGHT DISTANCE (FEET)						
	2 Lane SDL=SDR	3 Lanes SDL	3 Lanes SDR	4 Lanes SDL	4 Lanes SDR	5 Lanes SDL	5 Lanes SDR
25	280	280	295	280	310	295	335
30	335	335	355	335	375	355	400
35	390	390	415	390	440	415	465
40	445	445	475	445	500	475	530
45	500	500	530	500	565	530	600
50	555	555	590	555	625	590	665
55	610	610	650	610	690	650	730
60	665	665	710	665	750	710	795
65	720	720	765	720	815	765	860

Table 3 reveals that the minimum required intersection sight distance at the project access on two-lane Springdale Road, with a posted speed limit of 35 mph, is 390 feet to the left and to the right. The available sight distance in each direction is right at the minimum standard. To the west, the limiting factor for the sight distance is the curvature of the road coupled with vegetation along the south side of the road. To the east, the limiting factor is a slight crest of a hill between the proposed access location and Greenvalley Road. The measurements of the sight distances are not exact because the proposed access is not constructed yet. From these approximate measurements, it appears that sufficient sight distance can be achieved in both directions at the project access. It is recommended that the project site/civil engineer locate and design the access to ensure that the required sight distances are achieved.

Programmed Improvements

Programmed (scheduled and funded) and planned (anticipated) transportation infrastructure projects in the vicinity of the proposed development were researched. No projects were identified that could affect traffic patterns, volumes, or capacity at the study intersections or project access by the buildout of the proposed development.

Internal Site Circulation Review

The proposed internal site roadway plan is very basic and consists of one entry roadway that will make a single loop through the small subdivision. There will be one short cul-de-sac connecting to the loop. The design of the street system is expected to function well. All entering vehicles are anticipated to flow into the site with no impediment. The main linear roadway is expected to comfortably accommodate exiting queues.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. Springdale Road at Highpoint Road
2. Springdale Road at Greenvalley Road

The locations of the traffic counts are presented in Figure 4.

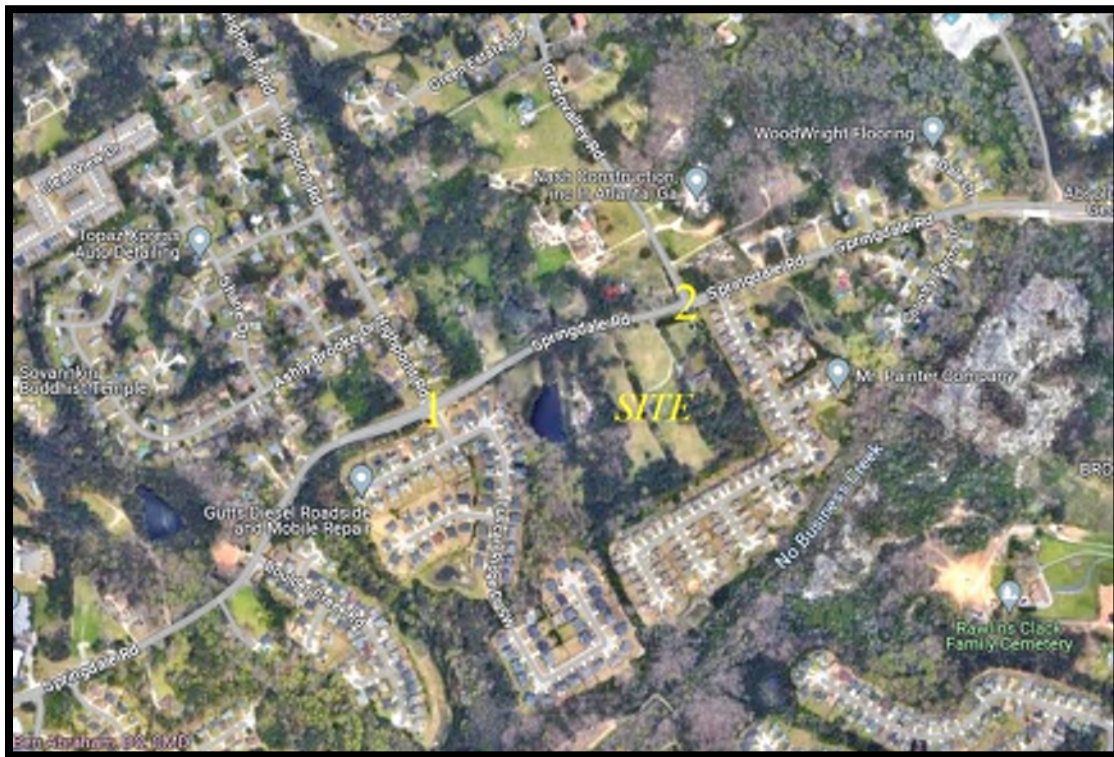


Figure 4 – Traffic Volume Count Locations

The intersection counts were collected on Tuesday, June 4, 2024 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. The counts were collected during summer recess in area schools, which could affect typical volumes and travel patterns. The Georgia DOT provides recommended adjustment factors by month in their publication *Georgia's Traffic Monitoring Guide, 2018*. Table 7: Factor Groups, in that document, assigns a Factor Group of 4 to the area roadways, based on the description "urban/small urban major collectors, minor collectors, and locals". Table 4 in that document recommends a monthly adjustment factor 1.00 for June, which would not change the counted volumes. These existing counts are shown in Figure 5. The raw count data is found in Appendix A.

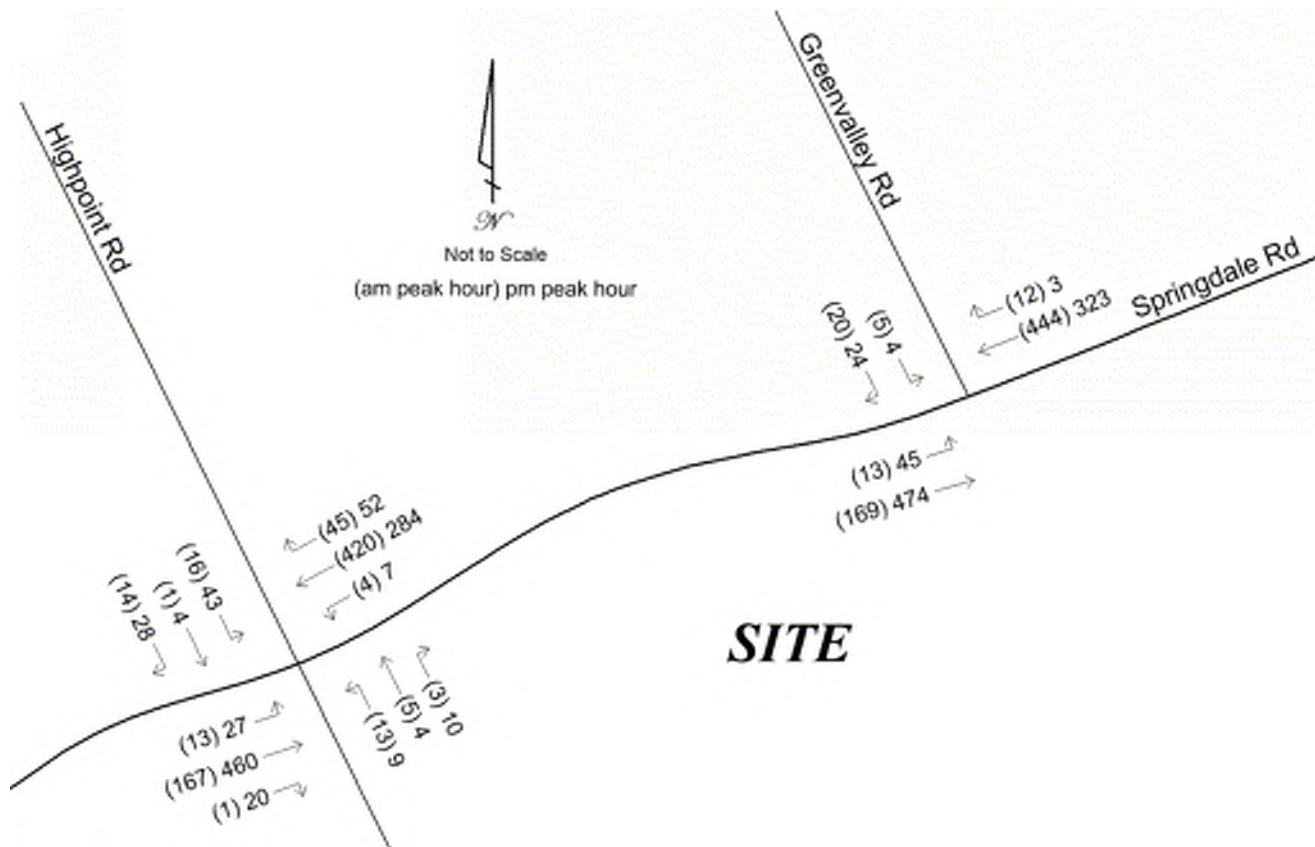


Figure 5 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual 7th Edition (HCM 7)*. This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 4. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 4 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Springdale Road at Highpoint Road (side street stop sign)	A	1.6	A	3.0
northbound approach	C	16.1	C	18.8
southbound approach	C	15.2	C	24.6
eastbound left turn	A	8.5	A	8.2
westbound left turn	A	7.7	A	8.6
2. Springdale Road at Greenvally Road (side street stop sign)	A	0.8	A	0.9
southbound approach	B	12.6	B	12.0
eastbound left turn	A	8.5	A	8.2

The existing analysis reveals acceptable operating conditions at all study intersections and controlled approaches or movements. No mitigation or improvements are identified for either intersection.

Project Trip Distribution and Assignment

The trips that will be generated by the proposed subdivision were distributed and assigned to the roadway network. The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the subdivision were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area. The new project trips, presented previously in this report in Table 1, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed subdivision are shown in Figure 6.

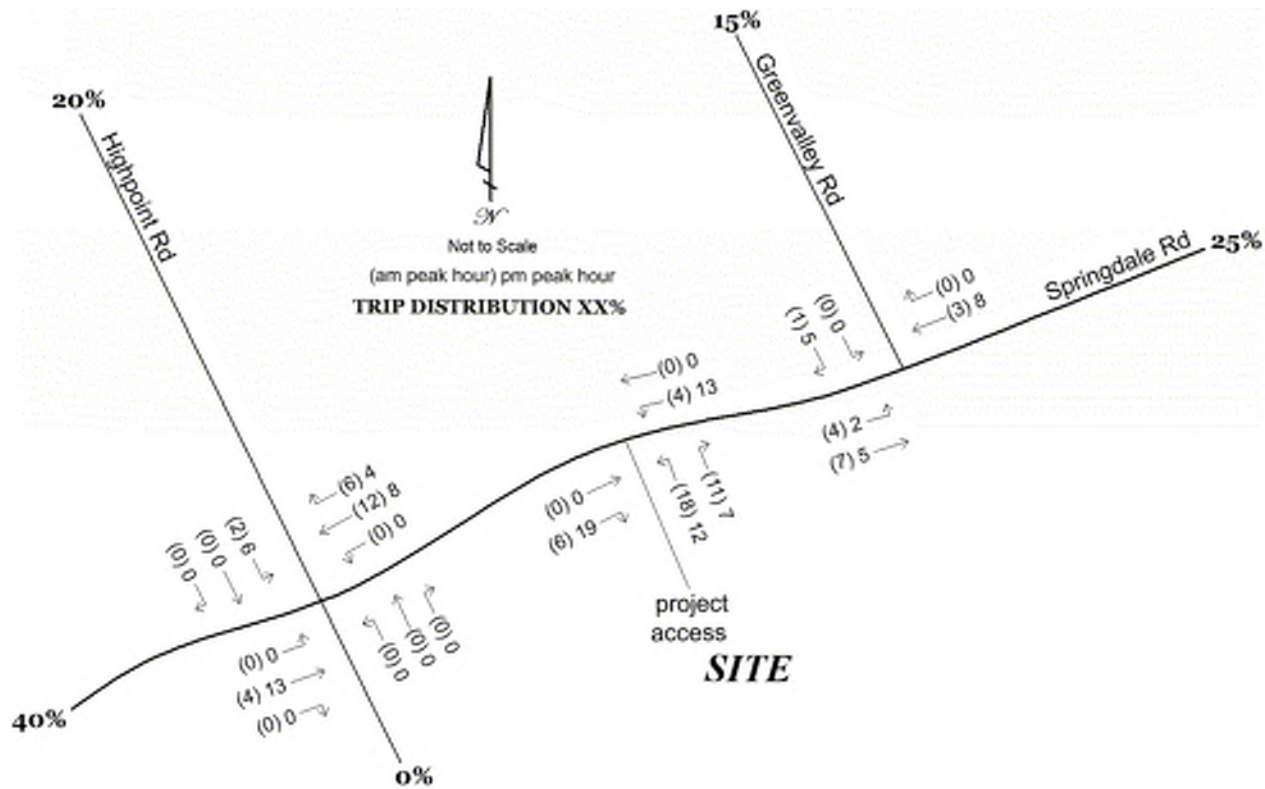


Figure 6 – Proposed Subdivision A.M. and P.M. Peak Hour Trips and Distribution Percentages

Auxiliary Lane Requirements at Project Access

The project access on Springdale Road is under the jurisdiction of Gwinnett County. Therefore, in order to determine if an eastbound right turn lane or a westbound left turn lane is required on Springdale Road at the subdivision access, the requirements set forth in the Gwinnett County Unified Development Ordinance, Section 900-30. Project Access Improvements, were evaluated. The Code states:

900-30.1 Project access improvements for single-family detached, single-family attached, and duplex residential subdivisions.

- A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped as a single-family detached, attached, or duplex subdivision and the County street will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.
- B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required to be provided by the developer

if approved by the Department of Transportation and shall meet the standards contained herein. [details regarding median breaks removed, not applicable]. Meeting the spacing criteria is not, in itself, an indication that median openings will be allowed.

- C. Deceleration lanes shall have a length of 200 feet, with an additional 50 foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder measured from back of curb shall be dedicated by the developer to Gwinnett County at no cost. Associated stormwater infrastructure as deemed necessary by the construction of the deceleration lane shall also be required.
- D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes."
- E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
- F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

Springdale Road is a collector and, therefore, according to the Code, an eastbound right turn lane is required on Springdale Road at the subdivision access.

In order to determine the need for a westbound left turn lane, the standards for providing those lanes were reviewed in Gwinnett County DOT's *Criteria and Guidelines for Left Turn Lanes*. Table 1 in that standard, which provides the criteria for left turn lanes for residential developments, is reproduced below as Table 5.

Table 5 – Gwinnett County's Left Turn Lane Criteria for Residential Developments

Gwinnett County – Residential Developments * **TABLE I**

Left Turn Lane Criteria

Posted Speed Limit (mph)	2 Lane Routes -----ADT-----		More Than 2 Lanes on Main Road -----ADT-----	
	<6000	>=6000	<10,000	>=10,000
30 to 35	120 Lots	75 Lots	160 Lots	120 Lots
40 to 50	100 Lots	65 Lots	130 Lots	100 Lots
>= 55	75 lots	55 Lots	100 Lots	75 Lots

* Zoning Districts R-XX(X)

For a two lane road with a posted speed limit of 35 mph and an ADT greater than 6,000 vpd (9,104 vpd in 2021), the number of lots above which a left turn lane is required is 75 lots. The proposed subdivision consists of 49 lots. This is below the 75 lot threshold and, therefore, a westbound left turn lane is not required on Springdale Road at the subdivision access.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County. The site is located on the south side of Springdale Road east of Highpoint Road and the project will consist of a 49 lot detached single family home residential subdivision. Vehicular access will be provided at one full-movement access on Springdale Road.

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on the projected 51 trip peak hour project trip generation, Gwinnett County requires a Level 2 Traffic Study. The following are the findings and recommendations of this study:

1. The proposed subdivision will generate 39 trips in the morning peak hour, 51 trips in the evening peak hour, and 524 two-way daily trips.
2. The Gwinnett County DOT recorded an AADT volume of 9,104 vpd on Springdale Road in 2021.
3. There are no sidewalks on Springdale Road adjacent to the site, but there are sidewalks along sporadic sections of Springdale Road along newer development frontages. There are no dedicated bicycle lanes along area roadways. There is no regularly scheduled mass transit service in the walkable area. The proposed subdivision site plan includes sidewalks along both sides of all internal streets.
4. For a road with a posted speed limit of 35 mph, the minimum driveway spacing is 244 feet. All of the private driveways and adjacent intersections are located along Springdale Road at distances greater than 244 feet from the proposed access location.
5. The available intersection sight distance from the location of the proposed project access to the west is approximately 390 feet. To the east, the available intersection sight distance is also approximately 390 feet. The minimum required intersection sight distance at the project access on two-lane Springdale Road, with a posted speed limit of 35 mph, is 390 feet to the left and to the right. It appears that sufficient sight distance can be achieved in both directions at the project access. It is recommended that the project site/civil engineer locate and design the access to ensure that the required sight distances are achieved.
6. The existing analysis reveals acceptable operating conditions at all study intersections and controlled approaches or movements. Therefore, no mitigation or improvements are identified for either study intersection.
7. The County UDO requires an eastbound exclusive right turn lane on Springdale Road at the project access.
8. The analysis of the County's left turn lane criteria determined that a westbound exclusive left turn lane is not required on Springdale Road at the project access.

9. One entering lane and one exiting lane are recommended in the project access roadway, with the exiting approach controlled by side street stop sign and accompanying stop bar.
10. The project civil/site engineer should comply with all applicable design standards at the project access and all internal roadways, including sight distances, driveway spacing, turn lane storage and taper lengths (when required), turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Exhibit H: Public Participation Plan and Report

[attached]

RECEIVED

06/12/2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

- (A) Whether a proposed 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 Springdale rd in close proximity to a variety of land uses including single family, duplex, multifamily and commercial. The property is located on Springdale rd in close proximity to a variety of land uses including single family, duplex, multifamily and commercial.

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

No, the approval of this application will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning classification is compatible with the existing residential uses of adjacent property.

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

Due to the size, location, layout and dimensions of the subject property, the applicant submits that the property does not have reasonable economic use as currently zoned

- (D) 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 approval of the application will not result in an excessive or burdensome uses of the infrastructure systems. The property has convenient access to Springdale rd and access to gravity sewer. The proposed development would enhance the area and provide a community with a more up to date site design and amenities.

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

The proposed rezoning application is in conformity with the Gwinnett County 2045 Unified Plan by utilizing one of the recommended zoning classifications for this character areas.

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

The proposed development adheres to the established character area referenced in the 2045 Unified Development Plan while simultaneously providing much-needed residential inventory. Notably, the project proposes a density significantly lower than the R60 zoning allows, along with a substantial increase in open space exceeding the minimum requirements by nearly 3 times for that designation.

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.**

Please see the attached list of 229 parties provided by Gwinnett County who received the public notification letter (attached.)

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 Notification Meeting was held on 7/2/24 at Briscoe Park, Sawyer Pkwy SW, Snellville, GA 30078 at 7PM.

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.**

Please see the attached sign in sheet.

22 persons, plus at least 5 stragglers who attended but did not sign in.

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

Attendees concerns primarily focused on a few items. Privacy between the proposed subdivision and Tuscan Ridge neighbors along the west property boundary. Privacy and landscape enhancements between the proposed subdivision and neighbors on Grundy Ives Drive along the south property boundary. Means and methods of sewer connection, especially focused on avoiding impacting anyone's private property.

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?**

To the extent possible and without impacting streams the applicant proposes to provide privacy fencing along the west property boundary between Tuscan Ridge neighbors. The southern boundary with the neighbors along Grundy Ives includes an existing landscape buffer, this buffer has been neglected over the years and the applicant is proposing to clean the dumped refuse and clean up the existing natural vegetation. The buffer includes Gwinnett County utilities access and represents an approximate 60' stretch of separation. Improving and cleaning this buffer will be an enhancement for both the residents of Grundy Ives Drive and the proposed development. Additionally the proposed community will eliminate existing derelict structures that have attracted vagrants and illegal dumping over the years.

Exhibit I: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:				07.08.2024	
Department/Agency Name:				Transportation	
Reviewer Name:				Brent Hodges	
Reviewer Title:				Construction Manager 2	
Reviewer Email Address:				Brent.Hodges@gwinnettcounty.com	
Case Number:				RZR2024-00040	
Case Address:				3006 and 2950 Springdale Road, Snellville, 30039	
Comments:				<input checked="" type="checkbox"/>	YES
				<input type="checkbox"/>	NO
1	Springdale Road is a minor collector. The Average Daily Traffic Volume is 9,104.				
2	The site is 2.3 miles from the nearest Ride Gwinnett facility located at Main Street East (SR 10/US 78) and Snellville Town Green.				
3	A sight distance exhibit as well as a signed and sealed statement shall be provided to ensure the minimum sight distance is being met from the site driveway, per UDO section 360-40.				
4	A right-turn deceleration lane shall be provided along Springdale Road into the site, per UDO section 360-30.				
5	A 5' concrete sidewalk shall be required along the entire site frontage, per UDO section 360-90.				
6	Traffic Calming shall be provided along any internal street that exceeds 500' in length without a control point.				
7	The Traffic Impact study that was provided with the application does not specify that any additional improvements are needed at the adjacent intersections of Springdale Road with Highpoint Road or Springdale Road with Greenvally Road.				
Recommended Zoning Conditions:				<input type="checkbox"/>	YES
				<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

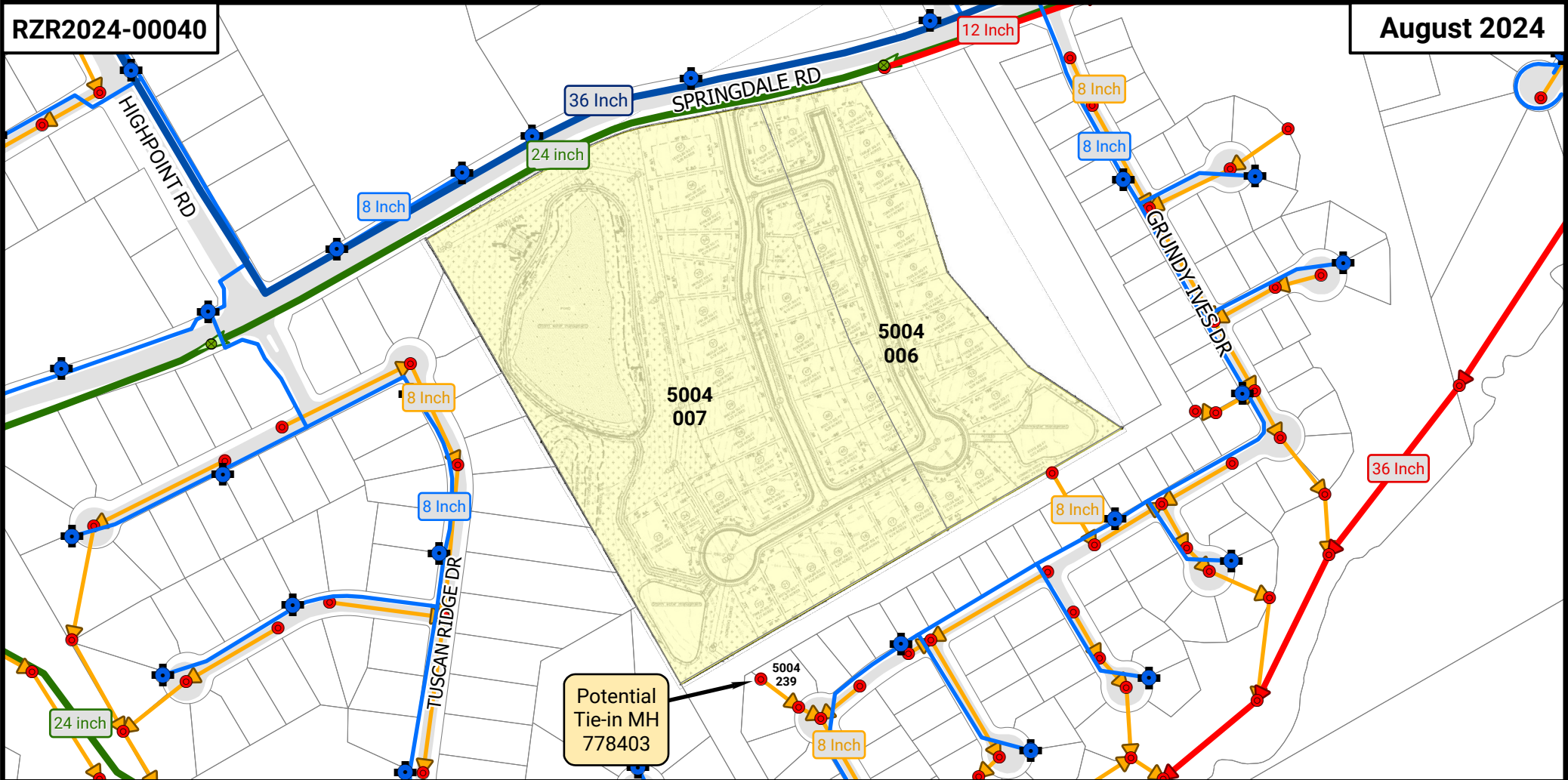


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZR2024-00040	
Case Address:		3006 & 2950 Springdale Rd	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development shall coordinate with GCDWR on connections to the water system. The proposed development may connect to an existing 8-inch water main located on the northern right-of-way of Springdale Road. A jack-and-bore will be required. The existing 24-inch sewer force main and 36-inch water transmission main along Springdale Road must be avoided during all phases of construction, including the construction of deceleration lanes.		
2	Sewer: A Sewer Capacity Certification (C2024-047-03) has been approved for 51 single-family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5004 239. As-builts for the Springdale Falls development indicate an easement exists to tie-in to manhole FID 778403.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

Water Main

Hydrant

Manhole

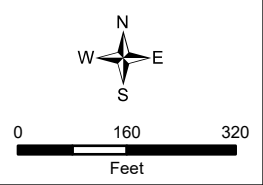
Sewer Collector

Sewer Interceptor

Sewer Force Main

3006 & 2950 Springdale Rd
R-100 to R-60

Water & Sewer
Utility Map



Water Comments: The proposed development shall coordinate with GCDWR on connections to the water system. The proposed development may connect to an existing 8-inch water main located on the northern right-of-way of Springdale Road. A jack-and-bore will be required. The existing 24-inch sewer force main and 36-inch water transmission main along Springdale Road must be avoided during all phases of construction, including the construction of deceleration lanes.

Sewer Comments: A Sewer Capacity Certification (C2024-047-03) has been approved for 51 single-family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5004 239. As-builts for the Springdale Falls development indicate an easement exists to tie-in to manhole FID 778403.

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, August, 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.	
CIC2024-00022	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	2
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	2
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	3
RZR2024-00039	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	2
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	2
	Patrick Elementary School	999	1,025	-26	1,029	1,025	4	1,060	1,025	35	3
RZR2024-00040	South Gwinnett High School	2,463	2,750	-287	2,488	2,750	-262	2,455	2,750	-295	14
	Snellville Middle School	852	1,625	-773	861	1,625	-764	870	1,625	-755	11
	Norton Elementary School	1,033	1,300	-267	1,053	1,300	-247	1,075	1,300	-225	19
RZM2024-00008	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	25
	Bay Creek Middle School	1,449	1,150	299	1,485	1,150	335	1,537	1,150	387	19
	Trip Elementary School	1,440	1,200	240	1,498	1,200	298	1,558	1,200	358	36

Exhibit J: Maps

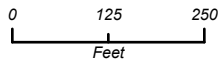
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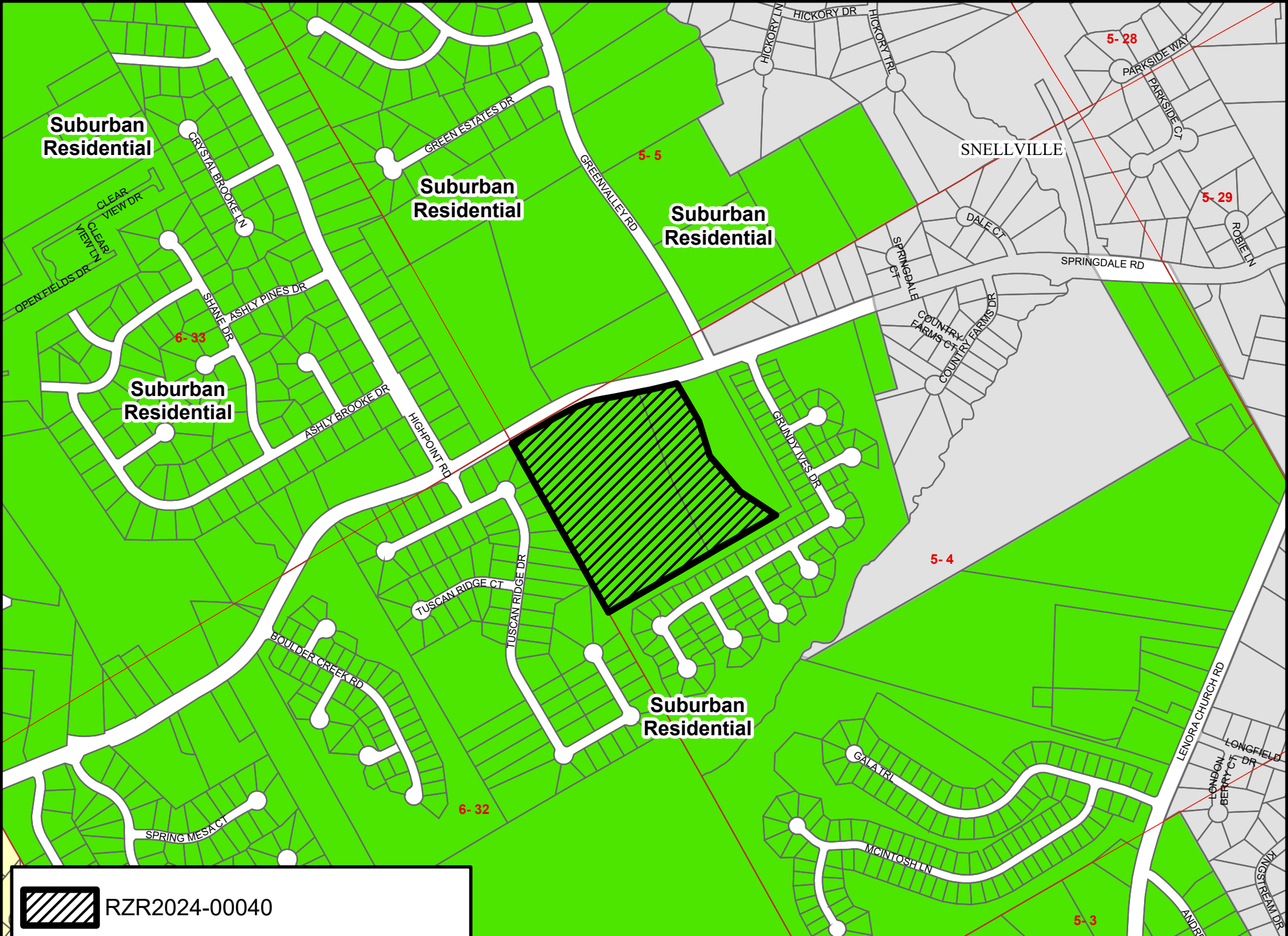
RZR2024-00040

RZR2024-00040

Created: June 24, 2024







RZR2024-00040

RZR2024-00040
Created: June 24, 2024

