

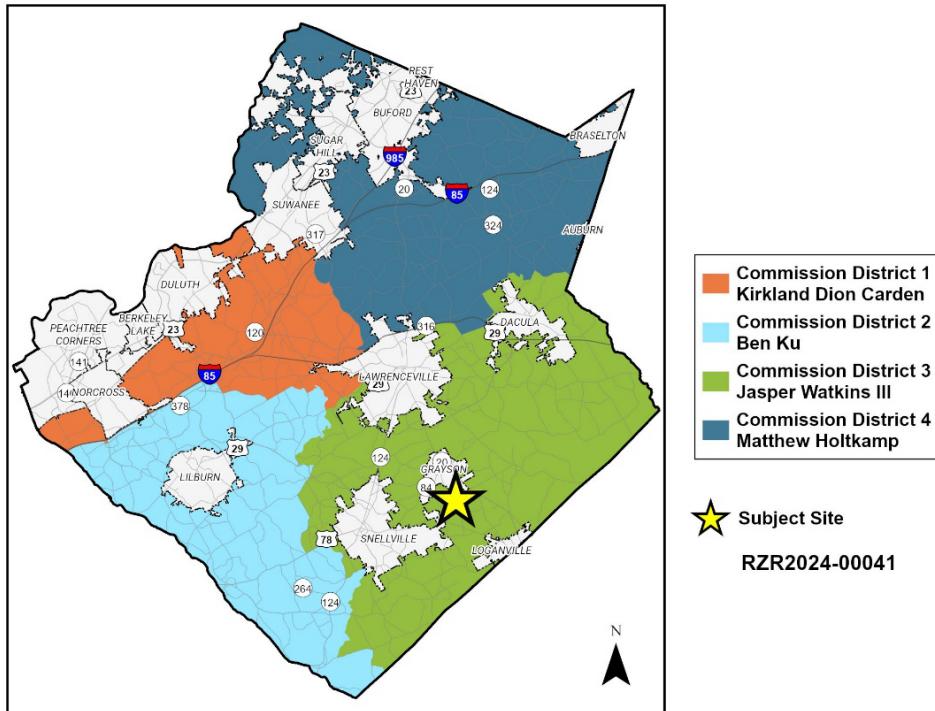


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00041
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-60 (Single-Family Residence District)
Address: 2755 Langley Road
Map Number: R5124 060
Site Area: 3.64 acres
Units: 12
Commission District: District 3 – Commissioner Watkins
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/3/2024
Board of Commissioners Advertised Public Hearing Date: 9/24/2024

Applicant: Bullard Land Planning
3790 Cannonwolde Drive
Snellville, GA 30039

Owners: Salehin Kaderin
2755 Langley Drive
Loganville, GA 30052

Contact: Bobby Bullard

Contact Phone: 678.344.1293

Zoning History

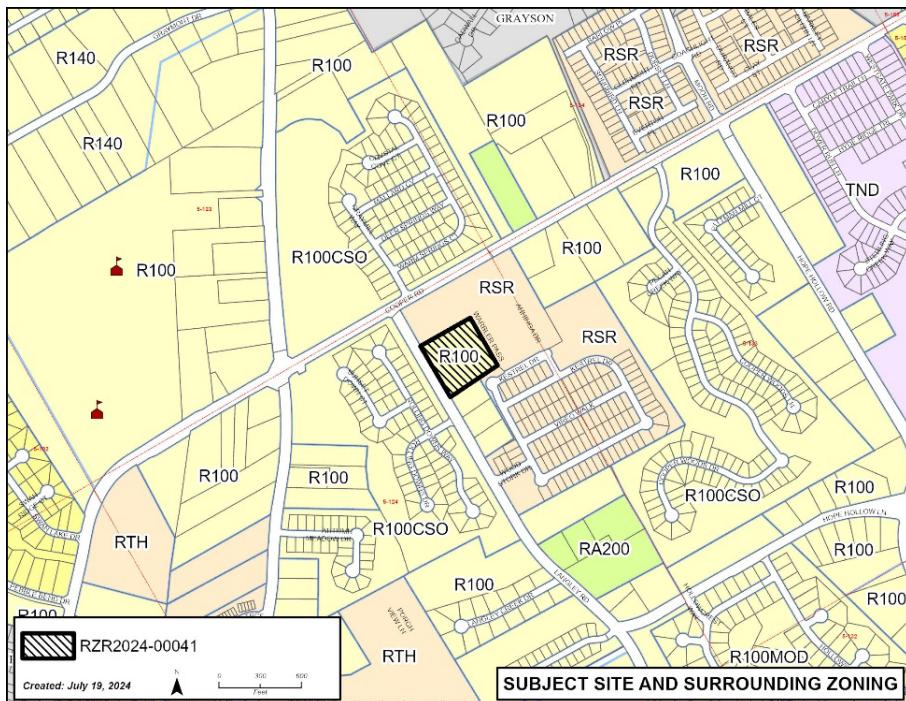
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was part of an area wide rezoning from RA-200 (Agriculture-Residence District) to R-100.

Existing Site Condition

The subject site consists of a 3.64-acre portion of a 4-acre parcel located along Langley Road, south of its intersection with Cooper Road. The parcel contains a single-family detached residence on septic, and the northern portion is heavily wooded. The site slopes downwards from the front to the rear lot line. The nearest Gwinnett County Transit stop is located 3.9 miles away.

Surrounding Use and Zoning

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



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	3.3 units per acre
North	Single-Family Residential	RSR	3.5 units per acre
East	Single-Family Residential	RSR	3.5 units per acre
South	Single-Family Residential	R-100	1.0 unit per acre
	Single-Family Residential	RSR	3.5 units per acre
West	Single-Family Residential	R-100CSO	2.1 units per acre

Project Summary

The applicant requests a rezoning of a 3.64-acre tract zoned R-100 to R-60 for single-family detached residences including:

- A total of 12 units on lots ranging in size from 7,200 square feet to 10,304 square feet, yielding a density of 3.3 units per acre.
- Exterior building materials consisting of cementitious siding with brick accents.
- Two-car garages for all dwellings.
- A full-access entrance, a deceleration lane, and a 5-foot sidewalk on Langley Road.
- 26-foot-wide internal public streets with 5-foot-wide sidewalks.
- A mail kiosk toward the rear of the development.
- 0.36 acres, or 10% of total open space located on the northwest portion of the property.
- 0.18 acres, or 5% of usable open space including a community garden, dog park, park with benches and gazebo, and a 4-foot-wide mulch trail.
- A stormwater management facility in the northeast corner of the site.

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	Minimum 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	$\geq 7,200$ square feet	YES
Lot Width	Minimum 60'	$\geq 60'$	YES
Density	Maximum 4 units per acre	3.3 units per acre	YES
Lot Coverage	Maximum 60%	$\leq 60\%$	YES
Open Space	Minimum 10% or 0.36 acres	0.41 acres	YES
Usable Open Space	Minimum 50% of Open Space or 0.18 acres	0.18 acres	YES

Public Participation

The applicant held a community meeting for the development on July 30, 2024, at Bay Creek Park. No community members were in attendance. 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 UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit I). Standard site and infrastructure improvements will 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 and medium lots and within subdivisions. A senior-oriented single-family subdivision with a similar density was approved in 2019, adjacent to the property. The proposal is suitable 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.

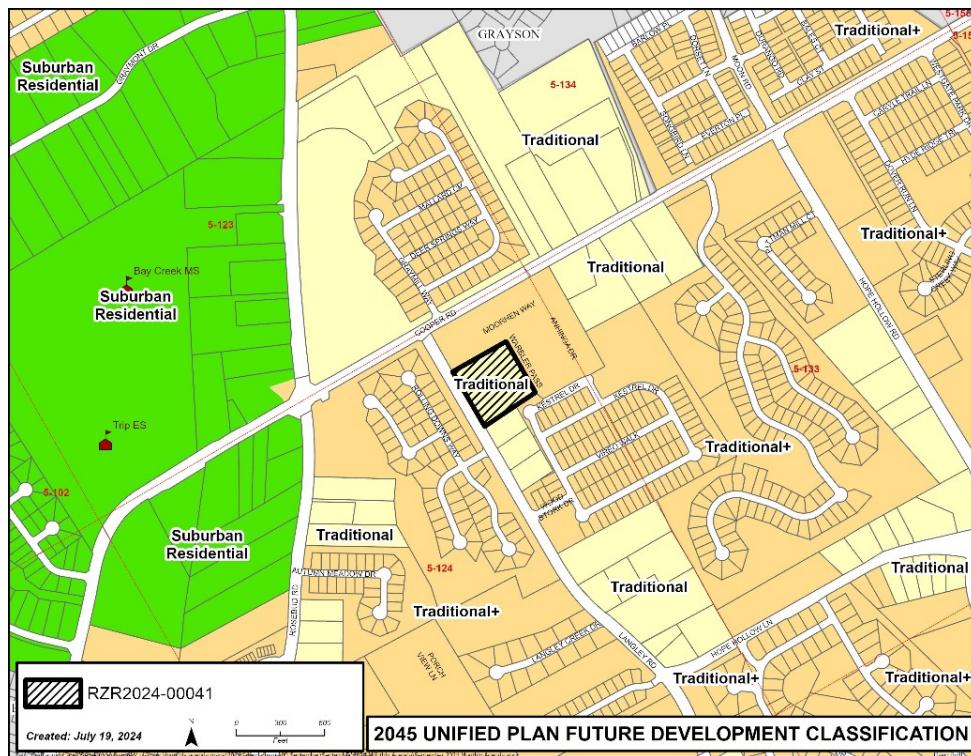
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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 study estimated that the proposed subdivision would generate 11 morning peak hour and 14 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 "Traditional" for the subject property, which envisions single-family detached residential development on septic. Since sewer is available to the site, the "Traditional+" future development type would be more appropriate. Single-family detached development is a recommended land use, and R-60 is a recommended zoning district for "Traditional+". The proposal is in conformance with the recommendations 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 12 lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations dated received July 22, 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 1,500 **1,800** square feet.
4. A full-access driveway with a deceleration lane shall be provided along Langley Road, subject to the review and approval of the Gwinnett County Department of Transportation.
5. Stormwater BMP facilities that shall be designed as an amenity or 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.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas within **front yards of the** lots and ~~usable open space~~ shall be sodded.
8. **Development shall be limited to a maximum of 10 percent rental units. This restriction will be included in the covenants and will be managed by a mandatory homeowners association (HOA).**

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 site facing East



Frontage of site facing South



Frontage of site facing North



Current condition of abutting RSR-zoned property to the north



Abutting large lot single-family residences to the South



Existing R-100CSO subdivision across the street to the West

Exhibit B: Site Plan

[attached]

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LOCATION MAP—N.T.S.

REZONE EXHIBIT/CONCEPT PLAN FOR:
2755 LANGLEY RD

PARCEL 5/124/060
OWNER: SALEHIN KADERIN

SITE INFORMATION:
OVERALL ACREAGE: 4.00 ACRES

CURRENT ZONING - R-100
PROPOSED ZONING - R-60 FOR PROPOSED LOTS 1 THROUGH 12
SHOWN (3.64 ACRES TOTAL), OUTLOT SHOWN TO REMAIN R-100 (.36 ACRES)
MAX. DENSITY = 4.0 **PROPOSED DENSITY** = 3.3
MIN. LOT SIZE = 7,200 SQFT

FRONT SETBACK = 15'
SIDE SETBACK = 5'
REAR SETBACK = 20'
MAX. BUILDING HEIGHT = 35' **PROP. BUILDING HEIGHT NOT TO EXCEED 35'**
MAX. LOT COVERAGE = 60" **PROP. LOT COVERAGE - SEE TABLE**

MIN. OPEN SPACE REQUIRED = 10% = 15,835 SQFT
OPEN SPACE PROVIDED = 17,736 SQFT
USABLE OPEN SPACE REQUIRED = 7,918 SQFT
USABLE OPEN SPACE PROVIDED = 7,918 SQFT

MIN. PARKING SPACES REQUIRED = 2 PER DWELLING
PARKING SPACES PROVIDED = 2 CAR GARAGE FOR EACH DWELLING

IMPERVIOUS COVERAGE OF LOTS	
LOT #	% OF COVERAGE
1	32.0
2	38.0
3	38.0
4	39.0
5	38.0
6	38.0
7	34.0
8	28.0
9	39.0
10	37.0
11	37.0
12	31.0

GENERAL NOTES:

1) THIS PROJECT WILL COMPLY WITH THE R-60 ZONING DISTRICT REQUIREMENTS OF PLANTING STREET TREES OR TWO TREES PER LOT AND PROVIDE 16 TREE DENSITY UNITS PER ACRE AS INDICATED IN SECTION 630-30.5, PER SEC. 620-60.

GRAPHIC SCALE

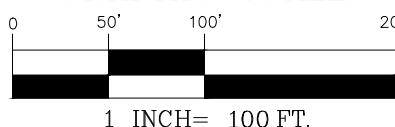
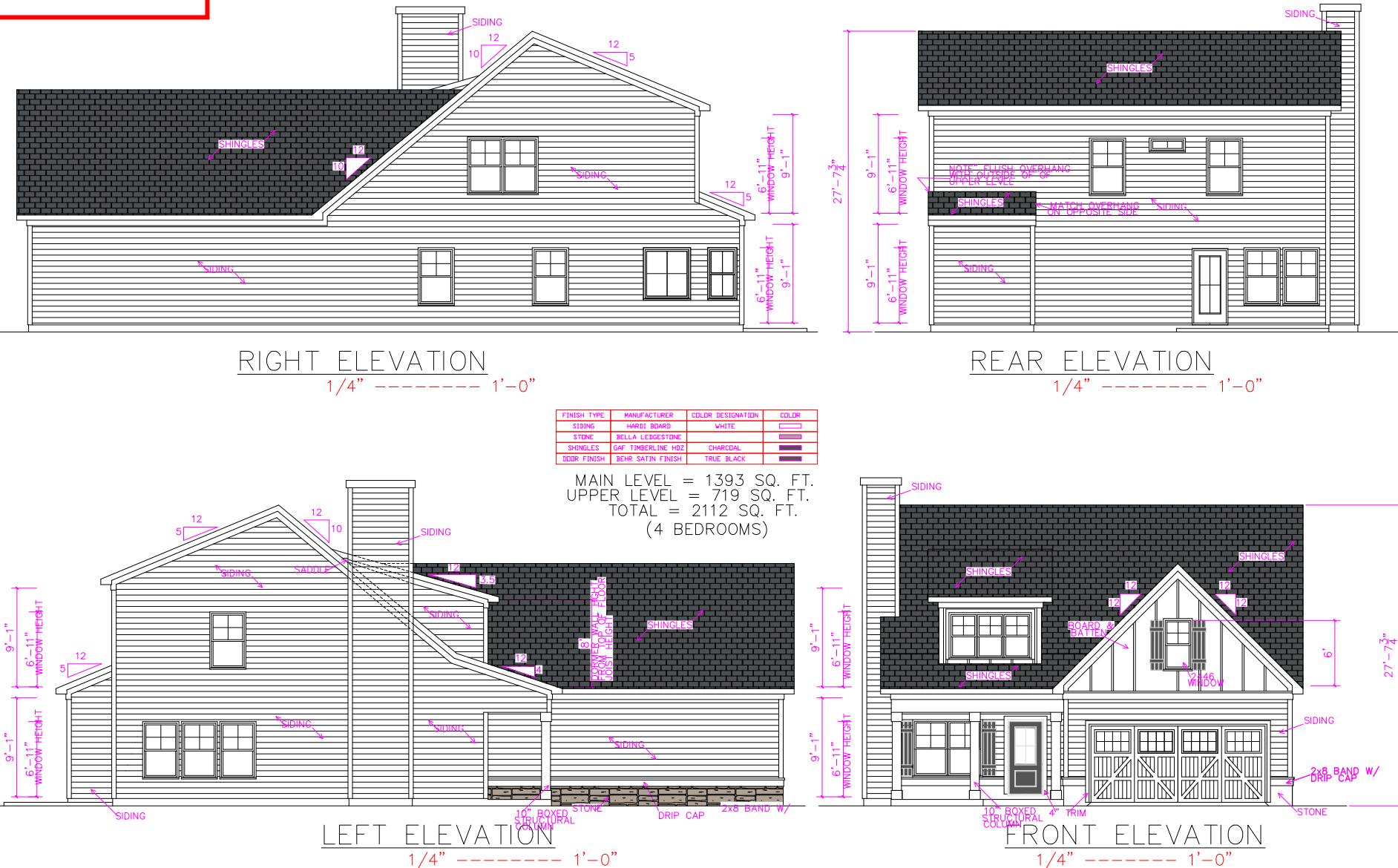


Exhibit C: Building Elevations

[attached]

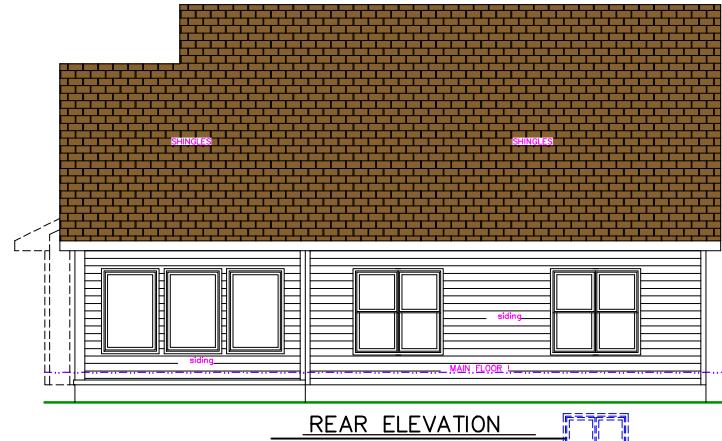
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FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	WHITE	WHITE
BRICK	GENERAL SHALE	SANDY CREEK	BROWN
SHINGLES	GAF TIMBERLINE HDZ	SHIMMWOOD	BROWN
DOOR FINISH	BEHR	HONEY STAIN	BROWN

main level 1514 SQFT.
second level 640 SQFT.
total 2154 SQFT.
garage 459 SQFT.
(4 BEDROOMS)



ORIGINAL
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SHEET
2 of 6

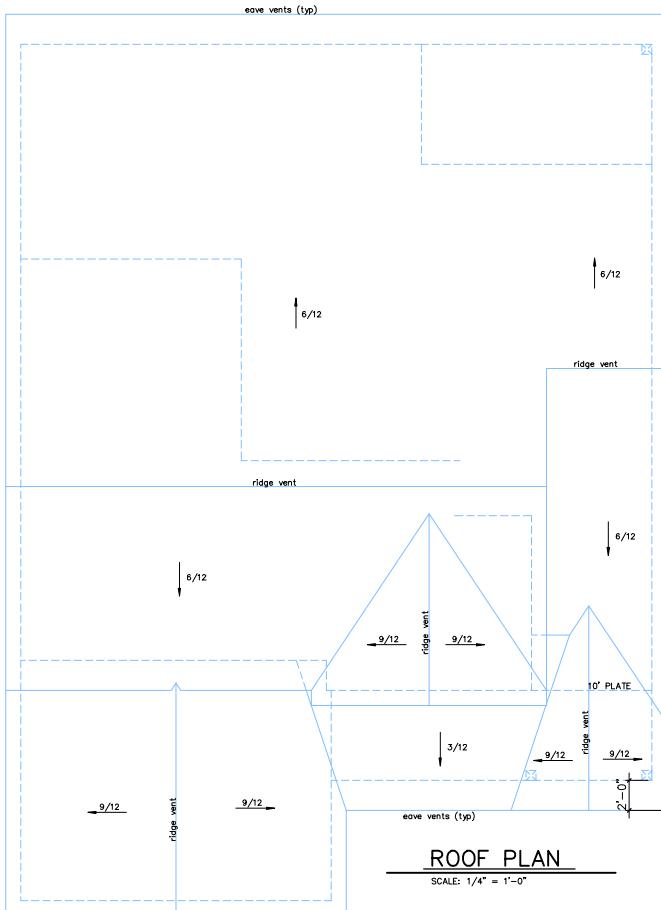
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Ooltewah, TN 37363
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LEFT SIDE ELEVATION

SCALE: 1/4"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	WHITE	□
BRICK	GENERAL SHALE	SANDY CREEK	■
SHINGLES	GAF TIMBERLINE HDZ	SHAKEWOOD	■
DOOR FINISH	BEHR	HONEY STAIN	■

main level	1514 SQ
second level	640 SQ
total	2154 SQ
garage	459 S



RIGHT SIDE

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REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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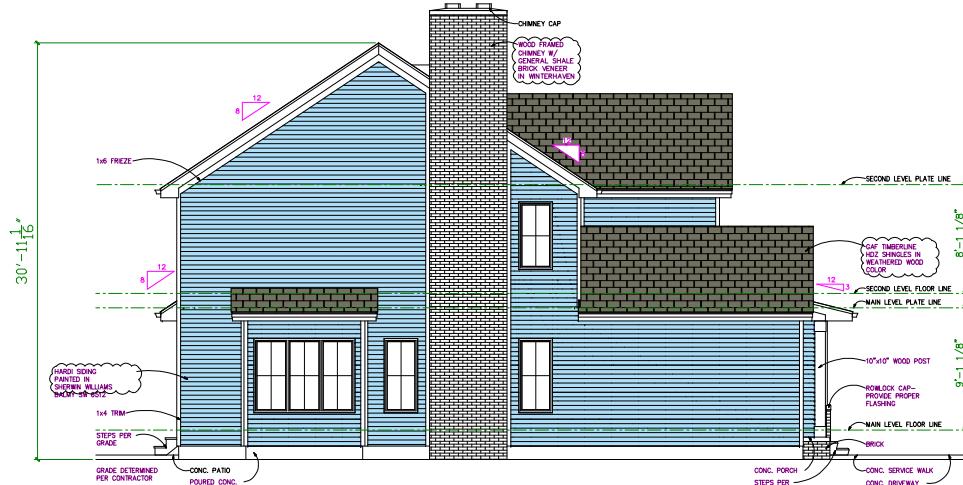
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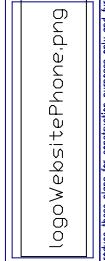
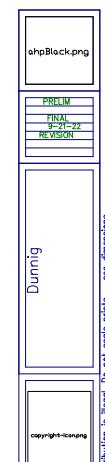
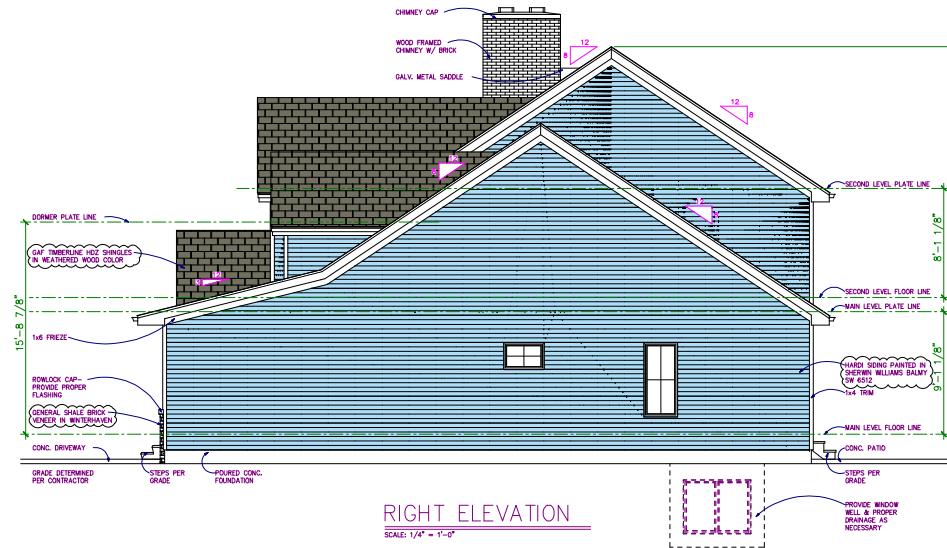
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FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIZING	HARDI BOARD	BALMY SW 6502	■■■■■
BRICK	GENERAL SHALE	WINTERHAVEN	■■■■■
SHINGLES	GAF TIMBROLINE HDZ	WEATHERED WOOD	■■■■■
DOOR FINISH	SHERWIN WILLIAMS	COMMODORE SW 6504	■■■■■

MAIN LEVEL	1460 sq ft
SECOND LEVEL	623 sq ft
TOTAL FINISHED	2084 sq ft
GARAGE	511 sq ft
COVERED PORCH	92 sq ft

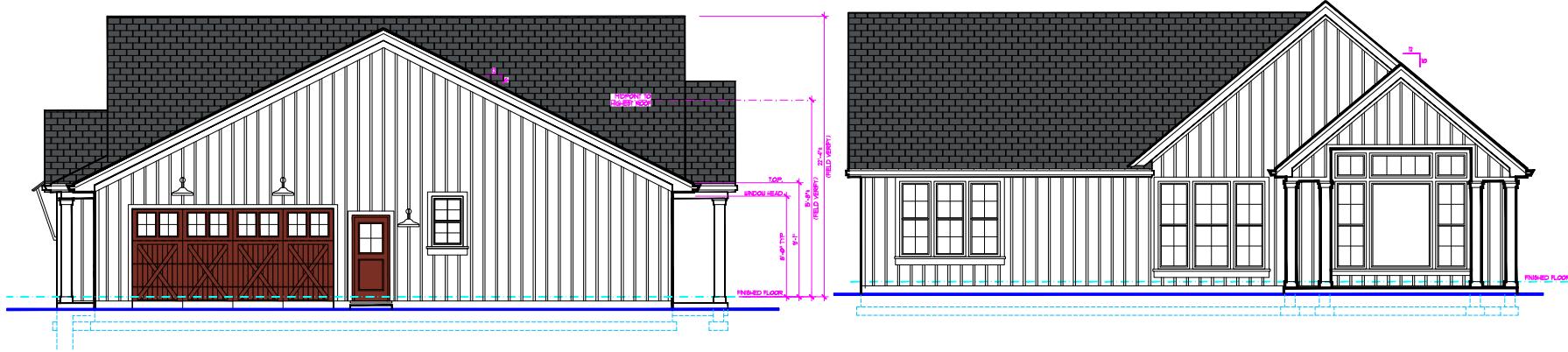
(4 BEDROOMS)



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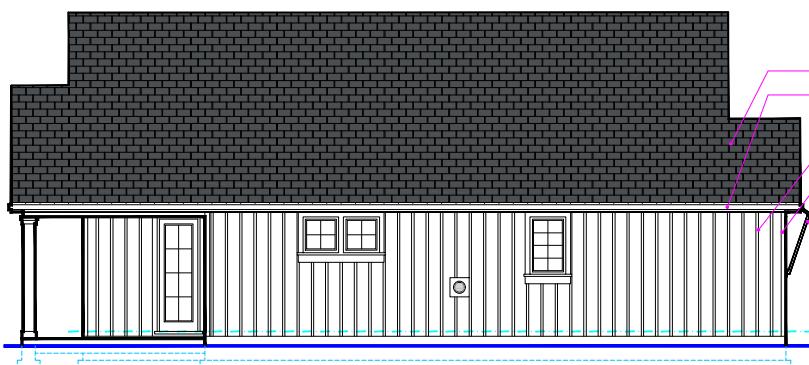
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	WHITE	_____
SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL	_____
DOOR FINISH	BEHR	BOMBAY MAHOGANY	_____



LEFT SIDE ELEVATION

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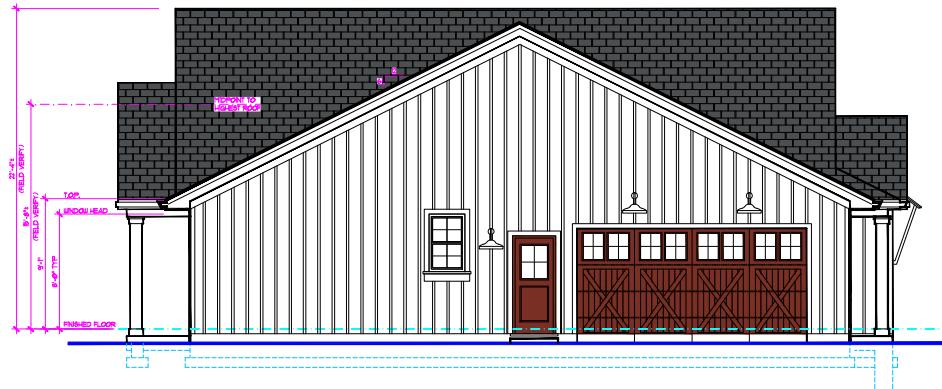


FRONT ELEVATION

SCALE: 100' x 100'

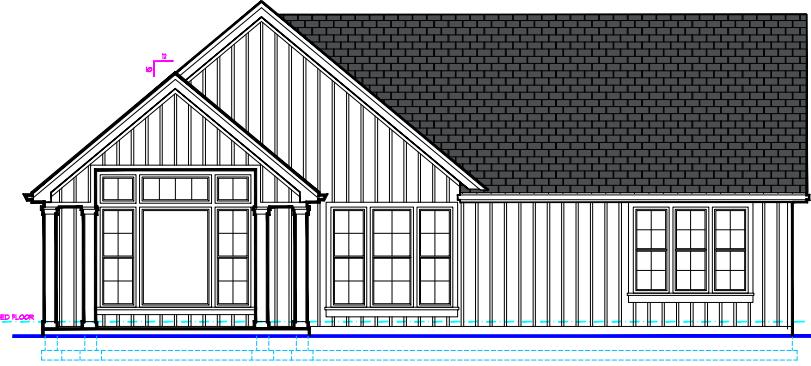
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RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

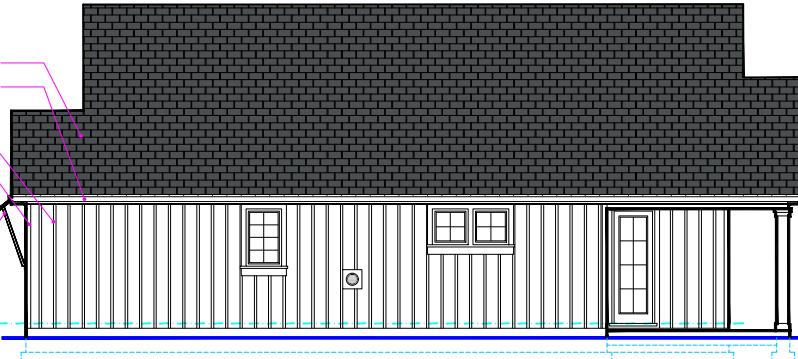


REAR ELEVATION

SCALE: $1/4" = 1-$

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	WHITE	■■■■■
SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL	■■■■■
DOOR FINISH	BEHR	BOMBAY MAHOGANY	■■■■■

MAIN FLOOR 1704 SQ.
GARAGE AREA + 518 SQ.



LEFT SIDE ELEVATION

SCALE: 14° x 11-0"



FRONT ELEVATION

SCALE: 1/4" = 7-6

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

[attached]

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2755 Langley Rd
Loganville, Ga. 30052

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000 Of

RE: Letter of Intent
Subject Parcel 5/124/060
July 22nd, 2024

To Whom It May Concern,

Enclosed is a Rezoning application for 2755 Langley Road in Loganville. The property is 4.0 acres and is currently zoned R-100 and has one existing home. It is located within the Established Neighborhoods Character Area. The property owner would like to request a change in zoning classification to R-60 for 3.64 acres of the property total of 4.0 acres for the development of 12 single family R-60 residential lots. The remaining .36 acres along Langley Rd would remain as an R-100 lot. The adjacent parcels are zoned R-100 and R-SR.

The 12 proposed lots range from 7,200 square feet (0.17 acres) to 10,304 square feet (0.24 acres). The proposed density would be 3.3 units/acre and this would be similar to the surrounding developments. The proposed development would provide the required 10% open space with 50% of that open space being usable space for its residents. One public road would be proposed for the development and all lots would be served by Gwinnett County provided water and sewer. The proposed development would have an HOA that would be responsible for the upkeep and maintenance of the stormwater detention pond, open space area, and any other proposed common amenities.

Sincerely,

Robert F. Bullard

Applicant

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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:

The proposed R-60 rezoning request will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The proposed R-60 rezoning request will not adversely affect the existing use or usability of adjacent or nearby properties.

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

The property does have a reasonable economic use as currently zoned R-100.

(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:

The proposed R-60 rezoning request will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools as it is only proposing 12 single family lots.

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

The proposed R-60 rezoning request is in conformity with the policy and intent of the Unified Plan and Future Development Map as it conforms to the Established Neighborhood Character Area.

(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 existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

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>Bullard Land Planning</u>	Name: <u>Salehin Kaderin</u>	
Address: <u>3790 Cannonwolde Dr</u>	Address: <u>2755 Langley Rd</u>	
City: <u>Snellville</u>	City: <u>Loganville</u>	
State: <u>Ga</u> ZIP: <u>30039</u>	State: <u>Ga</u> ZIP: <u>30052</u>	
Phone: <u>678-344-1293</u>	Phone: <u>732-516-8021</u>	
Email: <u>blpbobby@bellsouth.net</u>	Email: <u>salehin22@hotmail.com</u>	
Contact Person: <u>Bobby Bullard</u>	Phone: <u>678-344-1293</u>	
Contact's Email: <u>blpbobby@bellsouth.net</u>		
APPLICANT IS THE:		
<input checked="" type="checkbox"/> Owner's Agent	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Contract Purchaser
Current Zoning District(s): <u>R-100</u> Requested Zoning District: <u>R-60</u>		
Parcel Number(s): <u>5/124/060</u> Acreage: <u>4.0</u>		
Property Address(es): <u>2755 Langley Rd</u>		
Proposed Development: <u>12 lot R-60 development on 3.64 acres of the 4.0 acre parcel</u>		
Variance(s): _____ Waiver(s): _____		
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>12 homes</u>	No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>1500 Minimum</u>	Total Building Sq. Ft.: _____	
Density: <u>3.3</u>	Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): _____	N/A	
MIXED-USE DEVELOPMENT		
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____	

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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.



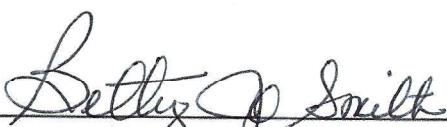
Signature of Property Owner

01-19-2024

Date



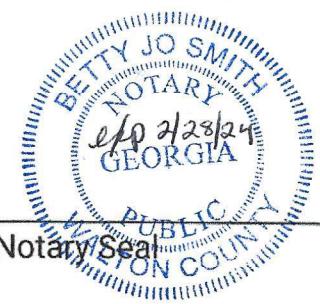
Type or Print Name and Title


Signature of Notary Public

1-19-2024

Date

Notary Seal

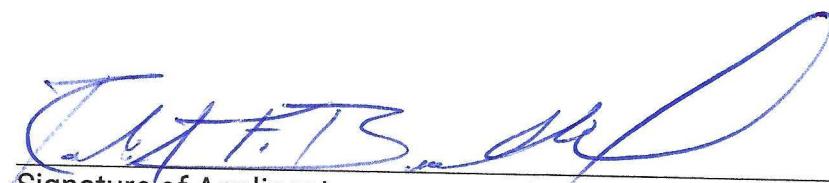


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REZONING APPLICANT'S CERTIFICATION

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.



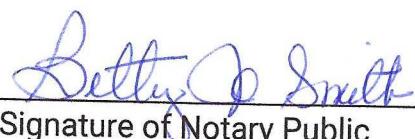
Signature of Applicant

1/17/24

Date

Robert F. Bullard

Type or Print Name and Title



Signature of Notary Public

1/17/24

Date

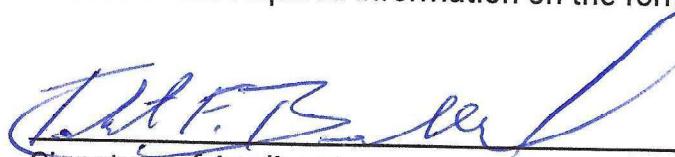
Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

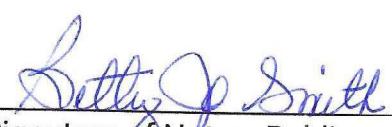
The undersigned below, making application for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

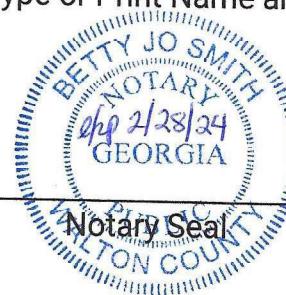

Signature of Applicant

1/17/24
Date

Robert F. Bullard
Type of Print Name and Title

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


Signature of Notary Public
1/17/24
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No _____ (Your Name)

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

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

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

RECEIVED

06/18/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: R5124 060
(Map Reference Number)

Sohni Kaderin

01-19-2024

Signature of Applicant

Date

SALEHIN KADERIN

HOME 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.

T. Finley
Name
1-24-2024
Date

TSA
Title

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

 New Request

 Revise Existing Request
SCC # _____

 Renew Request
SCC # _____

DWR Use Only:

Capacity Certification Request No. C2024-022-03
 Approved* Conditionally Approved* Denied*
*See page 3 for details.
Printed Name: Lorraine Campagne, Section Manager, Development SupportSignature:

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: Development/Project Name: 2755 Langley RdDevelopment Address: 2755 Langley Rd (City) Loganville (Zip) 30052Parcel Number(s): 5/124/060Project Description: Proposed R-60 SubdivisionTotal Area of Development: 4.00 acresIf residential, total number of units: 13 Density: 3.3 units/acreProperty Owner Name: Salehin KaderinProperty Owner Email: blpbobby@bellsouth.net Phone #: 678-344-1293Developer Name: Salehin KaderinAddress: 2755 Langley Rd Company: _____Contact Name: Bobby BullardDeveloper Email: blpbobby@bellsouth.net Phone #: 678-344-1293Engineering Firm: Bullard Land PlanningContact Name: Bobby BullardEngineer Email: blpbobby@bellsouth.net Phone #: 678-344-1293

Additional Recipients: _____

Recipient(s) Email(s): _____

Capacity Certification Request No.: C2024-022-03

06/18/2024

Development/Project Name: 2755 Langley Rd

Gwinnett County Planning and Development Permit No.: _____ (if available)

Total requested flow for development in gallons per minute (gpm): 2.32

Flow (gpm) 2.26 to tie-in manhole facility ID: MH has just been installed but is not on GIS yet, see attached asbuilt

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Estimated Dates for:

Rezoning: 03/15/24

Begin Construction: Estimated 06-01-2024

Completion/Occupancy: 10-15-2024

Include the following in the submittal package:

 GIS map showing proposed development, surrounding utilities, and location of tie-in manhole
<https://gis.gwinnettcounty.com/GISDataBrowser> Detailed flow calculations for proposed development project based on attached guidelines
(page 4-11)

- Average annual daily flow (gpm)
- Peak flow (gpm) for all commercial, and mixed-use projects
- Instantaneous peak flow (gpm) for all industrial projects
- Batch discharges from processing facilities
- Private pump station flow rates

 Proposed utility plan

Design Professional sign/seal: _____ Date: 01-26-24

Professional Seal

Submit completed, signed, sealed form, and documents to:

DWRCapacityCertification@GwinnettCounty.com

678.376.7026

**PLEASE ALLOW A MINIMUM OF 10
BUSINESS DAYS FOR PROCESSING.**

RECEIVED

Capacity Certification Request No.: C2024-022-03

06/18/2024

Development/Project Name: 2755 Langley Rd

Gwinnett County Planning and Development Permit No.: _____ (if available)

Name of downstream pump station: Lower Big Haynes Creek

Name of sewer sub-basin: Lower Big Haynes

Gwinnett County Department of Water Resources Recommendations



Approved – Downstream sewer facilities have adequate capacity to accommodate flows.



Conditionally Approved – Downstream sewer facilities can serve the proposed development/project under the following conditions:

- Completion and acceptance by GCDWR of the sewer infrastructure at the Cooper's Walk at Stillwater Sewer Extension (SDP2019-00031) project, currently under construction, by the property owner of parcel 5133 004
- Coordination with the property owner of parcel 5133 004 on the location of the proposed 2755 Langley Rd sewer extension, including public utility easements



Denied – Due to the following:

Exhibit G: Traffic Impact Study

[attached]

RECEIVED

06/18/2024

LEVEL 1 TRAFFIC IMPACT STUDY FOR:

**2755 Langley Rd
Loganville, Ga. 30052
Gwinnett County, Georgia**

RE: TIS-Level 1
Subject Parcel **5/124/060**
January 15th, 2024

BULLARD LAND PLANNING, INC.

3790 Cannonwolde Drive
Snellville, GA 30039
(678) 344-1293

RECEIVED

06/18/2024

**SITE DISTANCE CERTIFICATION FOR PROPOSED
ENTRANCE TO DEVELOPMENT FROM Langley RD**



RECEIVED

06/18/2024

TRIP GENERATION PER ITE (INSTITUTE OF TRANSPORTATION ENGINEERS) TABLES 1&2

PROJECT TRIP GENERATION					
ITE LAND USE CODE- LAND USE	PROJECT TRIPS				
	AVG TRIP RATE	TOTAL	INBOUND	OUTBOUND	
210-SINGLE FAMILY DETACHED HOUSING	10.0 PER UNIT	12X10=120 TRIPS GENERATED	60	60	
	0.9 PER UNIT	12X0.9=10.8 TRIPS	3.6	7.2	
	1.1 PER UNIT	12X1.1=13.2 TRIPS	8.4	4.8	

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?**

No additional invitees will be contacted other than all property owners within 1,000 feet of the property.

- 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.**

The meeting will be held at a covered pavilion at Bay Creek Park/175 Ozora Rd/ Loganville, Ga. 30052. It is 2.5 miles from the subject property at 2755 Langley Rd.

- 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.**

The meeting will be held on Monday 07/29 from 5:30 to 6:30 pm

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

We will provide a presentation of the Concept Plan for the development and explain to all meeting attendees the details of what is being requested in this rezoning and then answer any questions that these attendees may have.

RECEIVED

07/31/2024



Gwinnett

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440

678.518.6000

GwinnettCounty.com

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.

See attached postal form with names/addresses that were notified.

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 meeting was held at a covered pavilion at Bay Creek Park/175 Ozora Rd/
Loganville, Ga. 30052. It was held on 07-30 from 5:30 to 7:30 PM

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.

4 people associated with the project, see attached sign-in sheet

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

No neighbors came to the meeting so no comments.

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?

No concerns from attendees, no changes made to the plans

Exhibit I: Internal and External Agency Review Comments

[attached]



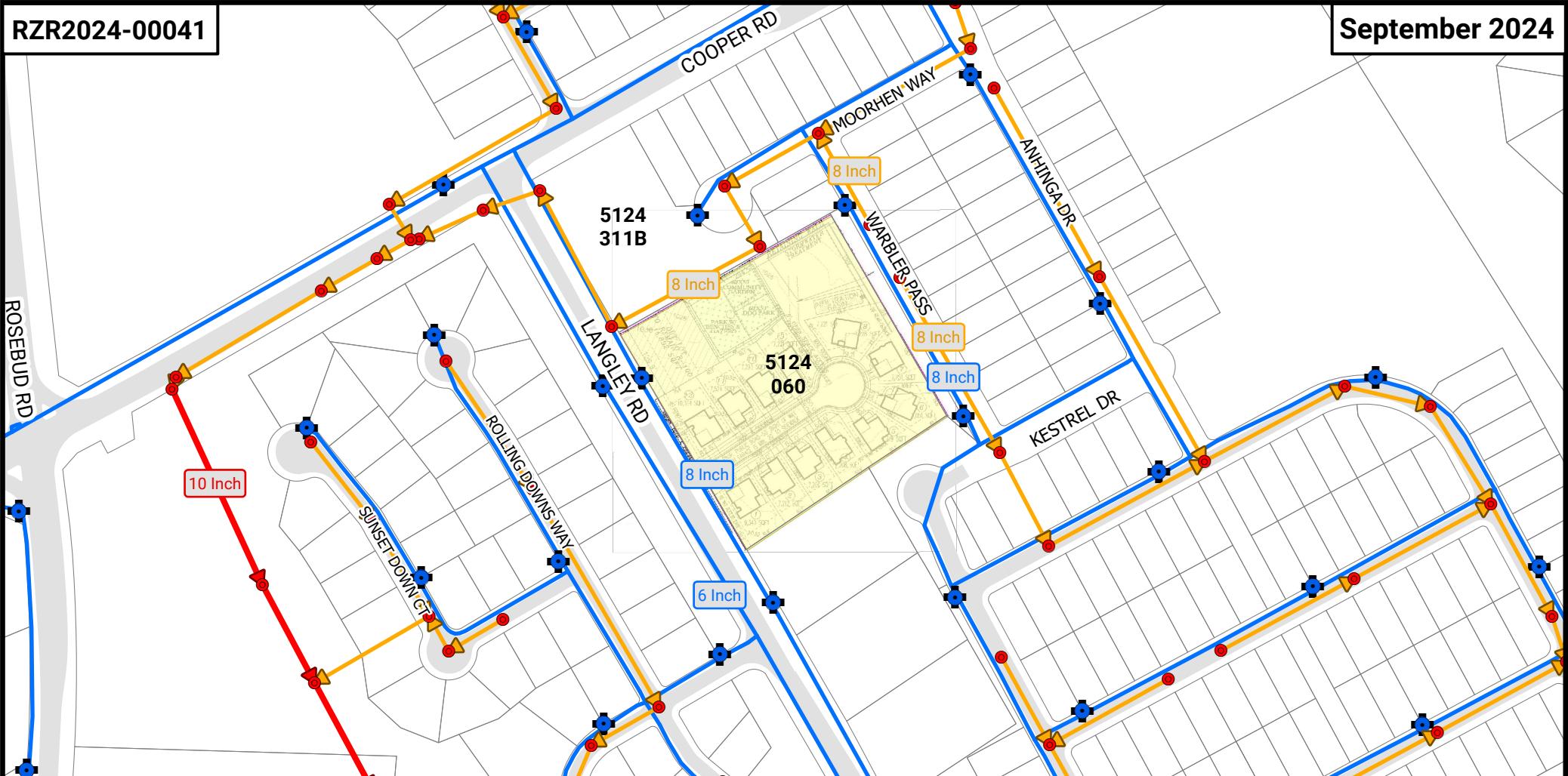
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 08/02/2024		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 2		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: RZR2024-00041		
Case Address: 2755 Langley Road, Loganville, 30052		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Langley Road is a local road. The Average Daily Traffic Volume (ADT) = 1,877.	
2	3.9 miles to the nearest transit facility located at Main Street East/US 78/SR 10 and Wisteria Drive.	
3	A 5' concrete sidewalk shall be required along the entire parcel frontage.	
4		
5		
6		
7		
Recommended Zoning Conditions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	The developer shall construct a right-turn deceleration lane along Langley Road into the site.	
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@gwinnettcounty.com	
Case Number: RZR2024-00041	
Case Address: 2755 Langley Road	
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 eastern right-of-way of Langley Road.
2	Sewer: A Sewer Capacity Certification (C2024-022-03) has been conditionally approved for 13 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer on parcel 5124 311B.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	

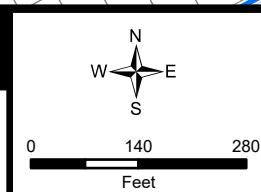


LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Interceptor

2755 Langley Rd
R-100 to R-60

Water & Sewer Utility Map



LOCATION

Water Comments: The proposed development may connect to an existing 8-inch water main located on the eastern right-of-way of Langley Road.

Sewer Comments: A Sewer Capacity Certification (C2024-022-03) has been conditionally approved for 13 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer on parcel 5124 311B.

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 5, 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, September, 2024

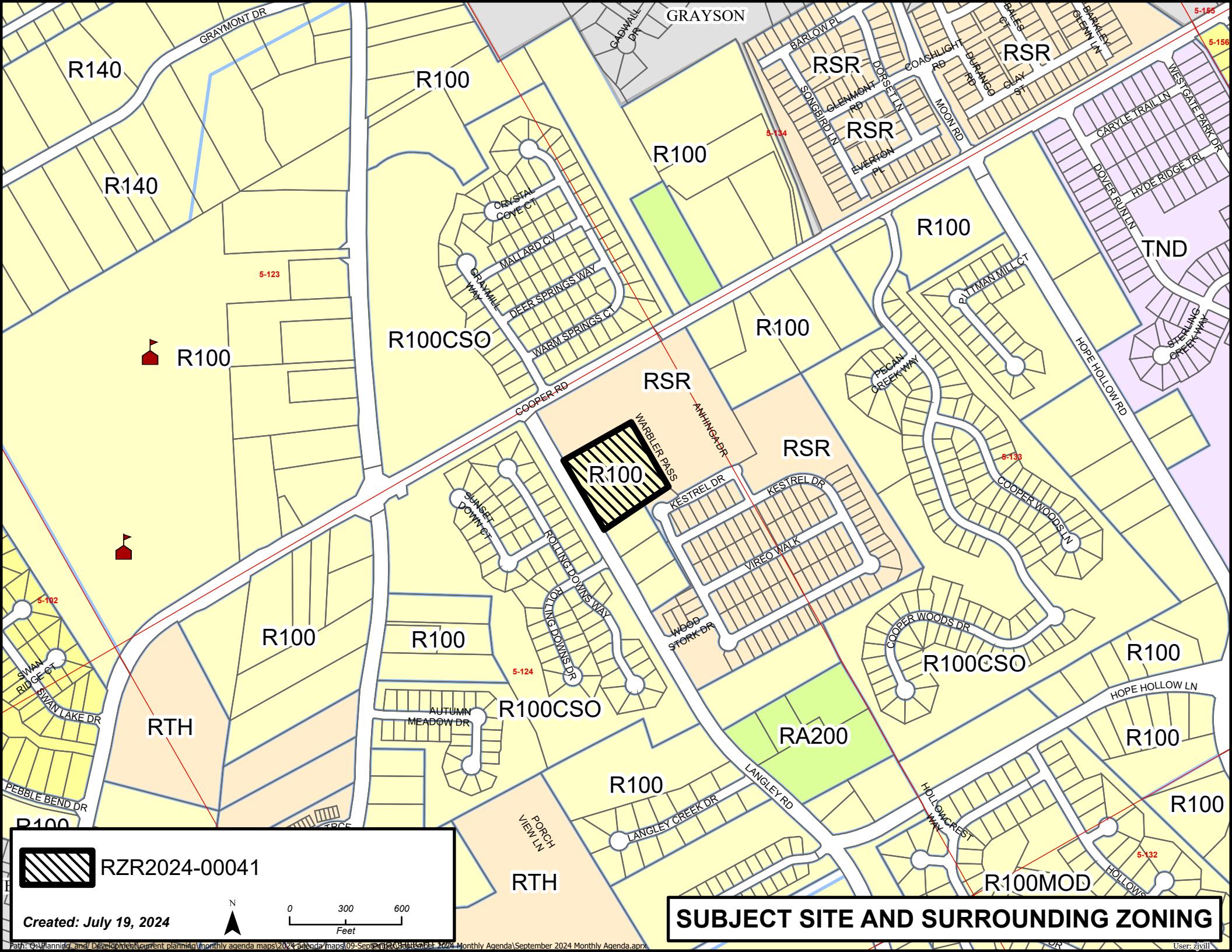
Proposed Zoning

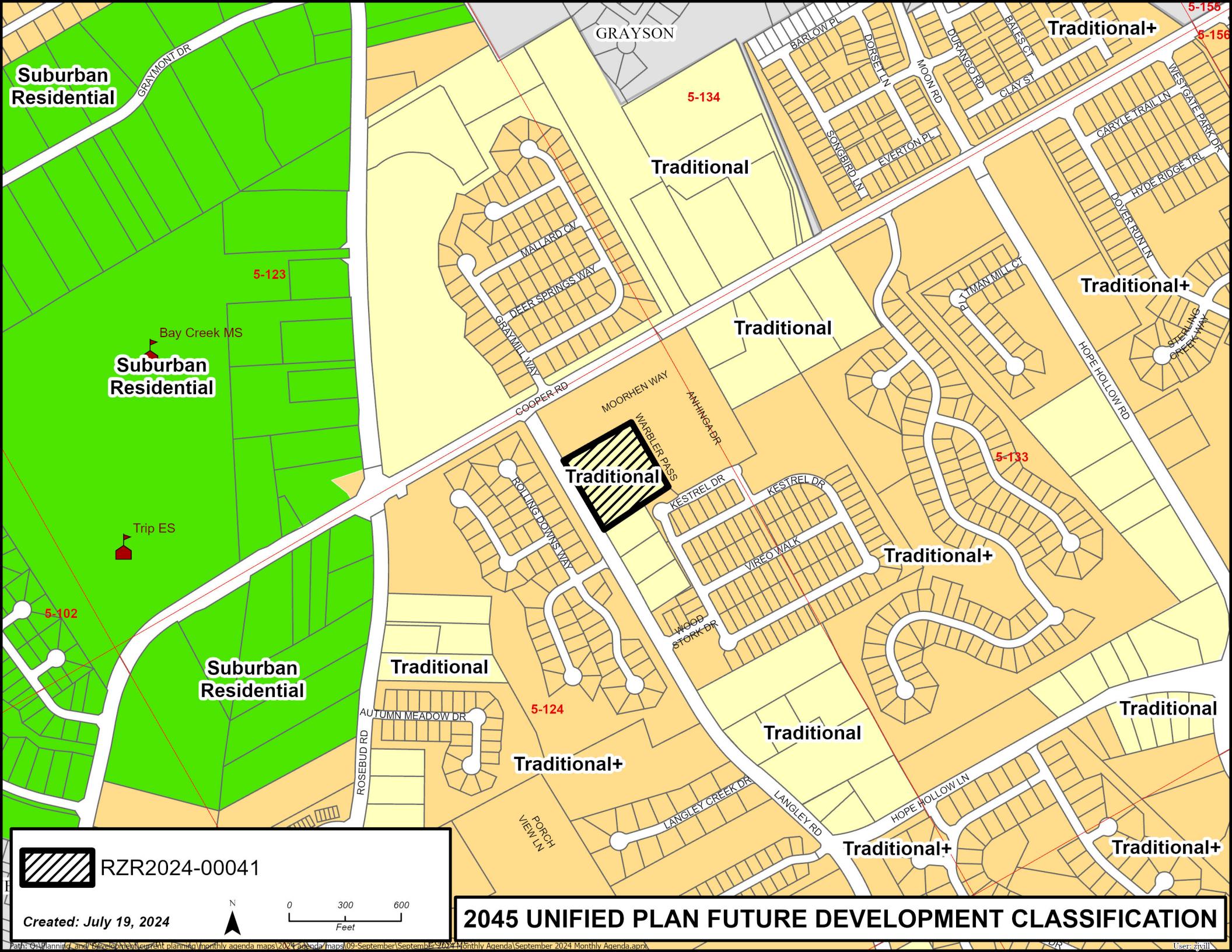
	School	2024-25 Forecast	Capacity	+/- Cap.	2025-26 Forecast	Capacity	+/- Cap.	2026-27 Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
CIC2024-00024	Mill Creek High School	2,721	2,800	-79	2,694	2,800	-106	2,735	2,800	-65	2
	Osborne Middle School	1,763	1,575	188	1,798	1,575	223	1,816	1,575	241	1
	Duncan Creek Elementary School	1,652	1,300	352	1,718	1,300	418	1,778	1,300	478	3
RZR2024-00041	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	4
	Bay Creek Middle School	1,449	1,150	299	1,485	1,150	335	1,537	1,150	387	3
	Trip Elementary School	1,440	1,200	240	1,498	1,200	298	1,558	1,200	358	5
RZR2024-00042	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	89
	Bay Creek Middle School	1,449	1,150	299	1,485	1,150	335	1,537	1,150	387	67
	Grayson Elementary School	1,107	950	157	1,118	950	168	1,152	950	202	122
RZR2024-00043	Archer High School	2,950	2,850	100	2,887	2,850	37	2,863	2,850	13	20
	McConnell Middle School	2,096	1,775	321	2,121	1,775	346	2,185	1,775	410	15
	Harbins Elementary School	1,329	1,225	104	1,357	1,225	132	1,384	1,225	159	28
RZR2024-00044	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	1
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	1
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	1

Exhibit J: Maps

[attached]







RZR2024-00041

Created: July 19, 2024



A horizontal number line starting at 0 and ending at 600. There is a tick mark at 300.

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION