

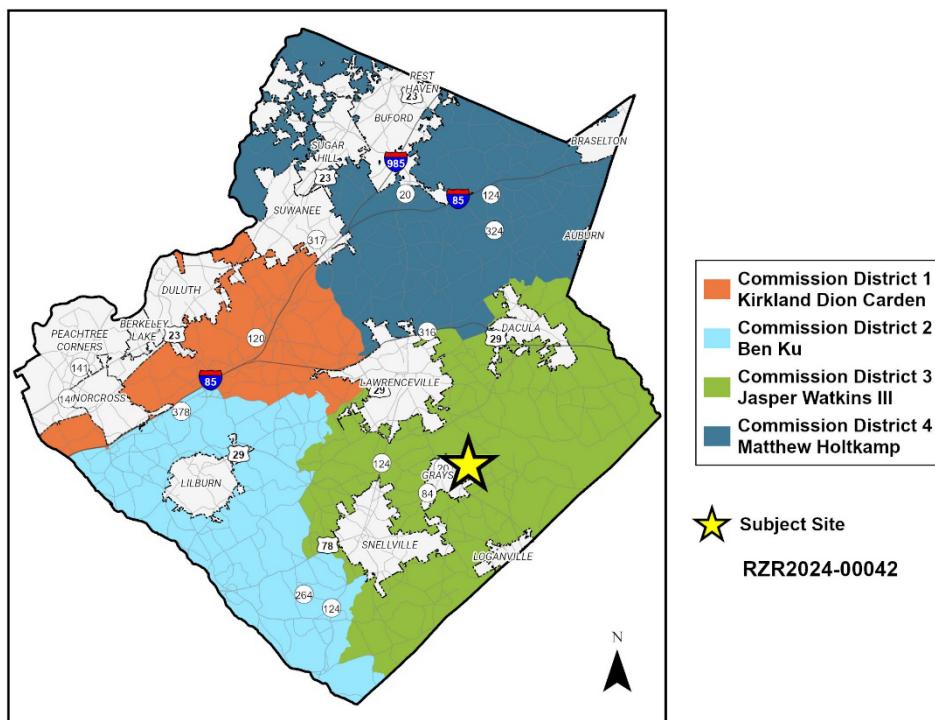


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00042
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to OSC (Open Space Conservation District)
Additional Request: Variance
Address: 204, 211, and 200 Block of Grayson New Hope Road
Map Numbers: R5168 002, 003, and 056
Site Area: 144.55 acres
Units: 346
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Future Development Types: Neighborhood Traditional and Suburban Residential

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



Applicant: Meritage Homes of Georgia, Inc.
c/o LJA Engineering
4525 South Lee Street
Buford, GA 30518

Owner: Ann Mayfield Giblin
P.O. Box 402
Grayson, GA 30017

Contact: Tyler Lasser

Contact Phone: 470.202.9321

Zoning History

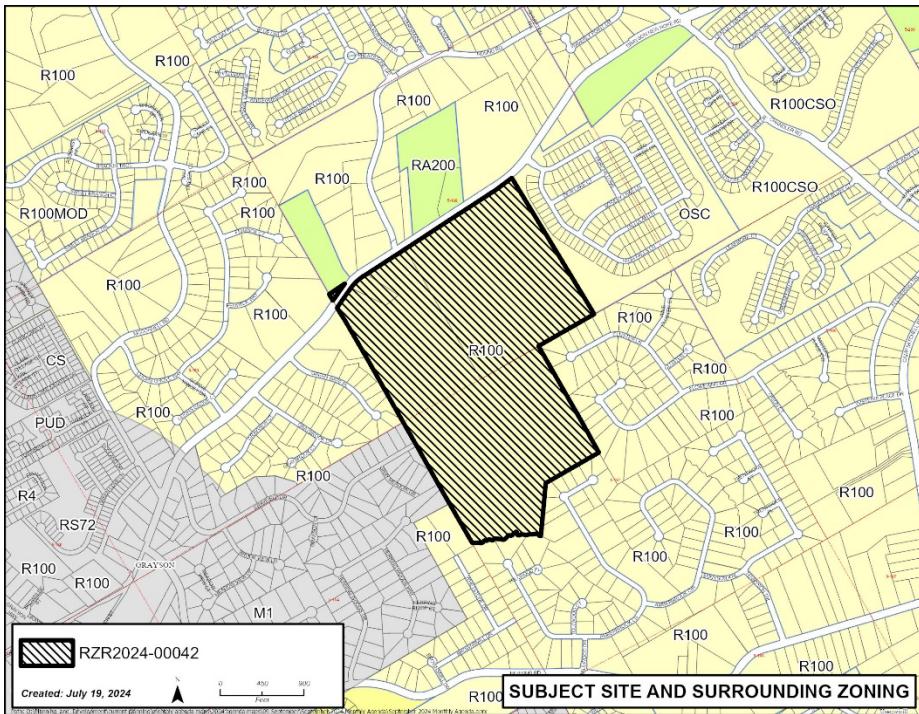
The subject property is an assemblage of three parcels zoned R-100 (Single-Family Residence District). The properties were rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning in 1973.

Existing Site Condition

The subject property is a 144.55-acre assemblage of three parcels located along Grayson New Hope Road between Grayson Highway and Chandler Road. There are two single-family residences with accessory buildings fronting Grayson New Hope Road near the eastern property line. Environmental features on the property include streams and wetlands running east-west through the center of the property and along the southern property line. There is also a granite outcropping with protected plant species in the northwestern corner of the property. The property gently falls towards the streams and is wooded. A 100-foot-wide Georgia Power easement runs diagonally through the site from the street to the southern property line. There is an overhead power line but no sidewalk along the Grayson New Hope Road frontage. The nearest Gwinnett County Transit stop is approximately 4.6 miles from the subject property.

Surrounding Use and Zoning

The subject property is located within a residential area and is surrounded mostly by single-family residential subdivisions. Single-family residences on large lots, a small farm, and a pump station are located to the north across Grayson New Hope Road. Parkside at Grayson, an OSC-zoned single-family residential subdivision, currently under construction by the applicant, borders the property to the east. Wisteria Place and Woodland Brook residential subdivisions abut the property to the south and east, respectively. Grayson Meadows and Grayfield residential subdivisions are to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.39 units per acre
North	Agricultural	RA-200	0.06 units per acre
	Special Events Facility	R-100	0.38 units per acre
	DWR Pump Station	R-100	N/A
East	Single-Family Residential	OSC R-100	2.35 units per acre 1.29 units per acre
South	Single-Family Residential	R-100	1.09 units per acre
West	Single-Family Residential	R-100 R-100 (City of Grayson)	1.24 units per acre 1.23 units per acre

Project Summary

The applicant requests rezoning of an assemblage of 144.55 acres from R-100 to OSC for a single-family detached subdivision, including:

- 346 single-family detached residences on lots ranging from 6,032 to 18,734 square feet, yielding a density of 2.39 units per acre.
- One and two-story residences with front-loaded two-car garages and between 2,000 to 3,800 square feet of heated floor area.
- Exterior building materials including brick, stacked stone, fiber cement shake, siding, and board and batten.
- 62.56 acres or 43.28% of the site as open space located throughout the site.
- 14.87 acres or 10.29% of the site as usable open space, including an amenity area with clubhouse and pool; five pocket parks with fire pits, a dog park, a playground, and sitting areas; two pickleball courts; an educational grove with gravel trails through the old growth forest, and a gravel trail through open space in the northern portion of the subdivision.
- Conservation space of environmental features including the granite outcropping, streams,

wetlands, and a 75-foot-wide perimeter buffer.

- Two parking lots, one with 19 spaces to serve the adjacent mail kiosk, clubhouse and swimming pool, and a second lot with 16 spaces beside the pickleball courts.
- A 40-foot-wide setback with 10-foot-wide landscape strip and a 5-foot-wide sidewalk along Grayson New Hope Road.
- Two full-access entrances each with a deceleration lane along Grayson New Hope Road.
- 24 to 26-foot-wide internal streets with 5-foot-wide sidewalks along both sides.
- A 30-foot-wide road crossing over the stream, reinforced for emergency vehicle access.
- Four stormwater management facilities and a water quality area.
- A 40-foot-wide sewer access easement to Herring Ridge Pump Station along the southern property line.

Zoning and Development Standards

The applicant is requesting a rezoning to the Open Space Conservation District (OSC), 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?
Project Size	10 acres	144.55 acres	YES
Lot Size	Minimum 5,000 square feet	≥6,032 square feet	YES
Lot Width	Minimum 50'	>50'	YES
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 10'	10'	YES
Side Yard Setback	Minimum 5'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Street Frontage Buffer*	Minimum 40' 10' wide landscape buffer	40' 10' wide landscape buffer	YES
Open Space	Minimum 40% (57.8 acres)	43.3% (62.56 acres)	YES
Usable Open Space	Minimum 50% of Open Space (28.9 acres)	25.7% (14.87 acres)	NO**
Density	Maximum 2.5 units per acre	2.39 units per acre	YES

* The street frontage buffer is required because the sides of homes face an external road.

** The applicant has requested a variance to this requirement. In addition, the educational grove is not consistent with the definition of usable open space and would not count towards this requirement. This feature accounts for 56 percent of the usable open space calculation.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 212-30. Dimensional Standards for Special Residential Zoning Districts

The minimum required open space for OSC is 40 percent of the project area. At least 50 percent of the required open space within a development shall be usable open space.

The applicant is requesting a variance to provide 25.7 percent of the required open space as usable open space, though this will be further reduced upon removal of the educational grove calculation.

Public Participation

The applicant held a community meeting for the development on July 24, 2024, at the Snellville branch of the Gwinnett Public Library. There were 22 community members in attendance, who raised questions and concerns regarding traffic, density, and stormwater runoff. The applicant referenced the traffic impact study and UDO requirements that would address these concerns. The public participation plan and report are shown in Exhibit I.

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 J). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The subject property is next to Parkside at Grayson, an OSC subdivision of a similar density. Residential subdivisions with smaller lots are also found nearby to the east at the intersection of Grayson New Hope Road and Chandler Road. Proposed residence elevations are identical to those in the adjacent Parkside at Grayson. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would allow a development that conserves sensitive environmental features and portions of old growth forests on the site. The developer has proposed to provide a 75-foot-wide perimeter conservation buffer to mitigate any potential adverse impacts to adjacent residential properties. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

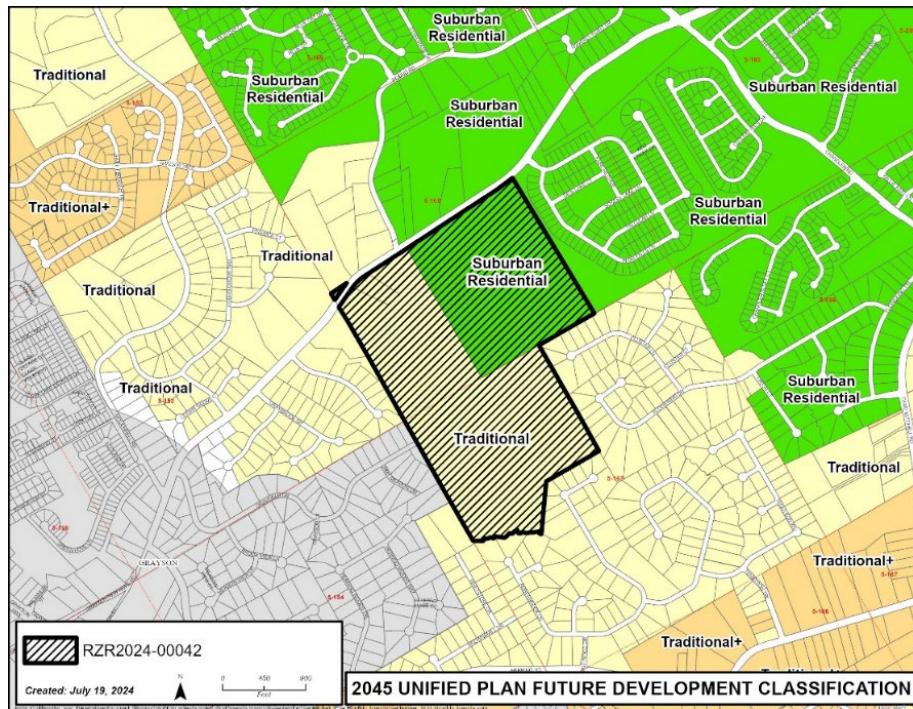
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimated that the subdivision would generate 232 morning and 321 evening peak hour trips, and would result in a nominal increase in delay at the study intersections. The study did not recommend improvements beyond left-turn lanes. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit J).

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" and "Suburban Residential" for the subject property. "Neighborhood Traditional" envisions single-family residential developments in areas that lack sewer service. Since sewer is available to this site, the "Neighborhood Traditional+" future development type which allows a greater density and a mix of housing types would be more appropriate. "Suburban Residential" envisions single-family residential development.

Single-family residential is an appropriate use and OSC is a recommended zoning in both types. The proposed development would achieve many of the goals of both future development types, such as connected streets and sidewalks. The proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

Reducing the percentage of usable open space allows for more conservation area and does not oppose the general spirit of the UDO. The applicant is still providing a sizable number of amenities and improved open spaces.

Staff Recommendation

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

In addition, staff recommends **APPROVAL** of the following variance:

1. To reduce the required 50 percent usable open space to 25 percent.

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.

In addition, the Planning Commission recommends **APPROVAL** of the following variance:

1. To reduce the required 50 percent usable open space to 25 percent.

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

Approval as OSC (Open Space Conservation District) subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 346 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 24, 2024, and Exhibit C: Elevations dated received July 11, 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 for one-story residences and 2,400 square feet for two-story residences.
4. At least 25 percent of the required open space shall be designed as usable open space, including but not limited to, a clubhouse and pool, pocket parks, a dog park, a playground, two pickleball courts, **an educational grove**, and durable surface trails, subject to the review and approval of the Department of Planning and Development.
5. A deceleration lane and a left-turn lane shall be provided at the eastern site entrance along Grayson New Hope Road, as shown in Exhibit B: Site Plan, subject to the review and approval of the Gwinnett County Department of Transportation.
6. A single-lane roundabout shall be provided at the western site entrance along Grayson New Hope Road at Round Road, subject to the review and approval of the Gwinnett County Department of Transportation
7. A 40-foot-wide sewer access easement along the southern edge of the property shall be provided at no cost to Gwinnett County, as shown in Exhibit B: Site Plan, prior to the issuance of final plat, subject to the review and approval of the Department of Water Resources.
8. 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.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas within lots and usable open space shall be sodded.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Existing Features and Site Analysis Plan for OSC
- D. Building Elevations
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Public Participation Plan and Report
- J. Internal and External Agency Review Comments
- K. Maps
- L. Documents Presented at the September 3, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of existing residence on subject property



View of existing residence on subject property



View of Grayson New Hope Road, subject property on left



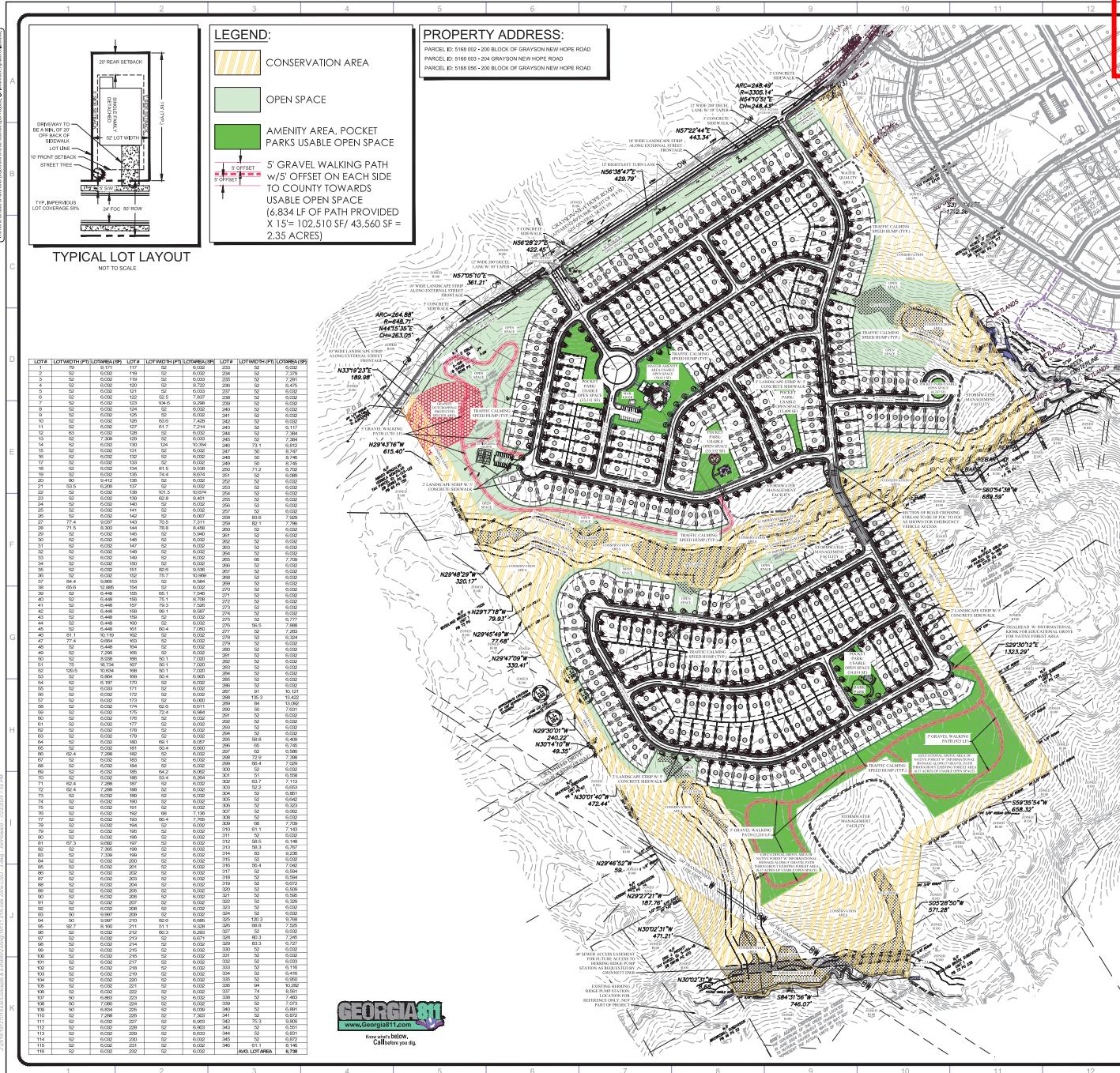
View of proposed models built in Parkside at Grayson

Exhibit B: Site Plan

[attached]

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OSC - GRAYSON NEW HOPE ROAD

GWINNETT COUNTY, GA

SITE RENDERING



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Exhibit C: Existing Features and Site Analysis Plan for OSC

[attached]

Exhibit D: Building Elevations

[attached]

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Max Height: 22'

Materials:

Front: Brick & horizontal siding, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 22'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 22'

Materials:

Front: Board & batten and stone, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding

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Max Height: 32'

Materials:

Front: Brick & horizontal siding, shutters, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick and board & batten, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick & horizontal siding, shutters, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick, board & batten, horizontal siding, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick & horizontal siding, shutters, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick and board & batten, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding

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Max Height: 32'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick & horizontal siding, shutters, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Brick and board & batten, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 32'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 22'

Materials:

Front: Brick & horizontal siding, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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Max Height: 22'

Materials:

Front: Brick and board & batten, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding

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Max Height: 22'

Materials:

Front: Shake siding and stone veneer, 12 lite fiberglass front door, Sonoma Ranch style garage door with hardware

All Sides & Rear: Brick water table and horizontal siding



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

[attached]

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299 South Main Street, Suite A, Alpharetta, Georgia 30009

770.225.4730

www.LJA.com

Applicant's Letter of Intent
Meritage Homes of Georgia, Inc.
Rezoning Request: R-100 to OSC

The Applicant, Meritage Homes of Georgia, Inc., requests to rezone the approximately 144.551-acre site from R-100 (Single-Family Residence District) to OSC (Open Space Conservation District) to construct a residential community featuring a variety of single-family detached homes. The subject site, which is an assemblage of three parcels, is located on the south side of Grayson New Hope Road, less than a half mile northeast of the City of Grayson. The surrounding area is primarily residential in character, including multiple existing open space conservation subdivisions (OSC and R-100 CSO) that can be seen along Grayson New Hope Road and Chandler Road. It is noteworthy that the subject site is adjacent to the Parkside at Grayson development that was rezoned from R-100 to OSC in 2021.

Regarding the Gwinnett County 2045 Comprehensive Plan, the site is within and meets the intent of both the Traditional and Suburban Residential future land use areas. Both future land use areas specify OSC as one of the few recommended zonings categories due to the low density and abundance of open space that comes with the district. The Traditional future land use area is typically designated for areas that do not currently have a sewer connection. However, sewer will be connected to serve the development, which gives the Traditional land use area portion of the site characteristics of the Traditional + future land use area as well, which also encourages OSC. The intent of OSC is to encourage residential development that preserves contiguous natural conservation space, protects environmentally sensitive areas, and limits impervious surface and overall land disturbance. To accomplish this, the OSC district supports residential lots to be clustered, thus creating a more walkable community that allows for larger areas to be preserved or utilized for amenities. This is opposed to a more sprawled community with more infrastructure and less open space that comes with many of the base zoning districts of the UDO including R-60, R-75, or R-100. If the same subject site were to be zoned to R-60 at a similar density as proposed, the development would offer less than half the amount of open space. This is in part because many of these base zoning districts do not require zoning buffers, conservation strips, and have less strict standards for where land disturbance is permissible. To illustrate this, the Applicant has provided an additional exhibit demonstrating the site under an R-60 zoning (please see attached).

As proposed, the development will have a total of 346 homes, which amounts to a low density of 2.39 units per acre. Overall site access will be provided via two driveways on Grayson New Hope Road, which will include deceleration lanes to mitigate traffic. The western access will line up with Road Rd SE across Grayson New Hope Road. In addition to sufficient internal streets, a network of sidewalks and scenic walking trails will be provided to offer safe walkability throughout the development and an opportunity for residents to further enjoy the abundance of conservation space. Overall, the community will offer a total of 62.56 acres of open space, or 43.3 percent of the site's total area, which exceeds the required amount for an OSC subdivision. 14.87 acres will be dedicated to the numerous amenities throughout the community. This includes the master amenity area featuring a clubhouse and pool at the western entrance of the community. Additionally, there will be pickleball courts, multiple pocket parks that are strategically located for easy access for residents, which include amenities such as sitting areas, fire pits, a playground, garden, dog park and an educational grove. The educational grove will be between seven and eight acres in size and is located at the oldest growth area of the site with varying types of mature forest. There will be a Trailhead with directional signage at the start of the entrance, and signage throughout the trail in the undisturbed forested area that will show different species of trees, animals, and other features. This educational grove will provide a unique way for the community to experience the old growth forest.

33.27 acres of the open space is dedicated as conservation area, including the 75-feet wide conservation buffer along the entire perimeter of the site and the buffers and impervious surface setbacks adjacent to the multiple streams. The balance of open space, 14.42 acres, is dedicated to preserving heavily wooded areas, for residents to enjoy and to maintain a significant amount of wildlife habitat. These areas would otherwise be deemed buildable and subject to clearing and grading under a base residential zoning district.

Meritage will be offering a combination of one-story and two-story homes throughout the community to appeal to different home buyers and to create physical and visual variation. The one-story homes will have three bedrooms and two-and-a-half bathrooms, and the two-story homes will range from a minimum of three bedrooms and two-and-a-half bathrooms to six bedrooms and five bathrooms. The size of the homes will greatly vary with the smallest home being 2,000 square feet and the largest being 3,800 square feet. The wide variation of exteriors will be constructed with high-end materials in accordance with the submitted elevations, which include brick and/or stone and cementitious siding. All homes will include a two-car front entry garage and driveway. In addition to offering attractive homes, Meritage is also known for their energy efficiency. Although it is more costly at the time of construction, Meritage utilizes spray foam insulation, tankless water heaters, Energy Star appliances, low-e windows, and water-saving features in their homes that are more environmentally friendly and result in lower monthly utility bills, providing long-term savings for homeowners.

In addition to the rezoning request, the Applicant requests a variance from Section 110-40 to reduce the required amount of "usable" open space from 50% of the total open space to 25.87% of the total open space. The proposed "usable" open space includes 14.87 acres of the above-mentioned pocket parks, amenity areas, educational grove and walking paths, which are appropriate for the development. In addition to the 14.87 acres of usable space, 14.87 acres of further open space will be provided along with 33.27 acres of conservation space, totaling 63.56 acres (43.3 percent) of the site.

To provide more land that qualifies as "usable" open space, large, densely vegetated, natural areas throughout the site would need to be disturbed and cleared. The Applicant submits that maintaining undisturbed forested areas is more aligned with the spirit of the OSC district, which is intended to cluster development to conserve natural areas. The areas proposed that meet the definition of usable are sufficient, and any further amount of clearing is a hardship on conservation. Therefore, as an alternative, the Applicant is proposing more space dedicated as natural forested areas. Apart from installing gravel walking paths, these areas will remain undisturbed and natural. Overall, the development will exceed the required amount of total open space with a total of 62.56 acres (43.3 %).

Largely, it's Meritage's goal to create a community that is economically and environmentally responsible. The proposed community offers a significant allocation of open space and conservation areas with a layout and amenities that are designed to foster a sense of community, while integrating seamlessly with the surrounding environment. Meritage submits that the proposed OSC community will be a valued addition to the area and looks forward to the opportunity to bring this project to fruition and contribute to the necessary supply of high-quality housing in Gwinnett County.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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:

Please see attached

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

Please see attached

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

Please see attached

(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:

Please see attached

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

Please see attached

(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:

Please see attached

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Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2045 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Rezoning the subject site to OSC for the purpose of constructing an open space conservation subdivision is suitable in relation to the adjacent and nearby properties. As proposed, the development will provide a variety of single-family homes with ample open space, which is like the adjacent other nearby open space conservation subdivisions.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed development will maintain the residential character of the area and will maintain a significant amount of undisturbed conservation area.

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

Due to the location of the property, and pattern of development in proximity, the applicant suggests that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the demand and pattern of development in the area.

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

The rezoning will not likely result in any excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Any improvements required by the County will be met through the land disturbance permitting process.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE UNIFIED PLAN AND FUTURE DEVELOPMENT MAP:

The proposed development meets the intent of the 2045 Unified Plan. The subject property is located within the Traditional and Suburban Residential future development area, which encourages OSC as a zoning category and single-family detached housing an appropriate land use.

(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 pattern of residential sales in the area and the consistency with the 2045 Comprehensive Plan suggest supporting grounds for approval of the rezoning.

GWINNETT COUNTY
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Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

7.24.2024

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: <u>Meritage Homes of Georgia, Inc.</u>	c/o LJA Engineering	Name: <u>GIBLIN ANN MAYFIELD</u>	
Address: <u>4525 S. Lee Street</u>		Address: <u>PO BOX 402</u>	
City: <u>Buford</u>		City: <u>Grayson</u>	
State: <u>GA</u>	ZIP: <u>30518</u>	State: <u>GA</u>	ZIP: <u>30017-0007</u>
Phone: <u>470.202.9321</u>		Phone: <u>470.202.9321</u>	
Email: <u>Tlasser@LJA.com</u>		Email: <u>Tlasser@LJA.com</u>	
Contact Person: <u>Tyler Lasser</u>		Phone: <u>470.202.9321</u>	
Contact's Email: <u>Tlasser@LJA.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>OSC</u>	
Parcel Number(s): <u>5168 002, 5168 003, 5168 056</u>		Acreage: <u>144.551</u>	
Property Address(es): <u>204 Grayson New Hope Road, 200 Block of Grayson New Hope Road</u>			
Proposed Development: <u>Open Space Conservation Subdivision</u>			
Variance(s): <u>Reduce "Usable" Open Space (Section 110-40)</u>		Waiver(s): <u>None</u>	
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>346</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>2,000 - 3,800</u>		Total Building Sq. Ft.: _____	
Density: <u>2.39</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): _____			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: _____		Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____		Floor Area Ratio: _____	

RECEIVED

6.27.2024

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.

Ann Mayfield Giblin

Signature of Property Owner

6/20/24

Date

Ann Mayfield Giblin

Type or Print Name and Title

Kelly Faber

Signature of Notary Public

6/20/24

Date



Notary Seal

RECEIVED

6.27.2024

REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Signature of Addressee

Signature of Applicant

5.17.2024

Date

Clay Kirkley VP Land Development
Type or Print Name and Title

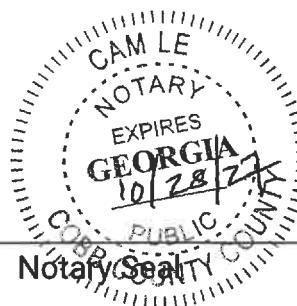
Type or Print Name and Title



Signature of Notary Public

5/17/2024
Date

Date

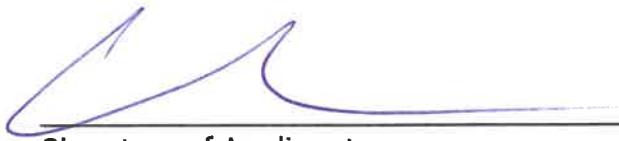


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6.27.2024

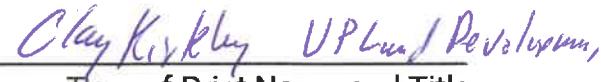
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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



Signature of Applicant

Date



Type of Print Name and Title



5.17.2024

Tyler Lasser

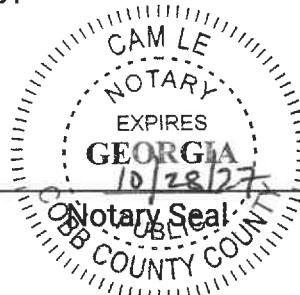
Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title



Date



Signature of Notary Public

on behalf of Applicant verification

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

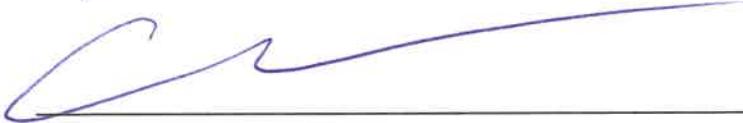
6.27.2024

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: 5168 002
(Map Reference Number)



5.17.2024

Signature of Applicant

Date

Clay K. Kiley VP Land Development
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

Tax Service Associate II

Name

Title

05/21/2024

Date

RECEIVED

6.27.2024

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: 5168 003
(Map Reference Number)



5.17.2024

Signature of Applicant

Date



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

Tax Services Associate II

Name

Title

05/21/2024

Date

RECEIVED

6.27.2024

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: 5168 056
(Map Reference Number)



5.17.2024

Signature of Applicant

Date



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

Tax Services Associate II

Name

Title

05/24/2024

Date

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]



June 27, 2024

Clay Kirkley
Meritage Homes
2700 Cumberland Pkwy, Suite 400
Atlanta, GA 30339

<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input checked="" type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-107-06	
Expiration Date: 06/27/2025	
Tie-In Manhole FID: 4555910	

RE: Sewer Availability for Proposed Development – Grayson New Hope @ Round
Parcel ID 5168 056, 5168 003, 5168 002

Dear Mr. Kirkley:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 348 single-family homes on the above parcel(s) and determined:

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

- Provide a permanent access easement along the southern edge of the parcel, near Amberbrook Lane, for the potential future decommissioning of the Herring Ridge Pump Station.

This confirmation is based on your anticipated annual average daily flow of **60.94 gpm** discharging to the sewer tie-in manhole at Facility ID **4555910**.

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.



GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

A handwritten signature in blue ink that appears to read "Lorraine Campagne".

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6.27.2024

BF

Exhibit H: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY FOR

GRAYSON NEW HOPE AT ROUND ROAD DEVELOPMENT

DATE:
April 25, 2024

LOCATION:
Gwinnett County, Georgia

PREPARED FOR:
Meritage Homes of Georgia, Inc.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



nv5.com

6.27.2024

Executive Summary

A new residential development is proposed for construction on the southeast side of Grayson New Hope Road across from Round Road in Gwinnett County, Georgia. The proposed development will consist of 348 single-family homes. The development will utilize two (2) new full-access driveways on Grayson New Hope Road. The property is currently zoned as R-100 and is proposed to be rezoned as R-100-CSO as part of this development.

When complete, the development is expected to generate a total of 3,178 new daily trips, 232 trips during the AM peak hour (60 entering and 172 exiting), and 321 during the PM peak hour (202 entering and 119 exiting). This amount of peak hour traffic categorizes this development as a Tier 3 in Gwinnett County.

Capacity analysis indicates that the study intersections are expected to operate at satisfactory Levels of Service (LOS) under 2024 Existing, 2026 No-Build and 2026 Build conditions during both the AM and PM peak hours. However, under future horizon 2044 conditions both signalized study intersections are expected to deteriorate to unsatisfactory levels with or without the proposed development in place. The increases in delays are attributed to the expected future growth of traffic in the area. Any mitigations at the off-site intersections are not in scale of this project.

The addition of project traffic is expected to have minimal impact on the LOS and delays at the study intersections with each approach expected to operate with a nominal increase in delay as compared to the No-Build conditions in 2026 and 2044. Capacity analysis indicates that the site driveway intersections are expected to operate at a satisfactory LOS during both the AM and PM peak hours in 2026 and 2044. The addition of full-access driveways on Grayson New Hope Road do not impact the functionality of traffic operations along the mainline.

As discussed in Section E, a southbound left-turn deceleration lane is required at both proposed site driveways on Grayson New Hope Road, per Gwinnett County ordinances. However, exclusive northbound right-turn lanes are not recommended at either site driveway on Grayson New Hope Road.

Grayson New Hope Road is categorized as a collector facility with a posted speed limit of 40 mph near the proposed site. According to the Gwinnett County Department of Transportation Criteria and Guidelines for Left-Turn Lanes an exclusive left-turn lane is required to be installed on the southbound approach of both site driveways proposed on Grayson New Hope Road. Assuming symmetrical widening, each left-turn lane should provide a minimum of 100 feet of full width storage, 100 feet of bay taper and 160 feet of approach taper.

Based on the analysis prepared, improvements at the study intersections are not required to mitigate the impact of the proposed development.



nv5.com

A. Introduction

A new residential development is proposed for construction on the southeast side of Grayson New Hope Road across from Round Road in Gwinnett County, Georgia. The proposed development will consist of 348 single-family homes and will utilize two (2) new full-access driveways on Grayson New Hope Road. The property is currently zoned as R-100 and is proposed to be rezoned as R-100-CSO as part of this development.

The traffic analyses in this report are for a single phase of construction to be completed by 2026. In addition, as a requirement of Gwinnett County regulations “Horizon” conditions twenty (20) years in the future have also been included in the study. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is complete. This study includes analysis of the Existing, Existing with Site, No-Build, Build, Horizon No-Build and Horizon Build conditions at the following intersections for the years 2024, 2026 and 2044:

1. Grayson Highway (SR 20) at Grayson Parkway (SR 84)/Grayson New Hope Road – Traffic Signal
2. Chandler Road at Grayson New Hope Road – Traffic Signal
3. Site Drive #1 at Grayson New Hope Road – Proposed Side-Street Stop-Control
4. Site Drive #2 at Grayson New Hope Road – Proposed Side-Street Stop-Control

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS), and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Gwinnett County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

6.27.2024

B. Existing Conditions

B.1. Transportation Facilities

Grayson Highway (SR 20) is a four-lane divided Minor Arterial roadway with a north/south orientation. The roadway has a posted speed limit of 45 miles per hour (mph) and land uses are primarily residential and commercial.

Grayson Parkway (SR 84) is a two-lane undivided Major Collector roadway with a northeast/southwest orientation. The roadway has a posted speed limit of 35 miles per hour and land uses are primarily residential and commercial. It should be noted that Grayson Elementary School has access to Grayson Parkway near the intersection with Grayson Highway (SR 20). There is a “School Zone” located just to the southwest of Grayson Highway (SR 20) that restricts the speed limit to 30 mph when the zone is active.

Grayson New Hope Road is a two-lane undivided Major Collector roadway with a northeast/southwest orientation. The roadway has a posted speed limit of 35 mph near Grayson Highway (SR 20) and 40 mph near the proposed site. The land uses are primarily residential and commercial.

Chandler Road is a two-lane undivided roadway with a southeast/northwest orientation. The roadway has a posted speed limit of 40 mph north of Grayson New Hope Road and 45 mph south of Grayson New Hope Road. Chandler Road provides access to mostly residential land uses.

B.2. Pedestrian Facilities

There are sidewalks and pedestrian crossing facilities located at the intersection of Grayson Highway (SR 20) at Grayson Parkway (SR 84)/Grayson New Hope Road. Sidewalk extends northeast along Grayson New Hope Road to Graybrook Road.

There are no pedestrian facilities at the intersection of Grayson New Hope Road at Chandler Road or along Grayson New Hope Road near the proposed site.

B.3. Bicycle Facilities

There are no dedicated bicycle lanes or paths located within the study area.

B.4. Transit Facilities

There are no transit services located within the study area.

B.5. Crash Analysis

In accordance with Gwinnett County standards five (5) years of crash data was collected in the study area. The crash data summary is provided in Appendix C. The results of the crash data request are as follows:

- Intersection of Grayson Highway (SR 20) at Grayson Parkway (SR 84)/Grayson New Hope Road had a total of 186 crashes with thirty-eight (38) Possible Injury crashes and nine (9) Suspected Minor crashes. The majority of crashes are Rear End collisions.

6.27.2024

- Intersection of Grayson New Hope Road at Chandler Road has a total of twenty-four (24) crashes with six (6) Possible Injury crashes and two (2) Suspected Minor crashes. The majority of crashes are Rear End collisions.
- Intersection of Grayson New Hope Road at Round Road has a total of thirteen (13) crashes with two (2) Possible Injury crashes. The majority of crashes are Rear End collisions.
- There were no recorded crashes at the location of the proposed northern driveway (Site Drive #2).

B.6. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Thursday, April 11, 2024. Average daily traffic counts were also collected on Grayson New Hope Road near the proposed site. The average daily traffic (ADT) along Grayson New Hope Road is 8,676 vehicles per day (vpd). Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2024 are shown in Figure 3 (2024 Existing Traffic Volumes).

C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2026. To account for ambient growth in the area, the existing traffic counts for this study were grown by a conservative rate of 2.0% per year for two (2) years and twenty (20) years. The expected volumes are depicted in Figures 4 (2026 No-Build Volumes) and Figures 9 (2044 No-Build Volumes). The growth rate development worksheet is included in Appendix B.

C.2. Future Roadway Projects

There are two GDOT roadway improvement projects located in the study area. Project S015072 on Grayson Highway (SR 20) and H002451 on Grayson Parkway (SR 84) are both indicated to be complete. There are no other projects planned in the study area.

C.3. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development consists of 348 single-family detached houses. The development will generate a total of 232 trips (60 entering and 172 exiting) during the AM peak hour, and a total of 321 trips (202 entering and 119 exiting) during the PM peak hour.

Table 1: Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Single-Family Detached Housing, LUC 210 (348 Homes)	Daily	3,178	1,589	1,589
	AM Peak Hour	232	60	172
	PM Peak Hour	321	202	119

C.4. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. It is expected that approximately 40% of the total trips will travel to/from the west along Grayson Parkway (SR 84). It is expected that approximately 30% of the total trips will travel to/from the north on Grayson Highway (SR 20) and 10% to the south on Grayson Highway (SR 20). It is expected that approximately 20% of the total trips will travel to/from the east along Grayson New Hope Road. The project trip distribution is shown in Figure 5. The project trips generated from the development utilizing the trip distribution is depicted in Figure 6. The Existing plus project trips is depicted in Figure 7. No-Build plus project trips (Build Volumes) are depicted in Figures 8 and 10

D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the most favorable delay, and F is the least favorable delay. HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix E.

D.1. 2024 Existing Conditions Analysis

The results of the 2024 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2024 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	C	25.4	C	29.3
			EB	D	46.9	D	47.6
			WB	D	50.1	D	41.8
			NB	B	19.6	C	22.9
			SB	B	19.5	C	24.6
2	Grayson Bew Hope Rd & Chandler Rd	Traffic Signal	Overall	B	16.9	C	26.5
			EB	B	18.8	D	35.8
			WB	C	21.3	C	32.8
			NB	B	14.3	B	10.9
			SB	B	17.9	C	29.3

As shown in Table 2, the study intersections operate with satisfactory LOS during the AM and PM peak hours.

D.2. 2026 No-Build Conditions Capacity Analysis

The results of the 2026 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4.

Table 3: 2026 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	C	26.6	C	30.6
			EB	D	46.3	D	47.5
			WB	D	49.7	D	41.3
			NB	C	21.3	C	24.5
			SB	C	20.8	C	26.7
2	Grayson Bew Hope Rd & Chandler Rd	Traffic Signal	Overall	B	17.2	C	28.8
			EB	B	19.8	D	38.8
			WB	C	22.7	D	35.3
			NB	B	14.4	B	11.4
			SB	B	17.7	C	32.6

As shown in Table 3, the study intersections are expected to continue to operate with satisfactory LOS during the AM and PM peak hours.

D.3. 2024 Existing with Site Trips Conditions Capacity Analysis

The results of the 2024 Existing with Site Trips conditions intersection capacity analysis are shown in Table 4 for Existing with Site Trips plus project volumes as presented in Figure 7.

Table 4: 2024 Existing with Site Trips Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	C	29.1	C	30.8
			EB	D	42.3	D	48.7
			WB	D	49.3	D	44.2
			NB	C	24.3	C	23.2
			SB	C	23.6	C	25.8
2	Grayson New Hope Rd & Chandler Rd	Traffic Signal	Overall	B	17.1	C	28.6
			EB	B	19.6	D	38.5
			WB	C	21.8	D	35.8
			NB	B	14.3	B	11.5
			SB	B	17.9	C	31.0
3	Site Drive #1 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.7	A	8.5
			WB	B	14.5	C	19.7
4	Site Drive #2 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.6	A	8.4
			WB	B	14.0	C	19.0

As shown in Table 4, the addition of project traffic to the study intersections are expected to have a minimal impact on the operation of the study intersections with the addition of development trips.

Capacity analysis indicates that the site driveways intersections are expected to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of a full-access driveways on Grayson New Hope Road do not impact the functionality of traffic operations along the mainline.

D.4. 2026 Build Conditions Capacity Analysis

The results of the 2026 Build conditions intersection capacity analysis are shown in Table 5 for Build plus project volumes as presented in Figure 8.

Table 5: 2026 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	C	30.7	C	32.4
			EB	D	41.8	D	48.6
			WB	D	49.3	D	43.9
			NB	C	26.6	C	24.9
			SB	C	25.2	C	28.5
2	Grayson New Hope Rd & Chandler Rd	Traffic Signal	Overall	B	17.6	C	31.4
			EB	C	20.5	D	41.8
			WB	C	23.1	D	39.2
			NB	B	14.5	B	12.0
			SB	B	17.8	C	34.6
3	Site Drive #1 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.7	A	8.5
			WB	B	14.9	C	20.4
4	Site Drive #2 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.7	A	8.4
			WB	B	14.3	C	19.7

As shown in Table 5, the addition of project traffic to the study intersections are expected to have a minimal impact on the operation of the study intersections with the addition of development trips.

Capacity analysis indicates that the site driveways intersections are expected to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of a full-access driveways on Grayson New Hope Road do not impact the functionality of traffic operations along the mainline.

D.5. 2044 Horizon No-Build Conditions Capacity Analysis

The results of the 2044 Horizon No-Build conditions capacity analysis are shown in Table 6 for the operation of the study intersections with the traffic volumes presented in Figure 9.

Table 6: 2044 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	F	106.6	F	109.2
			EB	D	40.6	D	48.4
			WB	D	49.7	D	38.3
			NB	F	159.4	F	100.0
			SB	D	35.3	F	158.4
2	Grayson New Hope Rd & Chandler Rd	Traffic Signal	Overall	D	36.7	F	93.4
			EB	C	34.6	F	97.7
			WB	D	49.2	F	95.1
			NB	D	40.0	B	15.1
			SB	C	20.6	F	141.4

As shown in Table 6, the study intersections are expected to operate at unsatisfactory LOS during the AM and PM peak hours. The increases in delays are attributed to the expected future growth of traffic in the area.

D.6. 2044 Horizon Build Conditions Capacity Analysis

The results of the 2044 Horizon Build conditions intersection capacity analysis are shown in Table 7 for Horizon Build plus project volumes as presented in Figure 10.

Table 7: 2044 Horizon Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Grayson Hwy (SR 20) & Grayson Pkwy (SR 84)/Grayson New Hope Rd	Traffic Signal	Overall	F	131.8	F	118.3
			EB	D	36.9	D	49.7
			WB	D	51.2	D	43.0
			NB	F	205.7	F	125.0
			SB	D	43.8	F	161.6
2	Grayson Bew Hope Rd & Chandler Rd	Traffic Signal	Overall	D	38.1	F	101.5
			EB	D	35.0	F	103.1
			WB	D	50.9	F	133.9
			NB	C	42.0	B	15.1
			SB	B	21.0	F	141.4
3	Site Drive #1 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.8	A	9.0
			WB	C	19.5	D	32.4
4	Site Drive #2 & Grayson New Hope Rd	Side Street Stop Control	SBL	A	7.8	A	8.9
			WB	C	19.1	D	33.2

As shown in Table 7, the addition of project traffic to the study intersections is expected to have a minimal impact on the operation of the study intersections with the addition of development trips.

Capacity analysis indicates that the site driveways intersections are expected to continue to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of a full-access driveways on Grayson New Hope Road do not impact the functionality of traffic operations along the mainline.

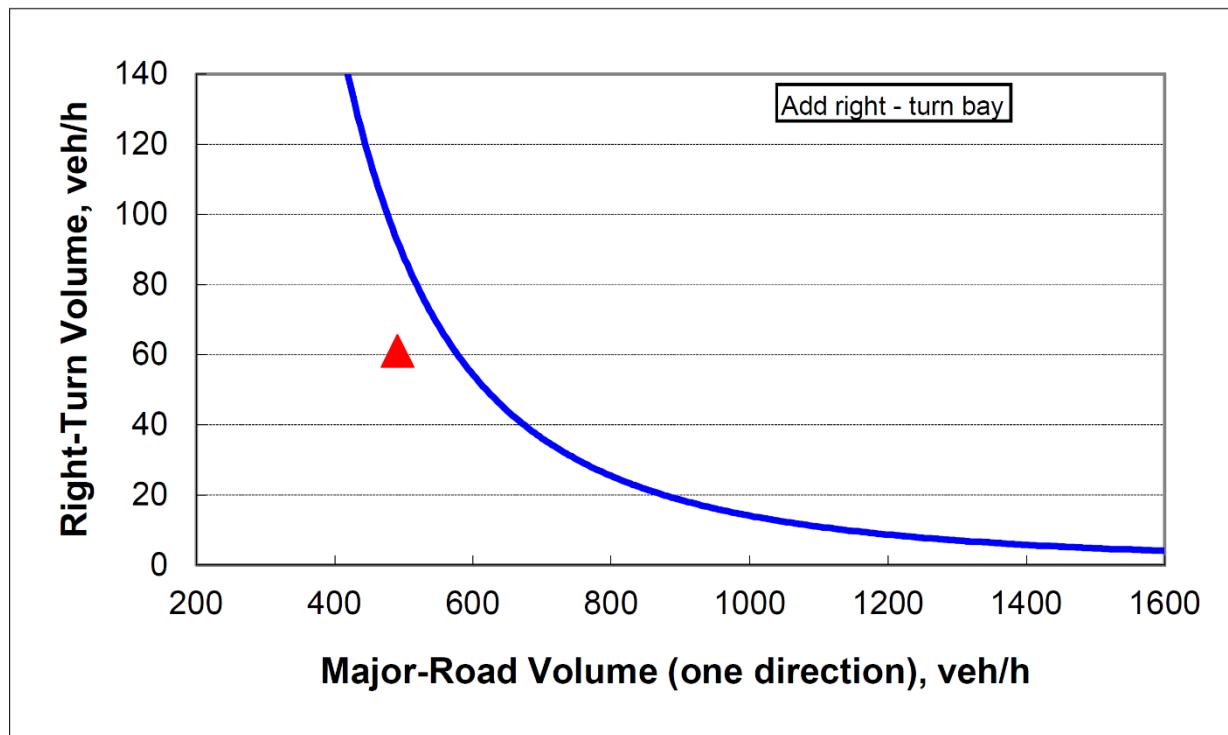
E. Turn Lane Evaluations

The need for turn lanes was evaluated for the proposed site driveways along Grayson New Hope Road using methodologies set forth by Gwinnett County's Unified Development Ordinance (UDO) for County-maintained roads.

The ADT data collected in 2024 shows the average weekday traffic to be approximately 8,676 vehicles per day (vpd) along Grayson New Hope Road, near the proposed site. The speed limit on Grayson New Hope Road is 40 miles per hour (mph). The proposed development is expected to generate 321 total trips during the PM peak hour. The threshold for requiring left-turn lanes to be installed at site driveways is set at 65 dwelling units. The proposed development is proposed to have 348 single-family units. Therefore, exclusive left-turn lanes are required to be installed at both site driveways.

In addition, the traffic volumes at the intersections of the Site Driveways and Grayson New Hope Road do not meet the threshold set for an exclusive right-turn lane set by the National Cooperative Highway Research Program (NCHRP) Report 457. Results of the evaluation are included in Appendix F and summarized in the following graphs.

Right-Turn Lane Evaluation: Site Drive #1 at Grayson New Hope Road



F. Conclusions

A new residential development is proposed for construction on the southeast side of Grayson New Hope Road across from Round Road in Gwinnett County, Georgia. The proposed development will consist of 348 single-family homes and will utilize two (2) new full-access driveways on Grayson New Hope Road. The property is currently zoned as R-100 and is proposed to be rezoned as R-100-CSO as part of this development.

When complete, the development is expected to generate a total of 3,178 new daily trips, 232 trips during the AM peak hour (60 entering and 172 exiting), and 321 during the PM peak hour (202 entering and 119 exiting). This amount of peak hour traffic categorizes this development as a Tier 3 in Gwinnett County.

Capacity analysis indicates that the study intersections of are expected to operate at satisfactory Levels of Service (LOS) under 2024 Existing, 2026 No-Build and 2026 Build conditions during both the AM and PM peak hours. However, under future horizon 2044 conditions both signalized study intersections are expected to deteriorate to unsatisfactory levels with or without the proposed development in place. The increases in delays are attributed to the expected future growth of traffic in the area. Any mitigations at the off-site intersections are not in scale of this project.

The addition of project traffic is expected to have minimal impact on the LOS and delays at the study intersections with each approach expected to operate with a nominal increase in delay as compared to the No-Build conditions in 2026 and 2044. Capacity analysis indicates that the site driveway intersections are expected to operate at a satisfactory LOS during both the AM and PM peak hours in 2026 and 2044. The addition of full-access driveways on Grayson New Hope Road do not impact the functionality of traffic operations along the mainline.

As discussed in Section E, a southbound left-turn deceleration lane is required at both the proposed site driveways on Grayson New Hope Road per Gwinnett County ordinances. However, exclusive northbound right-turn lanes are not recommended at either site driveway on Grayson New Hope Road.

Grayson New Hope Road is categorized as a collector facility with a posted speed limit of 40 mph near the prosed site. According to the Gwinnett County Department of Transportation Criteria and Guidelines for Left-Turn Lanes an exclusive left-turn lane is required to be installed on the southbound approach of both site driveways proposed on Grayson New Hope Road. Assuming symmetrical widening, each left-turn lane should provide a minimum of 100 feet of full width storage, 100 feet of bay taper and 160 feet of approach taper.

Based on the analysis prepared, improvements at the study intersections are not required to mitigate the impact of the proposed development.

Exhibit I: 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?**

District Planning Commissioners and Commissioner will be invited to meeting.

- 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.**

Gwinnett public library, Snellville branch meeting room

- 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.**

Meeting will be held on July 24th at 6:30pm

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

After a presentation from the applicant and developer a there will be an opportunity for a Q&A



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.**

District Planning Commissioners and everyone on list provided by county

- 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.**

Type text here

July 24th at 630pm at the Gwinnett County library Snellville Branch

- 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.**

22 people attended the meeting

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

Traffic, density and stormwater runoff

- 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?**

DOT will determine if any changes are needed to improve circulation. TIS has been provided to county.

Density is consistent with ordinance and other development in proximity.

All plans will be reviewed by Gwinnett stormwater. The large amount of open space and impervious surface helps with stormwater management, as opposed to more clearing for larger lots.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.30.2024

RZR2024-00042

Exhibit J: 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: RZR2024-00042			
Case Address: 204 Grayson-New Hope Road, Grayson, 30017			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Grayson-New Hope Road is a major collector. The Average Daily Traffic volume (ADT) = 10,491.		
2	4.6 miles to the nearest transit facility located at 368 Grayson Highway (SR 20)/VFW 5255.		
3	A 5' concrete sidewalk shall be required along the entire site frontage of Grayson-New Hope Road, per section 360-90 of the UDO.		
4	Per section 360-30.1 of the UDO, the northeastern-most site driveway shall include a left and right turn lane from Grayson-New Hope Road into the site.		
5	Per section 360-40.4 of the UDO, a sight distance certification shall need to be provided for each site driveway.		
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	For the site driveway that aligns with Round Road, the developer shall provide a single lane roundabout, subject to the review and approval of the Gwinnett County Department of Transportation.		
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

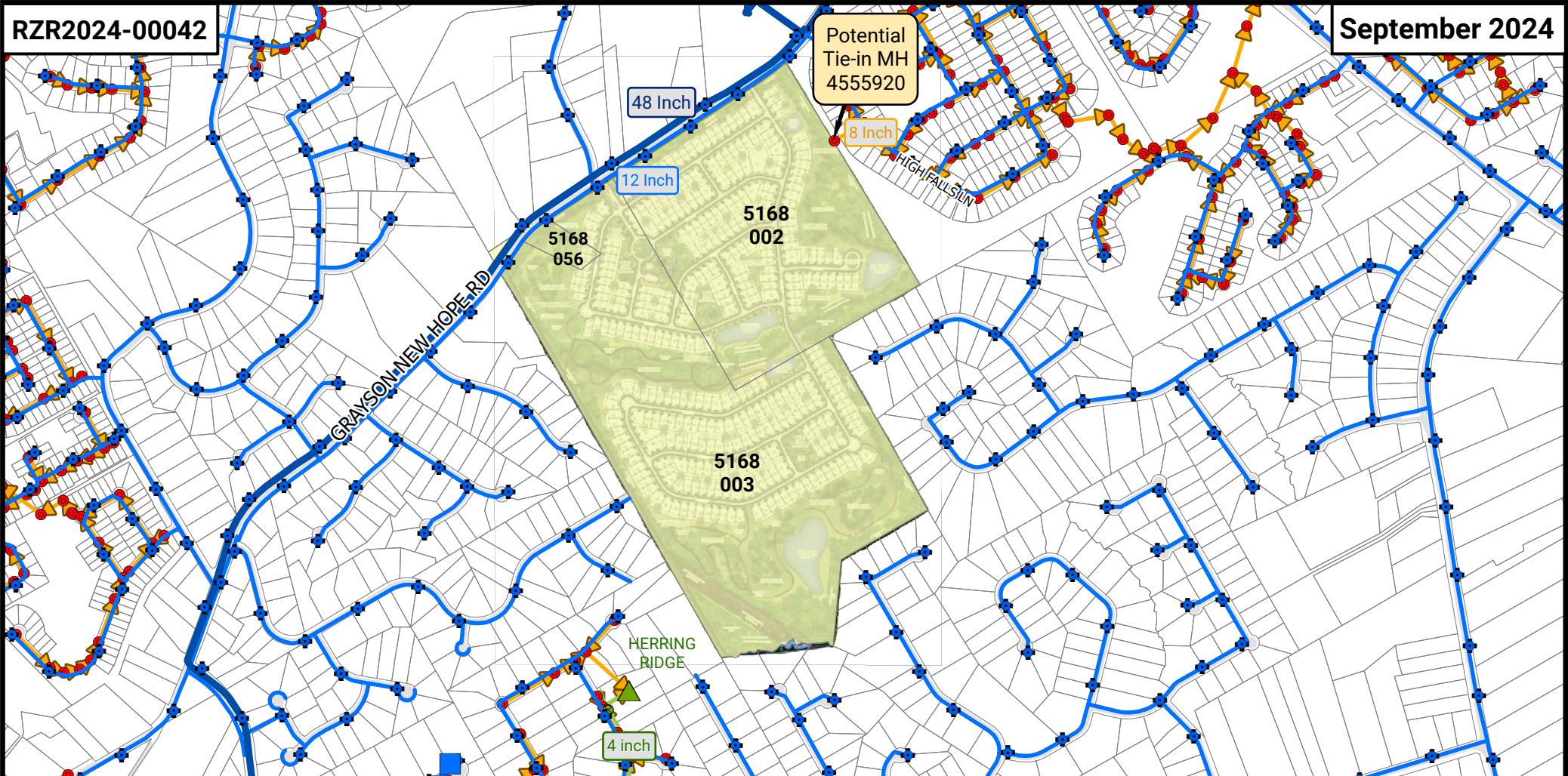
TRC Meeting Date:	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: Michael.pappas@gwinnettcounty.com	
Case Number: RZR2024-00042	
Case Address: 204 Grayson New Hope Road	
Comments:	
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main located on the southern right-of-way of Grayson New Hope Road.
2	Sewer: A Sewer Capacity Certification (C2024-107-06) has been conditionally approved for 348 single family homes. The proposed development plans to connect to sewer on High Falls Lane. As-builts for the Parkside at Grayson development indicate an easement exists to tie-in to manhole FID 4555920.
3	
4	
5	
6	
7	
Recommended Zoning Conditions:	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1	
2	
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Note: Attach additional pages, if needed

Revised 7/26/2021

RZR2024-00042

September 2024

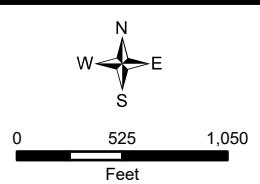


LEGEND

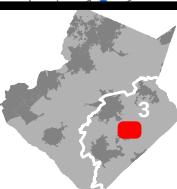
- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Force Main
- Pump Station

204 Grayson New Hope Rd
R-100 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main located on the southern right-of-way of Grayson New Hope Road.

Sewer Comments: A Sewer Capacity Certification (C2024-107-06) has been conditionally approved for 348 single family homes. The proposed development plans to connect to sewer on High Falls Lane. As-builts for the Parkside at Grayson development indicate an easement exists to tie-in to manhole FID 4555920.

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.

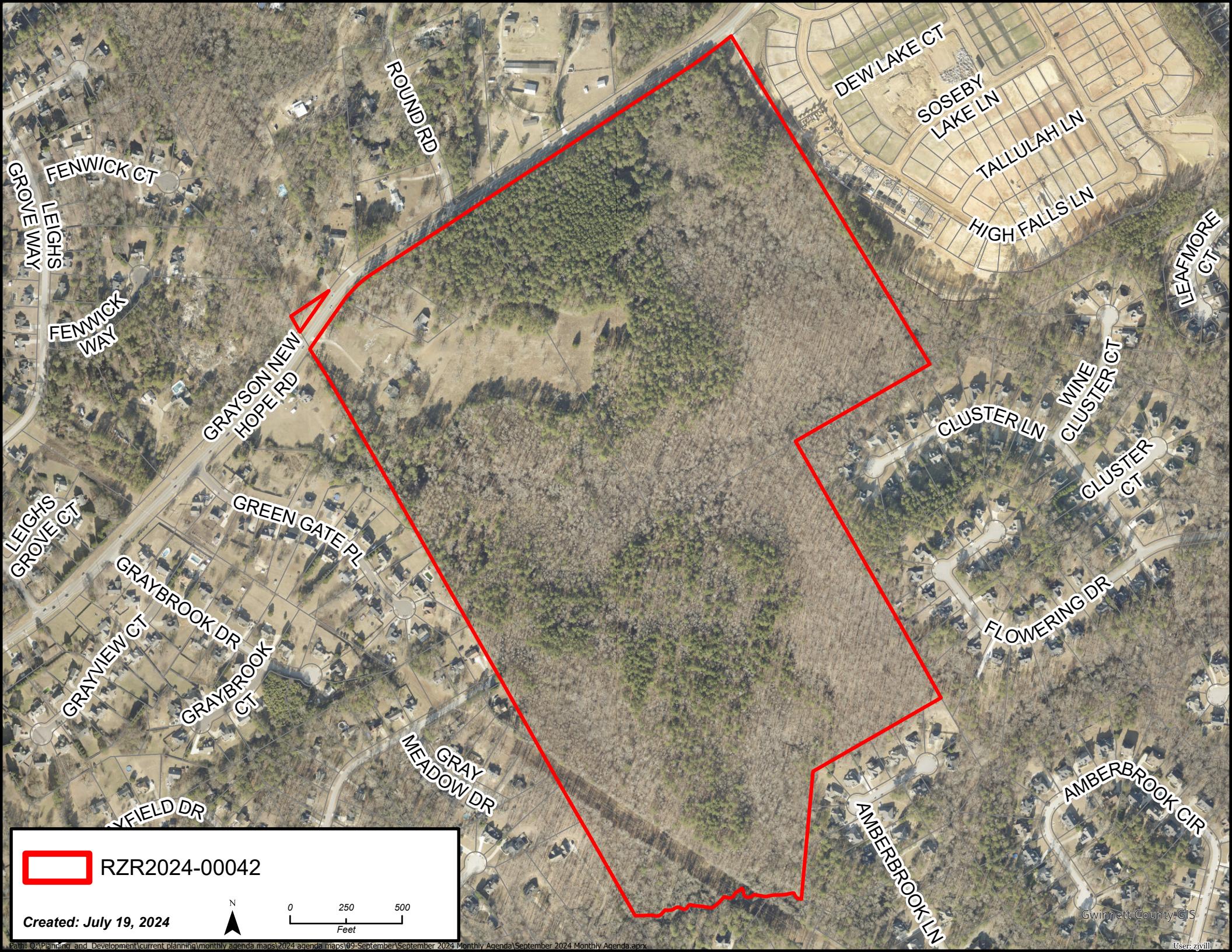
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, September, 2024

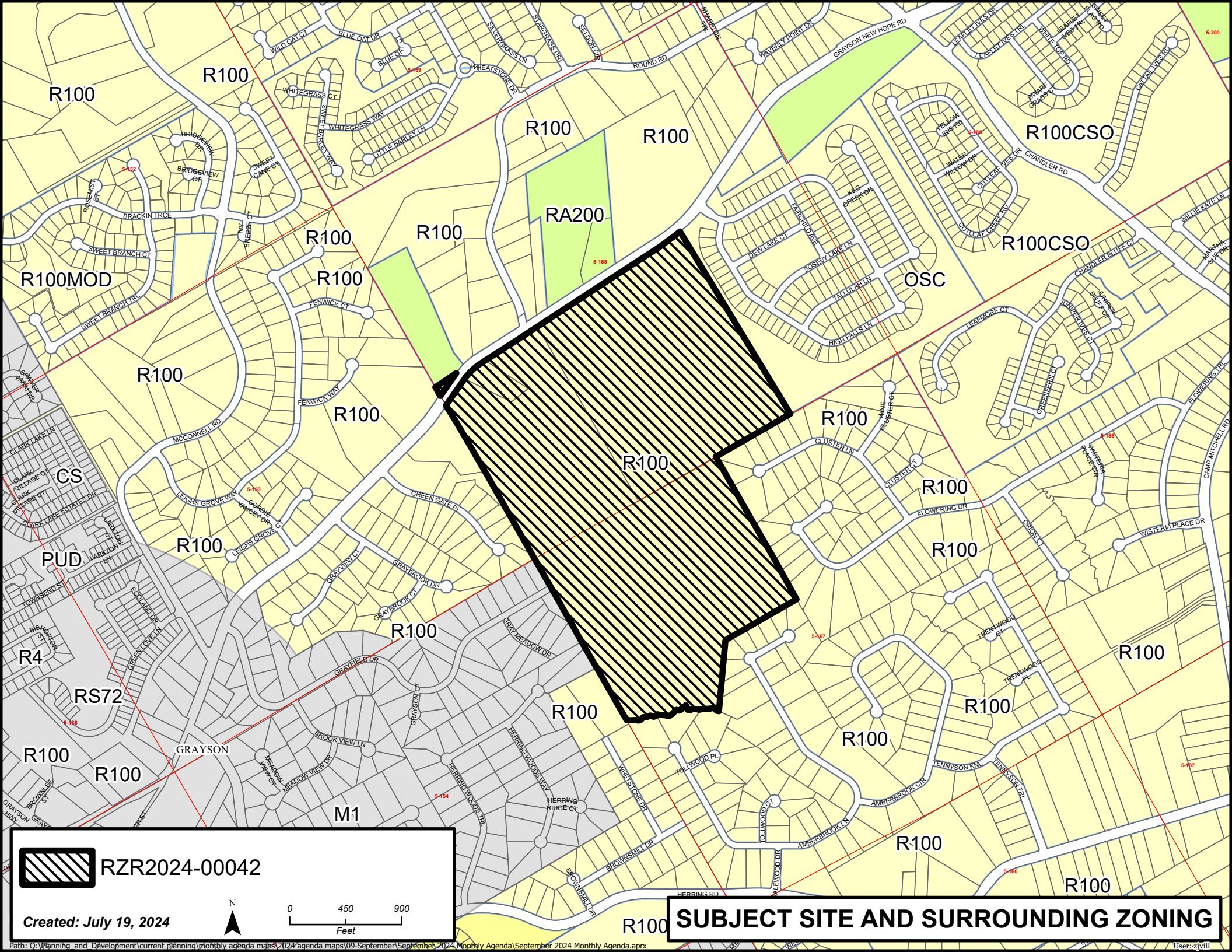
Proposed Zoning

	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 K: Maps

[attached]



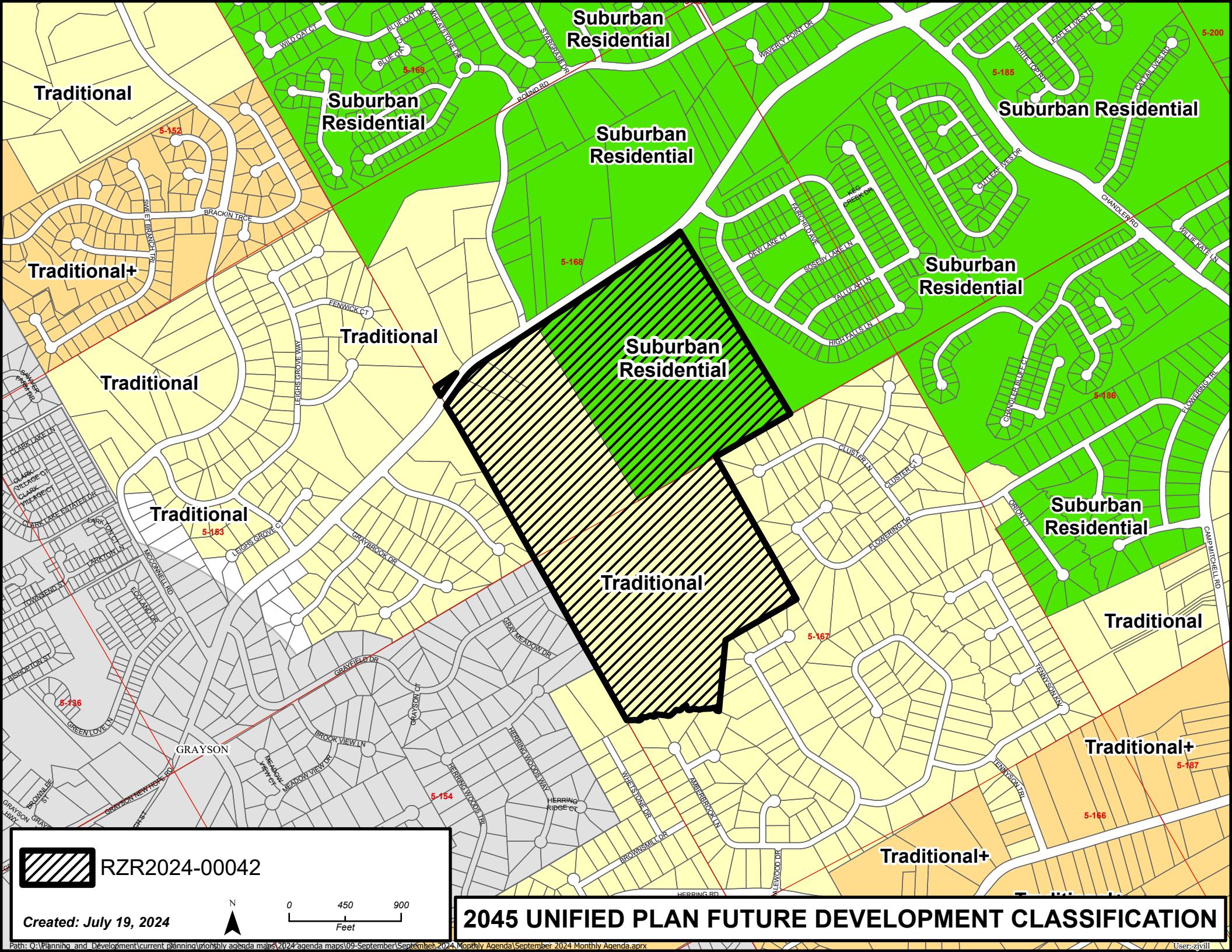


RZR2024-00042

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Created: July 19, 2024

SUBJECT SITE AND SURROUNDING ZONING



RZR2024-00042

2

Created: July 19, 2024

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit L: Documents Presented at the September 3, 2024, Planning Commission
Public Hearing**

[attached]

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9.3.2024



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