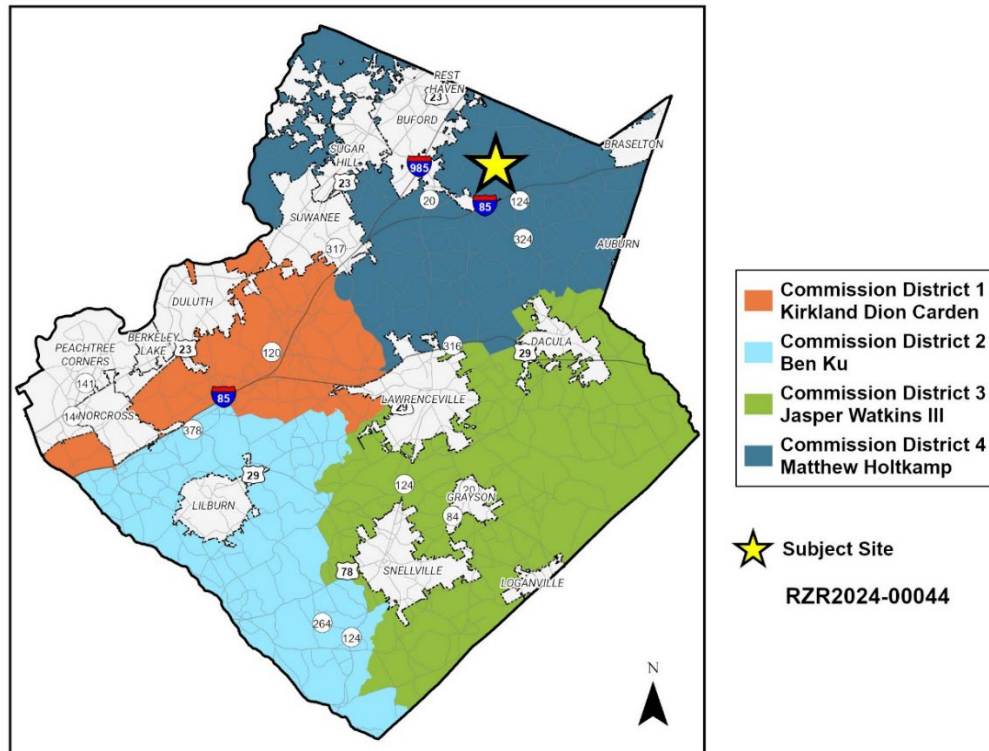


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00044
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-75 (Single-Family Residence District)
Additional Requests: Variance and Waiver
Address: 3098 Wallace Road
Map Number: R7181 007
Site Area: 2.54 acres
Lots: 3
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Low Mix

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Waylon Hoge
3615 Braselton Highway, Suite 201
Dacula, GA 30019

Owners: Ohzoon Kweon
3098 Wallace Road
Buford, GA 30519

Contact: Waylon Hoge

Contact Phone: 770.601.6879

Zoning History

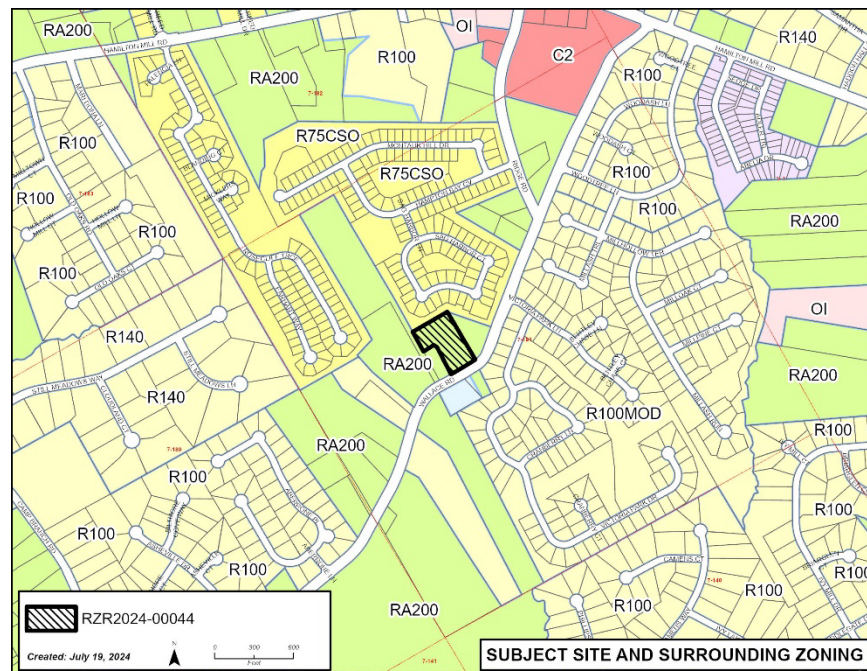
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 2.54-acre parcel located along Wallace Road, south of its intersection with Ridge Road. The site is developed with a one-story, approximately 2,330 square foot residence built in 1956. The lot is relatively flat throughout and wooded in the northern corner. No sidewalk exists along Wallace Road. The nearest Gwinnett County Transit stop is approximately 3.6 miles from the subject property.

Surrounding Use and Zoning

The surrounding area is comprised of single-family detached residences on large lots and within subdivisions, and an industrial lot across Wallace Road. The Hamptons subdivision is north of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	1.18 units per acre
North	Single-Family Residential	R-75 CSO	2.92 units per acre
East	Single-Family Residential	RA-200	0.85 units per acre
South	Light Industrial	M-1	N/A
West	Single-Family Residential	RA-200	1.72 units per acre

Project Summary

The applicant requests rezoning of a 2.54-acre property from RA-200 to R-75 for a single-family detached subdivision, including:

- Three single-family lots ranging from 27,499 square feet to 43,225 square feet, yielding a density of 1.18 units per acre, with two of the lots being flag lots around the existing residence.
- Two new, two-story single-family residences with a minimum heated floor area of 3,500 square feet with front and side loaded garages.
- Exterior building materials of brick and fiber-cement board and batten siding with wood accents.
- Individual driveway access to each lot and a 5-foot-wide sidewalk along Wallace Road.
- A 20-foot-wide sanitary sewer easement along the external rear property line.
- Lots to be served by sanitary sewer. A sewer line extension is to be installed by the developer.

Zoning and Development Standards

The applicant is requesting a rezoning to R-75 for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 10,500 square feet	>10,500 square feet	YES
Lot Width	Minimum 75'	<75	NO*
Lot Coverage	Maximum 55%	<55%	YES
Front Yard Setback	Minimum 20'	>20'	YES
Rear Yard Setback	Minimum 25'	>25'	YES
Side Yard Setback	Minimum 7.5'	>7.5'	YES
Building Height	Maximum 35'	<35'	YES
Design of Lots	Flag lots are prohibited	Flag lot	NO**

* The applicant has requested a variance from the minimum lot width requirement for two lots.

**The applicant has requested a waiver to permit a flag lot.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 210-120 – Dimensional Standards for Base Residential Zoning Districts

The minimum lot width within the R-75 zoning district shall be 75 feet wide.

The applicant is requesting a variance to reduce the lot width for lots 2 and 3 from 75 feet to 44.6 feet and 44.4 feet, respectively.

Waiver Request

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

1. Section 350-30.2C.– Flag lots prohibited.

No plat shall be approved on which is shown a flag lot, as defined in this UDO.

The applicant is requesting a waiver to allow lots 2 and 3 as flag lots to be platted.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The subject site is surrounded by single-family detached residences within subdivisions and residences on large lots along Wallace Road. The proposed development would have comparable home sizes, density, and exterior materials to the surrounding residences. 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 introduce two single-family residences behind an existing residence in a residential area and would not adversely affect the use or usability of adjacent or nearby property.

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

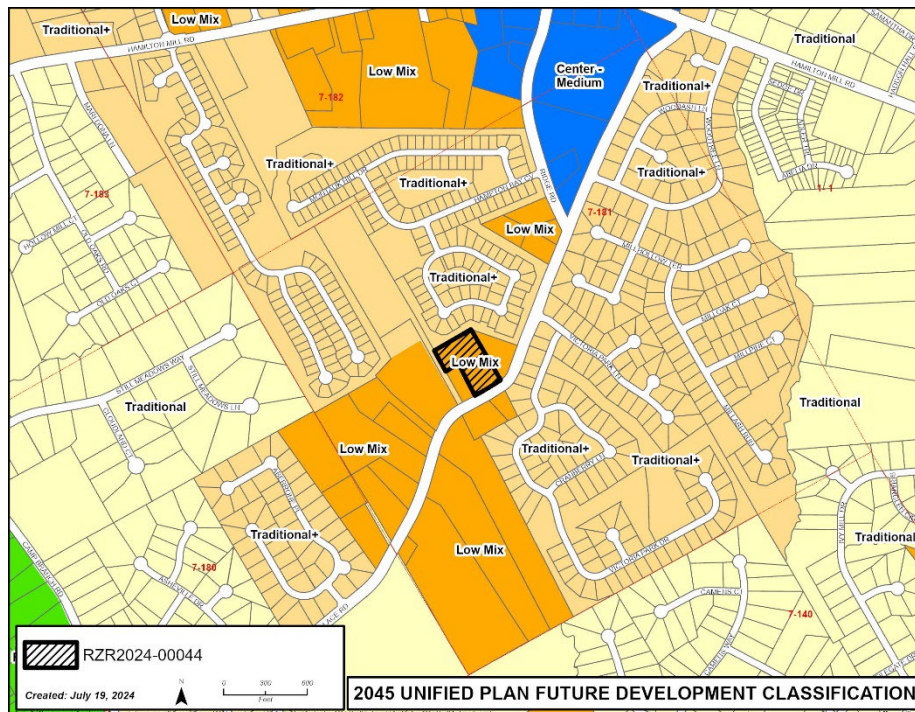
The property has reasonable economic use as currently zoned.

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

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

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

The Unified Plan's Future Development Map indicates "Neighborhood Low Mix" for the subject property. This development type envisions predominately residential uses. Although more dense residential zoning and housing types are recommended, the proposal is consistent with the surrounding single-family residential character. This proposal is in conformance with the policy and intent of the 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.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to reduce the lot width, for two of the three lots. The lot is irregularly shaped with a narrow frontage and widened rear. The irregular shape causes hardship with meeting lot width within the front setback. Approval of this variance request is not opposed to the general spirit or intent of the UDO.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant is requesting a waiver to allow two flag lots. The existing lot is irregularly shaped with a narrow frontage and widened rear, making it difficult to meet minimum lot width along the frontage of the site and have access to the public road directly as intended by the UDO. The developer proposes two private driveways to access each flag lot. Approval of the requested waiver would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

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 lot width for lots 2 and 3 from 75 feet to 44.6 feet and 44.4 feet, respectively.

In addition, staff recommends **APPROVAL** of the following waiver request:

1. To allow lots 2 and 3 as flag lots to be platted.

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 request:

1. To reduce the lot width for lots 2 and 3 from 75 feet to 44.6 feet and 44.4 feet, respectively.

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

1. To allow lots 2 and 3 as flag lots to be platted.

Approval as R-75 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations, dated received July 15, 2024, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area shall be 3,500 square feet.
4. Natural vegetation shall remain on the property until the issuance of a building permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property frontage along Wallace Road



Proposed lot access for lot 2 and 3.



Proposed location of residences

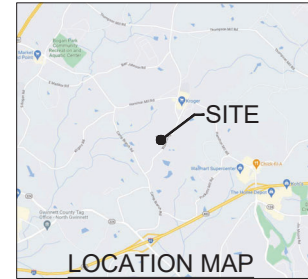
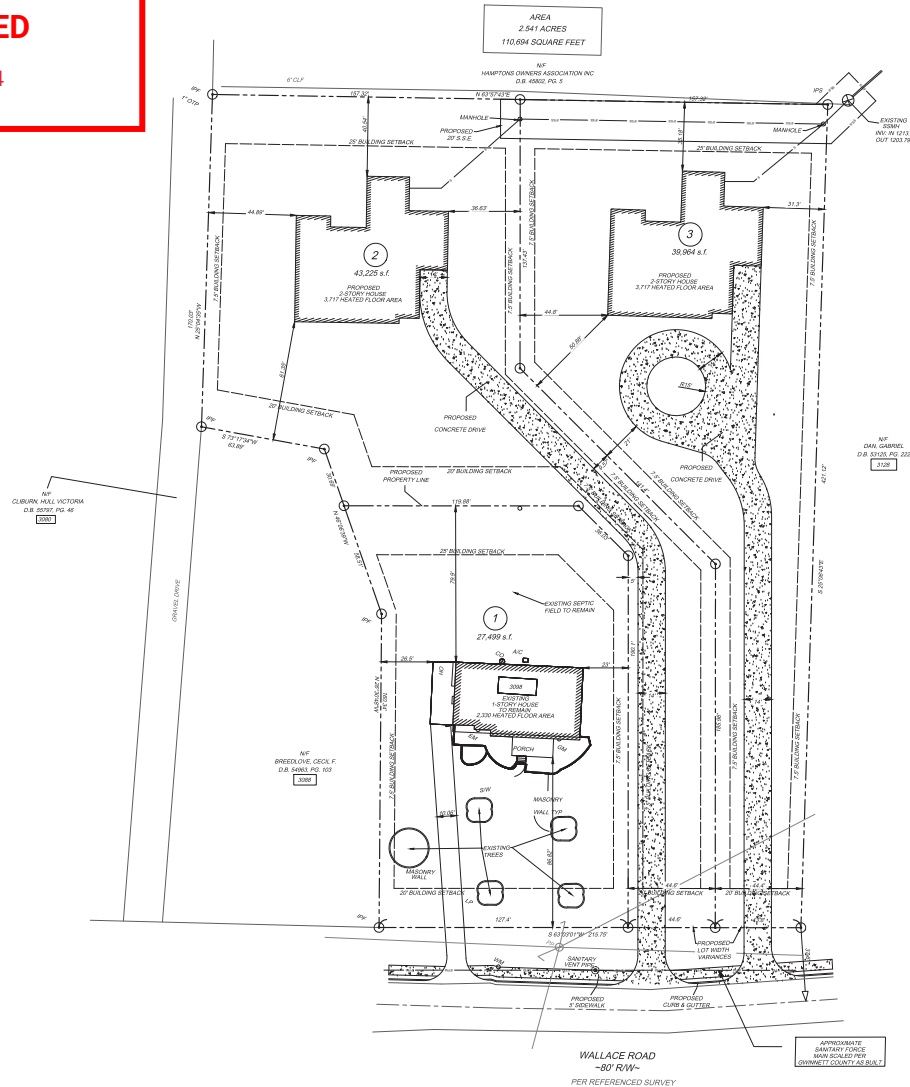
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.15.2024



PROJECT NOTES:

OWNER/DEVELOPER:

YUCH LIU
770-330-0440
CONTACT: yuchliu@gmail.com

ENGINEER:

Highly Engineering & Development Services, Inc.
Certificate of Authorization #P0200569
3615 Braselton Highway, Suite 201
Dacula, Georgia 30019
PHONE: (770) 601-6879
CONTACT: Wayne Hays, P.E.
E-MAIL ADDRESS: wayne@highlyeng.net

Property located in Buford, Gwinnett County, Georgia Parcel No: 7181 007.

Current Zoning: RA-200

Building setbacks:

Front: 20'

Side: 5'

Rear: 25'

Proposed use is single family homes.

Total tract contains 2.541 acres.

Boundary information obtained from survey by Adam and Lee Land Surveying dated 5/4/18

Topographical information obtained from Gwinnett GIS

Vertical datum for topography is mean sea level based on NAVD83.

Contour interval is two (2) feet.

This property is shown on F.I.R.M. parcel number 13135C00275, dated 09/26/06 and is not

located within a special flood hazard zone.

The location of underground utilities shown is approximate based on surface field evidence and

information supplied by utility agencies. The survey makes no certification as to the

completeness of the locations shown herein. Appropriately utility companies should be

contacted for verification of locations prior to any construction activity.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer

structures prior to commencement of storm and sanitary sewer construction.

Contractor shall notify the engineer and owner/developer of any information found in the field

that is different from what is shown on these design plans.

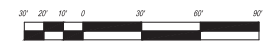
SITE DATA CHART

LOT NUMBER	SIZE
1	27,499SF, 0.63AC
2	43,225SF, 0.99AC
3	39,064SF, 0.90AC

ALLOWABLE HARD SURFACE AREA CHART

LOT 2	PARCEL WIDTH: 44.8' DRIVEWAY WIDTH: 14'	(14 / 44.8) X 100 = 31%
LOT 3	PARCEL WIDTH: 43.8' DRIVEWAY WIDTH: 14'	(14 / 43.8) X 100 = 32%

MAXIMUM ALLOWABLE HARD SURFACE: 35% (Sec. 240-10.3C.2C)



GRAPHIC SCALE

SCALE 1" = 30'

Integrity
ENGINEERING & DEVELOPMENT
SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (770) 546-6846

DESCRIPTION	
NO.	DATE
1	07-19-24
2	
3	
4	

Wallace Road
Rezoning

Wallace Road
Rezoning

3026 Wallace Road
Tax Parcel #7181 007
Buford, Gwinnett County
Zoned: RA-200

PROJECT NUMBER:
YUC-22001

SHEET TITLE:
REZONING
PLAN

SHEET
NUMBER

C
1

Exhibit C: Building Elevations

[attached]

RECEIVED

7.15.2024



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.15.2024



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

[attached]

RECEIVED

7.15.2024



July 10th 2024

Gwinnett County Department of Planning & Development
446 West Crogan Street
Lawrenceville, Georgia 30046

RE: Letter of Intent
3098 Wallace Road
Buford, GA 30519

To Whom It May Concern:

The applicant, Integrity Engineering & Development Services, Inc. on behalf of the property owner, Ohzoon Kweon, hereby submits this application for rezoning. The planning commission hearing is scheduled to be held on Tuesday, September 24, 2024.

The subject property is zoned RA-200, contains 2.541 acres and lies on the northern side of Wallace Road. The subject property abuts R-75CSO to the north and RA-200 zoning to the east and west. The site is currently occupied by a 1 story single-family home. The owner intends to develop the property by subdividing the parcel into three lots with the intent of building two custom houses on the new lots as well as the infrastructure to support them. The existing single-family home will remain on the property. After a pre-application meeting and further email correspondence with Gwinnett P&D officials, the owner is seeking the following rezoning and waivers from the Unified Development Code.

- **Request rezoning of property from RA-200 zoning to RA-75 zoning.**
- **Request variance from Section 210-120 of the Unified Development Code to decrease the minimum allowed lot width from 75 feet to 44.6 feet for Lot 2.**
- **Request variance from Section 210-120 of the Unified Development Code to decrease the minimum allowed lot width from 75 feet to 44.4 feet for Lot 3.**
- **Request waiver from Section 350-30.2C of the Unified Development Code to allow flag lots to be platted.**

The subject property is 2.541 acres, but irregularly shaped. The parcel is narrow in the front while having a wide spacious rear. Due to the irregular shape and narrow frontage, it is necessary to create flag lots to subdivide the parcel into three lots. Due to the irregular shape creating a hardship for the owner to redevelop, we are requesting this rezoning and variance to make redevelopment possible.

The proposed houses on lots 2 and 3 will be constructed of brick and Hardie board & batten siding. The proposed heated floor space will be a minimum of 3,500 square feet. Architectural elevations have been included with the application demonstrating the architectural character of the proposed homes. The custom homes proposed for lots 2 & 3 will be in the character of these elevations.

Enclosed please find a 24"x 36" site plan, the minutes from the pre-application meeting with Gwinnett County, the rezoning application and accompanying documents, and building elevations. Please do not hesitate to call should you or the staff require any further information or documentation before the formulation of your Analysis and Recommendations to the Zoning Board of Appeals.

Sincerely,
Integrity Engineering & Development Services, Inc



Waylon Hoge, PE
President

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.15.2024

RECEIVED

7.15.2024

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners find 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 the property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an 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 zoning is single family residential, and the surrounding properties are also single family residential therefore the proposed zoning is an appropriate use

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

The rezoning of this property will have no adverse effects on surrounding properties, surrounding properties are single family residential as is the proposed zoning

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

The economic use of surrounding properties will not be effected by the proposed zoning

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

The existing infrastructure on Wallace Road and in the surrounding area has the capacity to incorporate the additional residents that the rezoning of this property will result in

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

The proposed rezoning is in conformity with the Gwinnett land use plan and policy, this property is in a residential area and the proposed zoning is R-75, which is residential

- (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 zoning changes in the area that will change the efficacy of this proposed rezoning, the greater surrounding area is all different types of residential zones as is the proposed zoning

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]



PLANNING AND DEVELOPMENT | PLANNING DIVISION
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

GWINNETT COUNTY
PLANNING DIVISION
REZONING APPLICATION

RECEIVED

7.15.2024

Please complete this application to amend the official zoning map of Gwinnett County and attach a letter of intent explaining what is proposed.

Applicant Information	Property Owner Information
Name: <u>Waylon Hoge</u>	Name: <u>Ohzoon Kweon</u>
Address: <u>3615 Braselton Hwy, Suite 201</u>	Address: <u>3098 Wallace Road</u>
City: <u>Dacula</u>	City: <u>Buford</u>
State: <u>GA</u> Zip code: <u>30019</u>	State: <u>GA</u> Zip code: <u>30519</u>
Phone: <u>770-601-6879</u>	Phone: <u>770-330-0440</u>
Email: <u>waylon@integrityeng.net</u>	Email: <u>yuchuliuliu@gmail.com</u>
Contact person: <u>Waylon Hoge</u> Phone: <u>770-601-6879</u>	
Contact's email: <u>waylon@integrityeng.net</u>	
Applicant is the	
<input checked="" type="checkbox"/> Owner's agent <input type="checkbox"/> Property owner <input type="checkbox"/> Contract purchaser	
Present zoning district(s): <u>RA-200</u> Requested zoning district: <u>RA-75</u>	
Parcel number(s): <u>7181007</u> Acreage: <u>2.54</u>	
Address of property: <u>3098 Wallace Road</u>	
Proposed development: <u>Subdivide existing parcel into three and build homes on new parcels</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,329sf, 3,717sf, 3,717sf</u>	Total Building Sq. Ft. _____
Gross Density: <u>3/2.54 = 1.18 units/ac</u>	Density: _____
Net Density: _____	

RECEIVED

7.15.2024

REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.



Signature of applicant

6-27-24

Date

Integrity Engineering & Development
WAYLON HOGE - Services, INC. - President

Type or print name and title

Date

6-27-24



Signature of notary public

6-27-24

Date



RECEIVED

7.15.2024

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

[Handwritten Signature]

Signature of applicant

6/27/2024

Date

OHZOOON KWZON

Type or print name and title

6/27/2024

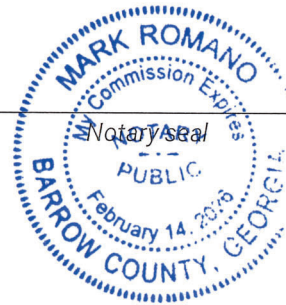
Date

[Handwritten Signature]

Signature of notary public

6.27.24

Date



RECEIVED

7.15.2024

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.


Signature of applicant

6-27-24

Date

Integrity Engineering & Development
Services, Inc
WAYLON HOGE

6-27-24

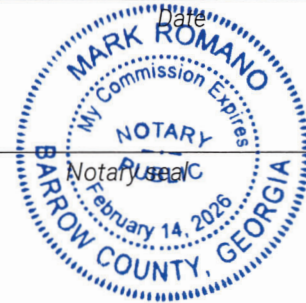
Type or print name and title

Date


Signature of notary public

6-27-24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ Yes

☒ No

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.

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.15.2024

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

[Handwritten Signature]

Signature of applicant

7/10/2024

Date

OH ZOOON KWEON

Type or print name and title

7/10/2024

Date

[Handwritten Signature]

Signature of notary public

7-10-24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ Yes

☒ No

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

7.15.2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number:
(Map reference number)

7 - 181 - 007
District Land lot Parcel

Waylon Hoge
Signature of applicant

6-13-24
Date

WAYLON HOGE - PRESIDENT
Type or print name and title

6-13-24
Date

Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Tami Lutz
Name

TSA
Title

6-13-2024
Date

Exhibit F: 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@gwinnettcountry.com	
Case Number:		RZR2024-00044	
Case Address:		3098 Wallace Road, Buford, 30519	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Wallace Road is a minor collector. The Average Daily Traffic (ADT) is not on file.		
2	2.3 miles to the nearest transit facility located at the Hamilton Mill Park and Ride at 3220 Sardis Church Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

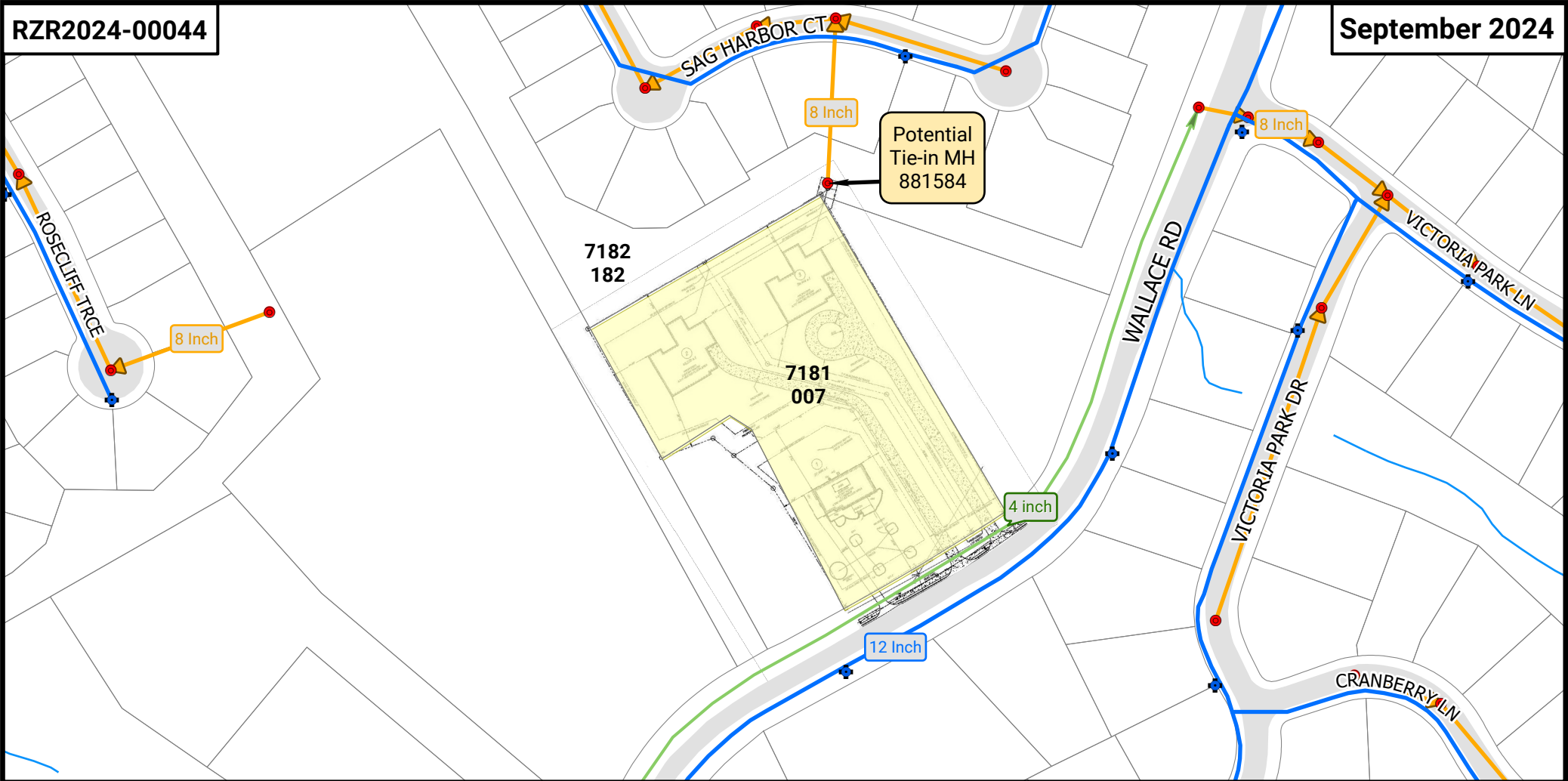


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2024-00044		
Case Address:		3098 Wallace 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 along the southern right-of-way of Wallace Road. The existing 4-inch sewer force main along Wallace Road must be avoided during all phases of construction, including the construction of driveways.			
2	Sewer: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer on parcel 7182 182. As-builts for the Hamptons development indicate an easement exists to tie-in to manhole FID 881584.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

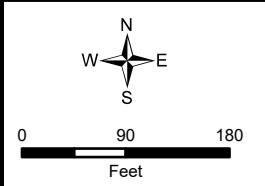


LEGEND

- Water Main
- Manhole
- Hydrant
- Sewer Collector
- Sewer Force Main

3098 Wallace Rd
RA-200 to R-75

Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the southern right-of-way of Wallace Road. The existing 4-inch sewer force main along Wallace Road must be avoided during all phases of construction, including the construction of driveways.

Sewer Comments: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer on parcel 7182 182. As-builts for the Hamptons development indicate an easement exists to tie-in to manhole FID 881584.

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			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
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 G: Maps

[attached]

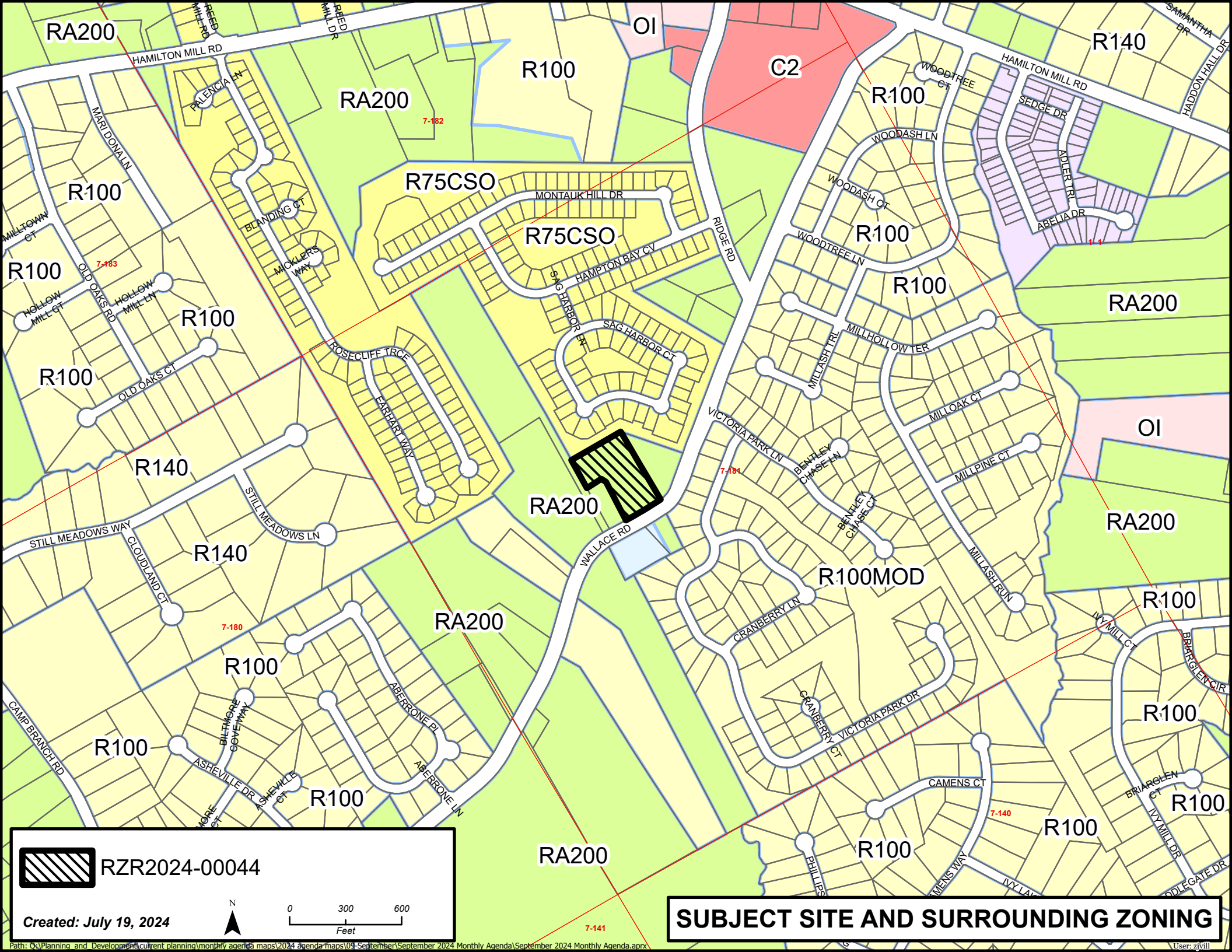


RZR2024-00044

Created: July 19, 2024

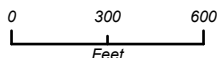


0 100 200
Feet

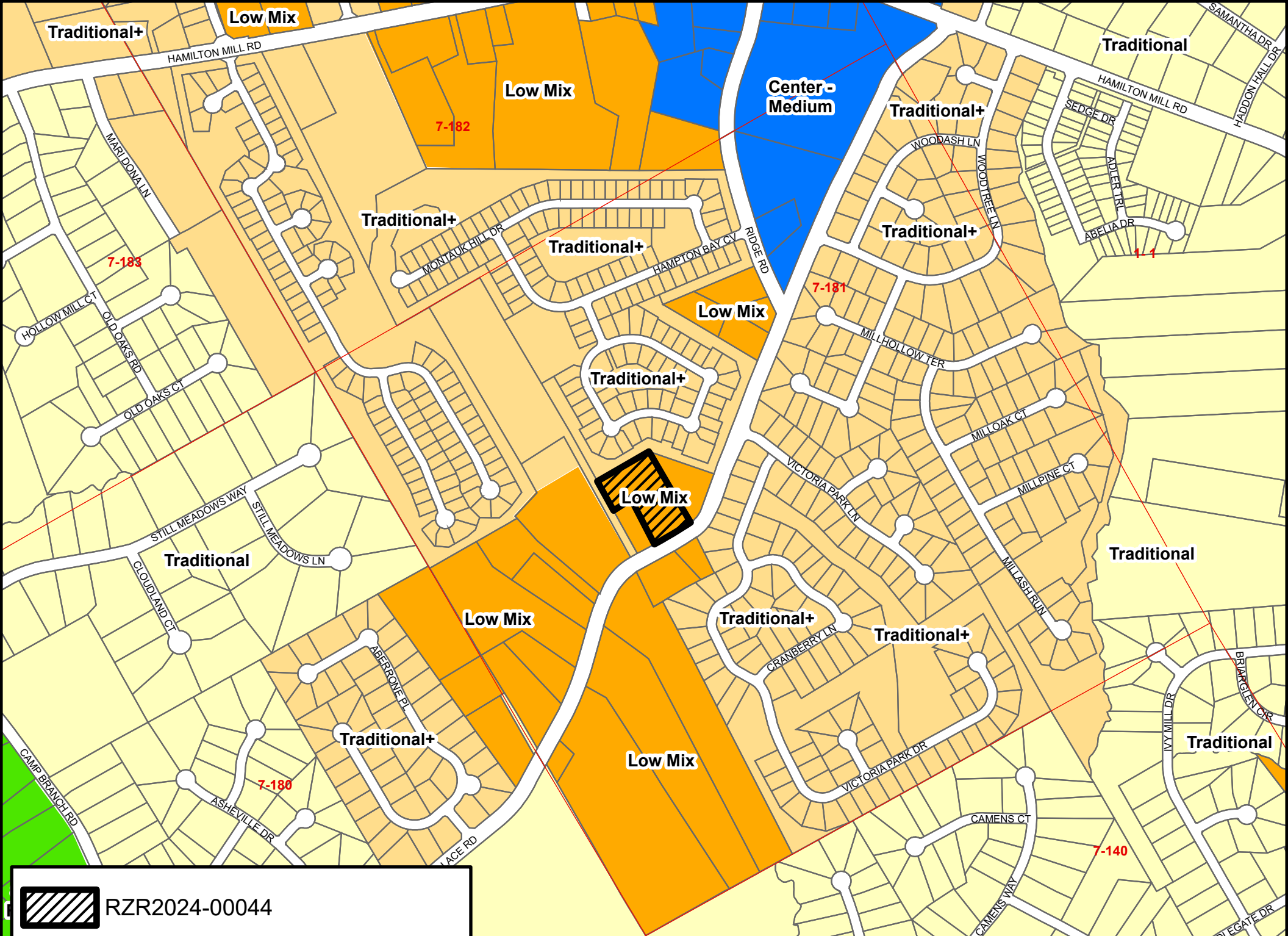


RZR2024-00044

Created: July 19, 2024



SUBJECT SITE AND SURROUNDING ZONING



 RZR2024-00044

Created: July 19, 2024

 0 300 600 Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION