

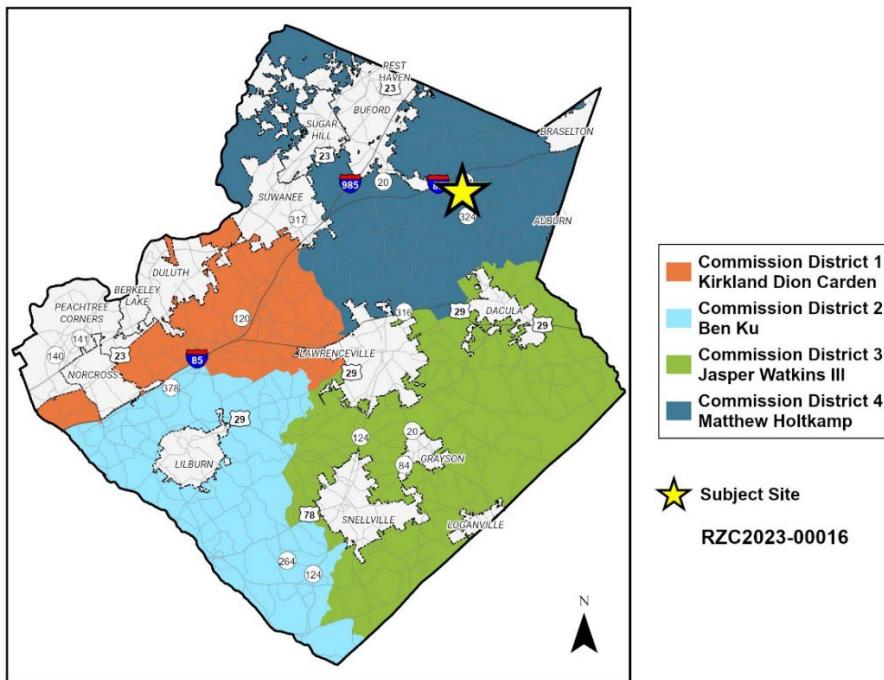


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2023-00016
Current Zoning: O-I (Office-Institutional District)
Request: Rezoning to C-1 (Neighborhood Business District)
Additional Request: Variance
Overlay District: Highway 124/324/Hamilton Mill Road
Address: 2103 Braselton Highway
Map Numbers: R7099 002
Site Area: 4.44 acres
Square Feet: 32,972
Proposed Development: Shopping Center
Commission District: District 4 – Commissioner Holtkamp
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** DENIAL



Planning Commission Advertised Public Hearing Date: 7/10/2023 (Public Hearing Held/Recommendation Tabled to 9/5/2023)

Board of Commissioners Advertised Public Hearing Date: 7/25/2023 (Public Hearing Tabled to 9/26/2023)

Applicant: Tramanh Nguyen
1796 Buckhead Valley Lane NE
Atlanta, GA 30324

Owner: Braselton Professional Center
2103 Braselton Highway
Dacula, GA 30019

Contact: Jenny Jang

Contact Phone: 678.492.0361

Zoning History

The subject property is zoned O-I (Office-Institutional District). In 1998, a rezoning application was approved and rezoned most of the parcel from RA-200 (Agriculture-Residence District) to O-I for office uses, pursuant to RZ-98-171. The following year, the southernmost portion of the property was also rezoned from RA-200 to O-I for office uses, pursuant to RZ-99-095. The site is located within the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 4.44-acre parcel located at the northeast corner of the Braselton Highway and Cain Circle intersection. The site is currently under development with a one-story 32,972 square foot multi-tenant commercial building and parking lot containing 122 spaces. The building facade features brick and glass. The stormwater pond servicing the site is located at the northern point of the parcel. As part of the development, a five-foot-wide sidewalk and 10-foot-wide landscape strip has been installed along Braselton Highway and Cain Circle. The nearest Gwinnett County transit stop is 6.0 miles from the property.

Surrounding Use and Zoning

The subject site is surrounded by residential uses. An undeveloped parcel is located to the north of the subject property along Braselton Highway. The heavily commercialized intersection of Braselton Highway and Hamilton Mill Road is located approximately one mile north of the subject property. Single-family residences on large lots are located to the east of the property on Cain Circle. Hamilton Manor, a single-family detached subdivision, is located to the south of the subject property across Cain Circle. Another heavily commercialized intersection is located a half-mile to the south at the intersection of Auburn Road and Braselton Highway. Ashton Wood, a single-family detached neighborhood is across Braselton Highway to the west. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|----------|---------------------------|----------|---------------------|
| Proposed | Shopping Center | C-1 | N/A |
| North | Undeveloped | O-I | N/A |
| East | Single-Family Residential | RA-200 | 1.16 units per acre |
| South | Single-Family Residential | R-100MOD | 2.25 units per acre |
| West | Single-Family Residential | R-100 | 1.36 units per acre |

Project Summary

The applicant requests rezoning of a 4.44-acre parcel from O-I to C-1 for a shopping center, including:

- A one-story, 32,972 square foot multi-tenant shopping center consisting of up to 10 suites. The site is currently under construction for office only. The rezoning would allow commercial and retail uses as well.
- Building façade materials featuring brick and glass.
- 122 parking spaces located to the front, side, and rear of the building, including three electric vehicle charging spaces.
- Access to the site via a full-access driveway onto Cain Circle.
- An internal 5-foot-wide sidewalk connecting to the 5-foot-wide sidewalks on Cain Circle and Braselton Highway. The internal sidewalk encircles the building, providing access to every suite within the building.
- A 2-foot by 8-foot concrete pad, located outside of the Braselton Highway right-of-way, to accommodate future pedestrian amenities such as benches, planters, and trash containers as required by the Overlay District.
- A detention pond and bio-retention pond serving the site, located in the northernmost section of the parcel adjacent to Braselton Highway surrounded by a four-foot-tall vinyl coated chain link fence.
- A separate vehicular access entrance is proposed from Braselton Highway for detention pond maintenance.
- A dumpster enclosure located on the eastern side of the building.
- One monument sign located at the corner of Braselton Highway and Cain Circle.
- A 50-foot-wide undisturbed zoning buffer along the eastern property line, adjacent to the RZ-200 zoned parcels.
- Development permit CDP2020-00079 was issued in July 2022, with revisions approved in April 2023. Building permit BLD2020-05584 was issued in August 2021. The site work and building construction is nearing completion.

Zoning and Development Standards

The applicant is requesting a rezoning to C-1, Neighborhood Commercial District, for a shopping center. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

| Standard | Required | Proposed | Meets Standard? |
|--------------------|-------------|----------|-----------------|
| Building Height | Maximum 35' | <35' | YES |
| Front Yard Setback | Minimum 15' | >15' | YES |
| Side Yard Setback | Minimum 10' | >10' | YES |
| Rear Yard Setback | Minimum 30' | >30' | YES |
| Standard | Required | Proposed | Meets Standard? |

| | | | |
|-------------------------|---|------------|-----|
| Off-Street Parking | Minimum: 66 spaces Maximum: 165 spaces | 122 spaces | YES |
| Internal Driveway Width | Two Way: 22' – 24' | 24' | YES |
| Landscape Strip | Minimum 10' | 10' | YES |
| Zoning Buffer | Minimum 50' | 50' | YES |

In addition, the following standards apply to development in the Highway 124/324/Hamilton Mill Road Overlay District:

| Standard | Meets Standard? |
|--|-----------------|
| Streetscape Standards. 8-foot-wide sidewalk on Priority Corridors (Loganville Hwy) with two-foot-wide landscape strip. 2'x8' concrete pad, located outside of the right-of-way, designed to accommodate existing or future pedestrian amenities such as benches, planters, and trash containers. Streetlights shall be provided. | YES |
| Pedestrian Access. A walkway shall be provided from all buildings to an adjacent public right of way. | YES |
| Provide interparcel vehicle access points between all contiguous commercial, office, industrial, or attached residential tracts. | NO* |
| For developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way. | YES |

*The applicant is requesting a variance from this section of the Overlay District requirements.

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 220-30.3.A. Transportation/Infrastructure

1. ***Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts.***

The applicant is proposing not to provide interparcel access to the adjacent O-I zoned property to the north.

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

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined

in Section 270-20.5. 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 requested rezoning from O-1 to C-1 is suitable given that development will provide neighborhood serving uses to the nearby residential properties. The site is currently under construction and the rezoning will allow additional retail, service, and restaurant uses that are not currently allowed in the O-1 zoning district. The zoning change will not result in any change to the already-approved building and development permits. Further, the proposed C-1 zoning classification is appropriate along an arterial road such as Braselton Highway.

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

The proposed rezoning would not adversely impact the existing use or usability of adjacent properties. The site is currently under construction with a 32,972 square foot building. The proposed rezoning is to allow more retail, service, and restaurant uses to be located within the building. The C-1 zoning district allows uses that nearby residences can patronize on a regular basis. Any use allowed in C-1 that could adversely affect adjacent and nearby properties can be prohibited through appropriate zoning conditions. In addition, the applicant is providing the required buffer along the shared property line with residences so any potential visual and noise disturbances should be mitigated.

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.

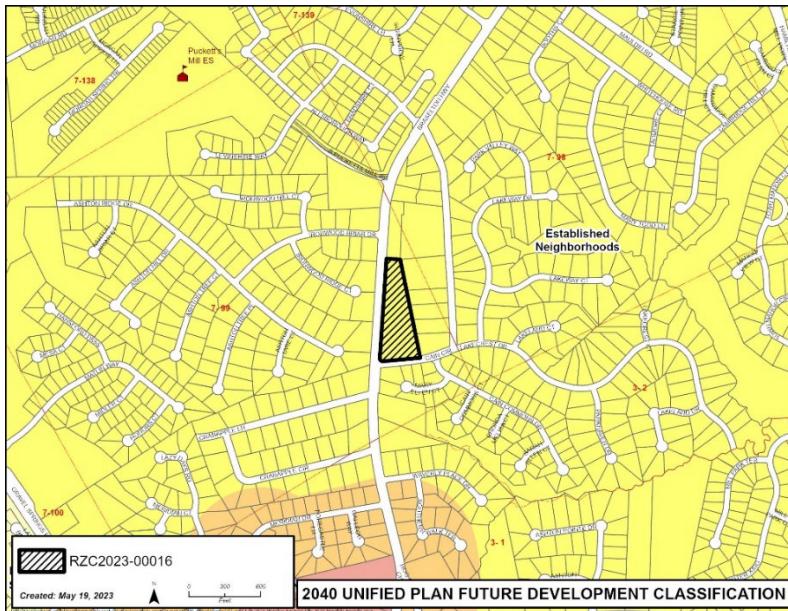
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is not anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request is attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This character area is intended for well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The subject property was zoned for non-residential uses prior to the adoption of the 2040 Unified Plan. As such, building permits and land development permits were issued for the multi-tenant building on the site. The proposed rezoning, while not meeting the stated vision of the Unified Plan, can be a benefit for the surrounding neighborhoods that are in close proximity by providing uses that the residences

could patronize frequently.



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.

As previously stated, the subject property is currently under construction with a 32,972 square foot multi-tenant building. The proposed rezoning will not result in any change to the site plan or layout of the property. Approval of the rezoning will allow retail, service, and restaurant uses not currently allowed in the O-I zoning district. Providing essential neighborhood serving uses would be a benefit to the large number of residences in the area.

Variance Requests Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. 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 270-20.5. Staff makes the following findings related to the variance requests:

The applicant requests a variance from the standards of the Highway 124/324/Hamilton Mill Road Overlay District. This Overlay requires interparcel access to adjacent non-residential properties. The approved layout of the site does not include an access point to the adjacent O-I property. As currently designed, the water quality ponds are located between the developed portion of the site and the adjacent parcel. Requiring interparcel access would result in redesigning the site for a minimal benefit as the adjacent parcel to the north is rather narrow which poses a challenge for future development.

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 not provide interparcel access to the adjacent O-I property to the north along Braselton Highway.

Staff Recommendation

Approval as C-1 for a shopping center, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received, May 9, 2023 and subject to the review and approval of the Department of Planning and Development.
2. All permitted uses within the C-1 zoning district shall be permitted with the exception of:
 - a. Automobile Brokerage
 - b. Convenience Store with Fuel Pumps
 - c. Drive-in or drive-through Restaurants
3. Stormwater management facilities shall be screened from view of the right of way and adjacent properties. The final design shall be subject to the review and approval of the Gwinnett County Department of Planning and Development. Fencing shall be limited to decorative fencing or wooden privacy fencing.
4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.

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 **DENIAL** of the rezoning request.

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

1. To not provide interparcel access to the adjacent O-I property to the north along Braselton Highway.

Exhibits:

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

Exhibit A: Site Visit Photos



Building from Braselton Highway



Building from Cain Circle

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

5/9/2023

May 9, 2023

Gwinnett County Planning Commission
75 Langley Drive
Lawrenceville, GA 30046

Re: Tramanh Nguyen (Braselton Professional Center)
Rezoning-Letter of Intent

Gwinnett County Board of Commissioners,

I am writing to express my intent to propose a rezoning request for the property located at 2103 Braselton Hwy, Dacula, GA 30019. The current zoning classification for the property is O/I (Office/Institutional), and I am seeking to rezone it to C-1 (Neighborhood Commercial).

The purpose of this rezoning proposal is to accommodate the changing needs of the community and the surrounding area. As a C-1 zoning classification allows for a broader range of commercial uses, it would provide more opportunities for local businesses to thrive and serve the community's needs. This would include diverse small-scale retail, personal services, and other commercial activities compatible with the surrounding residential areas. Furthermore, the rezoning to C-1 would align with the future development plans of the area and would contribute to the economic growth and vitality of the community.

As part of the rezoning proposal, I am committed to complying with all applicable zoning regulations and engaging in meaningful community outreach to address any concerns or questions from neighboring property owners and community members. Rezoning the property from O/I to C-1 would benefit both the community and the local economy by creating opportunities for small business owners/entrepreneurs and contributing to the growth and development of the area. I am excited about the potential of this rezoning proposal and look forward to working closely with the Planning and Zoning Department and other relevant stakeholders throughout the process.

In addition, we are requesting a variance to eliminate the connection between the commercial and office-zoned property. The office-zoned property is a single-family residence and also there is a detention pond.

Thank you for considering my letter of intent. Please do not hesitate to contact me at jenny@ptenterprise.co if you require additional information or have any questions.

Sincerely,



Tramanh Nguyen

RECEIVED

4/20/2023 1:53PM

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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE 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 rezoning is designed to be compatible with the surrounding properties and is intended to contribute positively to the overall use and development of the area.

(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 existing use or usability of adjacent or nearby properties.

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

We believe that the proposed rezoning will provide additional economic opportunities and contribute positively to the long-term economic growth and impact for Gwinnett County.

(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:

Our proposed rezoning will not result in a use that could cause excessive or burdensome use of existing streets, transportataion facilities, utilities or schools.

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

Our proposal aligns with the overall vision and goals of the land use plan and supports the intended land use and development patterns for the area.

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

The property is in an area that has expereinced significant changes such as increase demand for certain type of land use development.

Our proposed rezoning is in response to these changing market conditions and aligns with the evolving needs of the community.

Exhibit D: Application and Disclosure of Campaign Contributions
[attached]

RECEIVED

5/9/2023

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* | |
|---|--|---|
| NAME: <u>Tramanh Nguyen</u> | NAME: <u>Braselton Professional Center</u> | |
| ADDRESS: <u>1796 Buckhead Valley Ln NE</u> | ADDRESS: <u>2103 Braselton Hwy</u> | |
| CITY: <u>Atlanta</u> | CITY: <u>Dacula</u> | |
| STATE: <u>GA</u> ZIP: <u>30324</u> | STATE: <u>GA</u> ZIP: <u>30019</u> | |
| PHONE: <u>678-656-5219</u> | PHONE: <u>678-656-5219</u> | |
| EMAIL: <u>tram@ptenterprise.co</u> | EMAIL: <u>tram@ptenterprise.co</u> | |
| CONTACT PERSON: <u>Jenny Jang</u> | PHONE: <u>678-492-0361</u> | |
| CONTACT'S E-MAIL: <u>jenny@ptenterprise.co</u> | | |
| APPLICANT IS THE: | | |
| <input type="checkbox"/> OWNER'S AGENT | <input checked="" type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> CONTRACT PURCHASER |
| PRESENT ZONING DISTRICT(S): <u>O-I</u> REQUESTED ZONING DISTRICT: <u>C-1</u> | | |
| PARCEL NUMBER(S): <u>R7099 002</u> ACREAGE: <u>4.44</u> | | |
| ADDRESS OF PROPERTY: <u>2103 Braselton Hwy, Decula, GA 30019</u> | | |
| PROPOSED DEVELOPMENT: <u>10-unit commerical property for diverse small-owned businesses to grow, thrive and serve the needs of the community.</u> | | |

| | |
|-------------------------------|--|
| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
| No. of Lots/Dwelling Units | No. of Buildings/Lots: <u>1/1</u> |
| Dwelling Unit Size (Sq. Ft.): | Total Building Sq. Ft. <u>32,972 Sq. Ft.</u> |
| Gross Density: | Density: <u>0.17</u> |
| Net Density: | |

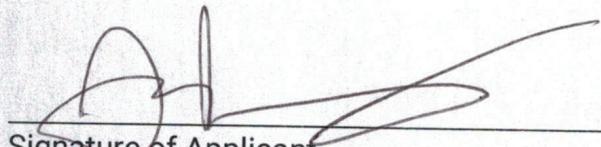
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4/20/2023 1:53PM

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 (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



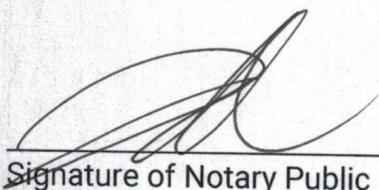
Signature of Applicant

4/19/2023

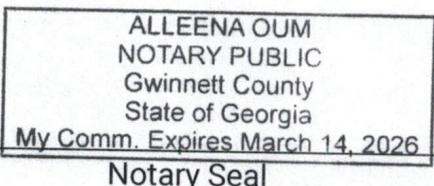
Date

Tramanh Nguyen Owner

Type or Print Name and Title


Signature of Notary Public

4/19/23
Date

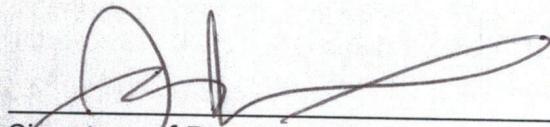


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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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 (6) MONTHS FROM THE DATE OF LAST
ACTION BY THE BOARD OF COMMISSIONERS.



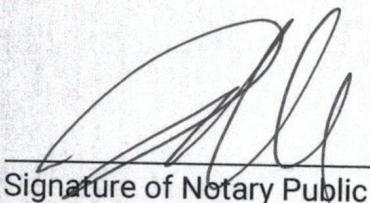
Signature of Property Owner

4/19/2023

Date

Tramanh Nguyen Owner

Type or Print Name and Title


Signature of Notary Public

4/19/23

Date

| |
|--|
| ALLEENA OUM NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires March 14, 2026 |
|--|

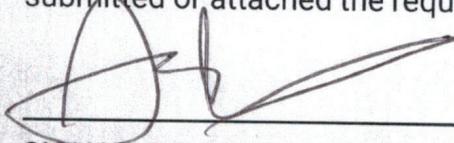
Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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



SIGNATURE OF APPLICANT

4/19/2023

DATE

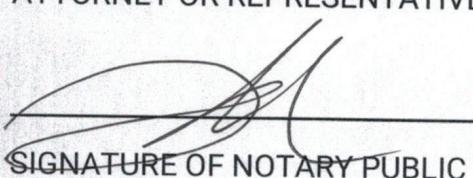
Tramanh Nguyen Owner

TYPE OR PRINT NAME AND TITLE

**SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

DATE

TYPE OR PRINT NAME AND TITLE



4/19/23

DATE

ALLEENA OUM
NOTARY PUBLIC

Gwinnett County

State of Georgia

My Comm. Expires March 14, 2026

NOTARY SEAL

SIGNATURE OF NOTARY PUBLIC

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO

Tramanh Nguyen

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

4/20/2023 1:53PM

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 TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. 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 I.D. NUMBER: R7099 002
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

4/19/2023

Date

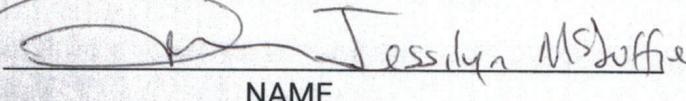
Tramanh Nguyen Owner

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



Jesslyn M. Duffie PSA

NAME TITLE

4/19/23

DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

| | | |
|--|--|--|
| TRC Meeting Date: 06.14.2023 | | |
| Department/Agency Name: Transportation | | |
| Reviewer Name: Brent Hodges | | |
| Reviewer Title: Construction Manager 1 | | |
| Reviewer Email Address: Brent.Hodges@gwinnettcounty.com | | |
| Case Number: RZC2023-00016 | | |
| Case Address: 2103 Braselton Highway, Dacula, 30019 | | |
| Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| 1 | Braselton Highway (SR 124) is a minor arterial. ADT = 19,100. | |
| 2 | 6.0 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride. | |
| 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



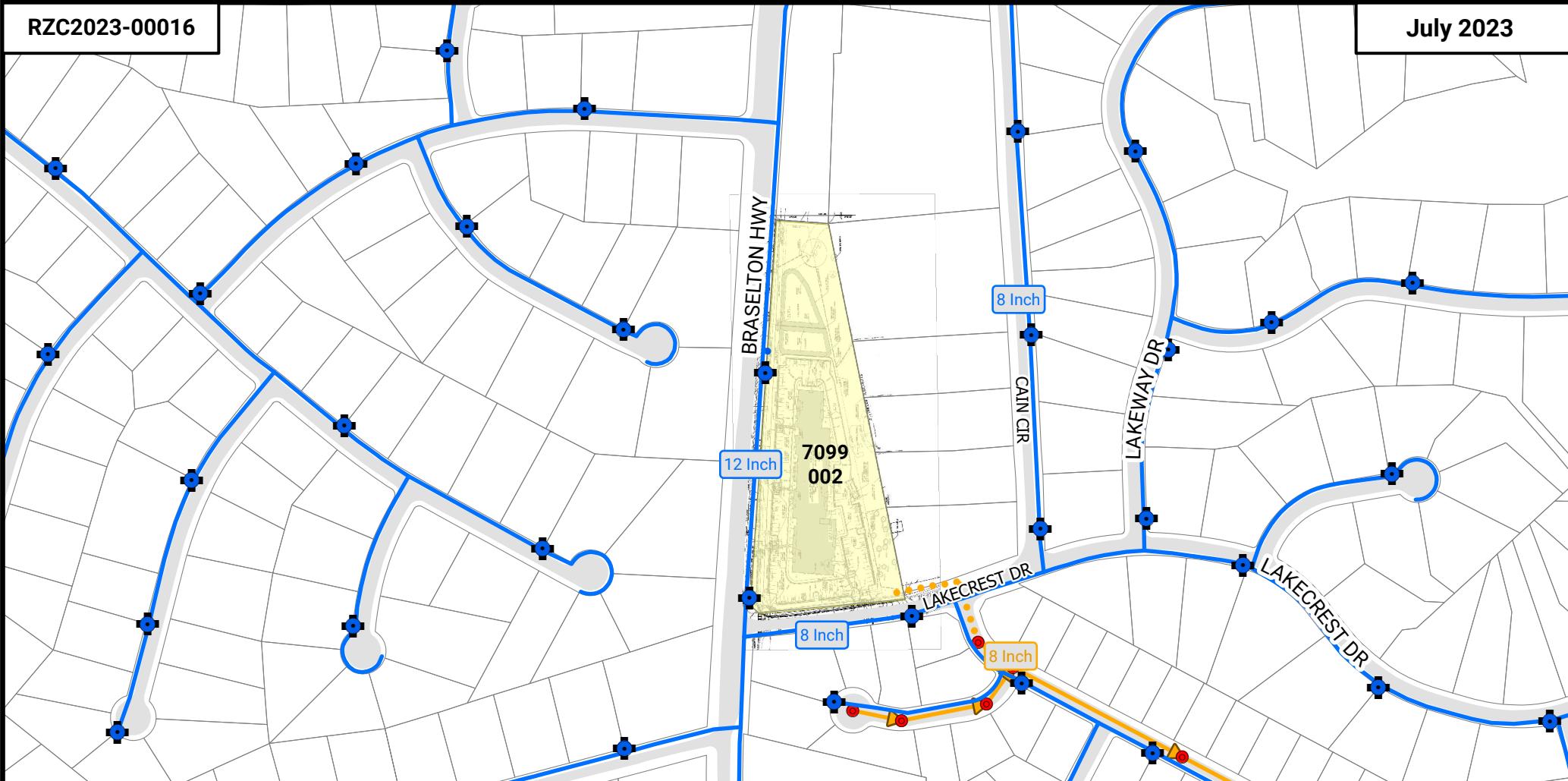
Department of Planning and Development

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: RZC2023-00016 | | | |
| Case Address: 2103 Braselton Highway | | | |
| Comments: | | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 1 | Water: The proposed development plans to connect to the existing 12-inch water main on Braselton Highway. Water connection is currently under construction to serve the site. | | |
| 2 | Sewer: The proposed development plans to connect to an existing 8-inch gravity sewer on Cain Commons Drive. Sewer infrastructure is currently under construction to serve the site. Sewer Capacity Certification (C2020-02-03) was approved for 33,000 square feet of office space. | | |
| 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

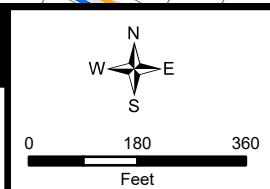


2103 Braselton Hwy
O-I to C-1

Water & Sewer

Utility Map

LEGEND



LOCATION



Water Comments: The proposed development plans to connect to the existing 12-inch water main on Braselton Highway. Water connection is currently under construction to serve the site.

Sewer Comments: The proposed development plans to connect to an existing 8-inch gravity sewer on Cain Commons Drive. Sewer infrastructure is currently under construction to serve the site. Sewer Capacity Certification (C2020-02-03) was approved for 33,000 square feet of office space.

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.

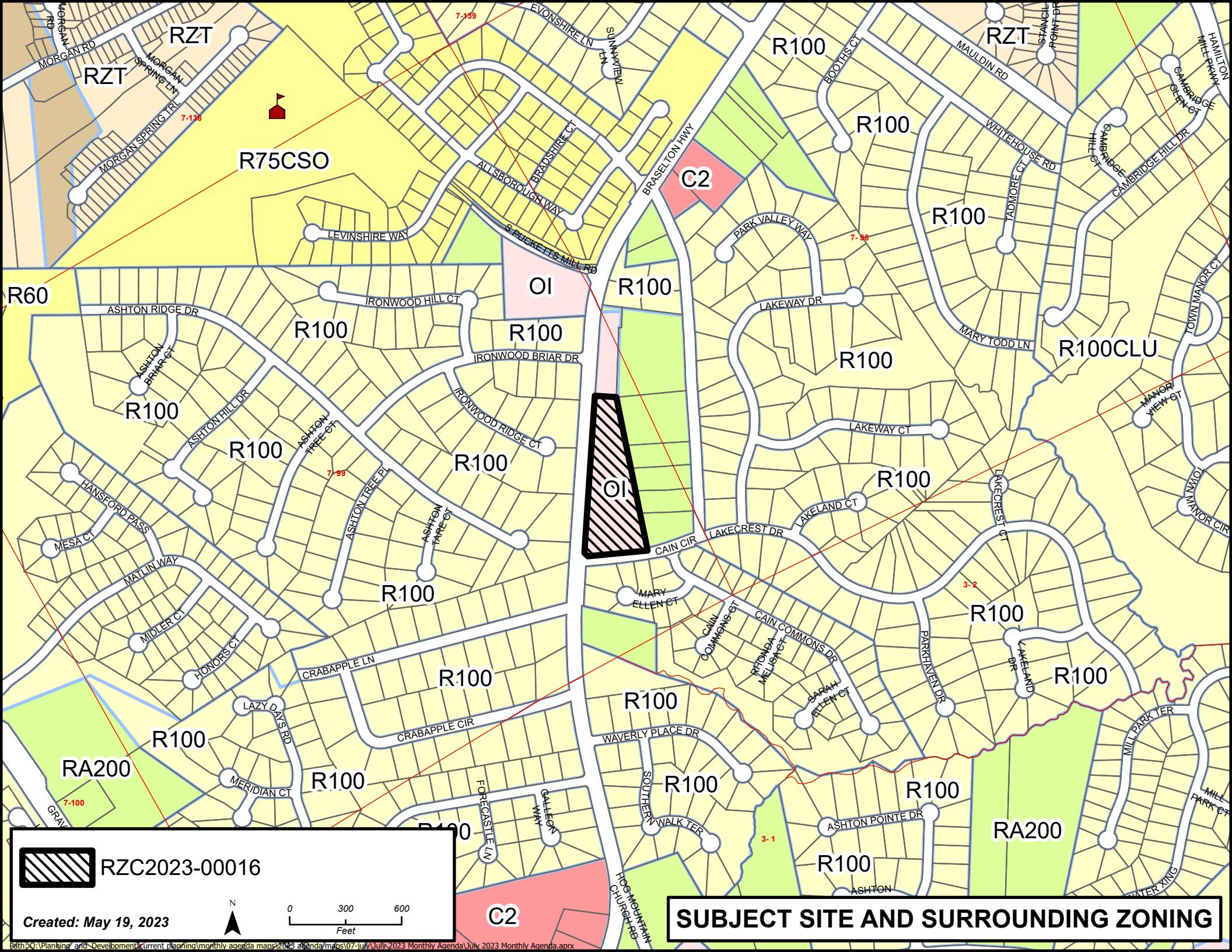
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, 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.

Exhibit F: Maps

[attached]





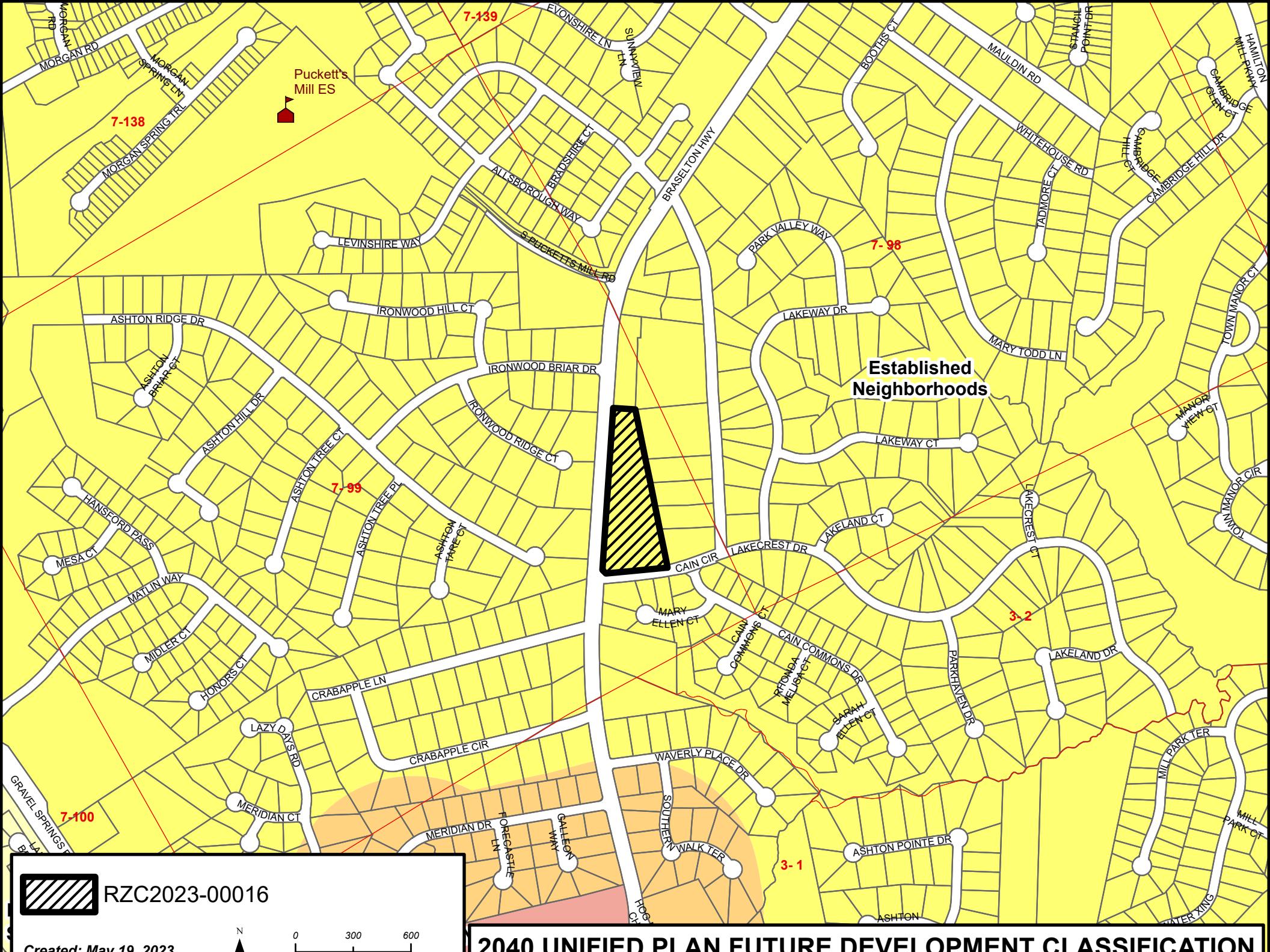
RZC2023-00016

N

A number line starting at 0 and ending at 600, with a tick mark at 300. Below the line is the label "Feet".

Created: May 19, 2023

SUBJECT SITE AND SURROUNDING ZONING



RZC2023-00016

N

A number line starting at 0, with tick marks at 300 and 600. The word "Foot" is written below the line.

Created: May 19, 2023

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION