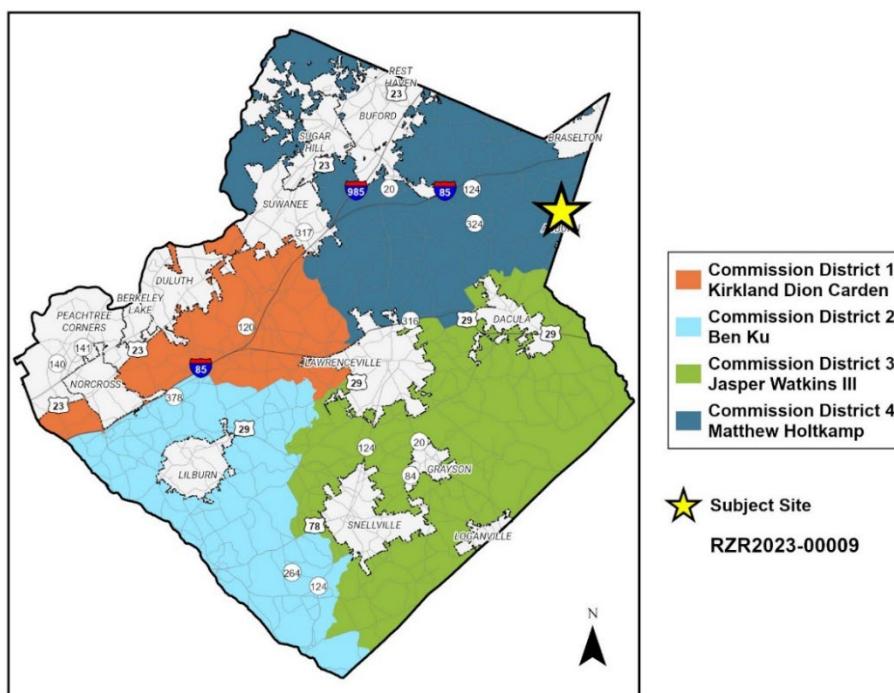




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>RZR2023-00009</b>
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District)
<b>Request:</b>	Rezoning to <b>TND</b> (Traditional Neighborhood Development District)
<b>Additional Request:</b>	Variance and Waiver
<b>Address:</b>	4550 Clack Road
<b>Map Numbers:</b>	R2004 006
<b>Site Area:</b>	22.93 acres
<b>Units:</b>	83
<b>Proposed Development:</b>	Traditional Neighborhood Development
<b>Commission District:</b>	District 4 – Commissioner Holtkamp
<b>Character Area:</b>	Suburban Estate Living
<b>Staff Recommendation:</b>	<b>DENIAL</b>
<b>Planning Commission Recommendation:</b>	<b>DENIAL WITHOUT PREJUDICE</b>



Planning Commission Advertised Public Hearing Date: 4/11/2023 (Public Hearing Tabled To 5/2/2023)

Board of Commissioners Advertised Public Hearing Date: 4/25/2023 (Public Hearing Tabled To 5/23/2023)

**Applicant:** Gwinnett Development Corporation c/o  
Mahaffey Pickens Tucker LLP  
1550 North Brown Road, Suite 125  
Lawrenceville, GA 30043

**Owner:** A. Quillon Butler and Guy M. Butler  
4565 Clack Road  
Auburn, GA 30011

**Contact:** Shane Lanham

**Contact Phone:** 770.232.0000

## Zoning History

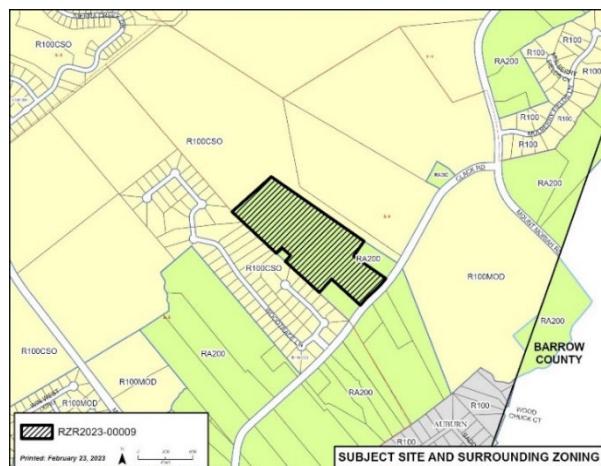
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject site is a 22.93-acre parcel located on Clack Road, south of its intersection with Mount Moriah Road. The site is developed with a single-family home constructed in 1895, according to the Tax Assessor's records, and accessory structures. Roughly two-thirds of the site has been cleared of trees and is open pastureland. The site is encumbered by a stream, associated buffers, and flood zone area that runs across the rear portion of the site. A 20-foot-wide and 25-foot-wide sanitary sewer easement crosses through the stream buffers along the western side of the stream. The area around the stream is heavily wooded. The topography slopes down by approximately 60 feet from Clack Road to the stream. From the stream to the rear property line, the topography steeply slopes up by approximately 50 feet. There are no sidewalks along this section of Clack Road. There are also no overhead utilities along the frontage. The nearest Gwinnett County Transit stop is approximately 11.3 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by single-family residences on large lots, undeveloped parcels, a single-family detached subdivision, and a cemetery. Woodbury Place, a single family detached subdivision, is located to the west. A small family cemetery is located on a 0.25-acre parcel along the shared property line of the subject property and the Woodbury Place subdivision. A large undeveloped property is located to the north of the site. The rest of the surrounding properties are residences on large lots, both adjacent to the subject property and across Clack Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional Neighborhood Development Residential	TND	3.87 units per acre
North	Undeveloped Single-Family Residential	R-100CSO RA-200	N/A 0.5 units per acre
East	Single-Family Residential	RA-200	0.5 units per acre
South	Single-Family Residential Single-Family Residential Cemetery	R-100CSO RA-200 RA-200	1.65 units per acre 0.5 units per acre N/A
West	Single-Family Residential Cemetery	R-100CSO RA-200	1.65 units per acre N/A

## Project Summary

The applicant requests the rezoning of a 22.93-acre parcel from RA-200 to TND for a traditional neighborhood development, including:

- A total of 83 units featuring 28 townhouse lots, 41 small lots, and 14 mid-size lots, yielding a net density of 3.87 units per acre.
- Townhouse units with a minimum heated floor area of 600 square feet for one-bedroom units, 800 square feet for two-bedroom units, 1,150 square feet for three-bedroom units, and 1,200 square feet for four-bedroom units.
- Single-family detached dwellings with a minimum heated floor area of 750 square feet for one-bedroom units, 1,000 square feet for two-bedroom units, 1,200 square feet for three-bedroom units, and 1,450 square feet for four-bedroom units.
- Exterior building materials to include brick, fiber cement shake and siding, board and batten, and brick water table on the front facades. The rear and side materials to include fiber cement siding only.
- Double-car, front and rear loaded garages for all single-family detached residences.
- Single car, front and rear loaded garages for townhouses.
- Common area totaling 23.7 percent or 5.43 acres located adjacent to the townhouses, including portions of stream buffers and easements.
- 5-foot-wide internal sidewalks located throughout the subdivision on both sides of the streets.
- A future trail is proposed that crosses the property at the rear of the site.
- A 50-foot-wide landscaped buffer and 5-foot-wide sidewalk along Clack Road.
- A 40-foot-wide undisturbed zoning buffer adjacent to the RA-200 zoned properties on Clack Road and a 30-foot-wide undisturbed zoning buffer adjacent to all R-100CSO zoned property.
- A mail kiosk with six on-street parking spaces located to the west, near the entrance of the townhouses and adjacent to the cemetery buffer.
- A 20-foot-buffer around the cemetery along the southwestern property line.
- An access easement along the southern property line to an existing cemetery.
- A stormwater management area proposed to the rear of the site behind the townhouses, along the western property line.
- 26 on-street parking spaces provided throughout the site.
- Access to the centrally located townhouses, small lots, and the single mid-sized lot within the subdivision provided from a 20-foot-wide alley.
- A small pocket park near the rear of the subdivision, adjacent to a townhouse unit.

- A deceleration lane at the project entrance from Clack Road.

## Zoning and Development Standards

The applicant is requesting rezoning to TND (Traditional Neighborhood Development District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	26'	YES
Front Yard Setback	Minimum 5'-15'	5'	YES
Side Yard Setback	Minimum 5'-15'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Minimum 125 spaces	192 spaces	YES
Zoning Buffer	35' adjacent to RA-200 35' adjacent to RA-200 (cemetery) 25' adjacent to R-100CSO	40' 20' 30'	YES NO* YES
Cemetery Protection	25' grassed buffer	20' Landscaped Buffer	NO*
Density	Maximum 8 units per acre	3.87 units per acre	YES
Common Area	20% or 4.59 acres	23.70 % or 5.43 acres	YES
Housing Types/Lot Sizes	Medium Lots: 7,500 - 9,499 sq. ft. Small Lots: 5,000 - 7,499 sq. ft. Townhouses: 2,000 - 5,999 sq. ft.	Medium Lots: 7,500 – 9,499 sq. ft. Small Lots: 5,000 -7,499 sq. ft. Townhouses: 2,000 - 5,999 sq. ft.	YES
Alleys	If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.	Alley access not provided for the block.	NO**

\* Applicant requests to reduce the required 35-foot-wide undisturbed buffer to 20-foot-wide landscaped buffer along a portion of the southern property line adjacent to the cemetery.

\*\*All of the lots for townhouses in the proposed development are less than 60 feet in width. The townhouses along the rear are not alley fed, as required by the UDO.

## 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 210-80.10. Public Improvement Standards

**A. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.**

All the townhouse lots in the proposed development are 24 feet in width. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The townhouses along the rear are not alley fed. The applicant is requesting a variance to allow access to the townhouses in the rear of the subdivision from the internal streets, instead of alleys.

## **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 610-20.5. Minimum Buffer Requirements:

***A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".***

A 35-foot-wide undisturbed zoning buffer is required between the proposed TND and existing RA-200 properties. The applicant is requesting a waiver to reduce the required 35-foot-wide undisturbed buffer to a 20-foot-wide undisturbed buffer. The reduction of buffer is for a small portion along the southern property line adjacent to the cemetery.

## **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 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:

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

The surrounding area is characterized by single-family residences on large lots and detached single-family homes in a subdivision. The densities of all surrounding properties are less than half of the proposed density. Moreover, the development also proposes townhouses, which is inconsistent with surrounding single-family detached residences.

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

The existing use and usability of adjacent or nearby properties would be negatively impacted by the zoning change. The nearby area consists exclusively of single-family detached residences on parcels significantly larger than what is being proposed. Therefore, the proposed TND subdivision would not be appropriate at this location and would introduce a level of density that would adversely impact adjacent and nearby property.

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

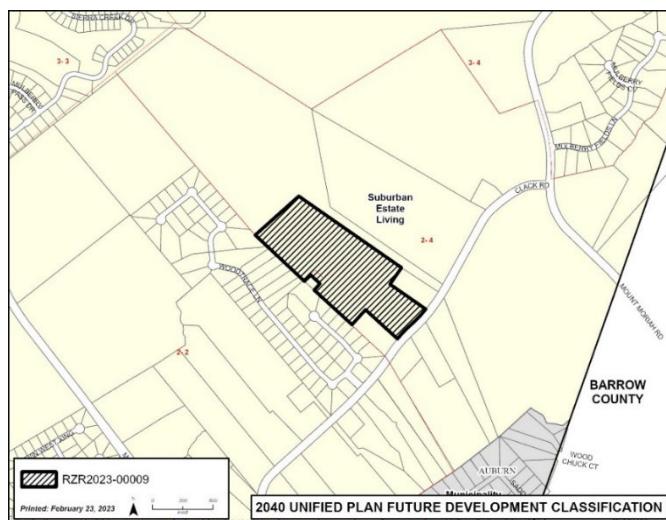
The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. An impact is anticipated on school enrollment. This development is located in a low-density area of the County with limited infrastructure. 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.**

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Suburban Estate Character Areas. Policies for this area recommend large-lot residential developments with densities less than 3 units per acre. This character area is one of the last remaining Character Area types that would provide large tracts of land for greenfield development and includes some remnants of agricultural uses. There is a desire to preserve the historical and agricultural character so that new development is lower in intensity and consists primarily of large residential lots and executive-style housing. These areas have less intense infrastructure, such as less sewer service and road capacity, and are more suitable for large lot residential development.



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

The proposed density is incompatible with the surrounding area. The townhouses and proposed density of the overall development is substantially more than nearby residential developments in the area. There is a need in the County for more housing types and denser developments. However, these types of developments should be located in areas with existing infrastructure capable of handling additional impacts.

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

Per the UDO, if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance to allow access to townhouses from the internal streets. The requested variance to allow access from streets for narrow lots would be a detriment to the residents of the development and would have negative impacts on proposed streets, parking, and traffic flow within the development. The applicant has not demonstrated any hardship that would justify approval of the requested variance. The smaller lot size is not a result of natural hardship; therefore, the requested variance does not meet the criteria outlined in Section 270-100.7 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 requests to reduce the required 35-foot-wide undisturbed buffer to 20-foot-wide undisturbed buffer. The reduction of buffer is for a small portion along the southern property line adjacent to the cemetery. However, the zoning buffer is a mechanism that separates incompatible uses and protects them from negative impacts associated with different zoning districts. The protective buffer adjacent to the cemetery is required to maintain the privacy of the visitors and preserve the cemetery. Therefore, reducing the buffer in this manner would adversely affect the general public welfare and nullify the intent of the Development Regulations.

**Staff Recommendation:**

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

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

1. To allow access to the townhouses in the rear of the subdivision from the internal streets, instead of alleys.

In addition, staff recommends **DENIAL** of the following waiver:

1. To reduce the required 35-foot-wide undisturbed buffer to 20-foot-wide undisturbed buffer along a portion of a southern property line adjacent to the cemetery.

## Staff Recommended Conditions

*NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.*

Approval as TND (Traditional Neighborhood Development) for a single-family subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 26, 2023, 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.
2. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
3. All dwellings shall have a minimum of two-car garage.
4. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All grassed areas within lots shall be sodded.
7. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
8. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.
9. The developer shall construct a left-turn lane along Clack Road into the development.
10. At no cost to the County applicant shall provide appropriate easements for the future development of a multipurpose trail as per the Gwinnett Open Space & Greenway Master Plan as required per the Unified Development Ordinance Title 3, 900-110.
11. Development shall be limited to detached single-family lots. A minimum of 75% of the lots shall be large lots.
12. The developer shall construct a driveway from the internal subdivision street that lies nearest to the Clack Family Cemetery to the boundary of the parcel on which the cemetery is located. An easement shall be provided for cemetery access.
13. The cemetery access driveway shall be maintained by the mandatory homeowners association.
14. Prior to the issuance of any permits, the developer shall submit an archeological survey of the property. This survey shall be prepared by a professional archeologist in accordance with the

guidelines and requirements in the Georgia Abandoned Cemeteries and Burial Grounds Act. Areas on the property which are interpreted to be stone-mound burial complexes or are otherwise deemed to be archeologically significant shall be preserved from any land disturbance and shall be suitably fenced and posted to prevent unauthorized access. Location and type of fencing shall be subject to review and approval of the Department of Planning and Development.

### **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 WITHOUT PREJUDICE** of the rezoning request.

In addition, the Planning Commission recommends **DENIAL WITHOUT PREJUDICE** of the following variance request:

1. To allow access to the townhouses in the rear of the subdivision from the internal streets, instead of alleys.

In addition, the Planning Commission recommends **DENIAL WITHOUT PREJUDICE** of the following waiver request:

2. To reduce the required 35-foot-wide undisturbed buffer to 20-foot-wide undisturbed buffer along a portion of a southern property line adjacent to the cemetery.

**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 from Clack Road**



**View of the adjacent subdivision**

**Exhibit B: Site Plan**

**[attached]**

## **NOTES**

1. CURRENT ZONING: RA200, PROPOSED ZONING: TND  
PARCEL #: 2004 006
2. TOTAL ACREAGE = 22.93 ACRES
3. NET ACREAGE = 21.44 ACRES
4. TOTAL LOTS = 83
5. GROSS DENSITY = 3.62 UNITS/AC
6. NET DENSITY = 3.87 UNITS/AC
7. MAX DENSITY = 8.0 UNITS/AC
8. COMMON AREA = 236.694 SF  
23.70% PROVIDED
9. THERE IS FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANELS 1313C00386 AND 1313C00399, EFFECTIVE MARCH 4, 2013.
10. BOUNDARY SURVEY PROVIDED BY W.T. DUNAHO AND ASSOCIATES, LLC, DATED NOVEMBER 22, 2022, TOPOGRAPHY PROVIDED BY GWINNETT COUNTY GIS WITH REFERENCE DATUM NAD83 GA STATE PLANES WEST ZONE.
11. MINIMUM HEATED FLOOR AREA ATTACHED DWELLINGS:

1-BEDROOM	600 S.F.
2-BEDROOM	800 S.F.
3-BEDROOM	1,150 S.F.
4-BEDROOM	1,200 S.F.



**TOWNHOME LOTS (2,000-5,999 SF): 28 LOTS**



**SMALL LOTS (5,000-7,499 SF): 41 LOTS**



MID-SIZE LOTS (7,500-9,499 SF): 14 LO

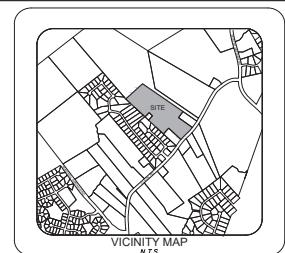
COMMON AREA: 5.43 ACRES (236,694

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1587, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION FORMED BY THE CENTERLINE OF MOUNT MORIAH ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY OF CLACK ROAD (80' R/W), IF EXTENDED TO INTERSECT, THENCE LEAVING SAID INTERSECTION, AND TRAVELING ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MOUNT MORIAH ROAD A DISTANCE OF 1,595.29 FEET TO A 15' REBAR FOUND, SAID POINT BEING THE POINT BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND CONTINUING ALONG AFOWARDSEY WESTERN RIGHT-OF-WAY OF CLAD ROAD (80' R/W) IN A SOUTHERLY DIRECTION, THENCE TURNING SOUTHEAST, AND CONTINUING IN A SOUTHEAST DIRECTION, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 213.31 FEET TO A POINT, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 54.95 FEET TO A "X" REBAR FOUND, THENCE LEAVING AFOWARDSEY RIGHT-OF-WAY NORTH 47 DEGREES 16 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.70 FEET TO A "X" REBAR FOUND, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 498.70 FEET TO A "X" REBAR FOUND, THENCE NORTH 47 DEGREES 16 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 507.38 FEET TO A "X" REBAR FOUND, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 457.15 FEET TO A "X" REBAR FOUND, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 578.82 FEET TO A "X" REBAR FOUND, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 599.74 FEET TO A "X" REBAR FOUND, THENCE TURNING SOUTHEAST, BEING SUBTENDED BY A CHORD OF SOUTH 43 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 582.50 FEET, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 22.93 ACRES.

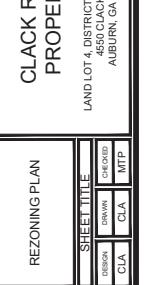


VICINITY MAP  
NTS





**PRECISION**  
Planning Inc.  
planners • engineers • architects • surveyors



01/25/2023  
DATE  
R22-167  
PPI PROJECT NO.

11

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1/26/2023 RZR2023-00009

**Exhibit C: Building Elevations**

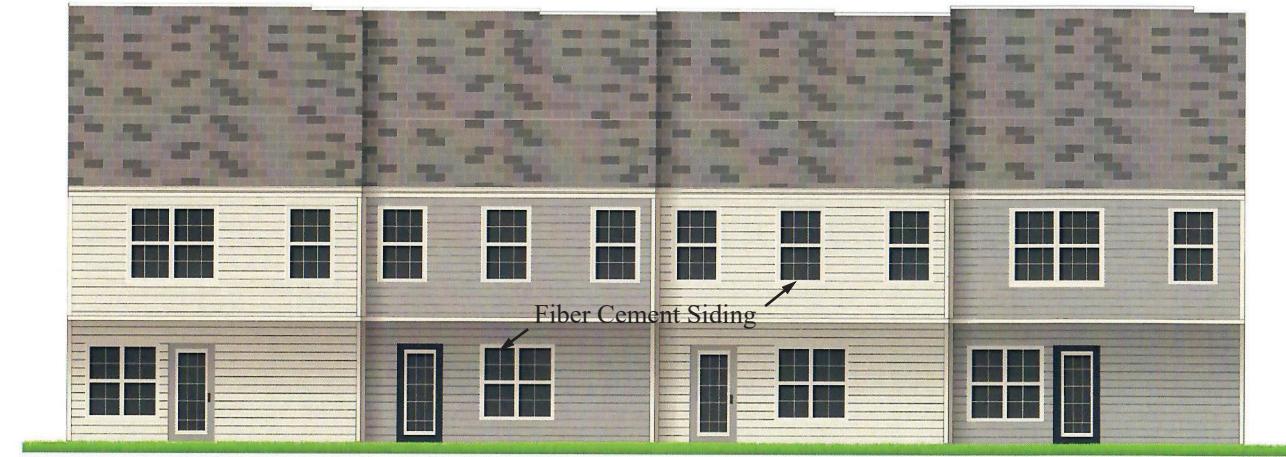
**[attached]**

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RZR2023-00009



Building Height 26'  
Front Elevations: Combination of Brick Water Table,  
Fiber Cement Shake, And Fiber Cement Siding  
Side and Rear Elevations: Fiber Cement Siding

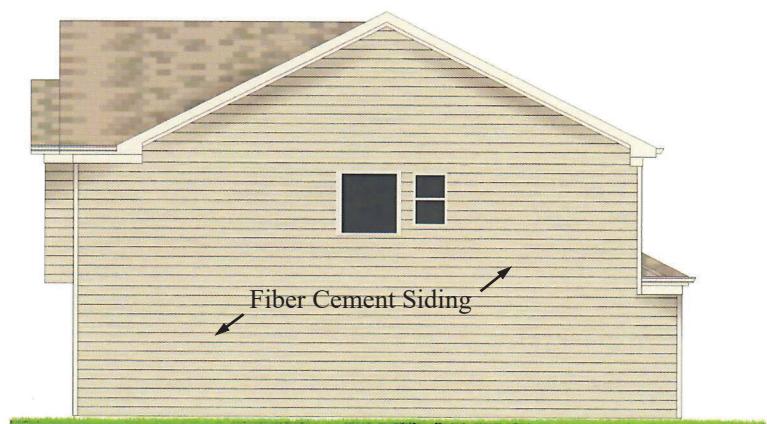
EXAMPLE



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PLANNING AND DEVELOPMENT

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2.7.2023



Building Height 26'  
Front Elevations: Combination of Brick, Board &  
Batten, and Fiber Cement Shake  
Side and Rear Elevations: Fiber Cement Siding

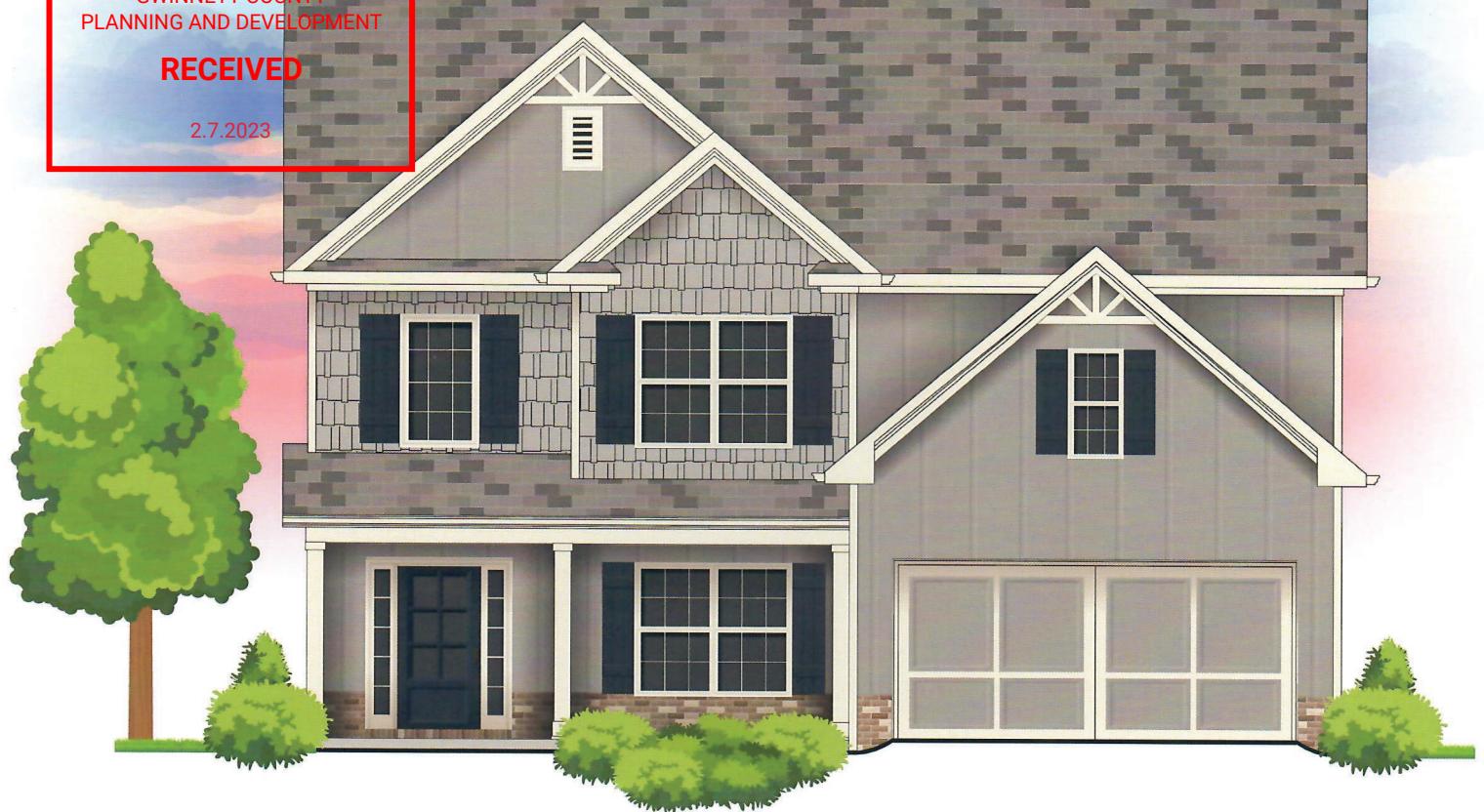
EXAMPLE



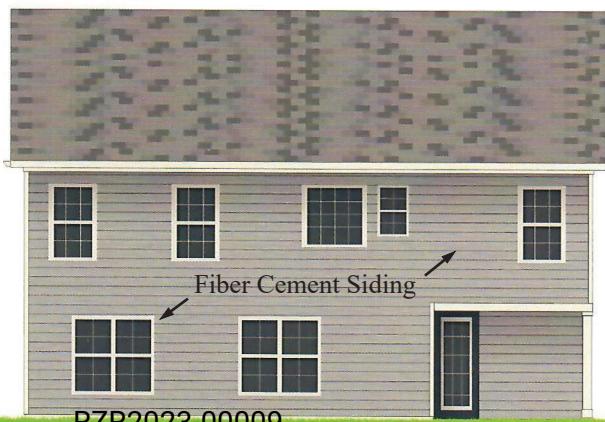
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Building Height 26'  
Front Elevations: Combination of Brick Water Table,  
Board & Batten, and Fiber Cement Shake  
Side and Rear Elevations: Fiber Cement Siding



EXAMPLE



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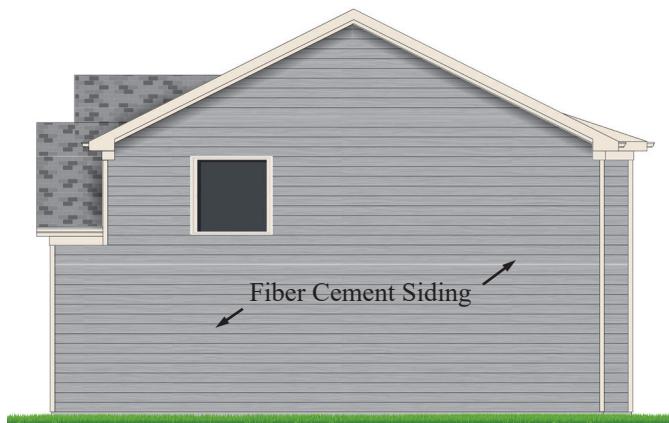
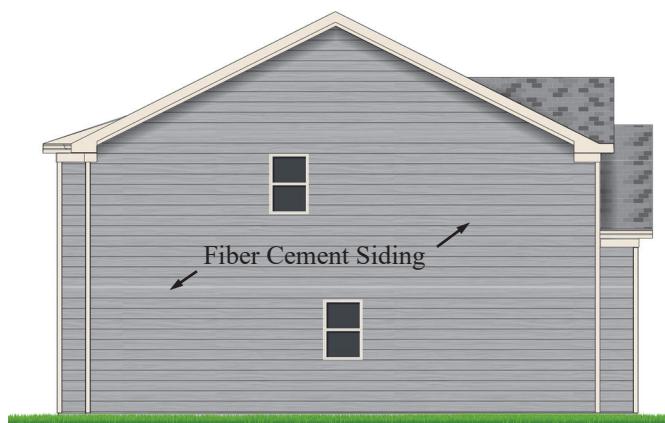
Building Height 22'  
Front Elevations: Combination of Brick Water Table,  
Board & Batten, and Fiber Cement Siding  
Side and Rear Elevations: Fiber Cement Siding



EXAMPLE

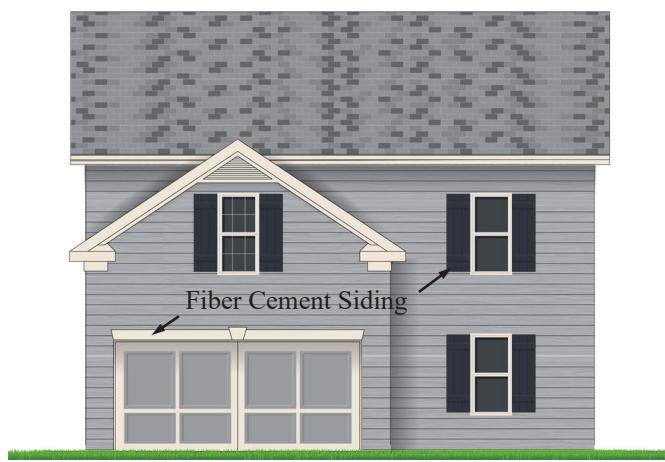


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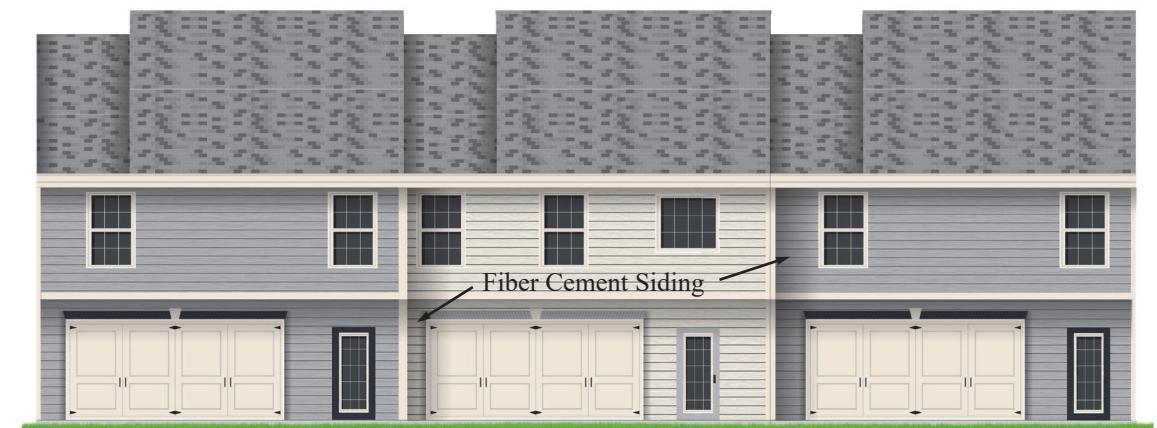
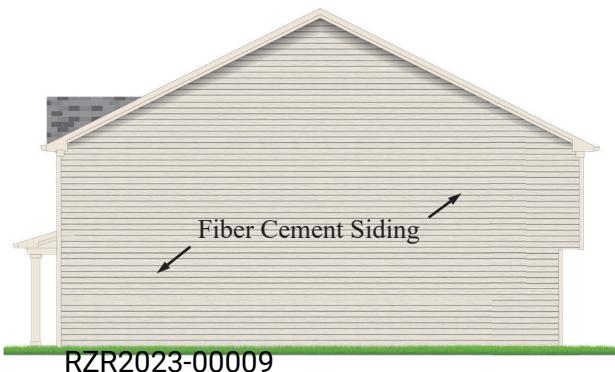
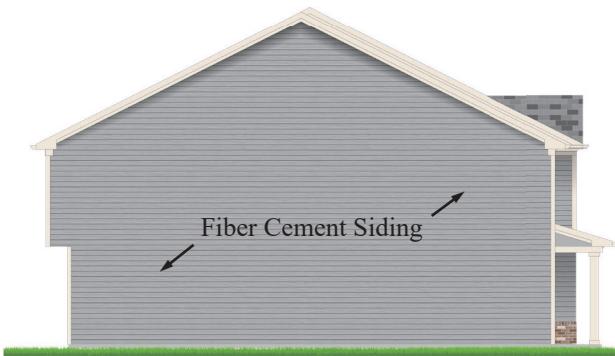


Building Height 26'  
Front Elevation Combination of Brick and Fiber  
Cement Shake  
Side and Rear Elevations: Fiber Cement Siding

Example



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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2.7.2023



Building Height 26'  
Front Elevation: Combination of Brick and Fiber  
Cement Shake  
Side and Rear Elevations: Fiber Cement Siding

Example

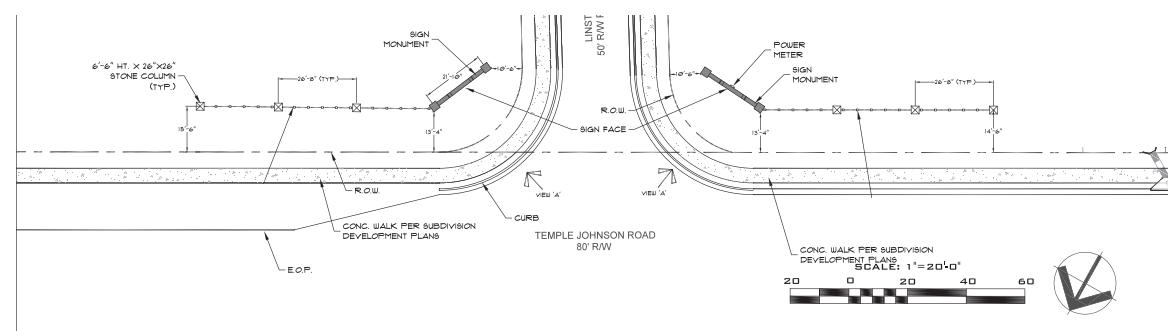
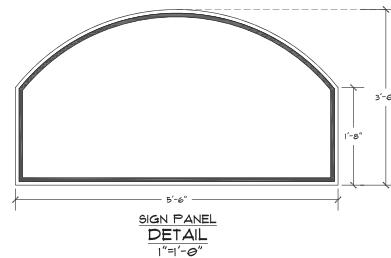
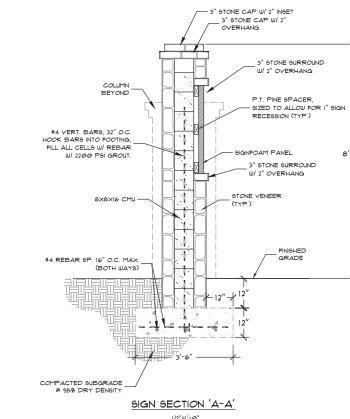
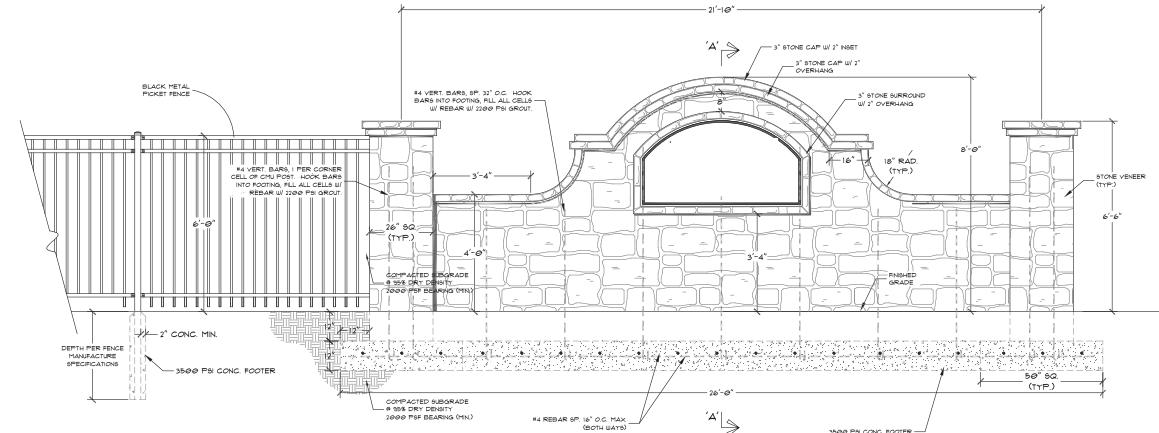


GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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CONTRACTOR NOTE:  
IF THE CONTRACTOR, DURING OR PRIOR TO CONSTRUCTION, FINDS ANY  
DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE  
SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS AS PROVIDED BY MICHAEL  
BRENT HARDMAN HE/SHE SHALL IMMEDIATELY INFORM MICHAEL BRENT  
HARDMAN. ANY WORK PERFORMED AFTER SUCH DISCOVERY, WILL BE THE  
CONTRACTOR'S RISK.

EXAMPLE of PROPOSED ENTRANCE



Entrance Concept  
Clack Road



CC: DRAWN BY: MSH  
DRAWING DATE: 12/1/20  
CHECKED BY: MSH  
SCALE AS SHOWN

1 OF 1

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

**[attached]**

**RECEIVED**

3.17.2023

Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook

Samuel C. Kennon  
Shane M. Lanham  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

## **LETTER OF INTENT FOR REZONING APPLICATION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of Gwinnett Development Corporation (the “Applicant”) requesting the rezoning of an approximately 22.93-acre tract of land (the “Property”) situated along the northwesterly side of Clack Road between its intersections with Mt Moriah Road and Mineral Springs Road. The Property is located within the Suburban Estate Living Character Area of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) and is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the TND (Traditional Neighborhood Development District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) in order to develop the Property as an attractive mixed-residential community including a mix of single-family detached homes and attached residential townhomes. The proposed development would include 55 single-family detached homes and 28 townhomes at an overall net density of 3.87 units per acre—which is well below the maximum 10 units per acre allowed in TND. In accordance with the UDO’s design requirements for TND, the internal street network forms a grid and includes alleyways to provide safe and efficient internal vehicular circulation. Accordingly, homes would be provided with a mix of front- and rear-entry configurations. An internal sidewalk network would provide pedestrian

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

[www.mptlawfirm.com](http://www.mptlawfirm.com)

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3.17.2023  
connectivity for residents and a large area of open space is provided at the rear of the development,

which could remain as passive green space, but could also be activated with nature trails for the use and enjoyment of residents. The proposed development would be accessed by a single driveway on Clack Road.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”). The surrounding area is characterized primarily by residential development including communities zoned R-100 Modified, R-100 CSO, and OSC. Additionally, land zoned TND is located to north across the Little Mulberry River pursuant to case number RZR2020-00005. The proposed mixed-residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix and add a variety of housing types. Zoning buffers are included around the perimeter of the Property to provide appropriate screening and separation from adjacent single-family detached subdivisions and adjacent large lot residential tracts. In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant is seeking a limited buffer reduction where adjacent to Parcel R2002 188, which is zoned RA-200 and contains a cemetery. In this limited area, the Applicant is proposing to provide a 20-foot wide landscaped buffer. Such a buffer would provide adequate separation between the cemetery and the proposed development. Moreover, the area surrounding the cemetery is mostly cleared and does not contain mature vegetation. Accordingly, the proposed buffer would represent an improvement from current conditions.

The proposed development is also compatible with the general housing policies of the 2040 Plan. Generally, the 2040 Plan promotes residential development and encourages residential development with a variety of housing types. Specifically, Theme 4 of the 2040 Plan is “Provide

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3.17.2023 More Housing Choices." The 2040 Plan provides that "[t]his theme recognizes this growing complexity and links housing issues to such topics as successful economic development and the overall quality of life of those who choose (and are able) to live in Gwinnett. Economic development and housing issues are intricately linked." The 2040 Plan also specifically addresses the lack of housing diversity that exists in Gwinnett County. According to the 2040 Plan, 73% of all housing units in Gwinnett County are single-family detached homes. In contrast to the current supply, demand has shifted towards smaller housing units such as the townhome and small lot single-family residences that the proposed development would provide. These and other trends driving housing demand were studied in detail in the 2022 Gwinnett County Comprehensive Housing Study (the "Housing Study"). The Housing Study forecasts continued strong demand for single-family housing in Gwinnett County—especially smaller lot single-family detached and attached townhomes such as the proposed development.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 16th day of March, 2023.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham  
Attorneys for Applicant

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1/26/2023

**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:

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 WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME 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 LAND USE PLAN:

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

---

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

- (A) Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding area.
- (B) No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement the housing mix of the surrounding area.
- (C) Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The proposed development has direct access to Clack Road and is located in close proximity to Braselton Highway. Water and sewer utilities are present in the immediate area.
- (E) Yes, approval of the proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan which encourages residential development and also encourages the continued diversification of housing types in the County. These policies were underscored by the findings of Gwinnett County's recently published Housing Study.
- (F) The Applicant submits that the quality of the proposed homes, the relatively large green space at the rear of the Property, and Property's proximity to regional transportation corridors provide additional supporting grounds for approval of the Application.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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1/26/2023  
RZR2023-00009

**Exhibit E: Application and Disclosure of Campaign Contributions Form**

**[attached]**

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1/26/2023

## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gwinnett Development Corporation c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Butler, A. Quillon &amp; Guy M.</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>4565 Clack Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Auburn</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30011</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>R2004 006</u>	ACREAGE: <u>+/- 22.93</u>
ADDRESS OF PROPERTY: <u>4550 Clack Road</u>	
PROPOSED DEVELOPMENT: <u>Traditional Neighborhood Development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>83</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>+/-3.62 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/-3.87 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

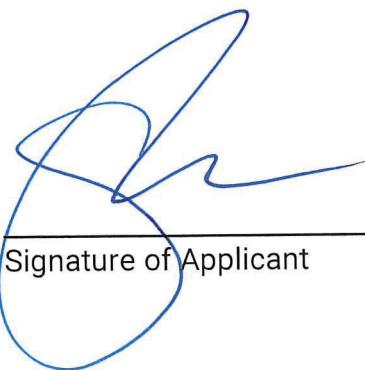
**RECEIVED**

1/26/2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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.



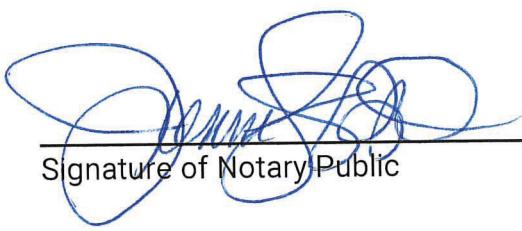
Signature of Applicant

1/26/23

Date

Shane Lanham, attorney for the Applicant

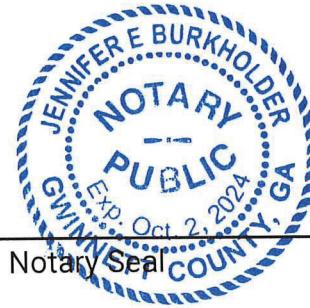
Type or Print Name and Title



Signature of Notary Public

1/26/2023

Date



Notary Seal

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1/26/2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**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.



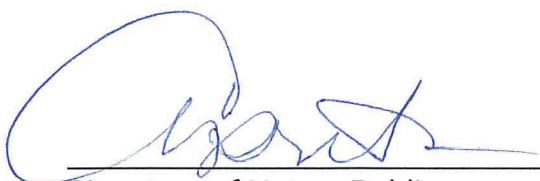
Signature of Applicant

1/24/2023

Date

William Austin, President

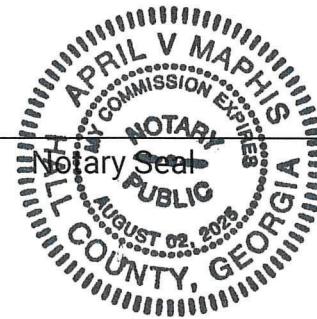
Type or Print Name and Title



Signature of Notary Public

1/24/2023

Date



**RECEIVED**

1/26/2023

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY  
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION  
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.

Guy M. Butler  
Signature of Property Owner

01/17/2023

Date

Guy M. Butler, Property Owner  
Type or Print Name and Title

Erica Marie Williams  
Signature of Notary Public

01/17/2023

Date



**RECEIVED**

1/26/2023

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY  
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION  
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.

A. Quillon Butler  
Signature of Property Owner

01/17/2023  
Date

A. Quillon Butler, Property Owner  
Type or Print Name and Title

Erica Marie Williams 01/17/2023  
Signature of Notary Public Date



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1/26/2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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 OR PRINT NAME AND TITLE



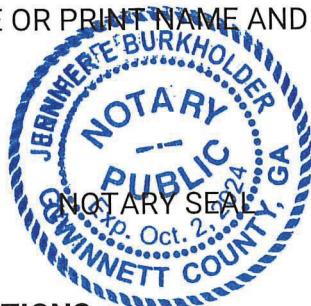
1/26/23

Shane Lanham, attorney for the Applicant

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

DATE

1/26/2023

**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

Please see attached

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)
Please see attached		

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,800	11/18/2021
Ben Ku, Commissioner	\$1,500	10/03/2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

1/26/2023

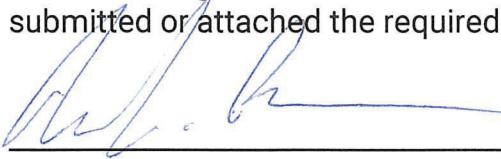
RZR2023-00009

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1/26/2023

**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.



**1/24/2023**

William Austin, President

SIGNATURE OF APPLICANT

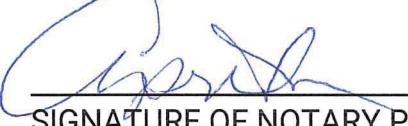
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES

NO

**William Austin**

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.

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1/26/2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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:**  
(Map Reference Number)

2 \_\_\_\_\_ - 004 \_\_\_\_\_ - 006 \_\_\_\_\_  
District Land Lot Parcel

Signature of Applicant

1/24/23  
Date

Shane Lanham, attorney for the Applicant

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)

Chris Nelson

NAME

Tax Services Associate

TITLE

January 24, 2023

DATE

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:		DOCS		
Reviewer Name:		Glenn Boorman		
Reviewer Title:		Division Director – Project Admin – Parks & Recreation		
Reviewer Email Address:		Glenn.boorman@gwinnettcounty.com		
Case Number:		RZR2023-0009		
Case Address:		4565 Clack Rd, Auburn		
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/> <b>X</b> <b>NO</b>
1				
2				
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> <b>X</b>	<b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	At no cost to the County provide appropriate easements for the future development of a multipurpose trail as per the Gwinnett Open Space & Greenway Master Plan as required per the Unified Development Ordinance Title 3, 900-110.			
2				
3				
4				
5				
6				
7				

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



## Department of Planning and Development TECHNICAL REVIEW COMMITTEE

<b>TRC Comment Date:</b>		03-17-2023 Amended 03-29-2023	
Department/Agency Name:		Gwinnett Historical Society	
Reviewer Name:		Charlotte Nash	
Reviewer Title:		President, Gwinnett Historical Society	
Reviewer Email Address:		charlottenash@bellsouth.net	
Case Number:		RZR2023-00009	
Case Address:		4550 Clack Road, Auburn GA 30011	
<b>Comments:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> X <input type="checkbox"/>
1	<p>The property for which this rezoning request has been submitted is directly adjacent to the Seaborn Jones Clack family cemetery. Mr. Clack and his wife, Drucilla Holloway Clack, moved to this area of Gwinnett County during the 1860s. Clack Road takes its name from this couple and their family. Numerous descendants of the couple still live in Gwinnett and nearby counties, with more descendants across USA.</p> <p>The cemetery is easily recognizable since it was previously fenced by members of the family. However, the developer should be cautioned to avoid any actions that could damage or infringe on the cemetery in any way. Additionally, the proposed location of a mail kiosk at the property line near the cemetery gives some concern since this will be the likeliest access point for the cemetery. Please note that the cemetery is located on a separate parcel (R2002 188) that should normally have direct road access. The layout for the proposed development leaves a stretch of its property between the cemetery and what will be the nearest public road.</p> <p>The Butler family was gracious in allowing access to the cemetery but the change in ownership and use of the property creates concern regarding the ease of accessing the cemetery in the future. To address this concern, consideration should be given to requiring the developer to construct a drive or wide pathway across his property to the edge of the parcel on which the cemetery is located and to record this drive as an easement for cemetery access purposes.</p>		
2	The presence of the mail kiosk so close to the cemetery is not optimal, so appropriate landscaping and screening to mitigate the intrusion of activity at the mail kiosk should be considered.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> X <input type="checkbox"/>
1	The developer shall construct a drive or wide pathway from subdivision street that lies nearest the Clack Family Cemetery to the boundary of the parcel on which the Cemetery is located and shall record this drive or pathway on the subdivision plat and the property deed as an easement for cemetery access. Design and construction of drive or pathway shall be approved by the Gwinnett Department of Transportation. The drive or pathway shall be maintained in the future in a condition that allows easy access to the cemetery; such maintenance shall be the responsibility of the owner(s) of the subdivision property it traverses.		

**Note:** Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>2</b>	To mitigate the intrusion on the cemetery of activity at the mail kiosk, developer shall design and install landscaping and screening to protect the cemetery from such activity. Responsibility for approving such landscaping and screening is assigned to the Director of Gwinnett Planning and Development.
<b>3</b>	
<b>4</b>	
<b>5</b>	
<b>6</b>	
<b>7</b>	

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



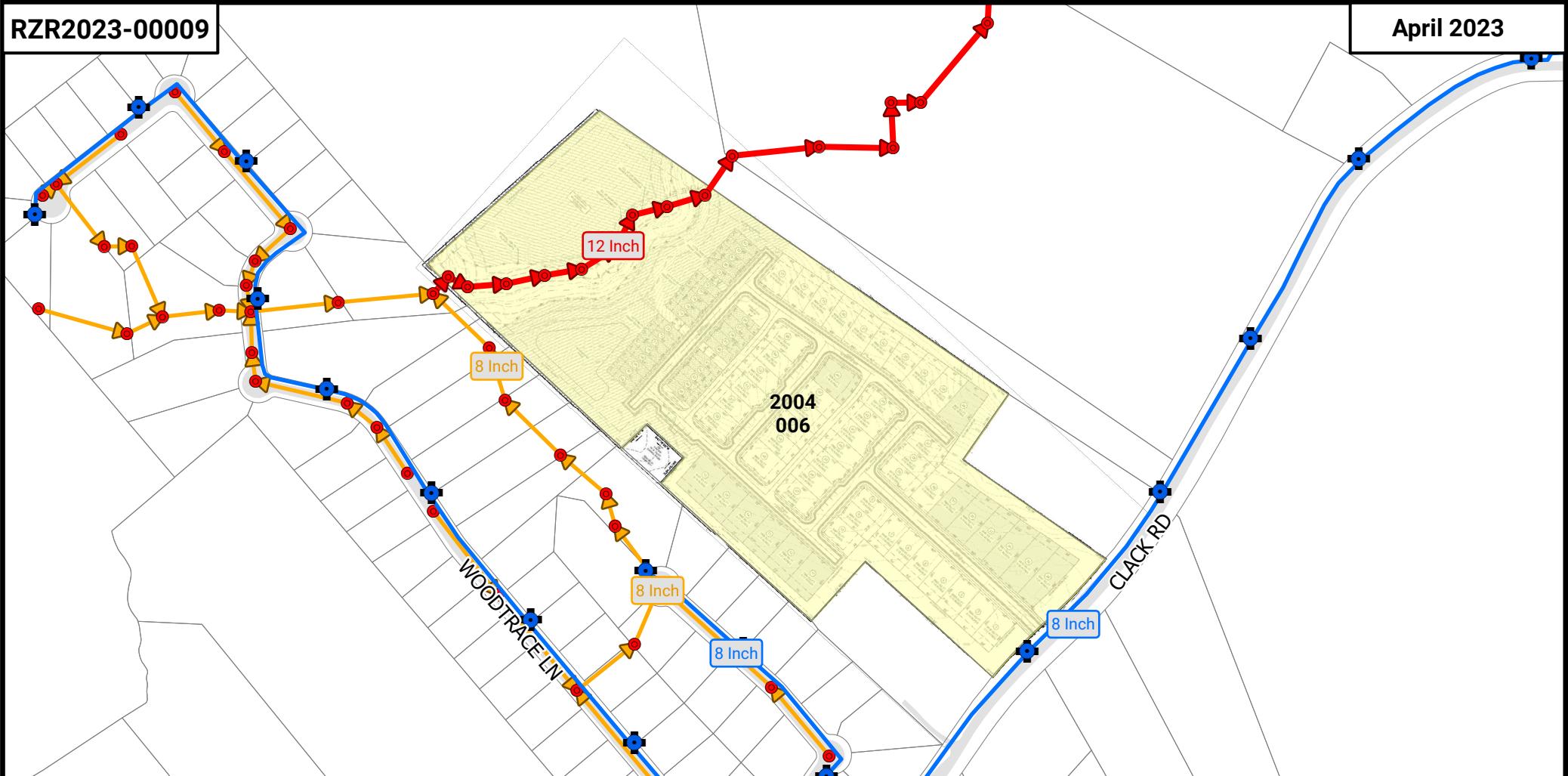
**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b> 03.08.2023			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>			
Case Number: RZR2023-00009			
Case Address: 4550 Clack Road, Auburn, 30011			
<b>Comments:</b>		<input checked="" type="checkbox"/> X	YES
1 Clack Road is a minor collector. ADT = 3,086.		<input type="checkbox"/>	NO
2 11.3 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		<input type="checkbox"/>	
3		<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> X	YES
1 The developer shall construct a left-turn lane along Clack Road into the development.		<input type="checkbox"/>	NO
2		<input type="checkbox"/>	
3		<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>	
Case Number: RZR2023-00009	
Case Address: 4550 Clack Road	
<b>Comments:</b>	
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 8-inch water main on the west right-of-way of Clack Road.
2	Sewer: Sewer Capacity Certification C2023-009-01 was approved in Jan 2023 for 81 single-family homes. The development may connect to an existing 12-inch gravity sewer main located on the west side of the subject parcel; an aerial sewer crossing will be required.
3	
4	
5	
6	
7	
<b>Recommended Zoning Conditions:</b>	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1	
2	
3	
4	
5	
6	
7	

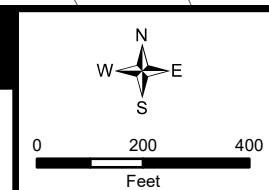


## LEGEND

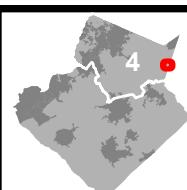
▲ Flow Management	◆ Hydrant	▲ Sewer Force Main
▲ Pump Station	◆ City	▲ Effluent Outfall
◆ Regional	◆ Water Main	▲ Sewer Collector
● Manhole	◆ Reuse Main	▲ Sewer Interceptor

## 4550 Clack Road

RA-200 to TND

Water & Sewer  
Utility Map

## LOCATION



**Water Comments:** The proposed development may connect to an existing 8-inch water main on the west right-of-way of Clack Road.

**Sewer Comments:** Sewer Capacity Certification C2023-009-01 was approved in Jan 2023 for 81 single-family homes. The development may connect to an existing 12-inch gravity sewer main located on the west side of the subject parcel; an aerial sewer crossing will be required.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, <b>April, 2023</b>											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2023-00006	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	17
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	14
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	26
RZM2023-00008	<b>Meadowcreek HS or</b>	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	10
	<b>McClure Health Science HS</b>	1,130	1,500	-370	1,141	1,500	-359	1,153	1,500	-347	
	<b>Radloff MS</b>	1,377	1,575	-198	1,391	1,575	-184	1,405	1,575	-170	7
	Graves ES	1,163	1,125	38	1,147	1,125	22	1,158	1,125	33	15
RZR2023-00009	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	23
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	18
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	34
RZR2023-00010	<b>Mill Creek HS</b>	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	<b>Osborne MS</b>	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2

**Exhibit G: Maps**

**[attached]**



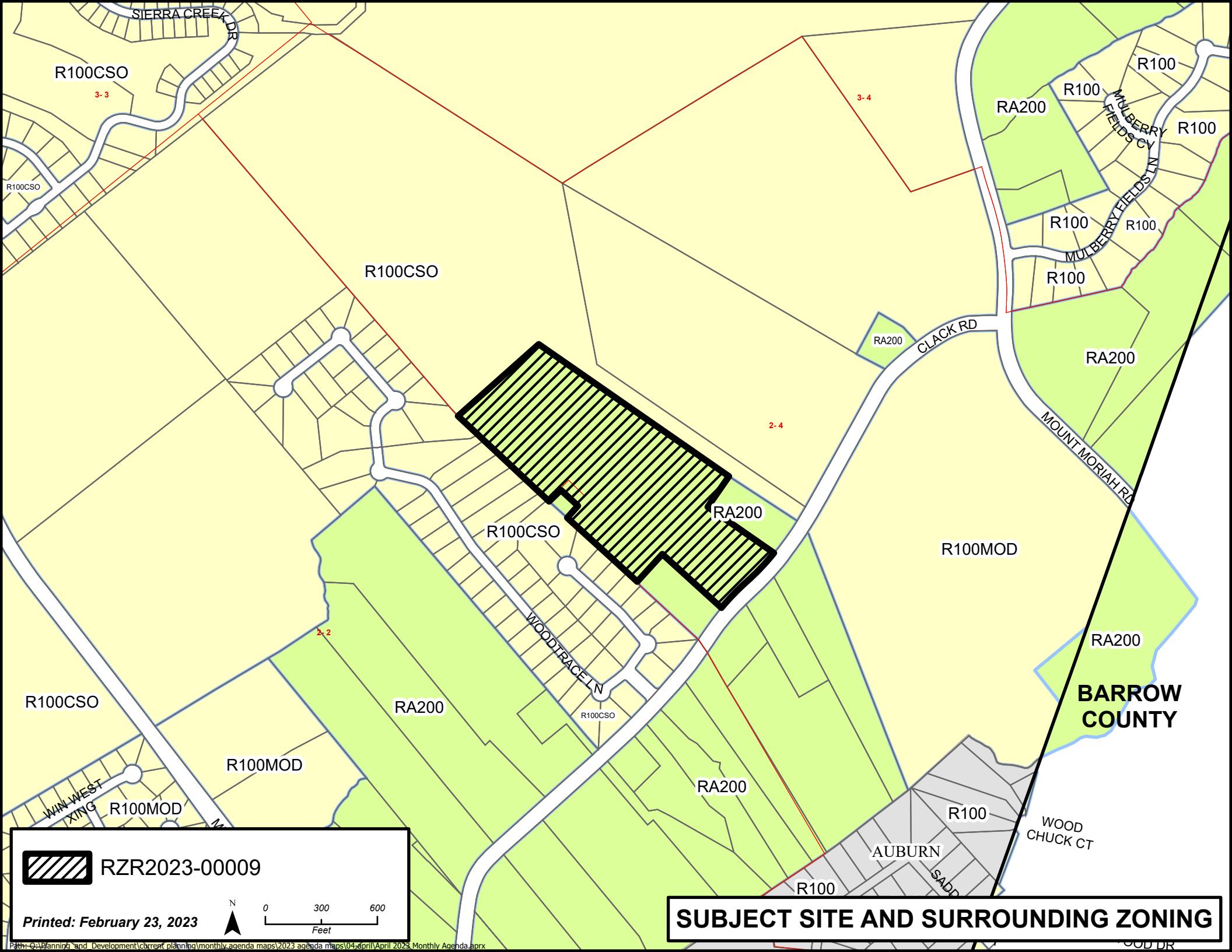
RZR2023-00009



0 100 200  
Feet

Printed: February 23, 2023

Gwinnett County GIS



RZR2023-00009

N

A horizontal number line starting at 0 and ending at 600. There are two tick marks on the line. The first tick mark is at 300 and is labeled '300'. The second tick mark is at 600 and is labeled '600'. Between the 300 and 600 marks, there is another tick mark that is labeled '5'.

Printed: February 23, 2023

## **SUBJECT SITE AND SURROUNDING ZONING**

