

Planning Commission Advertised Public Hearing Date: 04/11/2023
Board of Commissioners Advertised Public Hearing Date: 04/25/2023

Applicant: Kimberly Burroughs
6242 Windy Ridge Trail
Lithonia, GA 30058

Owners: Joseph Montgomery
2605 Ivy Brook Lane
Buford, GA 30519

Contact: Kimberly Burroughs

Contact Phone: 865.591.0787

Zoning History

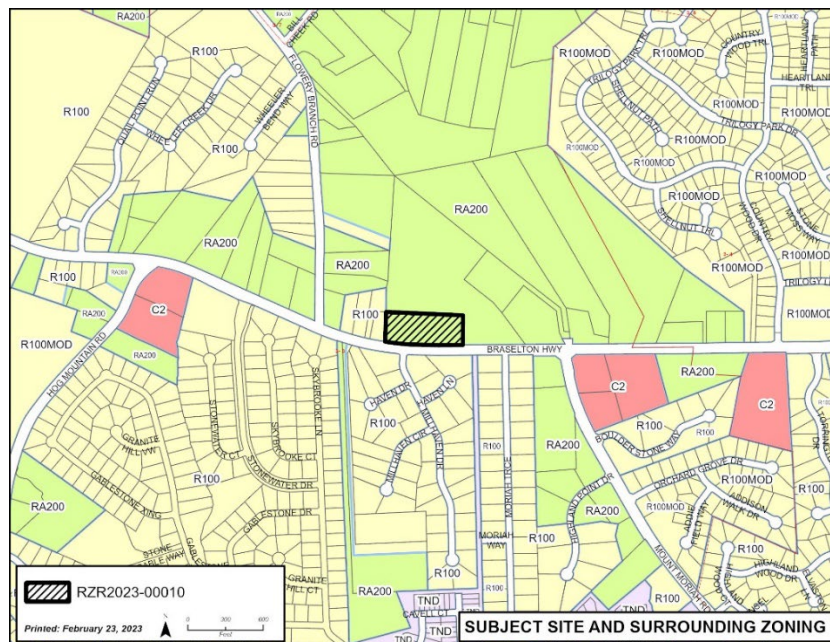
The property has been zoned RA-200 (Agriculture-Residence District) since 1970. The parcel was rezoned in 1983 to RT-200 to place a mobile home on the property, pursuant to RZ-72-83. A condition of this zoning was that a building permit for a mobile home be obtained within 24 months of the approval of the rezoning. The zoning of the property reverted back to RA-200 two years later when the RT-200 zoning approval expired when no building permit was obtained. The subject property is located within the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 3.38-acre rectangular parcel located along Braselton Highway, east of its intersection with Flowery Branch Road. The property is mostly wooded with a single unpaved driveway providing access to Braselton Highway. There are no structures on the property. The property has rolling topography with the highest elevations along the eastern and western property lines. Braselton Highway is a two-lane road that lacks sidewalks on either side of the street. The nearest Gwinnett County Transit stop is approximately 9.8 miles from the subject site.

Surrounding Use and Zoning

The property is surrounded by undeveloped land, residences on large properties, and single-family detached subdivisions.



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.48 units per acre
North	Undeveloped	RA-200	N/A
East	Undeveloped	RA-200	N/A
South	Single-Family Residential	R-100	1.21 units per acre
West	Single-Family Residential	R-100	1.78 units per acre

Project Summary

The applicant requests the rezoning of a 3.38-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Five single-family detached lots, each with at least 29,000 square feet of land area, yielding a net density of 1.48 units per acre.
- Individual septic systems for each residence.
- Lot widths of at least 100 feet.
- A 5-foot-wide sidewalk with a 2-foot-wide landscape strip from the back of the proposed curb and gutter on Braselton Highway.
- No elevations of the proposed residences were included with the application. The Letter of Intent states that each home will be 2,400 - 2,600 square feet in size.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100 (Single-Family Residence District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 25,500 square feet (septic)	>29,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 10' one yard, 25' two yards	12.5' one yard 25' two yards	YES
Rear Yard Setback	Minimum 40'	40'	YES
Minimum Heated Floor Area	Minimum 1,400 square feet	2,400 square feet	YES
Building Height	Maximum 35'	<35'	YES

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 stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. 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 subject property is surrounded by single-family residential properties zoned R-100 and undeveloped properties zoned RA-200. The existing single-family residences adjacent to the subject property fronting Braselton Highway have densities that are similar to the density of the proposed development. The proposed development meets or exceeds all dimensional requirements of the R-100 zoning district making it suitable in view of the use and development of adjacent and nearby properties.

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

The proposed single-family residential lots would be compatible with the character of the surrounding area. The small-scale nature of the subdivision and its identical land use will result in a minimal impact to the adjacent properties. Shared driveways would limit impact to traffic flow on Braselton Highway.

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

The property as currently zoned has a reasonable economic use.

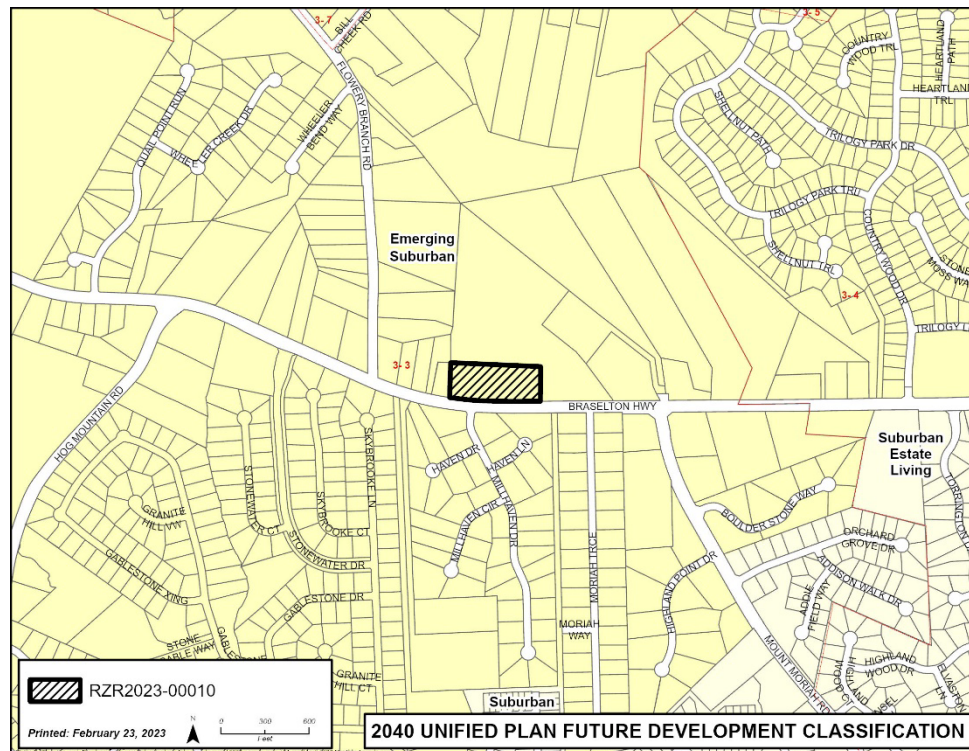
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The subject property is located within the Emerging Suburban Character Area of the 2040 Unified Plan and Future Development Map. These areas are currently mostly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. They are expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan.

The request to develop five, single-family residential lots along Braselton Highway is consistent with the Emerging Suburban Character Area.



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

Similar rezoning requests from RA-200 to R-100 for small single-family subdivisions in Emerging Suburban areas have been approved in the area in recent years. In addition, the proposed development is consistent with the development patten and land use of the surrounding area.

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.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval as R-100 (Single-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received February 6, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 5 lots.
3. The minimum heated floor area of dwellings shall be 2,400 square feet.
4. All dwellings shall have a minimum of two-car garage.
5. A maximum of two curb cuts shall be permitted. Lots shall be accessed via shared driveways with access easements, subject to the review and approval of the Planning and Development Department.
6. All residential buildings shall comply with Category 3 of the Gwinnett County Architectural Design Standards. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
7. The developer shall construct a 5-foot-wide concrete sidewalk with curb and gutter along the entire property frontage of Braselton Highway.
8. The developer shall provide a sight distance certification for all driveways that directly access 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



View of frontage looking east along Braselton Highway



View of frontage looking west along Braselton Highway



Unpaved driveway along Braselton Highway

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

02/06/2023

EXEMPTION PLAT ON SEPTIC
TAX PARCEL ID: 3003 019

ZONING AND MINIMUM LOT REQUIREMENTS

ZONING: R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT)
FRONT: 35-FT. OR 50-FT.
SIDE: 10-FT. OR 25-FT. COMBINED
REAR: 40-FT.

MIN. LOT SIZE: 15,000 SF - SEWER
MIN. LOT SIZE: 25,500 SF - SEPTIC
MIN. LOT WIDTH: 100 FT.
MIN. ROAD FRONTAGE: 100 FT.
MAX. BUILDING HEIGHT: 35 FT.



GAK ENGINEERING, INC.

4160 LOGAN DRIVE, #1465, LOGANVILLE, GA 30052
PH: (919) 381-0300

PROJECT ADDRESS:
4776 BRASELTON HIGHWAY
HOSCHTON, GA 30548
PIN: 3003 019

EXEMPTION PLAT
ON SEPTIC

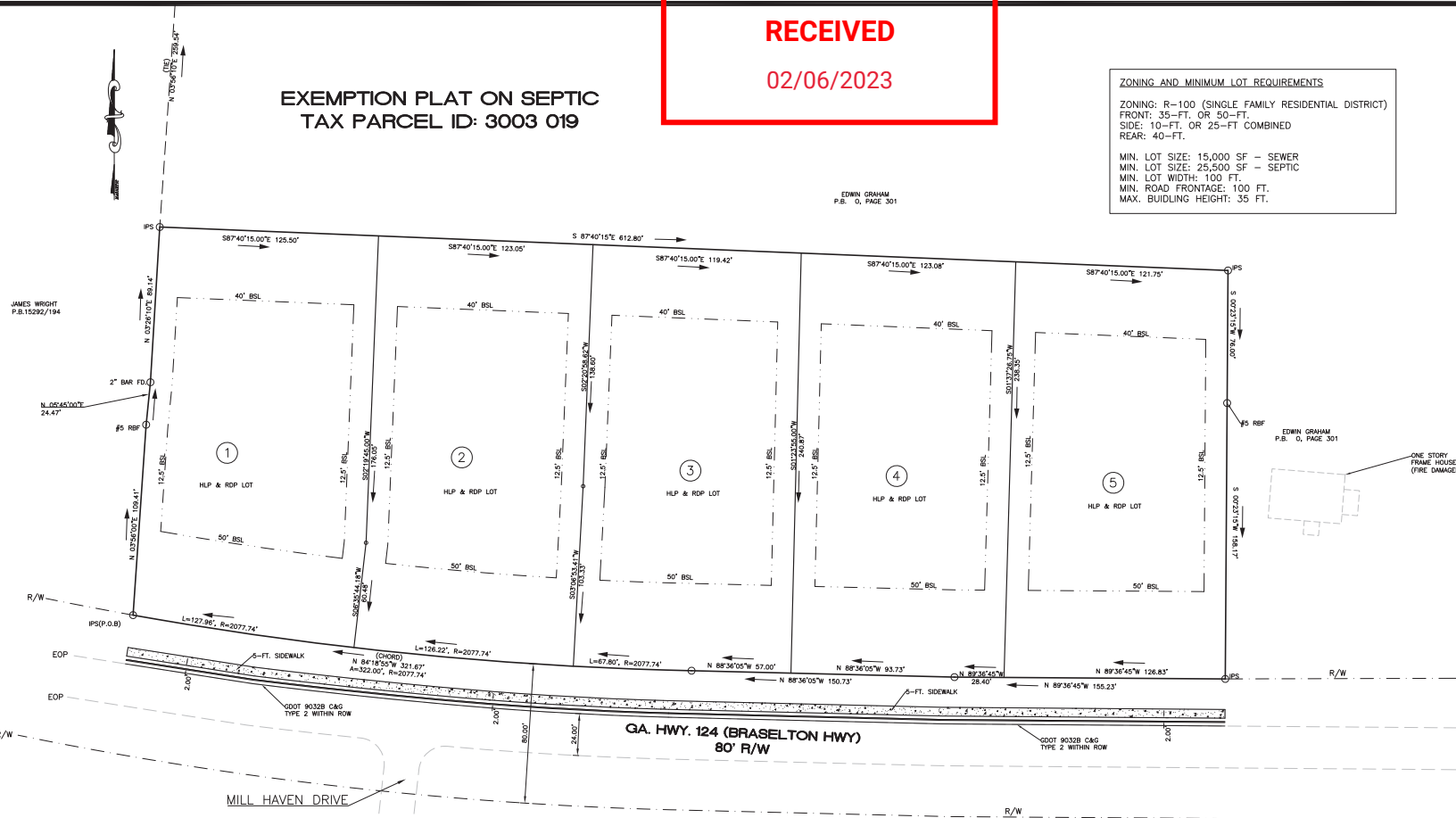
SHEET TITLE

DATE	NO	DESCRIPTION

11-14-2022
DATE

JOB NUMBER

C-1



LOT SUMMARY

LOT 1	LOT 4
LOT AREA: 29,485.58 SF ROAD FRONTAGE: 127.96 FT. LOT WIDTH AT BSL: 130.31 FT.	LOT AREA: 29,398.16 SF ROAD FRONTAGE: 122.13 FT. LOT WIDTH AT BSL: 122.33 FT.
LOT 2	LOT 5
LOT AREA: 29,574.83 SF ROAD FRONTAGE: 126.22 FT. LOT WIDTH AT BSL: 123.19 FT.	LOT AREA: 29,358.58 SF ROAD FRONTAGE: 126.83 FT. LOT WIDTH AT BSL: 125.75 FT.
LOT 3	
LOT AREA: 29,414.70 SF ROAD FRONTAGE: 124.80 FT. LOT WIDTH AT BSL: 123.31 FT.	

TOTAL SITE AREA = 147,232.80 S.F. = 3.380 AC.

LOT 1 ADDRESS: XXX BRASELTON HWY., HOSCHTON, GA 30548
LOT 2 ADDRESS: XXX BRASELTON HWY., HOSCHTON, GA 30548
LOT 3 ADDRESS: XXX BRASELTON HWY., HOSCHTON, GA 30548
LOT 4 ADDRESS: XXX BRASELTON HWY., HOSCHTON, GA 30548
LOT 5 ADDRESS: XXX BRASELTON HWY., HOSCHTON, GA 30548

DENSITY CALCULATIONS

GROSS DENSITY (UNITS/ACRE) = (5.00)/(3.38) = 1.479 UNITS/ACRE
NET DENSITY (UNITS/ACRE) = (5.00)/(3.38) = 1.479 UNITS/ACRE

FLOOD STATEMENT

THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER UNINCORPORATED GWINNETT COUNTY FEMA FIRM PANEL 1315C0029G, DATED 03/04/2013.

ENGINEER
GEORGE KYAMAH, PE
GAK ENGINEERING, INC.
4160 LOGAN DRIVE, #1465
LOGANVILLE, GA 30052
EMAIL: GKYAMAH@GAKENGINEERING.COM
PH: 919-381-0300

OWNER/DEVELOPER
SHAKHAN KING
EMAIL: LINDWOOD88@GMAIL.COM
PH: 404-510-0780

24-HR CONTACT
SHAKHAN KING
PH: 404-510-0780



CASE #: RZR2023-00010

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

[attached]



RECEIVED

1/26/2023

Kimberly Burroughs
Williams Burroughs Construction
6242 Windy Ridge Trail
Lithonia, GA 30058
865-591-0787

Dear Gwinnett County,

On behalf of property owner Joseph Montgomery, I would like to inform the county and the stakeholders that we are requesting a change in the zoning for Property address 4776 Braselton Highway, property ID: R3003 019), from RA-200 (Agriculture Residence District) to R-100 (Single Family Residence District). The purpose of the change is to construct a 5- lot single family subdivision. Each home will be 2400 – 2600 square feet.

The property is located within the Emerging Suburban Character Area which encourages Low Density Residential and Large Lot Residential Developments. Based on this character area it is believed that the rezoning will meet the intent of the Emerging Suburban Character Area.

A preliminary site development plan is attached to the application. The full site development plan is currently being prepared. Each site will consist of a septic system which is similar to other properties in the proximity of the area. The lots were divided based on the required acreage required for septic systems.

Per the preplanning meeting held on January 5, 2023, the minimum yard side setbacks for Lots 1 and 5 have been updated to meet the requirement for the minimum side yard set back as required by the county. We conform in all areas based on our pre-planning meeting including the update of the side yard set back for Lots 1 and 5.

We believe the land use change will allow the existing property to be developed and will allow a positive impact on the community and will meet intent of a Low Density Residential development.

The applicant respectfully requests your approval of this application.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Kimberly Burroughs', written over a horizontal line.

Kimberly Burroughs
General Contractor
Williams Burroughs Construction
www.williamsburroughsconstruction.com
(770) 282 - 4212 Office
(865) 591 - 0787 cell



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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:

Yes, it is believed that the proposed use is suitable.

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

No, the proposed use will not adversely affect the use of the surrounding properties

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

It is believed there is no reasonable economic use for the lot 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:

No, the property use will not adversely impact the existing infrastructure as described above.

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

Yes, the property rezoning will be conforming to the policy and intent of the land use plan.

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

We feel this is a positive impact and supports the Emerging Suburban Character Area for Low Density Residential and Large Lot Residential Developments

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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02/06/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kimberly Burroughs</u>	NAME: <u>Joseph Montgomery</u>
ADDRESS: <u>6242 Windy Ridge Trail</u>	ADDRESS: <u>2605 Ivy Brook Lane</u>
CITY: <u>Lithonia</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30058</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>865-591-0787</u>	PHONE: <u>404-695-0984</u>
EMAIL: <u>williamsburroughsconstruction@gmail.com</u>	EMAIL: <u>joemont2533@gmail.com</u>
CONTACT PERSON: <u>Kimberly Burroughs</u> PHONE: <u>865-591-0787</u>	
CONTACT'S E-MAIL: <u>williamsburroughsconstruction@gmail.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R100</u>	
PARCEL NUMBER(S): <u>R-3003-019</u> ACREAGE: <u>3.38</u>	
ADDRESS OF PROPERTY: <u>4776 Braselton Highway, Hoschton GA 30548</u>	
PROPOSED DEVELOPMENT: <u>The Montgomery at Hamilton Mill</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>5</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2600</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.479 units/acre</u>	Density: _____
Net Density: <u>1.479 units/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/26/2023

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

01/26/2023

Date

Kimberly Burroughs, General Contractor

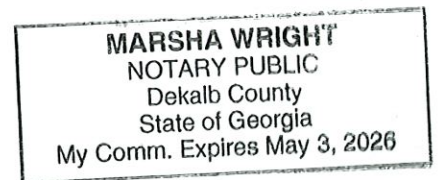
Type or Print Name and Title



Signature of Notary Public

01/26/2023

Date



Notary Seal

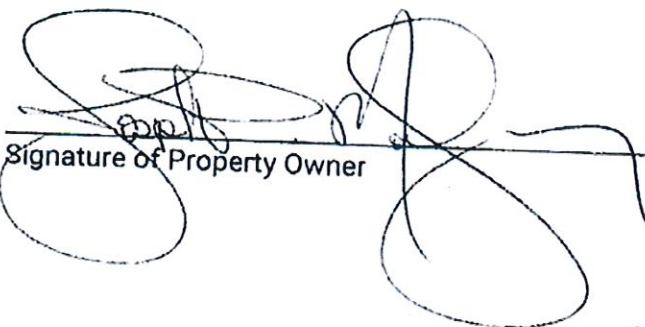
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1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

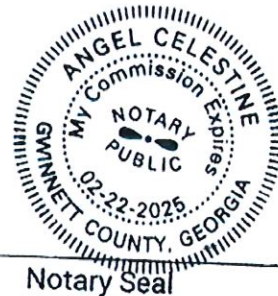
REZONING PROPERTY OWNER'S CERTIFICATION

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 _____ Date 1/12/2023

Joseph Montgomery (Owner)
Type or Print Name and Title _____

Angel Celestino
Signature of Notary Public _____ Date 1/12/2023
Notary Seal



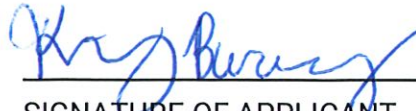
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1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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.

 01/26/2023 Kimberly Burroughs, General Contractor

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 01/26/2023

SIGNATURE OF NOTARY PUBLIC DATE

MARSHA WRIGHT
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires May 3, 2026
NOTARY SEAL

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 Kimberly Burroughs

YOUR NAME

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

NAME AND OFFICAL 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 10/2021

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)

R - 3003 - 019
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, 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)

NAME

TITLE

DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



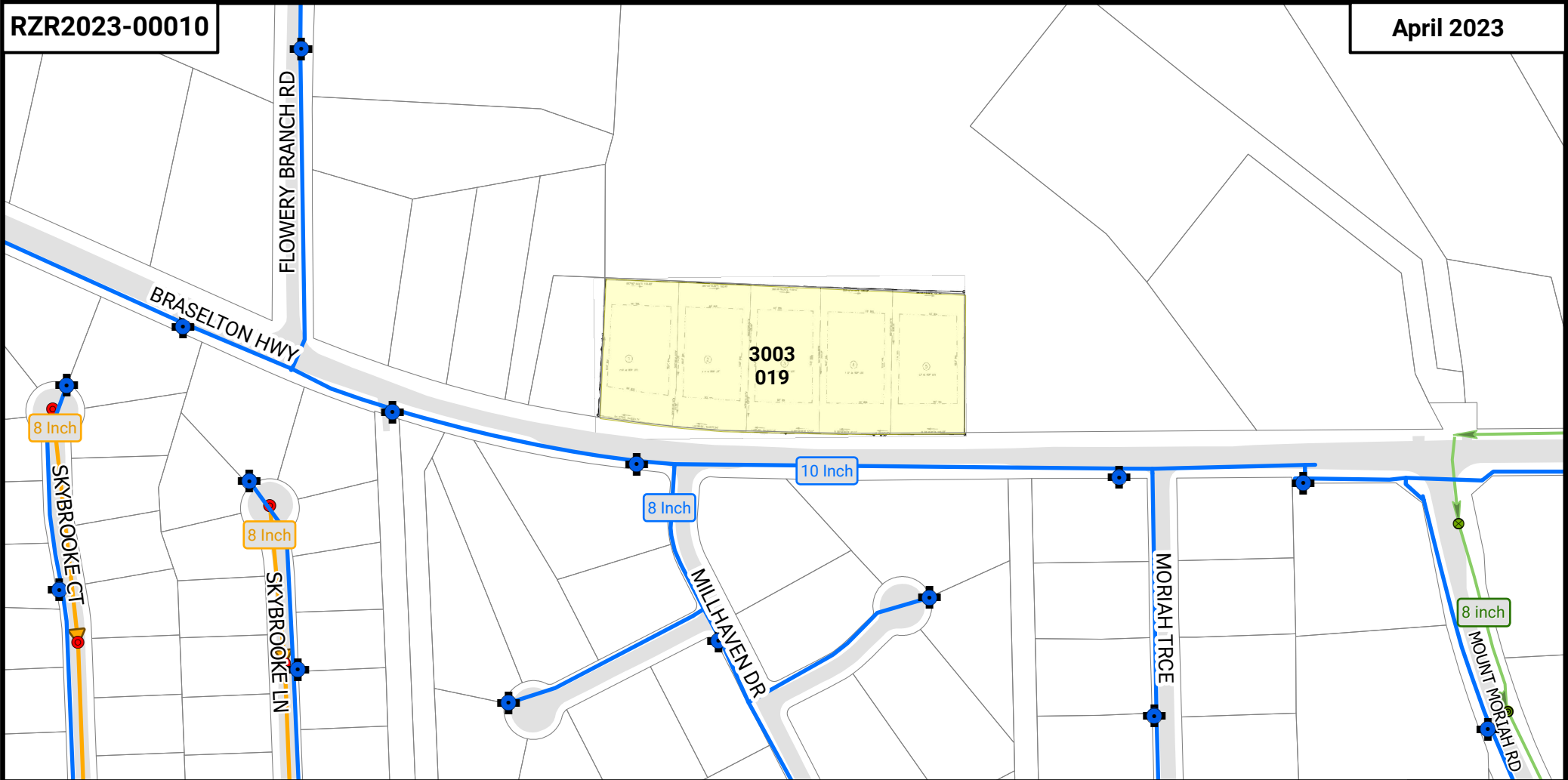
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.08.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2023-00010	
Case Address:		4776 Braselton Highway, Hoschton, 30548	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Braselton Highway/SR 124 is a minor arterial. ADT = 13,800.		
2	9.8 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	The developer shall consider creating shared driveways, to limit the amount of direct access points to Braselton Highway.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The developer shall construct a 5' concrete sidewalk along with curb and gutter along the entire property frontage of Braselton Highway.		
2	The developer shall provide a sight distance certification for all driveways that directly access Braselton Highway.		
3			
4			
5			
6			
7			



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2023-00010		
Case Address:		4776 Braselton Hwy		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Braselton Hwy.			
2	Sewer: The development is planning to be developed on septic system pending Department of Health approval.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
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7				

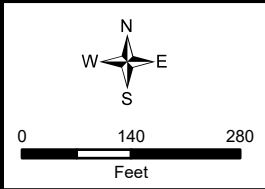


LEGEND

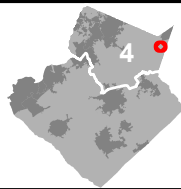
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|--|-----------------|--|------------|--|-------------------|
| | Flow Management | | Hydrant | | Sewer Force Main |
| | Pump Station | | City | | Effluent Outfall |
| | Regional | | Water Main | | Sewer Collector |
| | Manhole | | Reuse Main | | Sewer Interceptor |

4776 Braselton Hwy
RA-200 to R-100

Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Braselton Hwy.

Sewer Comments: The development is planning to be developed on septic system pending Department of Health approval.

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

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

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

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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, April, 2023

											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2023-00006	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	17
	Jones MS	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	Meadowcreek HS or	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	10
	McClure Health Science HS	1,130	1,500	-370	1,141	1,500	-359	1,153	1,500	-347	
	Radloff MS	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	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	23
	Dacula MS	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	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	Osborne MS	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 F: Maps

[attached]



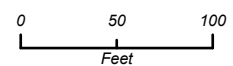
BRASELTON HWY

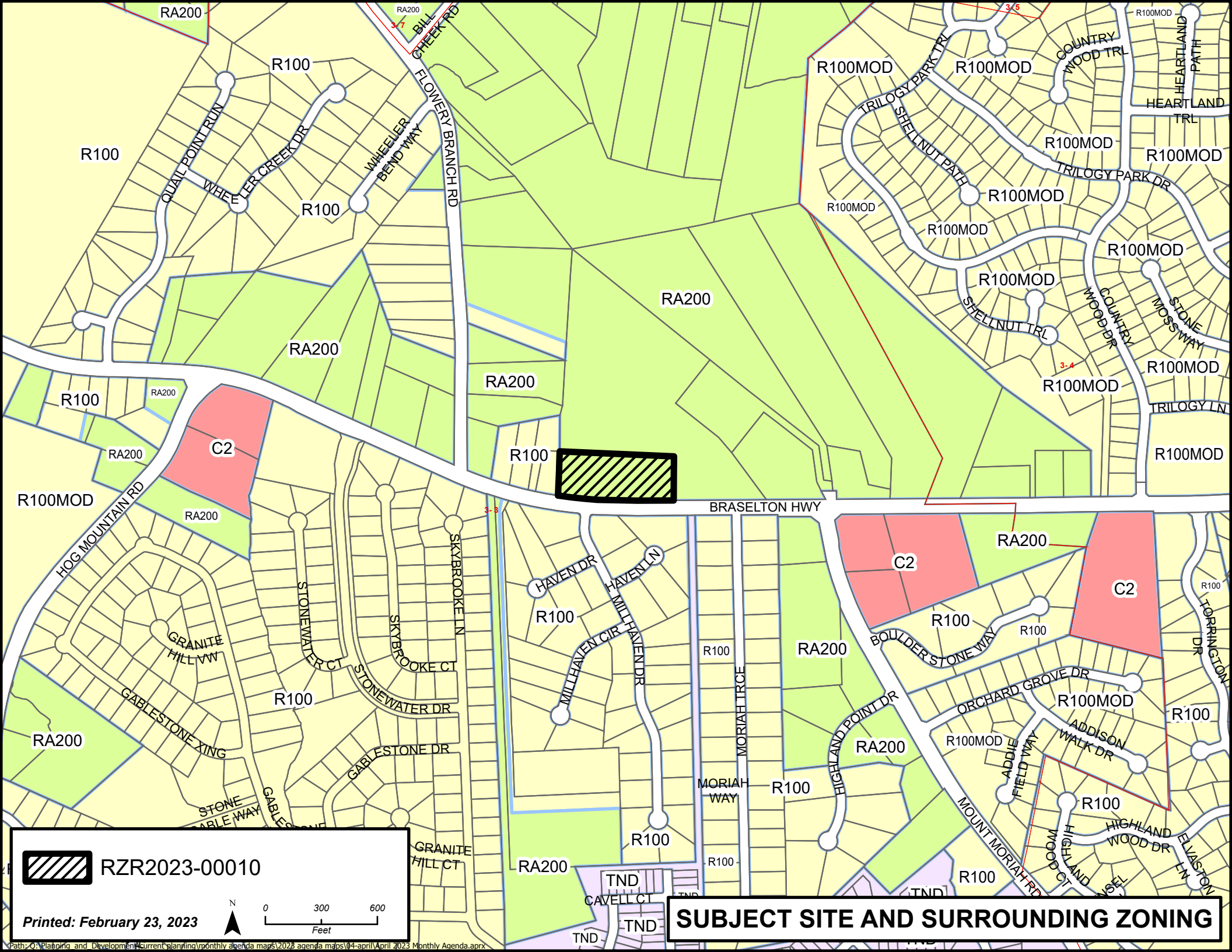
MILLHAVEN DR



RZR2023-00010

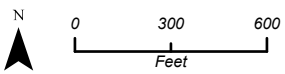
Printed: February 23, 2023



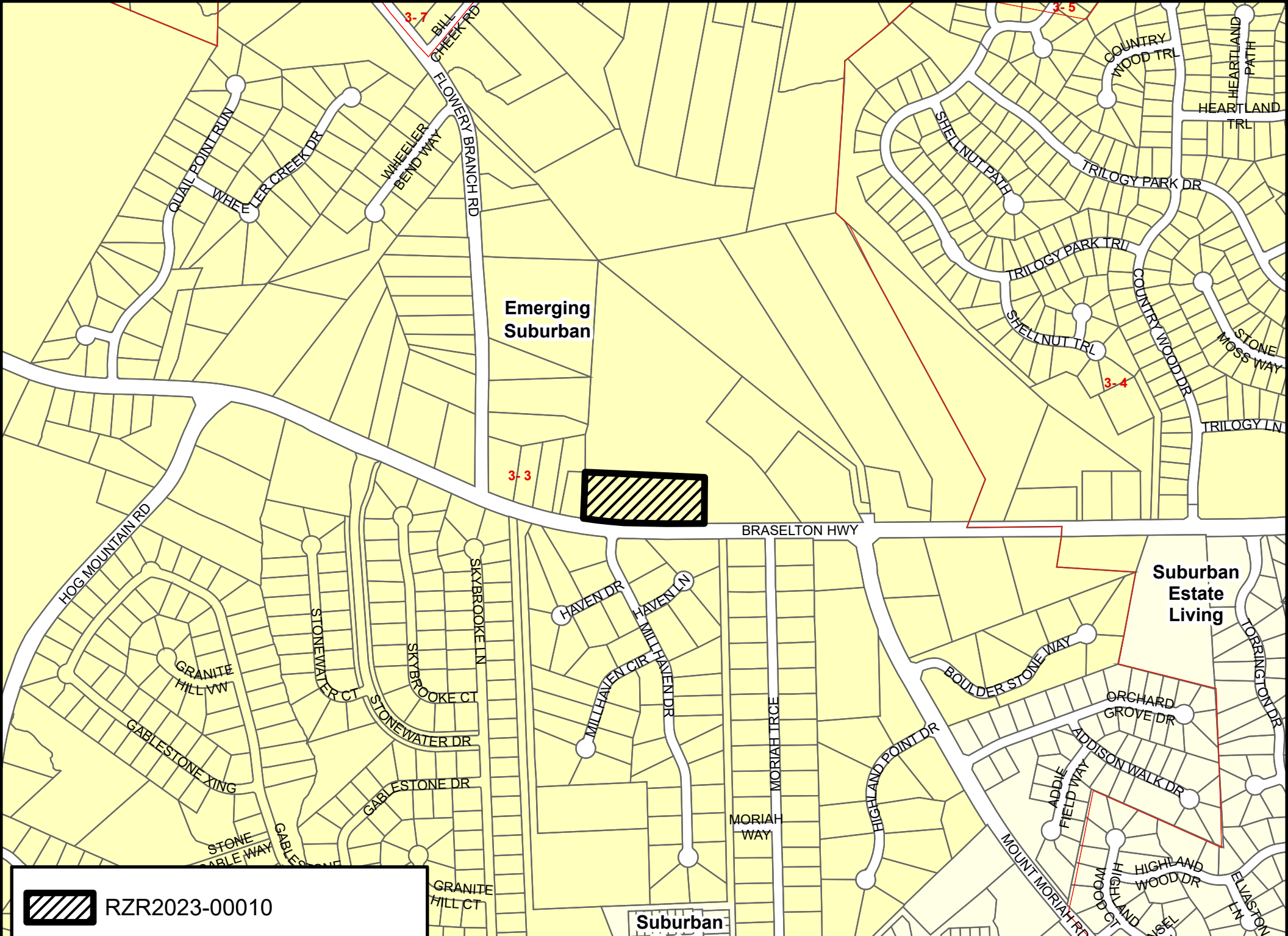



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SUBJECT SITE AND SURROUNDING ZONING



 RZR2023-00010

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 0 300 600 Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION