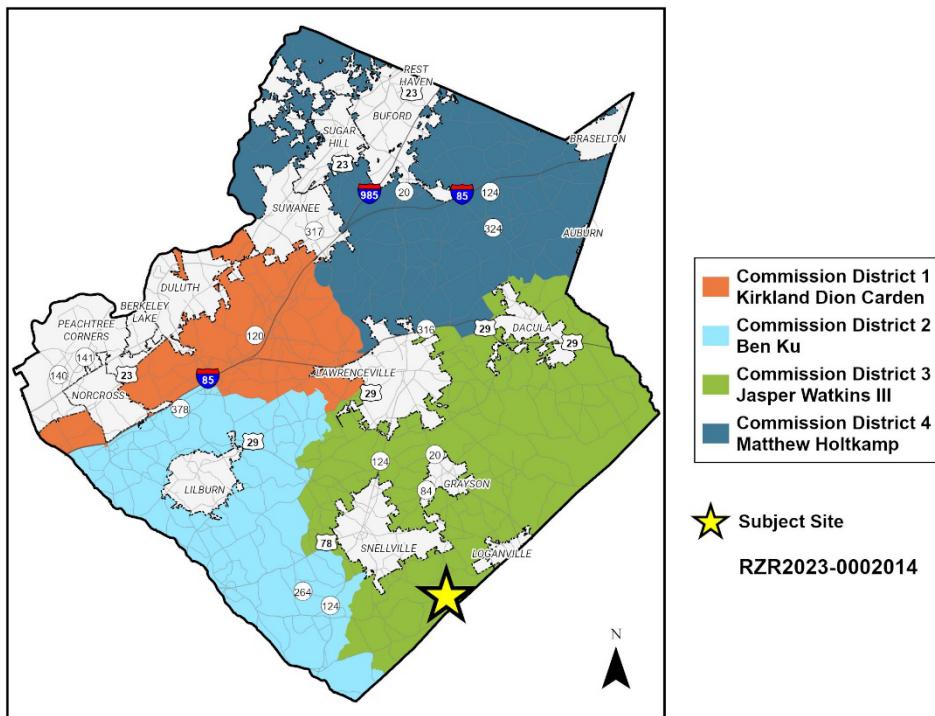




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2023-00014
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-LL (Single-Family Residence-Large Lot)
Address:	1570 Ace McMillian Road
Map Number:	R5280 002 (Portion)
Site Area:	1.48 Acres
Lots:	2
Proposed Development:	Single-Family Residences
Commission District:	District 3 – Commissioner Watkins
Character Area:	Vibrant Communities
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Donald Rex Jones
930 Interstate Ridge Drive, Suite F
Gainesville, GA 30501

Owners: Jimmy N. Sosa
1570 Ace McMillian Road
Dacula, GA 30019

Contact: Donald Rex Jones

Contact Phone: 770.532.4021

Zoning History

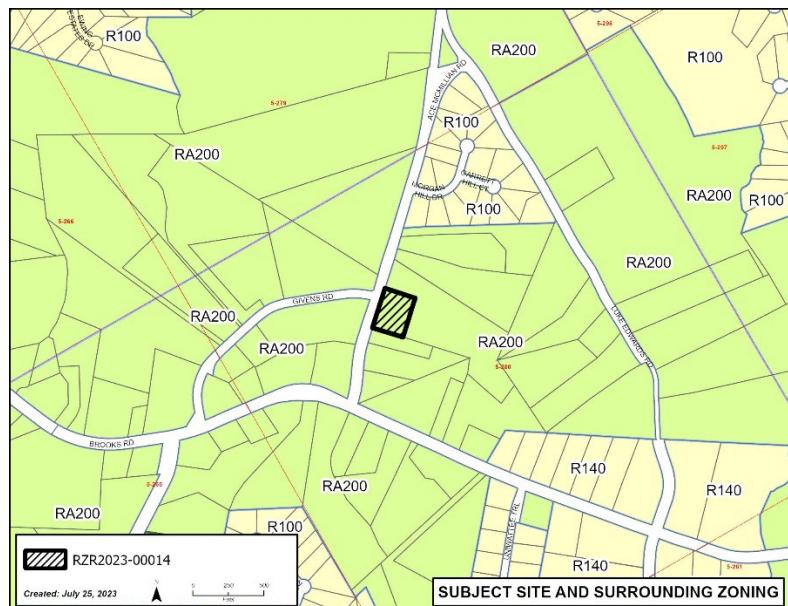
The subject property is zoned RA-200 (Agriculture-Residence District). Two special use permit requests for churches were denied on a portion of this property in 2007 and for the entire property in 2010, pursuant to SUP-07-094 and SUP2010-00061 respectively. A special use permit on a portion of the side excluding the existing single-family residence was approved for a place of worship in 2013, pursuant to SUP2013-00034.

Existing Site Condition

The subject site is a 1.48-acre portion of a larger 9.23-acre parcel located on the east side of Ace McMillian Road, north of its intersection with Brooks Road. The portion of the property subject to this rezoning request is located in the southwest portion of the property and has been cleared of most vegetation with the exception of a line of trees along the southern property line. The site slopes upward approximately 18 feet from north to south. The property is surrounded by a cross rail wood fence along the road frontage, driveway, and adjacent to the residence, while a wire fence runs along the northern property line and encloses a portion of the front yard. There is a 6,915 square foot residence constructed in 2019, with a single dirt driveway from Ace McMillian Road. There are no sidewalks on either side of Ace McMillian Road. The nearest Gwinnett County Transit stop is approximately 9.0 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences on large lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-LL	1.35 units per acre
North	Single-Family Residential	RA-200	0.20 units per acre
East	Single-Family Residential	RA-200	0.19 units per acre
South	Single-Family Residential Undeveloped	RA-200 RA-200	0.39 units per acre N/A
West	Single-Family Residential	RA-200	0.22 units per acre

Project Summary

The applicant requests rezoning of a 1.48-acre portion of a 9.23-acre parcel from RA-200 to R-LL for two single-family residences including:

- Two single-family detached lots, each with at least 32,000 square feet of land area, yielding a density of 1.35 units per acre.
- Lot widths of approximately 145 feet, which exceeds the 125-foot minimum width for the R-LL zoning district.
- Lots to be served by private septic systems.
- Direct driveway access from each lot to Ace McMillian Road, with driveway access for tract 2 just south of the Ace McMillian and Givens Road intersection
- Elevations consisting of board and batten and lap siding with a stone water table and metal roofs.
- The remaining 7.75 acres of the parcel is not subject to the rezoning and will remain zoned RA-200.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Minimum Lot Size	Minimum 32,000 square feet	>32,000 square feet	YES
Minimum Lot Width	Minimum 125'	145'	YES
Minimum Heated Floor Area	Minimum 2,000 square feet	2,000 square feet	YES
Front Setback	Minimum 50'	50'	YES
Side Setback	Minimum 20'	20'	YES
Rear Setback	Minimum 40'	>40'	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 F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. 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 located in an area characterized by large estate-style residential lots zoned RA-200. The two residential lots proposed as part of this request are similar to the density and lot sizes located within the Emory Hills subdivision, which is zoned R-100 and located just 500 feet north of the site along Ace McMillian Road. The proposed development meets or exceeds all of the dimensional requirements of the R-LL zoning district, which was created with the intent to permit single-family residences and related uses on large lots.

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

The proposed rezoning to R-LL to create two residential lots would not adversely affect the existing use or usability of adjacent or nearby properties with regard to lighting, noise, or traffic impact. The proposal is consistent with the existing uses on surrounding properties, which consist almost exclusively of large lot single-family residences.

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.

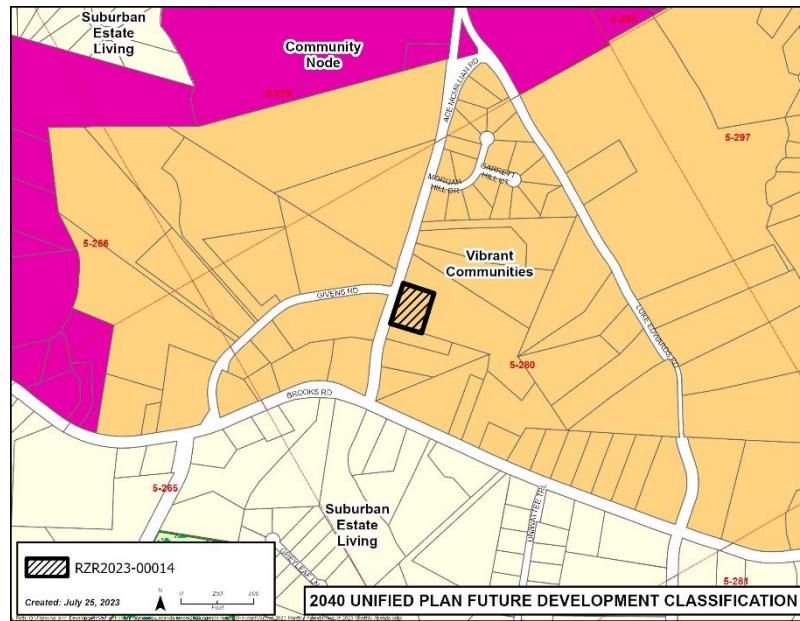
A minimal increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal impact is anticipated on school enrollment.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

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

The 2040 Unified Plan and Future Development map Indicate this property is within the Vibrant Communities Character Area, which intends to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and

redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing.

The proposed rezoning is located within an area characterized by single-family residences on large estate-style lots. The area does not contain any of the housing types mentioned in Vibrant Communities. Although, the request may not completely align with Vibrant Communities as it is envisioned by the Unified Plan, it does align with the existing character and development pattern of the area. Therefore, the request is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The proposed development is an established large lot residential area, and the R-LL zoning district is appropriate given the existing context of the area. Although the proposed development may be on smaller lots than average for the immediate area, the proposed parcels exceed the minimum standards of the R-LL district and is compatible with those of other nearby parcels and within 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-LL (Single-Family Residence-Large Lot) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received May 17, 2023, 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 and shall be limited to a maximum of 2 lots.
3. The minimum heated floor area of dwellings shall be 2,000 square feet.
4. All dwellings shall have a minimum of a two-car garage.
5. The developer shall construct a 5-foot sidewalk with curb and gutter along the property frontage.
6. Each driveway shall meet minimum sight distance requirements per UDO Section 900 (Table 900.2)

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 Ace McMillian Road facing north



View of Ace McMillian Road facing south



View of wider property



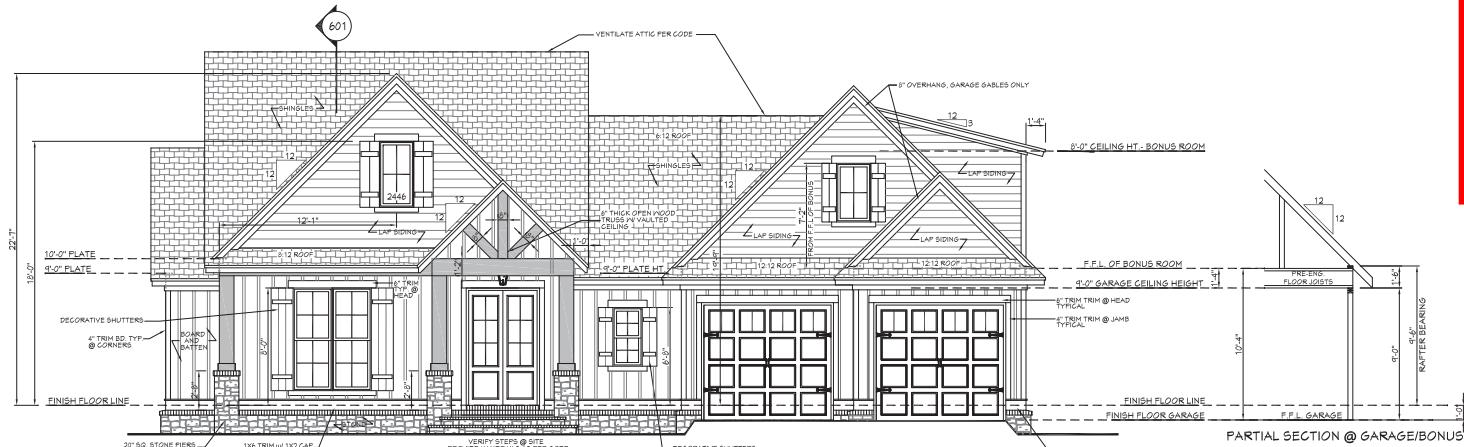
View of area proposed for development

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]



GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

5/17/2023



Website:
www.HPZplans.com
Email:
sales@hpzplans.com
Phone:
601.336.3254
Fax:
1 800 574 1387



EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



403 TYP. CORNICE DETAIL

402 REAR VIEW
SCALE - 1/4" = 1'-0"

Pre-Drawn Plan ID: 2074-5

Date:

Drawn By:

SHEET NUMBER

4

RECEIVED

5/17/2023



Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.336.3254
Fax: 1.800.54.1387



Pre-Drawn Plan ID:
2428

Date: 12.03.2020
Drawn By: R.B.W.
© COPYRIGHT
HOUSE PLAN ZONE, LLC
ALL RIGHTS RESERVED

SHEET NUMBER
5

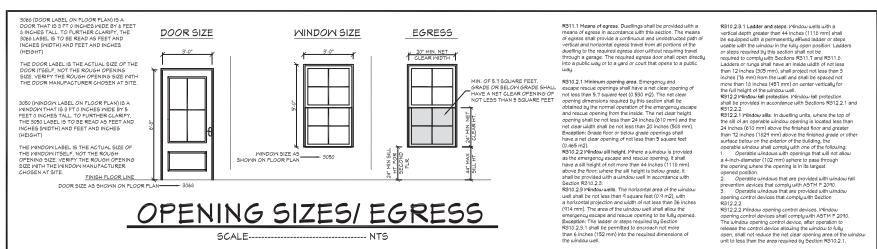


501 FRONT VIEW

SCALE: 1/4" = 1'-0"

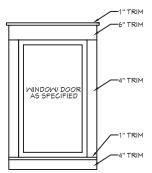
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



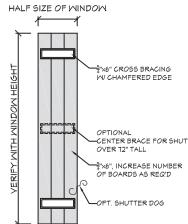
OPENING SIZES/EGRESS

SCALE: NTS



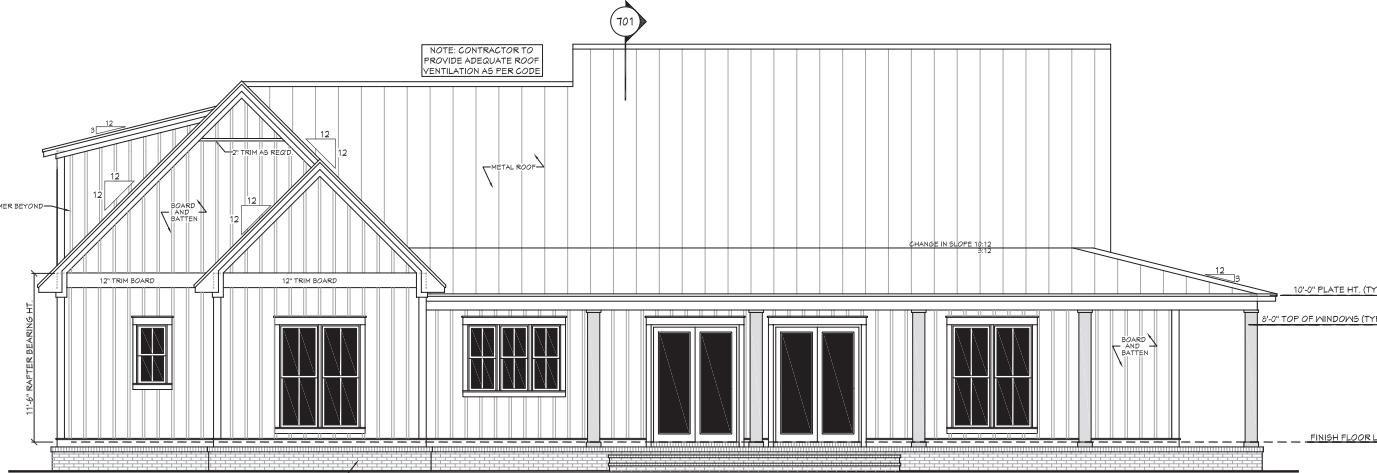
503 TYPICAL TRIM DETAIL

SCALE: 1/2" = 1'-0"



504 SHUTTER DETAIL

SCALE: 1/2" = 1'-0"



502 REAR VIEW

SCALE: 1/4" = 1'-0"

RECEIVED

5/17/2023



Website: www.HPZone.com
Email: sales@hpzone.com
Phone: 601.336.3254
Fax: 1.800.54.1387



Pre-Drawn Plan ID: **2428**

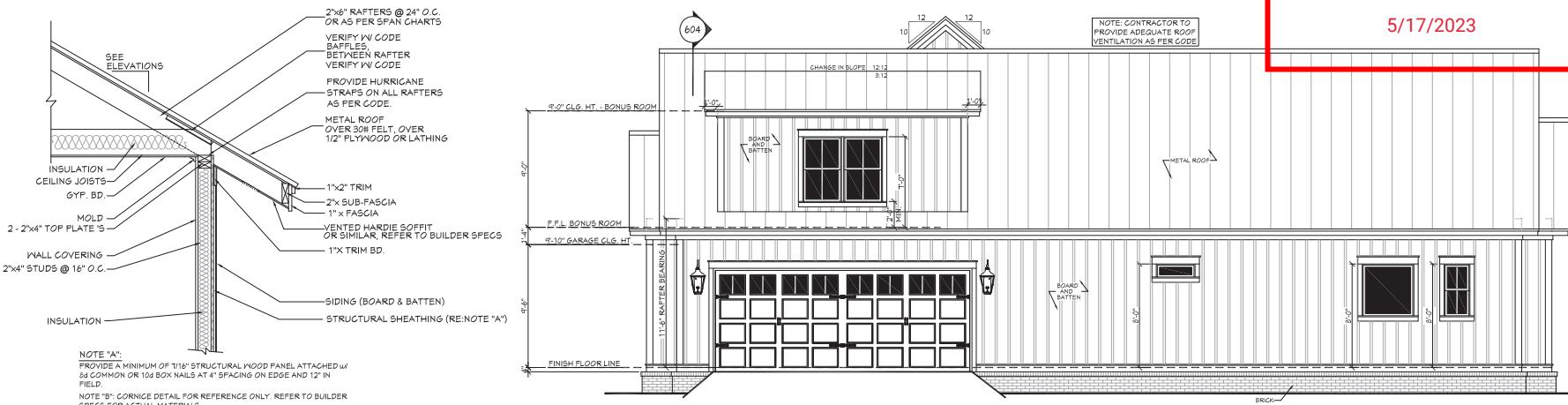
Date: 12.03.2020

Drawn By: R.B.W.

© COPYRIGHT
HOUSE PLAN ZONE, LLC
ALL RIGHTS RESERVED

SHEET NUMBER

6



TYP. CORNICE DETAIL

SCALE 3/4" = 1'-0"



LEFT VIEW

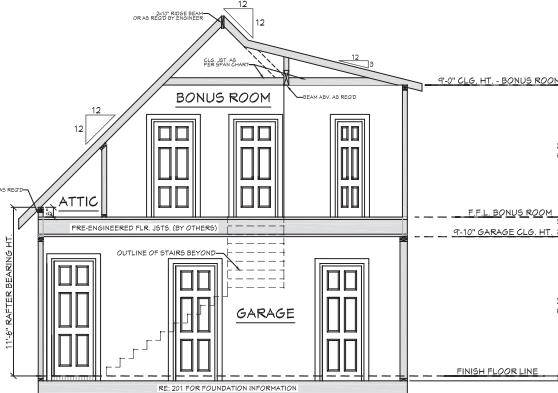
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

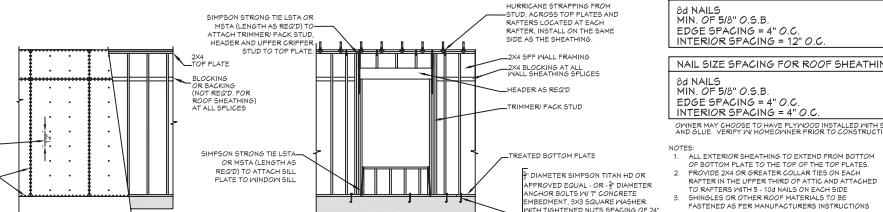
RIGHT VIEW

SCALE 1/4" = 1'-0"



GARAGE SECTION

SCALE 1/4" = 1'-0"



WALL/ROOF FASTENING DETAILS

SCALE 1/4" = 1'-0"

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

[attached]

RECEIVED

5/17/2023



May 17, 2023

Gwinnett County Planning Division
Rezoning Application

RE: Letter of Intent

To Whom it May Concern:

I represent Mr. Sosa who owns 9.227 acres located at 1570 Ace McMillian Road, Tax parcel 5280 002. The property is currently zoned RA-200, and on his behalf, I am requesting an R-LL rezoning for a portion of the parcel. The portion of the property to be rezoned will contain two single-family residential lots. The total acreage of the proposed R-LL property contains 1.478 acres rendering two lots containing 0.739 acres, approximately 32,200 square feet each. These two lots are shown on the site plan as Tracts 1 and 2.

The parent tract will remain RA-200 and is shown as Tract 3 on the site plan. This tract contains 7.749 acres. Mr. Sosa's residence is located on Tract 3 and will remain in his possession. Two additional lots, fronting Ace McMillian Road, are proposed for single-family residential use with a rezoning to R-LL. These lots will be a minimum of 32,000 square feet with a residence containing a minimum of 2,000 square feet.

According to comments from the Gwinnett County pre-application meeting, this property is located within a Vibrant Communities Character Area based on the 2040 Unified Plan. This area is currently an established single-family residential community. Vibrant Communities allows for small lot single-family housing along with a mix of housing types. It is my belief that the R-LL zone conforms to this ideology.

I respectfully request that you grant Mr. Sosa this rezoning.

Sincerely,
Atlas Technical Consultants, Inc.


Donald Rex Jones, RLS
Survey Manager

RECEIVED

5/17/2023

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. The surrounding area is an established single-family district.

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

The rezoning will not adversely affect the use or usability of adjacent or nearby property.

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

No. The parent parcel is 9.227 acres containing one residence, with the parcel currently being used for livestock pasture.

(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:

No. The proposed rezoning will only add two single-family residences.

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

Yes. Single-family dwellings are a permitted use per the Unified Development Ordinance, Section 230-100 in both R-200 and R-LL zones.

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

The property is located within the 2040 Unified Plan Vibrant Communities Character Area which is currently an established single-family residential area.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

5/17/2023

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: Donald Rex Jones	NAME: Jimmy N. Sosa	
ADDRESS: 930 Interstate Ridge Dr. Suite F	ADDRESS: 1570 Ace McMillian Road	
CITY: Gainesville	CITY: Dacula	
STATE: GA ZIP: 30501	STATE: GA ZIP: 30019	
PHONE: 770-532-4021	PHONE: 404-391-1317	
EMAIL: Don.jones@oneatlas.com	EMAIL: jimmysosa79@gmail.com	
CONTACT PERSON: Donald Rex Jones	PHONE: 770-532-4021	
CONTACT'S E-MAIL: Don.jones@oneatlas.com		
APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): RA200 REQUESTED ZONING DISTRICT: R-LL		
PARCEL NUMBER(S): R5280 002 (PORTION) ACREAGE: 1.478 Acres		
ADDRESS OF PROPERTY: 1570 Ace McMillian Rd, Dacula, GA 30019		
PROPOSED DEVELOPMENT: Minor Subdivision		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 2	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 2,000+	Total Building Sq. Ft. _____
Gross Density: 0.74 acres/lot	Density: _____
Net Density: 1.35 lots/acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

5/17/2023

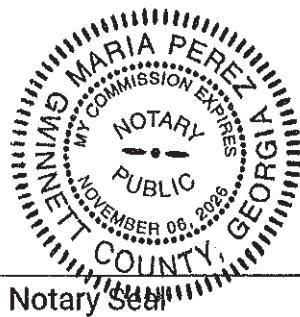
REZONING APPLICANT'S CERTIFICATION

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.

Jimmy Sosa 4-18-2023 JS
Signature of Applicant Date

Jimmy Sosa Owner
Type or Print Name and Title

Maria Perez 4-18-2023
Signature of Notary Public Date Notary Seal



RECEIVED

5/17/2023

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.

Jimmy SSG
Signature of Property Owner

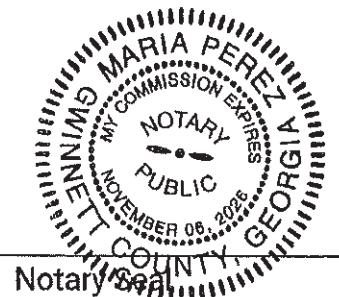
4-18-2023
Date

Jimmy SSG
Type or Print Name and Title

4-18-2023

Maria Perez
Signature of Notary Public

4-18-2023
Date



RECEIVED

5/17/2023

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: 5 280 002
(Map Reference Number) District Land Lot Parcel

Jimmy Sosa 4-18-2023
Signature of Applicant Date

Jimmy Sosa
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)

Jacqueleen Garcia

Tax Associate II

NAME

TITLE

04/27/2023

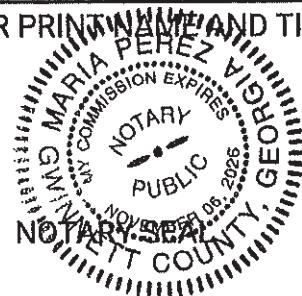
DATE

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.

Jimmy Sosa 4-18-2023 Revital

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
		
SIGNATURE OF NOTARY PUBLIC	DATE	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 Jimmy Sosa
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.

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 07.05.2023	
Department/Agency Name: Transportation	
Reviewer Name: Brent Hodges	
Reviewer Title: Construction Manager 1	
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com	
Case Number: RZR2023-00014	
Case Address: 1570 Ace McMillian Road, Dacula, 30019	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Ace McMillian Road is a major collector. ADT = 968
2	9.0 miles to the nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	The developer shall construct a 5' sidewalk with curb and gutter along the property frontage.
2	Each driveway shall meet minimum sight distance requirements per UDO Section 900 (Table 900.2).
3	
4	
5	
6	
7	

Note: Attach additional pages, if needed

Revised 7/26/2021

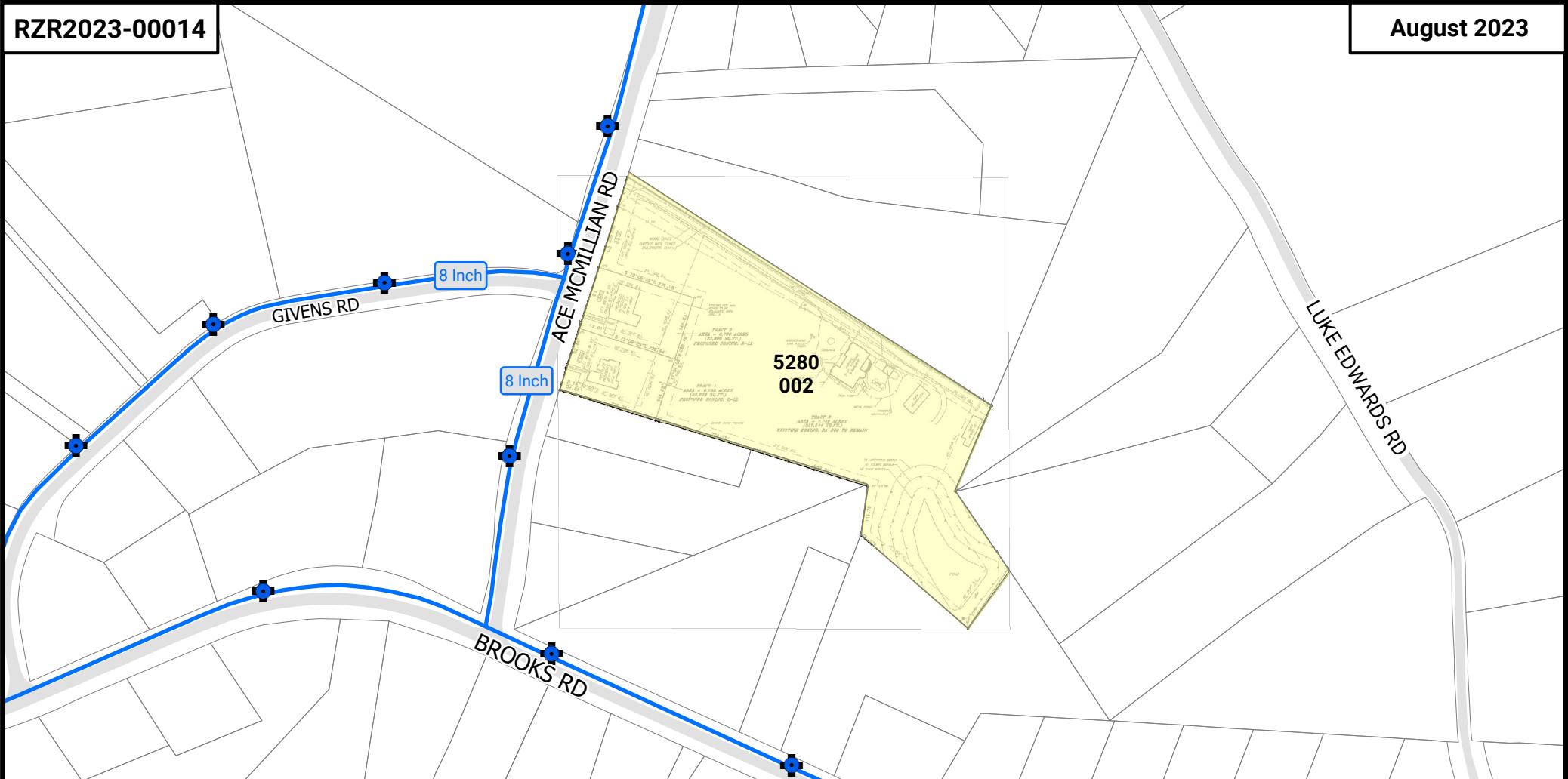


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name: DWR				
Reviewer Name: Mike Pappas				
Reviewer Title: GIS Planning Manager				
Reviewer Email Address: Michael.pappas@gwinnettcounty.com				
Case Number: RZR2023-00014				
Case Address: 1570 Ace McMillan Rd				
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
1	Water: The proposed development may connect to an existing 8-inch water main along the western right-of-way of Ace McMillian Road.			
2	Sewer: The proposed development plans to be on septic systems pending approval from the GNR Public Health.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

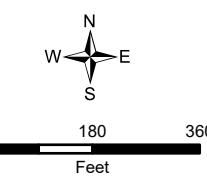
Revised 7/26/2021



1570 Ace McMillian Rd

RA-200 to R-LL

Water & Sewer Utility Map



LOCATION



LEGEND

- Water Main
- Hydrant
- Master Vault

Water Comments: The proposed development may connect to an existing 8-inch water main along the western right-of-way of Ace McMillian Road.

Sewer Comments: The proposed development plans to be on septic systems pending approval from the GNR Public Health.

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

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

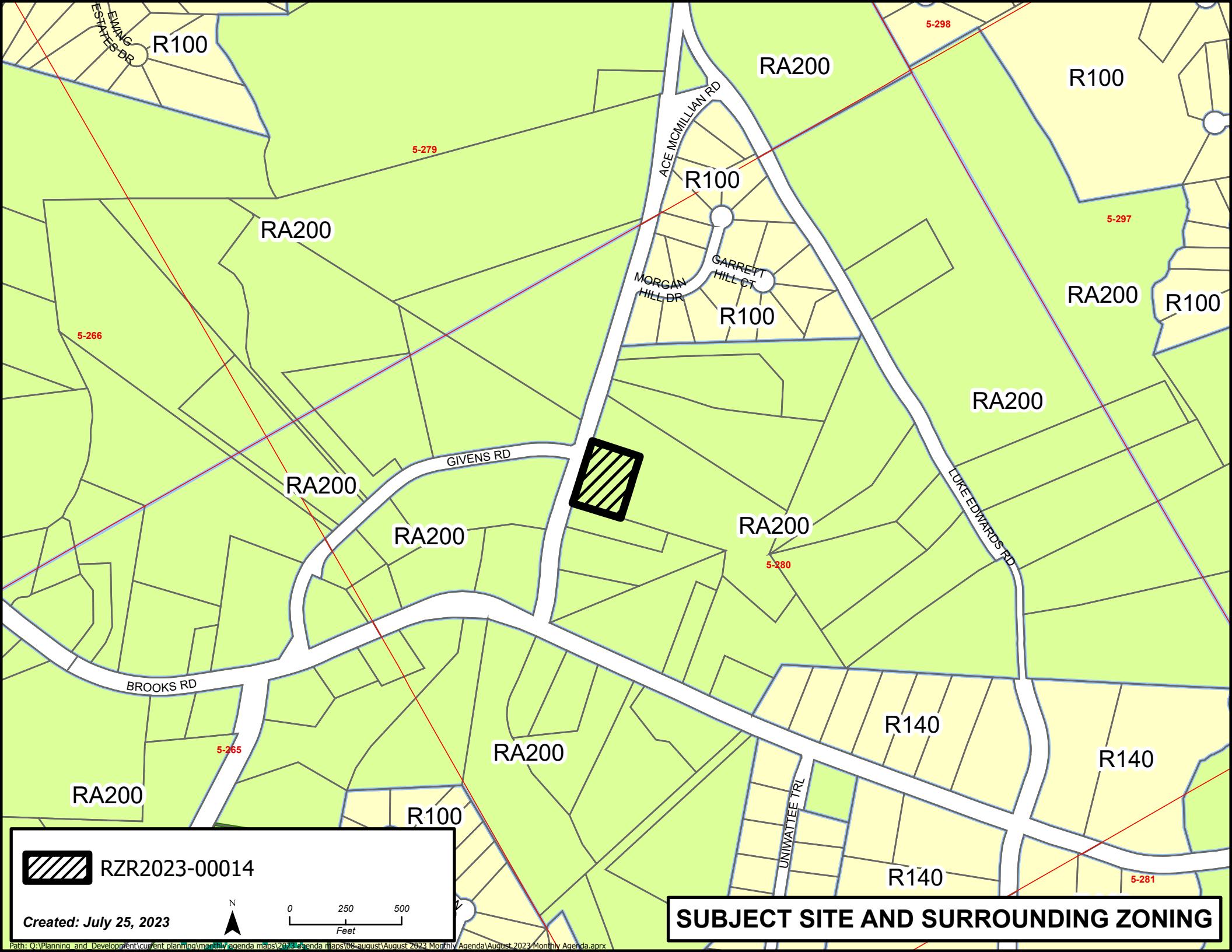
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications,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

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

Exhibit G: Maps

[attached]





Suburban
Estate
Living

Community
Node

5-298

5-279

ACE MCMLIAN RD

MORGAN
HILL DR

GARRETT
HILL CT

5-297

Vibrant
Communities

5-266

GIVENS RD

LUKE EDWARDS RD

BROOKS RD

5-280

5-265

Suburban
Estate
Living

UNIMATTEE TRL

5-281



RZR2023-00014



0
250
500
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Created: July 25, 2023