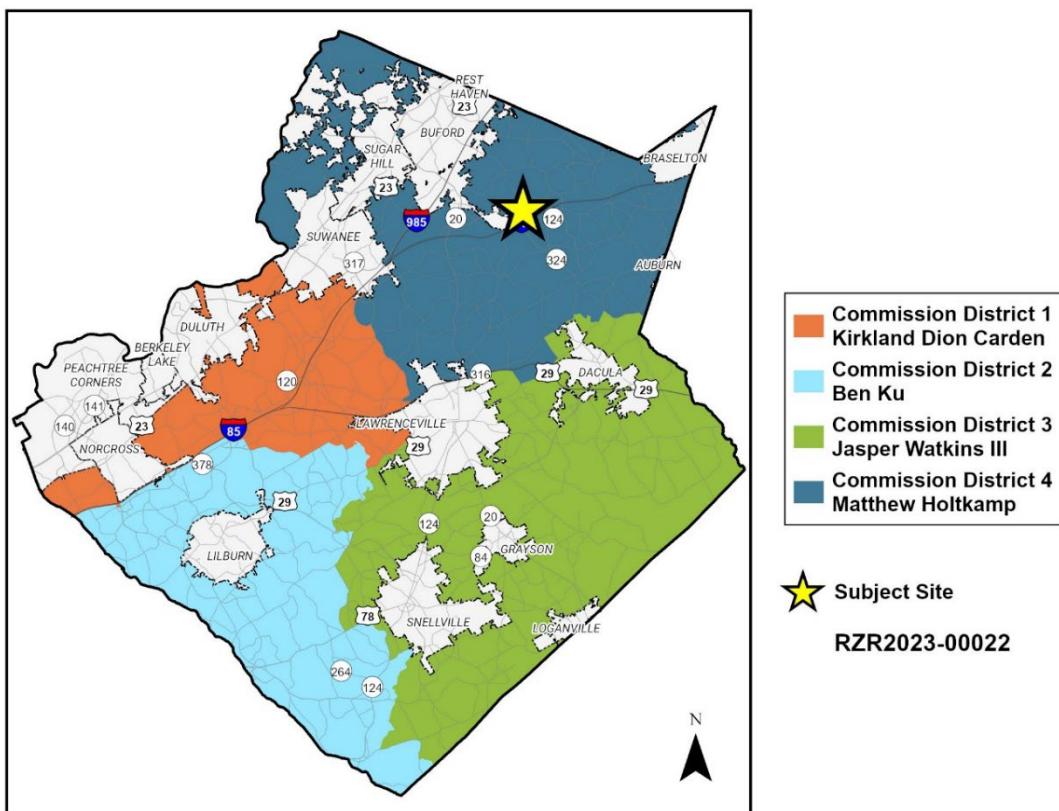




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>RZR2023-00022</b>
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District)
<b>Request:</b>	Rezoning to <b>R-100</b> (Single-Family Residence District)
<b>Address:</b>	2751 Camp Branch Road
<b>Map Number:</b>	R7141 003B
<b>Site Area:</b>	2.67 acres
<b>Lots:</b>	3
<b>Proposed Development:</b>	Single-Family Detached Subdivision
<b>Commission District:</b>	District 4 – Commissioner Holtkamp
<b>Character Area:</b>	Established Neighborhoods
<b>Staff Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>
<b>Planning Commission Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>



**Applicant:** Mykhailo Buta  
c/o Alliance Engineering and Planning  
4525 South Lee Street  
Buford, GA 30518

**Owners:** Mykhailo Buta  
2751 Camp Branch Road  
Buford, GA 30519-4456

**Contact:** Tyler Lasser

**Contact Phone:** 470.202.9321

## Zoning History

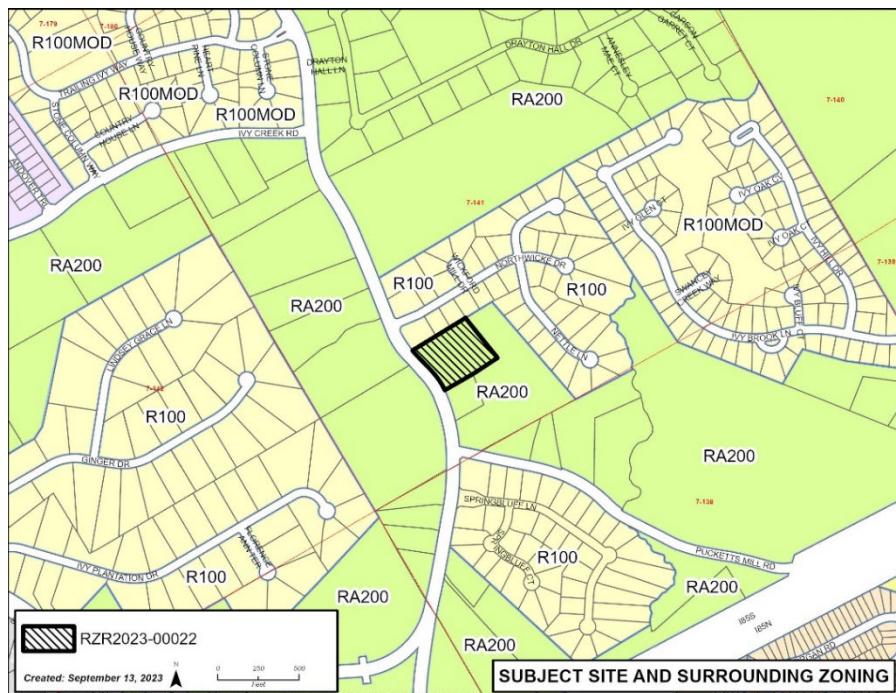
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject property is a 2.67-acre parcel located along Camp Branch Road, north of its intersection with Pucketts Mill Road. The parcel is a large lot residential property with an existing 1,344 square-foot single-family residence constructed in 1976, and two accessory buildings. The site is accessed by a gravel driveway on Camp Branch Road. There is sparse vegetation throughout the site, and it slopes downward approximately 10 feet from north to south. No sidewalk exists along the property frontage of Camp Branch Road. The nearest Gwinnett County Transit stop is approximately 4.7 miles from the subject property.

## Surrounding Use and Zoning

The site is surrounded by large lot residential properties and a single-family detached subdivision. Large lot residential properties are located to the south, east, and west across Camp Branch Road. Northwicke, a single-family detached subdivision, is located north of the subject site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.12 units per acre
North	Single-Family Residential	R-100	1.80 units per acre
East	Single-Family Residential	RA-200	0.14 units per acre
South	Single-Family Residential	RA-200	1.09 units per acre
West	Single-Family Residential	RA-200	0.10 units per acre
	Single-Family Residential	RA-200	0.19 units per acre

## Project Summary

The applicant requests rezoning of a 2.67-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family detached residences, on lots ranging between 37,492 and 40,062 square feet, yielding a density of 1.12 units per acre.
- Each residence with a three-car garage and minimum heated floor area of 2,800 square feet.
- Exterior building materials of primarily brick with accents of stone and fiber cement siding on the front and sides, and fiber cement siding on the rear.
- Individual driveway access to each lot from Camp Branch Road.
- Lots to be served by private septic systems.
- Removal of all existing structures on the site.

## Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Lot Size	Minimum 25,500 square feet (septic)	>37,000	YES
Lot Width	Minimum 100'	>100'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10' one yard 25' two yards	Minimum 10' one yard 25' two yards	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Minimum Heated Floor Area	Minimum 1,400 square feet	>2,800 square feet	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 surrounded by large lot single-family residential properties zoned RA-200 and a single-family detached subdivision zoned R-100. The existing single-family detached subdivision north of the site and the large lot residential property south of the site both along Camp Branch Road have similar densities 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 development is consistent with the character of the adjacent subdivision north of the site. In addition, the small-scale nature of the rezoning and lot split will create three lots and result in a minimal impact to the adjacent properties. Shared driveways would limit the impact to traffic flow on Camp Branch Road and recommended conditions can mitigate such impacts.

**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.

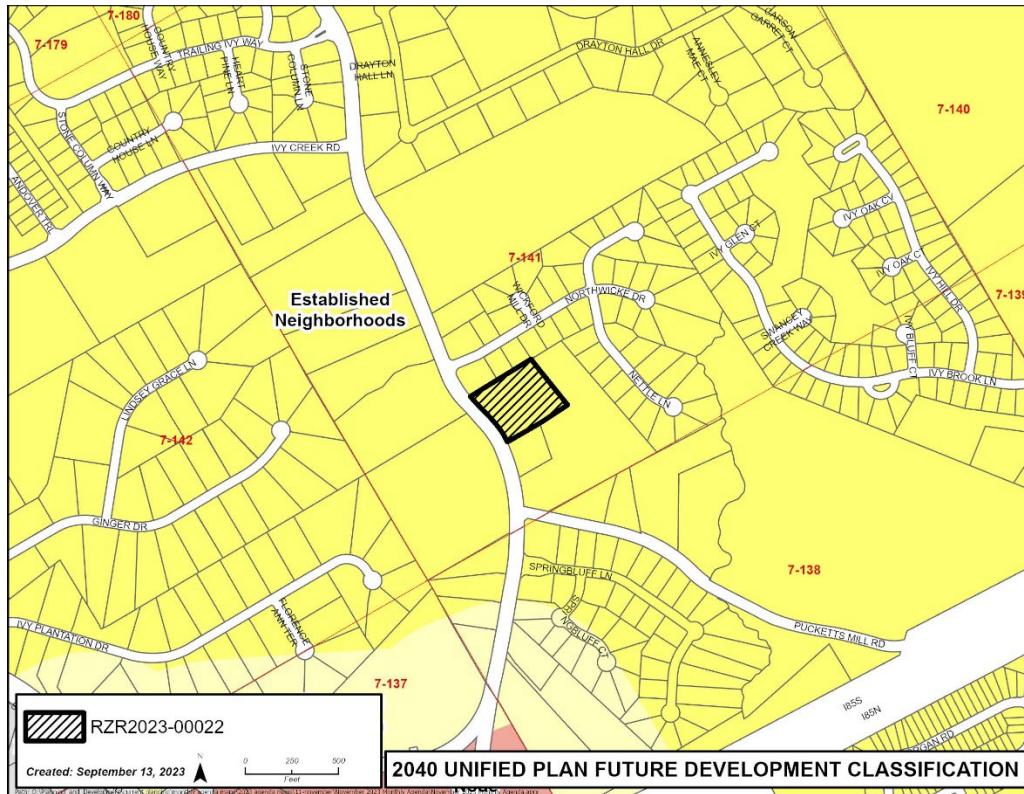
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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. 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 subject property is located within the Established Neighborhood Character Area of the 2040 Unified Plan and Future Development Map. The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. The proposed rezoning request for a low-density

residential development aligns with the intent of the Established Neighborhoods 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 detached subdivisions on Camp Branch Road have been approved in the area in recent years. In addition, the proposed development is consistent with the development pattern 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, as Amended)**

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 September 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 three lots.
3. The minimum heated floor area of dwellings shall be ~~2,800~~ **3,000** square feet.
4. All dwellings shall have a minimum of two-car garage.
5. 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.
6. ~~The developer shall construct a 5-foot-wide concrete sidewalk, with curb and gutter, along the entire property frontage of Camp Branch Road.~~
7. The developer shall ~~be limited to one~~ **have no more than two** direct driveway accesses to Camp Branch Road, to be constructed as a shared driveway for all three proposed lots.
8. If the ditch along the frontage of Camp Branch Road is filled for the development of the site, then piping shall be installed to avoid drainage issues, subject to the review and approval of the Department of Planning and Development.
9. **All homes shall be fee simple, no rental.**
10. **The access street shall be gated at Camp Branch Road, to be determined by the Gwinnett County Department of Transportation (GCDOT).**
11. **The developer shall provide a Residential Drainage Plan (RDP) for each site.**

**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
- H. Site Plan Presented at the November 7, 2023, Planning Commission Public Hearing

## Exhibit A: Site Visit Photos



**View of Existing Primary Dwelling**



**Rear View of the Subject Property**



**View of the Subject Property from Camp Branch Road**



**Rear View of Existing Primary Dwelling**

**Exhibit B: Site Plan**

**[attached]**



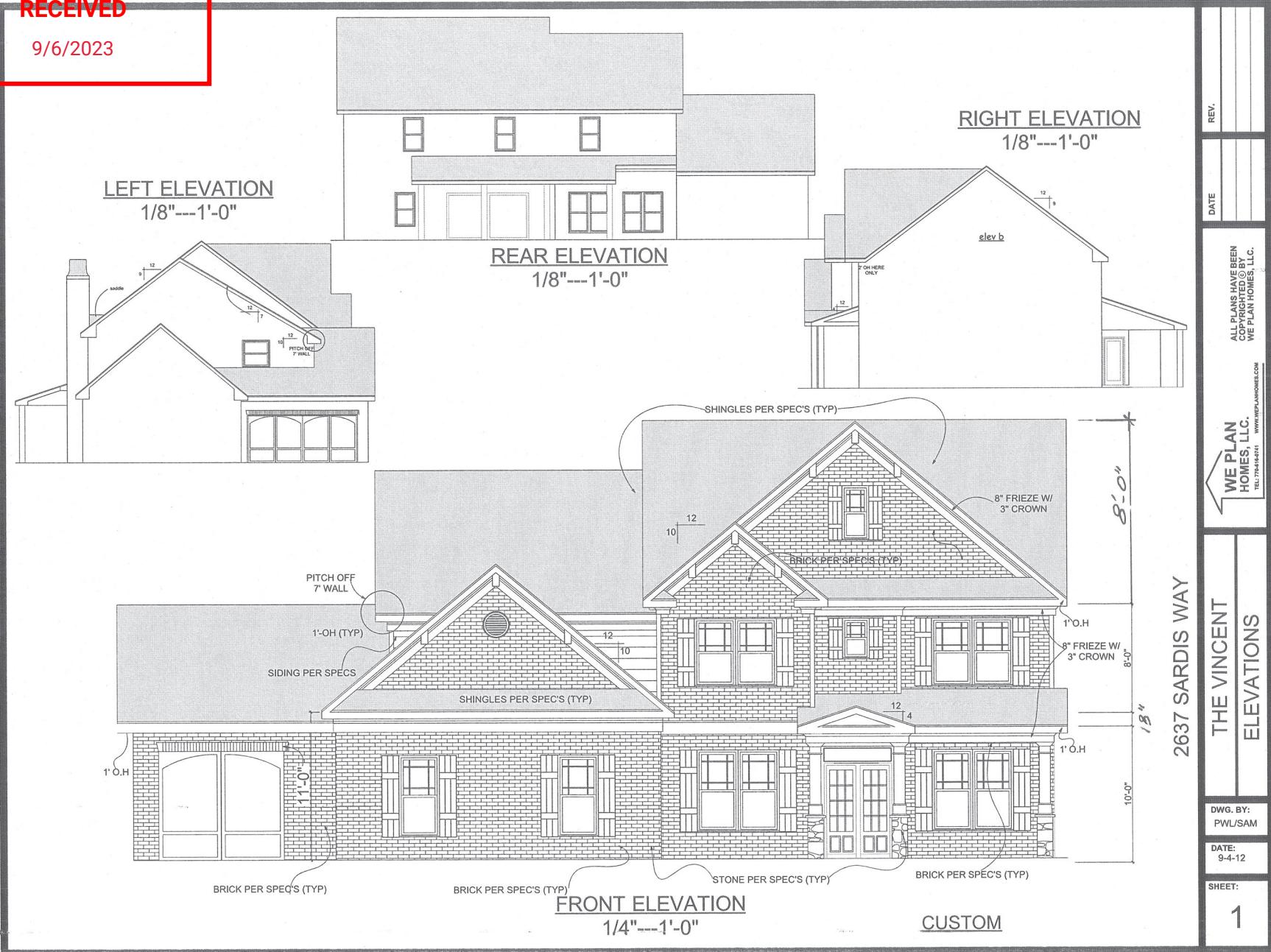
**Exhibit C: Building Elevations**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

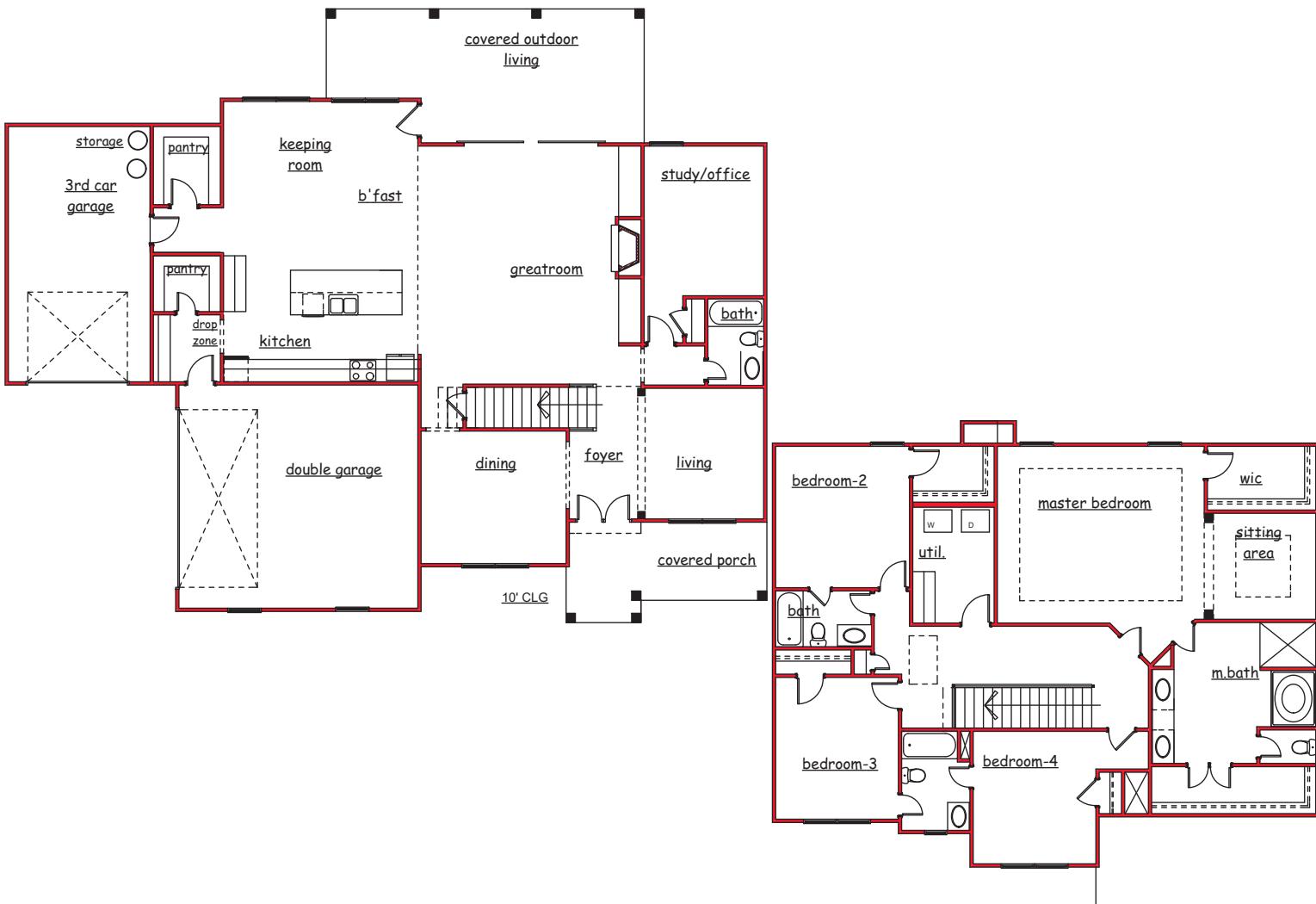
9/6/2023



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9/6/2023

62'-0" x 48'-0"  
3181 SQ. FT.



WE PLAN HOMES  
770-616-0741

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

**[attached]**

**Applicant's Letter of Intent**

2751 Camp Branch Road

Rezoning RA-200 to R-100

The applicant, Mykhailo Buta, requests to rezone the approximately 2.7-acre subject site from RA-200 to R-100 for the purpose of subdividing the property into three (3) lots for new single-family dwellings. The site is located on the east side of Camp Branch Road, between Northwicke Drive and Pucketts Mill Road, adjacent to the Northwicke subdivision. As proposed, each lot will exceed the dimensional standards set forth for the R-100 zoning district. While 25,500 square feet (0.58 acres) is the standard, the smallest proposed lot will be approximately 37,492 square feet (0.86 acres). In addition to establishing large lots, each dwelling will exceed the minimum size of 1,400 square feet required in the R-100 zoning district. As proposed, the homes will have a heated floor area of at least 2,800 square feet and will include a three-car garage. With the lots having over 100 feet of road frontage, each lot will have direct access via individual driveways onto Camp Branch Road. The exterior of the homes will consist of primarily brick with accents of stone and cement siding on the front and sides, with primarily cement siding on the rear. The subject site is located within the Established Neighborhoods character area of the Gwinnett County 2040 Comprehensive Plan. As proposed, the development will meet the intent of the character area, as it encourages single-family residential uses. Further, with only three homes and a density of 1.12 units per acre, the development is consistent with the existing homes fronting Camp Branch Road and the subdivisions in proximity, including the adjacent Northwicke subdivision (zoned R-100).

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional homes in a highly desirable section of Gwinnett County. Please refer to the attached documents for additional details regarding the layout and appearance of the proposed single-family detached dwellings.

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9/6/2023

**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

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(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

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9/6/2023

**Standards Governing the Exercise of the Zoning Power**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

**(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Rezoning the subject site to R-100 for the purpose of constructing new single-family dwellings is a suitable in relation to the adjacent and nearby properties. Each of the surrounding properties are residentially zoned, including the adjacent Northwicke subdivision (zoned R-100).

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed use is consistent with the area. Each lot will be significantly larger than what is required within the R-100 zoning district, providing a substantial space between the proposed dwellings and those in the adjoining subdivision.

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

Due to the size and location of the property, in addition to the pattern of residential subdivision in the area, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the surrounding properties.

**(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:**

The rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools. As proposed, each of the three lots will be significantly larger than what is required in the R-100 district and will have a minimal overall impact on the area.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Established Neighborhoods character area of the 2040 Future Development Map, which encourages single-family residential. The proposed development is comparable with the surrounding uses and is the least intense of the encouraged uses for this character area, which includes townhomes.

**(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 pattern of residential infill development in the area, and the proposed development's consistency with the land use and density of the surrounding properties are among reasons for approval of the proposed rezoning.

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9/6/2023 Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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

**[attached]**

**RECEIVED**

9/6/2023

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: Mykhailo Buta c/o Alliance Engineering and Planning	NAME: MYKHAILO BUTA	
ADDRESS: 4525 S Lee Street	ADDRESS: 2751 CAMP BRANCH RD	
CITY: Buford	CITY: BUFORD	
STATE: GA ZIP: 30518	STATE: GA ZIP: 30519-4456	
PHONE: 470.202.9321	PHONE: 470.202.9321	
EMAIL: Tylerl@allianceco.com	EMAIL: Tylerl@allianceco.com	
CONTACT PERSON: Tyler Lasser	PHONE: 470.202.9321	
CONTACT'S E-MAIL: Tylerl@allianceco.com		
<b>APPLICANT IS THE:</b>		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): RA-200		
REQUESTED ZONING DISTRICT: R-100		
PARCEL NUMBER(S): 7141 003B	ACREAGE: 2.666	
ADDRESS OF PROPERTY: 2751 Camp Branch Rd		
PROPOSED DEVELOPMENT: Single-Family Residential (3 Lots)		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 3	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): > 2,800 sq. ft.	Total Building Sq. Ft. _____
Gross Density: 1.12	Density: _____
Net Density: 1.12	

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

**RECEIVED**

9/6/2023

**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

04 29 23

Date

---

Mykhailo Buta

---

Type or Print Name and Title

04 29 23

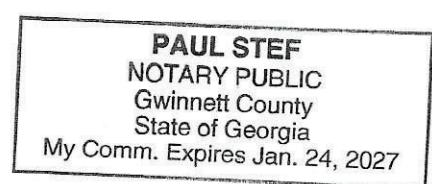
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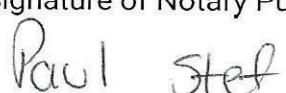
Signature of Notary Public

07/29/23

Date



Notary Seal



Comm: expires 01/24/2027

**RECEIVED**

9/6/2023

**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.

*BDW*

Signature of Property Owner

*07 29 23*

Date

*Mykhaila Butor*

Type or Print Name and Title

*07 29 23*

**PAUL STEF**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Jan. 24, 2027

*Paul Stef*

Signature of Notary Public

*07/29/23*

Date

Notary Seal

*Paul Stef*

*Comm. expires 01/24/2027*

RECEIVED

9/6/2023

### 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.

*Ber*

08/09/23

MYKHAILO BUTA

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

*Tyler Lasser*

8.9.23

Tyler Lasser

SIGNATURE OF APPLICANT'S

DATE

ATTORNEY OR REPRESENTATIVE

TYPE OR PRINT NAME AND TITLE

*Vishal Purohit*

8/9/2023



SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL OF GEORGIA

### **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

*MYKHAILO BUTA*

YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

RECEIVED

9/6/2023

## 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:** 7 - 141 - 003B  
(Map Reference Number)      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)

Jacqueleen Garcia

NAME \_\_\_\_\_

08/08/2023

DATE

## Tax Associate II

---

**TITLE**

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

**[attached]**



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

<b>TRC Meeting Date:</b> 10.05.2023			
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: RZR2023-00022			
Case Address: 2751 Camp Branch Road, Buford, 30519			
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	The portion of Camp Branch Road reflected in this application is a local street. ADT = 3,258.		
2	4.7 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	The developer shall construct a 5' wide concrete sidewalk, as well as curb and gutter, along the entire site frontage.		
2	The developer shall be limited to (1) direct driveway access to Camp Branch Road, to be constructed as a shared driveway for all (3) proposed lots.		
3	If the ditch along the frontage of Camp Branch Road is filled for the development of the site, then piping shall be put in to avoid drainage issues.		
4			
5			
6			
7			

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

Revised 7/26/2021

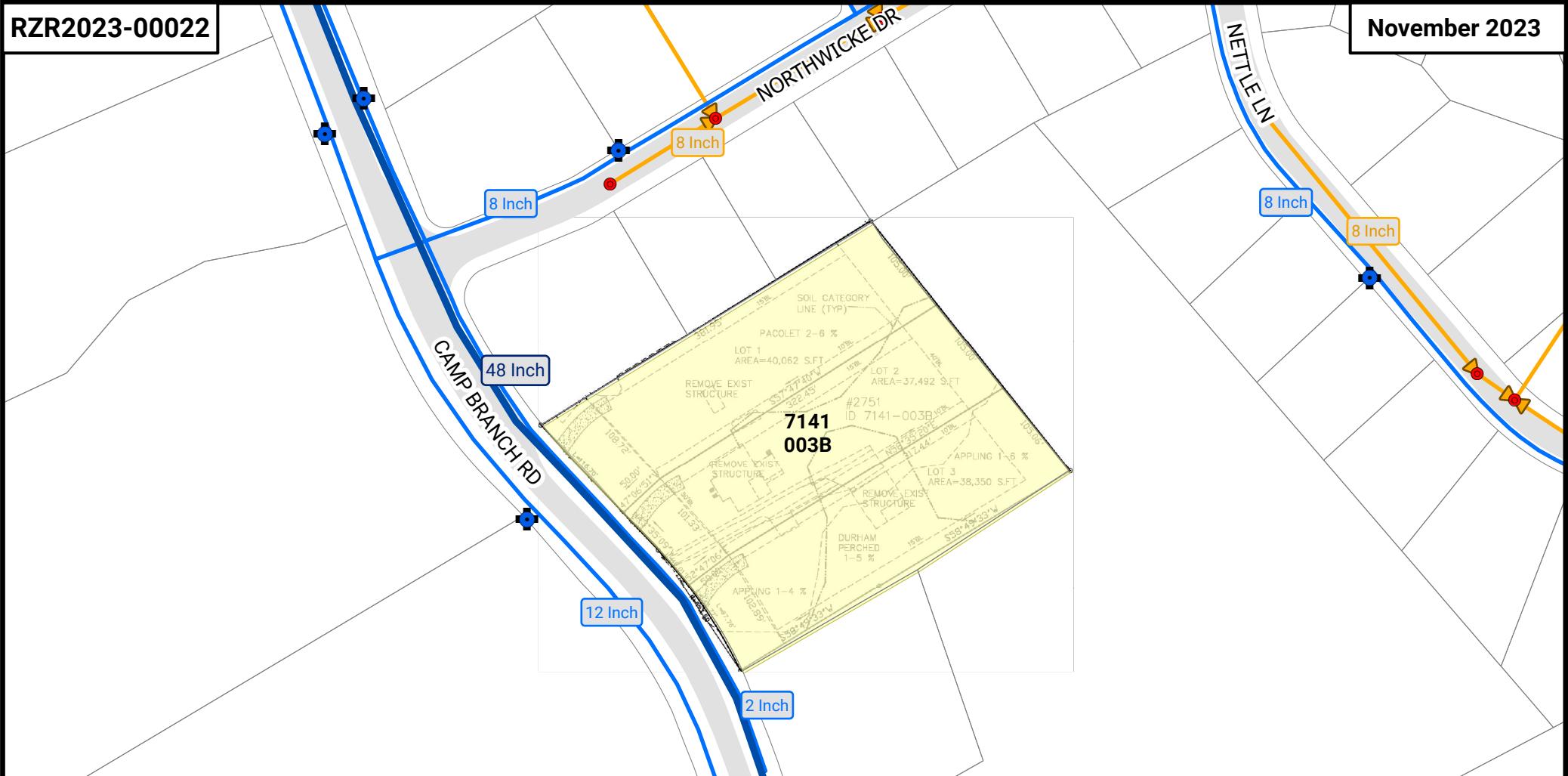


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<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:		RZR2023-00022			
Case Address:		2751 Camp Branch Rd			
<b>Comments:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Water: The proposed development may connect to an existing 12-inch water main along the western right-of-way of Camp Branch Road. The existing 48-inch water main along the eastern right-of-way of Camp Branch Road must be avoided during all phases of construction, including the construction of residential driveways. The existing 2-inch galvanized water main on the eastern right-of-way of Camp Branch Road shall not be used for residential water connection.				
2	Sewer: The proposed development plans to be on septic systems pending approval from the GNR Public Health.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					

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

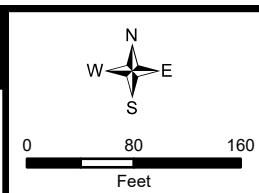
*Revised 7/26/2021*



## LEGEND



**2751 Camp Branch Rd**  
RA-200 to R-100  
**Water & Sewer**  
**Utility Map**



## LOCATION



**Water Comments:** The proposed development may connect to an existing 12-inch water main along the western right-of-way of Camp Branch Road. The existing 48-inch water main along the eastern right-of-way of Camp Branch Road must be avoided during all phases of construction, including the construction of residential driveways. The existing 2-inch galvanized water main on the eastern right-of-way of Camp Branch Road shall not be used for residential water connection.

**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.

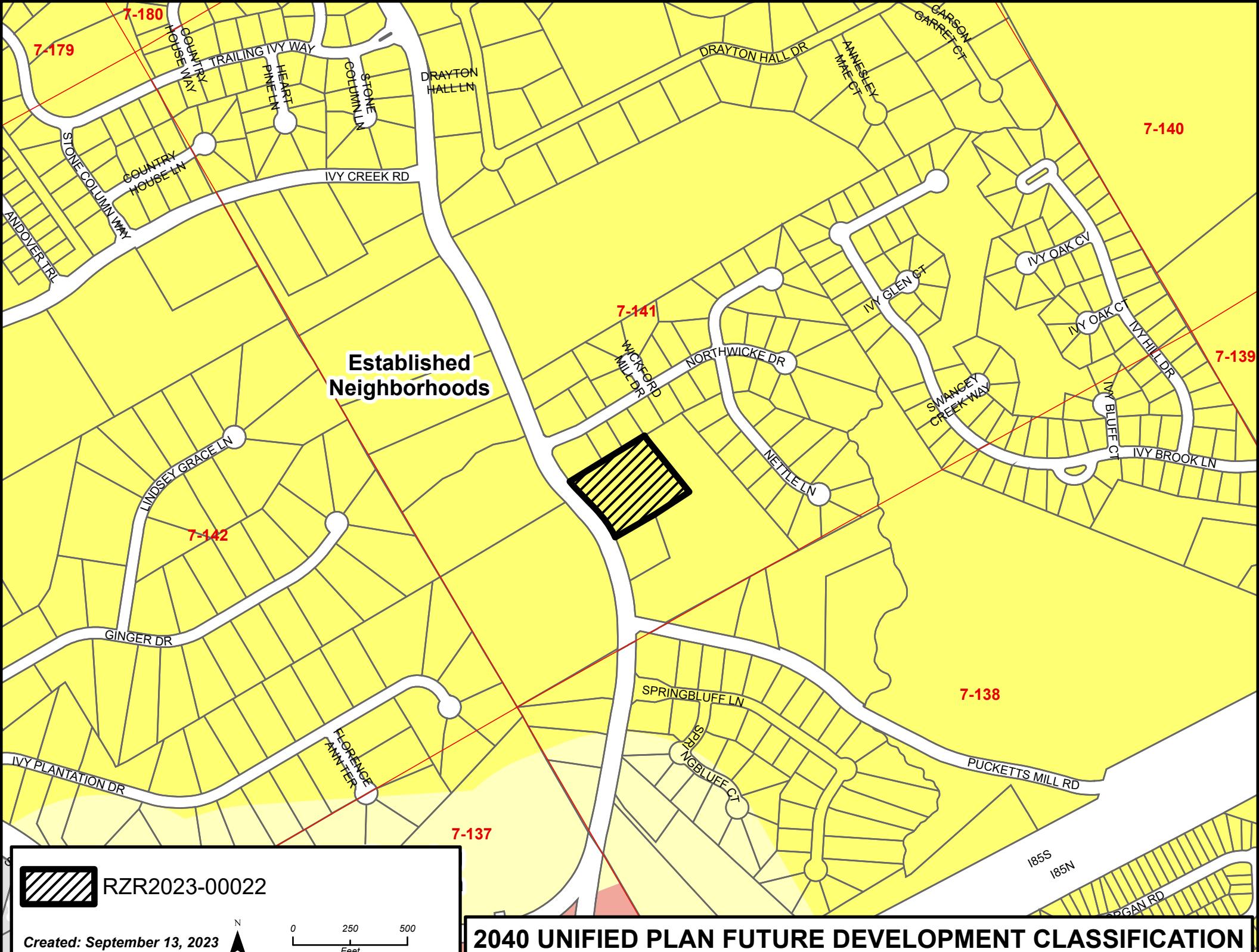
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

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

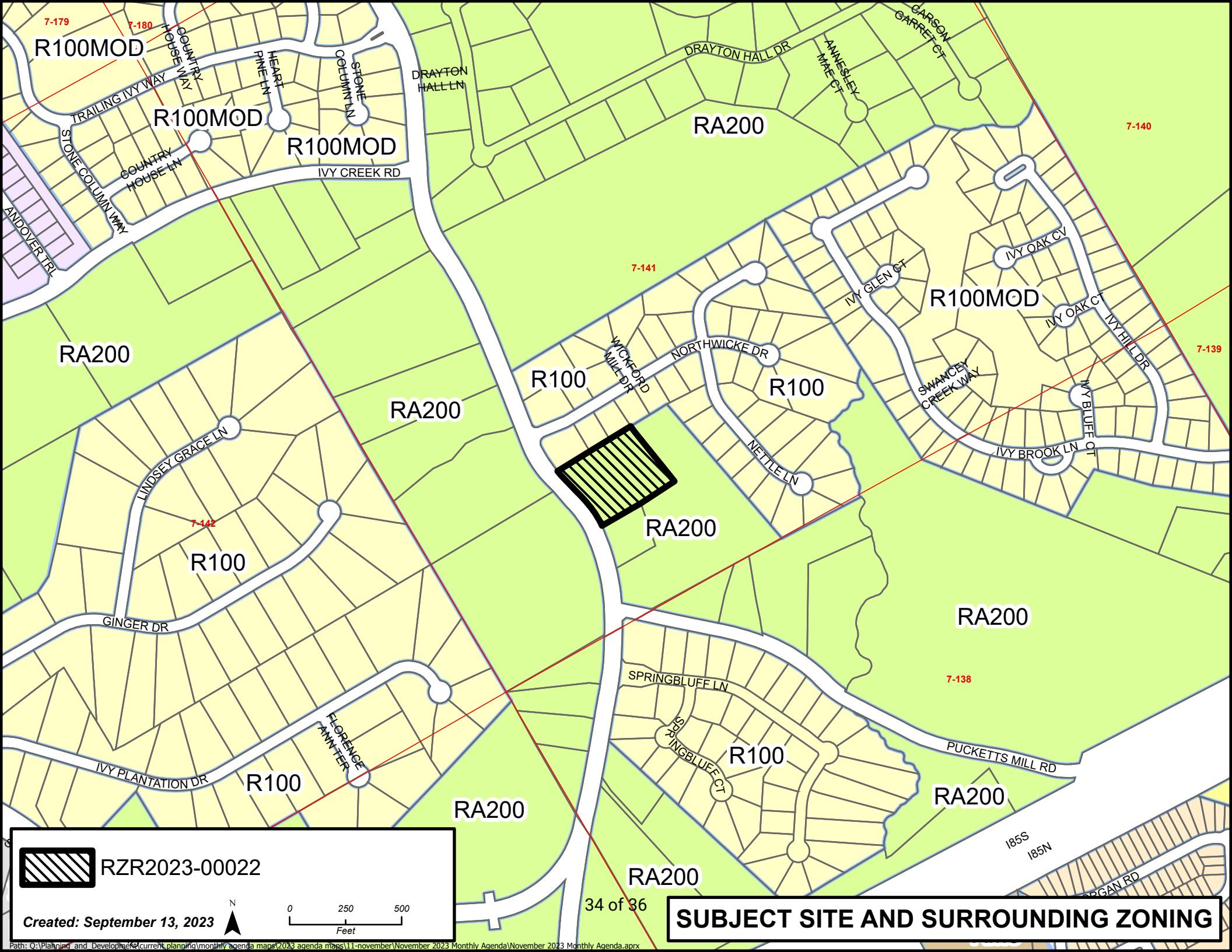
											Proposed Zoning
	School	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Forecast	2025-26 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZR2023-00021	<b>Mill Creek HS</b>	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	2
	<b>Osborne MS</b>	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	2
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	3
RZR2023-00022	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	1
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	1
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	1
RZR2023-00023	<b>Dacula HS</b>	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	2
	<b>Dacula MS</b>	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	1
	Mulberry ES	745	975	-230	785	975	-190	854	975	-121	2

**Exhibit G: Maps**

**[attached]**







Created: September 13, 2023

0 250 500  
Feet

34 of 36

**SUBJECT SITE AND SURROUNDING ZONING**

**Exhibit H: Site Plan Presented at the November 7, 2023, Planning Commission Public Hearing**

**[attached]**

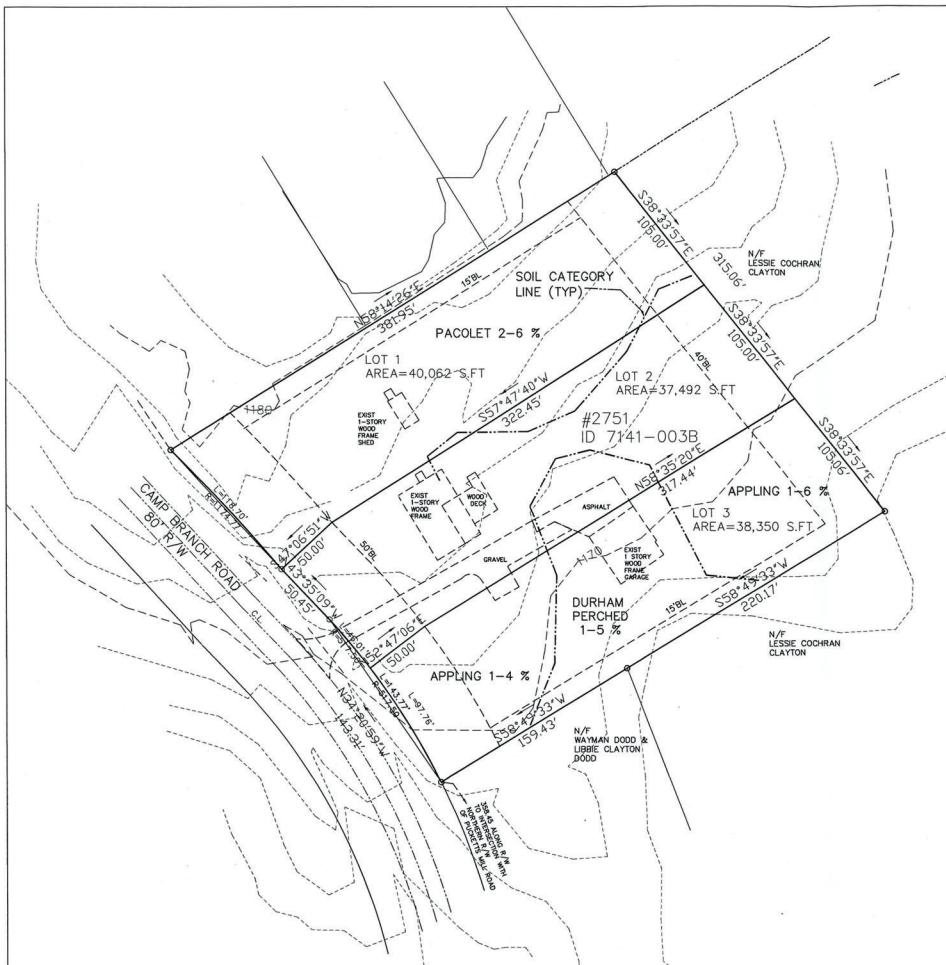
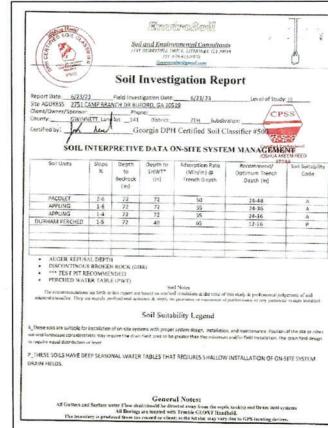
## GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

11/7/2023



LOCATION MAP (NTS)



NOTES:  
A: PROPERTY ZONED: (RA-200), PROPOSED ZONING R-100  
B: LOT AREA = 116,144 S.F.T. = 2.666 ACRES  
C: BUILDING SETBACKS:  
1- FRONT 50' EXTERIOR,  
2- REAR-40 FT.  
3- SIDE-10 FT. 1 SIDE, 25' BOTH SIDES  
D- PROPOSED NO. OF LOTS = 3, DENSITY = 3/2.666= 1.125 LOTS / ACRE  
E- MAX. HEIGHT OF BLDG = 35 FT.  
F- LOT WIDTH AT FRONT BLD. = 100 FT  
G- REFERENCE SURVEY DONE BY TRAVIS PRUITT & ASSOCIATES, INC  
H- CANNON BRANCH CREEK DRAINAGE AREA, 9-6-22.  
H- MIN. HEATED BLD. FLOOR AREA: 2,800 S.F.  
J- MIN. LOT SIZE = 25-500 S.F.T. (SEPTIC LOTS)  
K- WATER IS PROVIDED BY GWINNETT COUNTY WATER SYSTEM  
L- WASTE WATER DISPOSAL WILL BE PROVIDED ON SITE.

NOTES:  
1- THERE IS NO STREAM BUFFERS ON THIS SITE.  
2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH  
DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER  
FIRM 13135C.0027E DATED 09-29-06

ALL EXISTING STRUCTURES  
WILL BE REMOVED

GRAPHIC SCALE

20 40 80 160

( IN FEET )

1" = 40'

ID# 7141-0038

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE	PREPARED BY	OWNERS/BUILDER	REZONING	LAYOUT PLAT FOR
				DESIGNED BY	AMM 06-29-23		MANSUR ENGINEERING, INC.	MYKHAILO BUTA	MYKHAILO BUTA
				DRAWN BY	AMM 06-29-23	1810 PEACHTREE INDUSTRIAL BLVD.	2949 MORGAN SPRING TRL	2751 CAMP BRANCH RD	
				CHECKED BY	AMM 06-29-23	SUITE 140	BUFDOR, GA 30319	BUFDOR, GA 30319	
				ENGINEER	AMM 06-29-23	JULIETH, GEORGIA 30097	716 289 7082	7TH DIST, LAND LOT 141	
				REGISTRATION NO.	21055	Phone: (770) 527-8327 Facsimile: (770) 476-7363	BUFDOR, GA 30319	BUFDOR, GA 30319	
				DATE	06-29-23	MANSRENG@GMAIL.COM	GWINNETT COUNTY		
					06-29-23	BKEXTERRIORSUCCD@GMAIL.COM			