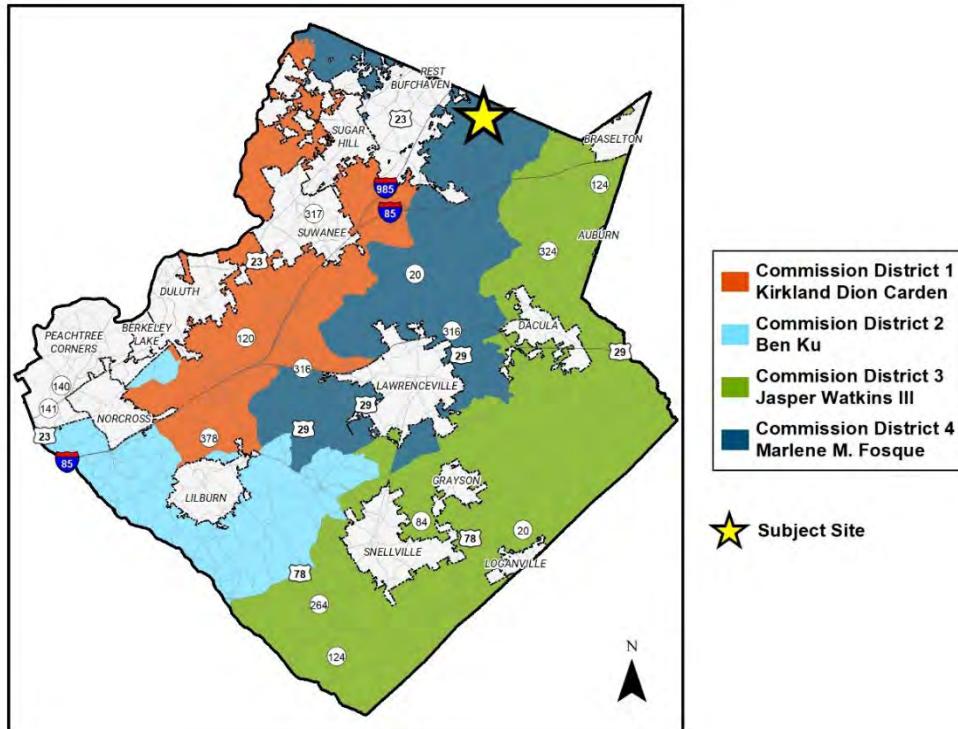




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	RZR2022-00035
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District)
<b>Request:</b>	Rezoning to <b>OSC</b> (Open Space Conservation District)
<b>Additional Request:</b>	Variance
<b>Address:</b>	3883 Ridge Road
<b>Map Number:</b>	R1004 003
<b>Site Area:</b>	18.73 acres
<b>Lots:</b>	46
<b>Proposed Development:</b>	Single-Family Detached Subdivision
<b>Commission District:</b>	District 4 – Commissioner Fosque
<b>Character Area:</b>	Emerging Suburban
<b>Staff Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>
<b>Planning Commission Recommendation:</b>	<b>APPROVAL WITH CONDITIONS</b>



**Planning Commission Advertised Public Hearing Date: 11/2/2022**  
**Board of Commissioners Advertised Public Hearing Date: 11/15/2022**

**Applicant:** CKK Development  
270 North Clayton Street  
Lawrenceville, GA 30046

**Owner:** Gebron Smith  
3883 Ridge Road  
Dacula, GA 30019

**Contact:** Andy Lunsford

**Contact Phone:** 678.314.0466

## Zoning History

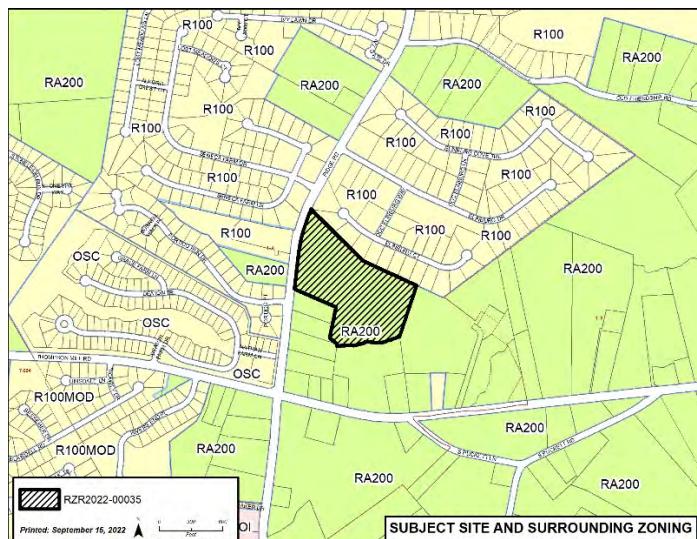
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject site is an 18.73-acre parcel located on Ridge Road north of its intersection with Thompson Mill Road. The property contains multiple accessory buildings and a single-family residence constructed in 1974. The front portion of the site has been cleared and is the front yard of the existing residence. The remaining property is heavily vegetated with dense, mature tree canopy. There is a creek that runs along the southeast portion of the property. The topography of the site fluctuates as rolling hills are present on the property. The property slopes down from the road frontage by 20 feet before rising 30 feet to the high point of the property. It then falls again towards the creek on the southeastern property line. The road frontage features overhead powerlines but no sidewalks. The nearest Gwinnett County Transit stop is located 6.2 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by single-family detached residences on large lots and within subdivisions. Elinburg, a detached single-family subdivision, is located to the north. Single-family residences on large lots are located to the east and south. Across Ridge Road to the west is Portico, a detached single-family subdivision. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Gross Density
Proposed	Single Family Detached Subdivision	OSC	2.45 units per acre
North	Single-Family Residential	R-100	1.14 units per acre
East	Single-Family Residential	RA-200	0.18 units per acre
South	Single-Family Residential	RA-200	0.14 units per acre
West	Single-Family Residential Single-Family Residential Single-Family Residential	R-100 R-100 RA-200	1.66 units per acre 0.14 units per acre 0.33 units per acre

## Project Summary

The applicant requests rezoning of a 18.73-acre parcel from R-100 to OSC for a single-family detached subdivision, including:

- 46 single-family detached homes, yielding a density of 2.45 units per acre.
- Minimum heated floor areas of 2,200 square feet.
- Homes constructed with exterior building materials of brick, stacked stone, cedar, and/or cementitious siding, shake, and board and batten.
- 27-foot-wide internal public streets both terminating in cul-de-sacs.
- Access via a single entrance from Ridge Road.
- Internal streets with 4-foot-wide sidewalks on both sides and a 5-foot-wide sidewalk along Ridge Road extending the length of the subject property.
- Two potential stormwater management facilities near the northwest and southeast portions of the property.
- A 50-foot-wide required conservation strip along the northern, eastern and a portion of the southern property lines.
- A 50-foot-wide required street frontage buffer along Ridge Road.
- Common area provided throughout the site in excess of the minimum required 20 percent, consisting of conservation strips, stream buffers, and open space.
- A mailbox kiosk located near the rear of the site with one on-street parking space.

## Zoning and Development Standards

The applicant is requesting a rezoning to OSC, Open Space Conservation District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	≤35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Lot Width	Minimum 60'	≥60	
Off-Street Parking	Minimum: 92 spaces Maximum: 276 spaces	184 spaces	YES
Heated Floor Area	Minimum: 1,400 square feet	2,200 square feet	YES
Buffer and Transition	50' conservation strip adjacent to R-100 and RA-200 properties	50'	YES

Conservation area	Total: Minimum 25% or 4.58 acres	41.2% or 7.55 acres	YES
Density	Maximum 2.5 units per acre	2.45 units per acre	YES
Streets	Maximum 600' in length	>600 feet	NO*

\*Per UDO sec 210-50.14, Approved cul-de-sac streets may be no longer than 600 feet in length.

## Variance Requests

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 210-50.14. Public Improvements.

**A. *Approved cul-de-sac streets may be no longer than 600 feet in length.***

The applicant is proposing a cul-de-sac street which exceeds 600 feet in length.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Rezoning Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The surrounding area is characterized by single-family detached residential uses. To the north and east, is the Falls at North Cliff subdivision with a density of 1.90 units per acre. To the west, is Magnolia Place with a density of 1.84 units per acre. To the northwest, is Ridge View with a density of 2.3 units per acre. To the south, across Sugarloaf Parkway, are undeveloped lots zoned OSC. These lots, while currently undeveloped, have been approved for a OSC neighborhood with a density of 2.45 units per acre. The proposed density is compatible with the surrounding area. Given that all of the surrounding neighborhoods are lower density single-family detached developments, the requested OSC zoning is compatible with the surrounding uses.

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by a development that is compatible with the density of the surrounding area. The residential use of the proposed development is in character with the surrounding area, and the proposed density is also consistent with the nearby single-family detached subdivisions.

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

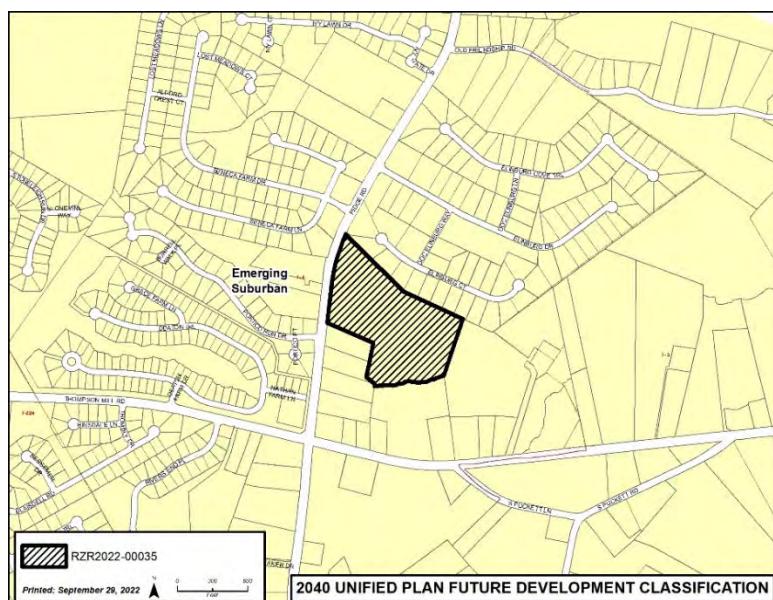
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. 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.**

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Emerging Suburban Character Area. This Character Area consists of areas that are currently residential but have not yet matured into established communities. The applicant is proposing an open space conservation subdivision which is listed as a potential development type. Therefore, the proposed development is aligned with the intent of the 2040 Unified 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.**

A recent rezoning application RZR2021-00048 approved for the property to the south, for a single-family detached neighborhood, is similar to the proposed development. Also, a recent rezoning case RZM2021-00001 for RM-24 zoning to the west was denied in 2021. Other developments in the surrounding area are also predominantly single-family residential. Therefore, approval of the rezoning request to OSC would be appropriate, given the character of the area, development pattern, and recent zoning decisions.

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

The requested variance is to allow cul-de-sac streets longer than 600 feet in length. The two streets on the northeastern part of the development are longer than 600 feet. Configuration of the property boundary at the south end of the site, the location of the two existing GDOT stormwater ponds, and division of the property by two streams, present site conditions that limit street connectivity. Therefore, the requested variance meets the criteria outlined in Section 270-100.7 of the Unified Development Ordinance.

**Staff Recommendation**

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

In addition, Staff recommends **APPROVAL** of the following variance:

1. To allow streets to be longer than 600 feet without an intersection with another street or an alley.

**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.

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

1. To allow streets to be longer than 600 feet without an intersection with another street or an alley.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions)**

Approval as **OSC (Open Space Conservation District)** for development of a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received September 14, 2022, and Exhibit C: Building Elevations dated received September 1, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.

2. The proposed development shall be restricted to single family detached homes and accessory uses and structures with a maximum of 46 lots.
3. All dwellings shall have at least a double-car garage.
4. All dwellings shall be constructed to meet Architectural Design Category 3.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas, facilities, and landscaping.
6. Direct lot access to Ridge Road shall be prohibited.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
9. The Ridge Road frontage shall be landscaped by the developer, where sparsely vegetated, and maintained by the homeowners association.
10. The project entrance along Ridge Road shall be landscaped by the developer and maintained by the Homeowners Association. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
11. All grassed area shall be sodded.
12. Building lots shall not be located within any required stream buffers and accompanying impervious surface setbacks.

**Exhibits:**

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

## Exhibit A: Site Visit Photos

[attached]



**View of Parcel from Ridge Road**

**Exhibit B: Site Plan**

**[attached]**

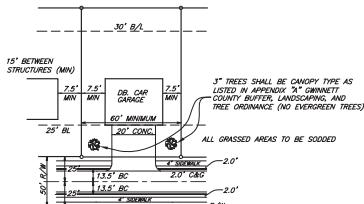
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LEGEND		
POB	POINT OF BEGINNING	
L/W	LAND OR WATER	
N/F	NOW OR FORMERLY	
CD	CONCRETE	
REB	REBAR	
CON	CONCRETE	
RSS	REINFORCED STEEL	
ROP	REINFORCED CONCRETE PIPE	
DPC	DUCTILE CONCRETE PIPE	
PVC	PLASTIC CONDUIT PIPE	
SMCB	SINGLE MNG CATCH BASIN	
CMB	CURB INLET	
DI	DROP INLET	
OCS	OPEN CHANNEL SYSTEM	
JB	JUNCTION BOX	
TS	TRAP SECTION	
HW	HEAD WORK	
WIR	WIR INLET	
SMH	SEWER MANHOLE	
CLEAN	CLEAN OUT	
INN	INN	
CHP	OVERHEAD POWER LINE	
OTL	OVERHEAD TELEPHONE LINE	
UTL	UNDERGROUND TELEPHONE LINE	
UD	UNDERGROUND	
UP	UTILITY POLE	
UDL	UNDERGROUND POWER LINE	
PW	POWER POLE	
C/I	CABLE/INTERNET/TELEPHONE	
FM	FEAR HYDRANT	
WM	WATER METER	
VM	VALVE	
VMR	VALVE MARKER	
SL	SEWER LINE	
BL	BUILDING LINE	
DP	EDGE OF PAVEMENT	
SP	SAMPLING POINT	
MP	MAP POINT	
WP	WATERPOINT	
SL	WETLANDS	
SL	STREET LIGHT	

GENERAL NOTES:

- PROPERTY LOCATED AT 3883 RIDGE ROAD.
- TOTAL AREA OF PROPERTY: 18.73 ACRES
- EXISTING PROPERTY ZONING: RA200
- PROPOSED PROPERTY ZONING: OSC
- PARCEL: 1004 003
- TOTAL NUMBER OF LOTS: 46
- MINIMUM LOT SIZE: 7,500 SF.
- MINIMUM HEATED FLOOR AREA: 2,200 SF.
- GROSS DENSITY: 0.36 UNITS PER ACRE
- HOA DENSITY: 2.46 UNITS PER ACRE
- MAXIMUM BUILDING HEIGHT: 35'
- SETBACKS: FRONT: 25' / SIDE: 7.5' / REAR: 30'
- ALL STREETS ARE TO BE PUBLIC STREETS.
- ALL GRASSED AREAS SHALL BE SODDED.
- WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
- SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
- ALL UTILITIES TO BE LOCATED UNDERGROUND.
- FIRM PANEL 13135C0017G, DATED 03/04/2013 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- LOT LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROPOSED ROAD.
- TOTAL COMMON AREA: 329,330 SF. OR 7.55 ACRES
- COMMON AREA REQUIRED: 23.0% OF PROJECT (4.58 ACRES)
- COMMON AREA PROVIDED: 41.2% OF PROJECT (7.55 ACRES)
- A VARIANCE WILL BE ACQUIRED ALLOW FOR A STREET TO BE MORE THAN 800 FEET.
- ANNUAL COMMUNITY SPACES WITHIN THE SITE SHALL BE MADE ACCORDING TO SECTION 2010 AD (36-11)
- Fire Department Access Roads over 150' in length shall have an approved fire apparatus turn around. (2018 IFC 503, GWINNETT COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE 2012 SECTION 46-42)
- Fire hydrants shall be placed no more than 450 feet apart. (2012 GWINNETT FIRE PREVENTION AND PROTECTION ORDINANCE SECTION 42-29)
- Fire Department Access Roads shall be a minimum of 20 feet in width. (2018 IFC 503)



TYPICAL LOT LAYOUT  
N.T.S.

- THIS DRAWING IS NOT FOR RECORDING.
- THIS DRAWING IS NOT FOR CONSTRUCTION.

LINE	ART
BLOCK	LOTS
A	46
TOTAL	46

LINE CHART		
LINE	BEARING	DISTANCE
L1	5723800°W	55.60'
L2	N42°32'00"E	20.40'
L3	N87°09'00"W	67.40'
L4	S82°45'00"W	66.00'
L5	S87°55'00"W	24.50'
L6	N06°51'00"E	20.30'
L7	N52°57'00"W	88.00'

GENERAL NOTES:  
 1. PROPERTY LOCATED AT 3883 RIDGE ROAD.  
 2. TOTAL AREA OF PROPERTY: 18.73 ACRES  
 3. EXISTING PROPERTY ZONING: RA200  
 4. PROPOSED PROPERTY ZONING: OSC  
 5. PARCEL: 1004 003  
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 14. ALL GRASSED AREAS SHALL BE SODDED.  
 15. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.  
 16. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.  
 17. ALL UTILITIES TO BE LOCATED UNDERGROUND.  
 18. FIRM PANEL 13135C0017G, DATED 03/04/2013 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.  
 19. LOT LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROPOSED ROAD.  
 20. TOTAL COMMON AREA: 329,330 SF. OR 7.55 ACRES  
 21. COMMON AREA REQUIRED: 23.0% OF PROJECT (4.58 ACRES)  
 22. COMMON AREA PROVIDED: 41.2% OF PROJECT (7.55 ACRES)  
 23. A VARIANCE WILL BE ACQUIRED ALLOW FOR A STREET TO BE MORE THAN 800 FEET.  
 24. ANNUAL COMMUNITY SPACES WITHIN THE SITE SHALL BE MADE ACCORDING TO SECTION 2010 AD (36-11)  
 25. Fire Department Access Roads over 150' in length shall have an approved fire apparatus turn around. (2018 IFC 503, GWINNETT COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE 2012 SECTION 46-42)  
 26. Fire hydrants shall be placed no more than 450 feet apart. (2012 GWINNETT FIRE PREVENTION AND PROTECTION ORDINANCE SECTION 42-29)  
 27. Fire Department Access Roads shall be a minimum of 20 feet in width. (2018 IFC 503)

NOTES:  
 • MINIMUM LOT SIZE: 7,500 SF.  
 • ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER UNIT  
 • BUILDING SETBACKS: 25' FRONT / 7.5' SIDE / 30' REAR  
 • MINIMUM LOT WIDTH WITH BUILDING SETBACK: 60'  
 • MINIMUM HEATED FLOOR SPACE: 2,200 SF.

NOTICE: WHAT'S BELOW, CALL BEFORE YOU DIG  
 THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND OTHER SOURCES. THE INFORMATION CONTAINED ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND IS NOT A WARRANTY OR GUARANTEE OF THE EXISTENCE OR LOCATION OF ANY UTILITIES. THE USER OF THIS PLAN ASSUMES ALL RISK AND LIABILITY FOR ANY DAMAGE TO EXISTING UTILITIES. EXCAVATORS AND CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY LOCATOR SERVICE PRIOR TO BEGINNING ANY EARTH SUSTURING ACTIVITIES. THE UTILITY LOCATOR SERVICE FOR THIS AREA MUST BE NOTIFIED.

NOTES:  
 • MINIMUM LOT SIZE: 7,500 SF.  
 • ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER UNIT  
 • BUILDING SETBACKS: 25' FRONT / 7.5' SIDE / 30' REAR  
 • MINIMUM LOT WIDTH WITH BUILDING SETBACK: 60'  
 • MINIMUM HEATED FLOOR SPACE: 2,200 SF.

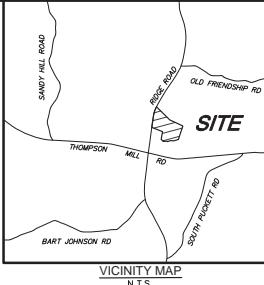
TYPICAL LOT LAYOUT  
N.T.S.

RZR2022-00035

TOTAL AREA: 18.73 ACRES

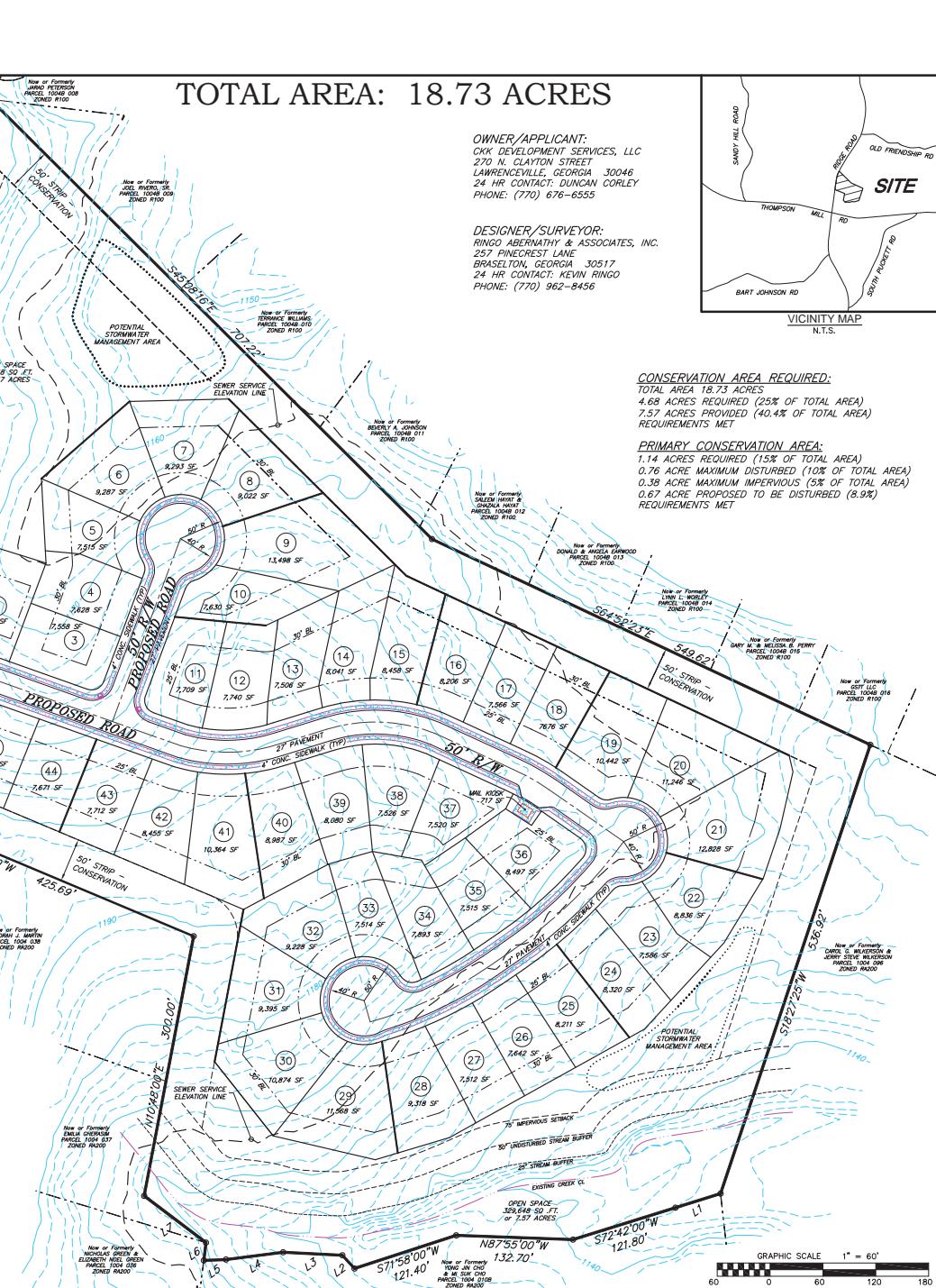
OWNER/APPLICANT:  
 CKK DEVELOPMENT SERVICES, LLC  
 270 CLOUD STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 24 HR CONTACT: DUNCAN CORLEY  
 PHONE: (770) 676-6555

DESIGNER/SURVEYOR:  
 RINGO ABERNATHY & ASSOCIATES, INC.  
 257 PINECREST LANE  
 BRASELTON, GEORGIA 30517  
 24 HR CONTACT: KEVIN RINGO  
 PHONE: (770) 962-8456



CONSERVATION AREA REQUIRED:  
 TOTAL AREA: 18.73 ACRES  
 4.68 ACRES REQUIRED (25% OF TOTAL AREA)  
 7.57 ACRES PROVIDED (40.4% OF TOTAL AREA)  
 REQUIREMENTS MET

PRIMARY CONSERVATION AREA:  
 1.14 ACRES REQUIRED (15% OF TOTAL AREA)  
 0.76 ACRE MAXIMUM DISTURBED (10% OF TOTAL AREA)  
 0.38 ACRE MAXIMUM IMPERVIOUS (3% OF TOTAL AREA)  
 0.67 ACRE PROPOSED TO BE DISTURBED (8.9%)  
 REQUIREMENTS MET



**Exhibit C: Building Elevations**

**[attached]**

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Vincent Rendering.png



RZR2022-00035

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<https://mail.google.com/mail/u/1/#search/mansreng%40bellsouth.net/FMfcgxwKjBKLPiHkWZVQDsRFVJzspQrR?projector=1&messagePartId=0.4>

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Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION  
AND MAY VARY FROM FINAL PRODUCT

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### Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION  
AND MAY VARY FROM FINAL PRODUCT

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

**[attached]**

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**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:

*See Attached*

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

*See Attached*

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

*See Attached*

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

*See Attached*

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

*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:

*See Attached*

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**REZONING APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.  
Located on Ridge Road, the property has OSC zoning across Ridge Road to the Southwest side and R-100 to the North.
- (B) No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is comparable with existing residential, commercial, and industrial land uses of adjacent and nearby property.
- (C) Due to the size, location, and layout of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed zoning will not result in an excessive or burdensome use of the infrastructure system. The property has convenient access to 85 and 985.
- (E) Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of Gwinnett County Land Use Plan.
- (F) The Applicant submits that the subject property's current R200 zoning classification and its proximity to major transportation corridors provide additional supporting ground for approval of the Application.

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# C.K.K. DEVELOPMENT SERVICES

270 NORTH CLAYTON ST.

LAWRENCEVILLE, GA 30046

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## Letter of Intent

To: Gwinnett County

From: CKK Development Services

Subject: Property located 3883 Ridge Road, Dacula, Ga 30019

### LETTER OF INTENT FOR REZONING APPLICATION

CKK Development Services submits this Letter of Intent and attached rezoning applications (the "Applications") in order to permit the development of a tract of land with a total area of approximately 18.73-acres (the "Tract") situated along Ridge Road. The Tract is currently zoned RA200 (Agriculture Residential District). The Applicant proposes to develop 46 single-family detached.

The Applicant is requesting to rezone the Property to the OSC (Open Space Conservation Development District) zoning classification in order to develop the community with 46 units and approximately 41.2% or 7.55 acres of common space. The proposed infill development would include attractive homes that are compatible with land uses in the surrounding area. The proposed homes would be constructed with attractive building materials such as brick, stone, and/or cementitious shake/siding. Homes would include two-car garages and distinctive architectural elements as depicted on the building elevations submitted with the Application.

The applicant is requesting a variance from Section 210-50.14A., to allow for a cul-de-sac street in excess of 600 feet in length. The request is to allow front entry garages. Due to the topography of the subject property, this variance is necessary to hold consistent elevations.

The proposed development is compatible with surrounding land uses and would diversify available housing types in the area. The proposed development would also provide an appropriate transition of land uses moving south away from Ridge Road. The adjacent property

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9/1/2022 to the north of the subject property is zoned R-100. The building height shall be 26 feet. The Gross and Net Density is 2.45 units per acre.

The proposed development conforms to the Gwinnett County 2040 Unified Plan as it is located in the Vibrant Communities and Emerging Suburban Character Areas.

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

Respectfully submitted this 1st day of September,  
2022.



J. Andrew Lunsford

CKK Development

[andy@ckkdev.com](mailto:andy@ckkdev.com)

678-314-0466

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

**[attached]**



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

<b>TRC Meeting Date:</b> 10.7.2022			
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: RZR2022-00035			
Case Address: 3883 Ridge Road			
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Ridge Road is a minor collector. ADT = 6,924.		
2	6.2 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*



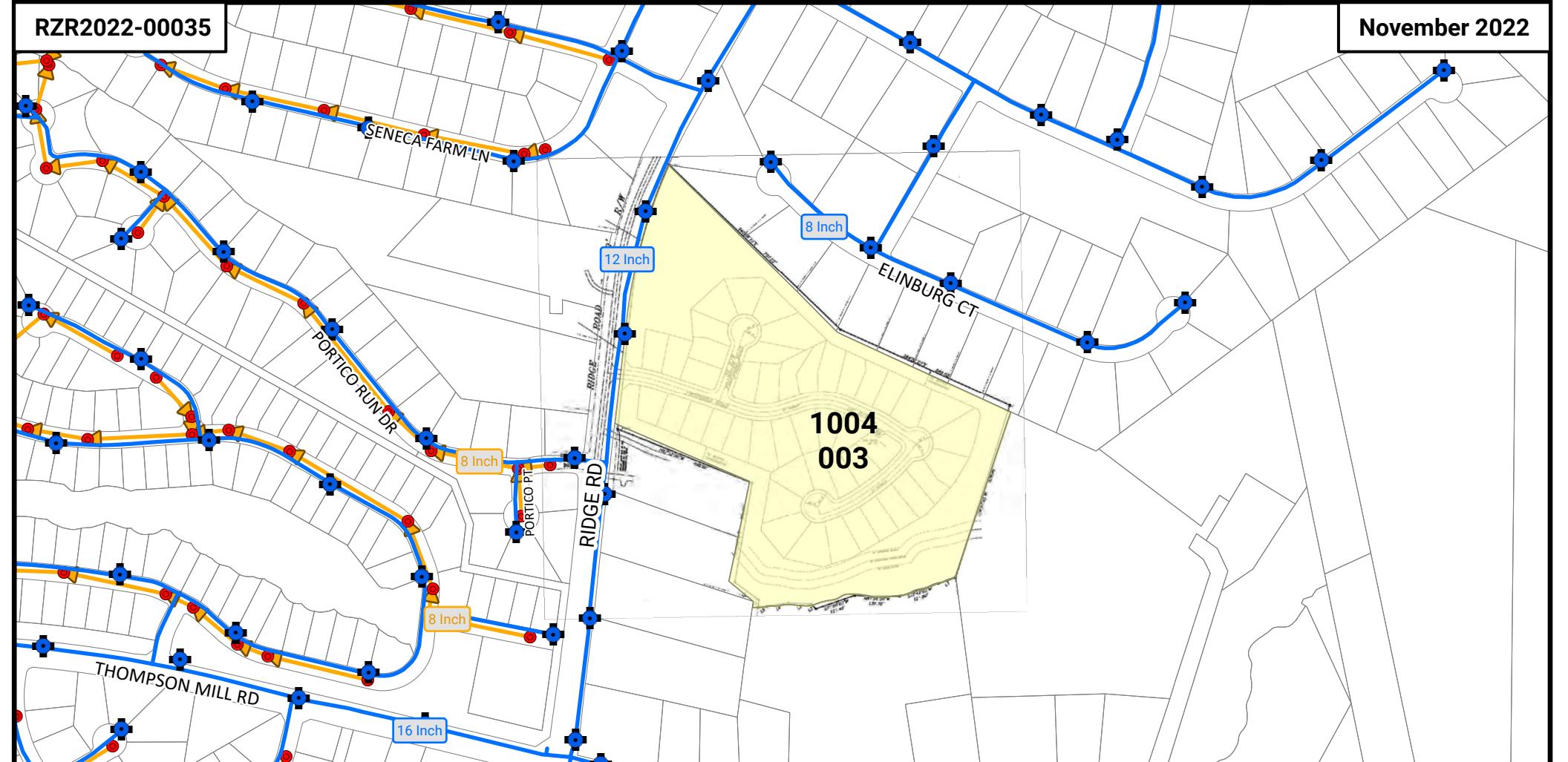
## Department of Planning and Development

### TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		November Cases		
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:		RZR2022-00035		
Case Address:		3883 Ridge Road		
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Water: The development may connect to an existing 12-inch water main located on the east right-of-way of Ridge Road.			
2	Sewer: A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.			
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				
6				
7				

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

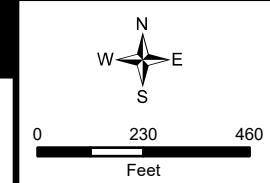
*Revised 7/26/2021*



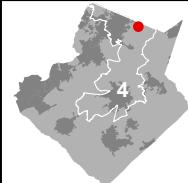
## LEGEND

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

## 3883 Ridge Road RA200 to OSC Water & Sewer Utility Map



## LOCATION



**Water Comments:** The development may connect to an existing 12-inch water main located on the east right-of-way of Ridge Road.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.

**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.

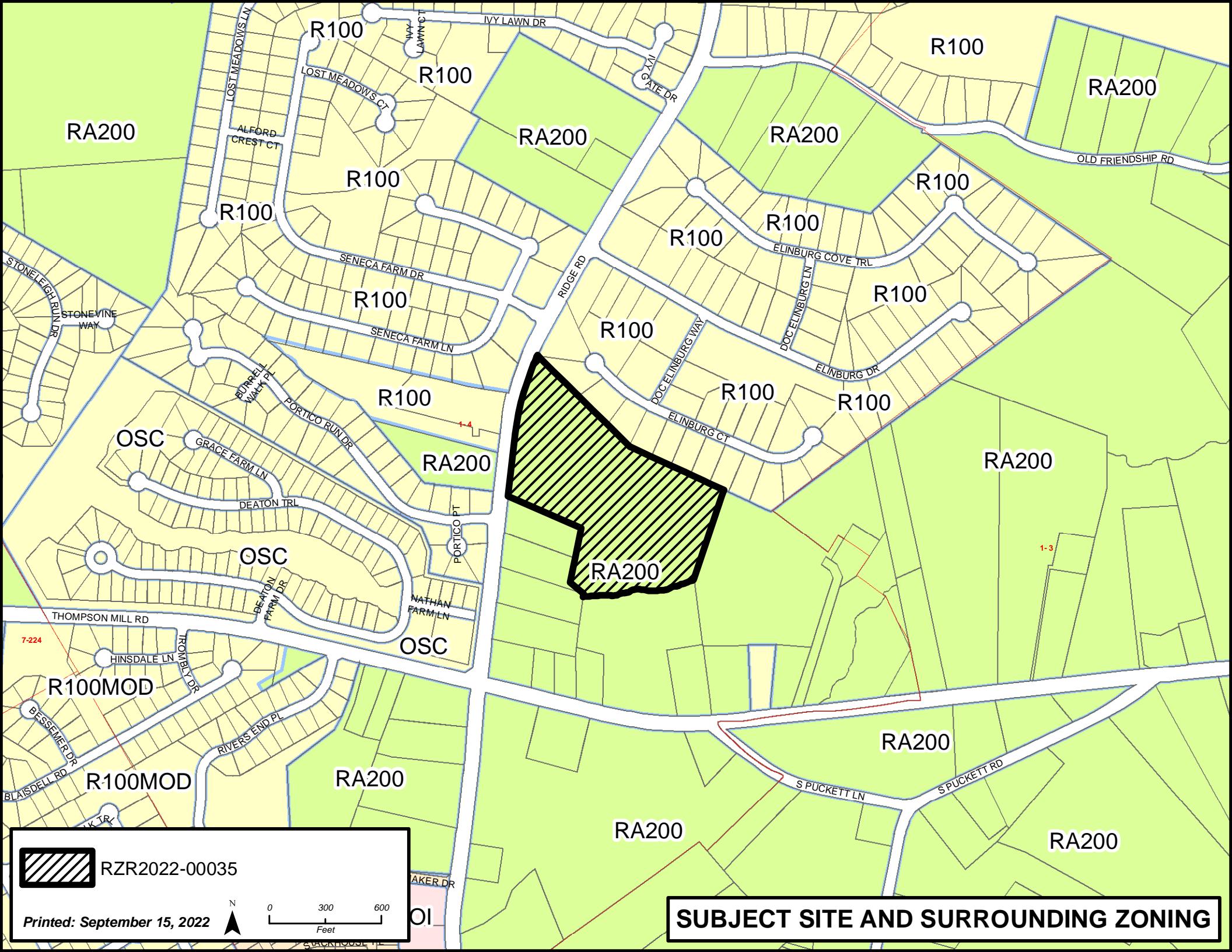
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

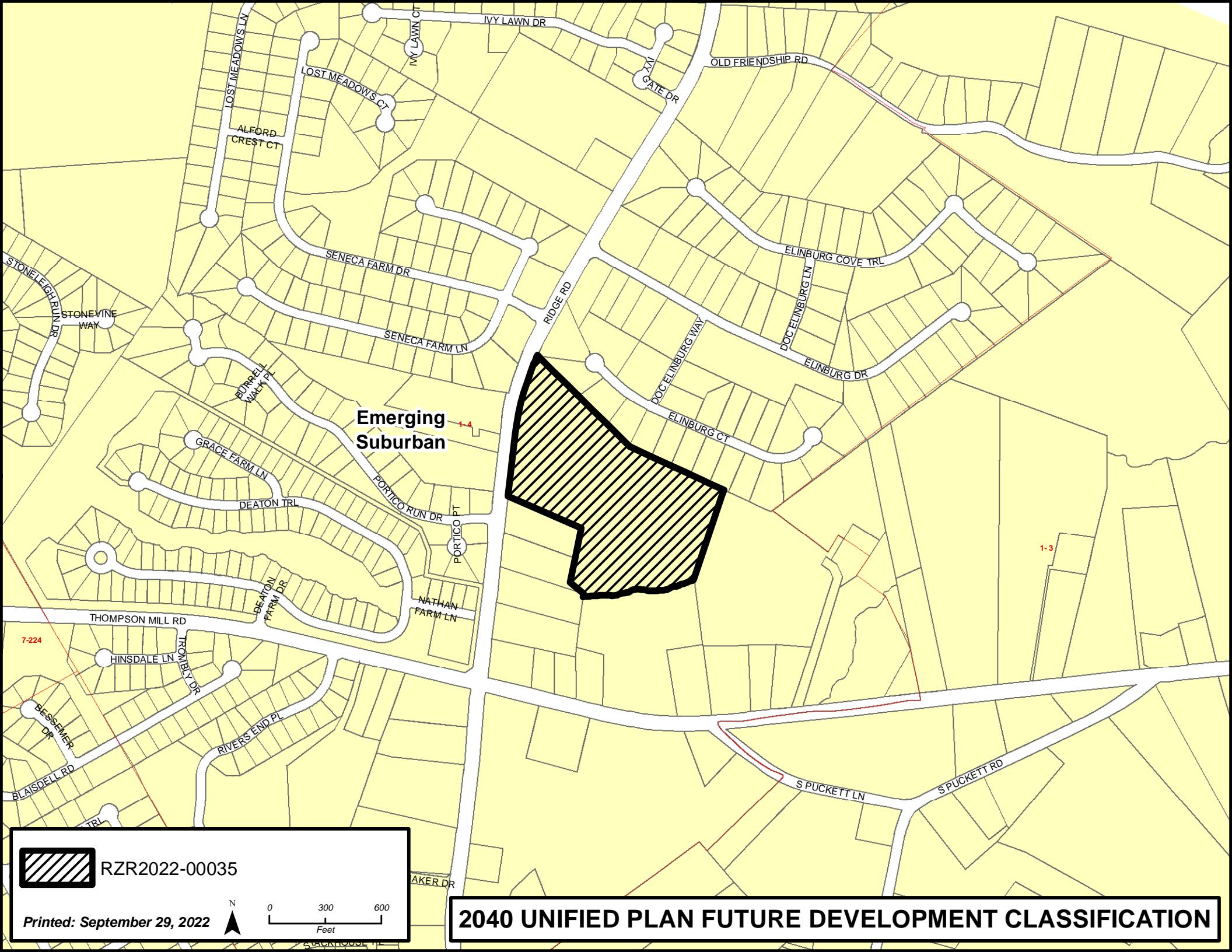
**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, November, 2022**

												Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments	
CIC2022-00029 fka RZC2021-00021	<b>Mountain View HS</b>	2,370	2,300	70	2,285	2,300	-15	2,254	2,300	-46	32	
	<b>Twin Rivers MS</b>	1,665	2,150	-485	1,715	2,150	-435	1,766	2,150	-384	23	
	Woodward Mill ES	1,019	1,200	-181	1,060	1,200	-140	1,102	1,200	-98	42	
RZR2022-00024	<b>Shiloh HS</b>	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	2	
	<b>Shiloh MS</b>	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	3	
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4	
RZR2022-00015	<b>Brookwood HS</b>	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	5	
	<b>Five Forks MS</b>	1,227	1,150	77	1,241	1,150	91	1,218	1,150	68	4	
	Gwin Oaks ES	1,067	875	192	1,056	875	181	1,043	875	168	7	
RZR2022-00033	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	2	
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	1	
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	2	
RZR2022-00034	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	9	
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6	
	Dacula ES	1,166	1,550	-384	1,190	1,550	-360	1,214	1,550	-336	13	
RZR2022-00035	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	14	
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	11	
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	21	
RZM2022-00045	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	8	
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6	
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	11	
RZR2022-00032	<b>Peachtree Ridge HS</b>	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	5	
	<b>Northbrook MS</b>	882	1,025	-143	870	1,025	-155	879	1,025	-146	3	
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	6	
RZC2022-00041	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16	
	<b>Couch MS</b>	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	12	
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	22	
RZM2022-00035 & RZC2022-00029	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	65	
	<b>Bay Creek MS</b>	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	48	
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	86	

**Exhibit F: Maps**

**[attached]**







RZR2022-00035

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

**[attached]**

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9/1/2022

## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CKK Development</u>	NAME: <u>Gebron Smith</u>
ADDRESS: <u>270 N. Clayton St</u>	ADDRESS: <u>3883 Ridge Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678-314-0466</u>	PHONE: <u>678 314 0466</u>
EMAIL: <u>andy@ckkdev.com</u>	EMAIL: <u>andy@ckkdev.com</u>
CONTACT PERSON: <u>Andy Lansford</u>	PHONE: <u>678 314 0466</u>
CONTACT'S E-MAIL: <u>andy@ckkdev.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R1200</u>	REQUESTED ZONING DISTRICT: <u>OSC</u>
PARCEL NUMBER(S): <u>1004 003</u>	ACREAGE: <u>18.73</u>
ADDRESS OF PROPERTY: <u>3883 Ridge Road, Dacula Ga 30019</u>	
PROPOSED DEVELOPMENT: <u>46 Single Family Detached</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>46</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>7,500</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.45</u>	Density: _____
Net Density: <u>2.45</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

## **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

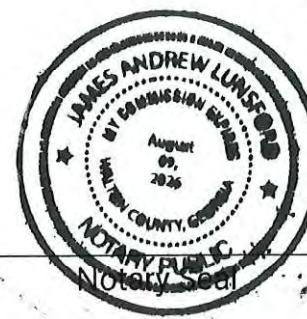
Date

Type or Print Name and Title

Type or Print Name and Title

Signature of Notary Public

Date



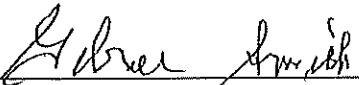
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9/1/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

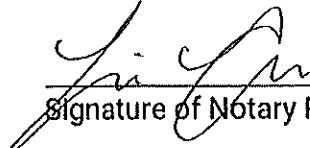
**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

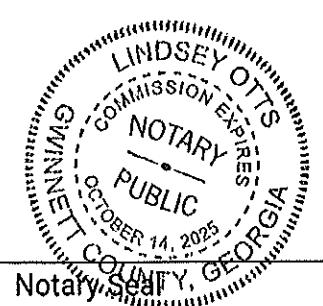
  
Signature of Property Owner

08.29.2022  
Date

Gebron Smith, OWNER  
Type or Print Name and Title

  
Signature of Notary Public

08/29/22  
Date



RECEIVED

9/1/2022

**CONFFLICT OF INTEREST CERTIFICATION FOR REZONING**

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



SIGNATURE OF APPLICANT

9/1/22

DATE



TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO

YOUR NAME

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

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

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

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9/1/2022

**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)

R1 - 004 - 003  
District Land Lot Parcel

Signature of Applicant

9/1/22  
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)

Barlyne Jervell  
NAME

TSA  
TITLE

09/01/2022

DATE

RECEIVED

9/1/2022

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
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CITY: <u>Lawrenceville</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678-314-0466</u>	PHONE: <u>678 314 0466</u>
EMAIL: <u>andy@ckkdev.com</u>	EMAIL: <u>andy@ckkdev.com</u>
CONTACT PERSON: <u>Andy Lansford</u>	PHONE: <u>678 314 0466</u>
CONTACT'S E-MAIL: <u>andy@ckkdev.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R1200</u>	REQUESTED ZONING DISTRICT: <u>OSC</u>
PARCEL NUMBER(S): <u>1004 003</u>	ACREAGE: <u>18.73</u>
ADDRESS OF PROPERTY: <u>3883 Ridge Road, Dacula Ga 30019</u>	
PROPOSED DEVELOPMENT: <u>46 Single Family Detached</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>46</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>7,500</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.45</u>	Density: _____
Net Density: <u>2.45</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/1/2022

L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 4TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE RIGHT OF WAY OF THOMPSON MILL ROAD (80' R/W) AND THE EASTERLY RIGHT OF WAY OF RIDGE ROAD (80' R/W); THENCE IN A NORTHERLY DIRECTION ALONG THE RIGHT OF WAY OF RIDGE ROAD A DISTANCE OF 974.20 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 07 degrees 07 minutes 19 seconds East for a distance of 366.52 feet TO A POINT;  
THENCE along a curve to the right having a radius of 1333.15 feet and an arc length of 438.11 feet, being subtended by a chord of North 15 degrees 56 minutes 10 seconds East for a distance of 436.14 feet TO A POINT;  
THENCE South 45 degrees 08 minutes 16 seconds East for a distance of 707.22 feet TO A POINT;  
THENCE South 64 degrees 52 minutes 23 seconds East for a distance of 549.62 feet TO A POINT;  
THENCE South 18 degrees 27 minutes 25 seconds West for a distance of 536.92 feet TO A POINT;  
THENCE South 72 degrees 38 minutes 00 seconds West for a distance of 53.60 feet TO A POINT;  
THENCE South 72 degrees 42 minutes 00 seconds West for a distance of 121.80 feet TO A POINT;  
THENCE North 87 degrees 55 minutes 00 seconds West for a distance of 132.70 feet TO A POINT;  
THENCE South 71 degrees 58 minutes 00 seconds West for a distance of 121.40 feet TO A POINT;  
THENCE North 42 degrees 32 minutes 00 seconds West for a distance of 20.40 feet TO A POINT;  
THENCE North 87 degrees 09 minutes 00 seconds West for a distance of 67.40 feet TO A POINT;  
THENCE South 82 degrees 45 minutes 00 seconds West for a distance of 66.00 feet TO A POINT;  
THENCE South 87 degrees 55 minutes 00 seconds West for a distance of 24.50 feet TO A POINT;  
THENCE North 06 degrees 51 minutes 00 seconds East for a distance of 20.30 feet TO A POINT;  
THENCE North 52 degrees 57 minutes 00 seconds West for a distance of 88.00 feet TO A POINT;  
THENCE North 10 degrees 48 minutes 00 seconds East for a distance of 300.00 feet TO A POINT;  
THENCE North 67 degrees 12 minutes 00 seconds West for a distance of 429.50 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 18.73 acres more or less.

RECEIVED

9/1/2022

**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:

*See Attached*

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

*See Attached*

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

*See Attached*

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

*See Attached*

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

*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:

*See Attached*

**RECEIVED**

9/1/2022

**REZONING APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.  
Located on Ridge Road, the property has OSC zoning across Ridge Road to the Southwest side and R-100 to the North.
- (B) No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is comparable with existing residential, commercial, and industrial land uses of adjacent and nearby property.
- (C) Due to the size, location, and layout of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed zoning will not result in an excessive or burdensome use of the infrastructure system. The property has convenient access to 85 and 985.
- (E) Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of Gwinnett County Land Use Plan.
- (F) The Applicant submits that the subject property's current R200 zoning classification and its proximity to major transportation corridors provide additional supporting ground for approval of the Application.

RECEIVED

9/1/2022

## C.K.K. DEVELOPMENT SERVICES

270 NORTH CLAYTON ST.

LAWRENCEVILLE, GA 30046

---

### Letter of Intent

To: Gwinnett County

From: CKK Development Services

Subject: Property located 3883 Ridge Road, Dacula, Ga 30019

#### LETTER OF INTENT FOR REZONING APPLICATION

CKK Development Services submits this Letter of Intent and attached rezoning applications (the "Applications") in order to permit the development of a tract of land with a total area of approximately 18.73-acres (the "Tract") situated along Ridge Road. The Tract is currently zoned RA200 (Agriculture Residential District). The Applicant proposes to develop 46 single-family detached.

The Applicant is requesting to rezone the Property to the OSC (Open Space Conservation Development District) zoning classification in order to develop the community with 46 units and approximately 41.2% or 7.55 acres of common space. The proposed infill development would include attractive homes that are compatible with land uses in the surrounding area. The proposed homes would be constructed with attractive building materials such as brick, stone, and/or cementitious shake/siding. Homes would include two-car garages and distinctive architectural elements as depicted on the building elevations submitted with the Application.

The applicant is requesting a variance from Section 210-50.14A., to allow for a cul-de-sac street in excess of 600 feet in length. The request is to allow front entry garages. Due to the topography of the subject property, this variance is necessary to hold consistent elevations.

The proposed development is compatible with surrounding land uses and would diversify available housing types in the area. The proposed development would also provide an appropriate transition of land uses moving south away from Ridge Road. The adjacent property

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9/1/2022 to the north of the subject property is zoned R-100. The building height shall be 26 feet. The Gross and Net Density is 2.45 units per acre.

The proposed development conforms to the Gwinnett County 2040 Unified Plan as it is located in the Vibrant Communities and Emerging Suburban Character Areas.

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

Respectfully submitted this 1st day of September,  
2022.



J. Andrew Lunsford

CKK Development

[andy@ckkdev.com](mailto:andy@ckkdev.com)

678-314-0466

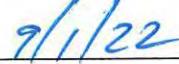
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9/1/2022

**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

  
Date

Joshua (Duncon) Corley Pres  
Type or Print Name and Title

  
Signature of Notary Public

  
Date



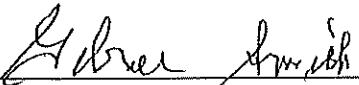
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9/1/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

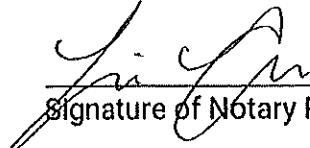
**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

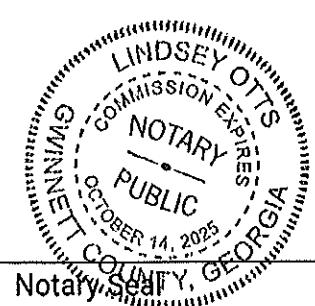
  
Signature of Property Owner

08.29.2022  
Date

Gebron Smith, OWNER  
Type or Print Name and Title

  
Signature of Notary Public

08/29/22  
Date



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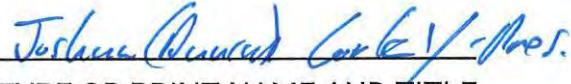
9/1/2022

**CONFFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

  
SIGNATURE OF APPLICANT

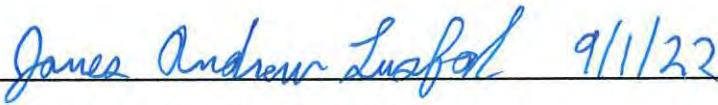
9/1/22  
DATE

  
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF NOTARY PUBLIC

9/1/22  
DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO

YOUR NAME

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

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

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

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**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)

R1 - 004 - 003  
District Land Lot Parcel

Signature of Applicant

9/1/22  
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)

Darlyne Jervell  
NAME

TSA  
TITLE

09/01/2022

DATE



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9/13/2022

# Tallman Environmental

September 13, 2022

Duncan Corley  
CKK Development Services LLC  
270 North Clayton Street  
Lawrenceville, Georgia 30046  
[duncan@ckkdev.com](mailto:duncan@ckkdev.com)

Subject: Existing Features Site Analysis  
3883 Ridge Road (1004 003, 18.05 acres)  
Buford, Gwinnett County, Georgia

Duncan:

On September 13, 2022, Tallman Environmental completed a site reconnaissance to assess the subject property for existing features of natural, ecological, and cultural significance. The 18.05-acre subject property is located at 2883 Ridge Road, northeast of the intersection of Ridge Road and Thompson Mill Road in Buford, Gwinnett County, Georgia. The property is centered at latitude 34.112319° north and longitude -83.938033° west and is identified by Gwinnett County parcel number 1004 003. At the time of the site reconnaissance, the subject property was comprised of a single-family residential dwelling, debris associated with a former truck repair business, and undeveloped woodlands.

The subject property is located in the Piedmont Ecoregion of Georgia and includes an approximately seven-acre lawn vegetated with *Cynodon dactylon* and *Festuca arundinacea*. Remaining areas consist of Piedmont pine-oak woodlands (*Guide to the Natural Communities of Georgia*, 2013). Wooded areas were comprised of a mix of hardwood species (*Acer rubrum*, *Liriodendron tulipifera*, *Liquidambar styraciflua*, *Quercus marilandica*, *Quercus laurifolia*, *Quercus nigra*) and pines (*Pinus taeda*) with an understory of *Ligustrum sinense*, *Acer rubrum*, and *Lonicera japonica*.

Elevation on the subject property ranges from 1,196 feet to 1,136 feet and slopes from northwest to southeast. No rock outcroppings were observed on the subject property. The site is mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service with the following soil series:

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	9.0	40.6%
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	Not prime farmland	0.5	2.2%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	All areas are prime farmland	4.3	19.5%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	Not prime farmland	8.3	37.7%
<b>Totals for Area of Interest</b>			<b>22.1</b>	<b>100.0%</b>

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(3883 Ridge Road, Page 2)  
9/13/2022

## Tallman Environmental

Nearly half of the subject property is mapped with prime farmland soils. However, because the subject property is located in a developed area and is not currently cultivated, it is exempt from the Farmland Protection Policy Act.

The subject property is located within the Upper Oconee watershed (Hydrologic Unit Code 03070101). It is mapped as Zone X (no special flood hazard areas) according to FEMA flood insurance rate maps (community panel 13135C 0017G, dated March 4, 2013).

The subject property was investigated for the presence of streams and other hydrologic features that might be considered state waters. Indicators used to identify jurisdictional streams included the following: rooted vegetation within the channel, sediment sorting, mean high water mark, evidence of recent persistent flow, and/or evidence of subsurface hydrology. Hydrologic features were also evaluated using the North Carolina, Division of Water Quality Methodology for Identification of Intermittent and Perennial Streams and Their Origins (Version 4.11, September 2010). At the time of the September 13, 2022 site reconnaissance, an unnamed, perennial tributary to Sherwood Creek was observed flowing along the southeastern boundary of the subject property.

A preliminary assessment of wetlands and other jurisdictional waters of the U.S. was also conducted on the property at the time of the site reconnaissance. No areas meeting the criteria were identified at the time of the site reconnaissance. There were no wetlands or streams depicted on the National Wetland Inventory map for the project area.

An Information for Planning and Conservation (IPaC) report was obtained from the U.S. Fish and Wildlife Service (USFWS) and is included as an attachment to this letter. The purpose of the IPaC report is to identify species that may occur or could potentially occur on the subject property. The IPaC report did not identify any species under the protection of the USFWS that could possibly occur on the subject property, with the exception of the Monarch Butterfly (*Danaus plexippus*). The Monarch Butterfly is a candidate species and not yet listed or proposed for listing. Consultation with U.S. Fish and Wildlife Service under section 7 of the Endangered Species Act is not required for candidate species.

A critical habitat is a federally designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. The IPaC report did not identify critical habitats on the subject property.

The subject property was also evaluated for migratory bird use. The IPaC report did not identify species of migratory birds that occur within the region. The subject property did not appear to serve as a breeding area for migratory birds at the time of the September 13, 2022 reconnaissance. However, the subject property may require reevaluation for migratory birds if construction is delayed.

A National Wildlife Refuge is a federally designated, protected area of the United States managed by the United States Fish and Wildlife Service. The National Wildlife Refuge System is the system of public lands and waters set aside to conserve America's fish, wildlife, and plants. Gwinnett County tax assessor records indicate private ownership of the subject property.

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(3883 Ridge Road, Page 3)  
9/13/2022

## Tallman Environmental

The Georgia Department of Natural Resources' Wildlife Resources Division (WRD) maintains records for rare species and communities in conservation databases. WRD tracks species and natural communities that are protected at state and federal levels or not legally protected but considered of special conservation concern by WRD biologists.

According to the Georgia Department of Natural Resources 2015 State Wildlife Action Plan:

Rarity ranks are used to characterize elements and to facilitate conservation planning. These ranks are assigned after reviewing pertinent status information at the state level and globally. Rarity ranks are based on a scale of 1 to 5; the higher the number, the more secure that species is thought to be at the state (or global) level. Therefore, an S1 species is considered very rare or imperiled in the state, while an S5 species is considered common and secure. A species with a rarity rank of G5 S1 is globally secure but occurs in very small numbers in the state. Thus (sic) it is not of global conservation concern but may be considered a priority for conservation within the state, depending on other factors. This ranking system helps to assure that conservation efforts are directed to those species needing the most help in order to maintain biological diversity in a state or region.

One animal species was identified in the conservation database:

*Cyprinella xaenura*, Altamaha Shiner  
State Rank: S2S3 (Imperiled/Vulnerable)  
GA: Threatened  
US: No Federal Protection  
State Wildlife Action Plan: Yes  
Element Occurrences: 71  
Habitat: medium-sized to large streams in runs or pools over sand to gravel substrate

No suitable habitats were observed on the subject property. The proposed work will be conducted according to Gwinnett County requirements and all applicable BMPs to prevent sedimentation to downgradient waters.

One plant species was identified in the conservation database:

*Cypripedium acaule* Ait., Pink Ladyslipper  
State Rank: S4 (Apparently Secure - uncommon but not rare; some cause for long-term concern due to declines or other factors)  
GA: Threatened  
US: No Federal Protection  
State Wildlife Action Plan: No  
Element Occurrences: 211  
Habitat: upland oak-hickory-pine forests; piney woods

The subject property was reconnoitered for the presence of Pink Ladyslipper; no plants were observed at the time of the reconnaissance. Please refer to the attached photographs documenting conditions at the time of the site reconnaissance.

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*(3883 Ridge Road, Page 4)*  
9/13/2022

## Tallman Environmental

Tallman Environmental reviewed the Georgia Natural, Archaeological, and Historic Resource Geographic Information System (GNAHRGIS) database for records pertaining to surveyed historic structures listed on or eligible for listing on the National Register of Historic Places (NRHP). An Area of Potential Effect (APE) of 1/4 mile (1,320 feet) from the subject property was established for the purposes of this review. Based on review of the database records, no NRHP-listed structures were mapped on the subject property or within the APE. The closest surveyed historic resource (Resource 213524, Fraser Cemetery, terminus of Williams Road) is mapped 3.43 miles to the east-northeast of the subject property. Development activities on the subject property are not expected to have an effect on this resource based on its distance from the subject property, and due to modern residential and commercial development already in the viewshed of the resource. No artifacts or lithic scatters were observed on the subject property at the time of the reconnaissance; no subsurface investigation was conducted.

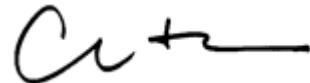
Please feel free to contact me if you have any questions or concerns. We thank you for the opportunity to coordinate with you on this project.

Sincerely,

**TALLMAN ENVIRONMENTAL**



AJ Tallman  
Project Manager



Connie Tallman  
Biologist

Attachments:

Vicinity Map  
Topographic Map  
Soils Map  
FEMA FIRM Map  
National Wetland Inventory Map  
Site Photographs  
IPaC Trust Resource Report  
Georgia Rare Natural Elements Listings  
GNAHRGIS Database Map

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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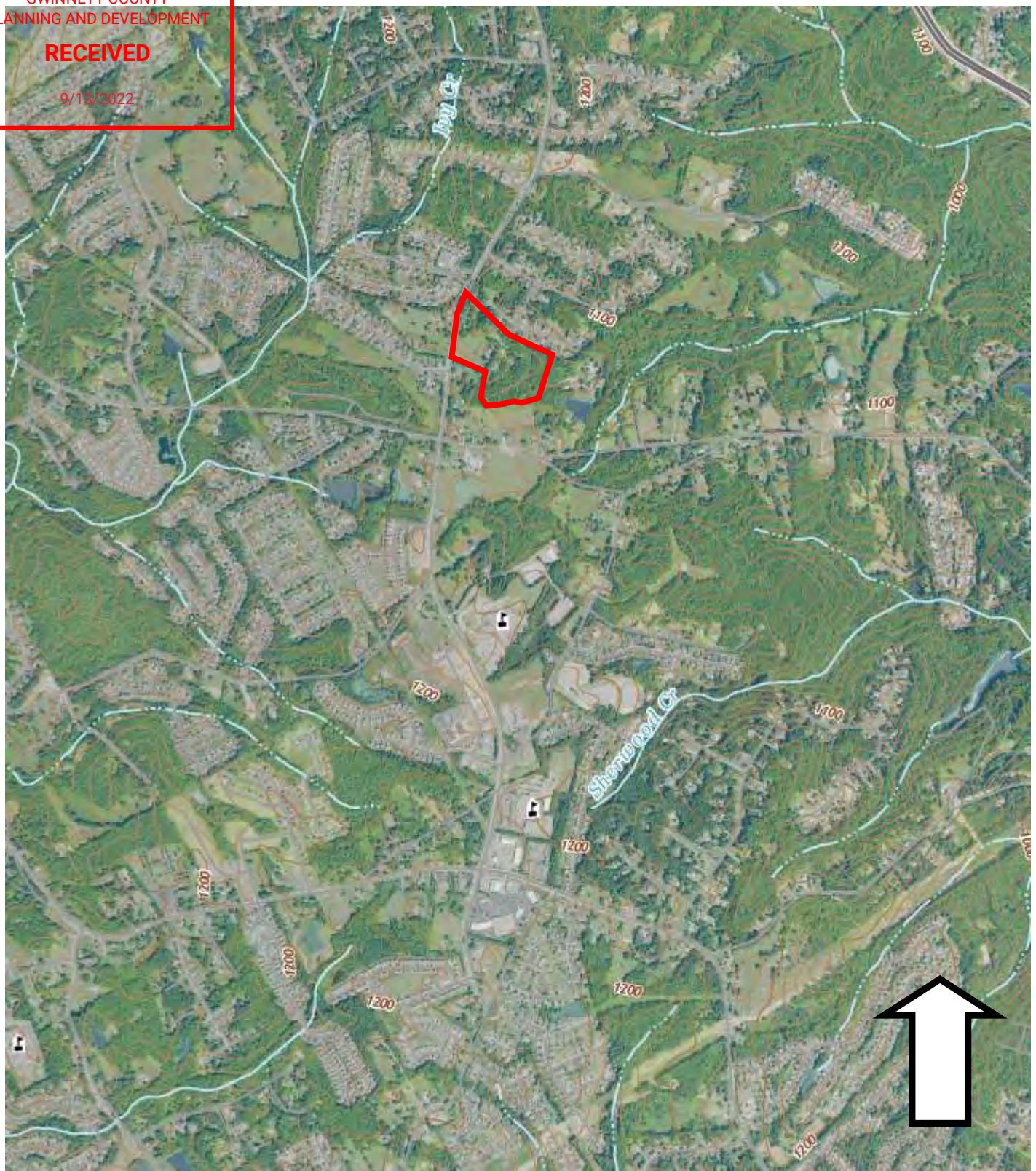
SOURCE: Google Earth

**Figure 1**  
Scale: 1"=335'

**Site Location Map**  
**3883 Ridge Road (18.05 acres)**  
**Bufo rd, Gwinnett County, Georgia**

**Tallman Environmental, Inc.**  
**2095 Highway 211 NW 2F #116**  
**Braselton, Georgia 30517**  
**aj@tallmans.net**  
**678.468.2288**

GWINNETT COUNTY  
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9/13/2022



SOURCE: Hog Mountain, Georgia 7.5-minute topographic quadrangle map (2020)

**Figure 2**  
Scale: 1"=2,000'

**Topographic Map**  
**3883 Ridge Road (18.05 acres)**  
**Buford, Gwinnett County, Georgia**

**Tallman Environmental, Inc.**  
**2095 Highway 211 NW, 2F #116**  
**Braselton, Georgia 30517**  
**aj@tallmans.net**  
**678.468.2288**

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9/13/2022

Site Location:

3883 Ridge Road, Buford, Gwinnett County, Georgia

Photo No.	Date:
1	9/13/22

Direction Photo  
Taken:

East

Description:

Residence and lawn,  
3883 Ridge Road



Photo No.	Date:
2	9/13/22

Direction Photo  
Taken:

South

Description:

Representative vegetation  
in proximity to residence



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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## PHOTOGRAPHIC LOG

**Site Location:**

3883 Ridge Road, Buford, Gwinnett County, Georgia

<b>Photo No.</b> 3	<b>Date:</b> 9/13/22
-----------------------	-------------------------

**Direction Photo**

**Taken:**

North

**Description:**

Representative vegetation  
on eastern portion of the  
subject property



<b>Photo No.</b> 4	<b>Date:</b> 9/13/22
-----------------------	-------------------------

**Direction Photo**

**Taken:**

East

**Description:**

Unnamed tributary to  
Sherwood Creek





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Farmland Classification—Gwinnett County, Georgia

Area of Interest (AOI)	
	Area of Interest (AOI)
<b>Soils</b>	
<b>Soil Rating Polygons</b>	
	Not prime farmland
	All areas are prime farmland
	Prime farmland if drained
	Prime farmland if protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated and drained
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

**MAP LEGEND**

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated
-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of unique importance
-  Not rated or not available

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Farmland Classification—Gwinnett County, Georgia

Prime farmland if subsoiled, completely removing the root inhibiting soil layer  
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60  
Prime farmland if irrigated and reclaimed of excess salts and sodium  
Farmland of statewide importance  
Farmland of statewide importance, if drained  
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if irrigated

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if irrigated and drained  
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if warm enough  
Farmland of statewide importance, if thawed  
Farmland of local importance  
Farmland of local importance, if irrigated

Farmland of unique importance  
Not rated or not available

**Soil Rating Points**

Not prime farmland  
All areas are prime farmland  
Prime farmland if drained  
Prime farmland if protected from flooding or not frequently flooded during the growing season  
Prime farmland if irrigated  
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season  
Prime farmland if irrigated and drained  
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Prime farmland if subsoiled, completely removing the root inhibiting soil layer  
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60  
Prime farmland if irrigated and reclaimed of excess salts and sodium  
Farmland of statewide importance  
Farmland of statewide importance, if drained  
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season  
Farmland of statewide importance, if irrigated

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9/13/2022

Farmland Classification—Gwinnett County, Georgia

<ul style="list-style-type: none"> <li>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if irrigated and drained</li> <li>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</li> <li>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</li> </ul>	<ul style="list-style-type: none"> <li>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</li> <li>Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if warm enough</li> <li>Farmland of statewide importance, if thawed</li> <li>Farmland of local importance</li> <li>Farmland of local importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li>Farmland of unique importance</li> <li>Not rated or not available</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li>Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Rails</li> <li>Interstate Highways</li> <li>US Routes</li> <li>Major Roads</li> <li>Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li>Aerial Photography</li> </ul> <p>Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a> Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Gwinnett County, Georgia Survey Area Data: Version 12, Sep 10, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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9/13/2022

## **Farmland Classification**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	9.0	40.6%
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	Not prime farmland	0.5	2.2%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	All areas are prime farmland	4.3	19.5%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	Not prime farmland	8.3	37.7%
<b>Totals for Area of Interest</b>			<b>22.1</b>	<b>100.0%</b>

## **Description**

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## **Rating Options**

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



# National Flood Hazard Layer FIRMette



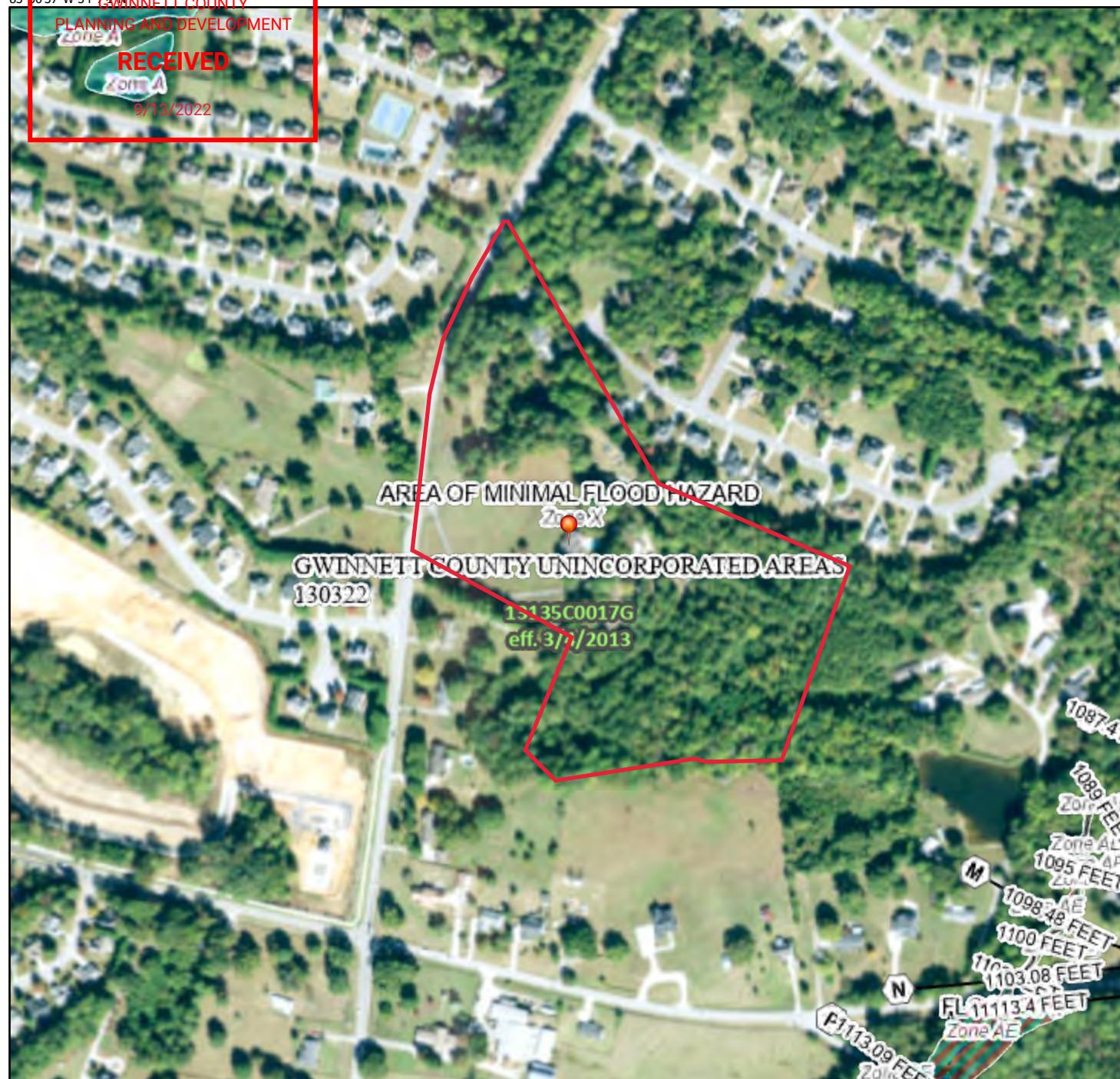
83°56'37"W 34°07'11"N

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## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X  
Effective LOMRs

Area of Undetermined Flood Hazard Zone D

### OTHER AREAS

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

### GENERAL STRUCTURES

Cross Sections with 1% Annual Chance  
Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

### OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/12/2022 at 10:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands

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September 13, 2022

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Gwinnett County, Georgia



## Local office

Georgia Ecological Services Field Office

📞 (706) 613-9493

📠 (706) 613-6059

355 East Hancock Avenue

Room 320  
Athens, GA 30601-2523

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# Endangered species

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This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2 [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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The following species are potentially affected by activities in this location:

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## Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds  
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation->

**RECEIVED** Migratory bird information is not available at this time

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird

on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

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### What are the levels of concern for migratory birds?

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Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black

vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if ~~they~~<sup>they</sup> might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

# Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

## Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

## Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact [CBRA@fws.gov](mailto:CBRA@fws.gov).

## Facilities

# National Wildlife Refuge lands

GWINNETT COUNTY

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Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

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There are no refuge lands at this location.

## Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## Data exclusions

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Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

## Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

**RECEIVED**  
This page is deprecated and will be taken down soon. Please  
start using the following link for Georgia Biodiversity Portal:  
9/13/2022  
<https://georgiabiodiversity.org/portal>

## Hog Mountain, GA, NE Quarter Quad

### All Tracked Natural Elements With or Without Protection Status

2 element records in list

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#### ANIMALS

*Cyprinella xaenura* (Altamaha Shiner), **Rank:** G2G3/S2S3, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 71, **Habitat:** Medium-sized to large streams in runs or pools over sand to gravel substrate

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#### NATURAL COMMUNITIES

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#### OTHER NATURAL ELEMENTS

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#### PLANTS

*Cypripedium acaule* (Pink Ladyslipper), **Rank:** G5/S4, **GA:** Unusual, **US:** No US federal protection, **SWAP:** No, **EOs:** 211, **Habitat:** Upland oak-hickory-pine forests; piney woods

Exported from Biotics conservation database on August 18, 2022

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\* profile 2022 under revision



Breeding male Altamaha Shiner collected from the Alocovy River. Photo by Matt Hill (Georgia DNR-Wildlife Resources).

## *Cyprinella xaenura* (Jordan, 1877)

Altamaha Shiner

**Federal Protection:** No US federal protection

**State Protection:** Threatened

**Global Rank:** G2G3

**State Rank:** S2S3

**Element Locations Tracked in Biotics:** Yes

**SWAP High Priority Species (SGCN):** Yes

**Element Occurrences (EOs) in Georgia:** 71

**Habitat Summary for element in Georgia:** Medium-sized to large streams in runs or pools over sand to gravel substrate

### Description

A robust minnow, the Altamaha shiner can reach a maximum total length of 11 cm (4.3 in). This fish has a pointed snout and a terminal mouth. Coloration characteristics include dusky olive coloration dorsally, a dark dorsal stripe, and a lateral black stripe on the posterior half of the body that can expand to form a spot at the base of the caudal fin. Breeding males are recognizable by a blue coloration on the sides and yellow to orange dorsal, caudal, and anal fins.

### Similar Species

The Ocmulgee shiner (*Cyprinella callisema*) is a sympatric congener that often co-occurs with the Altamaha shiner. The Altamaha shiner differs from this species in having a pointed snout (vs. blunt), a terminal mouth (vs. subterminal), 10-11 anal fin rays (vs. 8), a pharyngeal tooth count formula of 1-4-4-1 (vs. 0-4-4-0), and a caudal spot. The blacktail shiner (*Cyprinella venusta*) has been recorded from the upper Ocmulgee system. This species is similar to the Altamaha shiner in having a terminal mouth, a 1-4-4-1 pharyngeal tooth count formula and a caudal spot, but differs in having fewer anal fin rays (8-9).

### Habitat

Altamaha shiners inhabit small tributaries and rivers. They are most often found in small pools with rocky to sandy substrates.

**GWINNETT COUNTY  
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Diet**

**RECEIVED** Probably aquatic insects or terrestrial insects captured from stream drift.

**Life History**

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Little is known concerning the life history of the Altamaha shiner, but based on the similarities between most members of the genus *Cyprinella*, spawning probably occurs over crevices in rocks or submerged logs where eggs are attached and then fertilized. Breeding males will develop prominent tubercles or bumps on the head and scales. Spawning probably occurs from mid-spring through mid-summer.

## **Survey Recommendations**

Seining is a good method for collecting minnows. Because minnows are often mis-identified, voucher specimens should be kept to document new stream occurrences of the Altamaha shiner.

## **Range**

Altamaha shiners are endemic to the Piedmont portion of the upper Altamaha River drainage of north central Georgia, from both the Ocmulgee and Oconee River systems. See the [Fishes of Georgia Webpage]([http://fishesofgeorgia.uga.edu/index.php?page=speciespages/species\\_page&key=cyprxaen](http://fishesofgeorgia.uga.edu/index.php?page=speciespages/species_page&key=cyprxaen)) for a watershed-level distribution map.

## **Threats**

Threats to the Altamaha shiner are principally degradation and impoundment of tributary streams in the upper Altamaha drainage. Stream degradation results from failure to employ Best Management Practices (BMPs) for forestry and agriculture, failure to control soil erosion from construction sites and bridge crossings, and increased stormwater runoff from developing urban and industrial areas. Fishes that depend upon small crevices to lay their eggs in are especially vulnerable to impacts of excessive sedimentation. The range of the Altamaha shiner includes the rapidly developing Piedmont physiographic province where many streams have become damaged by urban development to the point that they support only a very few hardy, tolerant fishes. The invasive red shiner, if it spreads throughout the Altamaha system, could be a very significant threat to the Altamaha shiner through hybridization and competitive displacement effects.

## **Georgia Conservation Status**

Historically, this species has been recorded from 25 different HUC 10 watersheds within its range. Between 1998 and 2009, this species has been documented within 18 of these watersheds. Based on the relatively large number of currently occupied watersheds, the state protected status of this species was changed from Endangered to Threatened in 2006.

## **Conservation Management Recommendations**

Conserving populations of the Altamaha shiner depends on maintaining and restoring habitat and water quality in tributaries of the upper Altamaha River drainage. It is essential to eliminate sediment runoff from land-disturbing activities (such as roadway and housing construction), maintain forested buffers along stream banks, eliminate inputs of contaminants (such as fertilizers and pesticides), and maintain natural patterns of stream flow. Watershed clearing and urban development can lead to unnaturally flashy stormwater runoff, which scours stream channels and results in lower baseflows. For these reasons, containing and slowly releasing stormwater runoff from developed areas is an important element in protecting stream habitats for fishes and other aquatic organisms. Impounding streams should be a last resort for developing water supplies.

## **References**

- Dahlberg, M. D., and D. C. Scott. 1971. The freshwater fishes of Georgia. Bull. Georgia Acad. Sci. 29:1-64.
- Gibbs, R. H., Jr. 1957. Cyprinid fishes of the subgenus *Cyprinella* of *Notropis*. Vol. I. Systematic status of the subgenus *Cyprinella*, with a key to the species exclusive of the *lutrensis ornatus* complex. Copeia 1957: 185-195.
- Lee, S. L., C. R. Gilbert, C. H. Hocutt, R. E. Jenkins, D. E. McAllister, and J. R. Stauffer. 1980. Atlas of North American fishes. North Carolina State Mus. Nat. Hist. 867pp.

Page, L. M., and B. M. Burr. 1991. A field guide to freshwater fishes of North America north of Mexico. Houghton Mifflin, Boston. 432pp.

GWINNETT COUNTY

PLANNING AND ZONING DEPARTMENT

Authors of Account

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Date Compiled or Updated

9/19/2022

B. Freeman-Original Account: 1999

K. Owers-Updates: January 27<sup>th</sup>, 2009 Added picture, updated status and ranks, added fish atlas link, converted to new format, minor edits to text

B. Albanese-Updates: Feb 11, 2008 Added similar species, conservation status, etc.

Z. Abouhamdan, April 5, 2016: updated link



Photo by Brett Albanese (Georgia DNR – Wildlife Resources)



Photo by Nate Tessler. Image may be subject to copyright.

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Pink Lady's Slipper, *Cypripedium acaule*, by Richard and Teresa Ware. Guide to the Wildflowers, Trees and Shrubs of North Georgia and Adjacent States. <http://hgaflora.com>. Image may be subject to copyright.

## *Cypripedium acaule* Ait.

Pink Ladyslipper

**Federal Protection:** No US federal protection

**State Protection:** Unusual

**Global Rank:** G5

**State Rank:** S4

**Element Locations Tracked in Biotics:** Yes

**SWAP High Priority Species (SGCN):** No

**Element Occurrences (EOs) in Georgia:** 211

**Habitat Summary for element in Georgia:** Upland oak-hickory-pine forests; piney woods

### Description

Perennial **herb** with two large basal leaves and a single flower stalk topped with a showy pink flower. **Leaves** are 3.5 - 12 inches (9 - 30) long and 1 - 6 inches (2.5 - 15 cm) wide, green and hairy on the upper surface, gray on the lower surface, with bluntly pointed tips and raised, parallel veins. The **flower stalk** is up to 2 feet (61 cm) tall. The **flower** is up to 2.6 inches (6.7 cm) long, with a showy, pink (rarely white), pouch- or slipper-shaped lip petal and two narrow, twisted, reddish-brown or green outwardly spreading petals. A large, green sepal curves over the top of the flower. **Fruit** is an oval capsule, about 1.4 inches (3 - 4 cm) long, filled with thousands of dustlike seeds.

### Similar Species

In flower, Pink Lady's Slipper resembles no other Georgia plant. Non-flowering plants may be recognized by the large pair of leaves (single in juvenile plants), rising directly from the ground

without an aboveground stem; the leaves have conspicuously raised, parallel veins and are covered with sticky hairs. Lily-leaved Tway-blade (*Liparis liliifolia*) and Showy Orchis (*Galearis spectabilis*) also have leaves at ground level; their leaves are smooth, glossy, and somewhat succulent with a prominent midvein but without the conspicuous parallel veins. Speckled Wood-lily (*Clintonia umbellulata*) also has broad basal leaves; it occurs in similar habitats. Its leaves are usually more than 2 in number, and are hairless and glossy, with a deeply channelled midvein and no other conspicuous veins.

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## Related Rare Species

Yellow Lady's Slipper (*Cypripedium parviflorum*) is state-listed as Rare. It occurs in Georgia's Blue Ridge counties in rich, moist cove forests. For more information, see: <http://explorer.natureserve.org/servlet/NatureServe?searchName=Cypripedium%20parviflorum>

Kentucky Lady's Slipper (*Cypripedium kentuckiense*) is state-listed as Endangered. It occurs in two counties in Georgia's upper Coastal Plain on seepy forested slopes with a mixed hardwood canopy. For more information, see: [https://georgiabiodiversity.org/natels/profile?es\\_id=21658](https://georgiabiodiversity.org/natels/profile?es_id=21658)

## Habitat

Upland pine and mixed pine-hardwood forests with acidic soils; in the mountains, it often occurs near edges of Rhododendron thickets and mountain bogs.

## Life History

Pink Lady's Slipper flowers are pollinated by bees that are attracted to their color and fragrance. A bee enters the colorful, inflated lip through a one-way opening and quickly discovers that there is neither pollen nor nectar available, and that it cannot readily escape. The bee can exit the flower only through two openings at the back of the lip. As it leaves from one of these openings, its back brushes against the female part of the flower, depositing a packet of pollen from the last PLS flower that it visited, and picking up a new packet of pollen from the male part of the flower. The packet is taken to the next visited flower; the pollen is held in small packets that stick to the bee's back where it is not accessible to the bee and can't be scraped off by the bee's legs. Bees soon learn to avoid these flowers because they fail to provide nectar or pollen; as a result, few flowers are pollinated.

Although flowers remain on the plants for several weeks to increase the chances of pollination, fewer than 10% of plants in a population will produce fruit in a given year. Fortunately, each fruit contains thousands of seeds. But the seeds are tiny, containing no stored food reserves, and must land on a patch of soil containing a specific fungus that provides nutrients for germination and subsequent plant growth. Pink Lady's Slipper plants dug from the wild and transplanted into gardens rarely reproduce due to the lack of this fungus. They also fail to thrive and will die after a couple of years, unless the specific fungus is present at the transplant site.

## Survey Recommendations

Surveys are best conducted during flowering (April–June); they go dormant soon after fruiting (May–July).

## Range

Throughout eastern North America, the upper Midwest, and adjacent Canadian provinces.

## Threats

Logging, clearing, or development of upland forests, poaching, and exotic invasive species, especially Japanese honeysuckle.

## Georgia Conservation Status

Pink Lady's Slipper is relatively abundant and has been observed in almost all north Georgia counties, although many of these populations, especially in the metro Atlanta area, have been destroyed. Large numbers of plants are known on national forest land. It is state-listed primarily because of the threat posed by poachers, who dig the plants for their gardens or for commercial sale. Plants dug from the wild and transplanted into gardens rarely survive for very long.

## Conservation Management Recommendations

Periodically apply prescribed fire; occasional fire in upland forests will maintain the pine-dominated forests and patchy hardwood canopy that favor Pink Lady's Slipper. Prosecute plant poachers.

Protect known sites from clearcutting and development. Eradicate exotic pest plants such as Japanese honeysuckle. Never buy plants of this species without determining that it came from an ethical source.

**ETHICAL SOURCE**

**PLANNING AND DEVELOPMENT**

**Preferences**

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## Authors of Account

Linda G. Chafin

## Date Compiled or Updated

L. Chafin, April 2007: original account

K. Owers, Jan. 2010: updated status and ranks, added pictures

Z. Abouhamdan, April 2016: removed broken link

L. Chafin, Feb 2020: updated original account.

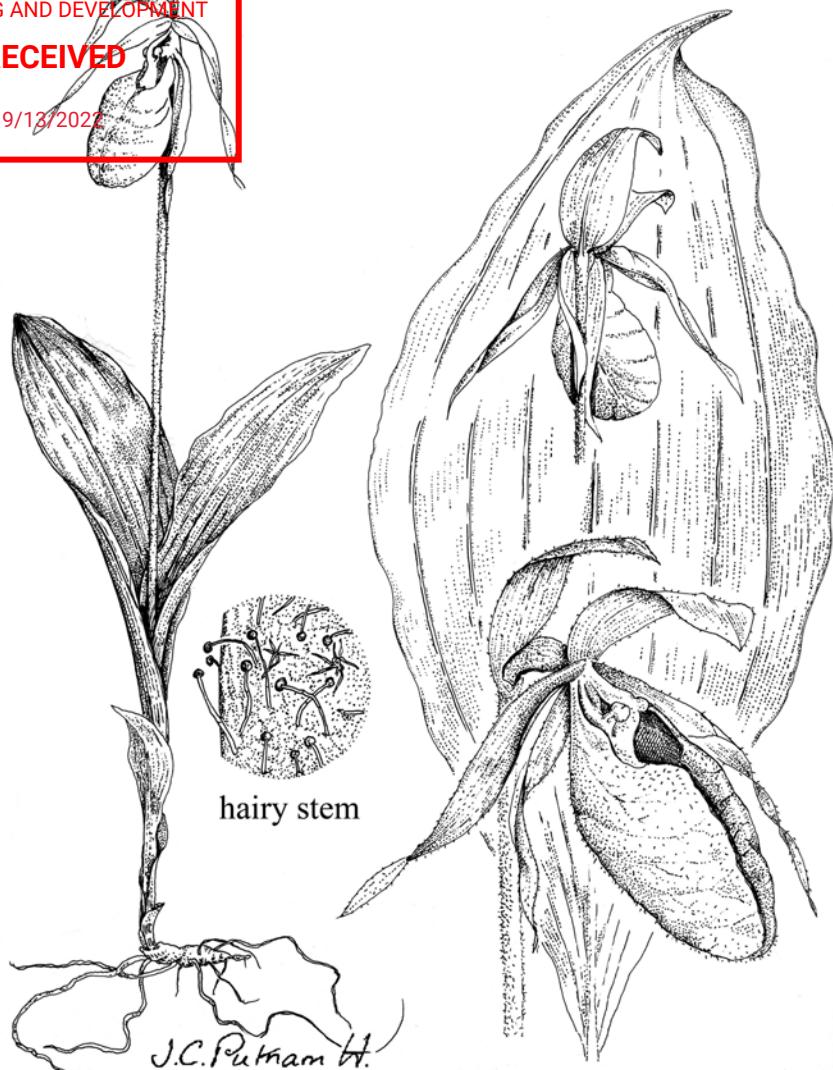
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## PINK LADY'S-SLIPPER

*Cypripedium acaule*



*Cypripedium acaule*, illustration by Jean C. Putnam Hancock.  
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Cypripedium acaule by Richard and Teresa Ware.

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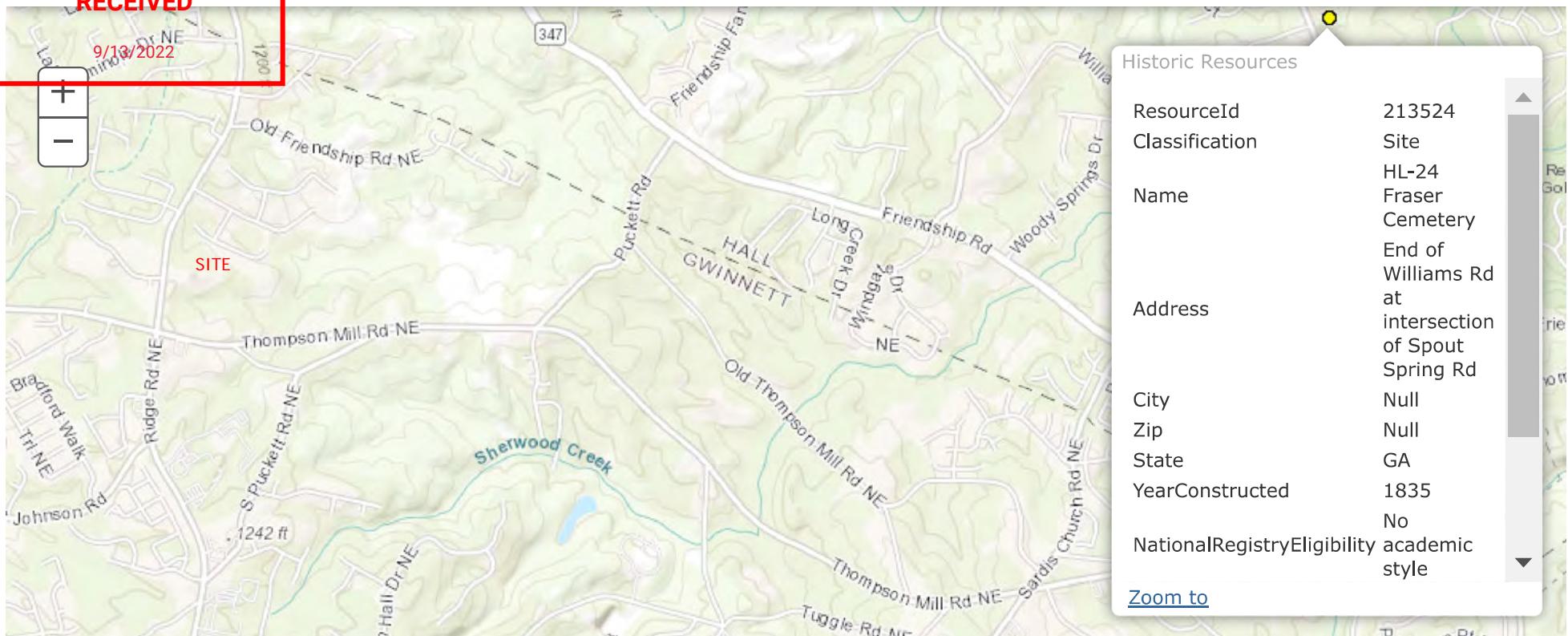


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Pink Lady's Slipper, Cypripedium acaule, by Bill and Pam Anderson. Image may be subject to copyright.

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Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

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AND MAY VARY FROM FINAL PRODUCT

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### Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



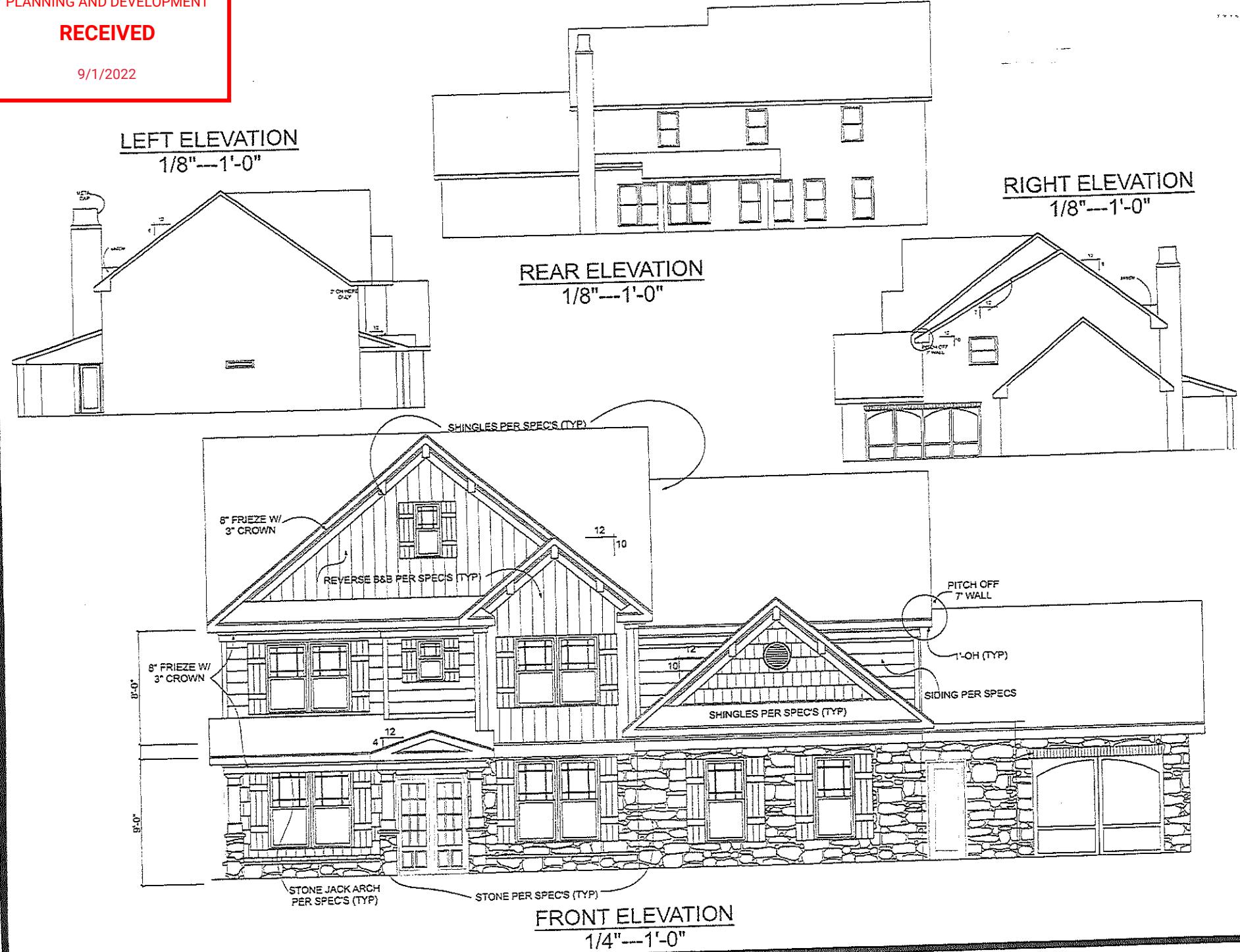
Left Elevation



Right Elevation

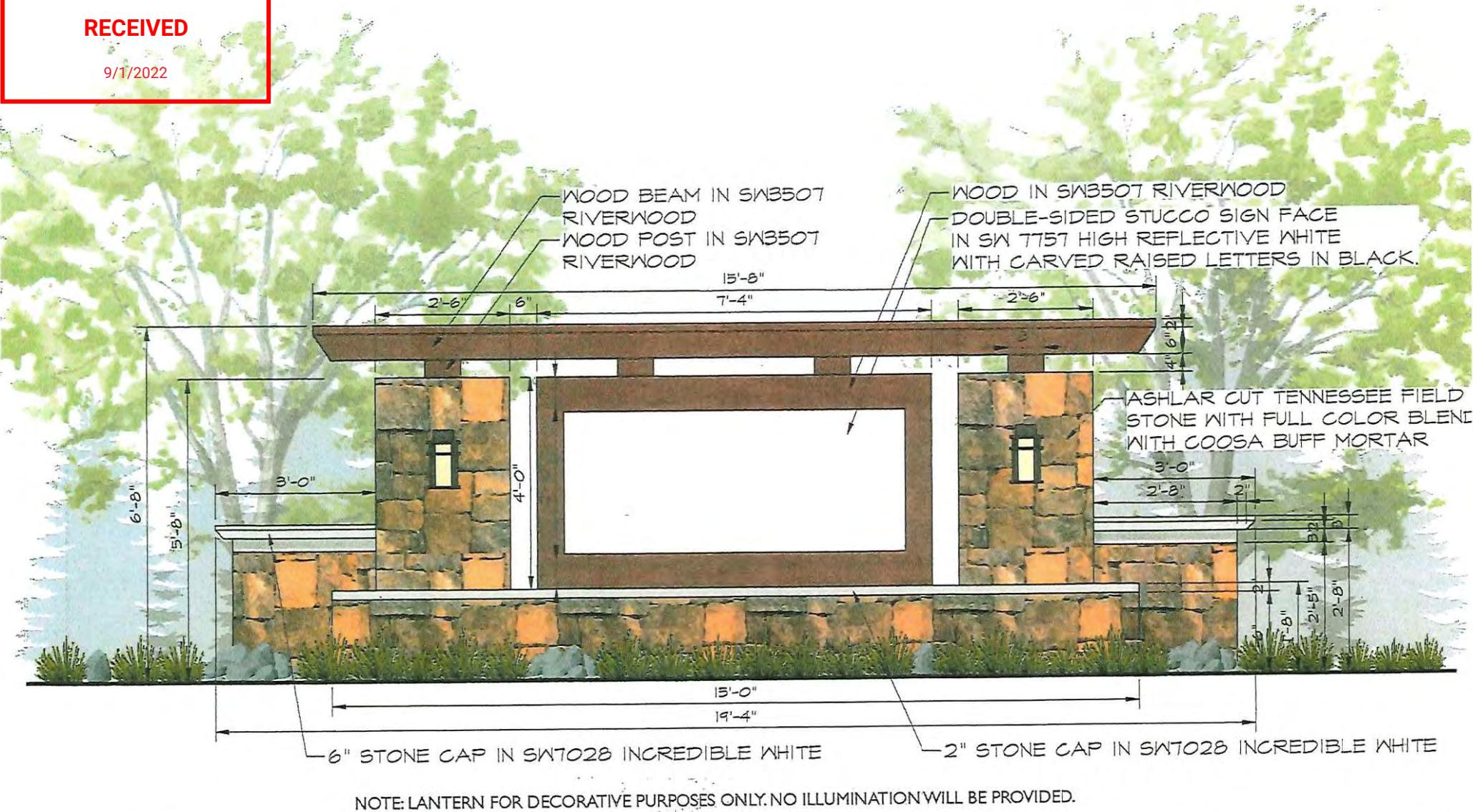
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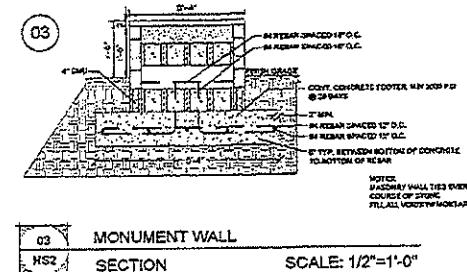
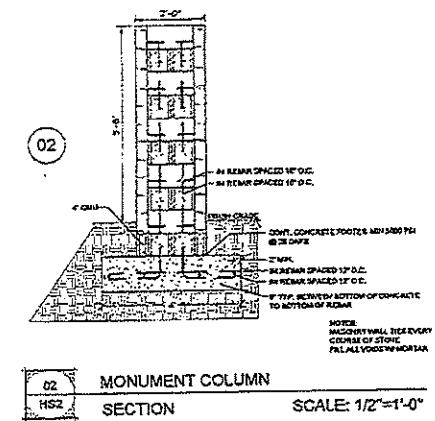
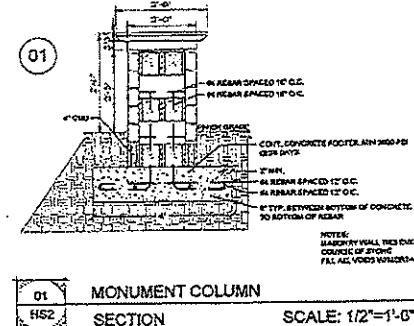
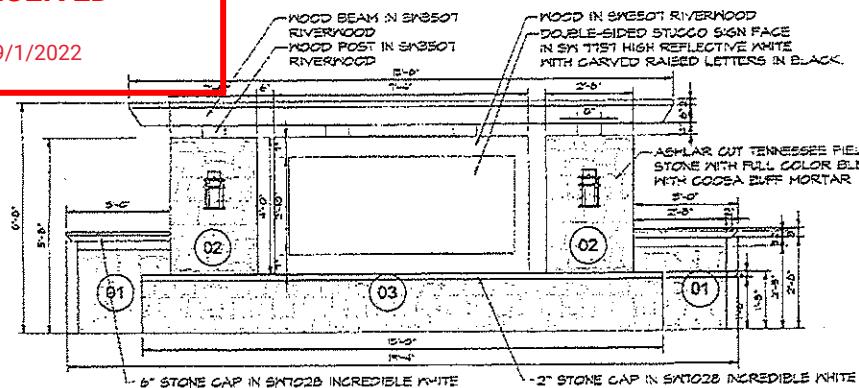
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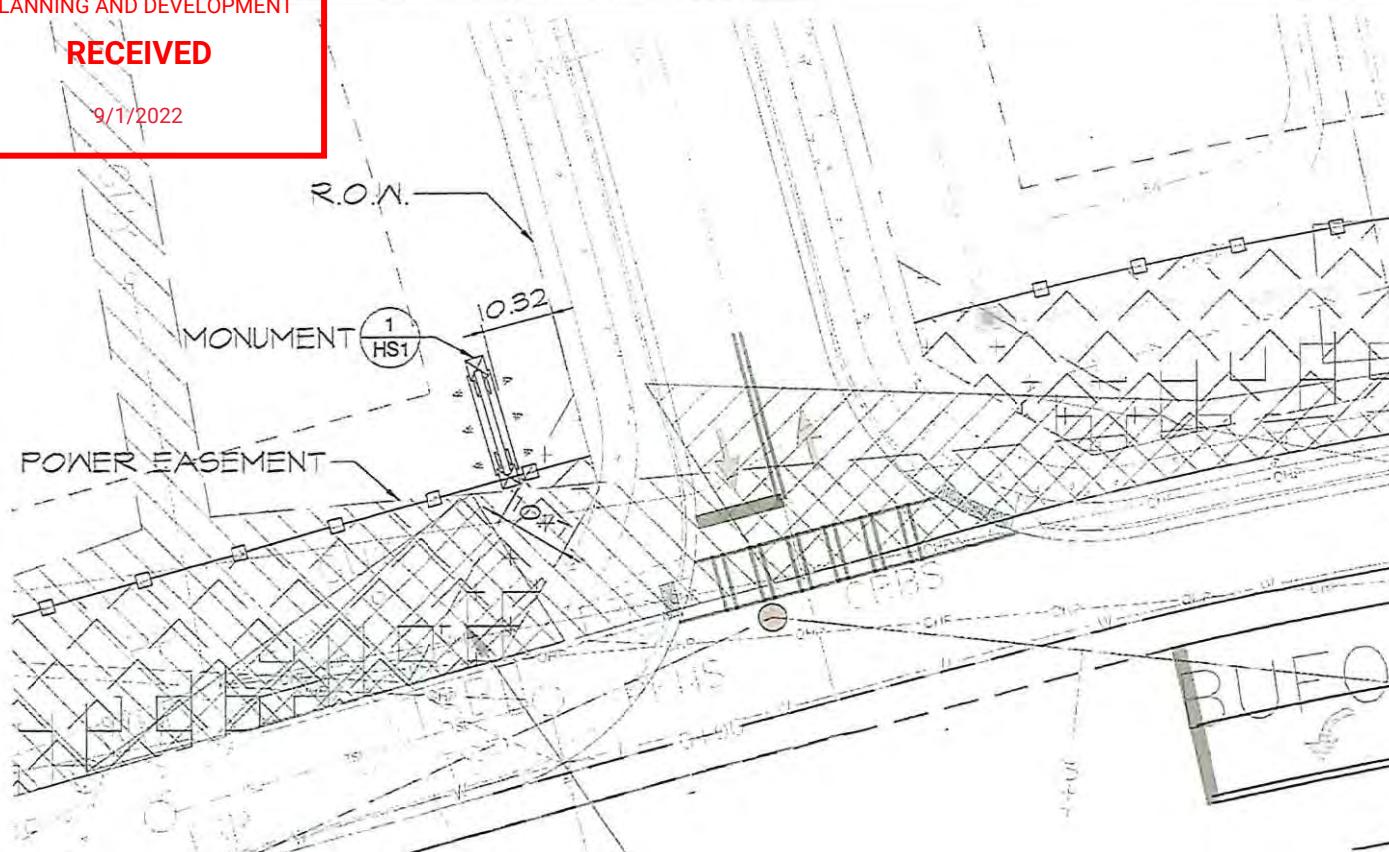


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NOTE:  
 1. LANTERN FOR DECORATIVE PURPOSES ONLY. NO ILLUMINATIVE  
 WILL BE PROVIDED.  
 2. THE SIGN WILL BE INDIRECTLY ILLUMINATED.  
 3. WOOD BEAM AND METAL STRAPPINGS FOR DECORATIVE  
 PURPOSES ONLY. SIGN PANEL IS TO BE GROUND SUPPORTED.

LIGHTING SCHEDULE

SYMBO	MATERIAL	TYPE	DESCRIPTION	QTY	DETAIL
FL	LOW VOLTAGE LED LIGHT			6	



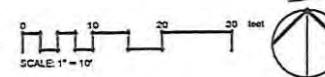
ASHLAR CUT  
TENNESSEE FIELD STONE



SABSOT  
RIVERWOOD

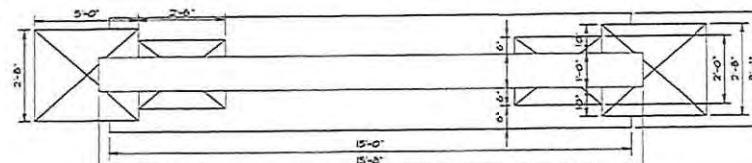
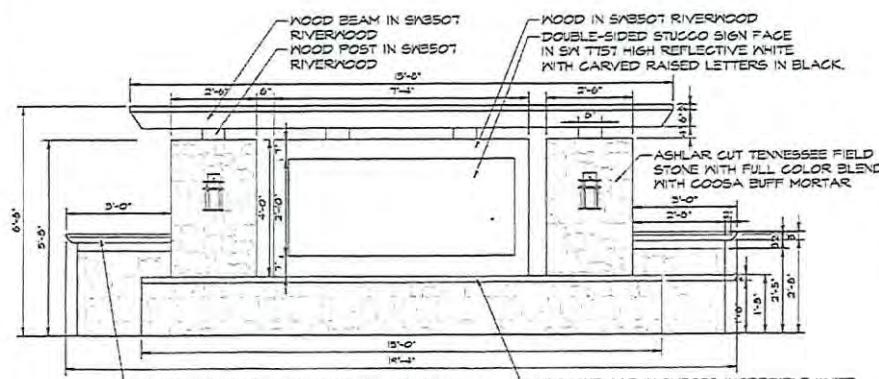
SW 7028  
Incredible White  
Interior / Exterior  
Location Number: 256-C4

SW 7757  
High Reflective White  
Interior  
Location Number: 256-C4



SA7028  
INCREDIBLE WHITE

SW7757  
HIGH REFLECTIVE WHITE



SIGN FACE  
AGGREGATED SIGN FACE  
AREA: 15.6 SQ. FT.