

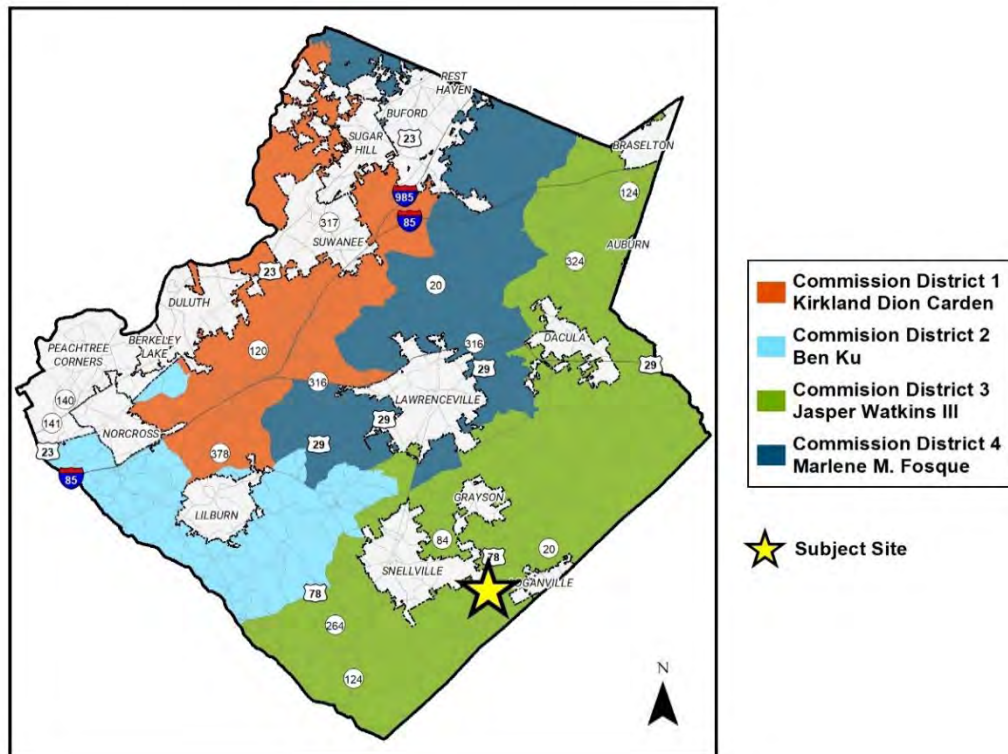


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00036
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Requests: Variances
Address: 1500 Block of Compton Woods Drive and 3600 Block of Stephens Road
Map Number: R5095 004A and 004B
Site Area: 24.69 acres
Lots: 58
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 12/5/2022
Board of Commissioners Advertised Public Hearing Date: 12/13/2022 (Public Hearing Held/Action Tabled to 1/17/2023)

Applicant: Direct Residential Communities
P.O. Box 422238
Atlanta, GA 30342

Owner: BSD-Gwinnett LP
2570 Lake Erin Drive
Tucker, GA 30084

Contact: Jared Brode

Contact Phone: 706.892.6633

Zoning History

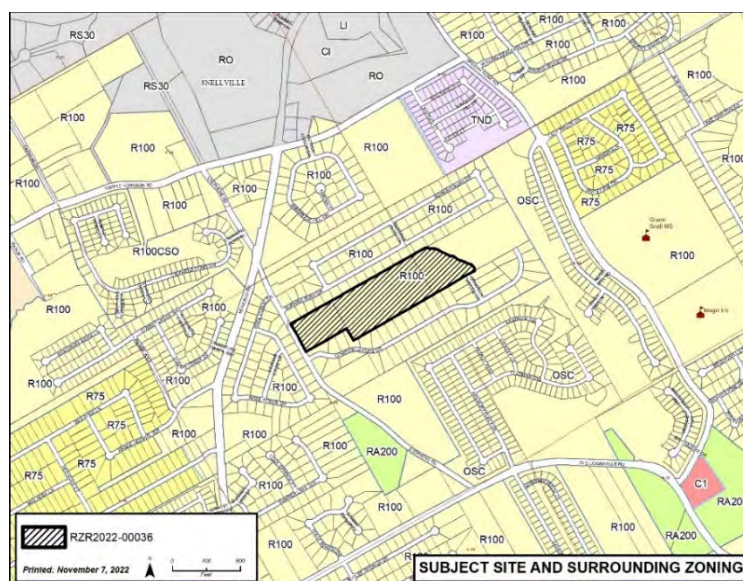
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the site was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning.

Existing Site Condition

The subject site is a 24.69-acre assemblage of two parcels located on Stephens Road south of its intersection with Rosebud Road. The entirety of parcel R5095 004B and a portion of parcel R5095 004A are proposed for rezoning. There is a single-family residence constructed in 1962 on parcel R5095 004B with vegetation and tree canopy in the rear yard. Parcel R5095 004A is undeveloped with significant tree canopy throughout the site. A cell tower is located on the portion of parcel R5095 004A that is accessed by an easement from Compton Woods Drive and is not proposed for rezoning. A stream and associated buffers bisect the rear of the site. The site slopes downward towards the stream and from the southern property line to the northern property line approximately 24 feet. A utility pole and overhead utilities are on the southern portion of the property frontage on Stephens Road. There is no sidewalk on either side of Stephens Road. The nearest Gwinnett County Transit stop is located 8.0 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached subdivisions and residences on large lots. The site is located approximately 0.5 miles to the south of the City of Snellville on Stephens Road and approximately 1.5 miles to the west of the City of Loganville. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Gross Density
Proposed	Single Family Residential	OSC	2.42 units per acre
North	Single-Family Residential	R-100	2.18 units per acre
East	Single-Family Residential	OSC	1.97 units per acre
South	Single-Family Residential	R-100	1.45 units per acre
West	Single-Family Residential	R-100	2.11 units per acre

Project Summary

The applicant requests the rezoning of a 24.69-acre assemblage of two parcels from R-100 to OSC for a single-family detached subdivision, including:

- 58 single-family detached homes, yielding a density of 2.42 units per acre.
- Heated floor areas ranging from 2,299 to 2,838 square feet.
- Exterior building materials of brick, cedar, and/or cementitious siding.
- 27-foot-wide internal public streets, terminating in cul-de-sacs.
- Access via a single entrance from Stephens Road with a deceleration lane.
- A 5-foot-wide sidewalk along Stephens Road extending the length of the property and 4-foot-wide sidewalks on both sides of the internal streets.
- A stormwater management facility near the southeast portion of the property, outside of the stream buffers and flood hazard area.
- A 50-foot-wide required conservation space strip along the northern and southern property lines.
- A 50-foot-wide required street frontage buffer along Stephens 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.

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'	25'	NO*
Lot Width	Minimum 60'	≥60'	YES
Off-Street Parking	Minimum: 116 spaces Maximum: 348 spaces	232 spaces	YES
Heated Floor Area	Minimum: 1,400 square feet	2,299 square feet	YES
Buffer and Transition	50' conservation strip adjacent to R-100 and RA-200 properties	50'	YES
Conservation area	Minimum 25% or 6.17 acres	27.9% or 6.90 acres	YES
Density	Maximum 2.5 units per acre	2.42 units per acre	YES
Streets	Maximum 600' in length	>600 feet	NO**

*Per UDO Table 230.1, The dimensional standard for the OSC zoning district require a 30-foot rear yard setback. The applicant is requesting a rear yard setback variance.

**Per UDO sec 210-50.14, Approved cul-de-sac streets may be no longer than 600 feet in length. The applicant is requesting a variance from this requirement.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions 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 up to approximately 840 feet in length, exceeding the maximum of 600 feet.

2. Section 230-10. Dimensional Standards of Zoning Districts

OSC minimum rear yard setback: 30 feet

The applicant is requesting a variance to reduce the rear yard setback for lots 1-8 and 36-58 from 30 feet to 25 feet.

Internal and External Agency Review

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

Staff Analysis

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

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 developed with single-family subdivisions, including several large subdivisions zoned OSC to the east and south of the site. An existing cell tower, accessed by an easement from Compton Woods Road, will remain to the west of the property on the portion of parcel R5095 004A that is to remain as R-100. The proposed rezoning to OSC is compatible with the existing zoning of the nearby properties.

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 affected by the proposed development. The site is surrounded by single-family subdivisions with comparable densities. A single-family detached subdivision in the OSC zoning district is located to the east of the site with a density of 1.97 units per acre. 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.

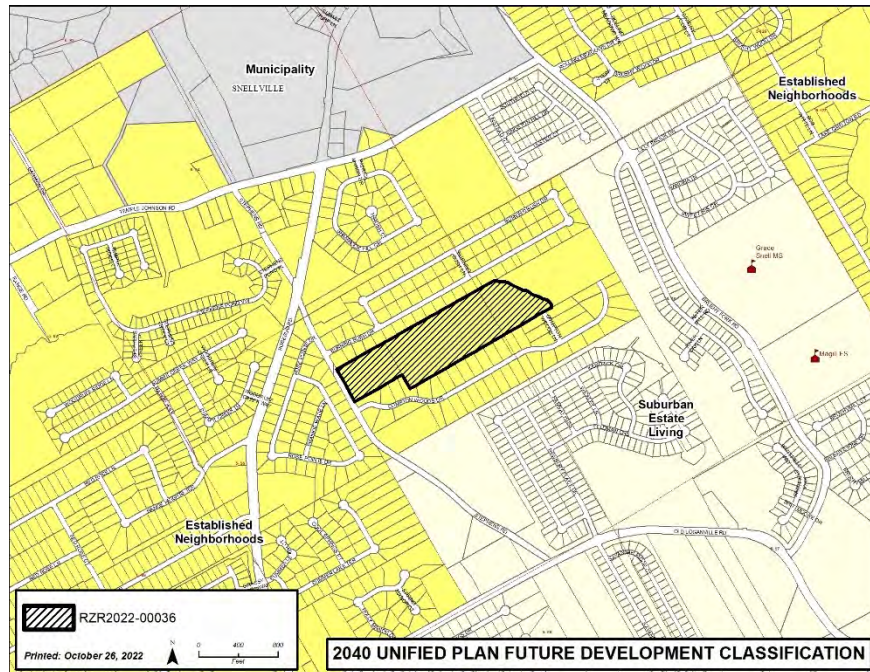
The property has a reasonable economic use as currently zoned.

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 F).

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

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Established Neighborhoods Character Area. This Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. The applicant is proposing an open space conservation subdivision with a maximum density of 2.42 lots per acre, comparable to nearby subdivisions. Additionally, the homes will be constructed of brick, cedar, and/or cementitious siding, similar to nearby developments. 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.

The proposed development includes 58 single-family detached residences in an area primarily consisting of existing subdivisions. The proposed density of 2.42 units per acre is compatible with the existing subdivisions in the surrounding area. Additionally, there are OSC subdivisions to the east and south of the site. Approval of the rezoning request to OSC would be appropriate, given the character of the area and development pattern.

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 requests:

The applicant is proposing a cul-de-sac street from Stephens Road to exceed the maximum of 600 feet in length. Due to the narrow width of the site along Stephens Road and the required 50-foot-wide conservation strip to the adjacent R-100 parcels, the developable area is limited. Additional cul-de-sac streets within the subdivision are less than 600' feet in length. The development requirements necessitate the variance request while site constraints warrant approval.

Additionally, the applicant is requesting a rear yard setback reduction of five feet for lots 1-8 and 36-58. The minimum lot size is 7,500 square feet for the OSC zoning district, and the applicant proposes a minimum heated floor area of 2,299 square feet. With a minimum 7.5-foot side yard setback and 25-foot front yard setback being met, there is no hardship to allow approval of the rear yard setback reduction variance request. The homes could be constructed to meet all setback requirements with the proposed minimum heated floor area provided. The condition for the variance request is imposed by action of the applicant.

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.

Staff recommends **DENIAL** of the following variance:

2. To reduce the rear yard setback from 30 feet to 25 feet for lots 1-8 and lots 36-58.

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.

The Planning Commission recommends **DENIAL** of the following variance request:

2. To reduce the rear yard setback from 30 feet to 25 feet for lots 1-8 and lots 36-58.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as **OSC (Open Space Conservation District)** for the 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 October 19, 2022, and Exhibit C: Building Elevations dated received October 6, 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 58 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. Natural vegetation shall remain on the property until the issuance of a development permit.
7. 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.
8. The Stephens Road frontage shall be landscaped by the developer, where sparsely vegetated, and maintained by the homeowners association.
9. All grassed area shall be sodded.
10. Building lots shall not be located within any required stream buffers and accompanying impervious surface setbacks.
11. Primary conservation space shall include passive recreational amenities, paths, greenways or similar amenities subject to the review and approval of the Planning and Development Department.
12. A minimum of 30 feet of right-of-way from the centerline of Stephens Road shall be dedicated to the County.
13. **At no given time, no more than 10 percent of the homes can be rental properties.**

Exhibits:

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

Exhibit A: Site Visit Photos



Property frontage on Stephens Road

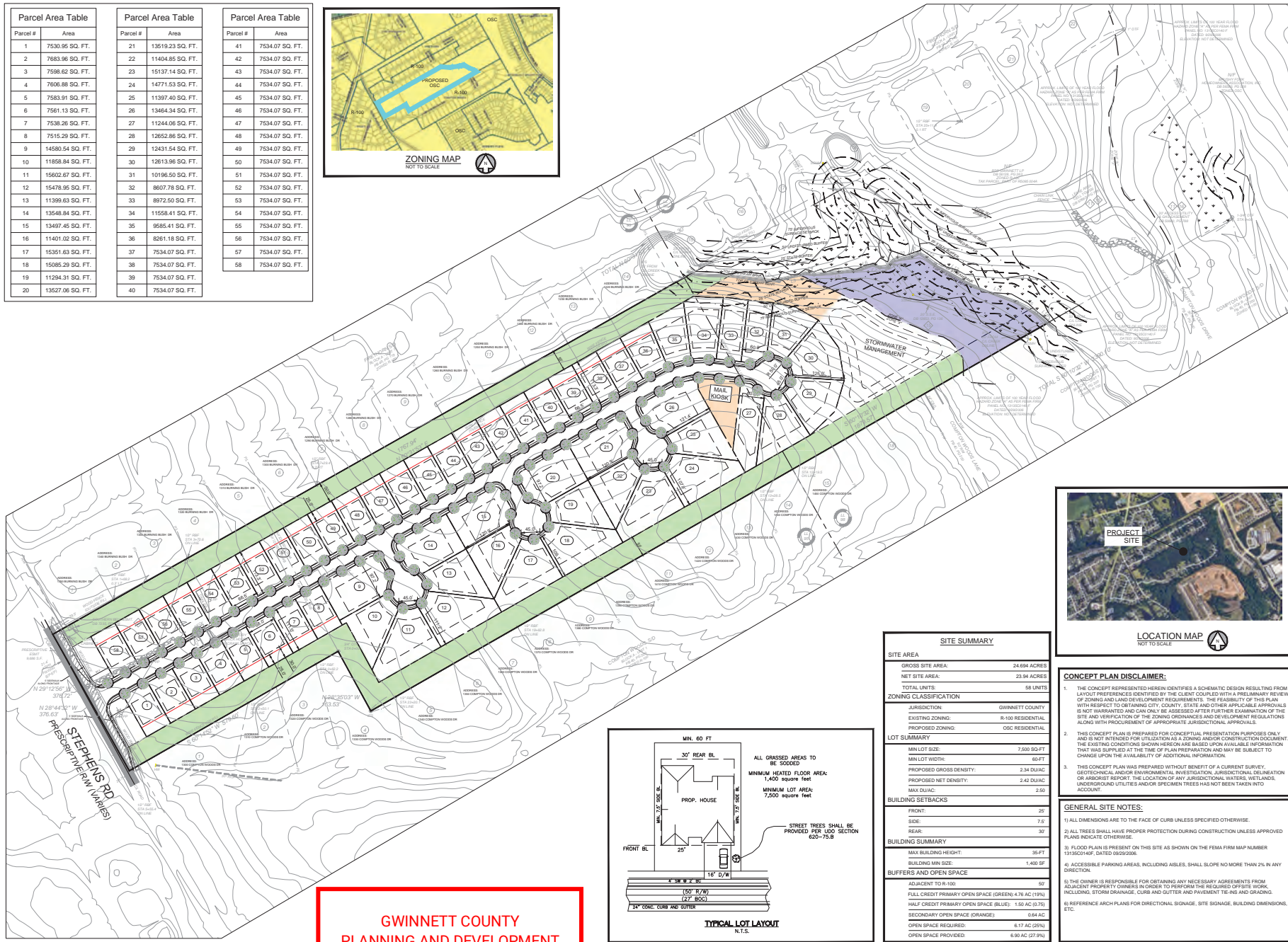
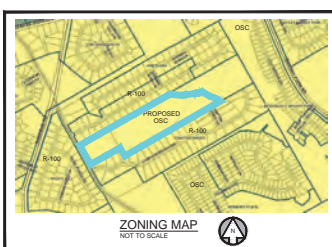


Existing residence and driveway

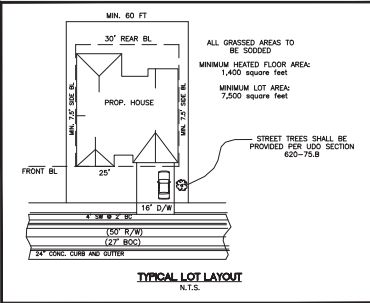
Exhibit B: Site Plan

[attached]

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	7530.95 SQ. FT.	21	13519.23 SQ. FT.	41	7534.07 SQ. FT.
2	7683.96 SQ. FT.	22	11404.85 SQ. FT.	42	7534.07 SQ. FT.
3	7598.62 SQ. FT.	23	15137.14 SQ. FT.	43	7534.07 SQ. FT.
4	7606.88 SQ. FT.	24	14771.53 SQ. FT.	44	7534.07 SQ. FT.
5	7563.91 SQ. FT.	25	11397.40 SQ. FT.	45	7534.07 SQ. FT.
6	7561.13 SQ. FT.	26	13464.34 SQ. FT.	46	7534.07 SQ. FT.
7	7538.26 SQ. FT.	27	11244.06 SQ. FT.	47	7534.07 SQ. FT.
8	7515.29 SQ. FT.	28	12652.86 SQ. FT.	48	7534.07 SQ. FT.
9	14580.54 SQ. FT.	29	12431.54 SQ. FT.	49	7534.07 SQ. FT.
10	11858.84 SQ. FT.	30	12613.96 SQ. FT.	50	7534.07 SQ. FT.
11	15602.67 SQ. FT.	31	10196.50 SQ. FT.	51	7534.07 SQ. FT.
12	15478.95 SQ. FT.	32	8807.78 SQ. FT.	52	7534.07 SQ. FT.
13	11399.63 SQ. FT.	33	8972.50 SQ. FT.	53	7534.07 SQ. FT.
14	13548.84 SQ. FT.	34	11558.41 SQ. FT.	54	7534.07 SQ. FT.
15	13497.45 SQ. FT.	35	9585.41 SQ. FT.	55	7534.07 SQ. FT.
16	11401.02 SQ. FT.	36	8261.18 SQ. FT.	56	7534.07 SQ. FT.
17	15351.63 SQ. FT.	37	7534.07 SQ. FT.	57	7534.07 SQ. FT.
18	15085.29 SQ. FT.	38	7534.07 SQ. FT.	58	7534.07 SQ. FT.
19	11294.31 SQ. FT.	39	7534.07 SQ. FT.		
20	13527.06 SQ. FT.	40	7534.07 SQ. FT.		



SITE SUMMARY	
SITE AREA	
GROSS SITE AREA:	24.694 ACRES
NET SITE AREA:	23.94 ACRES
TOTAL DUTY:	58 UNITS
ZONING CLASSIFICATION	
JURISDICTION:	WINNETT COUNTY
EXISTING ZONING:	R-100 RESIDENTIAL
PROPOSED ZONING:	OSC RESIDENTIAL
LOT SUMMARY	
MIN LOT SIZE:	7,500 SQ. FT.
MIN LOT WIDTH:	60 FT.
PROPOSED GROSS DENSITY:	2.34 DU/AC
PROPOSED NET DENSITY:	2.42 DU/AC
MAX DU/AC:	2.50
BUILDING SETBACKS	
FRONT:	25'
SIDE:	7.5'
REAR:	30'
BUILDING SUMMARY	
MAX BUILDING HEIGHT:	35 FT.
BUILDING MIN SIZE:	1,400 SF
BUFFERS AND OPEN SPACE	
ADJACENT TO R-100:	50'
FULL CREDIT PRIMARY OPEN SPACE (GREEN):	4.78 AC (19%)
HALF CREDIT PRIMARY OPEN SPACE (BLUE):	1.50 AC (6.1%)
SECONDARY OPEN SPACE (ORANGE):	0.64 AC
OPEN SPACE REQUIRED:	6.17 AC (25%)
OPEN SPACE PROVIDED:	6.92 AC (27.9%)



WINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/19/22

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1286 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7158
FAX: 770.424.7593
www.gaskins-lecraw.com
LSF001371

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/19/22	ISSUED FOR PERMIT

CLIENT: DIRECT RESIDENTIAL COMMUNITIES
PROJECT: STEPHENS ROAD
3608 AND 4508 PARCELS R5096 0048, PORTION OF R5096 0044

SEAL:

CALL BEFORE YOU DIG

SCALE & NORTH ARROW:

SURVEY INFO:

DRAWN BY:	JL
REVIEWED BY:	DAN
FIELD DATE:	08/09/2022
OFFICE DATE:	10/19/22

CONCEPT SITE PLAN

CS-1

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RZR2022-00036

Exhibit C: Building Elevations

[attached]

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

[attached]

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Gaskins + LeCraw

October 19, 2022

Board of Commissioners
Gwinnett County
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

LETTER OF INTENT: Rezoning and Land Use Amendment Request – 1550 and 3668 Stephens Road

Board of Commissioners,

On behalf of our client, Direct Residential, please accept this Letter of Intent to request to rezone property located at 1550 and 3668 Stephens Road. The Applicant is seeking to rezone the Subject Property from R100 to OSC. The Applicant is seeking to make this amendment in order to allow for a single family-detached community, with 58 dwelling units and a central mail kiosk.

The Applicant is seeking a variance from Section 210-50.14, which reads “Approved cul-de-sac streets may be no longer than 600 feet in length”. The Subject Property is constrained by the narrow shape and existing wetlands and streams. For this reason, a cul-de-sac street of more than 600’ in length is necessary for the proposed subdivision. This variance will not have an impact on other properties in the area.

The Applicant is also seeking a variance for lots 1-8 and 36-58 to reduce the rear setback from 30’ to 25’. The Subject Property is constrained by its narrowness and a 5’ setback reduction will allow the Applicant to construct homes that can fit appropriately on each lot. This variance will not have an impact on other properties in the area.

Thank you for your consideration of this application.

Sincerely,
Michelle Macauley

Michelle Macauley
Entitlements Director

3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678.546.8100

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent property. The proposal is for single family-detached homes, which is consistent with surrounding development.

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

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

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

The property to be affected by a proposed rezoning does not have reasonable economic use as currently zoned. A new road is required in order to develop the site. Because the Subject Property is very narrow, especially Parcel 5095 004B adjacent to Stephens Road, it would not be possible to create a new road and develop a reasonable number of lots. Additionally, this is an infill development, making slightly smaller lots appropriate for the Subject Property.

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:*

To the Applicant's knowledge, the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. *Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:*

The Applicant is seeking to amend the Future Land Use Map from Low Density Residential to Medium/High Density Residential. The proposal is in conformity with the intent of the Future Land Use Map to develop the site for a residential use.

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.*

To the Applicant's knowledge, there are no other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed rezoning.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Direct Residential Communities</u>	NAME: <u>BSD-GWINNETT LP</u>
ADDRESS: <u>P.O. Box 422238</u>	ADDRESS: <u>2570 Lake Erin Drive</u>
CITY: <u>Atlanta</u>	CITY: <u>Tucker</u>
STATE: <u>GA</u> ZIP: <u>30342</u>	STATE: <u>GA</u> ZIP: <u>30084</u>
PHONE: <u>706.892.6633</u>	PHONE: _____
EMAIL: <u>JARED.BRODE@DIRECTRESIDENTIALHOMES.COM</u>	EMAIL: _____
CONTACT PERSON: <u>Jared Brode</u> PHONE: <u>706.892.6633</u>	
CONTACT'S E-MAIL: <u>JARED.BRODE@DIRECTRESIDENTIALHOMES.COM</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>R5095 004B, Portion of</u> ACREAGE: <u>24.694</u>	
ADDRESS OF PROPERTY: <u>R5095 004A</u> <u>3668 and 1550 Stephens Road</u>	
PROPOSED DEVELOPMENT: <u>58 single family-detached homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>58</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,299sf - 2,838sf</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.34 units/acre</u>	Density: _____
Net Density: <u>2.42 units/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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10/19/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Jared J Brode
Signature of Applicant

Jared Brode Land Development Manager for
Direct Residential Communities

8-24-22
Date

Jared Brode Land Development Manager for Direct Residential Communities
Type or Print Name and Title

Carolyn C. Mello
Signature of Notary Public

8/24/22
Date



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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

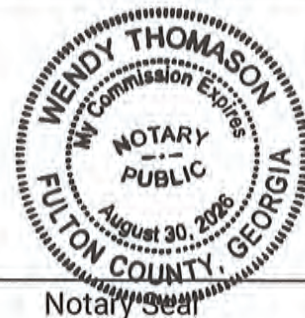
Lloyd S. Burns III
Signature of Property Owner

9/20/2022
Date

Lloyd S. Burns III Gen Partner of BSD-Gwinnett L.P.
Type or Print Name and Title

Wendy Thomason
Signature of Notary Public

9/20/2022
Date



Notary Seal

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Rezoning Application
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Jared J. Brode 8/24/22 Jared Brode Land Development Manager for Direct Residential Communities
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Carolyn C. Mello 8/24/22
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 Jared Brode Land Development Manager for Direct Residential Communities
YOUR NAME

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

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

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

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10/19/22

2022 Taxes due on November 1, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 95 - 004A, 004B
(Map Reference Number) District Land Lot Parcel

Jared J Brode 8-24-22
Signature of Applicant Jared Brode Land Development Manager for Date
Direct Residential Communities

Jared Brode Land Development Manager for Direct Residential Communities
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Chris Nelson Tax Services Associate
NAME TITLE
October 10, 2022
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



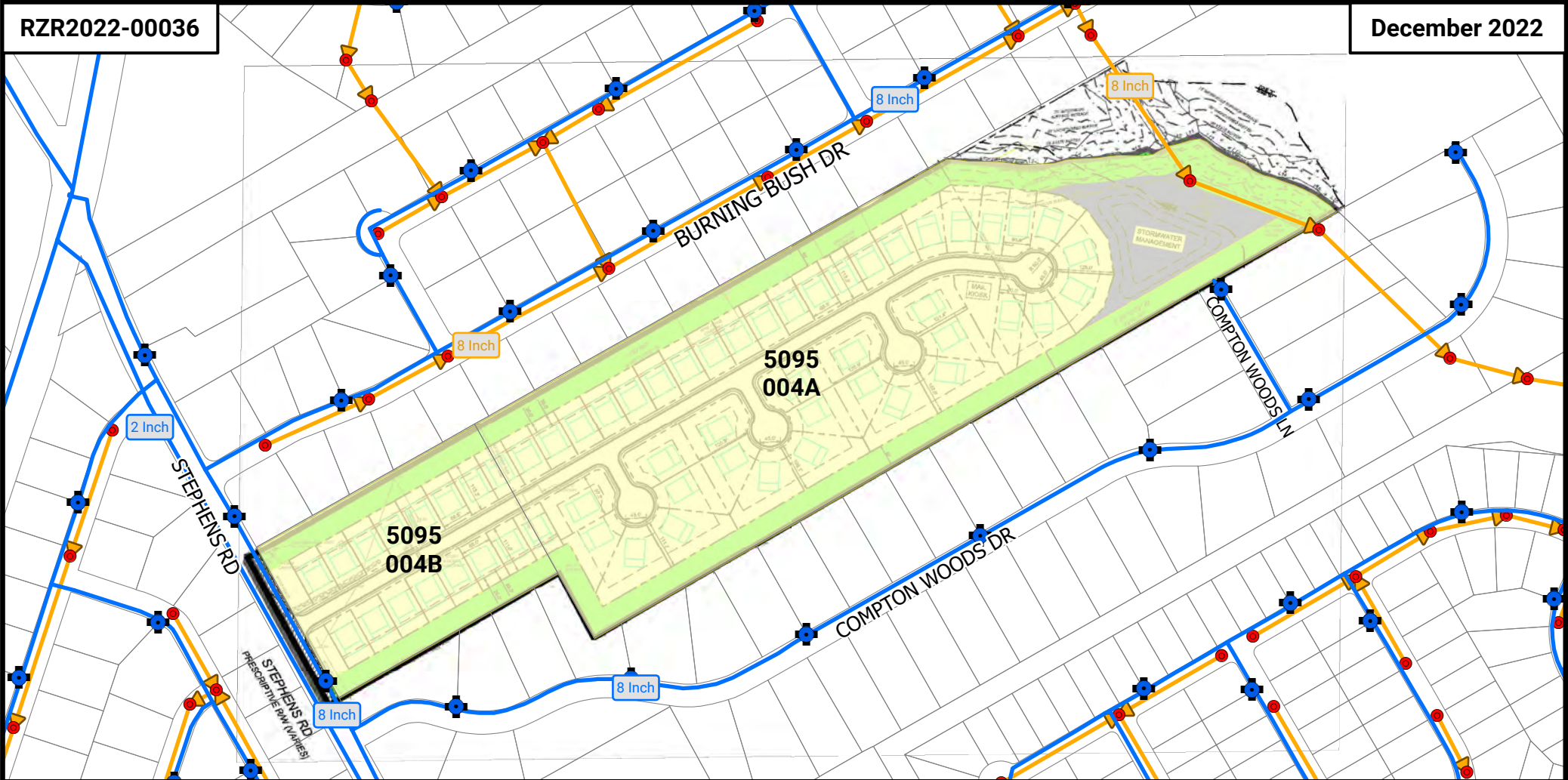
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		11.9.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2022-00036	
Case Address:		3668 Stephens Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Stephens Road is a local road. No ADT on file.		
2	8.0 miles to nearest transit facility (#2454884) Grayson Highway and VFW Post #5255.		
3	Traffic Calming shall be provided to maintain maximum vehicle operating speed of 25 MPH.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	A minimum of 30' of right-of-way from the centerline shall be dedicated.		
2			
3			
4			
5			
6			
7			



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZR2022-00036		
Case Address:		3668 & 1550 Stephens R		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The development may connect to a existing 8-inch water main on the eastern right-of-way of Stephens Road.			
2	Sewer: Sewer Capacity Certification C2022-236-09 was approved in September 2022 for 60 single-family units. The development may connect to a existing 8-inch gravity sewer main located on the northeastern corner of the subject property.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

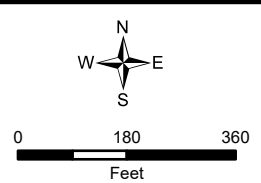


LEGEND

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

3668 & 1550 Stephens Road
R-100 to R-60

Water & Sewer
Utility Map



Water Comments: The development may connect to a existing 8-inch water main on the eastern right-of-way of Stephens Road.

Sewer Comments: Sewer Capacity Certification C2022-236-09 was approved in September 2022 for 60 single-family units. The development may connect to a existing 8-inch gravity sewer main located on the northeastern corner of the subject property.

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, December, 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
RZM2022-00043	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	Couch MS	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	Brookwood HS	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	Crews MS	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26

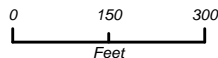
Exhibit G: Maps

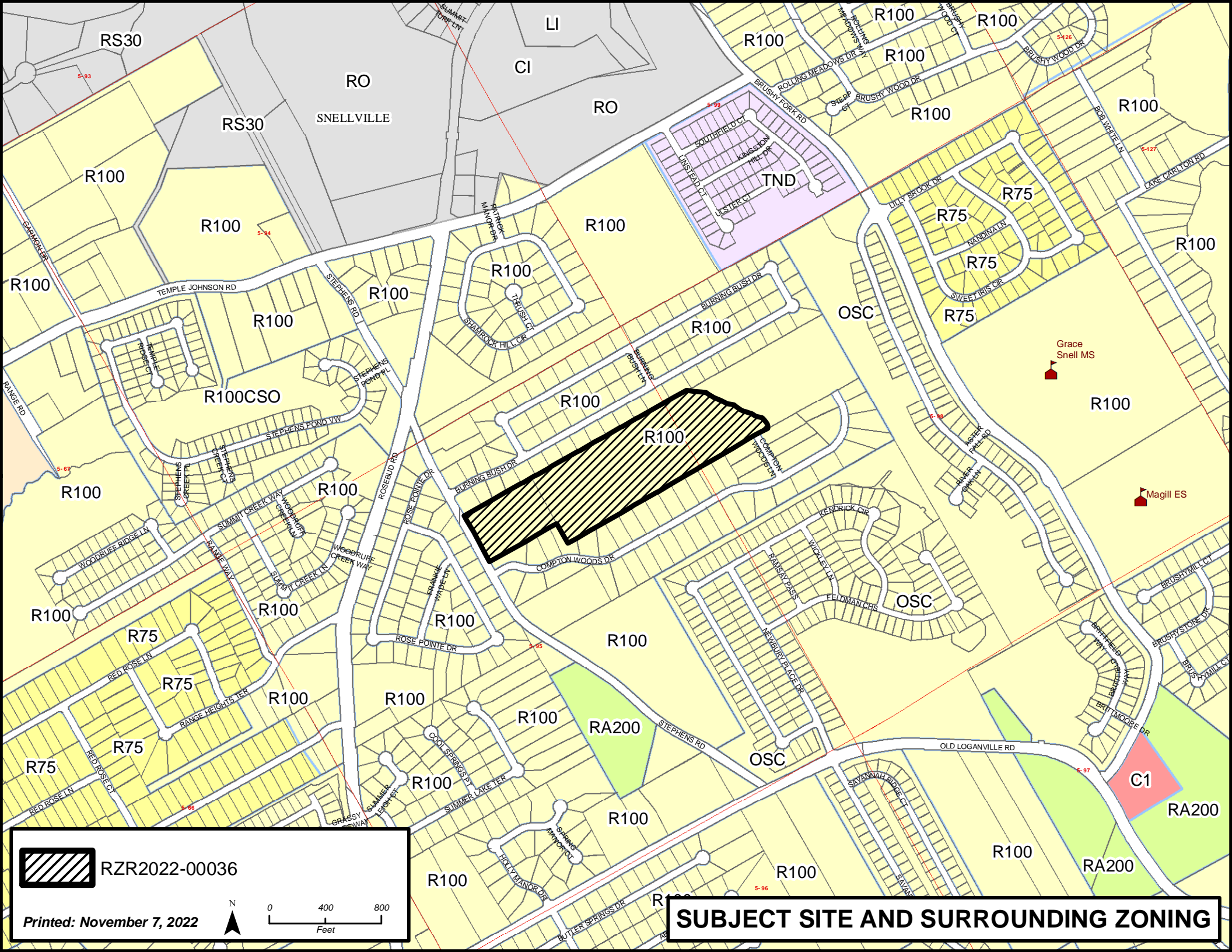
[attached]



RZR2022-00036

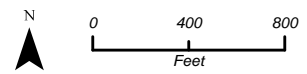
Printed: October 26, 2022



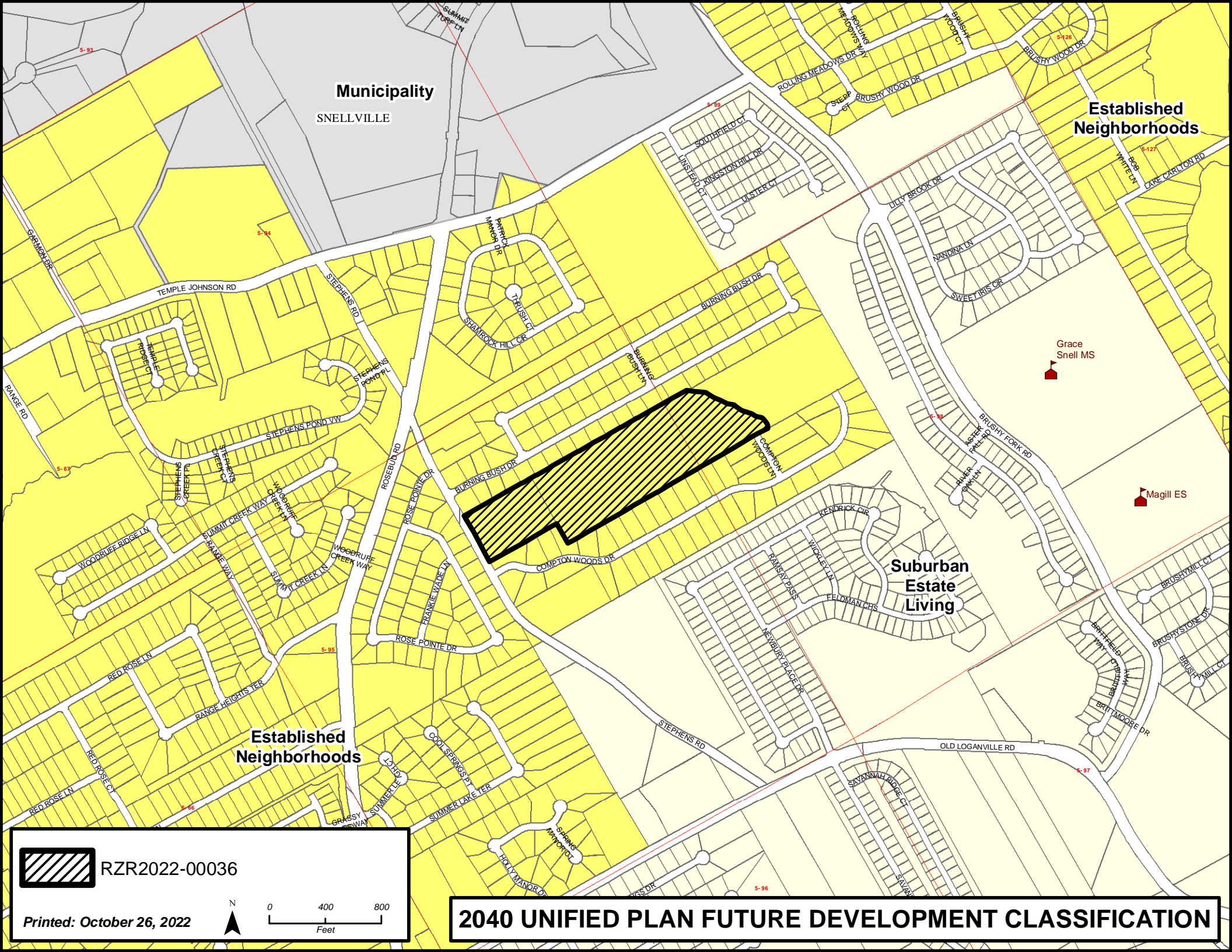


 RZR2022-00036

Printed: November 7, 2022



SUBJECT SITE AND SURROUNDING ZONING



Municipality

SNELLVILLE

**Established
Neighborhoods**

Grace
Snell MS

Magill ES

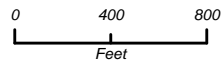
**Suburban
Estate
Living**

**Established
Neighborhoods**



RZR2022-00036

Printed: October 26, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Direct Residential Communities</u>	NAME: <u>BSD-GWINNETT LP</u>
ADDRESS: <u>P.O. Box 422238</u>	ADDRESS: <u>2570 Lake Erin Drive</u>
CITY: <u>Atlanta</u>	CITY: <u>Tucker</u>
STATE: <u>GA</u> ZIP: <u>30342</u>	STATE: <u>GA</u> ZIP: <u>30084</u>
PHONE: <u>706.892.6633</u>	PHONE: _____
EMAIL: <u>JARED.BRODE@DIRECTRESIDENTIALHOMES.COM</u>	EMAIL: _____
CONTACT PERSON: <u>Jared Brode</u> PHONE: <u>706.892.6633</u>	
CONTACT'S E-MAIL: <u>JARED.BRODE@DIRECTRESIDENTIALHOMES.COM</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>R5095 004B, Portion of</u> ACREAGE: <u>24.694</u>	
ADDRESS OF PROPERTY: <u>R5095 004A</u> <u>3668 and 1550 Stephens Road</u>	
PROPOSED DEVELOPMENT: <u>58 single family-detached homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>58</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,299sf - 2,838sf</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.34 units/acre</u>	Density: _____
Net Density: <u>2.42 units/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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10/19/22



Gaskins + LeCraw

October 19, 2022

Board of Commissioners
Gwinnett County
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

LETTER OF INTENT: Rezoning and Land Use Amendment Request – 1550 and 3668 Stephens Road

Board of Commissioners,

On behalf of our client, Direct Residential, please accept this Letter of Intent to request to rezone property located at 1550 and 3668 Stephens Road. The Applicant is seeking to rezone the Subject Property from R100 to OSC. The Applicant is seeking to make this amendment in order to allow for a single family-detached community, with 58 dwelling units and a central mail kiosk.

The Applicant is seeking a variance from Section 210-50.14, which reads “Approved cul-de-sac streets may be no longer than 600 feet in length”. The Subject Property is constrained by the narrow shape and existing wetlands and streams. For this reason, a cul-de-sac street of more than 600’ in length is necessary for the proposed subdivision. This variance will not have an impact on other properties in the area.

The Applicant is also seeking a variance for lots 1-8 and 36-58 to reduce the rear setback from 30’ to 25’. The Subject Property is constrained by its narrowness and a 5’ setback reduction will allow the Applicant to construct homes that can fit appropriately on each lot. This variance will not have an impact on other properties in the area.

Thank you for your consideration of this application.

Sincerely,
Michelle Macauley

Michelle Macauley
Entitlements Director

3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678.546.8100

WWW.LECRAWENGINEERING.COM

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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:

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

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

- (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:

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

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

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10/19/22



- A. *Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:*
The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent property. The proposal is for single family-detached homes, which is consistent with surrounding development.
- B. *Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:*
The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
- C. *Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:*
The property to be affected by a proposed rezoning does not have reasonable economic use as currently zoned. A new road is required in order to develop the site. Because the Subject Property is very narrow, especially Parcel 5095 004B adjacent to Stephens Road, it would not be possible to create a new road and develop a reasonable number of lots. Additionally, this is an infill development, making slightly smaller lots appropriate for the Subject Property.
- 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:*
To the Applicant's knowledge, the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- E. *Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:*
The Applicant is seeking to amend the Future Land Use Map from Low Density Residential to Medium/High Density Residential. The proposal is in conformity with the intent of the Future Land Use Map to develop the site for a residential use.
- 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.*
To the Applicant's knowledge, there are no other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed rezoning.

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10/19/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Jared J Brode
Signature of Applicant

Jared Brode Land Development Manager for
Direct Residential Communities

8-24-22
Date

Jared Brode Land Development Manager for Direct Residential Communities
Type or Print Name and Title

Carolyn C. Mello 8/24/22
Signature of Notary Public Date



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10/19/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

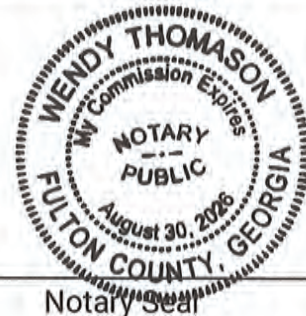
Lloyd S. Burns III
Signature of Property Owner

9/20/2022
Date

Lloyd S. Burns III Gen Partner of BSD-Gwinnett L.P.
Type or Print Name and Title

Wendy Thomason
Signature of Notary Public

9/20/2022
Date



RECEIVED

10/19/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

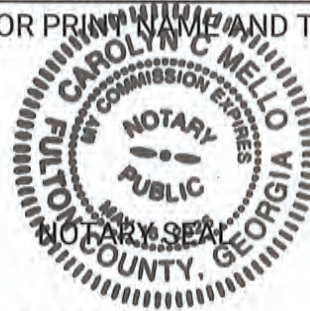
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Jared J. Brode 8/24/22 Jared Brode Land Development Manager for Direct Residential Communities
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Carolyn C. Mello 8/24/22
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 Jared Brode Land Development Manager for Direct Residential Communities
YOUR NAME

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

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

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

RECEIVED

10/19/22

2022 Taxes due on November 1, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 95 - 004A, 004B
(Map Reference Number) District Land Lot Parcel

Jared J Brode 8-24-22
Signature of Applicant Jared Brode Land Development Manager for Date
Direct Residential Communities

Jared Brode Land Development Manager for Direct Residential Communities
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Chris Nelson Tax Services Associate
NAME TITLE
October 10, 2022
DATE

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5095 004A	2022	BSD-GWINNETT LP
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	STEPHENS RD STEPHENS RD	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL	YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE: 482,200 TOTAL VALUE: 482,200 ASSESSED VALUE: 192,880 ACREAGE: 29.4000	

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.60% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	192,880		0		0		192,880		0.006950		1,340.52
DEVELOPMENT/CODE ENFORCEMENT	192,880		0		0		192,880		0.000360		69.44
ECONOMIC DEVELOPMENT	192,880		0		0		192,880		0.000300		57.86
FIRE & EMS	192,880		0		0		192,880		0.003200		617.22
POLICE	192,880		0		0		192,880		0.002900		559.35
RECREATION	192,880		0		0		192,880		0.001000		192.88
TOTAL COUNTY TAXES									0.014710		2,837.27

SCHOOL TAXES - Levied by the Board of Education and representing 58.40% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	192,880		0		0		192,880		0.019200		3,703.30
SCHOOL BOND	192,880		0		0		192,880		0.001450		279.68
TOTAL SCHOOL TAXES									0.020650		3,982.98

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
TOTAL OTHER TAXES											0.00

TOTAL MILLAGE RATE: 0.035360

TOTAL AD VALOREM TAXES: 6,820.25

OTHER ASSESSMENTS			TOTAL AD VALOREM TAXES: 6,820.25	
LEVYING AUTHORITY	RATE	AMOUNT	COMBINED TAXES AND ASSESSMENTS	
			CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq. ft. X 6800 sq. ft.	167.28	AD VALOREM TAXES;	6,820.25
			ASSESSMENTS:	167.28
			TOTAL AMOUNT DUE	6,987.53
TOTAL OTHER ASSESSMENTS:		167.28	GRAND TOTAL DUE THIS BILLING:	6,987.53

10/10/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2022	R5095 004A	11-01-2022	\$6,987.53	



R5095 004A
BSD-GWINNETT LP
2570 LAKE ERIN DR
TUCKER GA 30084-2537

1

Address
Change:



Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 22 185095000040100 5 00000698753 00000698753 1

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5095 004B	2022	BSD-GWINNETT LP
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	3668 STEPHENS RD STEPHENS RD	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
Your Solid Waste Credit reflects a credit for 2021. Please direct questions about Solid Waste to 770.822.7141.

APPRAISAL DETAIL	YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE: 115,000	
BUILDING VALUE: 57,300	
TOTAL VALUE: 172,300	
ASSESSED VALUE: 68,920	
ACREAGE: 5.0000	

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.60% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	68,920		0		0	68,920	0.006950 478.99
DEVELOPMENT/CODE ENFORCEMENT	68,920		0		0	68,920	0.000360 24.81
ECONOMIC DEVELOPMENT	68,920		0		0	68,920	0.000300 20.68
FIRE & EMS	68,920		0		0	68,920	0.003200 220.54
POLICE	68,920		0		0	68,920	0.002900 199.87
RECREATION	68,920		0		0	68,920	0.001000 68.92
TOTAL COUNTY TAXES							0.014710 1,013.81

SCHOOL TAXES - Levied by the Board of Education and representing 58.40% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
SCHOOL	68,920		0		0	68,920	0.019200 1,323.26
SCHOOL BOND	68,920		0		0	68,920	0.001450 99.93
TOTAL SCHOOL TAXES							0.020650 1,423.19

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
TOTAL OTHER TAXES							0.00

TOTAL MILLAGE RATE: 0.035360				TOTAL AD VALOREM TAXES: 2,437.00			
OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT			
COUNTY SOLID WASTE	\$20.50/month	246.00	AD VALOREM TAXES:	2,437.00			
COUNTY SOLID WASTE CREDIT	FLAT RATE	-6.06	ASSESSMENTS:	303.90			
STORMWATER SERVICE	\$2.46/100 sq. ft. X 2600 sq. ft.	63.96	TOTAL AMOUNT DUE	2,740.90			
TOTAL OTHER ASSESSMENTS:		303.90	GRAND TOTAL DUE THIS BILLING:	2,740.90			

10/10/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2022	R5095 004B	11-01-2022	\$2,740.90	



R5095 004B
BSD-GWINNETT LP
2570 LAKE ERIN DR
TUCKER GA 30084-2537

1

Address
Change:



Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 22 185095000040200 3 00000274090 00000274090 2

RECEIVED

10/19/22

MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 24,694 ACRES (1,075,668 S.F.) LYING AND BEING IN LAND LOTS 95 AND 98 OF THE 5TH DISTRICT, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST LAND LOT LINE OF LAND LOT 95 AND THE CENTERLINE OF STEPHENS ROAD; THENCE IN A SOUTH EASTERLY DIRECTION 608.5 FEET TO A NAIL SET, SAID NAIL BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID CENTERLINE OF ROAD NORTH 60 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 1767.94 FEET TO THE CENTERLINE OF CREEK WITNESSED BY A 1/2 INCH REBAR SET 25 FEET FROM SAID POINT AND ONLINE;

THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 84 DEGREES 45 MINUTES 55 SECONDS EAST A DISTANCE OF 209.97 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 34 DEGREES 07 MINUTES 51 SECONDS EAST A DISTANCE OF 4.91 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 76 DEGREES 39 MINUTES 32 SECONDS EAST A DISTANCE OF 62.08 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 82 DEGREES 44 MINUTES 29 SECONDS EAST A DISTANCE OF 20.96 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 83 DEGREES 29 MINUTES 43 SECONDS EAST A DISTANCE OF 114.18 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 68 DEGREES 38 MINUTES 02 SECONDS EAST A DISTANCE OF 30.33 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 67 DEGREES 03 MINUTES 07 SECONDS EAST A DISTANCE OF 18.04 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 86 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 21.38 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 37 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 18.93 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 78 DEGREES 52 MINUTES 53 SECONDS EAST A DISTANCE OF 42.73 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK NORTH 62 DEGREES 50 MINUTES 20 SECONDS EAST A DISTANCE OF 23.17 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 53 DEGREES 29 MINUTES 27 SECONDS EAST A DISTANCE OF 46.54 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 60 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 109.92 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 69 DEGREES 56 MINUTES 02 SECONDS EAST A DISTANCE OF 107.97 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 60 DEGREES 20 MINUTES 11 SECONDS EAST A DISTANCE OF 53.05 FEET TO A POINT;
THENCE ALONG THE CENTERLINE OF THE CREEK SOUTH 51 DEGREES 16 MINUTES 06 SECONDS EAST A DISTANCE OF 37.68 FEET TO A POINT;
THENCE LEAVING SAID CREEK AND WITNESSED BY A 1/2 INCH REBAR SET 50 FEET FROM SAID POINT AND ONLINE SOUTH 60 DEGREES 10 MINUTES 32 SECONDS WEST A DISTANCE OF 1879.57 FEET TO A 1/2 INCH REBAR SET;

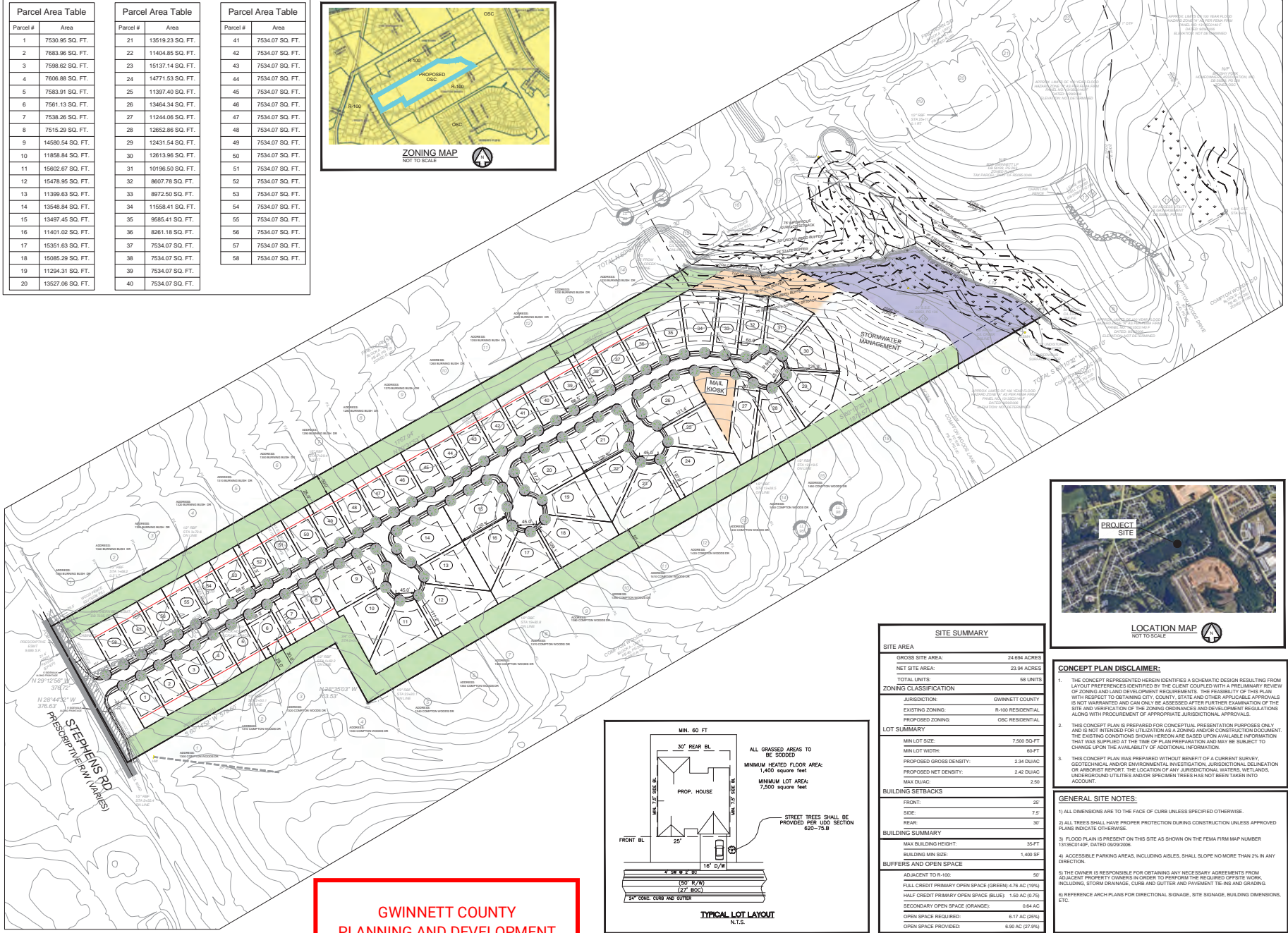
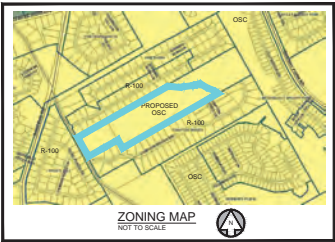
CP THENCE NORTH 28 DEGREES 35 MINUTES 03 SECONDS WEST A DISTANCE OF 163.53 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND;

THENCE SOUTH 60 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 579.60 FEET TO A NAIL SET IN THE CENTERLINE OF STEPHENS ROAD,
THENCE ALONG SAID CENTERLINE OF ROAD NORTH 29 DEGREES 12 MINUTES 56 SECONDS WEST A DISTANCE OF 376.72 FEET TO A NAIL SET, SAID NAIL BEING THE POINT OF BEGINNING.

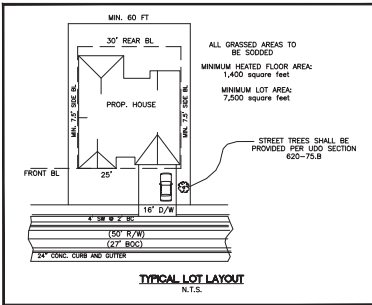
Parcel Area Table	
Parcel #	Area
1	7530.95 SQ. FT.
2	7683.96 SQ. FT.
3	7598.62 SQ. FT.
4	7606.88 SQ. FT.
5	7563.91 SQ. FT.
6	7561.13 SQ. FT.
7	7538.26 SQ. FT.
8	7515.29 SQ. FT.
9	14580.54 SQ. FT.
10	11858.84 SQ. FT.
11	15602.67 SQ. FT.
12	15478.95 SQ. FT.
13	11399.63 SQ. FT.
14	13548.84 SQ. FT.
15	13497.45 SQ. FT.
16	11401.02 SQ. FT.
17	15351.63 SQ. FT.
18	15085.29 SQ. FT.
19	11294.31 SQ. FT.
20	13527.06 SQ. FT.

Parcel Area Table	
Parcel #	Area
21	13519.23 SQ. FT.
22	11404.85 SQ. FT.
23	15137.14 SQ. FT.
24	14771.53 SQ. FT.
25	11397.40 SQ. FT.
26	13464.34 SQ. FT.
27	11244.06 SQ. FT.
28	12652.86 SQ. FT.
29	12431.54 SQ. FT.
30	12613.96 SQ. FT.
31	10196.50 SQ. FT.
32	8807.78 SQ. FT.
33	8972.50 SQ. FT.
34	11558.41 SQ. FT.
35	9585.41 SQ. FT.
36	8261.18 SQ. FT.
37	7534.07 SQ. FT.
38	7534.07 SQ. FT.
39	7534.07 SQ. FT.
40	7534.07 SQ. FT.

Parcel Area Table	
Parcel #	Area
41	7534.07 SQ. FT.
42	7534.07 SQ. FT.
43	7534.07 SQ. FT.
44	7534.07 SQ. FT.
45	7534.07 SQ. FT.
46	7534.07 SQ. FT.
47	7534.07 SQ. FT.
48	7534.07 SQ. FT.
49	7534.07 SQ. FT.
50	7534.07 SQ. FT.
51	7534.07 SQ. FT.
52	7534.07 SQ. FT.
53	7534.07 SQ. FT.
54	7534.07 SQ. FT.
55	7534.07 SQ. FT.
56	7534.07 SQ. FT.
57	7534.07 SQ. FT.
58	7534.07 SQ. FT.



SITE SUMMARY	
SITE AREA	
GROSS SITE AREA:	24.694 ACRES
NET SITE AREA:	23.94 ACRES
TOTAL UNITS:	58 UNITS
ZONING CLASSIFICATION	
JURISDICTION:	WINNETT COUNTY
EXISTING ZONING:	R-100 RESIDENTIAL
PROPOSED ZONING:	OSC RESIDENTIAL
LOT SUMMARY	
MIN LOT SIZE:	7,500 SQ. FT.
MIN LOT WIDTH:	60 FT.
PROPOSED GROSS DENSITY:	2.34 DU/AC
PROPOSED NET DENSITY:	2.42 DU/AC
MAX DU/AC:	2.50
BUILDING SETBACKS	
FRONT:	25'
SIDE:	7.5'
REAR:	30'
BUILDING SUMMARY	
MAX BUILDING HEIGHT:	35 FT.
BUILDING MIN SIZE:	1,400 SF
BUFFERS AND OPEN SPACE	
ADJACENT TO R-100:	50'
FULL CREDIT PRIMARY OPEN SPACE (GREEN):	4.78 AC (19%)
HALF CREDIT PRIMARY OPEN SPACE (BLUE):	1.50 AC (6.1%)
SECONDARY OPEN SPACE (ORANGE):	0.64 AC
OPEN SPACE REQUIRED:	6.17 AC (25%)
OPEN SPACE PROVIDED:	6.92 AC (27.9%)



CONCEPT PLAN DISCLAIMER:	
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.	
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.	
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.	
GENERAL SITE NOTES:	
1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.	
2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.	
3) FLOOD PLAN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 1313604W, DATED 08/20/2004.	
4) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.	
5) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.	
6) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.	

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/19/22

PREPARED IN THE OFFICE OF:

GASKINS LECRAW

© 2022 GASKINS + LECRAW, INC.
1286 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7158
FAX: 770.424.7593
www.gaskinslecrow.com
LSF031371

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/19/22	ISSUED FOR PERMIT

CLIENT: DIRECT RESIDENTIAL COMMUNITIES
PO BOX 22228, ATLANTA, GA 30342

PROJECT: STEPHENS ROAD
3608 AND 4508 PARCELS R5096 0048, PORTION OF R5096 0044

SEAL:

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

GRID

NORTH ARROW

0 60 120 240
SCALE: 1" = 100'

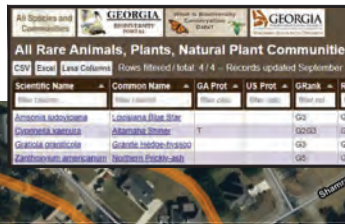
SURVEY INFO:

DRAWN BY: JR
REVIEWED BY: DNM
FIELD DATE: 08/09/2022
OFFICE DATE: 3/16/23

CONCEPT SITE PLAN

CS-1

RECEIVED








All Rare Animals, Plants, Natural Plant Communities within
 Loganville, GA, NW Quarter Quad

CSV	Excel	More Columns	Filter (arrow)	Filter (arrow)	Filter (arrow)	Filter (arrow)	Filter (arrow)	Filter (arrow)	Filter (arrow)
Filter column...	Filter column...	Filter column...	Filter column...	Filter column...	Filter column...	Filter column...	Filter column...	Filter column...	Filter column...
Amorpha biocolorata	Loganville Blue Star					01	92		
Cystopteris tenuis	Asteroides flexilis	Y				0093	923		
Oxalis gracilior	Grassia hirsuta					01	53		
Zinnia venusta	Scilla maritima					05	11		

FLORA AND FAUNA WAS TAKEN FROM THE AQUATIC RESOURCES DELINEATION REPORT, EXISTING VEGETATION AND OVERALL ENVIRONMENTAL SITE ASSESSMENT WAS COMPLETED BY CONTOUR ENVIRONMENTAL, LLC ON SEPTEMBER 15TH, 2022.

THERE IS EVIDENCE OF NATURAL WILDLIFE HABITAT TYPICAL FOR THIS SITE, AS IT IS UNDISTURBED WOODED AREA. THE WETLAND AREAS OF THE SITE ARE THE NATURAL HABITAT FOR ANIMAL SPECIES FOUND WITHIN THE NORTH GEORGIA REGION. THERE IS NO EVIDENCE OF ANIMAL HABITATS UNIQUE ONLY TO THIS TRACT.

THERE IS EVIDENCE OF NATURAL GEORGIA PLANT LIFE AND WIDFLOWERS.
NO UNIQUE OR ENDANGERED PLANT SPECIES WERE NOTED OR DISCOVERED
DURING THE ENVIRONMENTAL FIELD ASSESSMENT.

THERE IS NO RECORD OF ANY HISTORICAL SIGNIFICANT FEATURES ON THIS LAND.
THERE ARE NO KNOWN OR ARCHAEOLOGICAL FEATURES OBSERVED ON THIS LAND.
THERE IS NO SIGNIFICANCE OF NOTE ON THIS TRACT OF LAND.
TIMBER HAS NOT BEEN HARVESTED ON THIS TRACT WITHIN THE LAST 24 MONTHS.

AQUATIC RESOURCES DELINEATION, EXISTING VEGETATION AND OVERALL ENVIRONMENTAL SITE ASSESSMENT WAS COMPLETED BY CONTOUR ENVIRONMENTAL, LLC ON SEPTEMBER 15th, 2022.

THE SITE PROPERTY CONSISTS OF TWO (2) UNDEVELOPED, PARCEL OF LAND TOTALING ±34.011 ACRES, LOCATED TO THE NORTH OF COMPTON WOODS DRIVE, WEST OF STEPHENS ROAD AND SOUTH OF BURNING BUSH DRIVE IN THE CITY OF LOGANVILLE, GWINNETT COUNTY, GEORGIA. MORE SPECIFICALLY, THE SITE IS IDENTIFIED AS TAX PARCEL NUMBERS: R5095-0048, AND A PORTION OF R5095-004A.

ACCORDING TO THE FEMALE FLOOD INSURANCE RATE MAP FOR WINSTON COUNTY, GEORGIA AND UNINCORPORATED AREAS, THE MAJORITY OF THE SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE. HOWEVER, THE EASTERN PORTION OF THE SITE IS LOCATED ZONE 1, A SPECIAL FLOOD HAZARD AREA, WITH AN EVACUATION THAT HAS A 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. NOTE: NO IMPACTS TO THE MAPPED FLOODPLAIN ARE ANTICIPATED AS A RESULT OF THIS PROPOSED DEVELOPMENT.

CONTOUR HAS REVIEWED THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) FOR GWINNETT COUNTY AND NO LISTED HISTORIC PLACES ARE WITHIN THE PROJECT BOUNDARY. CONTOUR ALSO REVIEWED THE GEORGIA NATURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES GEOGRAPHIC INFORMATION SYSTEM (GNAHRGIS) LISTINGS AND NO LISTED SITES/REPORTS ARE WITHIN THE PROJECT BOUNDARY OR WITHIN 3 KILOMETERS OF THE SITE PROPERTY.

NO EVIDENCE OF ARCHEOLOGICAL/HISTORICAL SITES WERE IDENTIFIED DURING THE FIELD OBSERVATIONS. THEREFORE, THE PROPOSED DEVELOPMENT WILL LIKELY HAVE NO EFFECT TO ARCHAEOLOGICAL AND/OR HISTORICAL SITES.

PREPARED IN THE OFFICE OF:

LG

**ASKINS
LEECRAW**

GASKINS + LECRAW, INC.
POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com
LSF001371

[illegible][illegible]

DIRECT RESIDENTIAL COMMUNITIES
PO BOX 422238, ATLANTA, GA 30342

STEPHENS ROAD
3668 AND 1550 STEPHENS ROAD, GWINNETT
PARCELS R5095 004B, PORTION OF R5095 004B

SEAL:



CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



60° 120° 240°
SCALE: 1" = 120'

SURVEY INFO:

OWN BY: JK

VIEWED BY: DAN

ISSUE DATE: 10/04/2022

374001

EXISTING FEATURES PLAN

1 OF 1

Drawing name: E:\aCraw_Engineering_DrwxBox\Shared\Folders\LCraw_Engineering\3\3\001 - David Residential - Stephens Rd - Gehlert Co_ GARGADOLE\2\2\18\7\2\2022\10-04 - Existing Features Plan.dwg LAYOUT Oct10, 2022 9:30am by: sctt.bauer

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/6/22



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/6/22



OSWEGO COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/6/22



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/6/22



OWENETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/8/22



RECEIVED

10/6/22



CONTOUR
ENVIRONMENTAL, LLC.
A Rimkus Company

September 26, 2022

Mr. Jared Brode, Land Development Manager
Direct Residential Communities
P.O. Box 422238
Atlanta, Georgia 30342
Jared.brode@directresidentialhomes.com

RE: Existing Features Environmental Analysis
Stephens Road Tract ±34.011 Acres
3668 and 1550 Stephens Road
Loganville, Gwinnett County, Georgia
Project Number: CE22DRH:01

Dear Mr. Brode,

Contour Environmental, LLC (Contour) has completed the authorized Existing Features Environmental Analysis for the above-referenced site. This assessment was performed in general conformance with the agreed upon scope of service described in Contour Proposal No. CE22DRH-379, dated August 30, 2022, and customary principles and practices in the fields of environmental science and engineering.

We appreciate the opportunity to provide our environmental consulting services to Direct Residential Communities. If you have any questions regarding this report, please call our office at (678) 303-2600.

Sincerely,
CONTOUR ENVIRONMENTAL, LLC

Chase Spotts
Staff Biologist

Dana A. Spotts, REPA, EP
President

Attachments:

Figure 1: Site Location Map
Figure 2: Aquatic Resource Delineation Map
Figure 2A: Existing Features Map
Figure 2B: USDA Soil Survey Map
Figure 3: NWI Map
Figure 4: FEMA FIRM
Figure 5: GNAHRGIS Map
Figure 6: Site Photographs
Appendix A: Comprehensive Land Use Plan
Appendix B: USFWS Endangered Species IPAC Report
Appendix C: GA DNR State of Georgia Protected Plants and Animals List
Appendix D: National Register of Historic Places

GENERAL SITE DESCRIPTION

The site property consists of two [2] undeveloped, parcel of land totaling ±34.011 acres, located to the north of Compton Woods Drive, west of Stephens Road and, south of Burning Bush Drive in the City of Loganville, Gwinnett County, Georgia. More specifically, the site is identified as Tax Parcel Numbers: R5095-0048, and a portion of R5095-004A. A Site Location Map depicted on a United States Geological Survey (USGS) topographic map is attached as Figure 1.

The site currently contains one [1] dilapidated residential structure and one [1] dilapidated manufactured/mobile home within the western portion of the property. The dilapidated residential structure was reportedly constructed in 1962. The structure is built on a basement with wood framing, masonry/brick siding, and a pitched wooden roof, covered with asphalt shingles. Detailed information regarding the mobile (i.e., construction date, floor space, etc.) was not available from the tax assessor. Additional improvements include a concrete foundation located on the western portion and a cellular/transmission tower located on the eastern portion. A sanitary line sewer easement traverses the central and eastern portions of the site. The remainder of the site consists of landscape areas an undeveloped (cleared and wooded) land containing a diversity of mature hardwood and softwood tree species with moderate vegetative undergrowth. The site is currently addressed at 1550 and 3668 Stephens Road.

The site property is located in an area consisting mainly of residential and commercial development with areas on undeveloped land. The adjacent properties to the north, south, and west consist primarily of residential developments with some undeveloped land and. The adjacent property to the east consists of residential development with some commercial developments, and undeveloped land. The adjacent properties to the west and east consist of residential development and undeveloped land.

An Existing Features Map is attached as Figure 2A.

Description of Site Soils:

According to the USDA NRCS **Web Soil Survey of Gwinnett County, Georgia**, soils mapped at the site property consist of Appling sandy loam, 6 to 10 percent slopes, moderately eroded (AmC2), Appling-Hard Labor complex, 2 to 6 percent slopes (ApB), Ashlar, Rion, and Wateree soils, 10 to 20 percent slopes (ARE), Chewacla silt loam, 0 to 2 percent slopes, frequently flooded (Cfs), Hard Labor sandy loam, 2 to 6 percent slopes (HdB), Rawlings and Rion soils, 2 to 10 percent slopes (RAC). Soil descriptions are listed below.

The **Appling** series consists of very deep, well drained, moderately permeable soils on ridges and side slopes of the Piedmont uplands. They are deep to saprolite and very deep to bedrock. They formed in residuum weathered from felsic igneous and metamorphic rocks of the Piedmont uplands. Slopes generally range from 0 to 20 percent. Near the type location, mean annual precipitation is 45 inches and mean annual temperature is 60 degrees F.

The **Ashlar** series consists of moderately deep, excessively drained, moderately rapid permeable soils that formed from residuum weathers from felsic igneous or high-grade metamorphic rocks. Slopes can range from 0 to 70 percent.



The **Chewacla** series consists of very deep, moderately permeable, somewhat poorly drained soils on flood plains. They formed in recent alluvium washed largely from soils formed in residuum from schist, gneiss, granite, phyllite, and other metamorphic and igneous rocks. Slopes generally range from 0 to 2 percent.

The **Hard Labor** series consists of very deep, moderately well drained, slowly permeable soils that formed in material weathered from felsic igneous and metamorphic rock, primarily granite and granite gneiss. The Hard Labor soils are on summits and side slopes of the Piedmont uplands. There is a perched water table in late winter and early spring. Slopes generally range from 0 to 15 percent. Near the type location, the mean annual temperature is 60 degrees F, and the mean annual precipitation is 45 inches.

The **Rawlings** Series consists of well drained, deep, moderately rapid permeable soil. The soil was formed in residuum weathered from felsic igneous or high-grade metamorphic rocks. Slopes generally from 6 to 45 percent.

The **Rion** series consists of very deep, well drained, moderately permeable soils that formed in material mostly weathered from acid crystalline rocks of the Piedmont Uplands. Slopes generally range from 15 to 25 percent.

The **Wateree** series consists of Moderately deep, well drained, moderately rapid permeable soils. The soil was formed from residuum weathered from felsic igneous or high-grade metamorphic rocks. Slopes generally from 2 to 95 percent.

A USDA Soil Survey map is attached as Figure 2B.

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ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

Wetlands: Contour performed an Aquatic Resource Delineation on the undeveloped portion of the site in September 2022 (see Figure 2). The following aquatic resource features were identified and delineated on the site property:

Wetland 1 (W1): W1 consists of a forested wetland located in eastern portions of the site property. Hydrophytic vegetation and low chroma/hydric soils were present throughout this wetland. Furthermore, this wetland appears to be influenced by seasonal groundwater fluctuation. W1 drains into P1 and is classified as PFO6B (*Palustrine, Forested, Deciduous, Saturated*). **W1 totals 2.012 acres.**

Wetland 2 (W2): W2 consists of a forested wetland located within the riparian of I2 in the northeastern portion of the site property. Hydrophytic vegetation and low chroma/hydric soils were present throughout this wetland. Furthermore, this wetland appears to be influenced by seasonal groundwater fluctuation. W2 drains into I2 and is classified as PFO6B (*Palustrine, Forested, Deciduous, Saturated*). **W2 totals 0.029 acre.**

Wetland 3 (W3): W3 consists of a forested wetland located in the eastern portion of the site property. Hydrophytic vegetation and low chroma/hydric soils were present throughout this wetland. Furthermore, this wetland appears to be influenced by seasonal groundwater fluctuation. W3 drains into the off-site stream (I3), and it continues off-site to the east-southeast. W3 is classified as PFO6B (*Palustrine, Forested, Deciduous, Saturated*). **W3 totals 0.438 acre.**

NOTE: According to the U.S Fish and Wildlife Service National Wetlands Inventory map, no wetlands are mapped as being located on this property (see Figure 3).

The proposed development will not result in *water of the U.S.* and/or “buffered” state water impacts.

Floodplain: According to the FEMA Flood Insurance Rate Map for Gwinnett County, Georgia and incorporated areas, the majority of the site is not located in a Flood Hazard Zone; however, the eastern portion of the site is located in Zone A - a Special Flood Hazard Area without Base Flow Elevation that has a 1% annual chance of flood with average depth less than one foot or with drainage areas of less than one square mile (see Figure 4). Note: No impacts to the mapped floodplain are anticipated as a result of this proposed development.

Streams/Stream buffers: As previously noted, Contour conducted an Aquatic Resource Delineation on the undeveloped portion of the site in September 2022 (Figure 2). The following regulated stream channels (“buffered” state waters) were identified and delineation on the site property:

Intermittent Stream 1 (I1) / Perennial Stream 1 (P1): I1 consists of bed and bank of a southerly trending intermittent stream channel located within the northeastern and portion of the site property. I1 flows on-site in the northeast and traverses in a southerly direction until it forms a confluence with P1 (described below) in the east-northeastern portion of the property. Using the guidelines within RGL 05-05, physical characteristics that occur within I1 include: bed and bank, water staining, destruction of terrestrial vegetation, vegetation



absent, leaf litter that is disturbed/washed away, and depositions. I1 ranges from approximately 1 to 2 feet in width and is classified as R4SB (*Riverine, Intermittent, Streambed*). **I1 totals 222.10 linear feet (lf).** P1 consists of the bed and bank of an unnamed east-southeasterly trending perennial stream channel located in the central eastern portions of the site property. P1 flows on site in the north-northeastern portion of the property and traverses east-southeasterly before flowing off-site in the southeastern portion of the property. Using the guidelines within RGL 05-05, physical characteristics that occur within P1 include, bed and bank, water staining, changes in character of the soil, destruction of terrestrial vegetation, wracking, vegetation absent, sediment sorting, leaf litter that is disturbed or washed away, scour, and depositions. P1 ranges from approximately 3 to 5 feet in width and is classified as R3UB (*Riverine, Upper Perennial, and Unconsolidated Bottom*). **P1 totals 1,108.85 lf.**

Intermittent Stream 2 (I2): Consists of bed and bank of short reach of easterly trending intermittent stream channel located in the northeastern portion of the site property. I2 begins at a moderate “head-cut” in the northeastern portion of the site, where it traverses east-southeast and forms confluence with P1 (previously described) in the northeastern portion of the property. Using the guidelines within RGL 05-05, physical characteristics that occur within I2 include: bed and bank, water staining, destruction of terrestrial vegetation, vegetation absent, leaf litter that is disturbed/washed away, and depositions. I2 ranges from approximately 1 to 3 feet in width and is classified as R4SB (*Riverine, Intermittent, Streambed*). **I2 totals 153.25 lf.**

Intermittent Stream 3 (I3): I3 consists of bed and bank of a southerly trending intermittent stream channel located just off-site of the eastern portion of the site property. I3 flows south adjacent to the eastern boundary traversing away from site to the south-southeast. Using the guidelines within RGL 05-05, physical characteristics that occur within I3 include: bed and bank, water staining, destruction of terrestrial vegetation, vegetation absent, leaf litter that is disturbed/washed away, and depositions. I3 ranges from approximately 2 to 3 feet in width and is classified as R4SB (*Riverine, Intermittent, Streambed*). **I3 was located off-site but stream buffers might encroach within the property boundary. I3 totals 168.49 lf.**

The proposed development is not expected to result in adverse impacts the on-site stream and associated protective buffer setbacks.

Slopes exceeding 25% over a 10-foot rise in elevation: There are no natural areas on the site property with slopes in excess of 25%. The site is currently undeveloped while the surrounding land is developed mainly with residential. However, these adjacent properties do not subject the property to man-made embankments that exceed slopes of 25%.

Vegetation: The existing site contains a small portion of landscaped pastured land in the western portion of the property with the majority of the site consisting of undeveloped and wooded land containing a diversity of mature hardwood and softwood tree species such as *Pinus taeda*, *Quercus alba*, *Acer rubrum*, *Liquidamber styraciflua*, *Leriodenrdon tulipifera*, and *Fagus grandifolia*. The vegetative undergrowth is moderately open with species such as, *Smilax rotundifolia*, *Microstegium vimineum*, *Ligustrum sinense*, *Polystichum acrostichoides*, *Toxicodendron radicans* and *Rubus arvensis*.



Wildlife Species: From field observation, no wildlife other than insects, birds, squirrels, whitetail deer, and aquatic fauna were observed on the property. Minor effects to wildlife (including deer, small mammals, small bird species, reptiles, and amphibians) would include dispersal from wooded areas and loss of habitat. However, due to the opportunistic types of wildlife existing within the site property, these impacts would be very minor.

Contour reviewed the USFWS IPaC Trust Resources Report (see Appendix B) for critical habitat and threatened and endangered federal species that may exist within the project area. No critical habitats were listed in the project area; however, one [1] endangered species was listed, *Isoetes melanospora* (Black Spored Quillweed), one [1] Threatened species was listed, *Amphianthus pusillus* (Little Amphianthus), and one [1] (candidate) species was listed, *Danaus plexippus* (Monarch Butterfly). No individuals and/or critical habits were observed on the site property during the site evaluation. **Therefore, the proposed development will likely have “no effect” on the federal species of concern.**

Additionally, Contour reviewed the Georgia Department of Natural Resources (GA DNR) State of Georgia Protected Plants and Animals List. One [1] protected animal species, *Cyprinella xasenura*, was listed within the project area, which is located within the Loganville, GA, NW Quarter Quad (see Appendix C). No individuals and/or critical habit was observed on the site property during the site evaluation. **Therefore, the proposed development will likely have “no effect” on the state species of concern.**

Nonetheless, if such federal and/or state species are encountered during site development, the applicant will coordinate with the appropriate agencies.

Archeological/Historical sites: Contour has reviewed the National Register of Historic Places (NRHP) for Gwinnett County and no listed historic places are within the project boundary. Contour also reviewed the Georgia Natural, Archaeological and Historic Resources Geographic Information System (GNAHRGIS) listings and no listed sites/reports are within the project boundary or within 3 kilometers of the site property (See Figure 5). **No** evidence of archeological/historical sites were identified during the field observations. **Therefore, the proposed development will likely have no effect to archaeological and/or historical sites.**



PROJECT IMPLEMENTATION MEASURES

Protection of environmentally sensitive areas: The only known environmentally sensitive areas located on the site property consist of the delineated wetlands, stream channels (and associated buffer setbacks), and FEMA-mapped floodplains previously described on page 4 of this report. The proposed development: however, will not result in *water of the U.S.* and/or “buffered” state water impacts. Additionally, the proposed development will be developed using Best Management Practices (BMP’s) to ensure the on-site aquatic resource areas will remain unaltered from indirect impacts.

Protection of water quality: Water quality measures will be provided on-site in compliance with the Georgia Stormwater Management Manual and City of Loganville (approved LIA) standards. The proposed stormwater management area will be designed and built to 100-year storm standards and will reduce outflows to protect downstream receiving stream channels.

Minimization of negative impacts on existing infrastructure: The project will make use of the water and sewer infrastructure that already serves the existing residential homes in and around the neighboring parcel. The project will not require any significant changes to off-site infrastructure other than obvious requirements. All disturbances of land will be conducted with necessary erosion control measures in compliance with local codes.

Minimization of archaeological/historically significant areas: This site does not contain archaeological and/or historically significant areas; therefore, no negative impact is expected.

Minimization of negative impacts on environmentally stressed communities: The project is not expected to have any negative impacts on the watershed or other environmentally sensitive areas.

Creation and preservation of green space and open space: The existing open space that buffers the site from the neighboring properties, roads, and other adjoining features will be protected. Additionally, no development will occur in the east-northeastern portion of the site property where the delineated streams, wetlands, and floodplains are located as this area will remain in its natural state.

Protection of citizens from the negative impacts of noise and lighting: All on-site lighting will be designed and installed to ensure compliance with City of Loganville standards. All occupants/tenants (where applicable) of the site will be required to obtain certificates of occupancy from the city and will be required to comply with local noise ordinances.

Protection of parks and recreational green spaces: The proposed development will not have any negative impacts to parks or recreational green spaces.

Minimization of impacts to wildlife habitats: The proposed development will not have any permanent negative impacts to wildlife habitats.



FIGURE 1:
SITE LOCATION MAP

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Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

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FIGURE 1: SITE LOCATION MAP
7.5 MIN USGS TOPOGRAPHIC QUAD

Stephens Road Tract
Gwinnett County, Georgia
For
Direct Residential Communities
CE22DRH:01
September 19, 2022

LEGEND

 Property Boundary

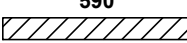
590

Feet

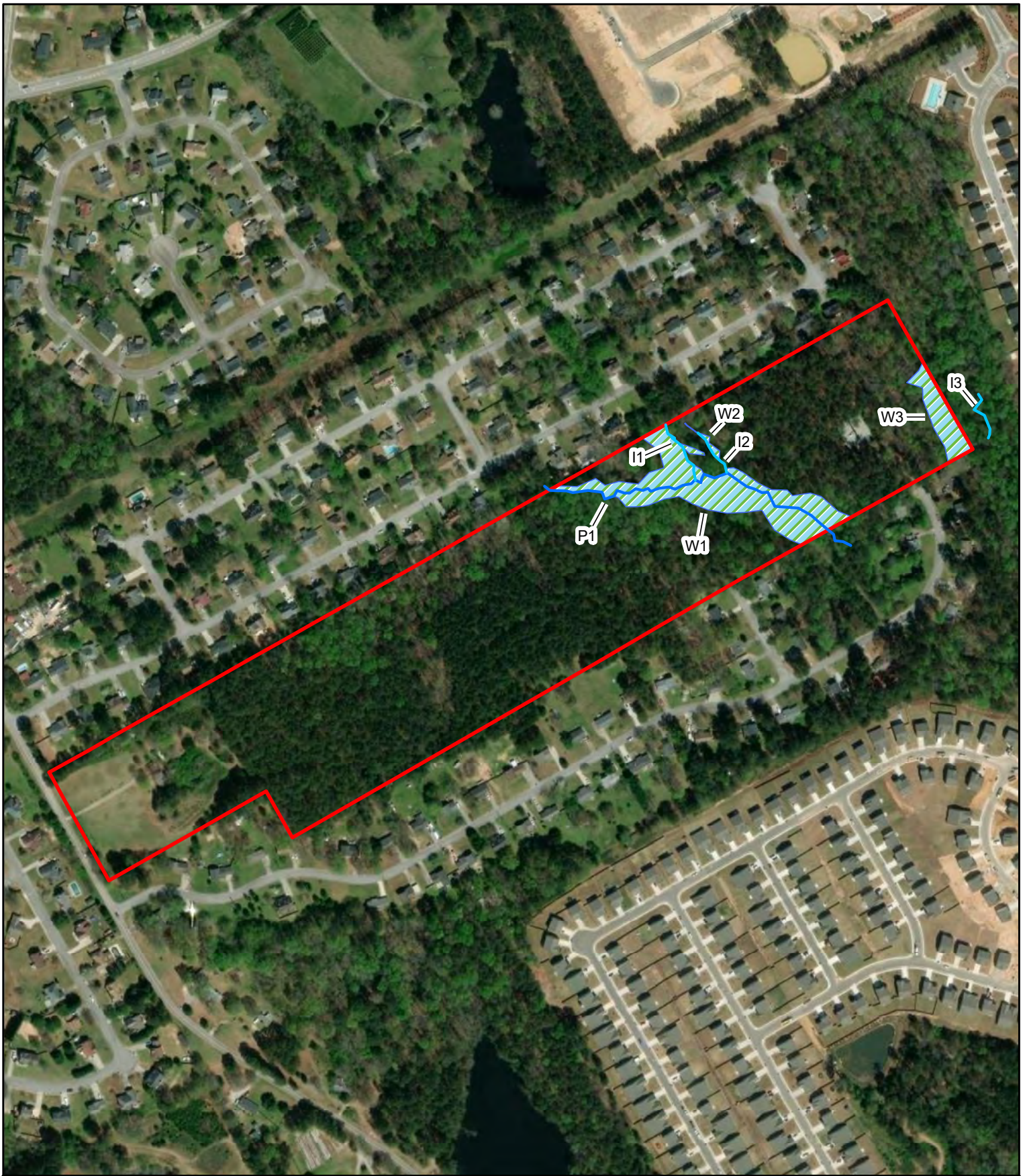


FIGURE 2:
AQUATIC RESOURCE DELINEATION MAP

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4462 Bretton Court NW Suite 14
Acworth, Georgia 30101
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FIGURE 2: AQUATIC RESOURCE DELINEATION MAP

Stephens Road Tract
Gwinnett County, Georgia
For
Direct Residential Communities
CE22DRH:01
September 19, 2022

LEGEND

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Wetland

390
Feet



FIGURE 2A:
EXISTING FEATURES MAP

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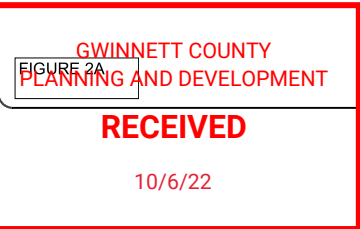


FIGURE 2B:
USDA SOIL SURVEY MAP

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Soil Map—Gwinnett County, Georgia
(Property Boundary)



Map Scale: 1:4,710 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84

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Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

9/22/2022
Page 1 of 3

Soil Map—Gwinnett County, Georgia
(Property Boundary)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gwinnett County, Georgia

Survey Area Data: Version 12, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 17, 2021—Apr 20, 2022

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.

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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/22/2022
Page 2 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	5.1	15.2%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	10.1	29.9%
ARE	Ashlar, Rion, and Wateree soils, 10 to 25 percent slopes	2.6	7.8%
Cfs	Chewacla silt loam, 0 to 2 percent slopes, frequently flooded	2.9	8.5%
HdB	Hard Labor sandy loam, 2 to 6 percent slopes	2.5	7.3%
RAC	Rawlings and Rion soils, 2 to 10 percent slopes	10.6	31.4%
Totals for Area of Interest		33.7	100.0%

FIGURE 3:
NATIONAL WETLAND INVENTORY (NWI) MAP

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U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI



September 23, 2022

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Estuarine and Marine Deepwater

Estuarine and Marine Wetland

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- 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.

FIGURE 4:
FEMA - FLOOD INSURANCE RATE MAP (FIRM)

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National Flood Hazard Layer FIRMette



83°57'30"W 33°50'36"N



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
OTHER AREAS OF FLOOD HAZARD		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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		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 **9/22/2022 at 8:56 AM** 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

83°56'52"W 33°50'6"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

FIGURE 5:
GNAHRGIS ECOLOGICAL REVIEW MAP

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Surveys

Projects

Alerts

Reviews

Back

Save

Review query finished: 1 site(s)

Site 1 (Center: -83.952906, 33.840222, WGS84)

Occurrence Type	Occurrence Name	USESA	SPROT	Direction	Distance
Hi_Pri_Waters	Yellow River 2				
Con_Land	Big Haynes Creek			W	1.0
Terrestrial	Northern Prickly-ash	N	N	N	1.3
Terrestrial	Louisiana Blue Star	N	N	NW	1.3
Terrestrial	Granite Hedge-hyssop	N	N	N	1.4
Con_Land	Vines Botanical Gardens			NE	1.9
Aquatic	Oak Elmia	N	N	S	10.3
Aquatic	Altamaha Shiner	N	Y	SW	2.3
Con_Land	Snell Site			SW	2.5
Con_Land	Big Haynes			SW	2.5
Con_Land	T.W. Briscoe Park			W	2.7
Con_Land	Bay Creek Park			NE	2.9
Aquatic	Altamaha Shiner	N	Y	S	7.6
Aquatic	Altamaha Shiner	N	Y	S	9.0

1 of 1 All Items per page 1 - 14 of 14

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FIGURE 6:
Site Photographs

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PHOTOGRAPH 1

Wetland 3, facing east.



PHOTOGRAPH 2

Typical view of wetland 3 soil profile.



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PHOTOGRAPH 3

Wetland 1, facing northeast.



PHOTOGRAPH 4

Wetland 1, soil profile.



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PHOTOGRAPH 5

Wetland 2, facing southeast.



PHOTOGRAPH 6

Perennial Stream 1, facing northwest.



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PHOTOGRAPH 7

Intermittent Stream 1, facing southeast.



PHOTOGRAPH 8

Intermittent Stream 2, facing northwest.



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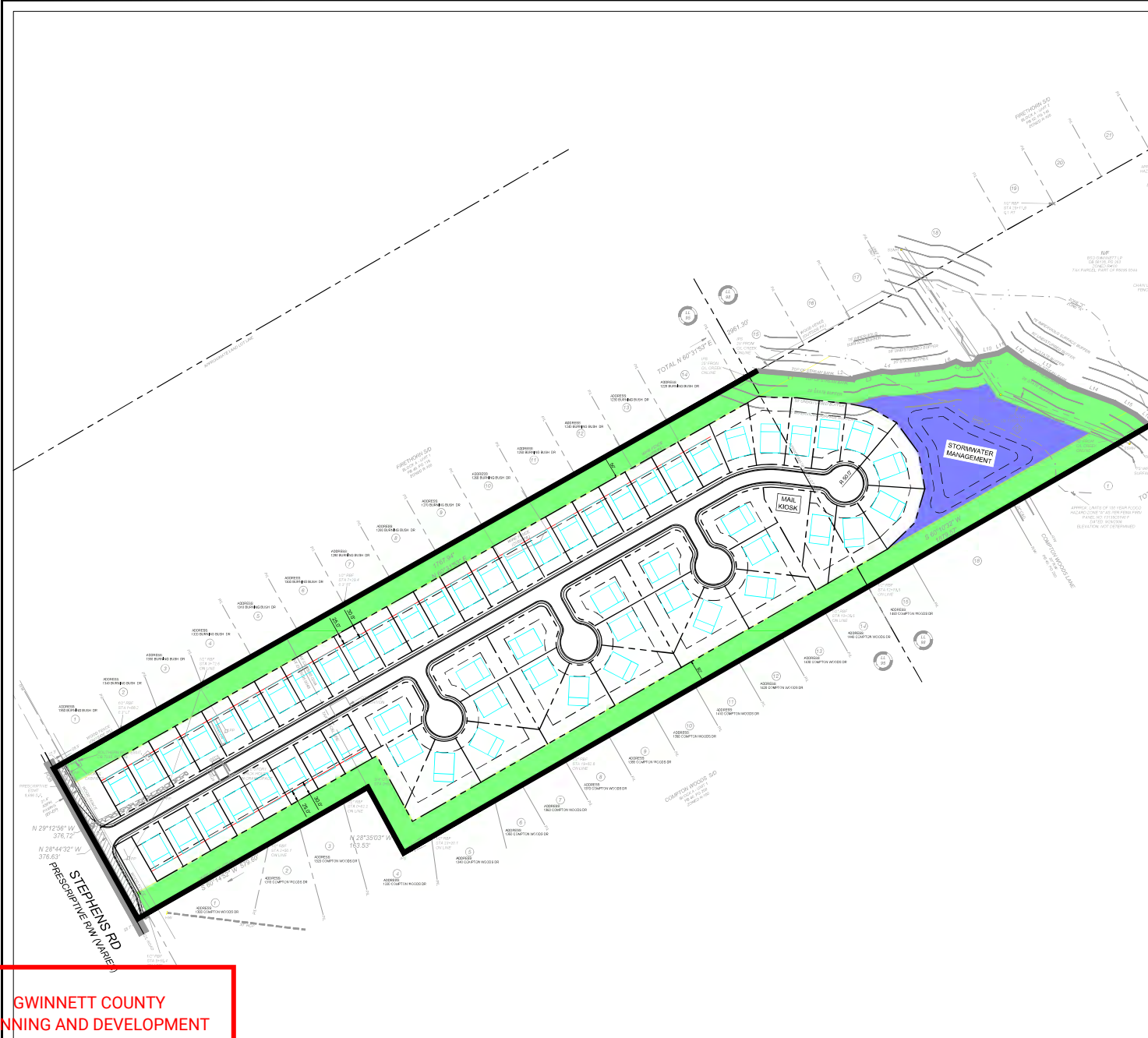
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APPENDIX A:
Comprehensive Land Use Plan

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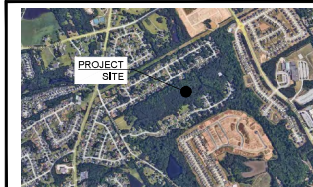
10/6/22



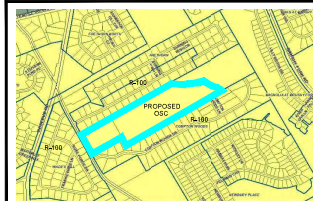
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LOCATION MAP
NOT TO SCALE



ZONING MAP
NOT TO SCALE

SITE SUMMARY

GROSS SITE AREA	24.64 ACRE
TOTAL LOTS	58 UNITS
ZONING CLASSIFICATION	
JURISDICTION	GRINWENT COUNTY
EXISTING ZONING	R-1.50 RESIDENTIAL
PROPOSED ZONING	OSC RESIDENTIAL
LOT SUMMARY	
MIN LOT SIZE	1,700 SQM
MIN LOT WIDTH	95'4"
PROPOSED GROSS DENSITY	2.34 DUA/DAC
PROPOSED NET DENSITY	3.43 DUA/DAC
MAX DUA/DAC	4
BUILDING SETBACKS	
FRONT	
SIZE	
REAR	
BUILDING SUMMARY	
MAX BUILDING HEIGHT	35'4"
BUILDING MIN. SIZE	1,000 SQ
BUFFERS AND OPEN SPACE	
ADJACENT TO R-400	5'
PRIMARY OPEN SPACE (GREEN) 6.1% (AC. OF TOTAL)	
SECONDARY OPEN SPACE (BLUE) 1.6% (AC. OF TOTAL)	
OPEN SPACE REQUIRED: 3% OF TOTAL (14% PRIMARY)	
OPEN SPACE PROVIDED: 30% OF TOTAL (14% PRIMARY)	

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT PRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COULDED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN IS NOT INTEND TO DEFERRED TO A LATER DATE. THE CONCEPT IS NOT GUARANTEED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE PLAN, THE REPRESENTATION OF THE PROJECT, AND THE RELEVANT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. ANY SUCH CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY. GEOSPATIAL AND/OR DESIGN INFORMATION MAY BE OBTAINED FROM THE REACTION TO THE CONCEPT PLAN. THE LOCATION OF ANY JURISDICTIONAL VETLANDS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIES TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13135C144F, DATED 06/29/2006.
- 4) ACCESSIBLE PARKING AREAS, INCLUDING ABLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 5) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 6) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS

CLIENT

CLIENT
DIRECT RESIDENTIAL COMMUNITIES
PO BOX 422238, ATLANTA, GA 30342

DO NOT
REPLY

PROJECT
STEPHENS ROAD
3668 AND 1550 STEPHENS ROAD, GWINNETT COUNTY, GA
PARCELS R5095 004B, PORTION OF R5095 004A

SEAL:



DESIGN TEAM

DRAWN BY:	J
DESIGNED BY:	J
REVIEWED BY:	DA



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



NORTH ARROW

0' 60' 120' 240'

SCALE 1"=120'

JOB #:	3740
DATE:	06/09/200
CONCEPT SITE PLAN	

CS-1

APPENDIX B:
USFWS Endangered Species IPAC Report

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059



In Reply Refer To:
Project Code: 2022-0085677
Project Name: Stephenson Road/CE22DRH:01

September 15, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency, project proponent, or their designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional information to assist in your effect determination, please contact the Service.

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If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's [Section 7 Consultation Library](#) and [Habitat Conservation Plans Library](#) Collections.

Action Area. The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. An updated list may be requested through IPaC.

If you determine that your action may affect any federally listed species and would like technical assistance from our office, please send us a complete project review package (refer to Georgia Ecological Services' [Project Planning and Review](#) page for more details), including the following information (reference to these items can be found in 50 CFR§402.13 and 402.14):

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. Consistent with the nature and scope of the proposed action, the description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, including:
 - The purpose of the action;
 - The duration and timing of the action;
 - The location of the action;
 - The specific components of the action and how they will be carried out;
 - Description of areas to be affected directly or indirectly by the action;
 - Maps, drawings, blueprints, or similar schematics of the action
2. An updated Official Species List

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3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (examples include: stormwater plans, management plans, erosion and sediment plans). Please see our [Georgia Planning and Consultation Tools](#) page for recommendations.

Please submit all consultation documents via email to gaes_assistance@fws.gov or by using IPaC, uploaded documents, and sharing the project with a specific Georgia Ecological Services staff member. If the project is on-going, documents can also be sent to the Georgia Ecological Services staff member currently working with you on your project. For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

WETLANDS AND FLOODPLAINS

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's [NWI program website](https://www.fws.gov/program/national-wetlands-inventory) (<https://www.fws.gov/program/national-wetlands-inventory>) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

MIGRATORY BIRDS

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's [Migratory Birds Program](https://fws.gov/program/migratory-birds) (<https://fws.gov/program/migratory-birds>). To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction. It can be found at the Service's [Migratory Birds Conservation Library Collection](https://fws.gov/library/collections/migratory-bird-conservation-documents) (<https://fws.gov/library/collections/migratory-bird-conservation-documents>).

Information related to best practices and migratory birds can be found at the Service's [Avoiding and Minimizing Incidental Take of Migratory Birds Library Collection](https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds) (<https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>).

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BALD AND GOLDEN EAGLES

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at the Service's [Bald and Golden Eagle Management Library Collection](https://fws.gov/library/collections/bald-and-golden-eagle-management) (<https://fws.gov/library/collections/bald-and-golden-eagle-management>).

NATIVE BATS

If your species list includes Indiana bat (*Myotis sodalis*) or northern long-eared bat (*M. septentrionalis*) and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing should occur outside of the period when bats may be present. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Indiana, northern long-eared, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the Georgia Bats in Bridges cell phone application, free on Apple and Android devices. Please include these findings in any biological assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Additional information on bat avoidance and minimization can be found at Georgia Ecological Services' [Planning and Consultations Tools](#) and [Bat Conservation in Georgia](#) pages.

MONARCH BUTTERFLY

On December 20, 2020, the Service determined that listing the Monarch butterfly (*Danaus plexippus*) under the Endangered Species Act is warranted but precluded at this time by higher priority listing actions. With this finding, the monarch butterfly becomes a candidate for listing. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

As it is a candidate for listing, the Service welcomes conservation measures for this species. Recommended, and voluntary, conservation measures for projects in Georgia can be found at our [Monarch Conservation in Georgia](#) page.

STATE AGENCY COORDINATION

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal (<https://>

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georgiawildlife.com/conservation/species-of-concern), Georgia's Natural, Archaeological, and Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and the [Georgia Ecological Services HUC10 Watershed Guidance](#) page.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your Service Project Tracking Number.

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Migratory Birds
- Wetlands

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Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Georgia Ecological Services Field Office

355 East Hancock Avenue

Room 320

Athens, GA 30601-2523

(706) 613-9493

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Project Summary

Project Code: 2022-0085677

Project Name: Stephenson Road/CE22DRH:01

Project Type: Commercial Development

Project Description: The site property consists of +/- 34.01 acres located to the northeast of Stephenson Road, north/northwest of Compton Woods Drive, and south/southeast of Burning Bush Drive in Loganville, Walton Georgia. The site property is currently undeveloped wooded land with a diversity of hardwood and softwood tree species with a moderate amount of vegetative understory. The surrounding land use consists of residential development. Impacts associated with this project and timing of construction are unknown at the time of this request.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.8402739,-83.95278728091705,14z>



Counties: Gwinnett County, Georgia

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Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [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.

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Little Amphianthus <i>Amphianthus pusillus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6445	Threatened

Ferns and Allies

NAME	STATUS
Black Spored Quillwort <i>Isoetes melanospora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6315	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

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.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the

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FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

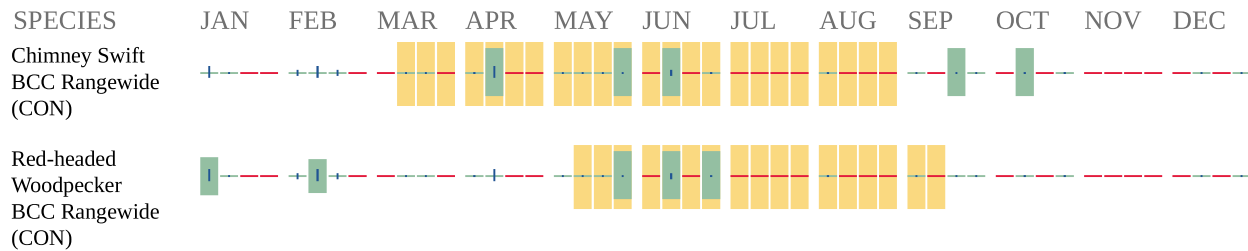
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data

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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-measures.pdf>

Migratory Birds FAQ

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](#).

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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.

What are the levels of concern for migratory birds?

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.

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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 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.

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Wetlands

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](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- [Riverine](#)

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IPaC User Contact Information

Agency: Contour Environmental LLC
Name: Chris Szalwinski
Address: 4462 Bretton Court NW Suite 14
City: Acworth
State: GA
Zip: 30101
Email: cszalwinski@contourenv.com
Phone: 6783032600

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APPENDIX C:
GA DNR State of Georgia Protected Plants and Animals List

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All Rare Animals, Plants, Natural Plant Communities within Loganville, GA, NW Quarter Quad

CSVExcelMore Columns

Rows filtered / total: 4 / 4 -- Records updated September 21, 2022

Scientific Name filter column...	Common Name filter column...	GA Prot filter colu	US Prot filter colu	GRank filter col	SRank filter col	
Amsonia ludoviciana	Louisiana Blue Star	T		G3	S2	
Cyprinella xaenura	Altamaha Shiner			G2G3	S2S3	
Gratiola graniticola	Granite Hedge-hyssop			G3	S3	
Zanthoxylum american...	Northern Prickly-ash			G5	S1?	

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https://georgiabiodiversity.org/portal/table/all/all/3308378NW/



Louisiana Blue Star, *Amsonia ludoviciana*, by Alan Cressler. Image may be subject to copyright.

Amsonia ludoviciana Vail

Louisiana Blue Star

Federal Protection: No US federal protection

State Protection: No Georgia state protection

Global Rank: G3

State Rank: S2

Element Locations Tracked in Biotics: Yes

SWAP High Priority Species (SGCN): Yes

Element Occurrences (EOs) in Georgia: 33

Habitat Summary for element in Georgia: Open woods near granite outcrops (limited to Lithonia Gneiss types)

Description

Perennial herb with one to several erect **stems** 1 - 3 feet (30 - 100 cm) tall; stems are hairy early in the growing season, smooth later. **Leaves** are 3 - 6 inches (8 - 15 cm) long and 0.4 - 2.4 inches (1 - 6 cm) wide, alternate, broadly elliptic and pointed at the tip, smooth and green on the upper surface and densely hairy and whitish on the lower surface; **leaf stalks** are less than 0.25 inch (3 - 6 mm) long. The **flower cluster** is held at the top of the stem with few to many, pale blue flowers, each with a yellowish-green star in the center. **Flowers** are 0.5 - 0.8 inch (1 - 2 cm) wide, with 5 pointed lobes

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spreading from the top of a hairy tube with a hairy throat; the calyx is also hairy. **Fruits** are held in pairs at the tip of a short stalk; they are 3 - 4 inches (8 - 10 cm) long, slender and pod-like, hairy at the upper end.

Similar Species

Blue Star (*Amsonia tabernaemontana*) is very similar; its leaves, stems, calyxes, and fruits are hairless or nearly so. It occurs in moist, upland woodlands and forests and floodplain forests.

Related Rare Species

None in Georgia.

Habitat

In Georgia, Louisiana Blue Star occurs in open woodlands around Lithonia gneiss rock outcrops. Elsewhere in its range, Louisiana Blue Star is found in pine flatwoods, small-stream riparian forests, and bottomland forests.

Life History

There is little published information on the life history of Louisiana Blue Star. Studies on the common and closely related Blue Star (*Amsonia tabernaemontana*) found that its flowers are pollinated by hummingbirds, long-tongued bees, hummingbird moths, and butterflies and probably require cross-pollination to set fruit. The throat of *Amsonia* flowers is encircled by a ring of hairs that probably excludes nectar thieves such as ants. The seeds are thought to be gravity-dispersed. The leaves and stems of all *Amsonia* species contain a milky latex that is toxic and discourages herbivory by mammals. Genetic diversity in Georgia's populations of Louisiana Blue Star were recently studied (Smallwood et al. 2018). The researchers determined that "Overall, there appears to be a high level of diversity and connectivity within the Georgia populations of Louisiana Blue Star," but warned that, for a perennial species, these results may reflect historic trends rather than current conditions in Georgia's rapidly developing and increasingly fragmented Piedmont.

Survey Recommendations

Louisiana Blue Star is most conspicuous when in flower, April–May, and in fruit, May–June. However, vegetative traits, such as the milky latex and very hairy, white lower leaf surfaces, are diagnostic throughout the growing season.

Range

Georgia, Mississippi, Louisiana, and Texas.

Threats

In Georgia, the habitat where Louisiana Bluestar occurs – granitic outcrops in metropolitan Atlanta – is under intense pressure from residential and commercial development, logging, trash dumping, quarrying, off-road vehicle traffic, and especially exotic pest plant invasion, primarily Chinese Privet.

Georgia Conservation Status

Amsonia ludoviciana is ranked S2 by the Georgia Department of Natural Resources, indicating that it is imperiled in Georgia. There is a relatively large number of populations – 33 in four counties – but most are in serious danger of quarrying, development, and Chinese Privet invasion. Only two sites are in conservation ownership.

Conservation Management Recommendations

The granitic outcrops where Louisiana Blue Star occurs are in need of the highest levels of conservation action and management, including fee simple purchase, conservation easement, access restriction, habitat restoration activities such as exotic pest plant eradication, and rare species monitoring and re-introduction. The ecotones that support Louisiana Blue Star are especially vulnerable to human disturbance and should be prioritized for protection and ecological management.

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Date Compiled or Updated

Linda G. Chafin, 7 July 2019: original account



Louisiana Blue Star, *Amsonia ludoviciana*, by Alan Cressler. Image may be subject to copyright.

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*profile 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 and a 1-4-4-1 pharyngeal tooth count formula and a caudal spot, but differs in having fewer anal fin rays (8-9).

Habitat

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

Diet

Probably aquatic insects or terrestrial insects captured from stream drift.

Life History

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) 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.

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Byron J. Freeman

Date Compiled or Updated

B. Freeman-Original Account: 1999

K. Owers-Updates: January 27th, 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)

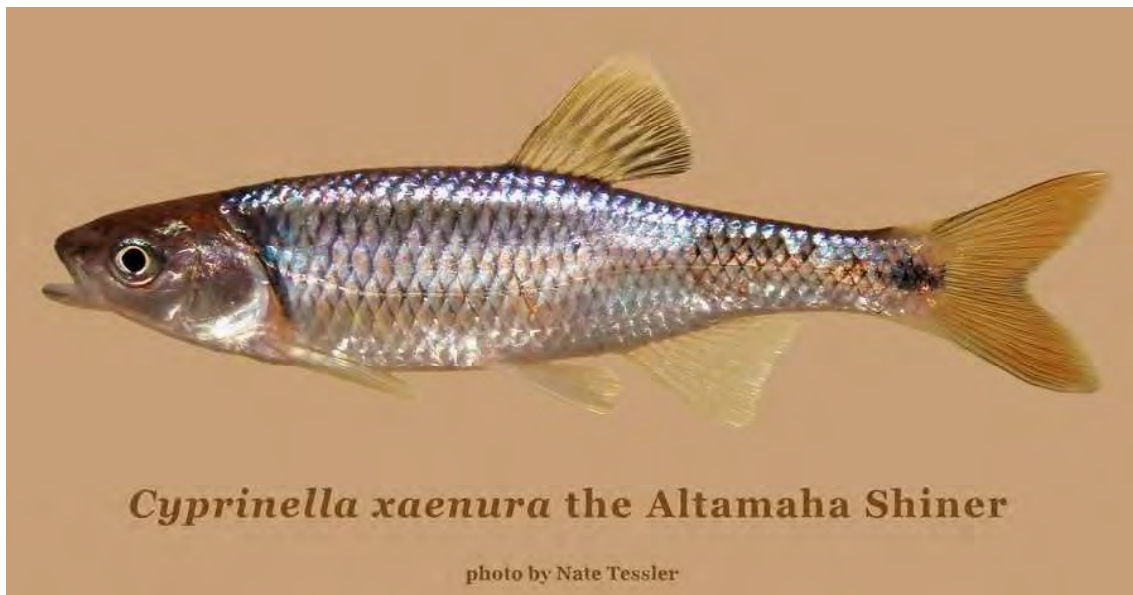


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Gratiola graniticola Estes & Small

Granite Hedge-hyssop

Federal Protection: No US federal protection

State Protection: No Georgia state protection

Global Rank: G3

State Rank: S3

Element Locations Tracked in Biotics: Yes

SWAP High Priority Species (SGCN): No

Element Occurrences (EOs) in Georgia: 29

Habitat Summary for element in Georgia: Granite outcrops, especially on Lithonia gneiss.

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Zanthoxylum americanum P. Mill.

Northern Prickly-ash

Federal Protection: No US federal protection

State Protection: No Georgia state protection

Global Rank: G5

State Rank: S1?

Element Locations Tracked in Biotics: Yes

SWAP High Priority Species (SGCN): No

Element Occurrences (EOs) in Georgia: 6

Habitat Summary for element in Georgia: Rocky, openly wooded slopes; river banks and terraces

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APPENDIX D:
National Register of Historic Places

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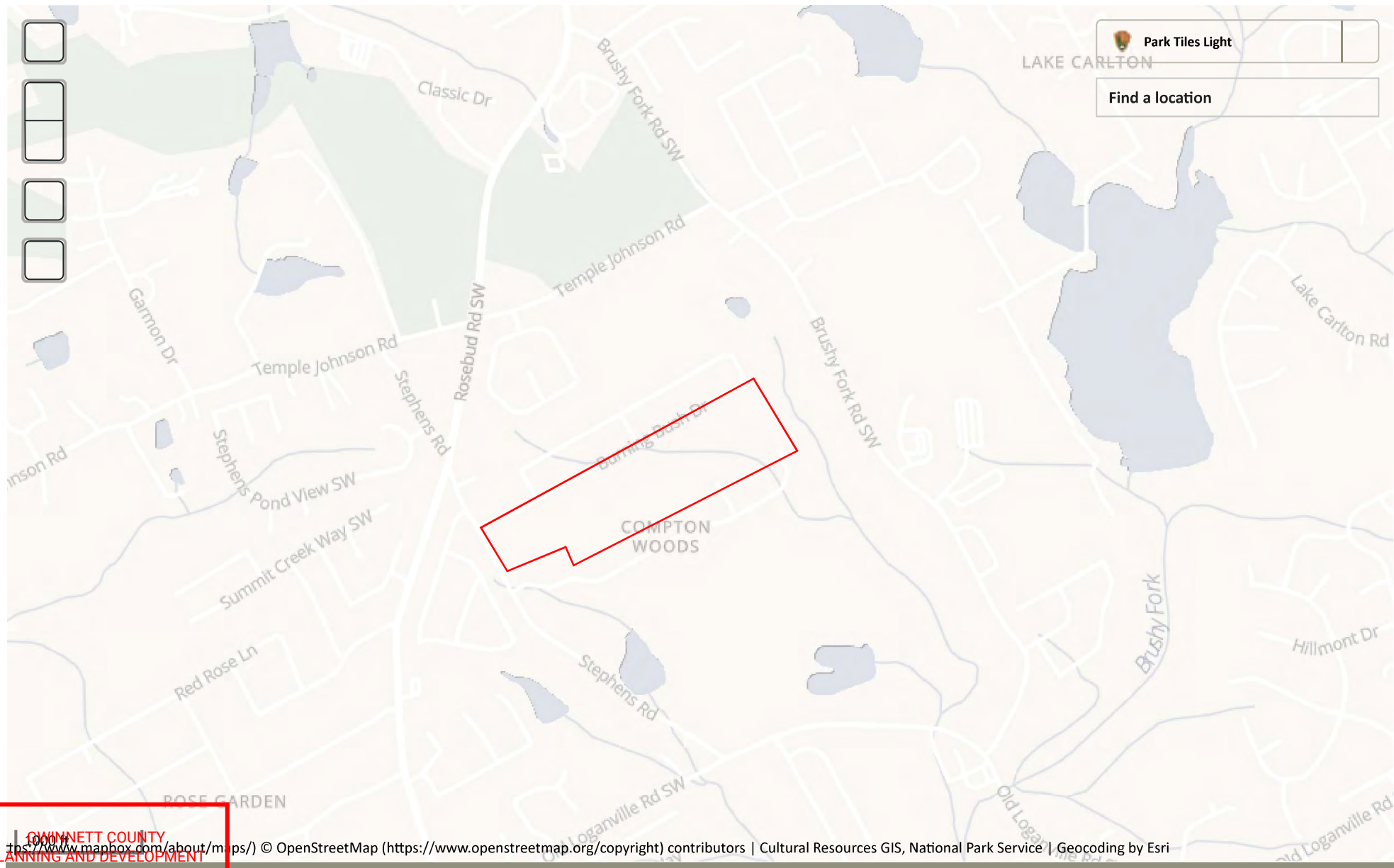
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National Register of Historic Places

National Park Service
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Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. ...



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