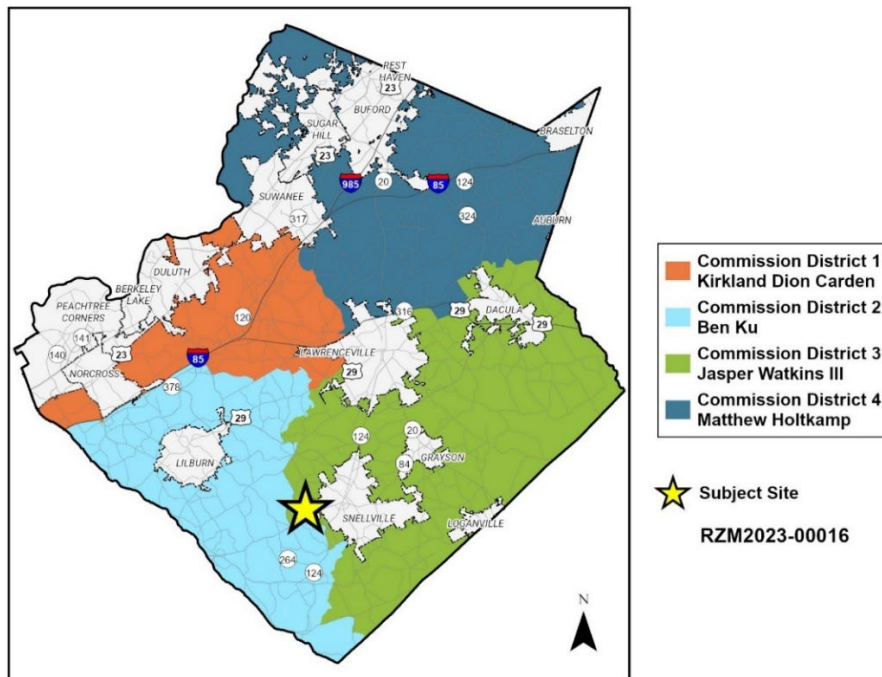


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2023-00016
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Address: 2090 Elmwood Circle
Map Number: R6067 014
Site Area: 2.41 acres
Units: 16
Proposed Development: Townhouses
Commission District: District 3 – Commissioner Watkins
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 7/11/2023 (Public Hearing Held/Recommendation Tabled to 8/1/2023)
Board of Commissioners Advertised Public Hearing Date: 7/25/2023 (Public Hearing Tabled to 8/22/2023)

Applicant: Syed Firoz
2067 Chambord Way
Snellville, GA 30078

Owner: Kamaran Mamand
2316 Park Manor Lane
Snellville, GA 30078

Contact: Syed Firoz

Contact Phone: 470.269.0420

Zoning History

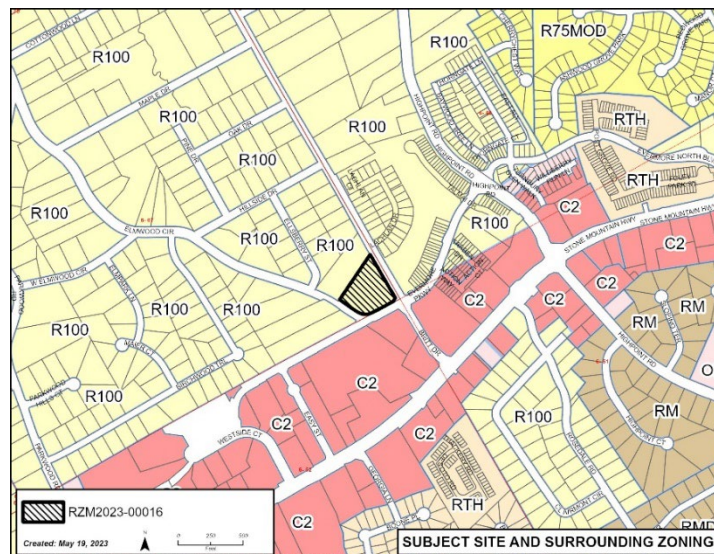
The subject property is zoned R-100 (Single-Family Residence District). There are no previous zoning cases on record for this property.

Existing Site Condition

The subject site is a 2.41-acre parcel located at the northwest corner of the intersection of Britt Drive and Elmwood Circle. The site contains a one-story single-family residence built in 1962 that fronts Elmwood Circle. Most of the property is wooded with dense tree coverage, specifically along the Britt Drive frontage. The area around the existing residence has been cleared. The site gradually slopes upward from east to west by approximately 36 feet. A single curb cut currently provides access to the site from Elmwood Circle. There are no sidewalks along either Britt Drive or Elmwood Circle. The nearest Gwinnett County Transit stop is approximately 7.2 miles from the subject site.

Surrounding Use and Zoning

The subject property is surrounded by a mix of commercial and residential uses. To the north and west are single-family residences on large lots. Brookwood Village, a townhouse subdivision, was recently completed and is located across Britt Road to the east. An insurance office is located to the south across Elmwood Circle. It appears that this property is also used to store box trucks and other vehicles on a non-paved surface. A self-storage facility is also located across Elmwood Circle with frontage on Stone Mountain Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.64 units per acre
North	Single-Family Residential	R-100	0.48 units per acre
East	Townhouses	R-100 (MUR Overlay)	3.2 units per acre
South	Commercial	C-2	N/A
West	Single-Family Residential	R-100	0.41 units per acre

Project Summary

The applicant requests the rezoning of a 2.41-acre property from R-100 to R-TH for townhouses, including:

- 16 rear-entry, two-car garage townhouses with a minimum heated floor area of 2,000 square feet, yielding a net density of 6.64 units per acre.
- 14 townhouses facing Elmwood Circle and two townhouses facing Britt Drive.
- Exterior building materials constructed primarily of brick on three sides and siding on the rear.
- A 27-foot-wide internal street within a 50-foot-wide right-of-way that narrows to a 20-foot-wide alley providing access to the two rows of townhouses.
- Five-foot-wide sidewalks along Britt Drive and Elmwood Circle. The internal drive has 4-foot-wide sidewalks on both sides of the drive.
- Four guest parking spaces at the center of the property adjacent to the mail kiosk.
- Common area totaling 0.79 acres located throughout the property.
- A 35-foot-wide undisturbed buffer and 5-foot-wide structure setback along the northern property line adjacent to the R-100 zoned parcel.
- Two stormwater management features for detention and runoff reduction.
- A 10-foot-wide landscape strip along the property frontage on both Britt Drive and Elmwood Circle located on the southern side of the internal street.
- A 120-foot-long deceleration lane on Britt Drive leading to the full-access driveway.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<30'	YES
Minimum Road Frontage	Minimum 50'	>50'	YES
External Front Yard Setback	Minimum 10'	10'	YES
External Rear Yard Setback	Minimum 20'	>20'	YES
Zoning Buffer	Minimum 35' (R-100)	35'	YES
Density	Maximum 10 units per acre	6.64 units per acre	YES
Common Area	Minimum 15% (0.36 acres)	32.8% (0.79 acres)	YES
Minimum Heated Floor Area	2-bedroom: 1,000 sf 3-bedroom: 1,200 sf 4-bedroom: 1,400 sf	2,000 square feet	YES
Structure Setback	Minimum 5' from buffer	5'	YES

Internal and External Agency Review

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

Staff Analysis

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

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

The site is surrounded by both commercial and residential properties. To the north of the property and to the west of the property across Elmwood Circle, there are single-family homes on large lots. To the east across Britt Drive, there are townhouses. South of the site across Elmwood Circle are commercial uses. The proposed development would serve as a transition between the commercial properties and the lower-density residential properties to the north. Additionally, the proposed infill housing development creates missing-middle housing that is an appropriate development type for an area with a mix of residential, office, and commercial properties nearby.

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

The proposed zoning change will not negatively impact the use or usability of neighboring properties. The site plan has been designed to meet the requirements of the Unified Development Ordinance, with no variances or waivers needed. The addition of townhouses in the area would support the nearby commercial area and activate the site. Moreover, the development would be compatible with the area, as there are existing townhouses in the Brookwood Village subdivision to the east. This development would also offer an additional housing option in an area predominantly consisting of single-family detached residences.

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

The property 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.

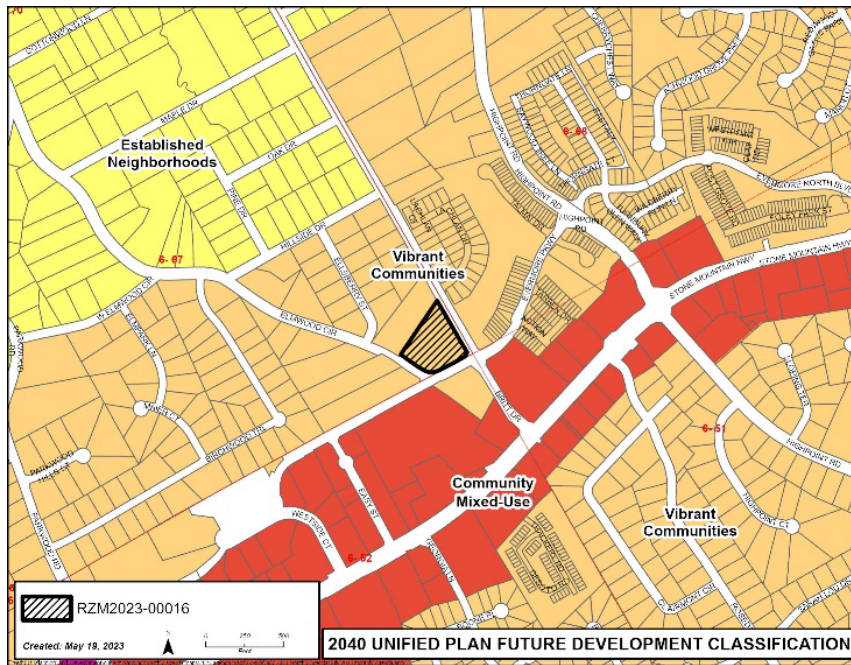
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on

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; and

The subject property is located within the Vibrant Communities Character Area. The Vibrant Communities Character Area is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing.

The proposed development is in conformity with the policy and intent of the Unified Plan. It facilitates a transition from single-family residential uses to commercial uses and adds an additional housing type to the area. Townhouses are one of the recommended development options specified in the Vibrant Communities Character Area, making the proposal appropriate. Additionally, the development fully complies with the UDO standards, without the need for any variances or waivers.



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 subject site is situated near both residential and commercial uses. Additional housing which can support businesses along the Stone Mountain Highway commercial corridor is appropriate at this location. The Brookwood Village townhouse subdivision to the east supports this proposed housing type, and the development will serve as a transition between the single-

family detached residences along Britt Road and the more intensely commercial development on Stone Mountain Highway.

Staff Recommendation

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

Staff Recommended Conditions

Approval as R-TH (Single-Family Residence Townhome District) for townhouses, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 8, 2023, and Exhibit C: Elevations dated received April 27, 2023, 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 property shall be limited to single-family attached townhouses and accessory uses and structures, not to exceed 16 units.
3. All dwellings shall have a minimum two-car garage.
4. All building elevations shall comply with the Architectural Design Standards for Category 3, with all facades oriented toward external streets being constructed as front facades.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
7. All grassed areas shall be sodded.
8. The common area shall be improved with pedestrian amenities consisting of seating areas, pedestrian lights, etc. The final design of the common area shall be subject to the review and approval of the Department of Planning and Development.
9. The developer shall coordinate with the Gwinnett County Department of Transportation Preconstruction division, on any improvements needed for the Connector Street project (F-0831-03) between Britt Drive and Hewatt Road.

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 **DENIAL** of the rezoning request.

Exhibits:

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

Exhibit A: Site Visit Photos



View of site from Elmwood Circle



Intersection of Britt Drive and Elmwood Circle

Exhibit B: Site Plan

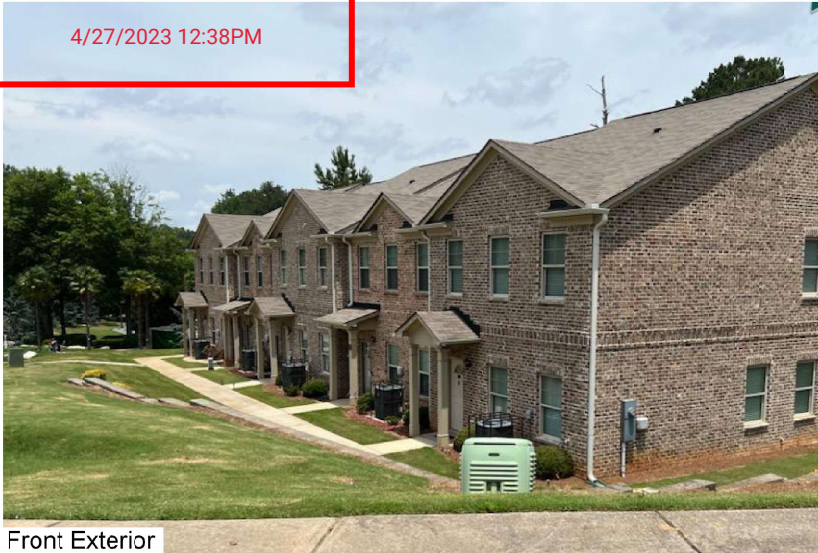
[attached]

Exhibit C: Building Elevations

[attached]

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Front Exterior



Kitchen



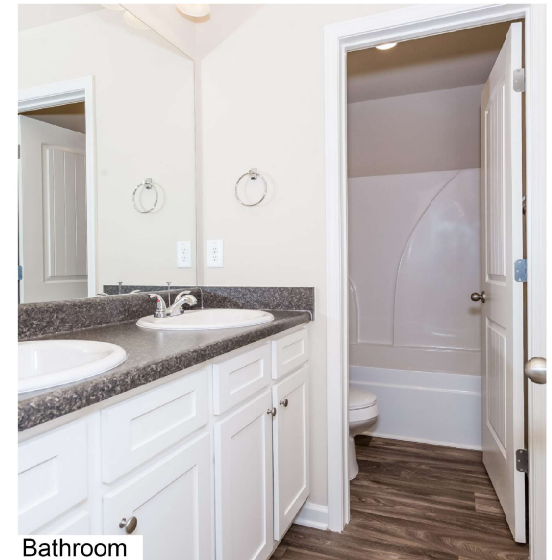
Kitchen Island



Rear Garage Exterior



Living Room



Bathroom

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

[attached]

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Havenstone Properties Inc

LETTER OF INTENT

PARCEL #R6067 014

2090 ELMWOOD CIR, SNELLVILLE GA 30078

It is our intent to develop this 2.81 acres tract into 16 single-family attached residences. This proposed zoning is in keeping with the Vibrant Neighbourhood atmosphere as proposed for this area in the 2040 Unified Plan.

The proposed development had a density of 6.64 units per acre and we are requesting a minimum square footage per residence of 2000 square feet both of which are in compliance with the standards as set forth in the Unified Development Ordinance. In addition, the building heights, and setbacks will be in compliance with the standards as set forth in the Unified Development Ordinance.

2090 ELMWOOD CIR, SNELLVILLE, GA 30078

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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:

Yes, the property is abutted by MUR zoning along Britt Drive and C-1 zoning along Elmwood Circle

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

No, the proposed zoning is a reasonable transition from the high density MUR zoning along Britt Drive and the commercial zoning along Elmwood Circle.

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

Due to the extreme topography along Britt Drive and the curvature of Elmwood Circle driveways for individual homes are not viable. Therefore, the only reasonable use is single family detached units that can be accessed from the rear.

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

No, the addition of 16 units will not adversely effect the existing sanitary sewers or the water system, and there will be only one access point on Britt Drive.

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

Yes, this area is designated as "Vibrant Communities" with which this rezoning complies.

- (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 proximity of this site to the major thoroughfare of Stone Mountain Highway makes it ideal for a more active and urban lifestyle which the single family attached units offer.

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>Syed Firoz</u>	NAME: <u>Kamaram Mamand</u>
ADDRESS: <u>2067 Chambord Way</u>	ADDRESS: <u>2316 Park Manor LN</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>470269-0420</u>	PHONE: <u>4156465795</u>
EMAIL: <u>sfirozrealestate@gmail.com</u>	EMAIL: <u>kamaramok.1979@gmail.com</u>
CONTACT PERSON: <u>Syed Firoz</u> PHONE: <u>470-269-0420</u>	
CONTACT'S E-MAIL: <u>sfirozrealestate@gmail.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: <u>2090 ELMWOOD Circle, Snellville GA 30078</u>	
PROPOSED DEVELOPMENT: <u>R-TH</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>16</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2448 or 2850</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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.

S.M. Firoz

4/6/23

Signature of Applicant

Date

Syed Firoz

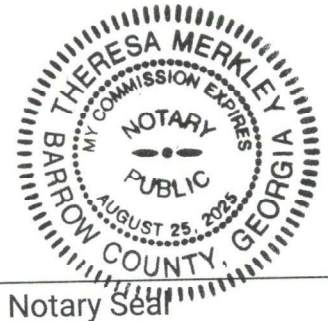
Type or Print Name and Title

Theresa Merkley

4/6/2023

Signature of Notary Public

Date



Notary Seal

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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.

Kamran Mamand

04.06.23

Signature of Property Owner

Date

Kamran Mamand, Treasurer

Type or Print Name and Title

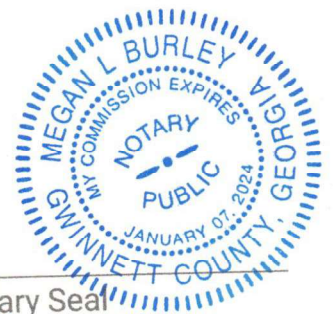
Megan L Burley

04/06/2023

Signature of Notary Public

Date

Notary Seal



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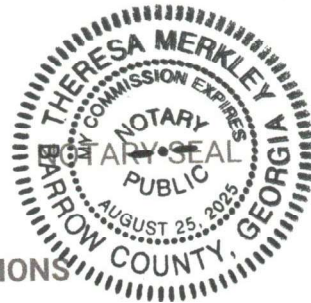
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

S.M. Firoz 4/6/23 Syed Firoz, Owner's Agent
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Theresa Merkley 4/6/2023
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 Syed Firoz
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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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: 6 - 067 - 014
(Map Reference Number) District Land Lot Parcel

S. M. Firoz
Signature of Applicant

4/6/2023
Date

Syed Firoz, Owner's Agent
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)

J. M. S. [Signature]
NAME
4/6/23
DATE

TSA
TITLE

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZM2023-00016	
Case Address:		2090 Elmwood Circle, Snellville, 30078	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Elmwood Circle is a local street. ADT is not on file.		
2	7.2 miles to the nearest transit facility (#2335220) Lawrenceville Highway and Pleasant Hill Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall coordinate with the Gwinnett County Department of Transportation Preconstruction division, on any improvements needed for the Connector Street project (F-0831-03) between Britt Drive and Hewatt Road.		
2			
3			
4			
5			

Note: Attach additional pages, if needed

Revised 7/26/2021

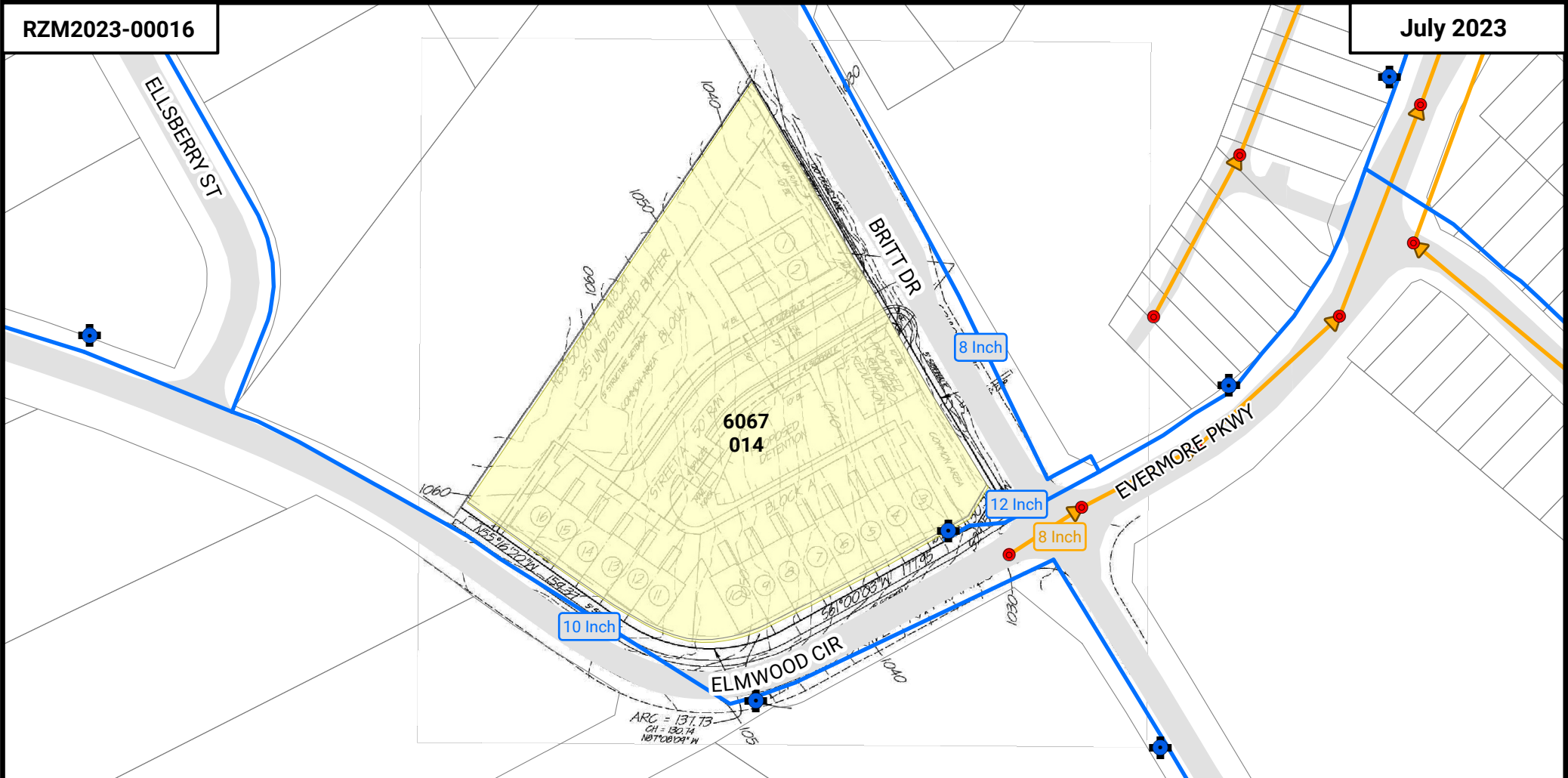


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZM2023-00016		
Case Address:		2090 Elmwood Circle		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development plans to connect to an existing 8-inch water main on the eastern right-of-way of Britt Road.			
2	Sewer: A Sewer Capacity Certification is currently under review for this development. The development intends to connect to an existing 8-inch gravity sewer within the Elmwood Circle/Evermore Parkway right-of-way.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

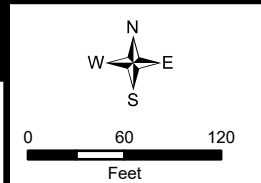


2090 Elmwood Cir
R-100 to R-TH

Water & Sewer
Utility Map

- LEGEND**
- Water Main
 - Hydrant

- Manhole
- Sewer Collector



Water Comments: The proposed development plans to connect to an existing 8-inch water main on the eastern right-of-way of Britt Road.

Sewer Comments: A Sewer Capacity Certification is currently under review for this development. The development intends to connect to an existing 8-inch gravity sewer within the Elmwood Circle/ Evermore Parkway right-of-way.

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, July, 2023

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2023-00014	Parkview HS	3,258	2,900	358	3,307	2,900	407	3,330	2,900	430	28
RZM2023-00018 (combined)	Trickum MS	2,203	1,775	428	2,236	2,275	-39	2,258	2,275	-17	22
	Mountain Park ES	650	450	200	668	450	218	689	450	239	37
RZM2023-00015	Central Gwinnett HS	2,435	2,350	85	2,446	2,350	96	2,429	2,350	79	6
	Jordan MS	766	1,050	-284	781	1,050	-269	790	1,050	-260	4
	Jenkins ES	767	1,025	-258	782	1,025	-243	798	1,025	-227	8
RZM2023-00016	Brookwood HS	3,844	3,000	844	3,892	3,000	892	3,931	3,000	931	3
	Five Forks MS	1,264	1,150	114	1,251	1,150	101	1,264	1,150	114	2
	Head ES	771	600	171	780	600	180	788	600	188	5
RZM2023-00017	Dacula HS	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	10
	Dacula MS	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	9
	Alcova ES	1,478	1,150	328	1,545	1,150	395	1,612	1,150	462	16
RZR2023-00011	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	2
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	2
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	4

Exhibit G: Maps

[attached]



ELLSBERRY ST


LACHLAN DR

ACTION WAY

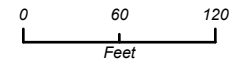
EVERMORE PKWY

ELMWOOD CIR

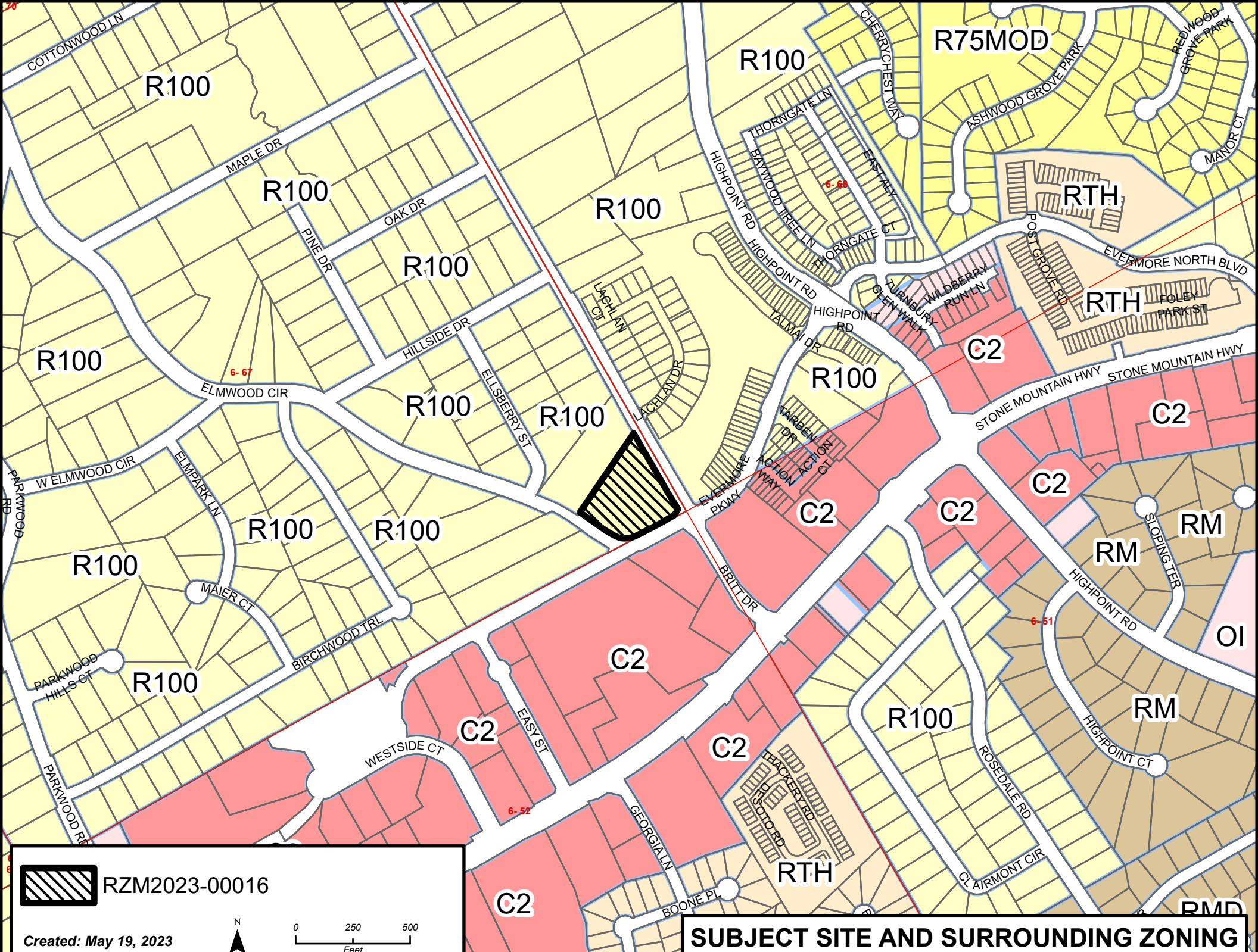
BRITT DR

 RZM2023-00016

Created: May 19, 2023

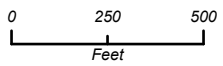


Gwinnett County GIS

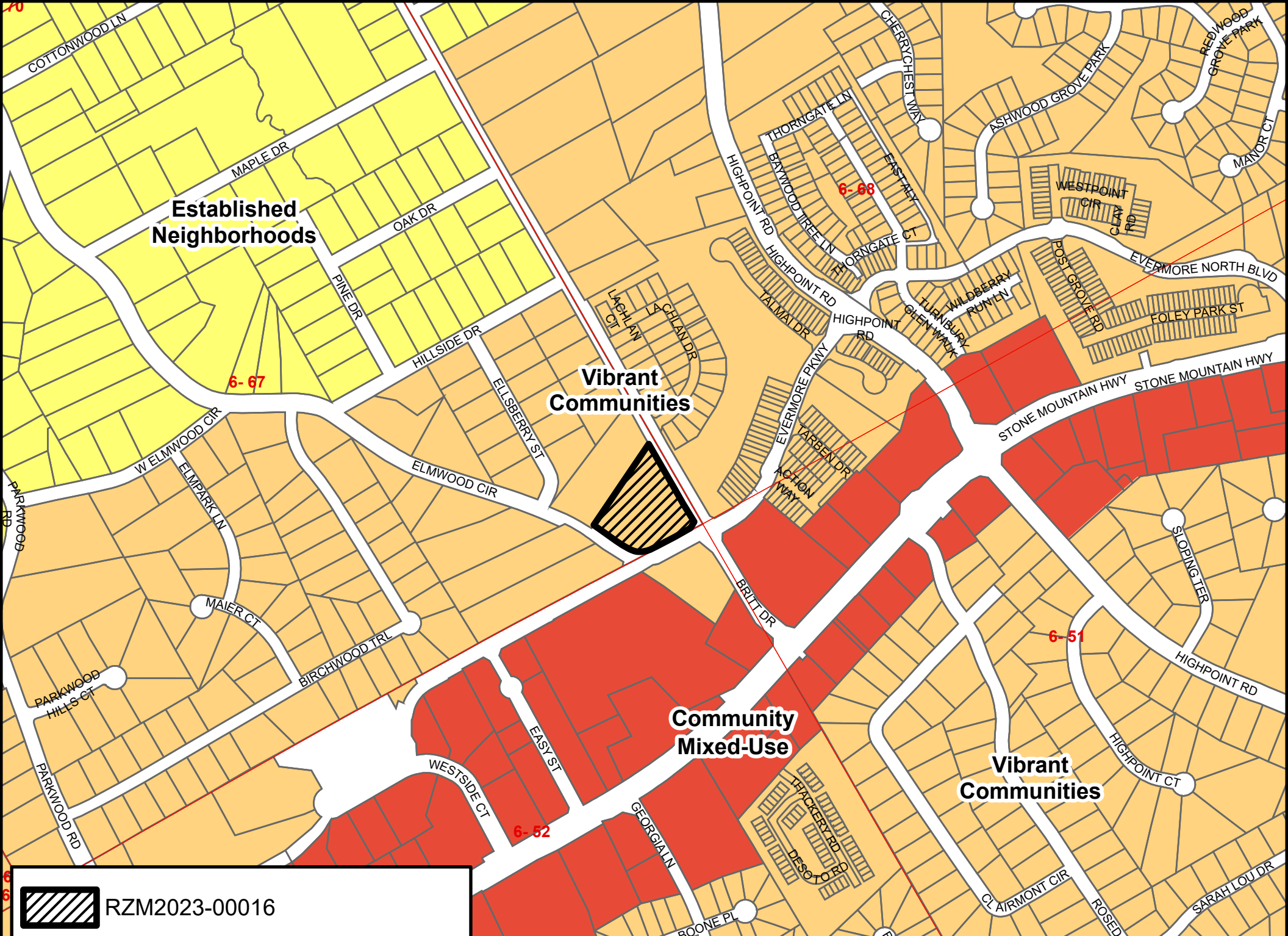


 RZM2023-00016

Created: May 19, 2023



SUBJECT SITE AND SURROUNDING ZONING




Established Neighborhoods

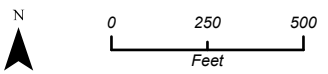
Vibrant Communities

Community Mixed-Use

Vibrant Communities

 RZM2023-00016

Created: May 19, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION