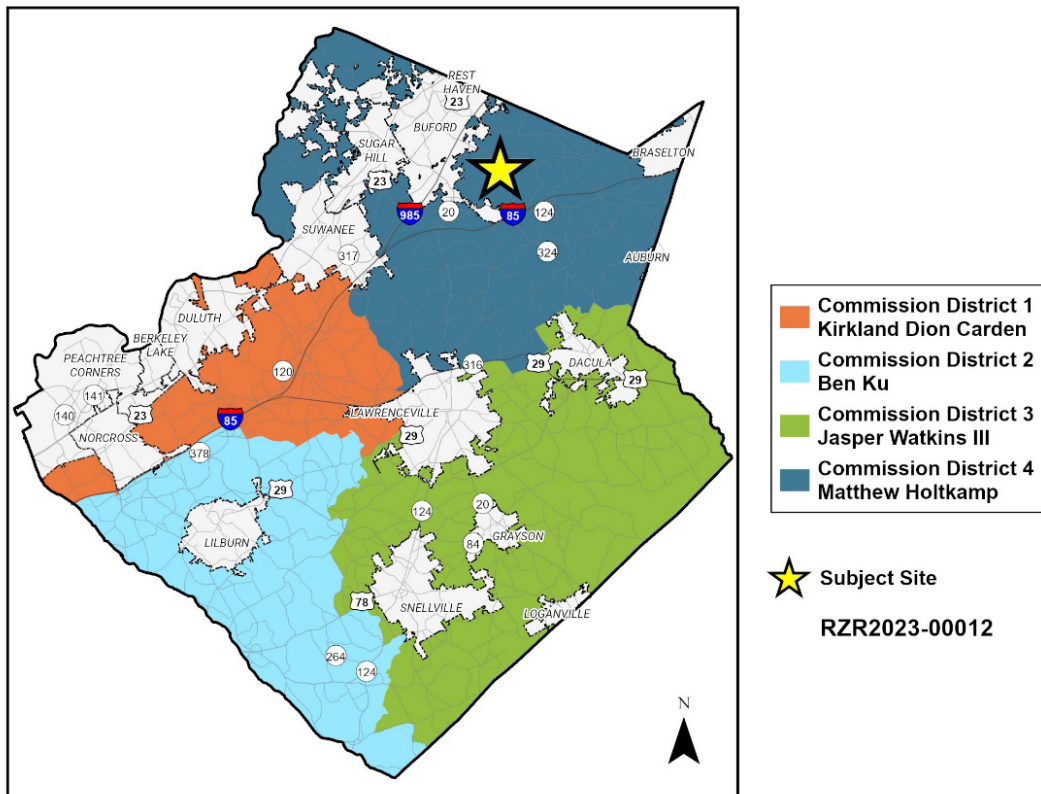


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2023-00012
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Address: 3409 Camp Branch Road
Map Number: R7183 039
Site Area: 13.25 acres
Lots: 17
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Himanshu Karnwal
5680 Preserve Circle
Alpharetta, GA 30005

Owners: Ledford Living Trust
3409 Camp Branch Road
Buford, GA 30519

Contact: David Sonders, KES

Contact Phone: 561.504.2224

Zoning History

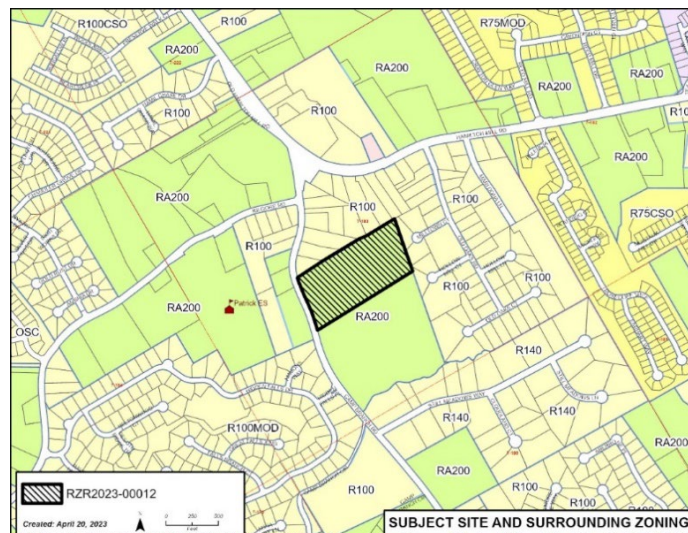
The property has been zoned RA-200 (Agriculture-Residence District) since 1970. No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 13.25-acre parcel located along Camp Branch Road, south of its intersection with Kilgore Road. There is an existing single-family home and detached garage, built in 1981, located in the center of the property. A pond is located in the front half of the property. The property has rolling terrain, with the land dropping over ten feet from Camp Branch Road to the pond, then rising approximately 40 feet towards the northwest corner. The land is heavily wooded except for the areas where the driveway and residence are located. A line of evergreen trees has been planted along the road frontage. There is one driveway into the property from Camp Branch Road. There are no sidewalks on either side of Camp Branch Road. The nearest Gwinnett County Transit stop is approximately 4.0 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences. This residential area has been transitioning from estate lots with an agricultural character to smaller lots. Several new large, single-family residences fronting Camp Branch Road and Hamilton Mill Road are located to the north of the site. Old Oaks, a single-family residential subdivision located to the east was developed during the 1980's. A 20-acre rural estate is located to the south of the property. Two single-family residences on large lots are located to the west across Camp Branch Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.85 units per acre
North	Single-Family Residential	R-100	0.94 units per acre
East	Single-Family Residential	R-100	1.21 units per acre
South	Single-Family Residential	RA-200	0.05 units per acre
West	Single-Family Residential	RA-200	0.19 units per acre
	Single-Family Residential	R-100	1.07 units per acre

Project Summary

The applicant requests rezoning of a 13.25-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- 17 single-family residential lots with a net density of 1.85 dwelling units per acre.
- A 20-foot-wide proposed drive and 4-foot-wide sidewalks within a 50-foot-wide right-of-way, which does not comply with UDO requirements for new streets.
- A right-in deceleration lane and a 5-foot-wide sidewalk along Camp Branch Road.
- A stormwater detention pond (from the existing pond) with a 25-foot-wide pond buffer.
- A 75-foot-wide impervious setback from existing spring heads on the property.
- Single-family residences with a minimum of 2,500 square feet of heated area.
- The required mailbox kiosk is not indicated on the site plan.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 15,000 square feet (sewer)	>16,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Front Yard Setback	Minimum 35'	35'	YES
Side Yard Setback	Minimum 10' one yard, 25' two yards	10' one yard, 25' two yards	YES
Rear Yard Setback	Minimum 40'	40'	YES
Minimum Heated Floor Area	Minimum 1,400 square feet	Minimum 2,500 square feet	YES
Building Height	Maximum 35'	<35'	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 E). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The subject property is in a residential area that is transitioning from estate lots with an agricultural character to smaller lots with large, single-family homes. There is a substantial amount of R-100 zoned property in the surrounding area. It is anticipated that additional large tracts currently zoned RA-200 will be rezoned and subdivided in the future to create a similar residential character to the proposed subdivision. The proposed rezoning 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.

The proposed subdivision is similar in scale to the surrounding residential properties that are already zoned R-100 and is unlikely to adversely impact those properties. The residence on the large RA-200 zoned property to the south is sufficiently buffered from the proposed subdivision.

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.

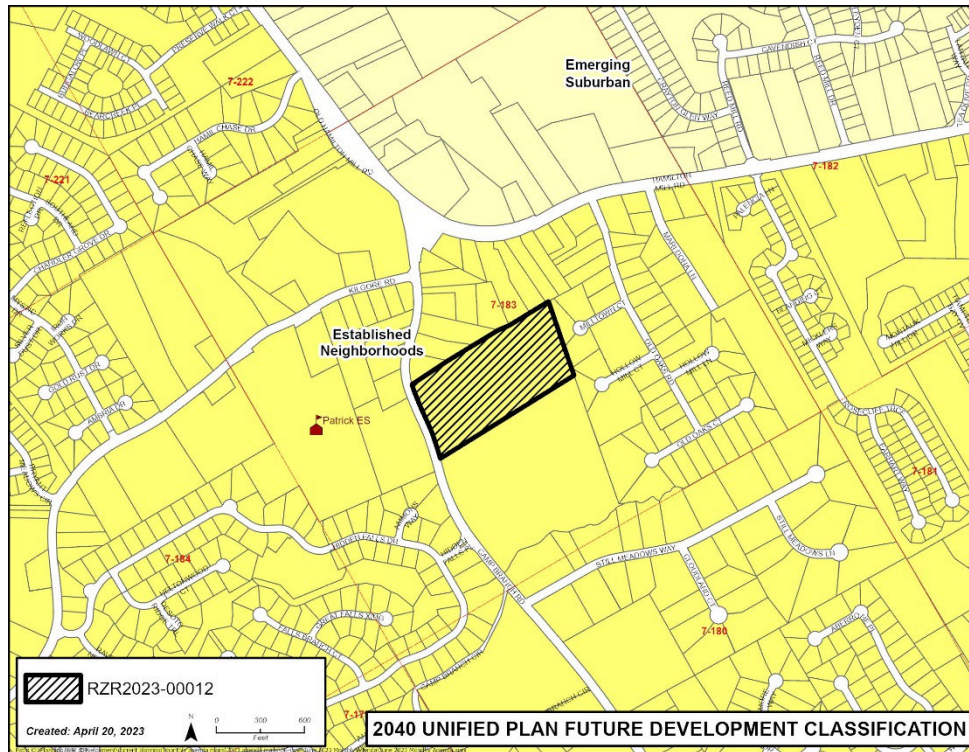
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties.

Although the Established Neighborhoods Character Area does not anticipate changes in land use, the Camp Branch corridor is experiencing residential development pressure spurred by a new interchange between Interstate 85 and Gravel Springs Road. There has been substantial residential development in the area, primarily in the form of lots with less than one acre being subdivided out along Camp Branch Road. Although the requested R-100 zoning district is consistent with the scale of existing neighborhoods, as intended in the Established Neighborhoods Character Area, the subdivision layout should be modified to ensure the development can be realistically implemented.



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.

In 2021, a nearly 5-acre parcel located less than half a mile to the south of the subject property was rezoned from RA-200 to R-100 to create five lots fronting Camp Branch Road (RZR2021-00034). The proposed subdivision is a low-density residential development which gives supporting grounds for approval since it would be surrounded by similar developments of similar densities. Furthermore, the applicant is proposing minimum floor areas of 2,500 square feet which is similar in size to the recently constructed single-family homes on adjacent parcels.

Staff Recommendation

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

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

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

Approval as R-100 (Single-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received April 27, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 16 lots.
3. Lot 5 shall be redesigned as a common area for the development.
4. All internal streets shall comply with all UDO requirements.
5. A 6-foot-tall wooden privacy fence shall be provided along the northern property line where adjacent to the internal street.
6. The minimum heated floor area of dwellings shall be **3,000** ~~2,500~~ square feet.
7. All dwellings shall have a minimum of two-car garage.
8. All residential buildings shall comply with Category 3 of the Gwinnett County Architectural Design Standards. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
9. The developer shall coordinate with the Gwinnett County Department of Transportation Roadway Operations division to ensure proper drainage structures are in place.
10. All direct lot access for the development shall be from the internal subdivision street. No direct lot access shall be allowed to Camp Branch Road.
- 11. If there are lots with direct access to Camp Branch Road, they will be gated.**
- 12. No more than ten percent of the houses shall be rentals.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps
- G. Documents Presented at the July 11, 2023, Planning Commission Public Hearing – Building Elevations and Examples of Driveway Tie-In to Camp Branch Road

Exhibit A: Site Visit Photos



View of existing single-family residence



View of existing pond



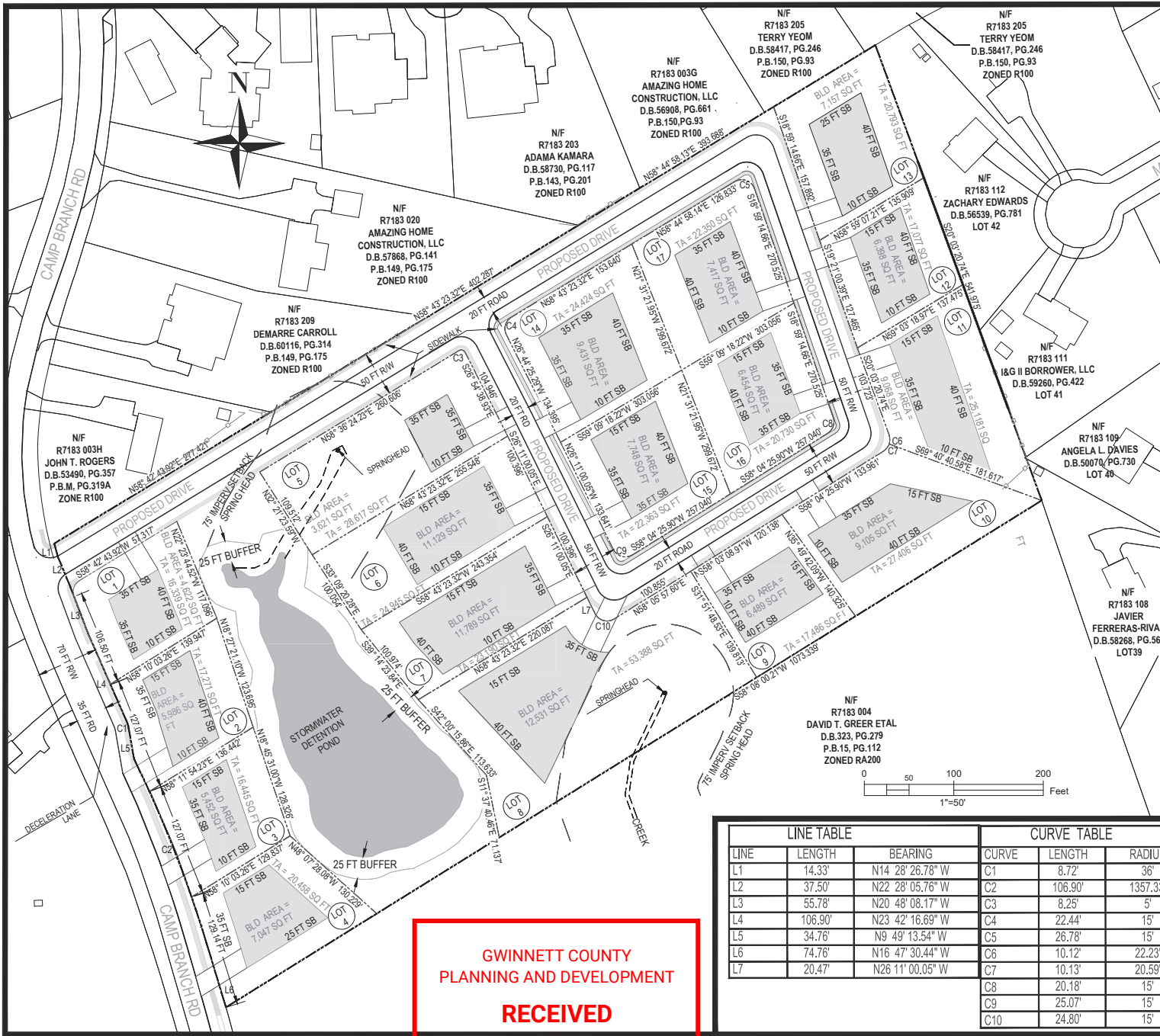
View of Camp Branch Road southbound, subject on left



View of Camp Branch Road northbound, subject on right

Exhibit B: Site Plan

[attached]



- NOTES
GENERAL SITE NOTES:
- OWNER: LEDFORD LIVING TRUST
3409 CAMP BRANCH ROAD
BUFORD, GA 30519
 - TAX PARCEL # R7183 039
 - MINIMUM HEATED SF = 2,500 SF
 - TYPICAL DRIVEWAY WIDTH = 22 FT
 - BUILDING SETBACKS
FRONT = 35 FT
REAR = 40 FT
ADJACENT SIDE LOTS = 25 FT COMBINED
CORNER SIDE LOT
 - CALCULATIONS
GROSS ACREAGE = 13.18 AC
NET ACREAGE = 9.15 AC
GROSS DENSITY = 1.29 UNITS/ACRE
NET DENSITY = 1.85 UNITS/ACRE
 - SIDEWALKS SHALL BE 5 FEET WIDE ALONG CAMP BRANCH RD AND A MINIMUM OF 4 FEET WIDE ON INTERIOR STREETS.
 - BACK OF CURB SHALL BE 0.5 FEET FROM ROAD EDGE. GUTTER SHALL BE 0.5 FEET FROM ROAD EDGE.
 - ALL LOTS WILL BE CONNECTING TO PUBLIC SANITARY SEWER.
 - POND WILL BE USED FOR STORMWATER MANAGEMENT.
 - REQUIRED 25 FOOT POND BUFFER.
 - POSSIBLE SPRING HEADS UNDER FURTHER INVESTIGATION
 - SPRING HEADS ARE TO HAVE 25 FOOT STATE SETBACK, 50 FOOT COUNTY SETBACK, AND 75 FOOT IMPERVIOUS SETBACK

4/27/2023

FIG 1

4/27/2023

CONCEPTUAL LAYOUT
3409 CAMP BRANCH RD
BUFORD GA 30519



3282 Elmer Hill Lane
Buford, GA 30519
Phone: 561-504-2224

THESE CONSTRUCTION DOCUMENTS AND REVISIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF KEY ENGINEERING SOLUTIONS, INC. THEY SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DEED COMPLETION TO KEY ENGINEERING SOLUTIONS, INC.

DATE	NO.	REVISION

LEGEND	
PROP LINE	---
NEW PROP LINE	---
EX ROAD	---
PROP ROAD	---
EX BUILDING	---
PROP BUILDING	---
SIDEWALK	---
EX SAN	---
PROP SAN	---
EX WATER	---
PROP WATER	---
EX SAN MANHOLE	○
PROP SAN MANHOLE	⊙
EX HYDRANT	○
PROP HYDRANT	⊙
EX FENCE	---

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	14.33'	N14 28' 26.78" W	C1	8.72'	36'
L2	37.50'	N22 28' 05.76" W	C2	106.90'	1357.33'
L3	55.78'	N20 48' 08.17" W	C3	8.25'	5'
L4	106.90'	N23 42' 16.69" W	C4	22.44'	15'
L5	34.76'	N9 49' 13.54" W	C5	26.78'	15'
L6	74.76'	N16 47' 30.44" W	C6	10.12'	22.23'
L7	20.47'	N26 11' 00.05" W	C7	10.13'	20.59'
			C8	20.18'	15'
			C9	25.07'	15'
			C10	24.80'	15'

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED**

4/27/2023

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

[attached]



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
5/2/2023

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Key Engineering Solutions-US, Inc.
3282 Elmer Hill Lane
Buford, GA 30519
Tel 561.504.2224
www.KES-US.com

Subject:
Rezoning Request
4309 Camp Branch Road
Buford, GA 30519

Date:
March 6, 2023

To Whom it May Concern:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject property to R-100 in order to develop the properties into a single-family community. The subject parcel is located at 3409 Camp Branch Road, Sugar Hill, GA 30519. The property consists of 13.247 acres. The parcel ID is R7183 039.

Phone:
561.504.2224

Email:
dsonders@kes-us.com

The subject properties will be developed into 17 single family home lots. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3 bathroom models. The building height will not exceed 35 feet. The anticipated price will \$500,000+ per unit.

The proposed development will be connected to the sanitary sewer on Camp Branch Road. Sewer availability has been verified via approved Sewer Capacity Request #C2023-033-03. No variances or special conditions are requested at this time. The applicant respectfully requests approval of the submitted rezoning application.

Please direct any questions, comments, or correspondence regarding this rezoning application to David M. Sonders, P.E., Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

David M. Sonders, P.E.
Principal Engineer

RECEIVED

2/24/2023

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

The rezoning of the property to R-100 is consistent with the surrounding properties R-100 zoning.

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

There will not be any adverse affects as the surrounding properties will have similar zoning as the requested rezoning.

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

The current zoning limits the amount of homes that can be built on the property. Rezoning to R-100 would increase the value and economic use.

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

The planned development is for 17 single family home and does not expect to have a significant burden on existing streets, facilities, utilites, or schools.

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

The proposed rezoning is in conformity with the 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:

The current property is an abandoned single family home. The rezoning of the property would allow for the development of multiple single family homes and support the economic and land use goals for the county.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

3/10/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Himanshu Karnwal</u>	NAME: <u>LEDFORD LIVING TRUST</u>
ADDRESS: <u>5680 Preserve Circle</u>	ADDRESS: <u>3409 Camp Branch Rd</u>
CITY: <u>Alpharetta</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>503-550-5574</u>	PHONE: <u>503-550-5574</u>
EMAIL: <u>himanshukarnwal@hotmail.com</u>	EMAIL: <u>himanshukarnwal@hotmail.com</u>
CONTACT PERSON: <u>David Sonders, KES</u> PHONE: <u>561-504-2224</u>	
CONTACT'S E-MAIL: <u>dsonders@kes-us.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>7183 039</u> ACREAGE: <u>13.247</u>	
ADDRESS OF PROPERTY: <u>3409 Camp Branch Road, Buford, GA 30519</u>	
PROPOSED DEVELOPMENT: <u>Single-family residential detached subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>17</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2500</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.28 homes/acre</u>	Density: _____
Net Density: <u>1.85 homes/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

2/24/2023

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

02/03/2023

Date

Himanshu Karnwal

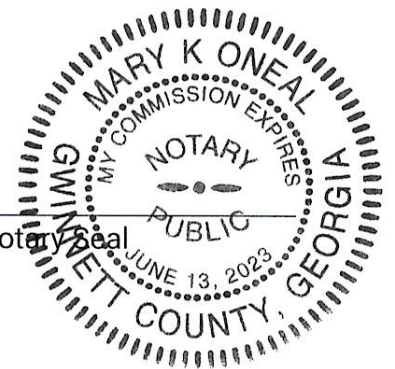
Type or Print Name and Title

Mary K O'Neal 2-3-2023

Signature of Notary Public

Date

Notary Seal



RECEIVED

2/24/2023

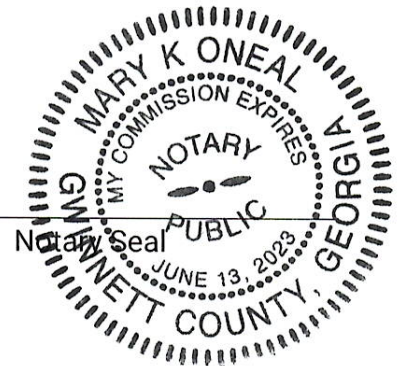
REZONING PROPERTY OWNER'S CERTIFICATION

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

Rodney LeFell 02-03-2023
Signature of Property Owner Date

Rodney LeFell 02-03-2023
Type or Print Name and Title Date

Mary K Oneal 2-3-2023
Signature of Notary Public Date



RECEIVED

2/24/2023

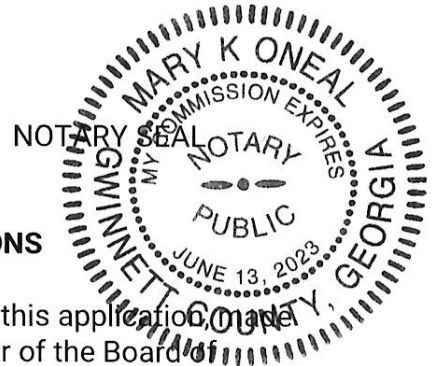
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

[Signature] 02/23/2023 Himanshu Karnwal
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary K Oneal 23-2023
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made or received 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 Himanshu Karnwal
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

3/10/2023

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 7 - 183 - 039
(Map Reference Number) District Land Lot Parcel

 02/03/2023
Signature of Applicant Date

Himanshu Karnwal
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

March 9, 2023
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		05.03.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2023-00012	
Case Address:		3409 Camp Branch Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Camp Branch Road is a minor collector. ADT = 3,258.		
2	4.0 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	The minimum pavement width allowed for a street constructed in an R-100 zoned property is 27', per UDO Table 900.1.		
4	The minimum radius allowed for a horizontal curve on a local street is 181' with a minimum 50' tangent length.		
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 Roadway Operations division to ensure proper drainage structures are in place.		
2	All direct lot access for the development shall be from the internal subdivision street. No direct lot access shall be allowed to Camp Branch Road.		
3			
4			
5			
6			
7			

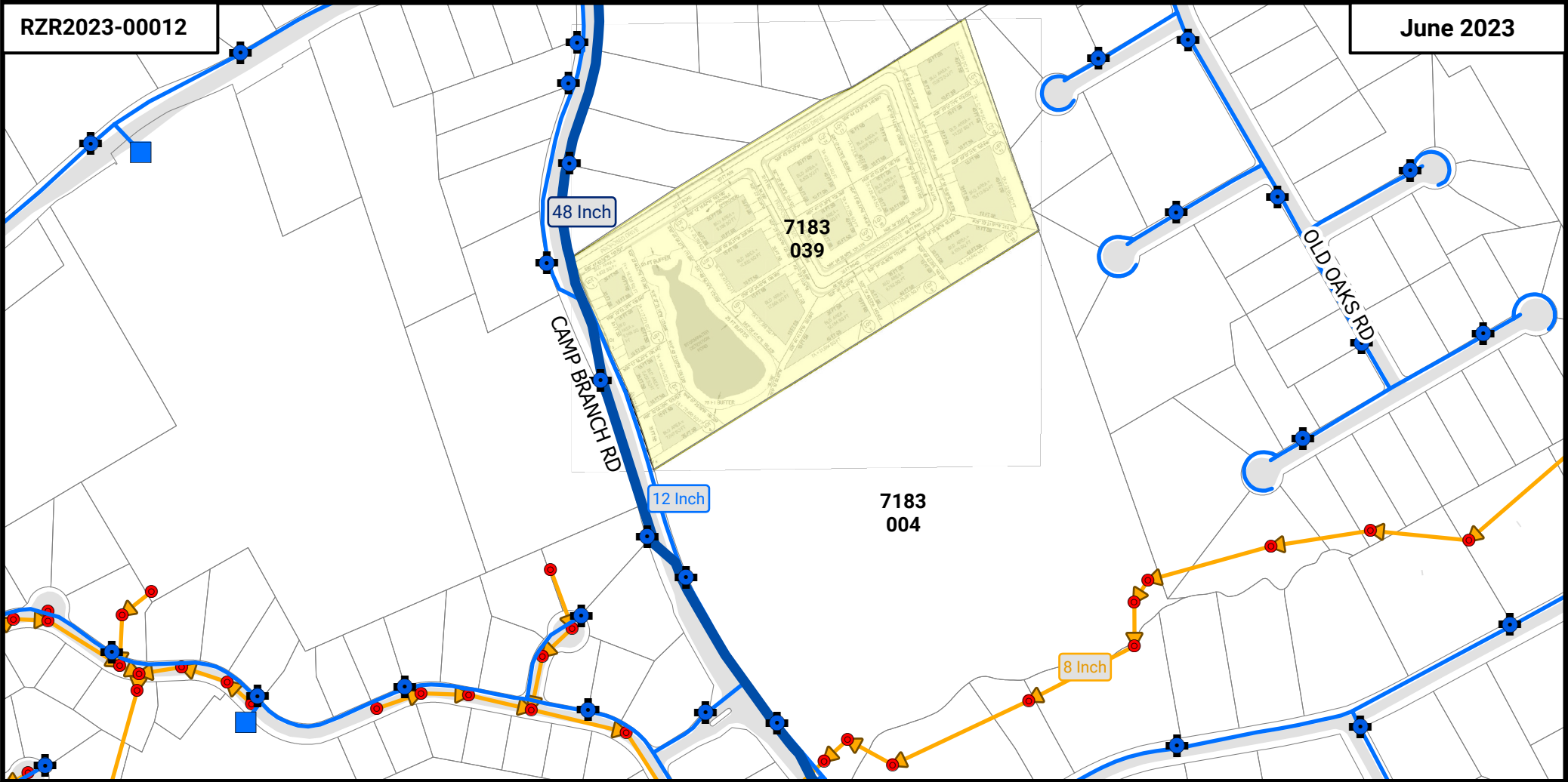
Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZR2023-00012		
Case Address:		3409 Camp Branch Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main along the eastern right-of-way of Camp Branch Road. Connection to the 48-inch transmission main along Camp Branch Road is not permitted. The existing 48-inch water main along Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes.			
2	Sewer: A Sewer Capacity Certification (C2023-033-03) has been approved for 17 single-family homes. The development may connect to an existing 8-inch gravity sewer main located south of Parcel 7183 004; an easement will be required.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

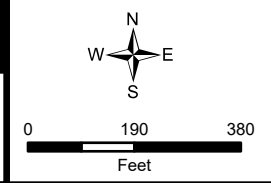


3409 Camp Branch Rd
RA-200 to R-100

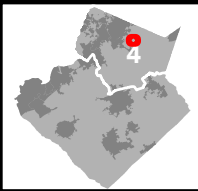
**Water & Sewer
Utility Map**

LEGEND

- Water Main
- Hydrant
- Master Vault
- Sewer Collector
- Manhole



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the eastern right-of-way of Camp Branch Road. Connection to the 48-inch transmission main along Camp Branch Road is not permitted. The existing 48-inch water main along Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes.

Sewer Comments: A Sewer Capacity Certification (C2023-033-03) has been approved for 17 single-family homes. The development may connect to an existing 8-inch gravity sewer main located south of Parcel 7183 004; an easement will be required.

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, **June, 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.	
CIC2023-00012 (now a senior development)	Peachtree Ridge HS	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	0
	Hull MS	1,320	1,750	-430	1,353	1,750	-397	1,399	1,750	-351	0
	Mason ES	955	1,150	-195	960	1,150	-190	991	1,150	-159	0
RZR2023-00012	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	5
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	4
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	8
RZC2022-00045 (Same property, Both cases combined)											(Both Phases Combined below)
RZM2022-00047	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	46
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	34
	Ivy Creek ES	1,649	1,275	374	1,739	1,275	464	1,795	1,275	520	60
RZM2023-00012	Dacula HS	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	17
	Dacula MS	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	14
	Alcova ES	1,478	1,150	328	1,545	1,150	395	1,612	1,150	462	26
RZM2023-00005	Peachtree Ridge HS	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	4
	Northbrook MS	918	1,025	-107	948	1,025	-77	979	1,025	-46	4
	Jackson ES	1,504	1,475	29	1,483	1,475	8	1,487	1,475	12	7

Exhibit F: Maps

[attached]



KILGORE RD

MILLTOWN CT

OLD OAKS RD

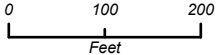
HOLLOW MILL CT

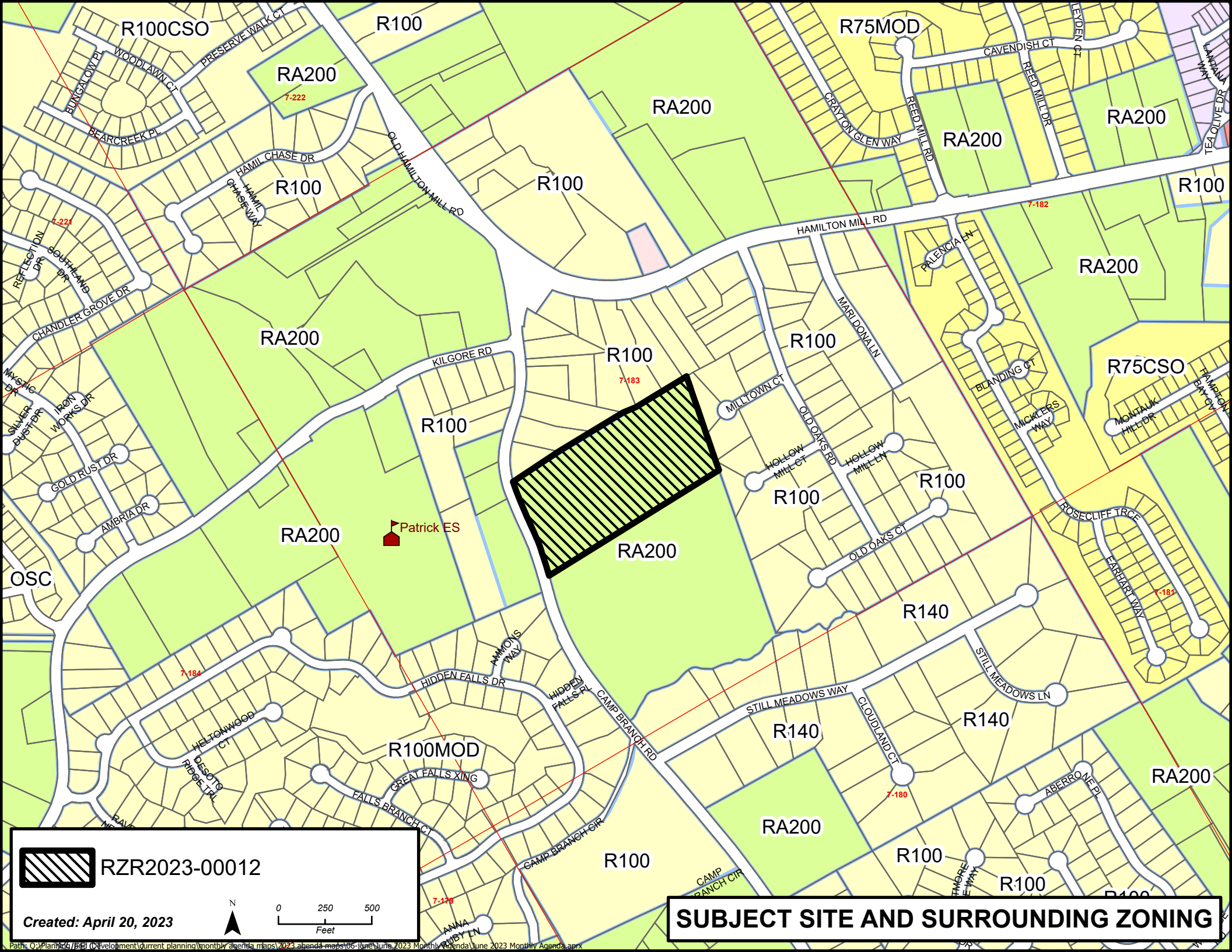
CAMP BRANCH RD



RZR2023-00012

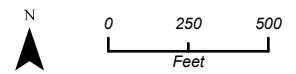
Created: April 20, 2023



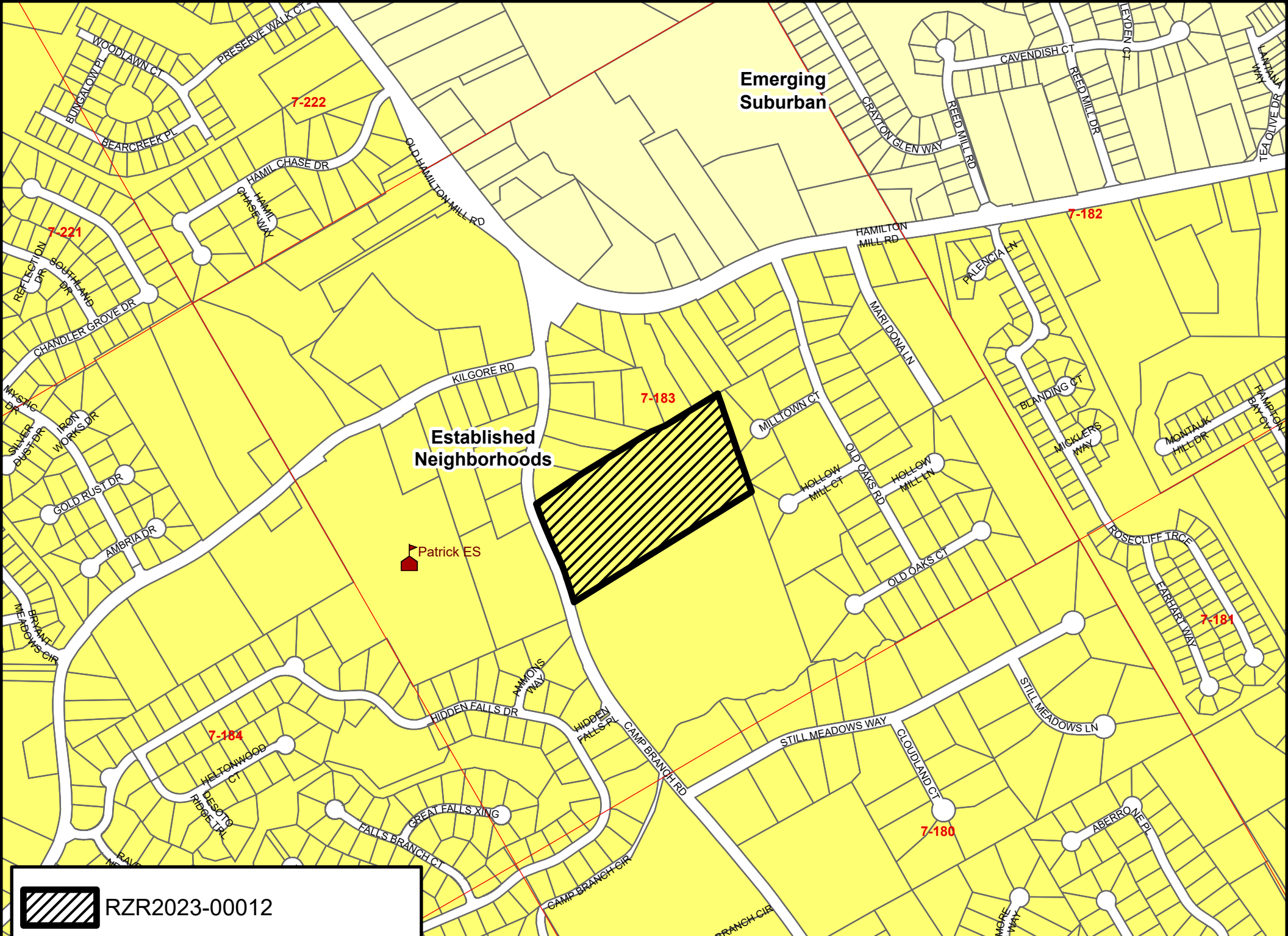


 RZR2023-00012

Created: April 20, 2023

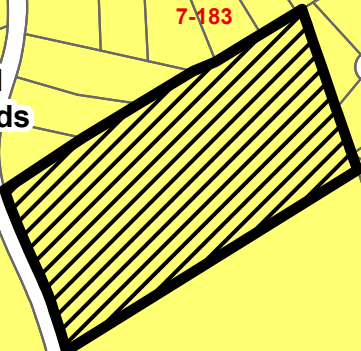


SUBJECT SITE AND SURROUNDING ZONING



Emerging Suburban

Established Neighborhoods



Patrick ES

 RZR2023-00012

Created: April 20, 2023



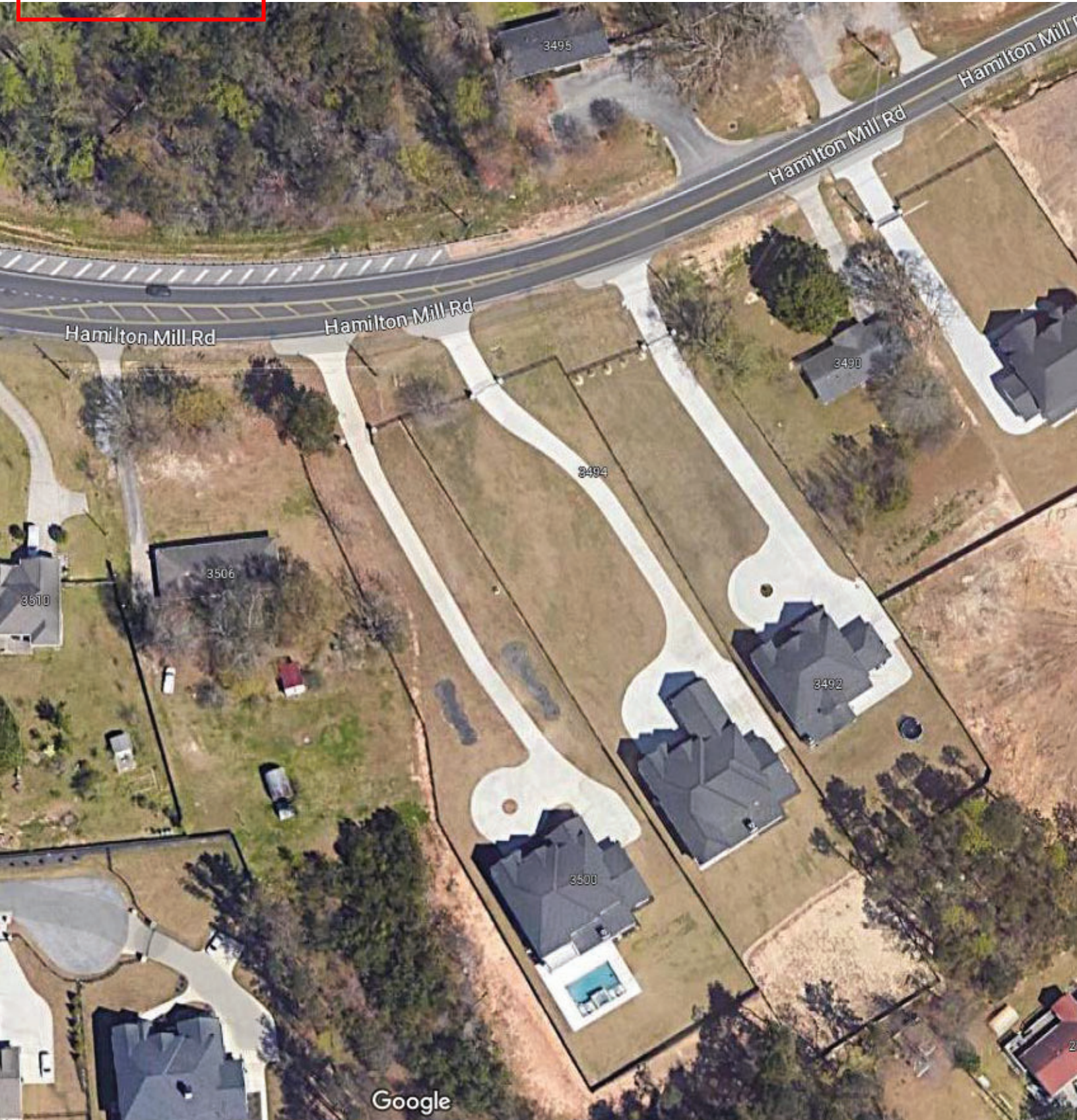
2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit G: Documents Presented at the July 11, 2023, Planning Commission Public Hearing –
Building Elevations and Examples of Driveway Tie-In to Camp Branch Road**

[attached]

RECEIVED

7.11.2023



RECEIVED

7.11.2023

