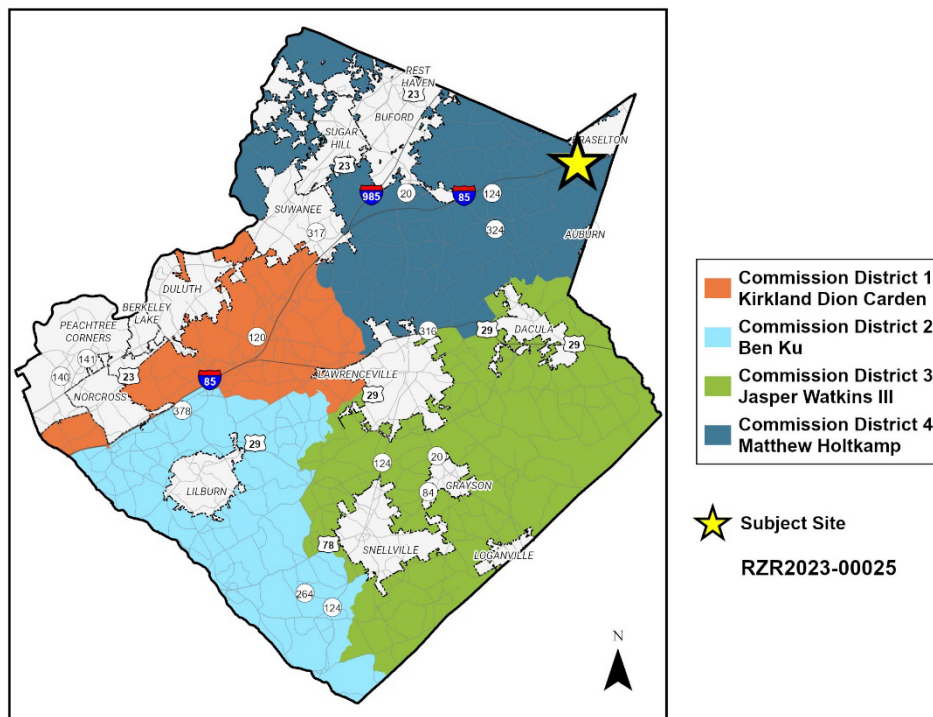


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2023-00025
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Address: 4780 Bill Cheek Road and 4900 Block of Bill Cheek Road
Map Numbers: R3003 016B and R3007 016
Site Area: 44.95 acres
Lots: 83
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Character Area: Emerging Suburban

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 12/5/2023
Board of Commissioners Advertised Public Hearing Date: 12/12/2023

Applicant: Beazer Homes
2002 Summit Boulevard NE, 15th Floor
Atlanta, GA 30319

Owners: Zakas Family Partnership I, L.P.
365 Peachtree Battle Avenue NW
Atlanta, GA 30305

George A. Petrakopoulos et al
4710 Lou Ivy Road
Peachtree Corners, GA 30096

Contact: Hayley Todd

Contact Phone: 757.508.6593

Zoning History

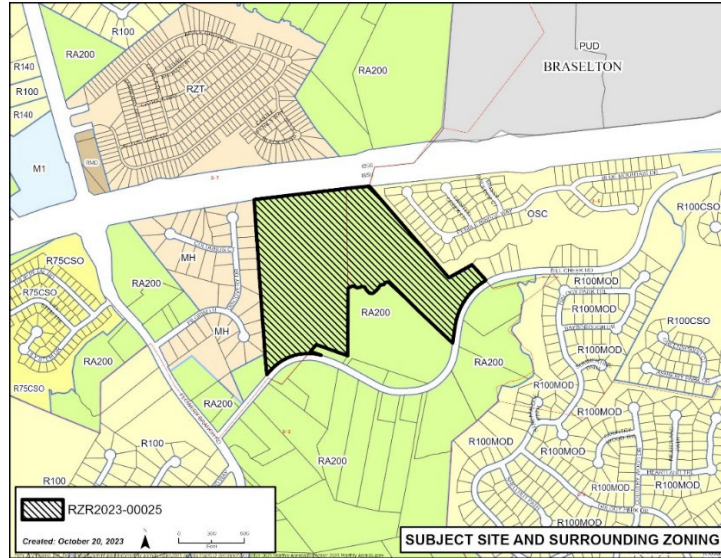
The subject property has been zoned RA-200 (Agriculture-Residence District) since 1970. The Board of Commissioners denied a request to rezone parcel R3007 016 to C-2 for commercial or office uses in 1984, pursuant to RZ-114-84.

Existing Site Condition

The subject property is an assemblage of two parcels totaling 44.95 acres located along Bill Cheek Road, east of its intersection with Flowery Branch Road. The western parcel contains a 1,120 square foot single family residence, constructed in 1952, while the eastern parcel is undeveloped. The parcels are wooded and have a rolling terrain which drops 40 to 50 feet into a creek that runs eastward through the floodplain area of the property. The property fronts two segments of Bill Cheek Road, a two-lane road without sidewalks along the road frontage. The nearest Gwinnett County Transit stop is approximately 10.3 miles from the subject property.

Surrounding Use and Zoning

The subject property is located within a residential area. Pilgrim Acres, a residential subdivision of mobile homes, abuts the subject property to the west. Wheeler Creek, an open space conservation subdivision currently under development, borders the subject property to the east. An agricultural property with pastures and livestock is located between the frontages of the subject property on Bill Cheek Road. Single-family residences on large lots are located to the south of the property across Bill Cheek Road. Interstate 85 is located to the north of the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Detached Subdivision	OSC	1.88 units per acre
North	Interstate 85	N/A	N/A
East	Single-Family Residential	OSC	2.30 units per acre
South	Single-Family Residential	RA-200	0.07 units per acre
West	Single-Family Residential	MH	1.50 units per acre

Project Summary

The applicant requests the rezoning of a 44.95-acre assemblage of two parcels from RA-200 to OSC for a single-family detached subdivision, including:

- 83 detached single-family residences, yielding a density of 1.88 units per acre.
- Residences with a minimum heated floor area of 1,400 square feet and two-car, front-loaded garages.
- Pocket parks providing amenities such as a firepit, outdoor seating areas, a pavilion and grilling area, and a dock on the existing pond.
- A 4-foot-wide mulch walking path along the creek and along the edge of the existing pond.
- Conservation space comprising 19.65 acres, or 43.7% of the site, with 17.52 acres as primary conservation space.
- A 50-foot-wide street frontage buffer and 50-foot-wide conservation strip surrounding the site.
- Two stormwater management areas, one located in the center of the development, and the other located in the southeast corner near Bill Cheek Road.
- A mail kiosk in the front of the development served by four on-street parallel parking spaces.
- Two full access points onto Bill Cheek Road, each with a right turn deceleration lane.
- Sidewalks along the Bill Cheek Road frontages.
- 27-foot-wide public internal streets within a 50-foot-wide right of way with four-foot-wide sidewalks on both sides of the street.
- Residential building facades of brick, siding, and board and batten.

Zoning and Development Standards

The applicant is requesting 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?
Lot Size	Minimum 7,500 square feet	>7,500 square feet	YES
Lot Width	Minimum 60'	>60'	YES
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Space	Minimum 25% or 11.24 acres	43.7% or 19.65 acres	YES
Primary Conservation Space	Minimum 15% or 1.69 acres	89.2% or 17.52 acres	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 1,400 square feet	YES
Conservation Strip	50'	50'	YES
Density	Maximum 2.5 units per acre	1.88 units per acre	YES

Variance Request

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

1. Section 210-50.14 Streets

- A. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs which shall be approved by the Director only in cases of topographical hardship.**

The applicant is requesting a variance to allow a cul-de-sac in the front of the development.

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 I). 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 area surrounding the subject property includes an open space conversation subdivision, residences on large lots, and R-100 zoned residential subdivisions. A rezoning to create an open space conversation subdivision 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 open space conversation subdivision meets the dimensional requirements for the OSC zoning district, including required conservation strips and buffers. In addition, the development has two full-access entrances that allow vehicular traffic to be dispersed along Bill Cheek Road, resulting in reduced potential traffic impacts. 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 a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

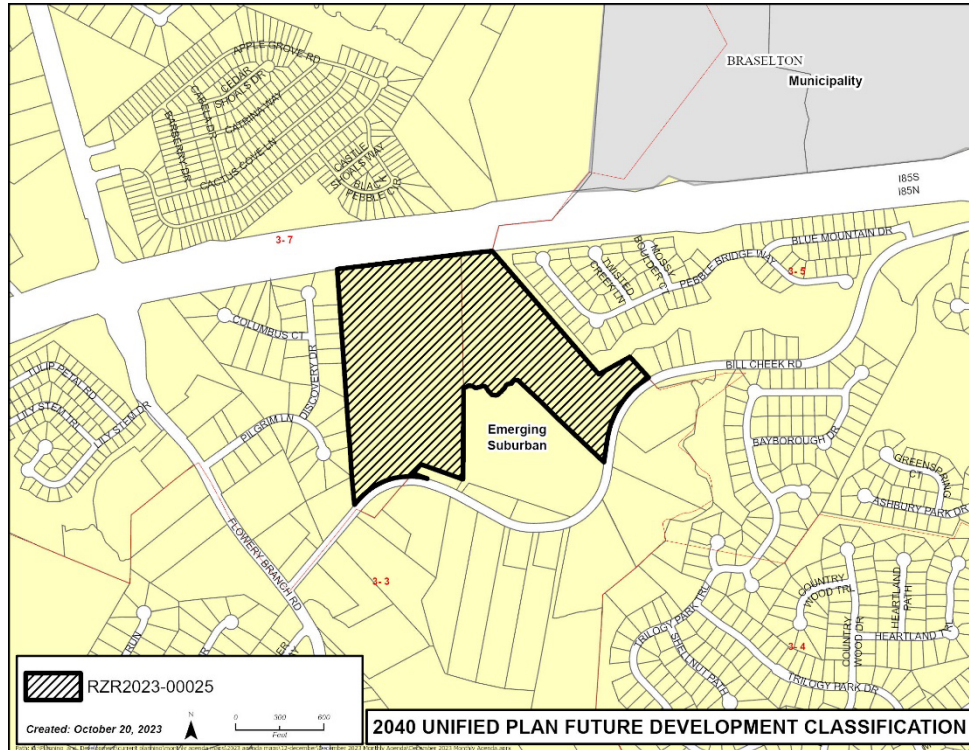
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities is 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 concerning any potential improvements related to this request are attached (Exhibit I).

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 Emerging Suburban Character Area of the 2040 Unified Plan Future Development Map. The Emerging Suburban Character Area designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. They are expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on nearby activity centers and nodes to provide goods and services.

The proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map. The proposed development offers smaller lot sizes in exchange for a significant amount of open space, resulting in an overall low-density residential development as the character area intends.



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 property is in an area between semi-rural and suburban residential development types, and the proposed development would provide an appropriate transition. In addition, the property contains stream and pond features that are best protected within an open space conservation subdivision. Finally, the proposed subdivision would provide low-maintenance residences on small lots with greater access to parks and open space than a conventional residential subdivision.

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

The applicant is requesting a variance to allow a cul-de-sac in the front of the development to serve two additional lots. There is not a topographical hardship that necessitates this cul-de-sac, and an alternative street design could be utilized to serve a similar purpose. This area could likely be designed to allow for the same, or one less lot without a cul-de-sac.

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.

In addition, staff recommends **DENIAL** of the following variance:

1. To allow a cul-de-sac.

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 **DENIAL** of the following variance:

1. To allow a cul-de-sac.

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

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received October 17, 2023, and Exhibit D: Building Elevations dated received October 10, 2023 by the Department of Planning and Development, with revisions required by conditions 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 83 lots. ~~The minimum heated floor area shall be 1,400 square feet.~~
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. All dwellings shall have a minimum of two-car garage.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas within lots shall be sodded.

8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
9. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.
10. The developer shall construct a right-turn deceleration lane at each site entrance.
11. **A 50-foot landscaped strip shall be installed along Bill Cheek Road per the Gwinnett County UDO.**
12. **There shall be a 6' solid opaque fence along a portion of the property line with the northeastern side of property and parcel # 3003 016A on 4950 Bill Cheek Road as also shown on attached exhibit.**
13. **A sanitary sewer stub for future development shall be placed on parcel # 3003 016A / 4950 Bill Cheek Road as shown in the attached exhibit.**
14. **There shall be a maximum of 10% of homes that can be rented at any time.**
15. **There shall be a mandatory HOA established.**
16. **The minimum size of the homes shall be 2,200 heated square feet.**
17. **The northern access to Bill Cheek Road as shown on the zoning plan shall be limited to right in and right out access.**
18. **The side and rear of the homes shall have a 2' brick or stone water table.**
19. **No vinyl siding or stucco is allowed on the exterior of the homes.**
20. **Exterior sidewalks on Bill Cheek Road shall only extend from within the community to existing sidewalks already present on Bill Cheek Rd. Currently the only external sidewalk to be connected is the sidewalk in front of the westernmost lot fronting Bill Cheek Road in the Wheeler Creek Subdivision.**
21. **Amenities to include such things as: dog park, trails, pocket parks with seating areas, gazebo, lakeside feature.**
22. **Traffic calming to be added.**
23. **Work with DOT to improve safety at the northern entrance.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Existing Features and Site Analysis Plan for OSC
- D. Building Elevations
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Internal and External Agency Review Comments
- J. Maps
- K. Documents Presented at the December 5, 2023 Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of eastern portion of Bill Cheek Road frontage



View of western portion of Bill Cheek Road frontage



View of Bill Cheek Road at eastern frontage, subject property on left



View of Bill Cheek Road at western frontage, subject property on left

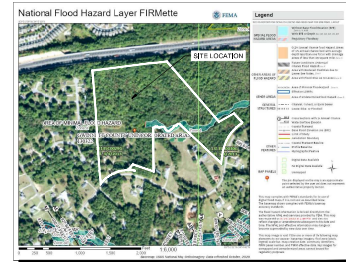
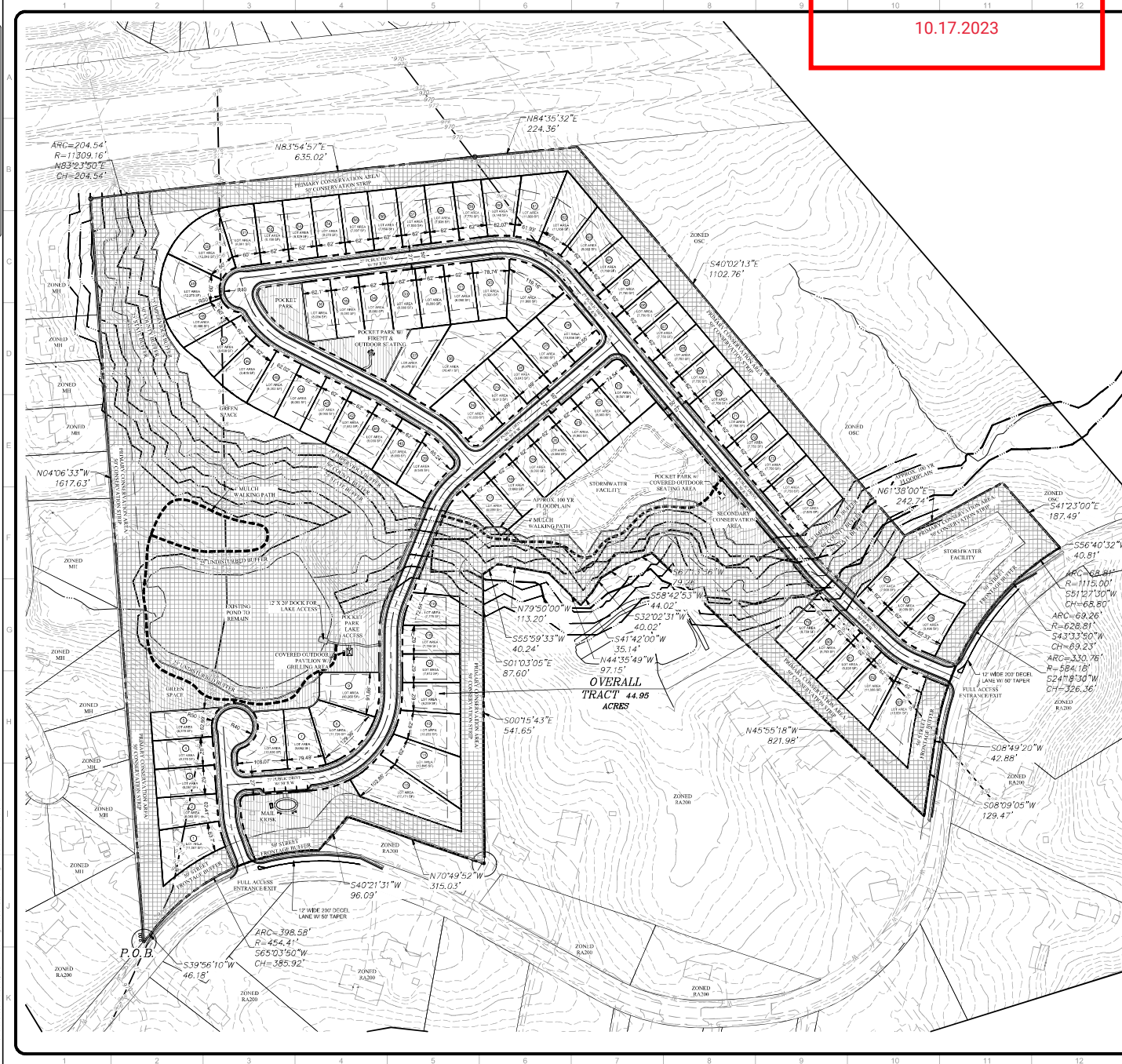
Exhibit B: Site Plan

[attached]

RECEIVED

10.17.2023

THE STATE OF GEORGIA, DEPARTMENT OF REVENUE, DIVISION OF GENERAL SALES AND BUSINESS TAXES, HAS REVIEWED THIS PLAN AND FINDS IT CONFORMS WITH THE REQUIREMENTS OF THE SALES AND BUSINESS TAX CODE.



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:

TOTAL LAND AREA	44.95 ACRES
Zoning	
EXISTING ZONING	R200B
PROPOSED ZONING	OSG - OPEN SPACE CONSERVATION DISTRICT
ZONING JURISDICTION	WINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	44.95 ACRES
FLOOD HAZARD/ELECTRICAL TRANS. EMBT.	1.55 ACRES
% TOTAL FLOOD HAZARD/ELECTRICAL TRANS. EMBT. AREA	0.715 ACRES
NET SITE AREA	44.175 ACRES
MAX. NET SITE DENSITY ALLOWED	22 UNITS PER ACRE
GEN. USE FAMILY DETACHED (62'x122' LOTS) (TYP)	83 LOTS
NET SITE DENSITY PROVIDED	1.88 LPA
CROSS SITE DENSITY PROVIDED	1.88 LPA
SETBACKS/SETPOINTS	
FRONT SETBACK	25 FEET
MINOR FRONT/MAJOR SIDE SETBACK	25 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	30 FEET
CONSERVATION SPACE STRIP (ADJACENT TO ROAD) 36' HIGH OR 50'	50 FEET
LANDSCAPE STRIP	50 FEET (ABUTTING ROAD FRONTAGE)
MAX. BUILDING HEIGHT	35 FEET
DEVELOPMENT STANDARDS	
MIN. LOT SIDE	7,500 SQ. FT. (SEWER)
MIN. LOT WIDTH	40 FEET
MIN. HEATED FLOOR AREA	1,400 SQ. FT.
MAX. BUILDING HEIGHT	35 FEET
OPEN SPACE CALCULATIONS	
MIN. CONSERVATION SPACE REQUIRED	11.24 ACRES (25% OF TOTAL SITE AREA)
MIN. PRIMARY CONSERVATION SPACE	1.89 ACRES (15% OF TOTAL CONSERVATION SPACE)
PRIMARY CONSERVATION SPACE PROVIDED	17.42 ACRES (89.2% OF CONSERVATION SPACE)
SECONDARY CONSERVATION SPACE PROVIDED	2.15 ACRES (104% OF CONSERVATION SPACE)
TOTAL CONSERVATION SPACE PROVIDED	19.57 ACRES (43.7% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	249 SPACES (3 SP. DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	498 SPACES (6 SP. DWELLING UNIT)
TOTAL PARKING PROVIDED	332 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

PRIMARY CONSERVATION AREA
 SECONDARY CONSERVATION AREA

24 HOUR CONTACT:
 SCOTT BUTLER



P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS



Planners & Engineers Collaborative+
 L&D PLANNING • LANDMARK ARCHITECTURE • GIS • ENVIRONMENTAL
 ANALYSIS • SURVEYING & CONSTRUCTION • PUBLIC UTILITIES
 350 RESEARCH COURT, STE 200
 PEACHTREE CORNERS, GA 30092

PROJECT
BILL CHEEK RD.
 A MASTER PLANNED RESIDENTIAL
 DEVELOPMENT

AT
 4780 BILL CHEEK ROAD
 AUBURN, GEORGIA 30011
 WINNETT COUNTY JURISDICTION

FOR BEAZER HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/19/2023	JM	COUNTY COMMENTS
2	10/19/2023	JM	COUNTY COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 000059388 EXP. 10/28/2024

ZONING MASTER PLAN

SCALE: 1" = 100'
 DATE: 09/19/2023
 PROJECT: 20006.01

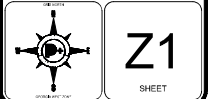


Exhibit C: Existing Features and Site Analysis Plan for OSC

[attached]



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10.10.2023

September 27, 2023

Scott Butler
Beazer Homes
2002 Summit Blvd NE
15th Floor
Atlanta, Ga, 30319

**Re: Assemblage Site @ Bill Cheek Road
Environmental Site Analysis
Gwinnett County, Georgia
Planners and Engineers Collaborative, Inc. Project No. 20006.01**

Dear Mr. Butler,

A site analysis was conducted by representatives from Planners and Engineers Collaborative, Inc. (PEC+) on September 27th, 2023 using online resources, to identify potential environmental concerns present onsite. The evaluation includes a preliminary investigation of previously surveyed aquatic resources using third party sources, online databases, and government resources. This report summarizes the findings and future permitting considerations.

Site Description

The project site is located on tax parcels 3003 016B and 3007 016. These parcels are located near the City of Auburn, Ga (Gwinnett County) and is located just south of I-85 in a predominantly residential area. There is a large pond located in the center of the site with surrounding stream and wetland areas. The total acreage of the property is approximately 46 acres.

Watershed Data

The subject property is located within the Duncan Creek - Mulberry River Watershed, Hydrologic Unit Code (HUC) 030701010202. The nearest named tributary is Wheeler Creek which is located approximately 1/2 mile south of the target site. It is listed on the 2022 Georgia EPD integrated 305(b)/303(d) list with a “Not Supporting” assessment due to Fecal Coliform.(Source: epd.georgia.gov).

Aquatic Resources

PEC+ utilized the U.S. Fish and Wildlife Service’s National Wetlands Inventory to identify potential, streams, wetlands, and open waters on the site. GIS and 3rd Party Survey Data were also used for locations and site plan creation. Additional data collection will be necessary to obtain the submittal evidence required by the EPD and the USACE.

The following table shows the aquatic resources listed by USFWS



GWINNETT COUNTY
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FEATURE	TYPE	CLASSIFICATION	CODE	AREA (ac.)
Pond 1	Freshwater Pond	Palustrine	PUSCh	0.24
Stream 1	Wetland	Palustrine	PFO1A	5.63
Stream 2	Stream	Riverine	R4SBC	0.61
Stream 3	Stream	Riverine	R4SBC	0.48

Threatened and Endangered Species

One “Candidate” species was listed by the US FWS IPaC as potentially occurring within the project location, the Monarch Butterfly (*Danaus plexippus*). Candidate Conservation Status, outlined under the Endangered Species Act (ESA), states that Candidate species “...receive no statutory protection...” and as such no additional conservation efforts are required. Endangered species may require further investigation to establish presence/absence, though, none were observed at the time of survey.

Permitting Considerations

USACE Permitting: A nationwide permit (NWP) 29 would be required for impacts to streams and wetlands associated with a residential development. This permit authorizes impacts to Waters of the U.S. up to 0.5-acres. A pre-construction notification (PCN) would be required for any impacts to jurisdictional streams and wetlands. A compensatory mitigation plan is required for all impacts that are equal to or greater than 0.1 acre of wetlands and 0.01 acres of jurisdictional streams while stream disturbance is limited to 0.05 acres per project.

EPD Stream Buffer Variance: Per the requirements of O.C.G.A. § 12-7-6(15), there is an established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. Encroachments within this buffer may require a variance from EPD. Road crossings are exempt from a variance, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream.

LIA Stream Buffer Variance: The Gwinnett County is the local issuing authority for the project area and maintains an additional 50-foot undisturbed vegetative buffer for all intermittent and perennial streams as measured outwardly from and perpendicular to the 25-foot State EPD Stream Buffer. An additional 25-foot setback is must also be maintained, perpendicular to the undisturbed buffer, measured horizontally, in which all impervious cover is prohibited and earthwork shall be minimized. (UDO Chapter 500-10.4.A.1.a).

Should you have any questions, please feel free to contact me at 770.451.2741 or bmurphy@pec.plus

Sincerely,









Billy Murphy, ISA, TRAQ
 Planners and Engineers Collaborative
 350 Research Court, Peachtree Corners, GA 30092
 Main Office: 770-451-2741 | Direct Line: 678-684-6202 | Fax: 770-451-3915



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

September 27, 2023

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

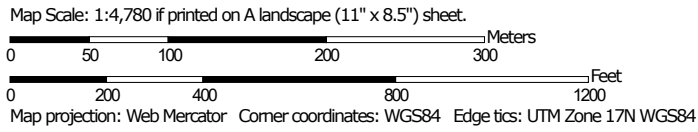
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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BF
 National Wetlands Inventory (NWI)
 This page was produced by the NWI mapper

Hydric Rating by Map Unit—Gwinnett County, Georgia
(20006.01 - USDA Hydric Soils Map)



Soil Map may not be valid at this scale.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

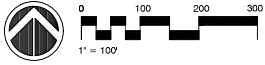
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10.10.2023

PROTECTED SPECIES EVALUATION AND DELINEATION

EVALUATION AND DELINEATION CONDUCTED BY
JAMES MAHONEY-ISA CERTIFIED ARBORIST SO-10291A

THE SITE WAS SEARCHED ON 9-26-2023 AND NO ENDANGERED, THREATENED, OR
PROTECTED SPECIES AS LISTED BY THE GEORGIA DEPARTMENT OF NATURAL
RESOURCES FOR GWINNETT COUNTY WERE LOCATED.

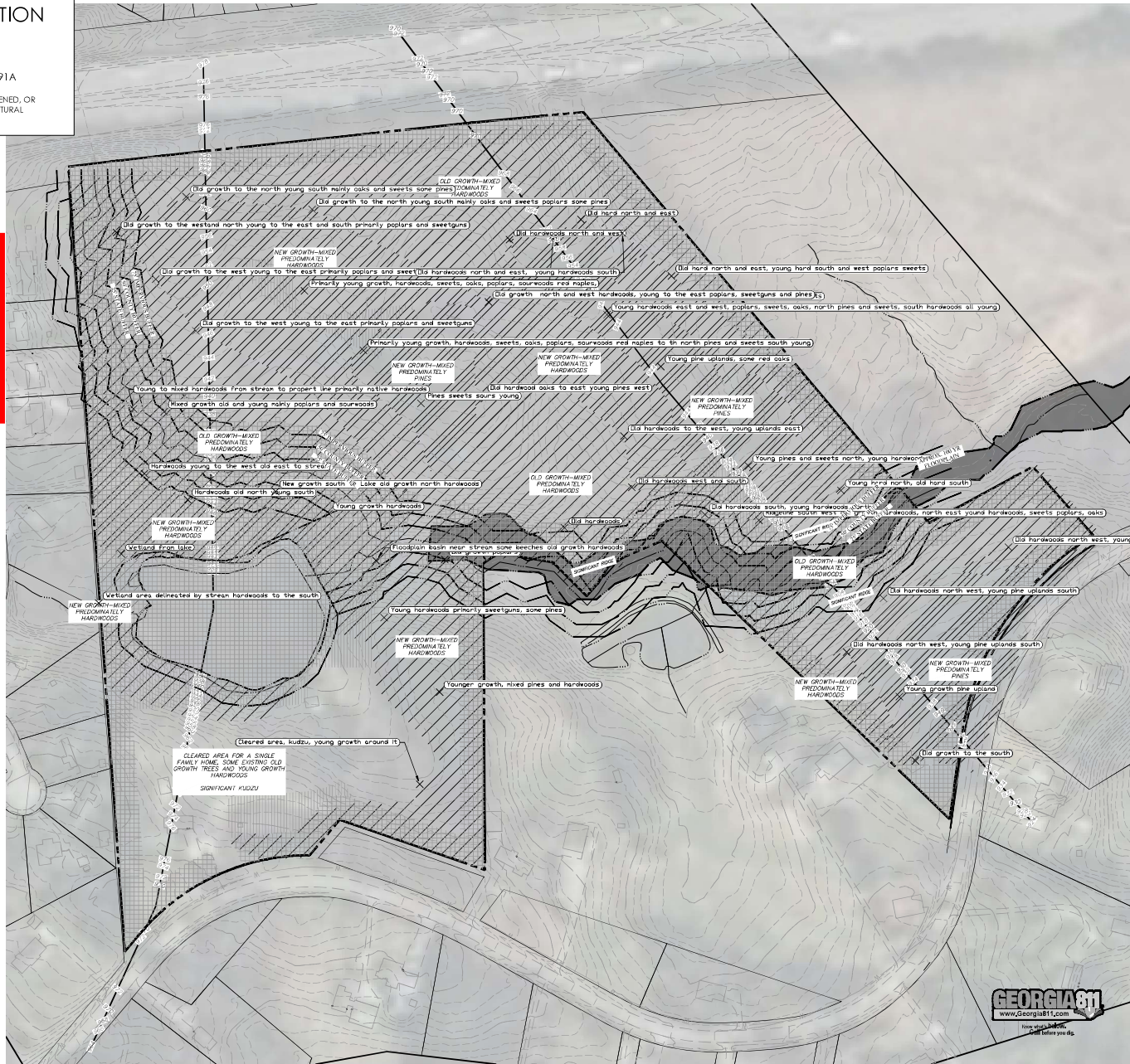


**GWINNETT COUNTY
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10.17.2023**

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

GENERAL NOTES:

1. BOUNDARY COMPLETED SEPTEMBER 2023, WATER IS PROVIDED OFF ENTRANCE ROADWAY.
2. THERE ARE STATE WATERS LOCATED ON THE SITE AND DEFINED WITH BUFFERS (SOURCE: SURVEYOR).
3. THERE IS A ZONE A-DESIGNATED FLOODPLAIN LOCATED ON THE SITE. IT IS DELINEATED ON THE PLAN WITH A HATCH (SOURCE: FEMA FLOOD INSURANCE RATE MAPS).
4. THERE ARE NO WETLAND AREAS PRESENT ON THE SITE (SOURCE: SURVEYOR).
5. THERE WERE NO PROTECTED PLANT SPECIES AS LISTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON THE SITE. SEE ARBORIST'S CERTIFICATION.
6. SLOPES ABOVE 25% WERE OBSERVED ON THE SITE OUTSIDE OF STREAM BANKS (LABELED ON SITE).
7. THERE ARE NO HISTORIC OR ARCHEOLOGICAL RESOURCES PRESENT ON THE SITE (SOURCE: GNARGIS).
8. PRIMARY AND SECONDARY CONSERVATION AREAS DELINEATED BY SOLID SHADED HATCH.
7. EXISTING TREE COVER DELINEATED BY HONEYCOMB HATCH; ECOSYSTEMS DESCRIBED WITHIN.
8. PRIMARY CONSERVATION AREA: 17.55 AC, SECONDARY CONSERVATION AREA: 2.13 AC, TOTAL CONSERVATION AREA: 19.68 ACRES (42.98% OF SITE).
9. NO TIMBER HARVESTING HAS OCCURRED ON SITE IN PREVIOUS 24 MONTHS.
10. FLORA AND FAUNA ECOSYSTEMS SURVEYED ON 9-26-2023



EXISTING FEATURES SITE PLAN

DRAWN BY: BELL-CHEEK ASSOCIATES

ROOT ZONE TREE CONSULTANTS

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (377) 684-5522 WWW.ROOTZONECONSULTANTS.COM

A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PECCATLL.COM

NO.	DATE	BY	DESCRIPTION

EXISTING FEATURES SITE PLAN

DATE: 9-27-2023
PROJECT: 20006.01

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

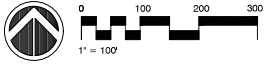
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OF

This drawing is the property of Planners and Engineers Collaborative and shall not be copied, reproduced, distributed, or used in any other project and is to be returned upon request. Planners and Engineers Collaborative

PROTECTED SPECIES EVALUATION AND DELINEATION

EVALUATION AND DELINEATION CONDUCTED BY
JAMES MAHONEY-ISA CERTIFIED ARBORIST SO-10291A



THE SITE WAS SEARCHED ON 9-26-2023 AND NO ENDANGERED, THREATENED, OR PROTECTED SPECIES AS LISTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES FOR GWINNETT COUNTY WERE LOCATED.



**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

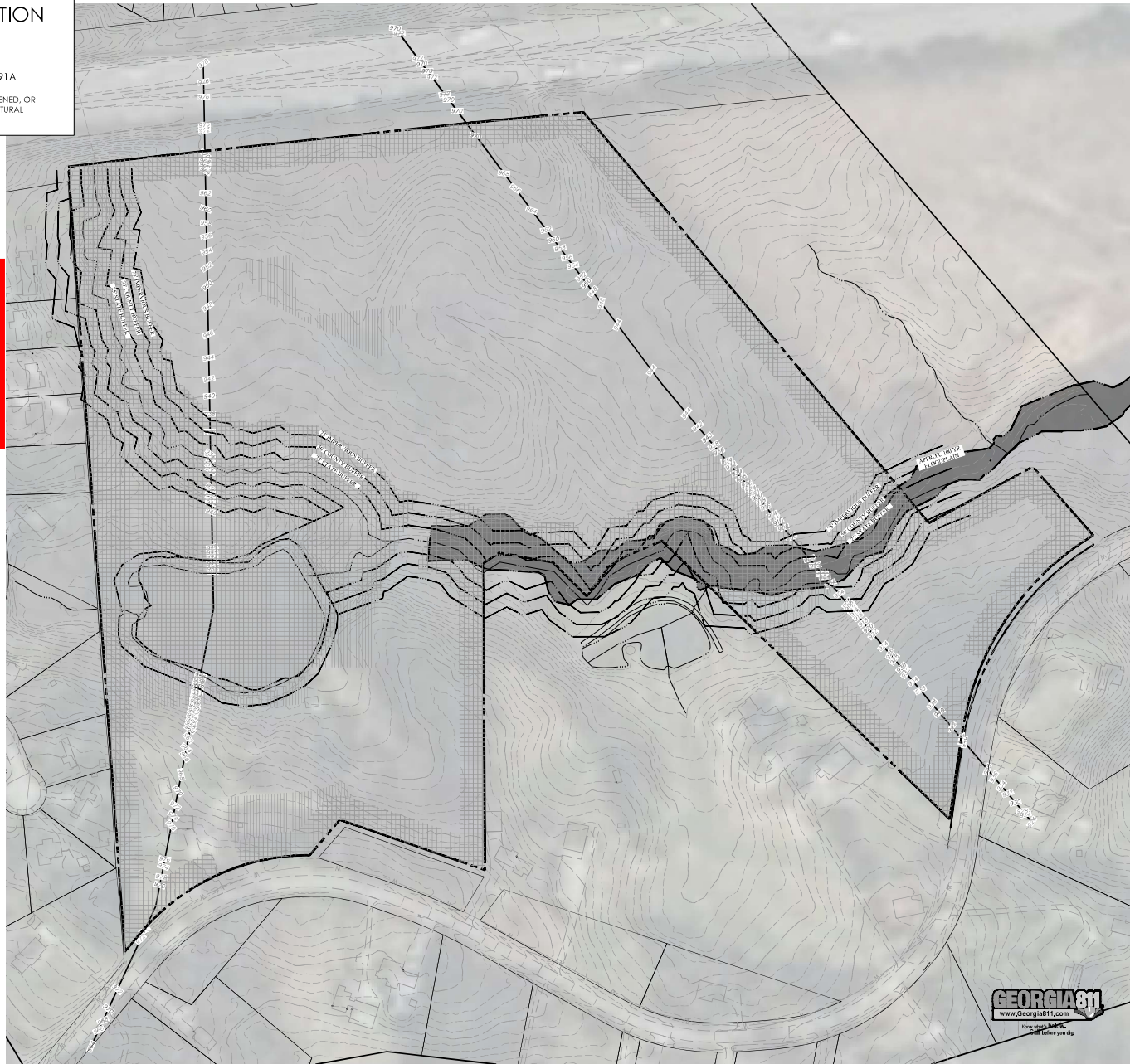
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10.17.2023

-  PRIMARY CONSERVATION AREA
-  SECONDARY CONSERVATION AREA

GENERAL NOTES:

1. BOUNDARY COMPLETED SEPTEMBER 2023, WATER IS PROVIDED OFF ENTRANCE ROADWAY.
2. THERE ARE STATE WATERS LOCATED ON THE SITE AND DEFINED WITH BUFFERS (SOURCE: SURVEYOR).
3. THERE IS A ZONE A-DESIGNATED FLOODPLAIN, LOCATED ON THE SITE. IT IS DELINEATED ON THE PLAN WITH A HATCH (SOURCE: FEMA FLOOD INSURANCE RATE MAPS).
4. THERE ARE NO WETLAND AREAS PRESENT ON THE SITE (SOURCE: SURVEYOR).
5. THERE WERE NO PROTECTED PLANT SPECIES AS LISTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON THE SITE. SEE ARBORIST'S CERTIFICATION.
6. SLOPES ABOVE 25% WERE OBSERVED ON THE SITE OUTSIDE OF STREAM BANKS (LABELED ON SITE).
7. THERE ARE NO HISTORIC OR ARCHEOLOGICAL RESOURCES PRESENT ON THE SITE (SOURCE: GNARGIS)
8. PRIMARY AND SECONDARY CONSERVATION AREAS DELINEATED BY SOLID SHADED HATCH.
7. EXISTING TREE COVER DELINEATED BY HONEYCOMB HATCH; ECOSYSTEMS DESCRIBED WITHIN.
8. PRIMARY CONSERVATION AREA: 17.55 AC, SECONDARY CONSERVATION AREA: 2.13 AC, TOTAL CONSERVATION AREA: 19.68 ACRES (42.98% OF SITE).
9. NO TIMBER HARVESTING HAS OCCURRED ON SITE IN PREVIOUS 24 MONTHS.
10. FLORA AND FAUNA ECOSYSTEMS SURVEYED ON 9-26-2023



EXISTING FEATURES SITE PLAN

PROJECT ADDRESS:
BILL CHEEK ASSASSIAGE

REVISIONS:

NO.	DATE	BY	DESCRIPTION

EXISTING FEATURES SITE PLAN

DATE: 9-27-2023
PROJECT: 20006.01

PRELIMINARY
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SHEET #
S2
OF

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Exhibit D: Building Elevations

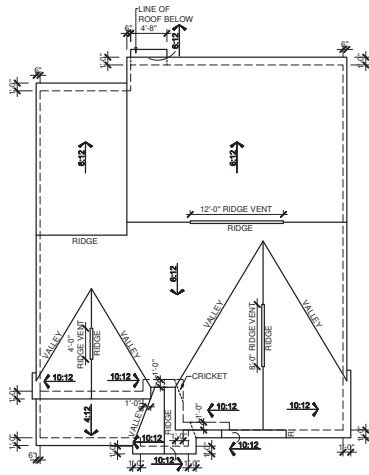
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V242 Canton 2

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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ROOF PLAN FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

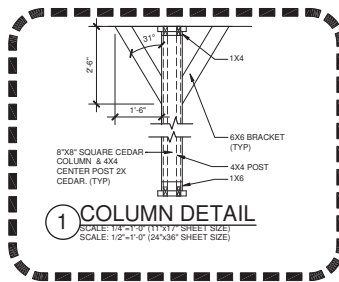
MAIN ROOF FHL

ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA: 1694 SQ. FT.	
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT	
(1694 SQ FT x 1/300) x 144 / 2 = 406 SQ. IN.	
406 / 18 NFA OF RIDGE VENT = 22' REQUIRED	
406 / 9 NFA OF SOFFIT VENT = 45' REQUIRED	
ACTUAL RIDGE VENT PROVIDED: 24'	
ACTUAL SOFFIT VENT PROVIDED: 55'	

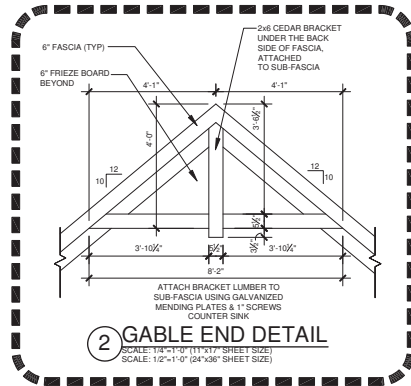
PORCH ROOF FHL

ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA: 125 SQ. FT.	
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT	
(125 SQ FT x 1/150) x 144 / 2 = 60 SQ. IN.	
ACTUAL RIDGE VENT PROVIDED: 0'	
ACTUAL SOFFIT VENT PROVIDED: 15'	

FRONT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	0	0
SHAKE	0	0
BOARD & BATT	361	59
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	256	41
TOTAL=		617 100
MASONRY % =		41



1 COLUMN DETAIL
SCALE: 1/2"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

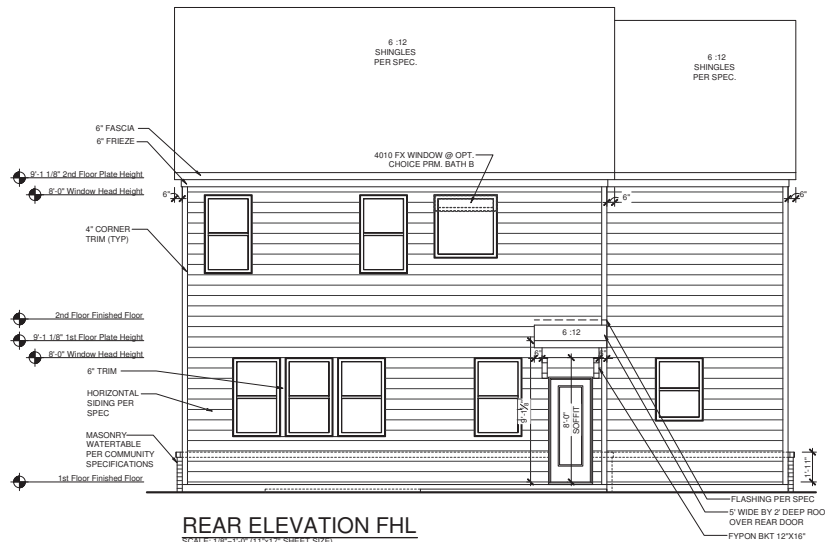


2 GABLE END DETAIL
SCALE: 1/2"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

REAR FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	620	100
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	0	0
TOTAL=		620 100
MASONRY % =		0



FRONT ELEVATION FHL
SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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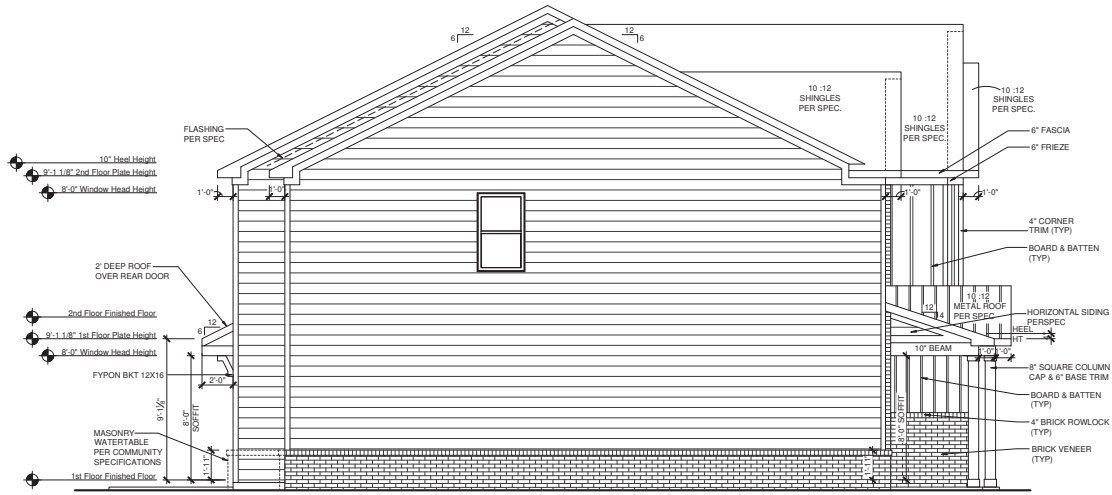
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Elevation Plans
Front Elevation FHL

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date:	---
sheet number:	A-3.2

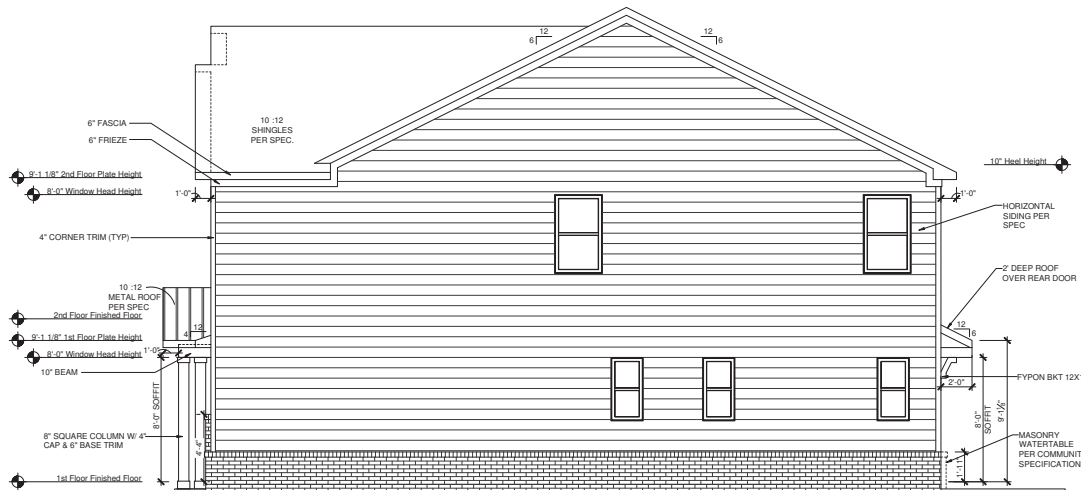


LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24x36" SHEET SIZE)

LEFT FACADE PERCENTAGES

MATERIALS	S.F.	%
SIDING	947	83
SHAKE	0	0
BOARD & BATT	59	5
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	135	12
TOTAL= 1141		100
MASONRY % = 12		



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24x36" SHEET SIZE)

RIGHT FACADE PERCENTAGES

MATERIALS	S.F.	%
SIDING	990	89
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	122	11
TOTAL= 1112		100
MASONRY % = 11		

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Elevation Plans
Side Elevations FHL

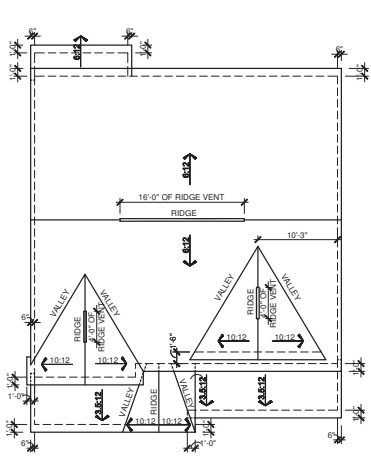
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sheet number:
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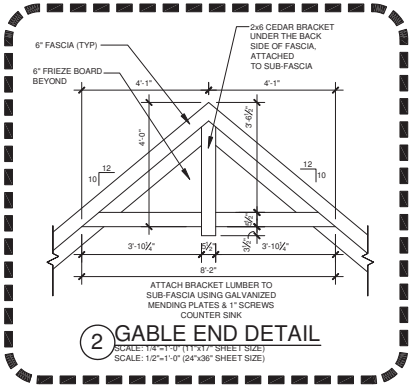
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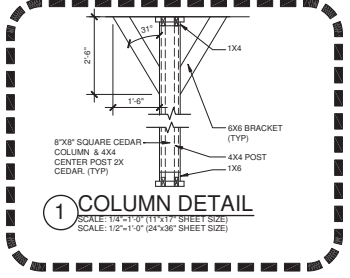


ROOF PLAN FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

FRONT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	0	0
SHAKE	0	0
BOARD & BATT	339	65
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	183	35
TOTAL=		522 100
MASONRY % =		35



2 GABLE END DETAIL
SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



1 COLUMN DETAIL
SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1466 SQ. FT.
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1466 SQ FT x 1/300) x 144) / 2 = 352 SQ. IN.
 352 / 18 NFA OF RIDGE VENT = 20 L.F.
 352 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 24'
 ACTUAL SOFFIT VENT PROVIDED: 66'

NOTE:
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

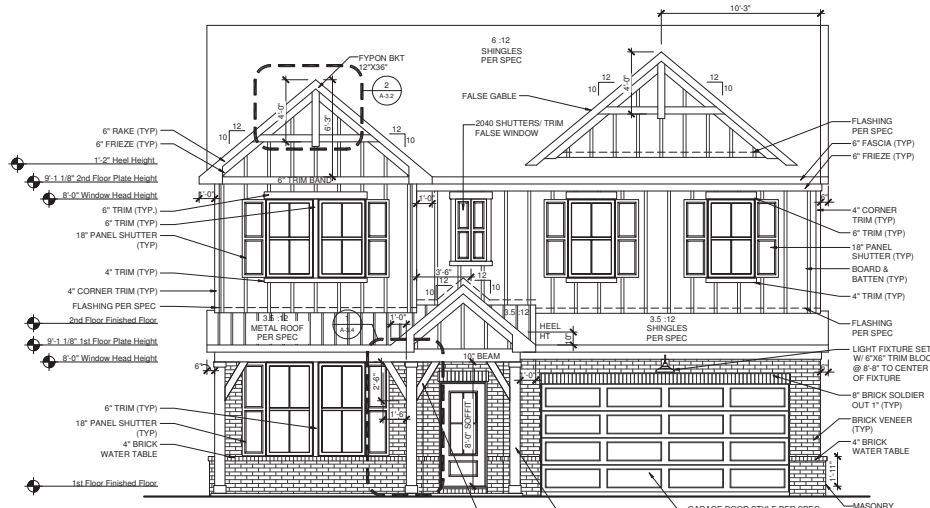
TOTAL SQ. FT. OF ROOF AREA: 248 SQ. FT.
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((248 SQ FT x 1/150) x 144) = 238 SQ. IN.
 238 / 9 NFA OF SOFFIT VENT = 26 L.F.

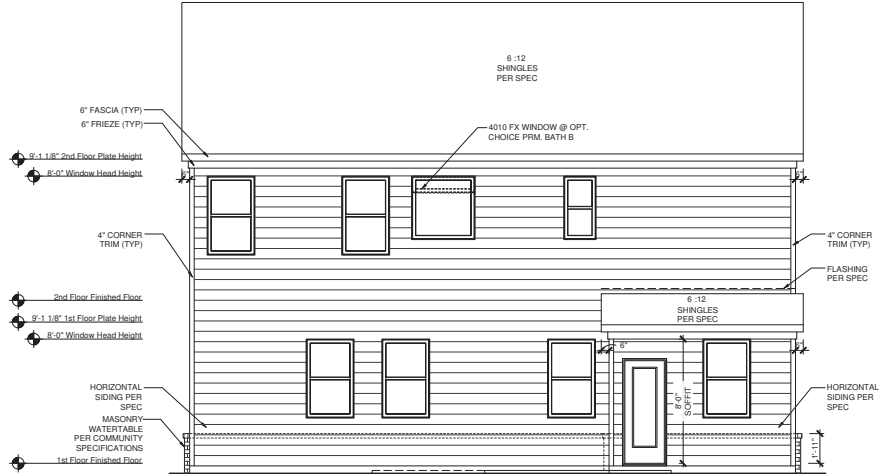
ACTUAL RIDGE VENT PROVIDED: 0'
 ACTUAL SOFFIT VENT PROVIDED: 31'

NOTE:
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REAR FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	596	100
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	0	0
TOTAL=		596 100
MASONRY % =		0



FRONT ELEVATION FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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Elevation Plans
Front Elevation FHL

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 checked by: ---
 date: ---
 sheet number:
A-3.2

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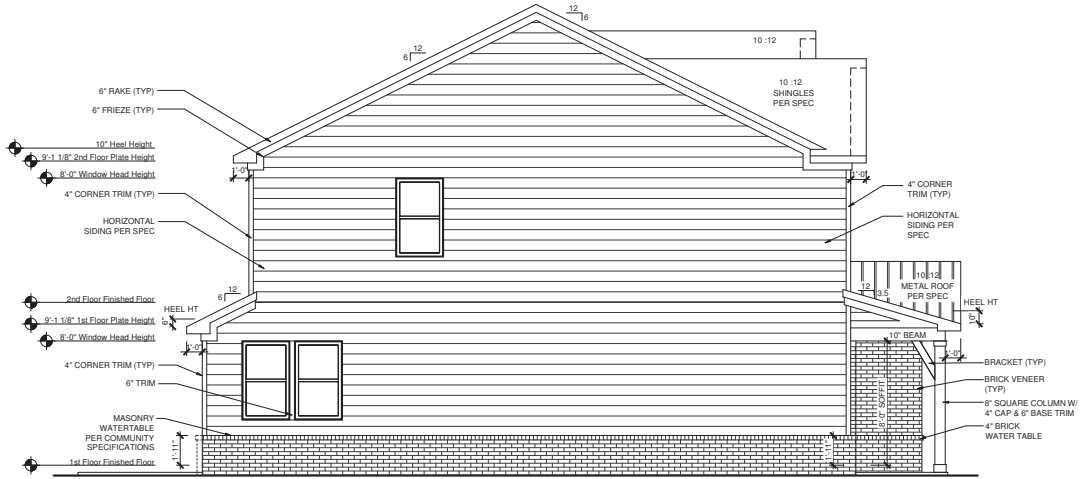
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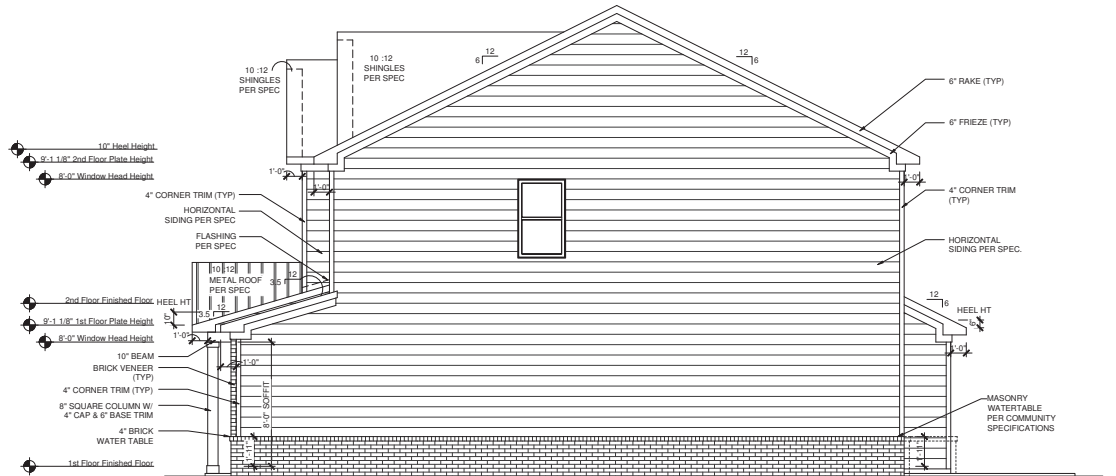
4/10/2023

LEFT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	849	85
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	150	15
TOTAL =		999 100
MASONRY % =		15



LEFT ELEVATION FHL
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

RIGHT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	912	89
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	112	11
TOTAL =		1024 100
MASONRY % =		11



RIGHT ELEVATION FHL
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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HILLSIDE
ATL V6421.1
 Elevation Plans
 Side Elevations FHL

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GWINNETT COUNTY
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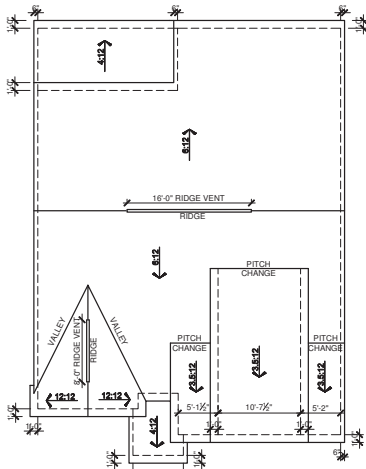
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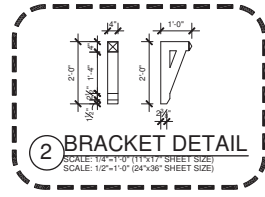


V209 Riverside

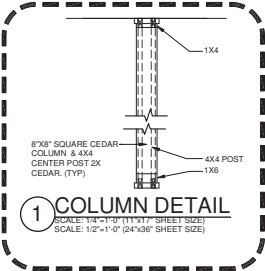
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ROOF PLAN - FHL
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



2 BRACKET DETAIL
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



1 COLUMN DETAIL
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA:	1826 SQ. FT.
RIIDGE VENT NET FREE AREA:	18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA:	9 SQ. IN. PER LINEAL FOOT
((1826 SQ FT x 1/300) x 144) / 2 = 438 SQ. IN.	
438 / 18	NFA OF RIDGE VENT = 24' REQUIRED
438 / 9	NFA OF SOFFIT VENT = 48' REQUIRED
ACTUAL RIDGE VENT PROVIDED: 24'	
ACTUAL SOFFIT VENT PROVIDED: 53'	

LANAI ROOF FHL

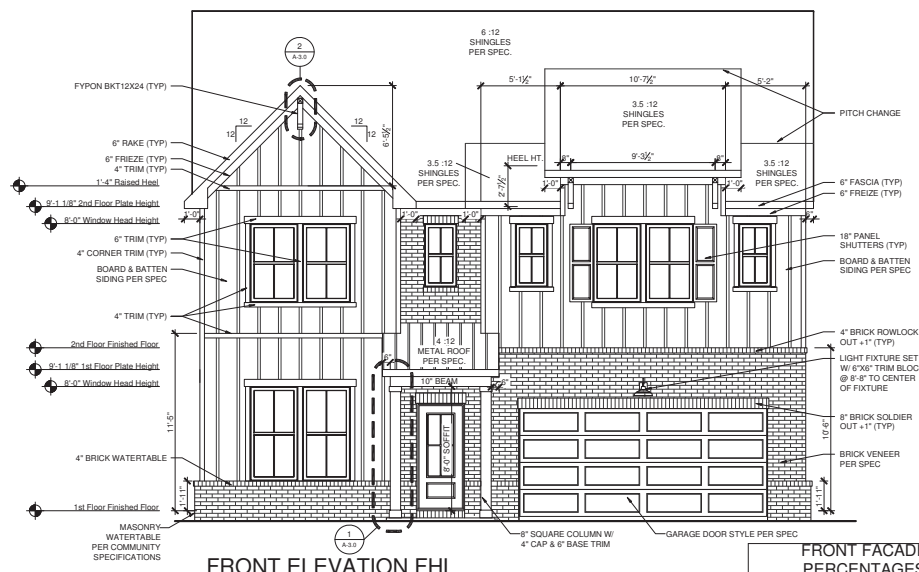
ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA:	144 SQ. FT.
RIIDGE VENT NET FREE AREA:	18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA:	9 SQ. IN. PER LINEAL FOOT
((144 SQ FT x 1/150) x 144) / 2 = 69 SQ. IN.	
ACTUAL RIDGE VENT PROVIDED: 0'	
ACTUAL SOFFIT VENT PROVIDED: 18'	

PORCH ROOF FHL

ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA:	47 SQ. FT.
RIIDGE VENT NET FREE AREA:	18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA:	9 SQ. IN. PER LINEAL FOOT
((47 SQ FT x 1/150) x 144) / 2 = 23 SQ. IN.	
ACTUAL RIDGE VENT PROVIDED: 0'	
ACTUAL SOFFIT VENT PROVIDED: 8'	

REAR FACADE PERCENTAGES

MATERIALS	S.F.	%
SIDING	635	100
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	0	0
TOTAL =	635	100
MASONRY % =	0	0



FRONT ELEVATION FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)

FRONT FACADE PERCENTAGES

MATERIALS	S.F.	%
SIDING	0	0
SHAKE	0	0
BOARD & BATT	302	61
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	194	39
TOTAL =	496	100
MASONRY % =	39	



REAR ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)

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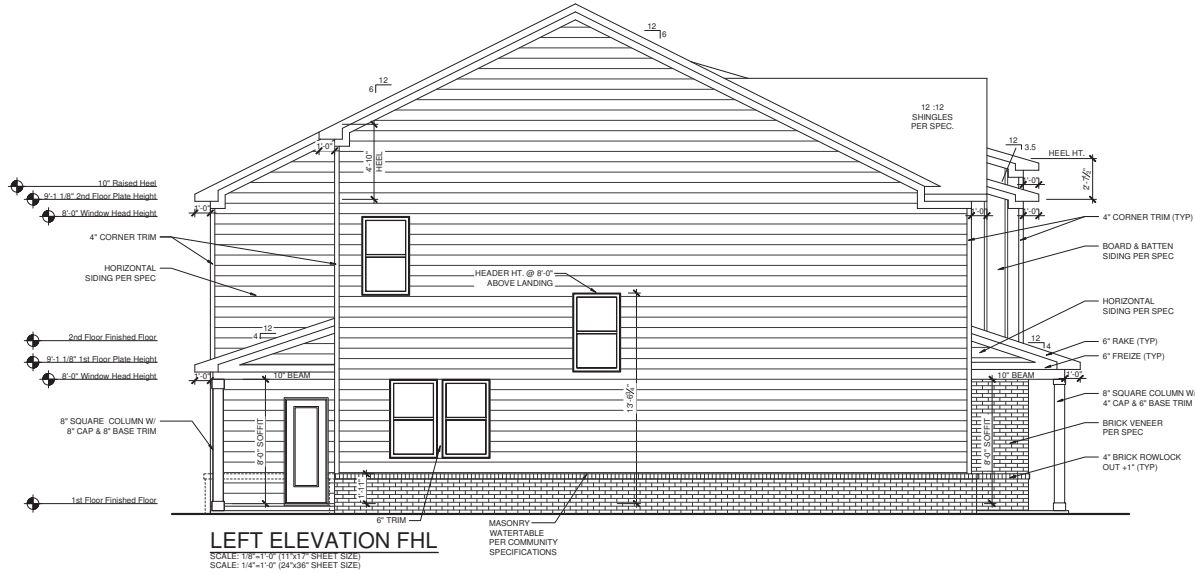


ATL V2091.2
Elevation Plans
Front Elevation FHL

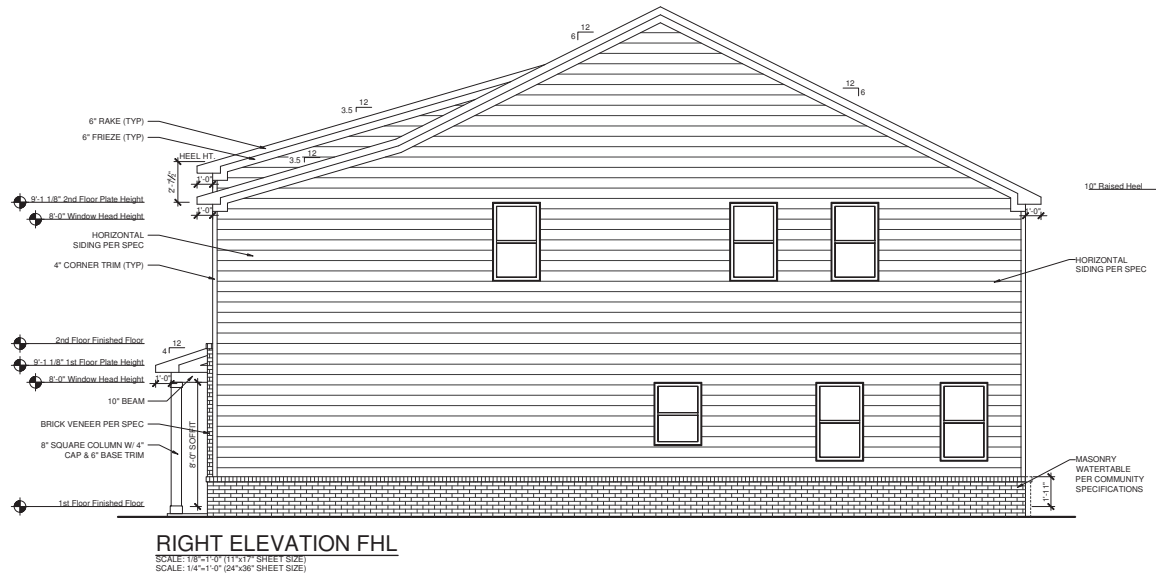
drawn by: ---
checked by: MSD
date: 10.3.22
sheet number:
A-3.0

HILLSIDE

LEFT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1091	87
SHAKE	0	0
BOARD & BATT	30	2
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	139	11
TOTAL= 1260		100
MASONRY % = 11		



RIGHT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1158	89
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	136	11
TOTAL= 1294		100
MASONRY % = 11		



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1.2	05/15/23

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Elevation Plans
Side Elevations FHL

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 sheet number:
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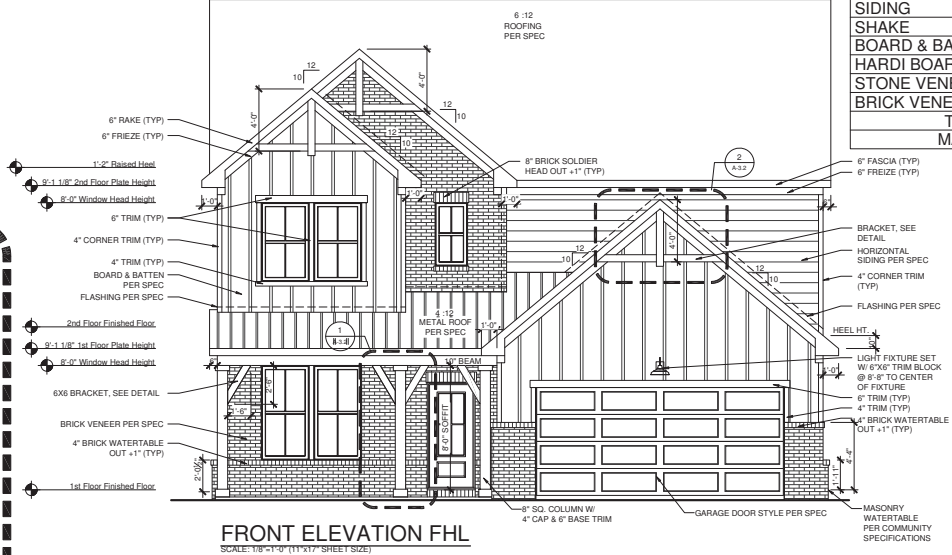
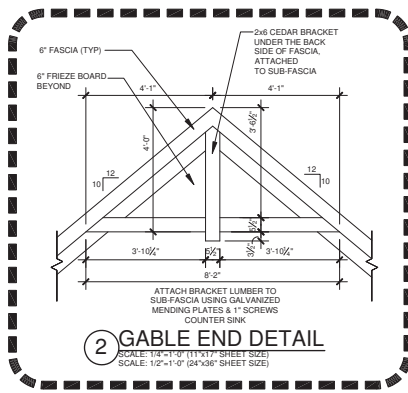
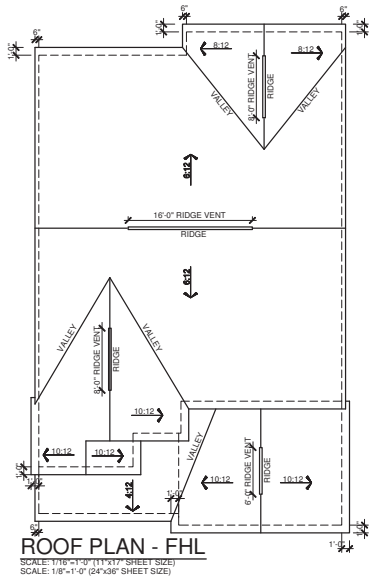
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FRONT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	95	17
SHAKE	0	0
BOARD & BATT	263	47
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	203	36
TOTAL=		561 100
MASONRY % =		36

REV.	DATE
2.0	1/17/23
2.1	06/22/23

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ATL V212.1
Elevation Plans
Front Elevation FHL

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date: ---

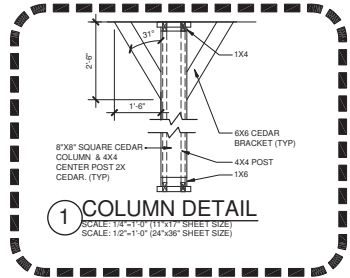
sheet number:
A-3.2

MAIN ROOF FHL
ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1925 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$(1925 \text{ SQ FT} \times 1/300) \times 144 / 2 = 462 \text{ SQ. IN.}$
462 / 18 NFA OF RIDGE VENT = 25' REQUIRED
462 / 9 NFA OF SOFFIT VENT = 51' REQUIRED

ACTUAL RIDGE VENT PROVIDED: 32'
ACTUAL SOFFIT VENT PROVIDED: 63'



PORCH/GARAGE ROOF FHL
ATTIC VENT CALCULATION

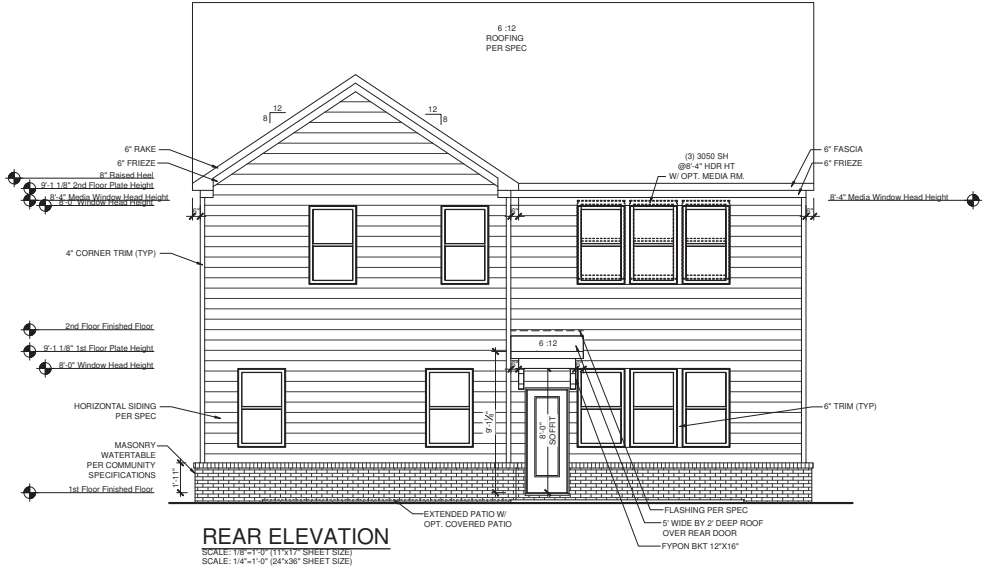
TOTAL SQ. FT. OF ROOF AREA: 467 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$(467 \text{ SQ FT} \times 1/300) \times 144 / 2 = 112 \text{ SQ. IN.}$
112 / 18 NFA OF RIDGE VENT = 6' REQUIRED
112 / 9 NFA OF SOFFIT VENT = 12' REQUIRED

ACTUAL RIDGE VENT PROVIDED: 6'
ACTUAL SOFFIT VENT PROVIDED: 25'

REAR FACADE PERCENTAGES

MATERIALS	S.F.	%
SIDING	569	86
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	94	14
TOTAL=		663 100
MASONRY % =		14



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

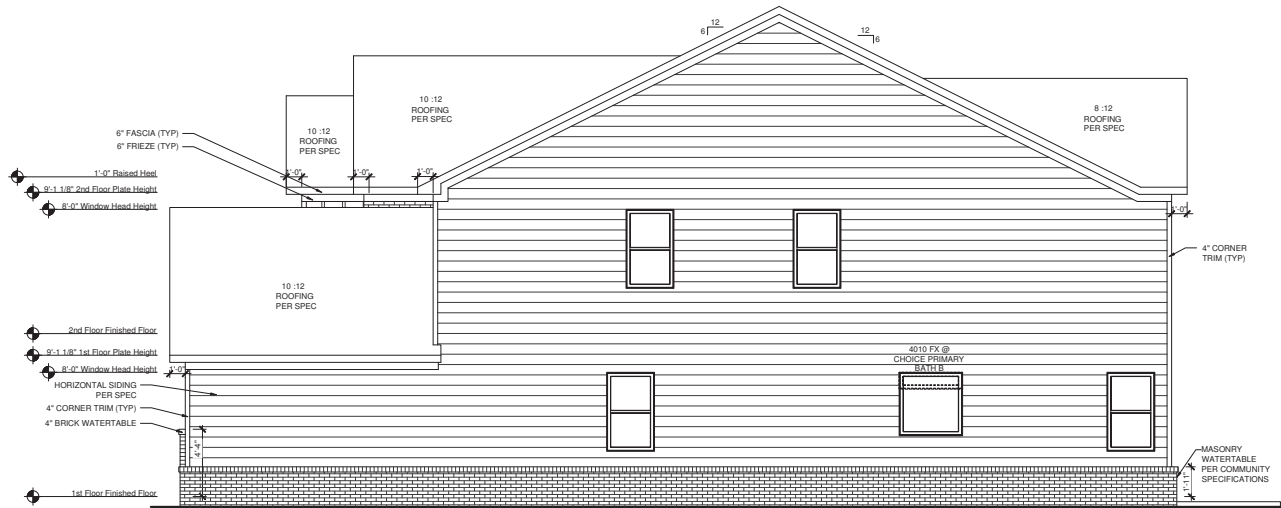
RZR2023-00025
10/10/2023

LEFT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1145	84
SHAKE	0	0
BOARD & BATT	34	2
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	183	13
TOTAL=		1362 100
MASONRY % =		13



LEFT ELEVATION FHL
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

RIGHT FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1129	87
SHAKE	0	0
BOARD & BATT	3	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	170	13
TOTAL=		1302 100
MASONRY % =		13



RIGHT ELEVATION FHL
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
2.0	1/17/23
2.1	06/22/23

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ATL V2122.1
Elevation Plans
Side Elevations FHL

drawn by: ---
 checked by: ---
 date: ---
 sheet number:
A-3.3

Plot Date: 23.06.2023 15:48:33; By: CH1185757

**WINNETT COUNTY
 PLANNING AND DEVELOPMENT**

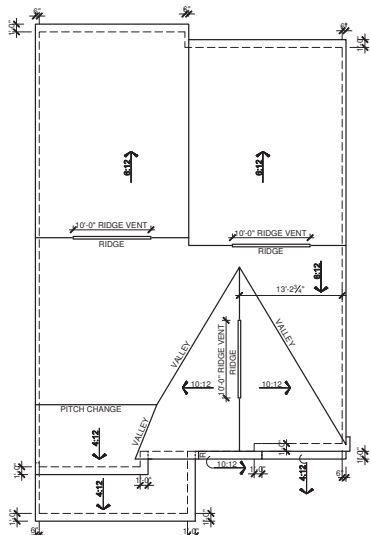
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10.10.2023



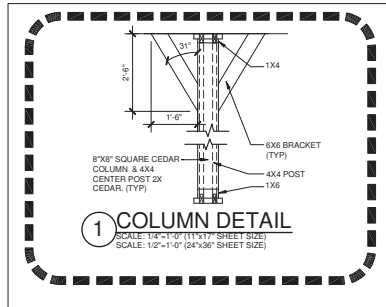
V244 Tucker 2

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10.10.2023

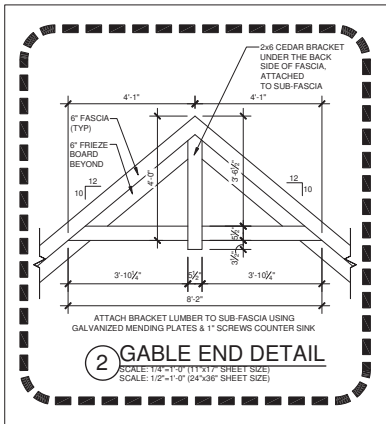


ROOF PLAN FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

FRONT FACLDE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	0	0
SHAKE	0	0
BOARD & BATT	324	45
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	396	55
TOTAL=	720	100
MASONRY % = 55		

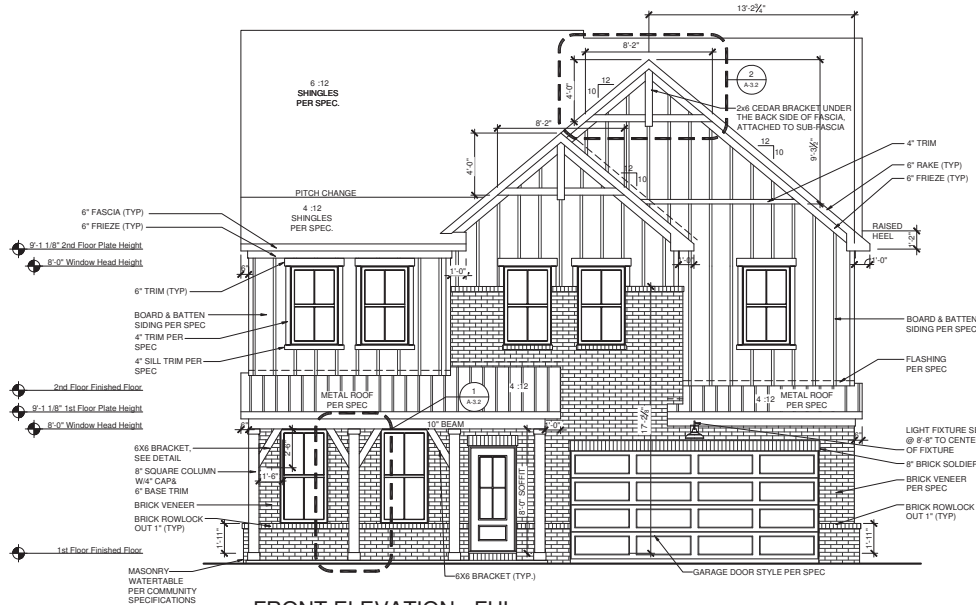


1 COLUMN DETAIL
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

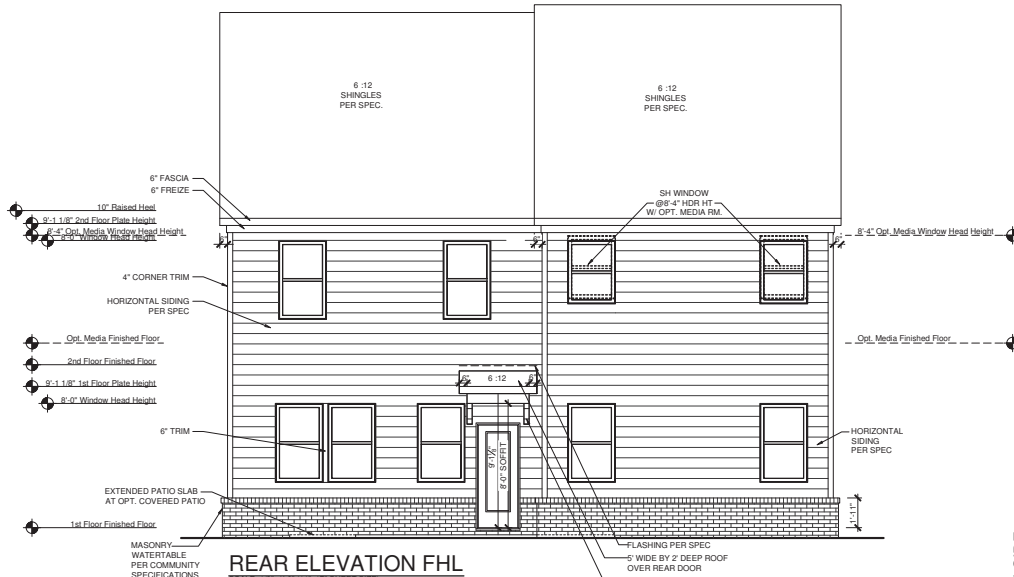


2 GABLE END DETAIL
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

REAR FACLDE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	611	100
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	0	0
TOTAL=	611	100
MASONRY % = 0		



FRONT ELEVATION - FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 2080 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

(2274 SQ FT x 1/300) + 144) = 499 SQ. IN.
499 / 18 NFA OF RIDGE VENT = 27 REQUIRED
499 / 9 NFA OF SOFFIT VENT = 55 REQUIRED

ACTUAL RIDGE VENT PROVIDED: 30"
ACTUAL SOFFIT VENT PROVIDED: 55"

PORCH ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 127 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((127 SQ FT x 1/150) + 144) = 60 SQ. IN.
60 / 9 NFA OF SOFFIT VENT = 6
ACTUAL RIDGE VENT PROVIDED: 0"
ACTUAL SOFFIT VENT PROVIDED: 12"

GARAGE ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 11 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((11 SQ FT x 1/150) + 144) = 5 SQ. IN.
5 / 9 NFA OF SOFFIT VENT = 1
ACTUAL RIDGE VENT PROVIDED: 0"
ACTUAL SOFFIT VENT PROVIDED: 1"

REV.	DATE
1.1	04/20/23

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ATL V2441.1
Elevation Plans
Front Elevation FHL

drawn by: ---
checked by: ---
date: ---
sheet number: **A-3.2**

Pld Date: 19-08-2023 12:22:22; By: Alimash Thakur

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10.10.2023

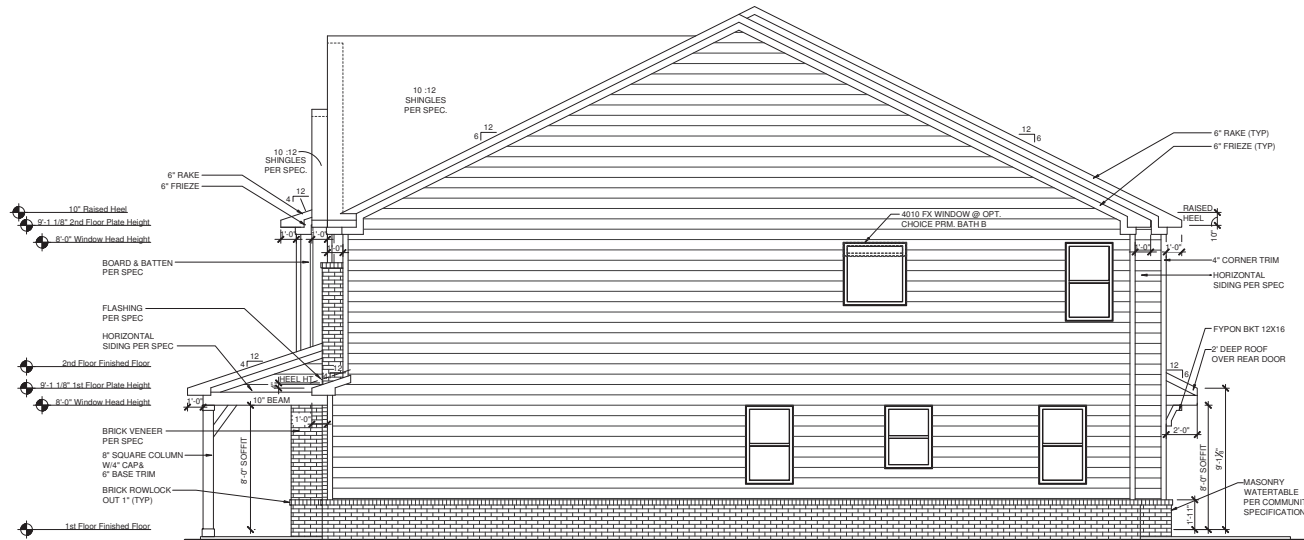
LEFT FACLDE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1400	100
SHAKE	0	0
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	0	0
TOTAL= 1400		100
MASONRY % = 0		



LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

RIGHT FACLDE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	1345	97
SHAKE	0	0
BOARD & BATT	16	1
HARDI BOARD	0	0
STONE VENEER	0	0
BRICK VENEER	30	2
TOTAL= 1391		100
MASONRY % = 2		



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	04/20/23

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BEAZER HOMES

ATL V2441.1

Elevation Plans

Side Elevations FHL

drawn by: ---	checked by: ---
date: ---	sheet number: ---
A-3.3	

Plot Date: 10-06-2023 12:22:50; By: Athanash Thakur

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10.10.2023

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

[attached]

10/10/2023

Re: **Letter of Intent – OSC Rezoning
Bill Cheek Road Assemblage**
PEC+ Project No. 20006.01

Dear Community Development Officials,

This application seeks to rezone the approximately 45-acre site known as the Bill Cheek Assemblage (the “Subject Property,” PIDs 3007 016 and 3007 016B) from RA200 to OSC. The change would allow for the development of a new, 83-unit, single-family detached development. Additionally, the applicant is requesting a concurrent variance to the Gwinnett County UDO Section 210-50.14 A to permit a cul-de-sac

Site, Site History and Proposal

The Subject Property is located along Bill Cheek Road near the northeastern intersection of Flowery Branch Road in northeastern Gwinnett County. The site is bordered by I-85 to the north, the Wheeler Creek subdivision to the east, Pilgrim Acres subdivision to the west, and Bill Cheek Road to the south. The site is made up of two parcels that total approximately 45-acres. A stream runs through both parcels (bisecting 3007 016 and along the property line of 3007 016B). There is also an existing pond on parcel 3007 016 that will remain.

Of the 45-acres, approximately 44 acres are not in a floodplain or easement area. The proposed 83-unit single family subdivision has a gross site density of 1.85 units per acre and a net site density of 1.88 units per acre, of the permitted 2.5 units per acre in the OSC district. The minimum lot size would be 7,500 square feet, with a minimum heated floor area of 1,400 square feet for each home. The site would have 20.58 acres of primary and secondary conservation space (approximately 43% of the total site area). Elevations are included with this submittal.

Rationale for Request

This area is part of the “emerging suburban” character area per the Gwinnett County Comprehensive Plan. As such, the proposed OSC zoning is compatible with the underlying designation and is therefore aligned with the comprehensive plan. Per the Gwinnett County Unified Development Ordinance, the purpose and intent of the OSC zoning district is to encourage the protection and preservation of natural resources while providing safe, walkable neighborhoods and communities. Land disturbance and impervious surfaces should be minimized to enhance air, water, land, and tree resources. Contiguous conservation spaces should be protected in developed areas of the County as well. The proposal meets the purpose and intent of the district per the Gwinnett County UDO.

While only 25% of the overall site area is required to be set aside for conservation space, the proposed development is earmarking nearly half of the site area for such uses. Additionally, large buffer areas along all property lines will remain natural and undisturbed for conservation area.

The immediate area is characterized by different types of single family development, including townhomes, detached homes, and trailer homes. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area.

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Concurrent Variances Requested

The applicant is also requesting a concurrent variance to Section 210-50.14 A to permit a cul-de-sac in the development. The site has an odd shape and steep slopes, particularly along the streams and near the existing pond that will remain. In order to create the safest, most efficient layout possible, a cul-de-sac is necessary for access to lots 4, 5, and 6.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for Gwinnett County (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant’s and property owner’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property’s use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant’s and the property owner’s property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by Gwinnett County and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by Gwinnett County and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant’s rezoning request to allow for the development of a new, single-family detached conservation subdivision. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Project No. 20006.01
9/28/2023

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

9/28/2023

Re: **Zoning Analysis – OSC Rezoning**
Bill Cheek Road Assemblage
PEC+ Project No. 20006.01

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

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 and nearby properties. The proposal includes 83 single-family homes, which is a use compatible with the surrounding uses, including single family homes, townhomes, and mobile homes. Therefore, the proposed change would allow for 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:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed. The proposed use includes significant natural buffers around the exterior of the property, and will protect adjacent parcels from negative externalities associated with development and land disturbance. The proposed new use would be in harmony with the use and usability of existing properties.

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

The proposal does not have a reasonable use as zoned. Due to the location and size of this parcel, in addition to the existing hydrological features, the subject property does not have a reasonable use under the RA200 designation. This site cannot be feasibly be used as farmland, and the best and highest use of it would be a subdivision similar to others in the area. This proposal, however, would ensure that the natural area on the site remains intact to the extent possible, while still maintaining a reasonable economic use.

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

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. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the emerging suburban character area is designated as those areas of the county which can support new areas of growth due to the presence of existing utilities and capacity.

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 comprehensive plan. This area is part of the “emerging suburban” character area per the Gwinnett County Comprehensive Plan. As such, the proposed OSC zoning is compatible with the underlying designation and is therefore aligned with the comprehensive plan. Per the Gwinnett County Unified Development Ordinance, the purpose and intent of the OSC zoning district is to encourage the protection and preservation of natural resources while providing safe, walkable neighborhoods and communities. Land disturbance and impervious surfaces should be minimized to enhance air, water, land, and tree

resources. Contiguous conservation spaces should be protected in developed areas of the County as well. The proposal meets the purpose and intent of the district per the Gwinnett County UDO.

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 site area has never been used for agriculture, and it can almost be guaranteed that it will not be used for agriculture moving toward the mid-21st century. The County has tremendous pressures for growth, and this development is suitable in ensuring the goals of the comprehensive plan are met by steering that growth toward quality with an emphasis on good design.

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's request to rezone the subject property from RA200 to OSC for the purposes of creating a new, high-quality, single-family detached development. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.



Exhibit F: 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>BEAZER HOMES</u>	NAME: <u>MULTIPLE, SEE ATTACHMENT</u>
ADDRESS: <u>2002 SUMMIT BLVD NE, 15TH FL</u>	ADDRESS: _____
CITY: <u>ATLANTA</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30319</u>	STATE: _____ ZIP: _____
PHONE: <u>678-436-2111</u>	PHONE: _____
EMAIL: _____	EMAIL: _____
CONTACT PERSON: <u>HAYLEY TODD (PEG+)</u> PHONE: <u>757-508-6593</u>	
CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS</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>RA200</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>3003 016B and 3007 016</u> ACREAGE: <u>44.95 ac</u>	
ADDRESS OF PROPERTY: <u>4900 Block of Bill Cheek Road and 4780 Bill Cheek Road, Auburn GA 30011</u>	
PROPOSED DEVELOPMENT: <u>A new, 83-lot conservation subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>83</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>min. 1400 sf</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.85 UPA</u>	Density: _____
Net Density: <u>1.88 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY DATA

PID	DEEDED ACRES PER GIS	ADDRESS	OWNER	OWNER ADDRESS
R3003 016	27.63	BILL CHEEK ROAD	ZAKAS FAMILY PARTNERSHIP I LP	365 PEACHTREE BATTLE AVE NW ATLANTA GA 30305-4064
R3003 016B	17.95	BILL CHEEK ROAD	PETRAKOPOULOS GEORGE A ETAL	4710 LOU IVY RD PEACHTREE CORNERS GA 30096-2918
TOTAL	45.58			

ACRES PER SURVEY: 44.95

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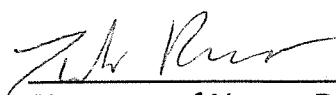
9.28.2023

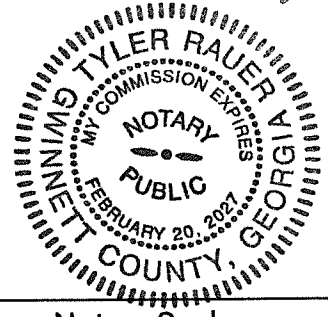
REZONING APPLICANT'S CERTIFICATION

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.

 _____ *9/26/2023*
Signature of Applicant Date

ON BEHALF OF BEAZER HOMES *Scott Butler - VP Land Acquisition*
Type or Print Name and Title

 _____ *9-26-2023*
Signature of Notary Public Date



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9.28.2023

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.

Dennis Z Zakas, Trustee

9/26/23

Signature of Property Owner

Date

ON BEHALF OF ZAKAS FAMILY PARTNERSHIP I LP (PID #3007 016)

Type or Print Name and Title

Justin Dinerman

9/26/23

Signature of Notary Public

Date

Notary Seal



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9.28.2023

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.

George Petrakopoulos

Signature of Property Owner

9-27-2023

Date

GEORGE PETRAKOPOULOS

ON BEHALF OF PETRAKOPOULOS GEORGE A ETAL (PID #3003 016B)

Type or Print Name and Title

J Phon

Signature of Notary Public

9/27/2023

Date

Notary Seal



RECEIVED

9.28.2023

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: 3 - 007 - 016
(Map Reference Number) District Land Lot Parcel

[Signature] 9/26/2023
Signature of Applicant Date

ON BEHALF OF BEAZER HOMES
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)

Kathy Lyles TSA
NAME TITLE
9/27/2023
DATE

RECEIVED

9.28.2023

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: 3 - 003 - 016B
(Map Reference Number) District Land Lot Parcel

[Signature] 9/26/2023
Signature of Applicant Date

ON BEHALF OF BEAZER HOMES Scott Butler - VP Land Acquisition
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)

Kathy Lyles TSA
NAME TITLE
9/27/2023 2023 TAXES DUE 10/15/2023
DATE

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]



October 2, 2023

Scott Butler
Beazer Homes
2002 Summit Blvd NE, 15th Floor.
Atlanta, GA 30319

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-228-10	
Expiration Date: 10/02/2024	
Tie-In Manhole FID: 4378262	

RE: Sewer Availability for Proposed Development – Bill Cheek Road
Parcel ID 3007 016, 3003 016B

Dear Mr. Butler:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 83 single-family homes on the above parcel(s) and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 14.4 gpm discharging to the sewer tie-in manhole at Facility ID 4378262.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

GWINNETT COUNTY PLANNING AND DEVELOPMENT
RECEIVED
10.10.2023



Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

Exhibit H: Traffic Impact Study

[attached]

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10.10.2023

**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
ON BILL CHEEK ROAD**

GWINNETT COUNTY, GEORGIA



Prepared for:

***Planners & Engineers Collaborative, Inc.
350 Research Court,
Peachtree Corners, GA 30092***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

September 27, 2023
A & R Project # 23-158

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at 4780 Bill Cheek Road in Gwinnett County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The proposed residential development will consist of 82 single-family homes.



The development proposes two full access driveways on Bill Cheek Road.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

- Flowery Branch Road at Spout Springs Road
- Flowery Branch Road at Bill Cheek Road
- SR 124 (Braselton Highway) at Flowery Branch Road
- SR 124 (Braselton Highway) at Wheeler Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

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7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 4780 Bill Cheek Road in Gwinnett County, Georgia. The proposed development will consist of 82 single-family homes and proposes two full access driveways on Bill Cheek Road.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Flowery Branch Road at Spout Springs Road
2. Flowery Branch Road at Bill Cheek Road
3. SR 124 (Braselton Highway) at Flowery Branch Road
4. SR 124 (Braselton Highway) at Wheeler Road
5. Bill Cheek Road at Site Driveway 1 (West)
6. Bill Cheek Road at Site Driveway 2 (East)

The results of the future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersections will continue to operate at an overall level of service “E” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “C” or better with peak hour traffic.

Due to the existing delays at intersection 1 (Flowery Branch Road at Spout Springs Road), it is recommended that certain system improvements be applied to better aid the flow of traffic, especially during peak hours. Due to the heavy northbound-right turning movements from Flower Branch Road, it is recommended that the short existing right turn lane be extended to have a minimum storage length of 100 ft. Additionally, a westbound left turn lane on Spout Springs Road is recommended to accommodate the heavy left-turning traffic volumes at that approach. The source of the heavy westbound delays during peak hours currently comes from the lack of a left turn lane, even though this approach has protected-permissive phasing which works better when a dedicated left turn lane is present. Once a left turn lane is added, the westbound approach is projected to operate at a level of service “A”. The intersection will perform at a level of service “B” or better during peak hours if the recommended system improvements are applied. It must be noted that these system improvements are recommended to fix existing problems. The impact from the site traffic at this intersection will be minimal.

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10.10.2023

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway on Bill Cheek Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Bill Cheek Road remaining free flow
 - A right turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 2: Full Access Driveway on Bill Cheek Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Bill Cheek Road remaining free flow
 - A right turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

7.2 Recommended System Improvements

The following system improvements are recommended at the intersection of Flowery Branch Road at Spout Springs Road:

- A westbound left turn lane on Spout Springs Road
- The protected-permissive phasing at the westbound-left approach should be retained after the left turn lane is added
- The existing northbound right turn lane on Flowery Branch Road should have its storage length extended to a minimum of 100 ft
- The extended northbound right turn lane should be channelized with a raised island

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		11.08.23	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2023-00025	
Case Address:		4780 Bill Cheek Road, Auburn, 30011	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Bill Cheek Road is a local road. ADT is not listed.		
2	10.3 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Any internal street that exceeds 500' in length shall include traffic calming.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall construct a right-turn deceleration lane at each site entrance.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

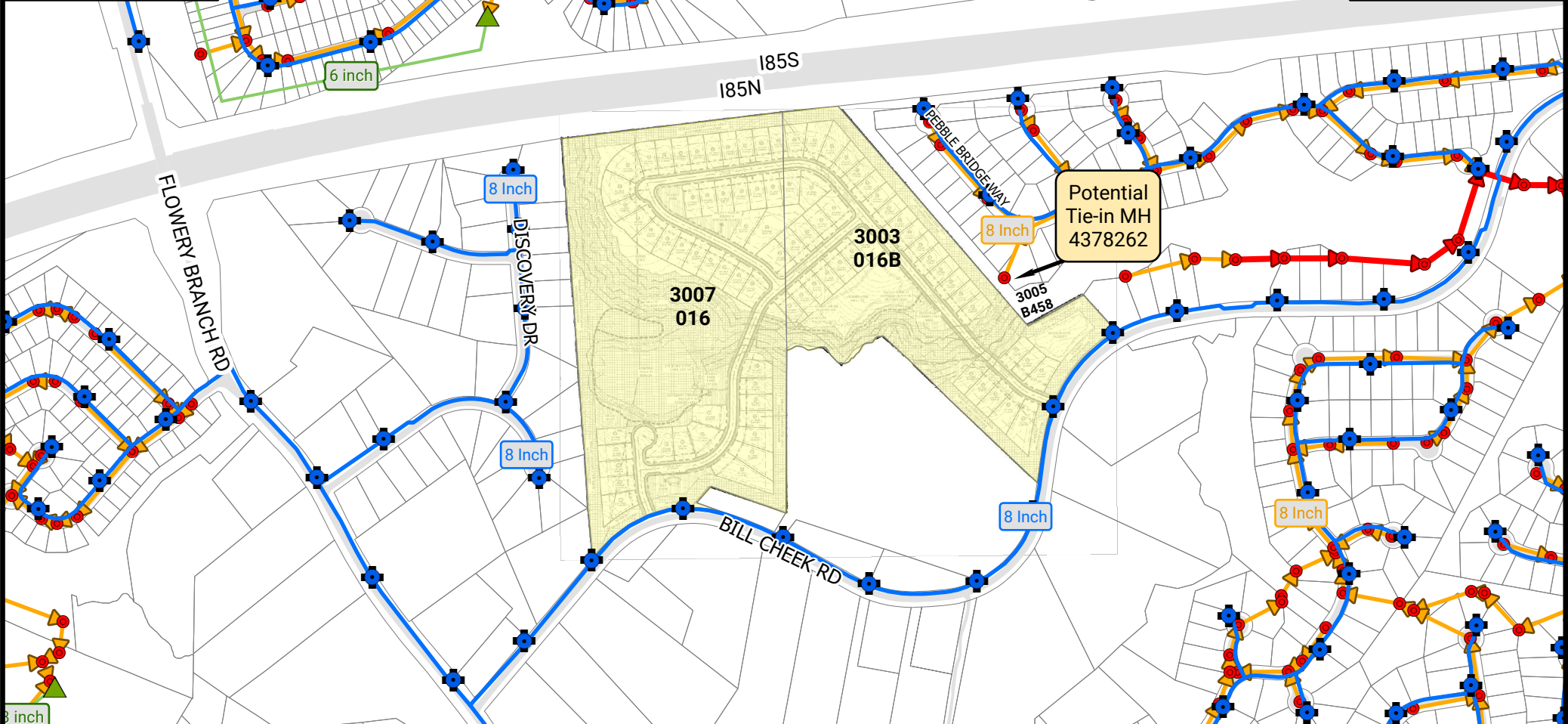


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2023-00025		
Case Address:		4900 Block of Bill Cheek Rd & 4780 Bill Cheek Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 8-inch water main along the northern right-of-way of Bill Cheek Road. A connection at both proposed entrances is required.			
2	Sewer: A Sewer Capacity Certification (C2023-228-10) has been approved for 83 single-family residential units. The proposed development plans to connect to an 8-inch gravity sewer located on the west side of parcel 3005B458. As-builts for the Wheeler Creek Subdivision development indicate an easement exists for tie-in to manhole FID 4378262.			
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

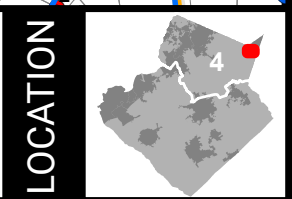
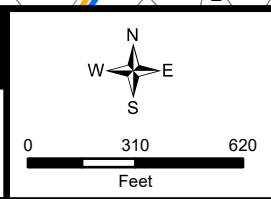


LEGEND

- Water Main
- Manhole
- Sewer Collector
- Hydrant
- Sewer Force Main

4900 Block of Bill Cheek Rd
 & 4780 Bill Cheek Rd
 RA-200 to OSC

Water & Sewer Utility Map



Water Comments: The proposed development may connect to an existing 8-inch water main along the northern right-of-way of Bill Cheek Road. A connection at both proposed entrances is required.

Sewer Comments: A Sewer Capacity Certification (C2023-228-10) has been approved for 83 single-family residential units. The proposed development plans to connect to an 8-inch gravity sewer located on the west side of parcel 3005B458. As-builts for the Wheeler Creek Subdivision development indicate an easement exists for tie-in to manhole FID 4378262.

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, 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.	
RZR2023-00003	Grayson HS	3,420	3,000	420	3,506	3,000	506	3,576	3,000	576	35
	Bay Creek MS	1,361	1,150	211	1,380	1,150	230	1,433	1,150	283	26
	Grayson ES	1,049	950	99	1,070	950	120	1,091	950	141	45
RZR2023-00024	Archer HS	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	6
	McConnell MS	2,111	1,775	336	2,153	1,775	378	2,196	1,775	421	4
	Harbins ES	1,443	1,225	218	1,486	1,225	261	1,531	1,225	306	9
RZR2023-00025	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	26
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	21
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	36
RZM2023-00021	South Gwinnett HS	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	16
RZM2023-00022 (combined)	Snellville MS	881	1,625	-744	864	1,625	-761	857	1,625	-768	11
	Norton ES	944	1,300	-356	953	1,300	-347	968	1,300	-332	21
RZM2023-00023	Lanier HS	1,903	1,900	3	1,920	1,900	20	1,938	1,900	38	17
	Lanier MS	1,334	1,700	-366	1,361	1,700	-339	1,388	1,700	-312	14
	Sugar Hill ES	1,126	1,075	51	1,149	1,075	74	1,171	1,075	96	26

Exhibit J: Maps

[attached]



APPLE GROVE RD

185S

185N

TWISTED CREEK LN

BOULDER CT

MOSSY BOULDER CT
PEBBLE BRIDGE WAY

COLUMBUS CT

DISCOVERY DR

PILGRIM LN

BILL CHEEK RD

LILY STEM DR

FLOWERY BRANCH RD

STREAMEDGE PATH

TRIOLOGY PARK TRL

SHELLNUT PATH

 SIGN LOCATION

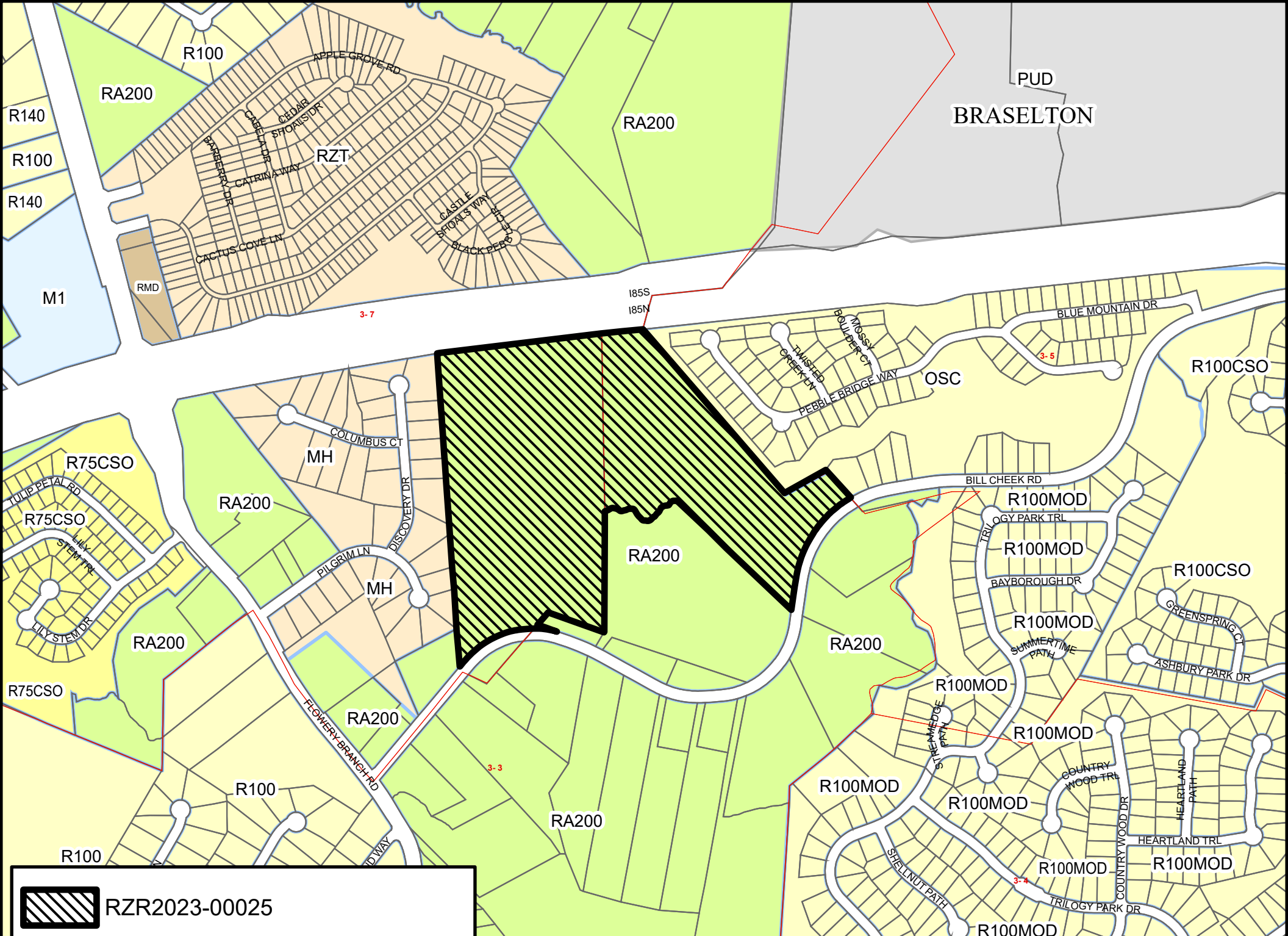
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Created: October 20, 2023



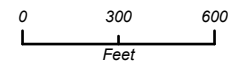
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Feet

Gwinnett County GIS



 RZR2023-00025

Created: October 20, 2023



SUBJECT SITE AND SURROUNDING ZONING

BRASELTON
Municipality

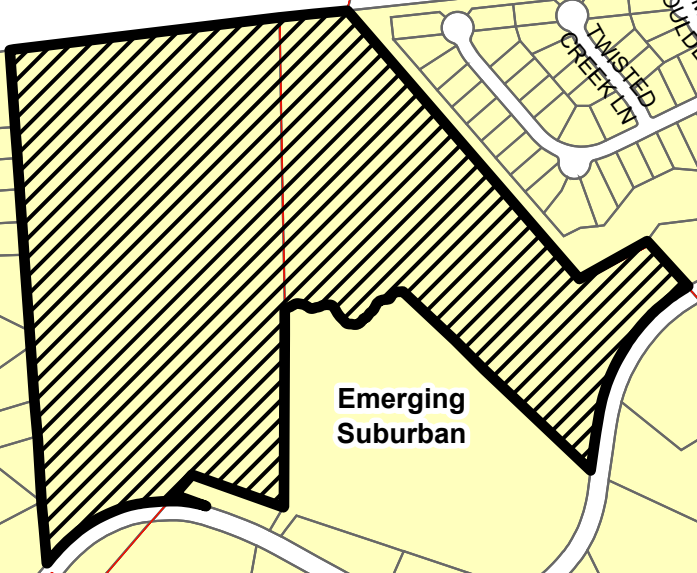
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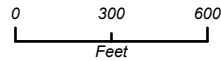
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Emerging
Suburban

 RZR2023-00025

Created: October 20, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit K: Documents Presented at the December 5, 2023
Planning Commission Public Hearing**

[attached]

12/4/2023

Gwinnett County Planning and Zoning
446 West Crogan Street
Lawrenceville, GA 30046

Re: **Proposed Zoning to OSC-OPEN SPACE CONSERVATION DISTRICT**
Bill Cheek Road Rezoning (44.95 Acres)
PEC+ Project No. 20006.01

Please see below the additional proposed conditions of zoning:

1. A 50-foot landscaped strip shall be installed along Bill Cheek Road per the Gwinnett County UDO.
2. There shall be a 6' solid opaque fence along a portion of the property line with the northeastern side of property and parcel # 3003 016A on 4950 Bill Cheek Road as also shown on attached exhibit.
3. A sanitary sewer stub for future development shall be placed on parcel # 3003 016A / 4950 Bill Cheek Road as shown in the attached exhibit.
4. There shall be a maximum of 10% of homes that can be rented at any time.
5. There shall be a mandatory HOA established.
6. The minimum size of the homes shall be 2,200 heated square feet for two story homes. The minimum size of single story ranch homes would be 1,900 sf.
7. The northern access to Bill Cheek Road as shown on the zoning plan shall be limited to right in and right-out access.
8. The side and rear of the homes shall have a 2' brick or stone water table.
9. No vinyl siding or stucco is allowed on the exterior of the homes.
10. Exterior sidewalks on Bill Cheek Road shall only extend from within the community to existing sidewalks already present on Bill Cheek Rd. Currently the only external sidewalk to be connected is the sidewalk in front of the westernmost lot fronting Bill Cheek Road in the Wheeler Creek Subdivision.
11. Amenities to include such things as: dog park, trails, pocket parks with seating areas, gazebo, lakeside feature.

Sincerely,
Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP
President





V242 Canton 2



Planners & Engineers
Collaborative+

BILL CHEEK RD CONSERVATION SUBDIVISION

WINNETT COUNTY



V242 Canton 2



V242 Canton 2



V 642 Emerson



Planners & Engineers
Collaborative+

BILL CHEEK RD CONSERVATION SUBDIVISION

WINNETT COUNTY