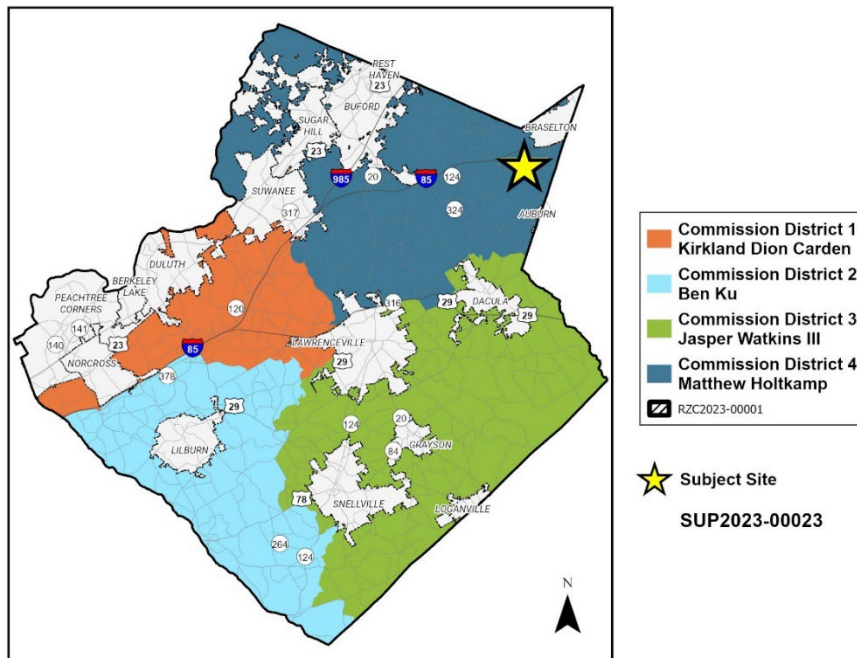


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00023
Current Zoning: RA-200 (Agriculture-Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road Overlay District
Request: Special Use Permit
Additional Request: Variance
Address: 4688 Braselton Highway
Map Numbers: R3003 018A
Site Area: 1.00 acre
Units: 1
Proposed Development: Manufactured Home
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: 5/2/2023
Board of Commissioners Advertised Public Hearing Date: 5/23/2023

Applicant: Tina Partridge c/o
Alliance Engineering and Planning
4525 South Lee Street
Buford, GA 30518

Owner: Lina Ann Phrampus
327 W Candler Street
Winder, GA 30680

Contact: Tyler Lasser

Contact Phone: 770.225.4730

Zoning History

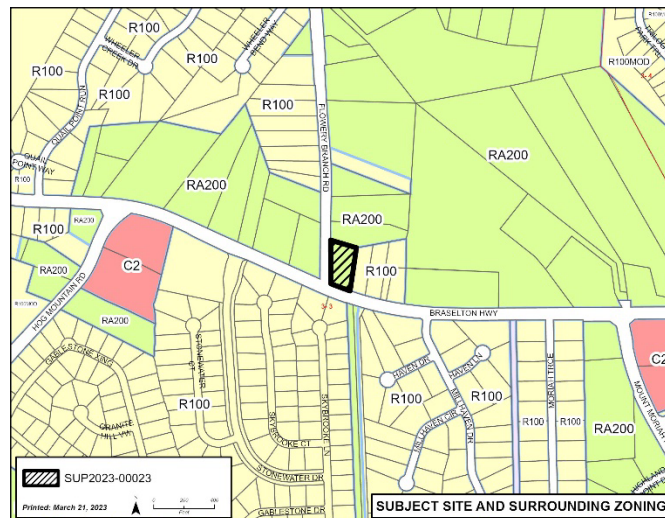
The subject property is zoned RA-200 (Agriculture-Residence District). In 2022, a rezoning request to C-1 (Neighborhood Business District) for a convenience store with fuel pumps was denied, pursuant to RZC2022-00016. The property is located within the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 1.00-acre parcel located at the northeast corner of the Braselton Highway and Flowery Branch Road intersection. The site is developed with a single-family manufactured home and accessory structures. The property is served by a private septic system. There are two storage trailers in the rear yard. The site slopes up towards the central area of the property from the north, south, and west by approximately 10 feet. Access to the site is provided via a circular gravel driveway, with an access point from Braselton Highway and Flowery Branch Road. Overhead utilities bisect the rear yard and also span the length of the southern property frontage along Braselton Highway. There are no sidewalks present on either road frontage. There are several large, mature trees present on the site primarily in the rear yard. The nearest Gwinnet Transit stop is approximately 9.70 miles from the site.

Surrounding Use and Zoning

The surrounding area is characterized predominantly by low-density single-family residential developments and single-family residences on large lots. Single-family residences on large lots are located on the north side of Braselton Highway, while single-family detached subdivisions are located on the south side of Braselton Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Manufactured Home	RA-200	1 unit per acre
North	Single-family Residential	RA-200	0.65 units per acre
East	Single-family Residential	R-100	1.30 units per acre
South	Single-family Residential	R-100	1.54 units per acre
West	Single-family Residential	RA-200	0.57 units per acre

Project Summary

The applicant requests a special use permit on a 1.00-acre property to allow for a manufactured home, including:

- One single-story manufactured home on a permanent foundation with a minimum heated floor area of 1,400 square feet.
- Removal of the existing manufactured home.
- The proposed residence would face Flowery Branch Road. This is a 90-degree rotation from the current orientation of the existing residence which faces Braselton Highway.
- No change is proposed to the existing layout of the driveway or accessory buildings currently on the property.
- Note: The existing manufactured home is legal non-confirming, and can be maintained in its current location. Replacing the home requires approval of Special Use Permit, per the UDO.

Zoning and Development Standards

The applicant is requesting a special use permit for a manufactured home in the in RA-200, Agriculture-Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	< 35'	YES
Front Yard Setback	Minimum 50'	> 50'	YES
Side Yard Setback	Minimum 20'	> 20'	YES
Rear Yard Setback	Minimum 40'	> 40'	YES
Off-Street Parking	Minimum: 2 spaces Maximum: 6 spaces	>2 (driveway)	YES
Minimum Heated Floor Area	1,400 square feet	1,400 square feet	YES
Accessory Buildings Location	Rear yard	Side Yard	NO*

* Applicant requests to allow the existing accessory building to remain. Once the new manufactured home is in place, one of the structures will be in the side yard based on its new orientation.

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 230-120.7 Accessory Building, Structure and Use Standards

All accessory buildings or structures shall be located in the rear yard.

The applicant requests to allow the existing accessory buildings to remain where located, of which one will be in the side yard once the new manufactured home is in place and oriented towards Flowery Branch Road.

Internal and External Agency Review

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

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a special use permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For special use permits, 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 special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by low-density residentially zoned properties. The nearest commercially zoned properties are along Braselton Highway, at its intersection with Hog Mountain Road and its intersection with Mount Moriah Road. In addition, the proposed manufactured home would simply replace an existing manufactured home. Therefore, the proposal will be suitable in view of the use and development of adjacent and nearby property.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the special use permit. All sides of the subject property are primarily developed with large-lot single-family homes and a low-density residential subdivision across Braselton Highway. The permit will allow the existing house to be replaced with a new, updated home without changing the location of the existing driveways or mailbox. There will be no affect on 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 reasonable economic use as currently zoned.

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 requests to allow an existing accessory building to remain in the side yard. The property is a corner lot with two frontages. The buildings are currently located in the rear yard. However, once the existing home is demolished and the new manufactured home is constructed and oriented towards Flowery Branch Road, one building will be in the side yard. The subject property, along with the surrounding properties, are large residential lots. Allowing the existing accessory building to remain in its current location will not negatively affect the surrounding property owners.

Staff Recommendation

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

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

1. To allow an existing accessory structure to remain in its current location in the side yard.

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 special use permit request.

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

1. To allow an existing accessory structure to remain ~~in its current location~~ in the side yard.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a manufactured home, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 6, 2023, 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 a single-family detached dwelling and accessory uses and structures.
3. The minimum heated floor area of the dwelling unit shall be 1,400 square feet.

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 Form
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos

[Attached]



Existing house on the property



View of the house on adjacent property to the east



Existing trailers on rear yard of the property



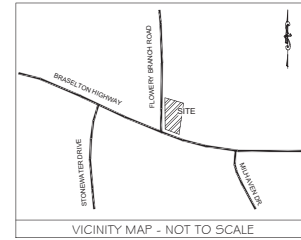
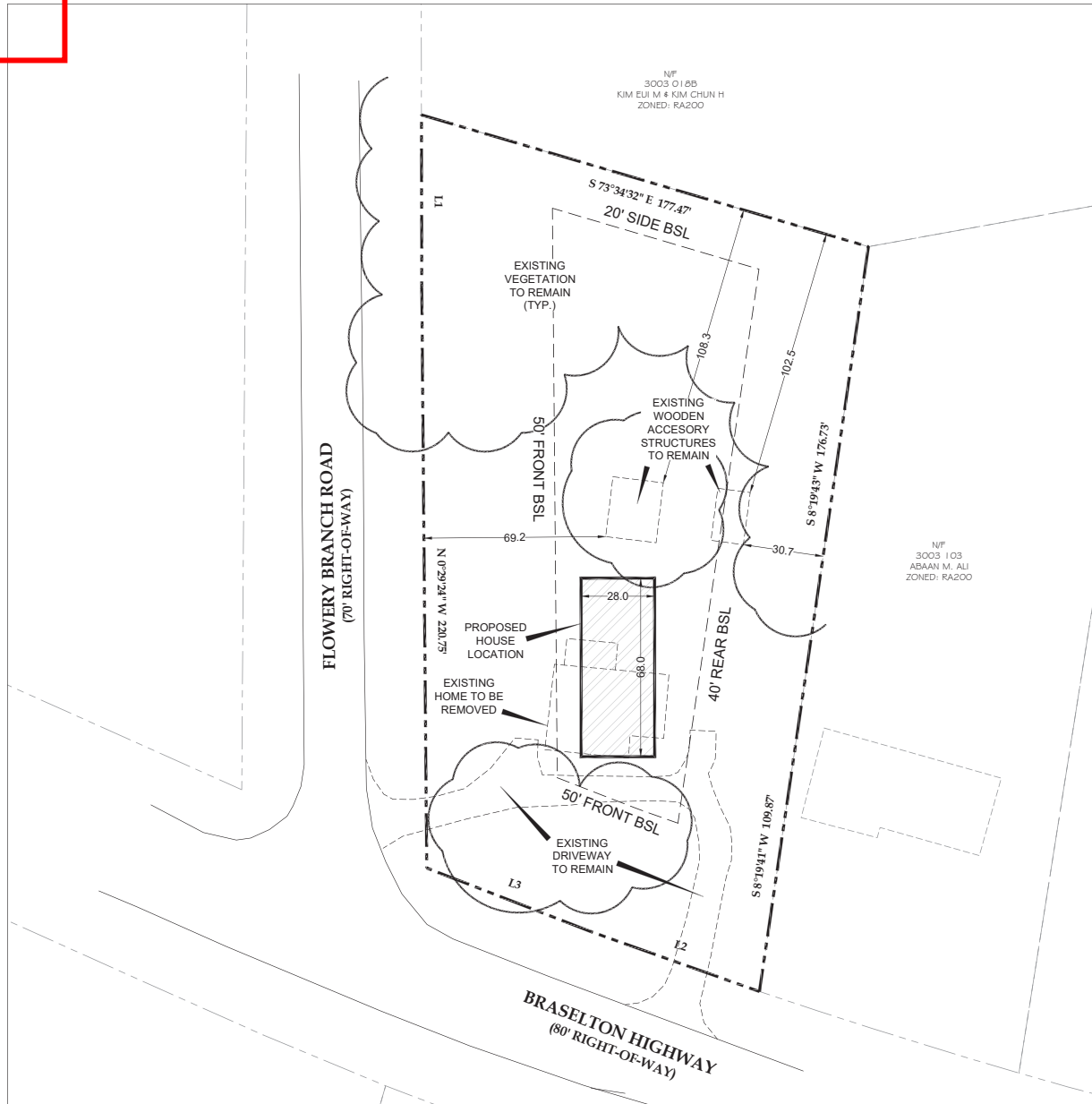
View of the site along Flowery Branch Road

Exhibit B: Site Plan

[Attached]

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PROJECT SITE DATA

- GROSS PROPERTY SIZE: 1.00 AC. / 43,560 SF
- EXISTING ZONING: RA200
- PROPOSED ZONING: SUP
- PROPOSED BUILDING TOTAL: 411,504 SF
- PROPOSED USE: RESIDENCE
- PROPOSED BUILDING HEIGHT: 25'
- SETBACKS (REQUIRED):
 - FRONT: 50' BUILDING
 - REAR: 40' BUILDING
 - SIDE: 20' BUILDING

PROPERTY OWNER:
PID: 3003 018A PIRAMPUS, LINDA ANN

PROJECT OWNER / APPLICANT:
TINA PARTRIDGE
4888 BRASELTON HWY
HOSCHTON, GA 30548

SEWER NOTE:
SEWER WILL BE A SEPTIC FIELD PROVIDED WITHIN THE PROPERTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT R/W PROXIMITY.

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA (COMMUNITY PANEL NUMBER: 1315020265, DATED MARCH 4, 2013), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER NOTE:
NO DETENTION AREA REQUIRED FOR THE SITE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 0°06'19" W	66.00'
L2	N 70°27'09" W	68.03'
L3	N 68°49'24" W	67.13'

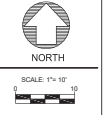


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APPLICANT
TINA PARTRIDGE
4888 BRASELTON HWY, HOSCHTON, GA 30548
MANNY@FOAMWORKS-CARWASH.COM

Zoning Exhibit for
PARTRIDGE RESIDENCE
4888 BRASELTON HWY, HOSCHTON, GA 30548
PARCEL # 3003 018A

Orig. Issue 1.25.23
Designed by bw
Checked by TL
Project # 23005



ZONING EXHIBIT

3.6.23

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

[Attached]

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Applicant's Letter of Intent

Parcel # 3003 018A
Special Use Permit Request

The Applicant, Tina Partridge, requests a special use permit (SUP) to permit a manufactured home as a replacement for their existing manufactured home. Zoned RA-200 (Agriculture-Residence District), the subject site is approximately 1-acre in size and located at the northeast corner of Braselton Highway and Flowery Branch Road. There have been various manufactured homes on the site since 1971, none of which previously required a special use permit or caused any issues with the County or surrounding community. The property owner's intention for the new home is to merely enhance their quality of life, while also improving the appearance of the property and surrounding area.

The new manufactured home would be one story with a heated floor area of at least 1,400 square feet and will be settled on a permanent foundation, which will not be mobile. The front of the house is planned to face Flowery Branch Road to reduce the visibility of the traffic lights that were installed on Braselton Highway in recent years. The driveway, mailbox and wood-framed accessory structures will remain on site as they currently exist. The site is within the Emerging Suburban character area of the Gwinnett County 2040 Comprehensive Plan. The character area specifically encourages single-family residential as well as manufactured housing. As it currently exists, and as proposed, the special use permit and land use will be consistent with the intent of the comprehensive plan.

In addition to the special use permit request, the applicant requests a variance from section 230-120.8 of the Unified Development Ordinance to allow for one existing accessory structure to be in the side yard of a corner lot that faces a public street. Due to being a corner lot, permitted locations for accessory structures are limited. The existing structures will remain in the space between the dwelling and the north property line, and currently comply with all other UDO standards.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns. Please see attached site plan within the application package for additional information.

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2.23.2023

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property 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, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the use will remain as-is, and will be an improvement to what has been there since the 70s.

- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the adjacent or nearby uses are consistent with the proposed use, all of which are single-family residential.

- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes, and the Applicant is proposing to maintain the existing use.

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

The SUP will not result in excessive or burdensome use of streets, transportation facilities, utilities, or schools. The site will remain single-family residential.

- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, site is within the emerging suburban character area of the 2040 plan, which encourages single-family residential and manufactured housing. Given that the proposed and existing use is encouraged, the SUP is in conformity with the 2040 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 SPECIAL USE PERMIT:

The site has had a manufactured house on it since 1971. Granting the SUP will allow the property owner to maintain that use and upgrade the site simultaneously.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tina Partridge c/o Alliance Engineering and Planning</u> ADDRESS: <u>4525 S Lee Street</u> CITY: <u>Buford</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>770.225.4730 ext.819</u> EMAIL: <u>tlasser@allianceco.com</u>	NAME: <u>Lina Ann Phrampus</u> ADDRESS: <u>327 W Candler St.</u> CITY: <u>Winder</u> STATE: <u>GA</u> ZIP: <u>30680</u> PHONE: <u>770.225.4730 ext.819</u> EMAIL: <u>tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>tlasser@allianceco.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: RA-200 BUILDING/LEASED SQUARE FEET: > 1,400

PARCEL NUMBER(S): 3003 018A ACREAGE: 1

ADDRESS OF PROPERTY: 4688 Braselton Hwy

SPECIAL USE REQUESTED: Manufactured Home

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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2.23.2023

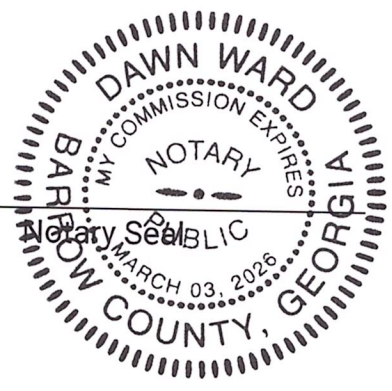
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Jim Partridge for the Estate of Linda Ann Phrampus 2-10-2023
Signature of Property Owner Date

Jim Partridge for the Estate of Linda Ann Phrampus
Type or Print Name and Title

Dawn Ward 2/10/2023
Signature of Notary Public Date

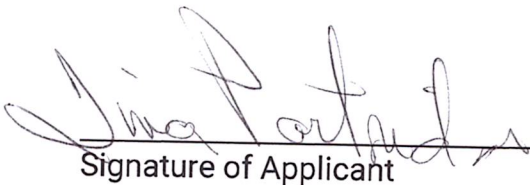


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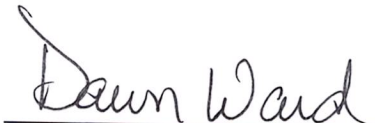
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

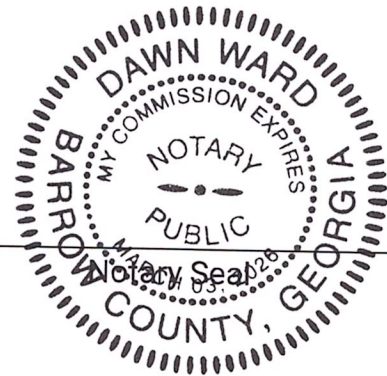

Signature of Applicant

2-10-2023
Date

Tina Partridge
Type or Print Name and Title


Signature of Notary Public

2/10/2023
Date



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2.23.2023

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Tina Partridge

Signature of Applicant

Tina Partridge

Type or Print Name

2-10-2023

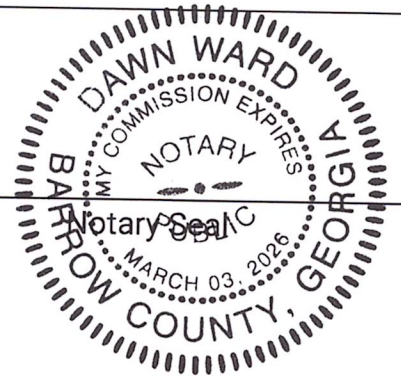
Date

Dawn Ward

Signature of Notary Public

2/10/2023

Date



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2.23.2023

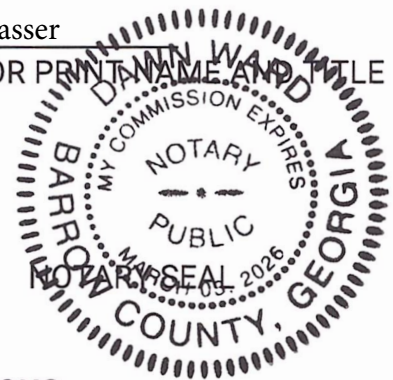
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

Tina Partridge 2-10-2023 Tina Partridge
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 2-10-2023 Tyler Lasser
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Dawn Ward 2/10/2023
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO Tina Partridge
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.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		4.5.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00023	
Case Address:		4688 Braselton Highway, Auburn, 30011	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Braselton Highway (SR 124) is a minor arterial. ADT = 13,800.		
2	9.7 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	In the event that a development permit is required, the applicant shall either show that the existing right-of-way meets the minimum required or bring the right-of-way to the appropriate minimum amount per the UDO and the Long-Range Road classification list.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



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

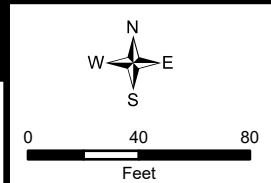
TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2023-00023			
Case Address:		4688 Braselton Highway			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



LEGEND

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

**4688 Braselton Highway
RA-200
Water & Sewer
Utility Map**



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this development. The existing building is connected to septic and will remain on septic.

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.

Exhibit F: Maps

[attached]



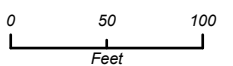
FLOWERY BRANCH RD

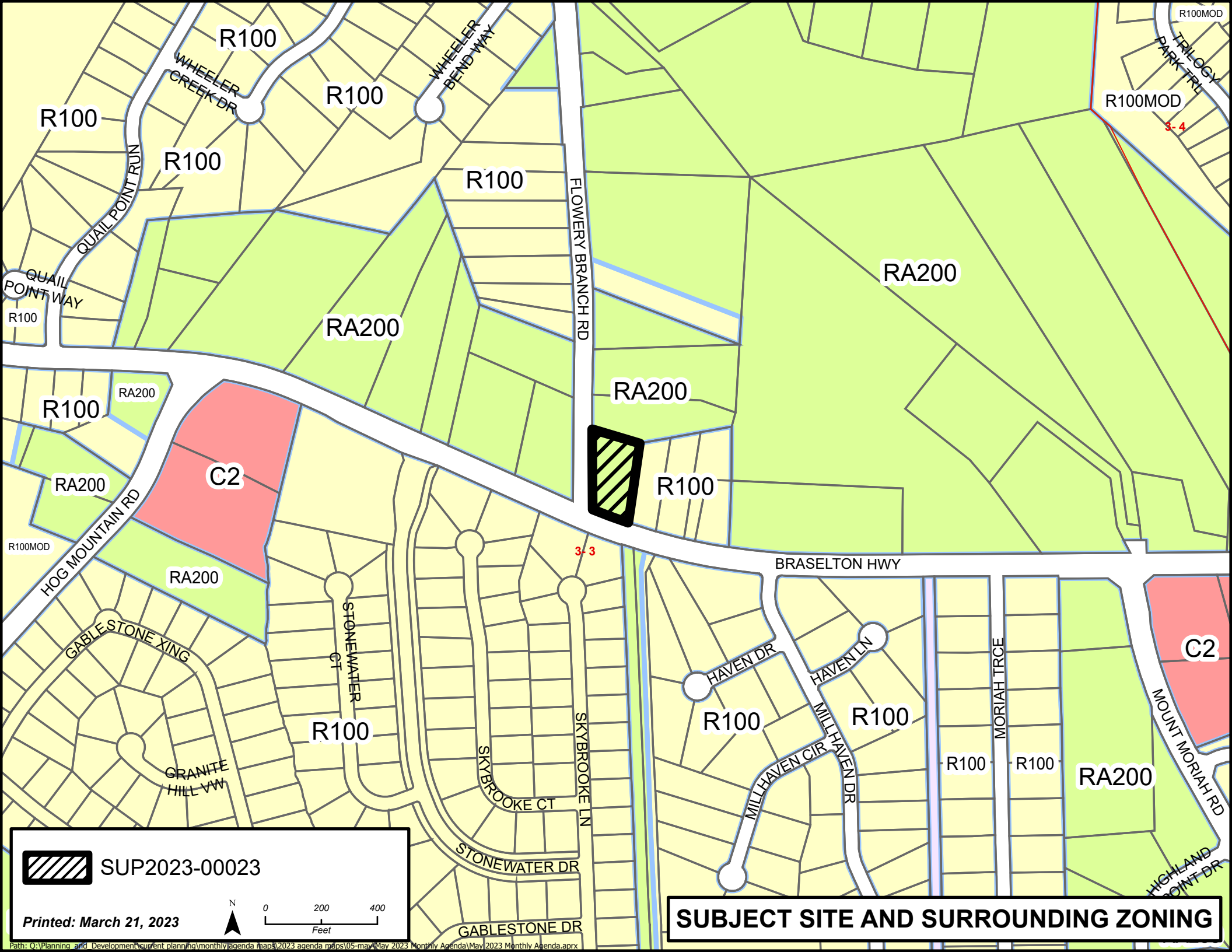
SKYBRO

BRASELTON HWY

 SUP2023-00023

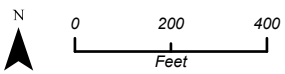
SUP2023-00023
Printed: March 21, 2023





 SUP2023-00023

Printed: March 21, 2023



SUBJECT SITE AND SURROUNDING ZONING

Duncan
Creek ES



3-4

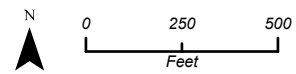
3-3

Emerging
Suburban

BRASELTON HWY

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