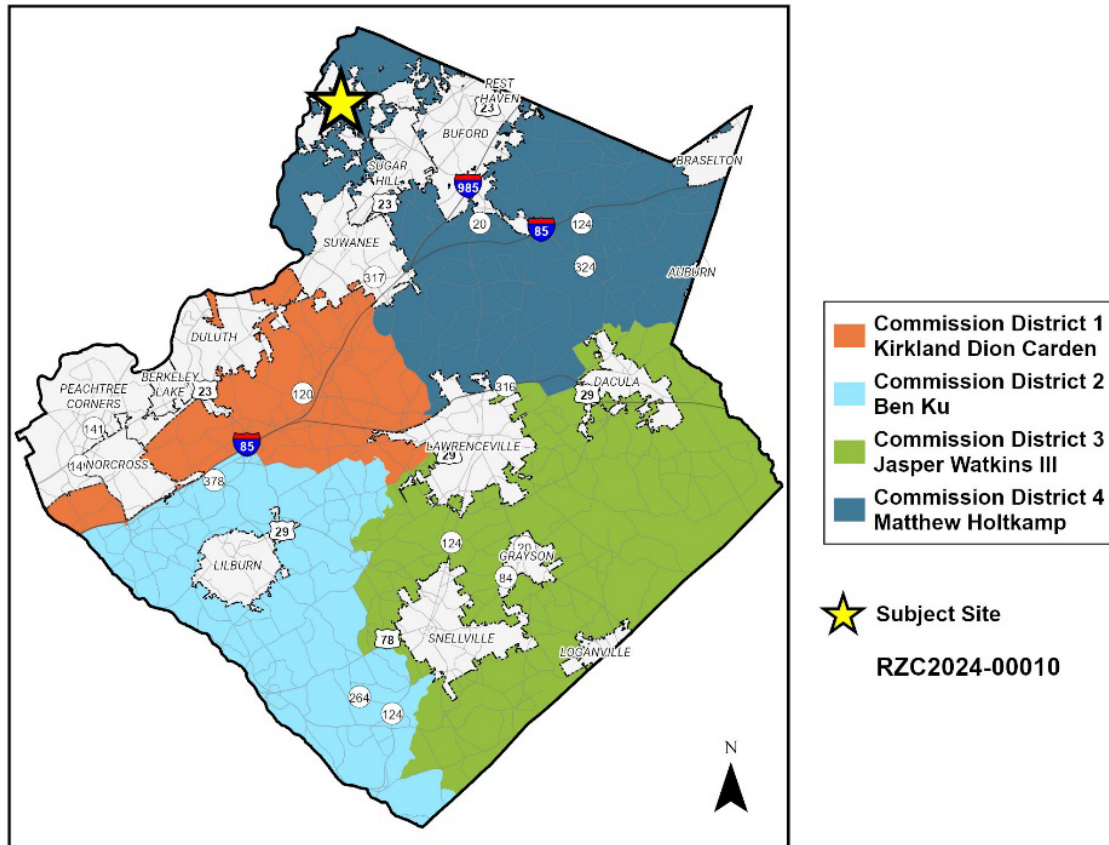


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2024-00010
Current Zoning: R-100 (Single-Family Residence District.)
Request: Rezoning to C-1 (Neighborhood Business District)
Address: 6158 Suwanee Dam Road
Map Number: R7348 001A
Site Area: 0.49 acres
Square Feet: 1,200
Proposed Development: Convenience Store with Bait Shop
Commission District: District 4 – Commissioner Holtkamp
Character Area: Chattahoochee River Area

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL WITHOUT PREJUDICE



Applicant: Sugarhill 11, LLC
c/o LJA Engineering
229 South Main Street
Alpharetta, GA 30009

Owners: Sugarhill 11, LLC
984 Rebecca Street NW
Lilburn, GA 30047

Contact: Tyler Lasser

Contact Phone: 470.202.9321

Zoning History

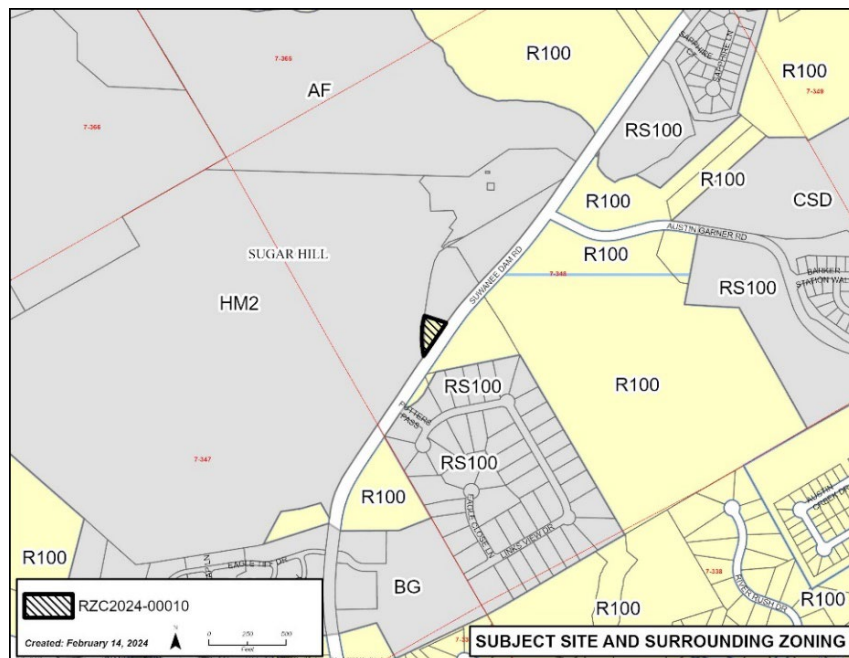
In 1975, the subject property was rezoned from C-1 (Neighborhood Business District) to R-100 (Single-Family Residential) as part of an area-wide rezoning.

Existing Site Condition

The subject property is a 0.49-acre triangular-shaped parcel located on the west side of Suwanee Dam Road, south of Austin Garner Road. The site slopes gradually from south to north until a steep drop off just north of the building, then continues gradually sloping to the north lot line. There are patchy areas of grass, dirt, and gravel in the yards around the building. A gravel driveway with a wooden fence railing is on the north side of the building connecting to a private access drive, Legion Way, from Suwanee Dam Road to an American Legion Post in the City of Sugar Hill. There is a utility easement that crosses the northern portion of the property and spans the frontage along Suwanee Dam Road. The property has a septic field system in the front yard. The nearest Gwinnett County Transit stop is approximately 6.6 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by an 18-hole golf course to the west, and an American Legion Post to the north, both in the City of Sugar Hill. Across Suwanee Dam Road to the south is a single-family residential subdivision in the City of Sugar Hill. A single-family residence on a large lot is located across Suwanee Dam Road to the east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Retail Convenience Store	C-1	N/A
North	Golf Course	RS-100 (City of Sugar Hill)	N/A
East	Single-Family Residential	R-100	0.32 units/acre
South	Single-Family Residential	RS-100 (City of Sugar Hill)	1.41 units/acre
West	Golf Course	HM-2 (City of Sugar Hill)	N/A

Project Summary

The applicant requests rezoning of the 0.49-acre parcel from R-100 to C-1 for a retail convenience store including:

- Renovation and conversion of the existing 1,200 square foot residential building to a commercial building for a retail business that will sell fishing bait, snacks, and beverages. No expansion of the building is proposed.
- Hours of operation between 7:00 a.m. and 11:00 p.m.
- A parking lot with curb and gutter containing two standard parking spaces and one ADA parking space.
- A 5-foot-wide sidewalk connecting the parking lot to the front of the building.
- A dumpster enclosure north of the parking lot.
- A retaining wall between the parking lot and the building.

Zoning and Development Standards

The applicant is requesting a rezoning to C-1 for a retail convenience store. The application was received after January 1, 2024, and is subject to the amended Unified Development Ordinance (UDO). The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 0.50	<0.5	YES
Coverage (% of Lot)	Maximum 80%	<80%	YES
Building Height	Maximum 35'	<35'	YES
Parking	Maximum 4 spaces Minimum 3 spaces	3	YES
Front Setback	Minimum 0'	>0	YES
Side Setback	Minimum 0'	>0	YES
Rear Setback	Minimum 0'	>0	YES

Internal and External Agency Review

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

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by a golf course to the west and single-family residences to the east and south across Suwanee Dam Road. The proposed retail convenience store would not be suitable in view of the use and development of adjacent and nearby properties.

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

The proposal would adversely impact the existing use or usability of adjacent or nearby property which consists of recreational and residential uses. It appears that the site is too small to accommodate a convenience store, including a bait shop that would cater to visitors of Lake Lanier. Vehicles towing boats would have difficulty maneuvering the parking area, which may result in obstruction of Legion Way or Suwanee Dam Road.

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.

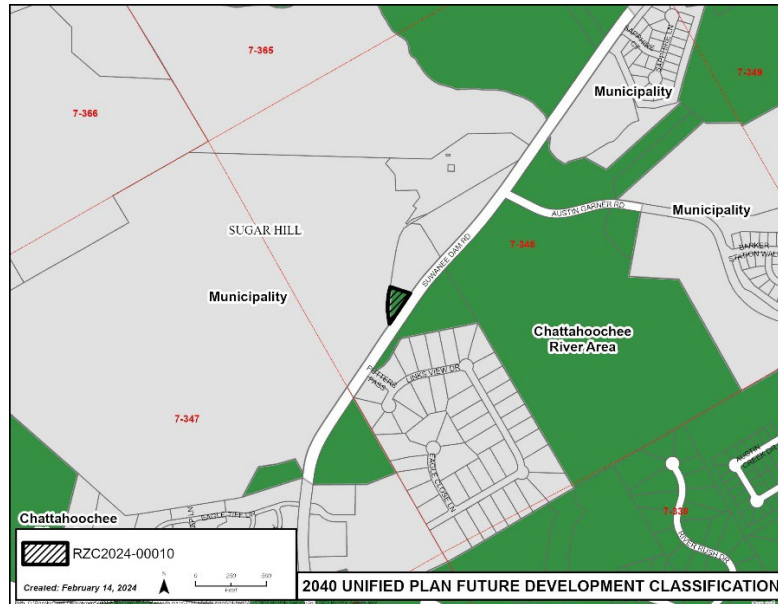
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A slight increase in impacts on public facilities would be anticipated in the form of traffic; however, the impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit F).

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

The application was received prior to the adoption of the 2045 Unified Plan, and was analyzed based on the 2040 Unified Plan. The Future Development Map of the 2040 Unified Plan indicates the subject property is within the Chattahoochee River Area Character Area. Due to its location near sensitive environmental features, development in this area should remain as low-density residential to protect the water quality and environmental character of the Chattahoochee River and Lake Lanier. These areas have access to neighboring communities to fulfill the residents' need for more intense commercial and service needs. Non-residential uses that relate to the enjoyment of the river and lake, such as boat storage and bait shops, may be considered, but the site is not appropriate to accommodate vehicles towing boats. In addition, it is not clear what

convenient services would be provided, many of which could be a future nuisance in a residential area. Therefore, the proposal is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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 property appears to be too small for the proposed use. There are only three parking spaces proposed, without sufficient room for vehicles towing boats to maneuver around the site. The site constraint could cause conflicts with other vehicles on Legion Way or Suwanee Dam Road.

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 **DENIAL** of the rezoning request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as C-1 (Neighborhood Business District) for a bait shop subject to the following conditions:

1. The property shall be limited to a bait shop with a maximum gross floor area of 1,200 square feet. The sale of alcohol and tobacco and related products shall be prohibited.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 6, 2024, subject to the review and approval by the Department of Planning and Development.

3. Outdoor storage and display of goods shall be prohibited.
4. All vehicles shall be parked in designated striped parking spaces on paved surfaces.
5. Parking within the rights-of-way, along a private road, or on unpaved surfaces shall be prohibited.
6. All gravel and patchy grass and dirt areas shall be planted and maintained with vegetative groundcover.
7. Hours of operation shall be limited to 7 a.m. to 8 p.m. daily.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL WITHOUT PREJUDICE** of the rezoning request.

Exhibits:

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

Exhibit A: Site Visit Photos



View of front of property, facing west



View of property facing north



View of property facing south



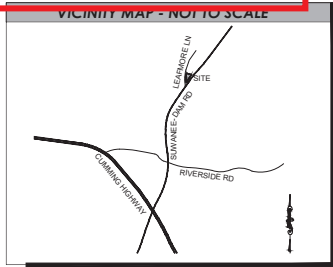
View from rear of property

Exhibit B: Site Plan

[attached]

RECEIVED

02/06/2024



SITE DATA	
GROSS ACREAGE:	0.491 AC. PER SURVEY
EXISTING ZONING:	R-100
PROPOSED USE:	C-1 STORE/BAIT SHOP
MAX FAR:	0.5
EXISTING FAR:	0.56
MAX COVERAGE (80% OF LOT):	17,111 SF OR 0.393 ACRES
APPROX. PROPOSED LOT COVERAGE:	7,820 SF OR .18 ACRES
SETBACKS:	
FRONT:	0'
SIDE:	0'
REAR:	0'
MAX BUILDING HEIGHT:	30'
FRONT LANDSCAPE SETBACK:	10'
PARKING:	
REQUIRED (CONVENIENCE STORE):	MIN. 1 SP/500 SF / MAX. 1 SP/300 SF)
PROVIDED:	MIN. 24 SPACES / MAX 4 SPACES 3 SPACES

PROPERTY ADDRESS:
6158 SUWANNEE DAM RD
BUFORD, GA 30058

PROPERTY OWNERS:
PID 7348 001A - SUGARHILL 1 LLC

SEPTIC NOTE:
AN EXISTING SEPTIC SYSTEM IS TREATING THE ON-SITE SEWAGE.

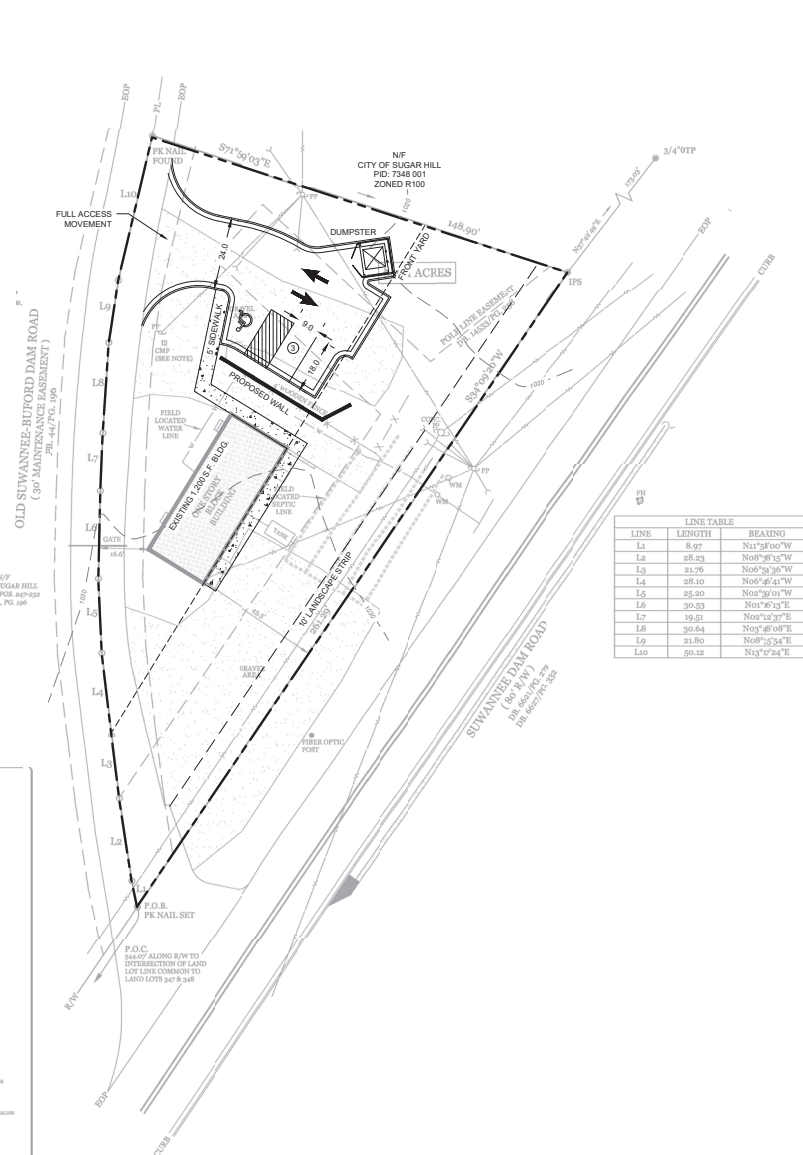
WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13135C0005H DATED 03/04/2013 FOR GWINNETT COUNTY GEORGIA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

PLAN NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT.

SURVEY NOTE:
BASEMAP REFERENCES SURVEY DATED 4/27/22 FROM: GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL ROAD, BUFORD, GEORGIA 30519 CONTACT: BRIAN R SUTHERLAND LICENSE NO: 2900 PHONE: 770-614-3004

VARIANCE:
INCREASE MAXIMUM FAR FROM 0.5 TO 0.56.



LEGEND

- 3/4" WIDE DRIVE
- 6" WIDE DRIVE
- 12" WIDE DRIVE
- 18" WIDE DRIVE
- 24" WIDE DRIVE
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- 42" WIDE DRIVE
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- 2958" WIDE DRIVE
- 2964" WIDE DRIVE
- 2970" WIDE DRIVE
- 2976" WIDE DRIVE
- 2982" WIDE DRIVE
- 2988" WIDE DRIVE
- 2994" WIDE DRIVE
- 3000" WIDE DRIVE

NO.	DATE	DESCRIPTION	BY	CHK.
1				
2				
3				
4		NOT RELEASED FOR CONSTRUCTION		
5				
6				
7				
8				
9				
10				
11				
12				

NOT RELEASED FOR CONSTRUCTION

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4750

MOHAMED MASAN

SITE ZONING PLAN FOR
6158 SUWANNEE DAM RD

BUFORD, GA 30058
GWINNETT COUNTY
LL 348 - DISTRICT 7TH
PARCEL # 7348 001A

NORTH

SCALE: 1" = 20'

PROJECT NUMBER
G44560-2301

SHEET TITLE
ZONING PLAN

SHEET NUMBER
2.5/24

Exhibit C: Building Elevations

[attached]

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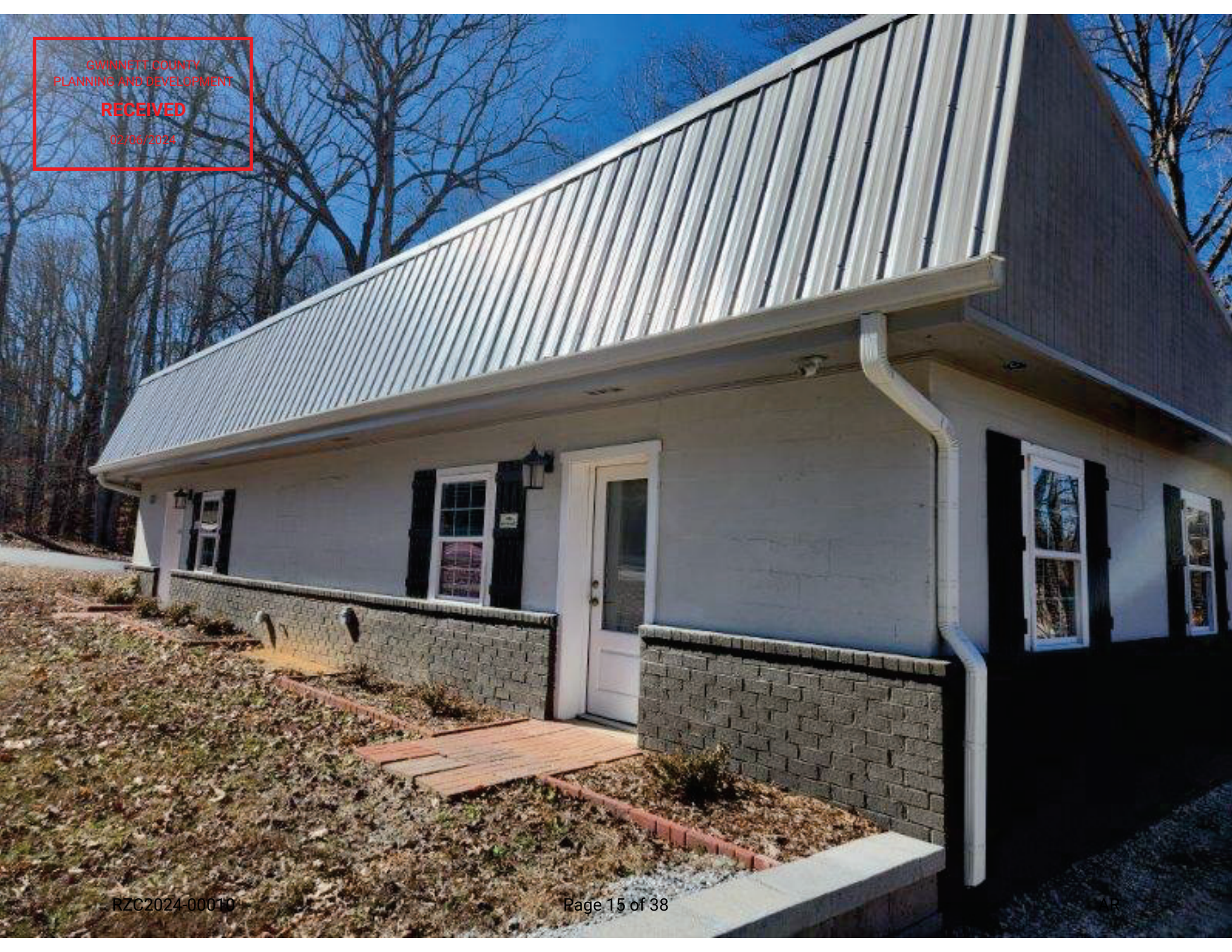
02/06/2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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02/06/2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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02/06/2024



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02/06/2024

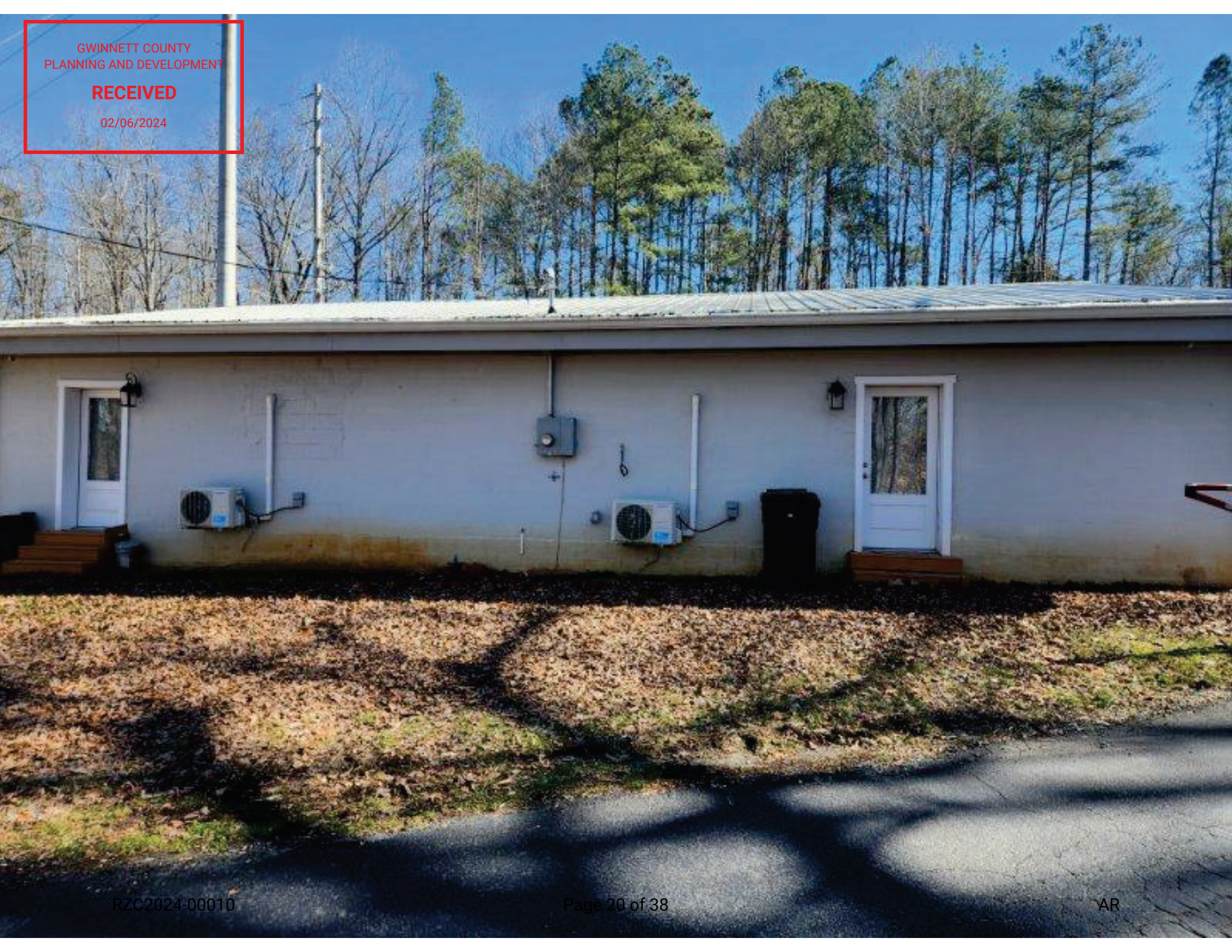


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Applicant's Letter of Intent
Rezoning, R-100 to C-1
6158 Suwanee Dam Road

The Applicant, Sugarhill 11 LLC, requests to rezone the 0.49-acre site from R-100 to C-1 to construct a retail store. The triangle-shaped property is located on Suwanee Dam Road, and accessed by way of Legion Way, a private drive that also provides access to the American Legion that sits behind the subject site. The site also abuts a portion of the Sugar Hill Golf Club. Both, the American Legion, and the golf course are in the City of Sugar Hill. Across Suwanee Dam Road is a single-family dwelling that sits about over 250 feet back from the road with significant vegetative screening and at a much higher elevation.

As proposed, the developer will utilize the existing vacant building to operate a small bait shop and retail store. The intent, being so close to the Chattahoochee River and Lake Lanier, is to sell fishing bait, snacks, and beverages to those residents in the immediate area and to those spending time on the river and/or lake. The shop will employ up to eight people and will operate under the hours of 7am to 11pm. As shown on the site plan, the existing 1,200 square feet building will remain on the site with no expansion. Site access will remain from the paved road and easement behind the building. Additionally, the developer will create a paved parking area with a full access driveway, and sidewalk for pedestrians to the entrance of the building. The site is within the Chattahoochee River Area character area of the Gwinnett County 2040 Unified Plan, which is specific to the northwest corner of the county. The character area encourages that non-residential be related the enjoyment of the river and lake, such as bait shops. For that reason, the Applicant submits that the proposed use and development meets the intent of the 2040 Unified Plan. In addition to the rezoning request, the Applicant requests a variance to maintain the existing floor area ratio (FAR) of approximately 0.56, which exceeds the maximum of 0.5. To minimize land disturbance and construction, the existing building will remain, and there are currently no plans to reduce the size of the building.

The Applicant looks forward to meeting with staff as well as the community to answer all questions or concern. Please see attached site plan and additional materials within the application package for further details.

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Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to C-1 for the purpose of operating a bait shop is suitable in relation to the adjacent and nearby properties. The adjacent properties include a golf course and an American legion within the City of Sugar Hill.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. This will operate out of an existing building with no major changes to the site.

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

Due to the size and location of the property, the applicant believes that the subject property does not have reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the surrounding properties.

(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 rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Chattahoochee River Area character area of the 2040 Future Development Map, which encourages bait shops as a non-residential use due to the proximity to the river and lake.

(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 property's unique shape and location, and the proposed development's consistency with the land use plan are reasons for approval of the proposed rezoning.

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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.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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


APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Sugarhill 11 LLC, c/o LJA Engineering</u>	Name: <u>SUGARHILL 11 LLC</u>
Address: <u>299 South Main Street</u>	Address: <u>984 REBECCA ST NW</u>
City: <u>Alpharetta</u>	City: <u>Lilburn</u>
State: <u>GA</u> ZIP: <u>30009</u>	State: <u>GA</u> ZIP: <u>30047-8731</u>
Phone: <u>470.202.9321</u>	Phone: <u>470.202.9321</u>
Email: <u>tlasser@lja.com</u>	Email: <u>tlasser@lja.com</u>
Contact Person: <u>Tyler Lasser</u> Phone: <u>470.202.9321</u>	
Contact's Email: <u>tlasser@lja.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>R-100</u> Requested Zoning District: <u>C-1</u>	
Parcel Number(s): <u>7348 001A</u> Acreage: <u>.491</u>	
Property Address(es): <u>6158 Suwanee Dam Road</u>	
Proposed Development: <u>Retail Store</u>	
Variance(s): <u>n/a</u> Waiver(s): <u>n/a</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: _____	No. of Buildings: <u>1</u>
Dwelling Unit Sq. Ft.: _____	Total Building Sq. Ft.: <u>1,200</u>
Density: _____	Floor Area Ratio: <u>0.56</u>
Floor Area Ratio (LRR, MRR, HRR): _____	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

RECEIVED

02/06/2024

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 six (6) months from the date of last action by the Board of Commissioners.



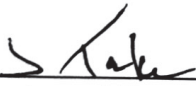
Signature of Applicant

01.17.2024

Date

MOHAMMAD HAQUE (MEMBER)

Type or Print Name and Title



Signature of Notary Public

1.17.2024

Date



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02/06/2024

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 six (6) months from the date of last action by the Board of Commissioners.



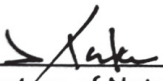
Signature of Property Owner

01.17.2024

Date

MOHAMMAD HAQUE (MEMBER)

Type or Print Name and Title



Signature of Notary Public

1.17.2024

Date

Notary Seal

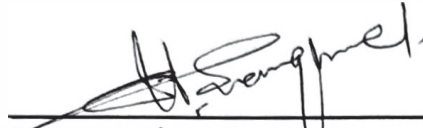


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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

 01.17.2024 MOHAMMAD HAQUE (MEMBER)
Signature of Applicant Date Type of Print Name and Title

Tyler Lasser 1.17.24 Tyler Lasser - LJA
Signature of Applicant's Date Type or Print Name and Title
Attorney or Representative

J. Park 1.17.2024
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?

Yes No Mohammad Haque (Your Name)

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

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

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

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02/06/2024

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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: 7348 001A
(Map Reference Number)



Signature of Applicant

01.17.2024

Date

MOHAMMAD HAQUE (MEMBER)

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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Jacqueleen Garcia

Name
01/19/2024

Date

Tax Associate II

Title

Exhibit F: Internal and External Agency Review Comments

[attached]



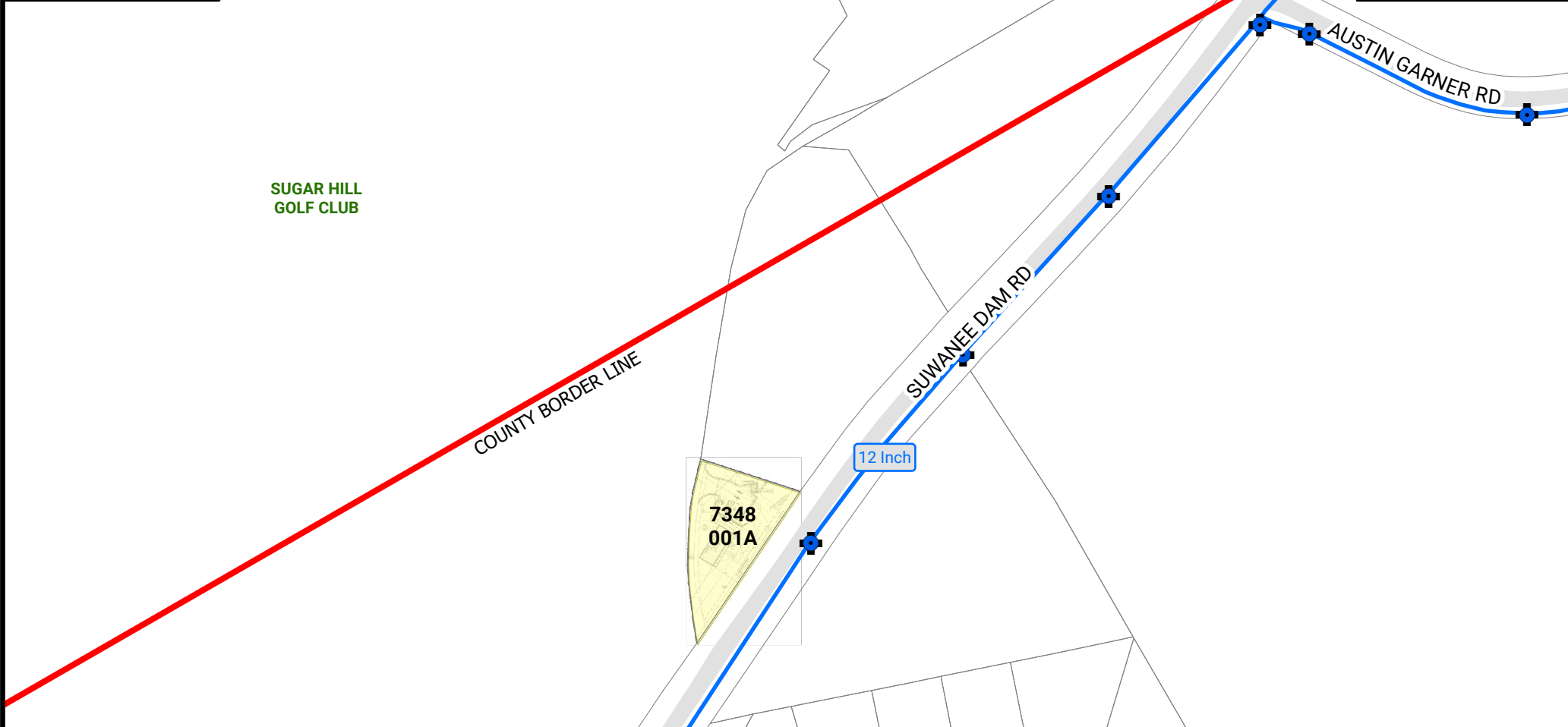
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZC2024-00010	
Case Address:		6158 Suwanee Dam Road, Sugar Hill, 30518	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Suwanee Dam Road is a minor arterial. ADT = 8,469.		
2	6.6 miles to the nearest transit facility (#2334754) located at the Buford/SR 20 Park and Ride.		
3	The developer shall coordinate with the City of Sugar Hill regarding access via Legion Way.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



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

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZC2024-00010		
Case Address:		6158 Suwanee Dam Road		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1	Water: GCDWR does not have comments for this rezoning case. The existing facility is connected to public water.			
2	Sewer: The existing facility is on 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				

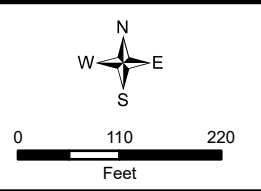


LEGEND

- Water Main
- Hydrant

6158 Suwanee Dam Rd
R-100 to C-1

Water & Sewer Utility Map



Water Comments: GCDWR does not have comments for this rezoning case. The existing facility is connected to public water.

Sewer Comments: The existing facility is on 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 G: Maps

[attached]




AUSTIN
GARNER RD

SUWANEE DAM RD

PUTTERS
PASS

LINKS VIEW DR

 RZC2024-00010

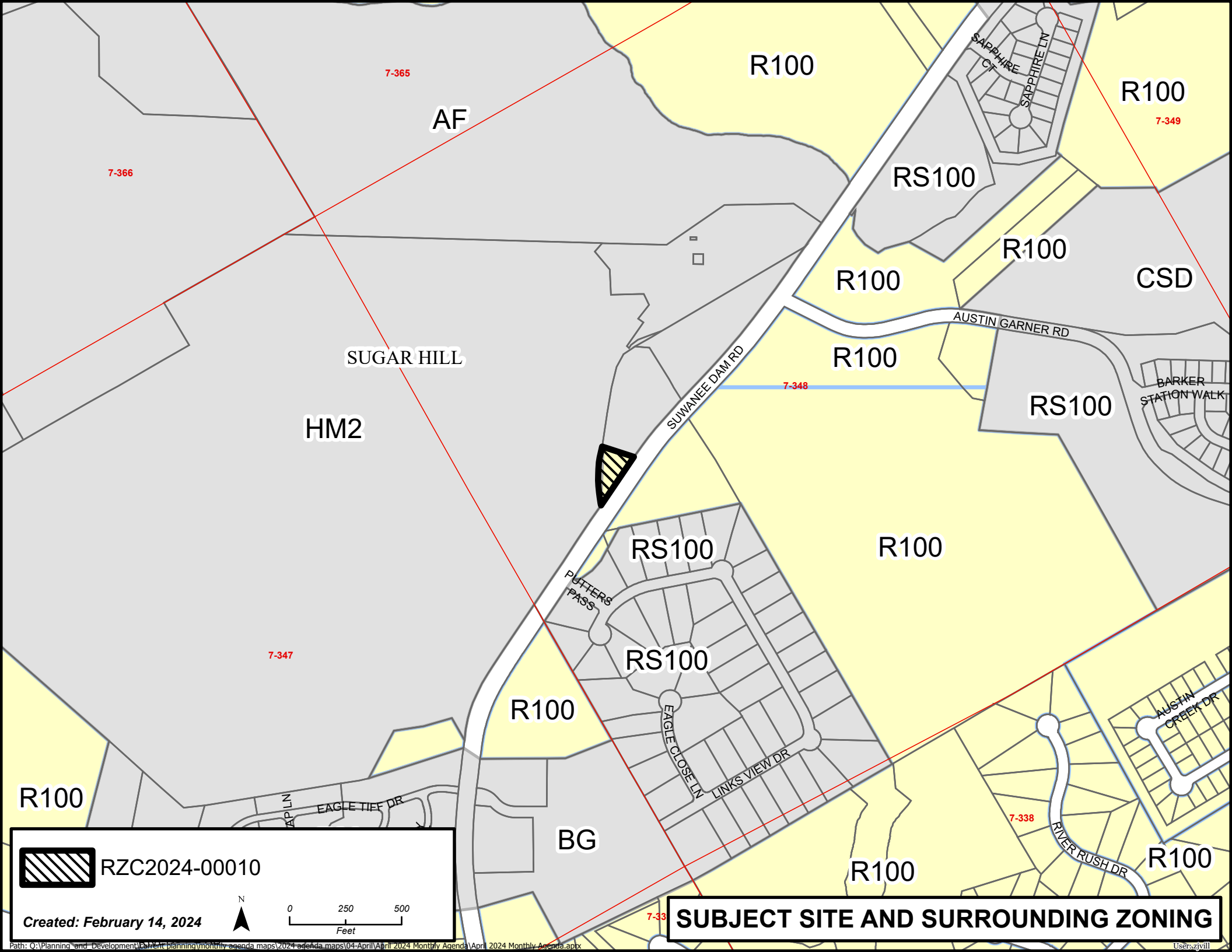
Created: February 14, 2024




0 100 200
Feet

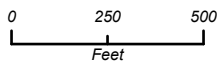
Gwinnett County GIS

User: rjmill

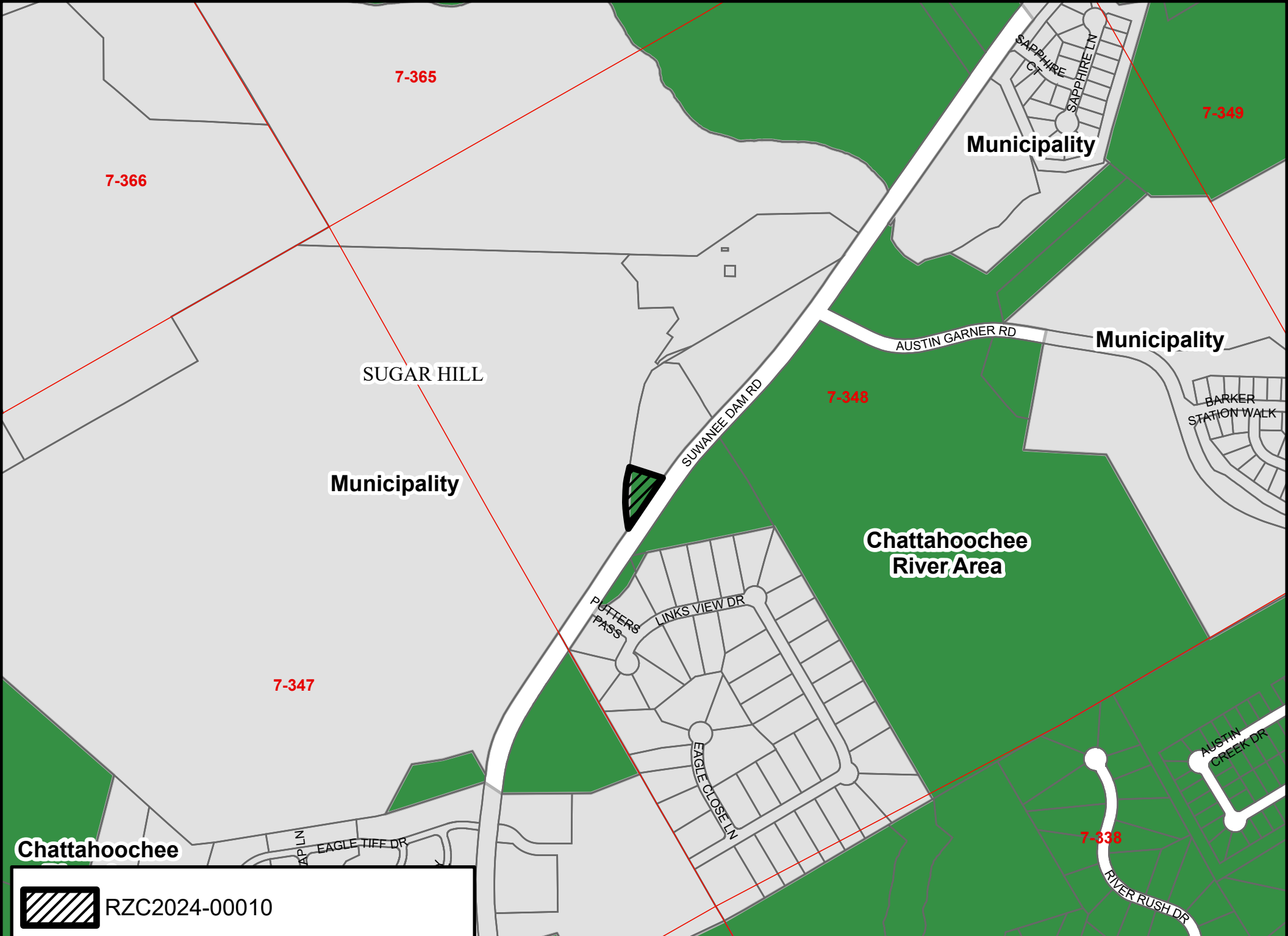


 RZC2024-00010


Created: February 14, 2024




SUBJECT SITE AND SURROUNDING ZONING

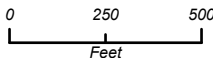


Chattahoochee

 RZC2024-00010

Created: February 14, 2024

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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION