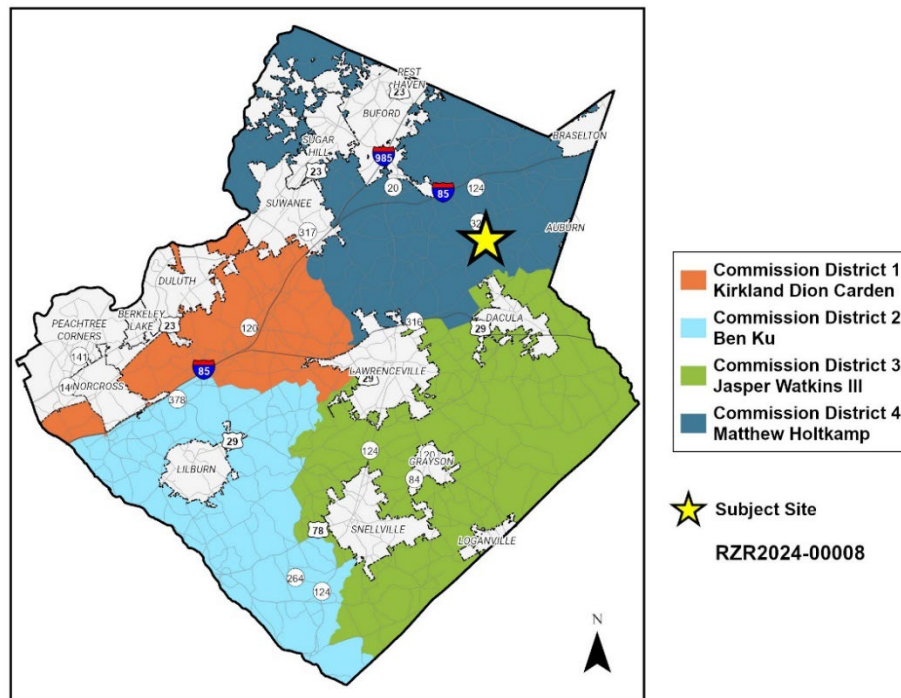


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00008
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road Overlay District
Additional Request: Variance
Address: 2865 Old Fountain Road
Map Number: R2001 212
Site Area: 2.33 acres
Lots: 2
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Character Area: Vibrant Communities
Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 3/5/2024
Board of Commissioners Advertised Public Hearing Date: 3/26/2024

Applicant: David Sonders
Key Engineering Solutions-US, Inc.
180 Drake Street
Buford, GA 30518

Owners: Stefan Lapancu
Amazing Home Construction
2287 Cain Circle
Dacula, GA 30019

Contact: David Sonders

Contact Phone: 561.504.2224

Zoning History

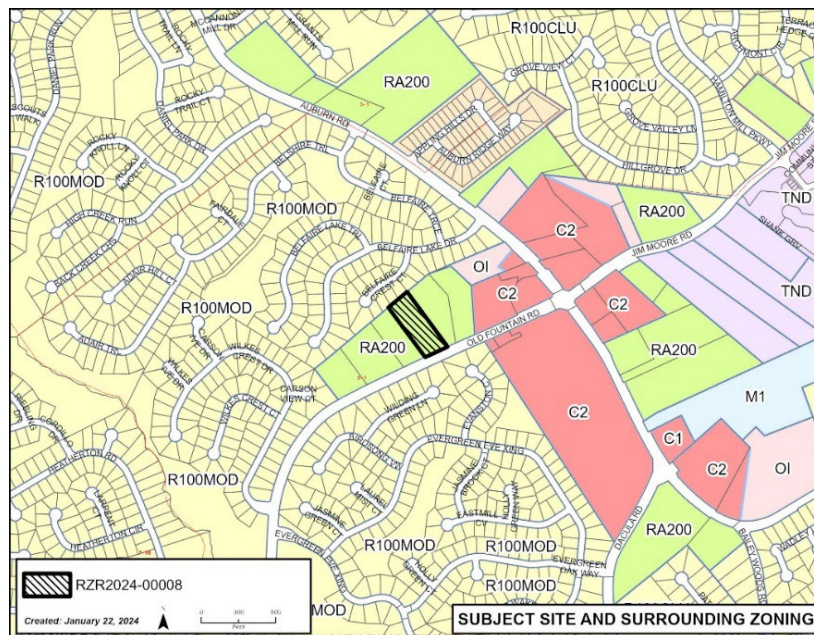
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property. The subject property is located in the Georgia Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 2.33-acre parcel located along Old Fountain Road, west of its intersection with Auburn Road. There is an existing single-family residence on the property which was constructed in 1985. Access is provided by a driveway on Old Fountain Road. The property rises 10 feet from the frontage along Old Fountain Road to the rear of the site. Overhead utilities span the length of the property frontage and there are no sidewalks along either side of Old Fountain Road. The nearest Gwinnett County Transit stop is approximately 6.8 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residences on large lots and within established subdivisions. To the east of the property is a single-family residence on a large lot. To the west of the property is a single-family residence which was approved for a personal care home in 2022. Single-family detached subdivisions are located to the north and south across Old Fountain Road. A small commercial intersection is located farther to the east at the intersection of Old Fountain Road and Auburn Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.89 units per acre
North	Single-Family Residential	R-100 MOD	2.82 units per acre
East	Single-Family Residential	RA-200	0.40 units per acre
South	Single-Family Residential	R-100 MOD	2.18 units per acre
West	Institutional	RA-200	N/A

Project Summary

The applicant requests rezoning of a 2.33-acre property from RA-200 to R-100 for a single-family detached subdivision including:

- Two single-family residences one on a 1.13 acre lot and another on a 1.20 acre, yielding a density of 0.89 units per acre.
- Two-story residences with a minimum heated floor area of 2,500 square feet.
- Exterior building materials of brick, stone, siding, and board and batten.
- A minimum two-car garage for each residence.
- Shared driveway access for both lots from Old Fountain Road.
- A 5-foot-wide sidewalk installed along the frontage of Old Fountain Road.
- Lots to be served by private septic systems.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100, for a single-family detached subdivision. The application was received prior to January 1, 2024; however, per the applicant's request, the case is reviewed under the amended Unified Development Ordinance (UDO) standards. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	>35'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>40'	YES
Lot Width	Minimum 100'	Minimum 99.63'	NO*
Lot Size	Minimum 15,000 square feet	Minimum 49,264 square feet	YES

* The applicant is requesting a variance to reduce lot width.

The property is within the Highway 124/324/Hamilton Mill Road Overlay District. The overlay requirements only apply to non-residential and attached residential properties.

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 210-120: Dimensional Standards for Base Residential Zoning Districts

A minimum lot width of 100-feet for R-100 zoned properties.

The applicant is requesting to reduce the width of both lots to 99.78-feet and 99.63-feet.

Internal and External Agency Review

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

Staff Analysis

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

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

This area of the County consists of single-family residences within subdivisions and on large lots. There is a substantial amount of R-100 zoned property in the surrounding area. Rezoning from RA-200 to R-100 for two lots 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 rezoning to R-100 to create two lots would not adversely affect the existing use or usability of adjacent or nearby properties. The subdivision would align with the existing character and development pattern of the area. Although the proposed lot width is slightly less than what is required, the size of the proposed lots far exceed the minimum required lot size.

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

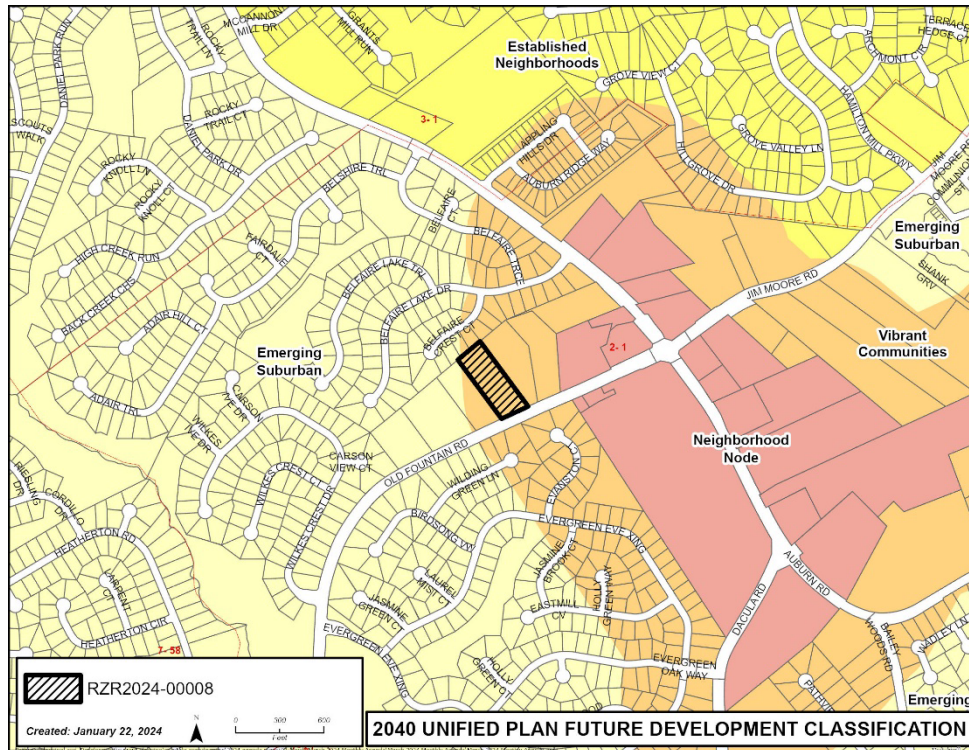
The property has a reasonable economic use as currently zoned.

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 minimal increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal 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 2040 Unified Plan and Future Development map indicates this property is within the Vibrant Communities and Emerging Suburban Character Areas. A majority of the site is within Vibrant Communities which recommends a mix of housing types dependent on the setting, zoning, pattern, and intensity of development in the area. A portion of the northeast corner of the site is within the Emerging Suburban Character Area which is intended for new single-family detached residential development. A minor subdivision with two single-family detached residences is 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.

There are no other conditions giving support for approval or disapproval of the proposal.

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 lot width reductions of less than 1-foot for each lot. The lot is slightly irregular in shape and lot width is measured at the minimum front setback line. The requested variance meets the general spirit and intent of the UDO as the lot width reduction is negligible and the lot sizes far exceed the minimum required for the zoning district.

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 **APPROVAL** of the following variance:

1. To reduce the minimum lot width to 99 feet for each lot.

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 **APPROVAL** of the following variance:

1. To reduce the minimum lot width to 99 feet for each lot.

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

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations dated received January 10, 2024, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to a maximum of two single-family detached lots and accessory uses and structures, with a minimum heated floor area of 2,500 square feet.
3. All dwellings shall have a two-car garage.
4. The site shall be limited to one full-access driveway on Old Fountain Road, subject to the review and approval of the Department of Transportation.
5. The developer shall construct a 5-foot-wide sidewalk along the Old Fountain Road frontage.
6. **Lots shall be fee simple.**
7. **No accessory dwelling units shall be permitted.**

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 Old Fountain Road facing west



View of Old Fountain Road facing east



View of property from Old Fountain Road



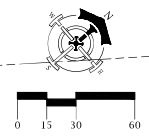
View of property from Old Fountain Road

Exhibit B: Site Plan

[attached]

PROPERTY DATA

2865 OLD FOUNTAIN ROAD
 DACULA, GA 30019
 PARCEL ID: R3002 024, EXISTING ZONING: RA200
 PROPOSED ZONING: R-100
 MIN. LOT WIDTH = 100 FT
 MIN. FRONT SETBACK = 35 FT
 MIN. SIDE SETBACK = 10 FT
 MIN. REAR SETBACK = 40'
 MIN. HEATED FLOOR AREA = 2,500 SF
 NOTE: PROPERTY WIDTH VARIANCE REQUIRED



11/28/2023

FIG 1



1/9/2024

CONCEPTUAL SITE PLAN
 2865 OLD FOUNTAIN ROAD
 DACULA, GA 30019



3282 Elmer Hill Lane
 Buford, GA 30519

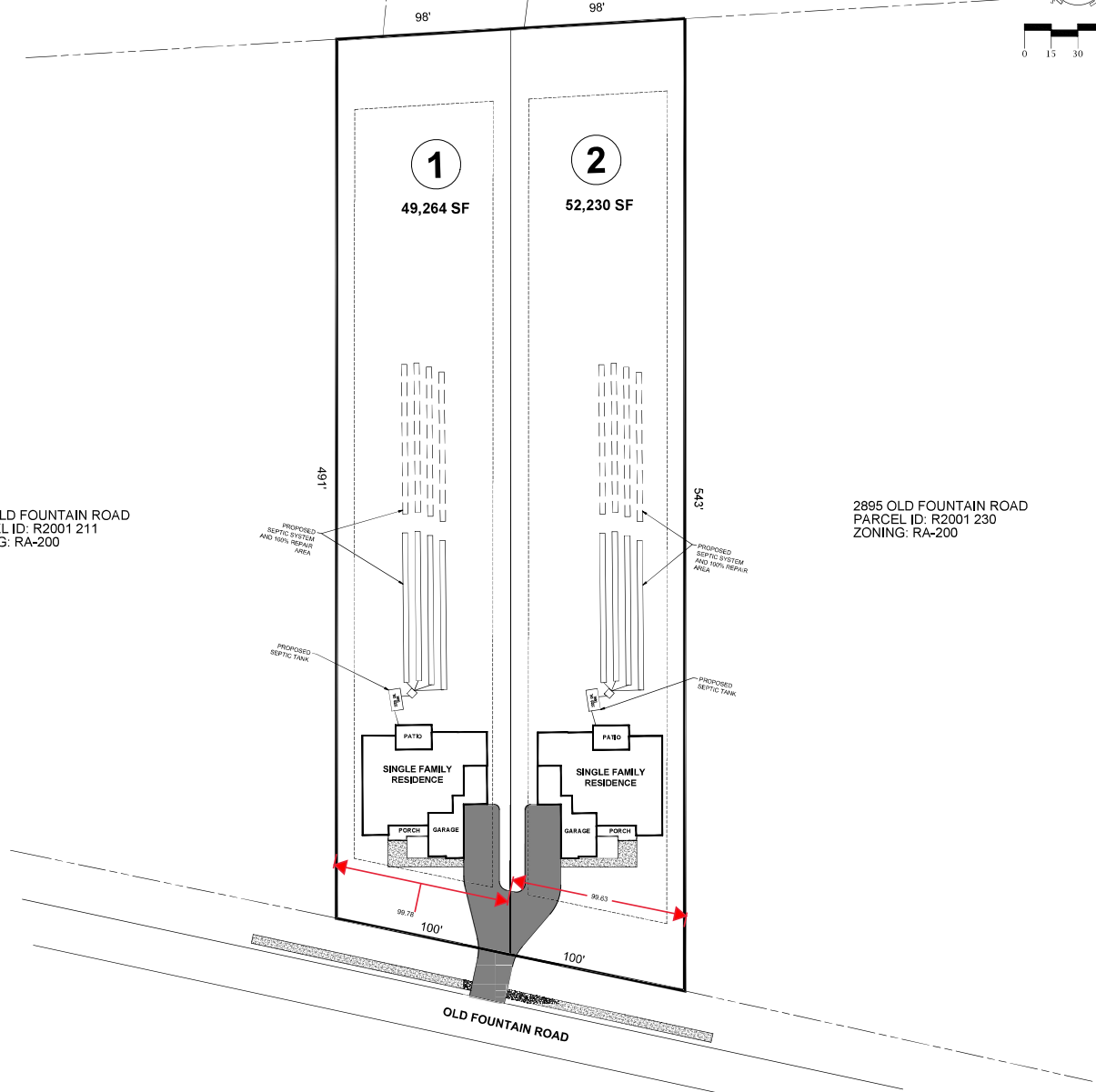
Phone: 561-504-2224

THESE CONSTRUCTION DOCUMENTS AND REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF KEY ENGINEERING SOLUTIONS, INC. THEY SHALL NOT BE REPRODUCED OR CONTAINED IN ANY MANNER FOR USE THEREIN OR FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND FEE COMPENSATION TO KEY ENGINEERING SOLUTIONS, INC.

DATE	NO.	REVISION

2845 OLD FOUNTAIN ROAD
 PARCEL ID: R2001 211
 ZONING: RA-200

2895 OLD FOUNTAIN ROAD
 PARCEL ID: R2001 230
 ZONING: RA-200



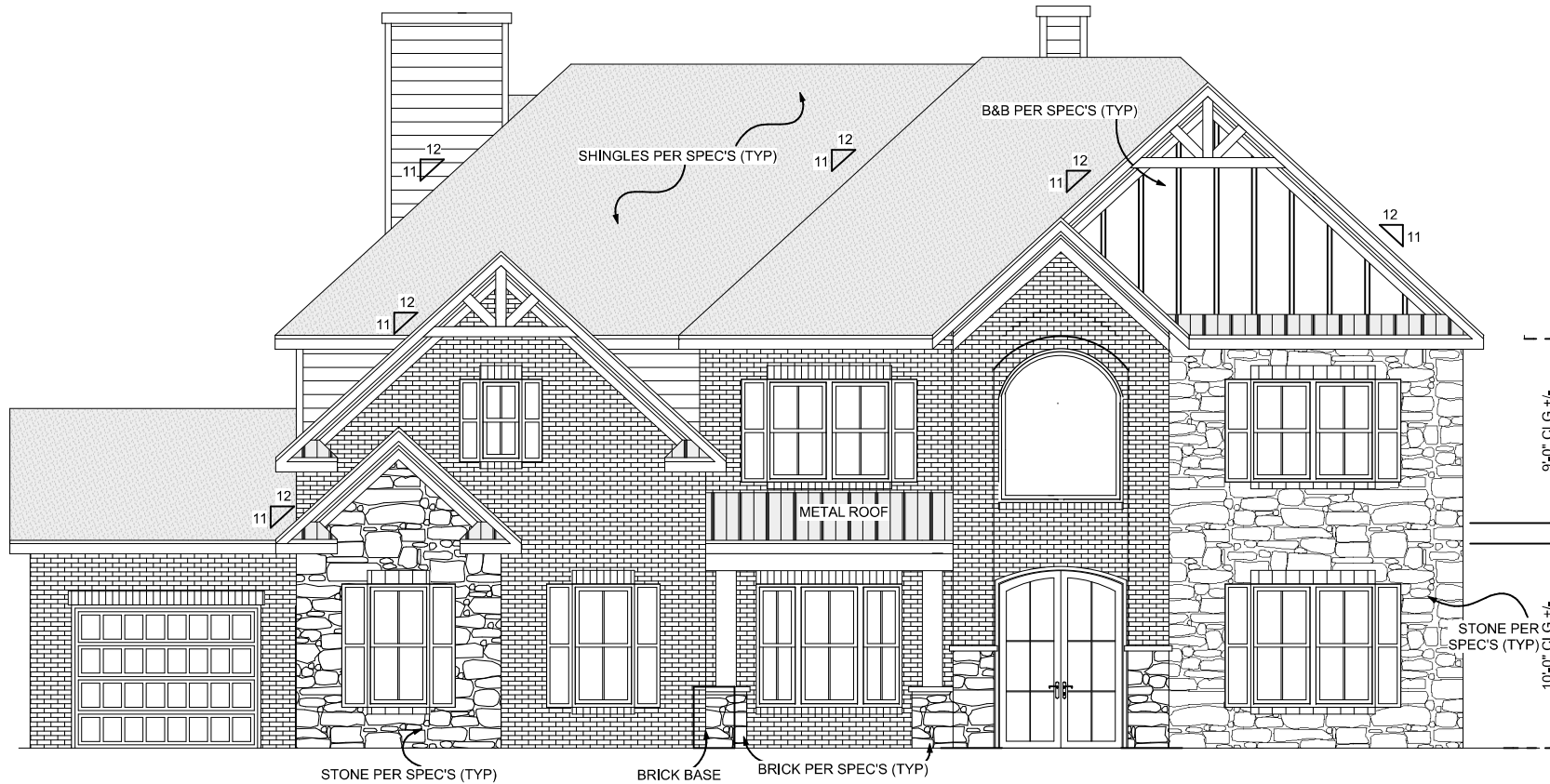
GWINNETT COUNTY
 PLANNING AND DEVELOPMENT

RECEIVED

1/10/2024

Exhibit C: Building Elevations

[attached]



FRONT ELEVATION
SCALE: 1/4"-----1'-0"

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT

RECEIVED

 1/10/2024

RZR2024-00008

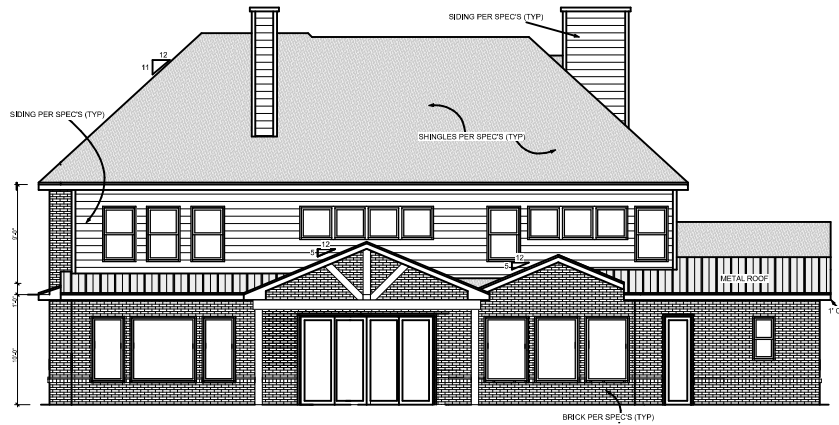
Page 13 of 33

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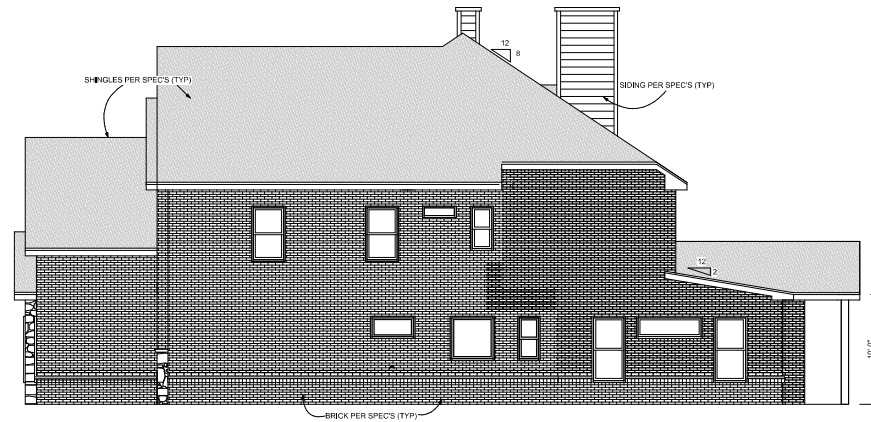
REV.		DATE	
ALL PLANS HAVE BEEN COPYRIGHTED BY WE PLAN HOMES			
TEL: 770-818-0741 WWW.WEPLANHOMES.COM			
SHADBURN CUSTOM-2		ELEVATIONS	
DWG. BY:	PWL/SAM		
DATE:	1-11-22		
SHEET:	1		



LEFT ELEVATION
SCALE: 1/8"-----1'-0"



REAR ELEVATION
SCALE: 1/8"-----1'-0"



RIGHT ELEVATION
SCALE: 1/8"-----1'-0"

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 1/10/2024

REV.		DATE	
ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES			
			
SHADBURN CUSTOM-2		ELEVATIONS	
DWG. BY:		PWL/SAM	
DATE:		1-11-22	
SHEET:		1B	

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

[attached]

RECEIVED

1/10/2024



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

Key Engineering Solutions-U.S., Inc.
180 Drake Street
Buford, GA 30519
Tel 561.504.2224
www.KES-US.com

Subject:
Rezoning Application – Residential Subdivision
2865 Old Fountain Road
Dacula, GA 30019

Date:
December 26, 2023

To Whom it May Concern:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject property from RA-200 to R-100 in order to develop the properties into a single-family community. The subject parcel is located at 2865 Old Fountain Road, Dacula, GA 30019. The property consists of 2.33 acres. The parcel ID is R2001 212.

Phone:
561.504.2224

The subject properties will be developed into two single-family detached subdivision home lots. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3-bathroom models. The anticipated price will \$500,000+ per unit.

Email:
dsonders@kes-us.com

The proposed development will be connected to public water. Sanitary waste will be disposed of via on-site septic system. A L3 Soils Report was prepared on 11/15/2023 and the soils are suitable for a septic system.

A variance from Section 210-210 is requested the existing frontage on Old Fountain Road was surveyed to be 199.97 feet. The proposed lots will be less than foot short of the required 100 feet of road frontage.

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

Sincerely,

Key Engineering Solutions – US, Inc.

David M. Sonders, P.E.
Principal Engineer

RECEIVED

1/10/2024

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- 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 use is similar in use and development, and zoning of adjacent and nearby properties. Most of the nearby properties are developed with detached housing units similar to this proposal.
- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
No, it is not anticipated that the proposed subdivision will adversely affect nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Yes, the property appears to have reasonable economic use as currently zoned. However, the property subdivided will provide enhanced 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 development of one additional single-family home should not cause an excessive or burdensome use of the existing streets, utilities or public services.
Whether the proposed rezoning is in conformity with the policy and intent of the land use plan;
Yes, the proposed rezoning is in conformity with the land use plan.
- E. 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;
There or no existing or changing conditions which affect the use and development of the property.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

1/10/2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>David Sonders, Key Engineering Solutions-US, Inc.</u> ADDRESS: <u>180 Drake Street</u> CITY: <u>Buford</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>516-504-2224</u> EMAIL: <u>dsonder@kes-us.com</u>	NAME: <u>Stefan Lapancu - Amazing Home Construction</u> ADDRESS: <u>2287 Cain Circle</u> CITY: <u>Dacula</u> STATE: <u>GA</u> ZIP: <u>30019</u> PHONE: <u>678-665-2824</u> EMAIL: <u>lupancu1981@yahoo.com</u>
CONTACT PERSON: <u>David Sonders</u> PHONE: <u>561-504-2224</u> CONTACT'S E-MAIL: <u>dsonders@kes-us.com</u>	
APPLICANT IS THE: <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA200</u> REQUESTED ZONING DISTRICT: <u>R-100</u> PARCEL NUMBER(S): <u>R2001 212</u> ACREAGE: <u>2.33</u> ADDRESS OF PROPERTY: <u>2865 Old Fountain Road, Dacula, GA 30019</u> PROPOSED DEVELOPMENT: <u>Single-Family Detached Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>2</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,500+</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.165</u>	Density: _____
Net Density: <u>1.165</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/26/2023

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: 2 - 1 - 201 212
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 12/18/2023 Date

David Sanders, Principal Engineer
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 NAME TSA TITLE
12/18/23 DATE

RECEIVED

12/26/2023

REZONING APPLICANT'S CERTIFICATION

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



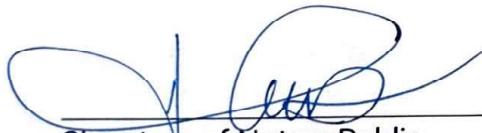
Signature of Applicant

12/15/2023

Date

David Sanders Principal Engineer

Type or Print Name and Title



Signature of Notary Public

12/15/2023

Date

M JAMES SMIKLE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 24, 2024

Notary Seal

RECEIVED

12/26/2023

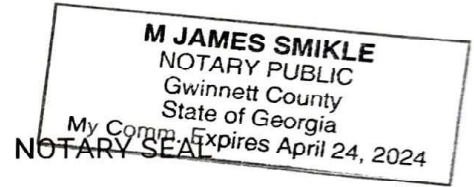
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

[Signature] 12.15.2023 Owner Stefan Lupanaru
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 12/15/2023
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 Stefan Lupanaru
YOUR NAME

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

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

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

RECEIVED

12/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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.




Signature of Property Owner 12.15.2023

Date

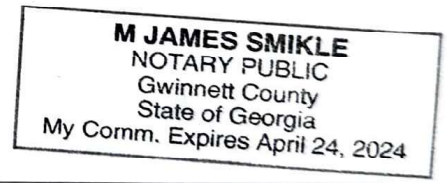
Owner Stefan Lupanaru

Type or Print Name and Title



Signature of Notary Public 12/15/2023

Date



Notary Seal

RECEIVED

12/26/2023

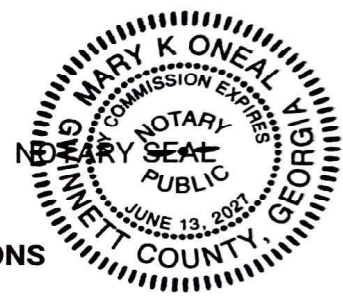
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[Signature] 12/18/2023 David Sanders, Principal Engineer
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary K O'Neal 12-18-2023
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 David Sanders
YOUR NAME

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

NAME AND OFFICIAL 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 F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		02.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2024-00008	
Case Address:		2865 Old Fountain Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Old Fountain Road is a major collector. ADT = 9,554.		
2	6.8 miles to the nearest transit facility (#2454819) located at Collins Hill Road and Collins Industrial Way.		
3	Per the zoning site plan, the developer shall construct a single/shared driveway, so as to not exceed (1) direct driveway connection to Old Fountain Road.		
4	Per the zoning site plan, the developer shall construct a 5' concrete sidewalk along the entire site frontage.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

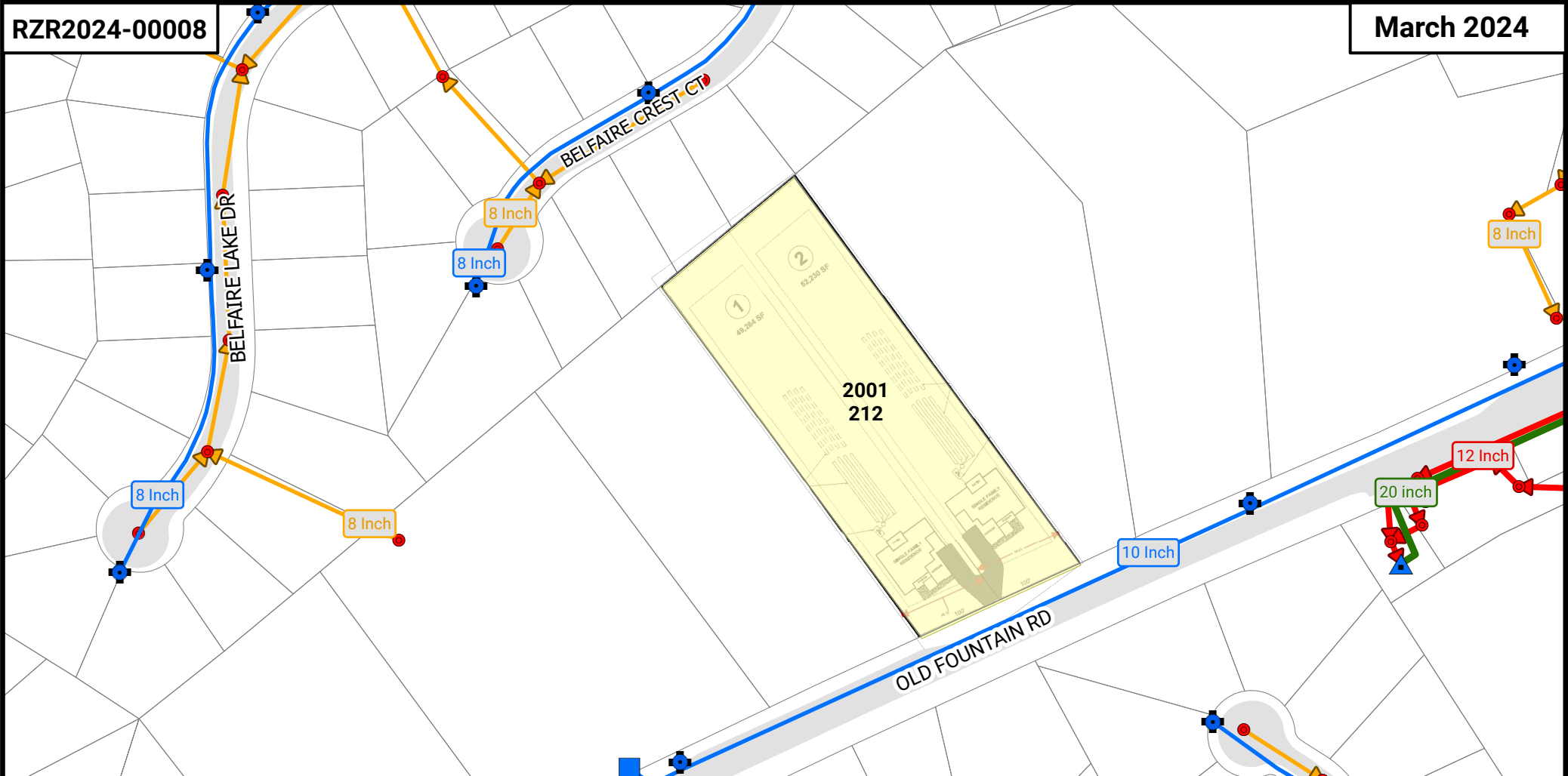


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		RZR2024-00008		
Case Address:		2865 Old Fountain Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 10-inch water main on the northern right-of-way of Old Fountain Road.			
2	Sewer: The proposed development plans to be on septic systems pending approval from the GNR Public Health.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

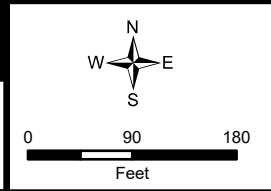


LEGEND

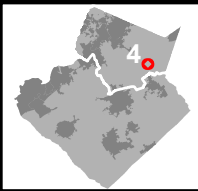
- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main
- Regional

2865 Old Fountain Rd
RA-200 to R-100

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 10-inch water main on the northern right-of-way of Old Fountain Road.

Sewer Comments: The proposed development plans to be on septic systems pending approval from the GNR Public Health.

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, March, 2024

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00004	Peachtree Ridge HS	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	17
	Hull MS	1,320	1,750	-430	1,353	1,750	-397	1,399	1,750	-351	12
	Burnette ES	729	825	-96	736	825	-89	743	825	-82	22
RZR2024-00008	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	1
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	0
	Fort Daniel ES	715	925	-210	729	925	-196	740	925	-185	1
RZR2024-00010	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	53
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	40
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	73
RZR2024-00011	Archer HS	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	33
	McConnell MS	2,111	1,775	336	2,153	1,775	378	2,196	1,775	421	26
	Harbins ES	1,443	1,225	218	1,486	1,225	261	1,531	1,225	306	47
RZM2024-00005	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	9
	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	6
	Freeman's Mill ES	1,074	925	149	1,095	925	170	1,112	925	187	12

Exhibit G: Maps

[attached]



BELFAIRE LAKE TRL

BELFAIRE TRCE

AUBURN RD

BELFAIRE LAKE DR

BELFAIRE CREST CT

OLD FOUNTAIN RD

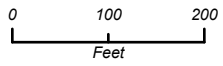
WILKES CREST DR

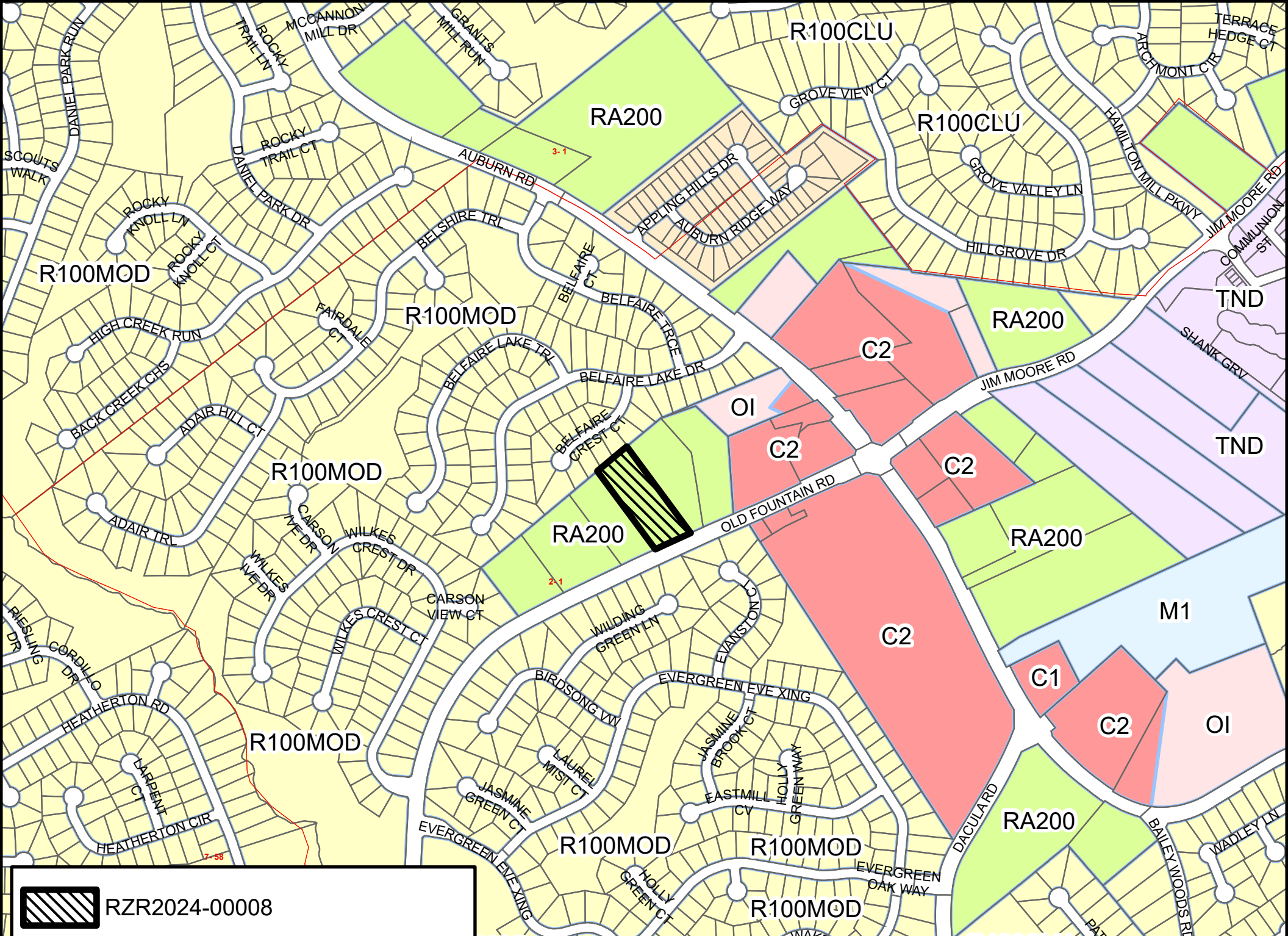
WILDING GREEN LN

EVANSTON CT

 RZR2024-00008

Created: January 22, 2024



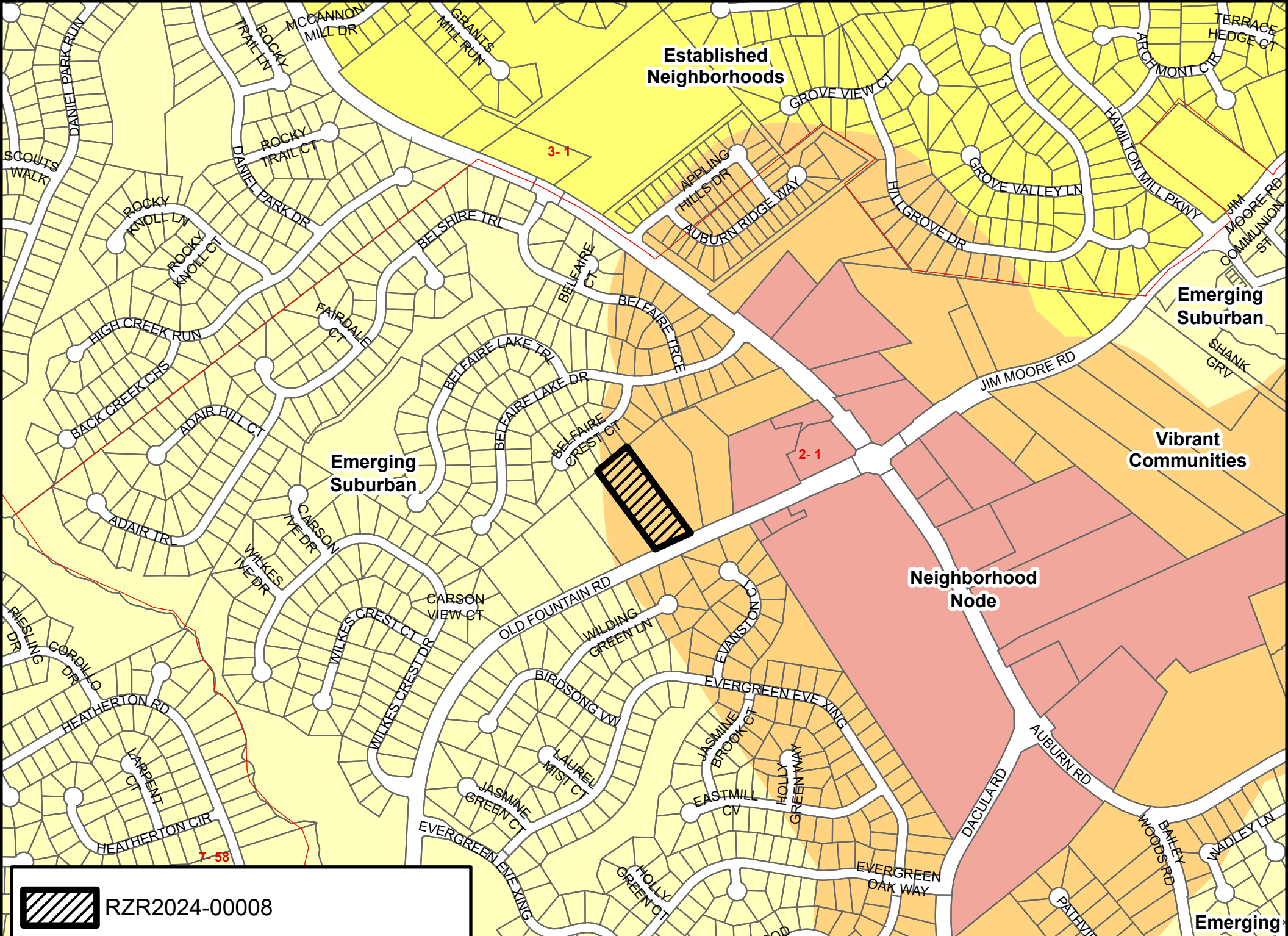


 RZR2024-00008

Created: January 22, 2024

0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



 RZR2024-00008

Created: January 22, 2024

0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION