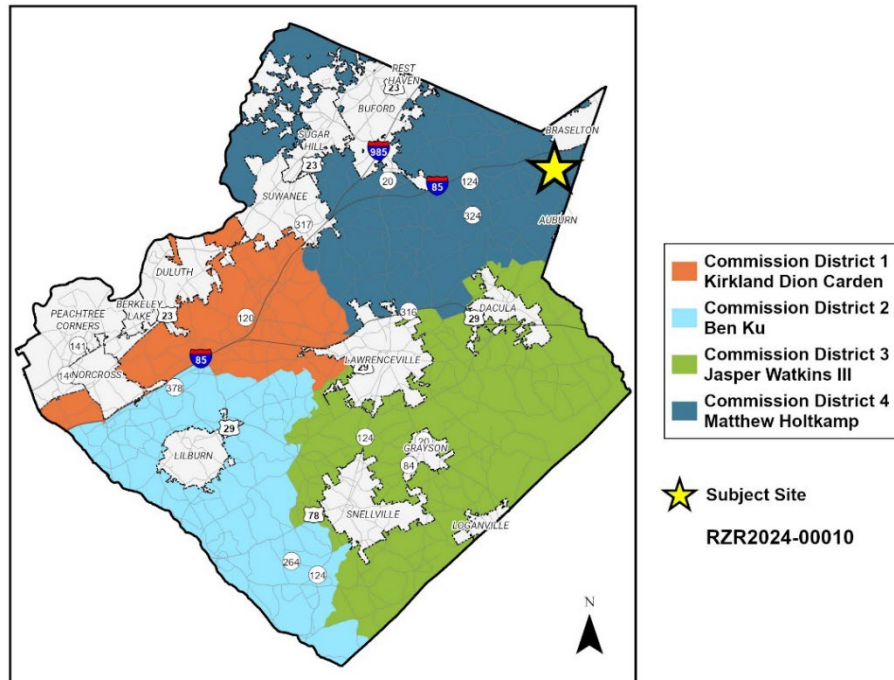


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2024-00010  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Rezoning to **OSC** (Open Space Conservation District)  
**Overlay District:** Highway 124/324/Hamilton Mill Road Overlay District  
**Additional Request:** Variance  
**Address:** 4820, 4830, 4848, 4858, 4868, 4886 and the  
4800 Block of Braselton Highway  
**Map Numbers:** R3003 021, 092, 107, 123, 325, 380, 417, and 999  
**Site Area:** 63.64 acres  
**Units:** 166  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Emerging Suburban

**Staff Recommendation:** **APPROVAL WITH CONDITIONS**

**Planning Commission Recommendation:** **APPROVAL WITH CONDITIONS**



**Planning Commission Advertised Public Hearing Date: 3/5/2024 (Public Hearing Held/  
Recommendation Tabled to 4/9/2024)**

**Board of Commissioners Advertised Public Hearing Date: 3/26/2024 (Public Hearing Tabled to  
4/23/2024)**

**Applicant:** Walker Anderson Homes, LLC  
c/o Andersen Tate & Carr  
1960 Satellite Boulevard, Suite 4000  
Duluth, GA 30097

**Owners:** Harold H. Kennedy  
4858 Braselton Highway  
Hoschton, GA 30548

Edwin Graham  
Highway 124  
Hoschton, GA 30548

Herman F. Kennedy  
4886 Braselton Highway  
Hoschton, GA 30548

Gary and Jane Kennedy  
4868 Braselton Highway  
Hoschton, GA 30548

William Kennedy  
4848 Braselton Highway  
Hoschton, GA 30548

Stacey H. Brown  
4858 Braselton Highway  
Hoschton, GA 30548

Charles King  
4820 Braselton Highway  
Hoschton, GA 30548

Jonathan King  
4830 Braselton Highway  
Hoschton, GA 30548

**Contact:** Melody A. Glouton, Esq.

**Contact Phone:** 770.822.0900

## **Zoning History**

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

## **Existing Site Condition**

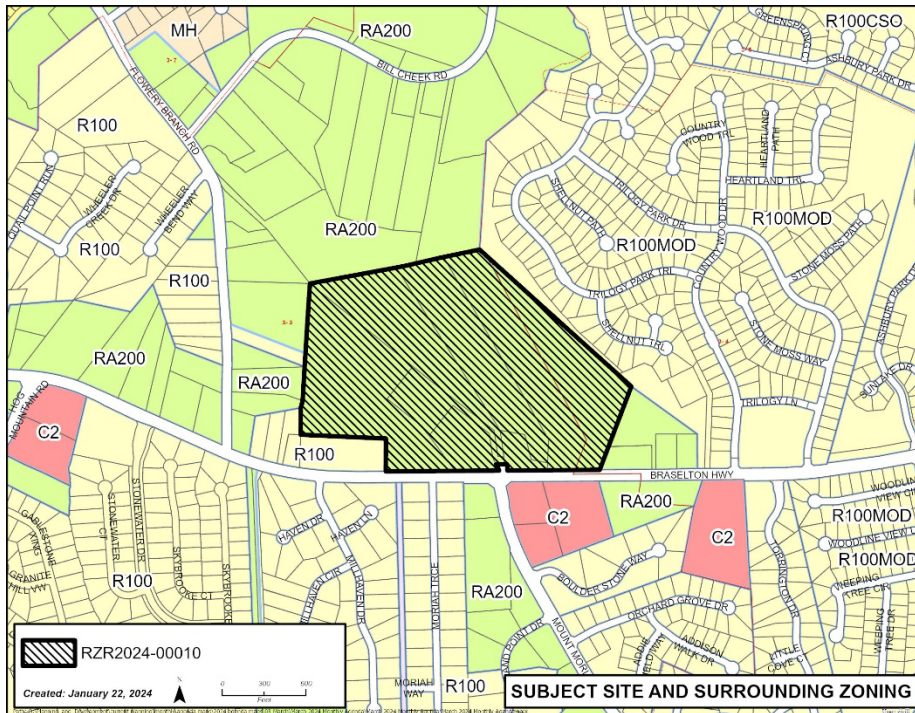
The subject property is a 63.64-acre assemblage of eight parcels located along Braselton Highway, north of its intersection with Mount Moriah Road. There are six single-family residences and several accessory buildings on the property with access to Braselton Highway. The westernmost parcel is undeveloped and wooded. Streams and associated buffers traverse the eastern property line and a portion of the northwest corner of the site, flowing from the northern portion of the property. The terrain



generally rises from northwest to southeast, with the highest terrain along the eastern property line. The steepest slopes are located at the streams along the eastern and northern parts of the property. Braselton Highway, a two-lane road with sidewalks on the opposite side of the street, fronts the property. There is also a signalized intersection with pedestrian-activated crosswalks at its intersection with Mount Moriah Road. The nearest Gwinnett County Transit stop is approximately 10.1 miles from the subject property.

### Surrounding Use and Zoning

The subject property is located in a residential area that is transitioning from a rural to a suburban residential character. There are several single-family residential subdivisions to the south and east, along Braselton Highway, from the subject property. The Trilogy Park subdivision borders the property to the east. Residences on at least one acre fronting Flowery Branch Road border the property to the north and west. An undeveloped commercially-zoned property is located across Braselton Highway from the subject property, at its intersection of Mount Moriah Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.61 units per acre
North	Single-Family Residential	RA-200	0.10 units per acre
East	Single-Family Residential	R-100 MOD	2.09 units per acre
South	Undeveloped Vacant	R-100 C-2	N/A
West	Single-Family Residential Single-Family Residential	R-100 RA-200	0.65 units per acre 0.44 units per acre

## Project Summary

The applicant requests rezoning of a 63.64-acre assemblage of eight parcels from RA-200 to OSC, including:

- A 166-lot single-family detached subdivision at a density of 2.61 units per acre.
- A total of 5.4 acres of primary conservation space comprised of streams and stream buffers along the northern and eastern edges of the property.
- A total of 14.1 acres of secondary conservation space along the perimeter of the subdivision.
- A 50-foot-wide conservation strip along all external property lines.
- A 50-foot-wide street frontage buffer along Braselton Highway.
- A 1.58-acre amenity area featuring a swimming pool, cabana, and mail kiosk in the southwestern corner of the property. Detailed design of the amenity area was not provided.
- One full-access entrance at the signalized intersection of Braselton Highway and Mount Moriah Road with a deceleration lane.
- 27-foot-wide internal streets within 50-foot-wide rights-of-way.
- Five-foot-wide sidewalks along Braselton Highway, and 4-foot-wide sidewalks on both sides of the proposed internal streets.
- Four stormwater management facilities located along the perimeter of the lots outside of the 50-foot-wide undisturbed stream buffer.
- Exterior building materials of brick, stacked stone, fiber cement shake, siding, and board and batten.

## Zoning and Development Standards

The applicant is requesting a rezoning to OSC for a single-family detached subdivision. This application was received prior to January 1, 2024, and is subject to the previous Unified Development Ordinance (UDO) standards. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 7,500 square feet	>7,500 square feet	YES
Lot Width	Minimum 60'	>60'	YES
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Space	Minimum 25% (15.9 acres)	26% (16.8 acres)	YES
Primary Conservation Space	Minimum 15% (2.34 acres)	32% (5.4 acres)	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 2,400 square feet	YES
Conservation Strip	50'	50'	YES
Density	Maximum 2.62 units per acre with Density Bonus for 26-27% common area	2.61 units per acre	YES

The property is within the Highway 124/324/Hamilton Mill Road Overlay District. The proposed site plan demonstrates compliance with all requirements of the overlay district.

## Variance Request

The applicant is seeking a variance from the following provision of Title II of the UDO:

Section 210-50.14 Streets

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

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

## Internal and External Agency Review

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

## Staff Analysis

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

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

The surrounding area is comprised of single-family residential subdivisions and some residences on large lots fronting Braselton Highway or Flowery Branch Road. The proposed single-family residential subdivision contains homes that would be compatible with those in surrounding subdivisions. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed development would meet all the requirements for the OSC Zoning District, including the preservation of streams and associated buffers on the property. Potential traffic impact could be mitigated through the improvement of an existing signalized intersection at Braselton Highway and Mount Moriah Road, as conditioned by staff. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

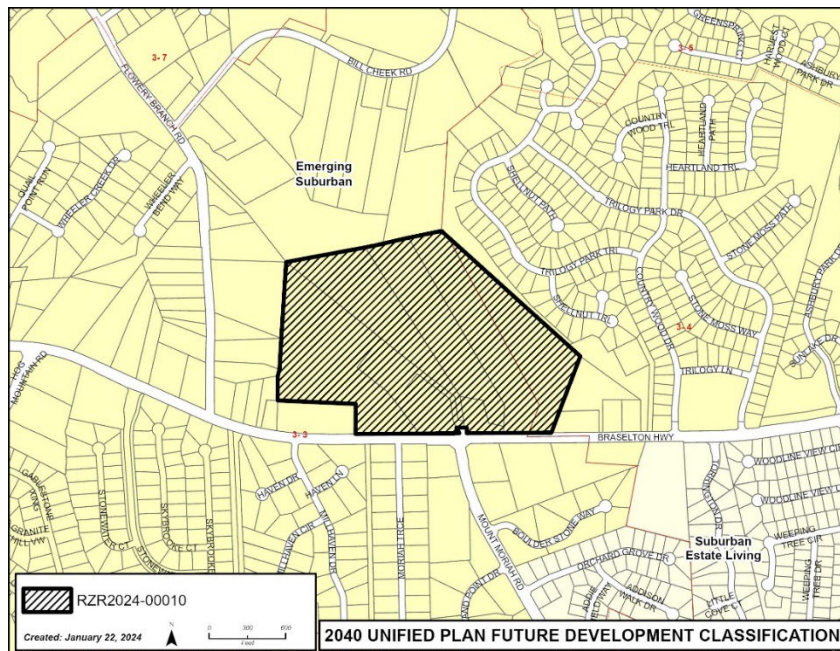
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff. However, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study submitted for the development estimated that the proposed subdivision would generate 1,582 daily trips resulting in modest increases in delays at nearby intersections. To mitigate potential impacts, the study recommended turn lane improvements to the Braselton Highway / Mount Moriah Road intersection. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this request are attached (Exhibit I).

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

The Future Development Map of the Unified Plan indicates the subject property is located within the Emerging Suburban Character Area. This Character Area designates residential areas that have not matured into established communities due to large amounts of remaining, undeveloped land, but that are expected to experience low-density, single-family detached residential development in the next 20 years.

The proposed development is located on an assemblage of parcels remaining in an area that is mostly developed with single-family residential subdivisions, thus 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.**

The site includes several environmentally sensitive areas including streams and their associated buffers. The applicant intends to protect these areas with conservation space making the property ideal for development as an open space conservation subdivision.

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

The applicant is requesting a variance to allow a cul-de-sac in the western portion of the development to serve ten lots. The cul-de-sac is less than 600 feet long and would be allowed under the amended Unified Development Ordinance. Therefore, granting this variance would not oppose the general spirit and intent of the UDO.

**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 allow a cul-de-sac.

**Planning Commission Recommendation**

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

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

1. To allow a cul-de-sac.

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

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 12, 2024, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 166 units.

3. All dwellings shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. The minimum heated floor area of each dwelling shall be 2,400 square feet.
5. Each dwelling shall have a minimum of a two-car garage.
6. Building lots shall not be located within any required stream buffers, accompanying impervious surface setback areas, floodplain or conservation space.
7. The developer shall design and construct the 4<sup>th</sup> leg at the existing signalized intersection of Braselton Highway and Mount Moriah Road, prior to the approval of final plat, subject to the review and approval of the Gwinnett and Georgia Departments of Transportation.
8. The developer shall construct a 5-foot-wide sidewalk along the Braselton Highway frontage.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas within residential lots shall be sodded.
11. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
12. **No more than 10 percent rentals shall be allowed.**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Existing Features and Site Analysis Plan for OSC
- D. Building Elevations
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Internal and External Agency Review Comments
- J. Maps



**Exhibit A: Site Visit Photos**



View from Braselton Highway



View of existing residence on the subject property





View of Braselton Highway and Mount Moriah Road intersection, subject property on left



View of Braselton Highway, subject property on left





View of Braselton Highway and Mount Moriah Road intersection,  
subject property on left



View of Braselton Highway, subject property on left

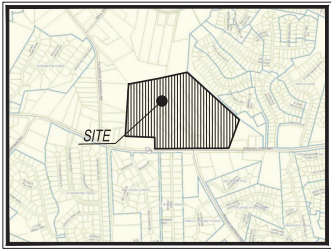
**Exhibit B: Site Plan**

**[attached]**



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VICINITY MAP - N.T.S.

**VARIANCE REQUEST:**  
TO ALLOW FOR A CUL DE SAC LESS THAN 600 FEET IN LENGTH DUE TO TOPOGRAPHICAL CONSTRAINTS

- REZONING NOTES:**
- BOUNDARY INFORMATION BASED ON GWINNETT COUNTY GIS AND ADDITIONAL DEED RESEARCH.
  - NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 1313500030G, DATED MARCH 4, 2013.
  - TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GWINNETT COUNTY GIS. DATUM IS MEAN SEA LEVEL.
  - WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
  - ALL CONSTRUCTION SHALL CONFORM TO THE GWINNETT COUNTY STANDARDS AND SPECIFICATIONS.
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
  - STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET AND SHALL BE A MINIMUM OF 16 FEET HIGH AND A MAXIMUM OF 20 FEET HIGH IF OVERHANGING INTO THE STREET, AND PLACED NO MORE THAN 160 FEET APART.
  - STREET TREES AND LOT TREES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 600 OF THE GWINNETT COUNTY UDO.
  - SIDEWALKS SHALL BE PROVIDED AS REQUIRED IN SECTION 900-90 OF TITLE 3 OF THE GWINNETT COUNTY UDO.
  - THERE ARE NO KNOWN HISTORICAL, ARCHAEOLOGICAL OR OTHER SIGNIFICANT FEATURES ON THE SITE.
  - THE OWNER/APPLICANT CERTIFIES THAT THE PROPERTY HAS NOT BEEN HARVESTED FOR TIMBER IN THE PREVIOUS 24 MONTHS PRIOR TO FILING THIS REQUEST FOR REZONING FOR OSC ZONING.
  - SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
  - PROPOSED STORMWATER MANAGEMENT FACILITY EXTENDED DEVELOPMENT
  - FENCES AND RETAINING WALLS TO BE DESIGNED DURING SITE DEVELOPMENT PLANS
  - STREAM BUFFERS/SETBACKS MEASURED FROM WRESTED VEGETATION
  - THERE ARE NO EXISTING DRAINAGE OR UTILITY EASEMENTS
  - STORMWATER MANAGEMENT AREAS ARE NOT ALLOWED TO BE IN THE STREAM BUFFERS
  - RETAINING WALL FOR DETENTION POND OR OTHER BMP IS ONLY ALLOWED TO BE 50% OF POND PERIMETER. POND WALL IS REQUIRED TO BE 1.5 TIMES THE HEIGHT AWAY FROM THE PROPERTY LINE

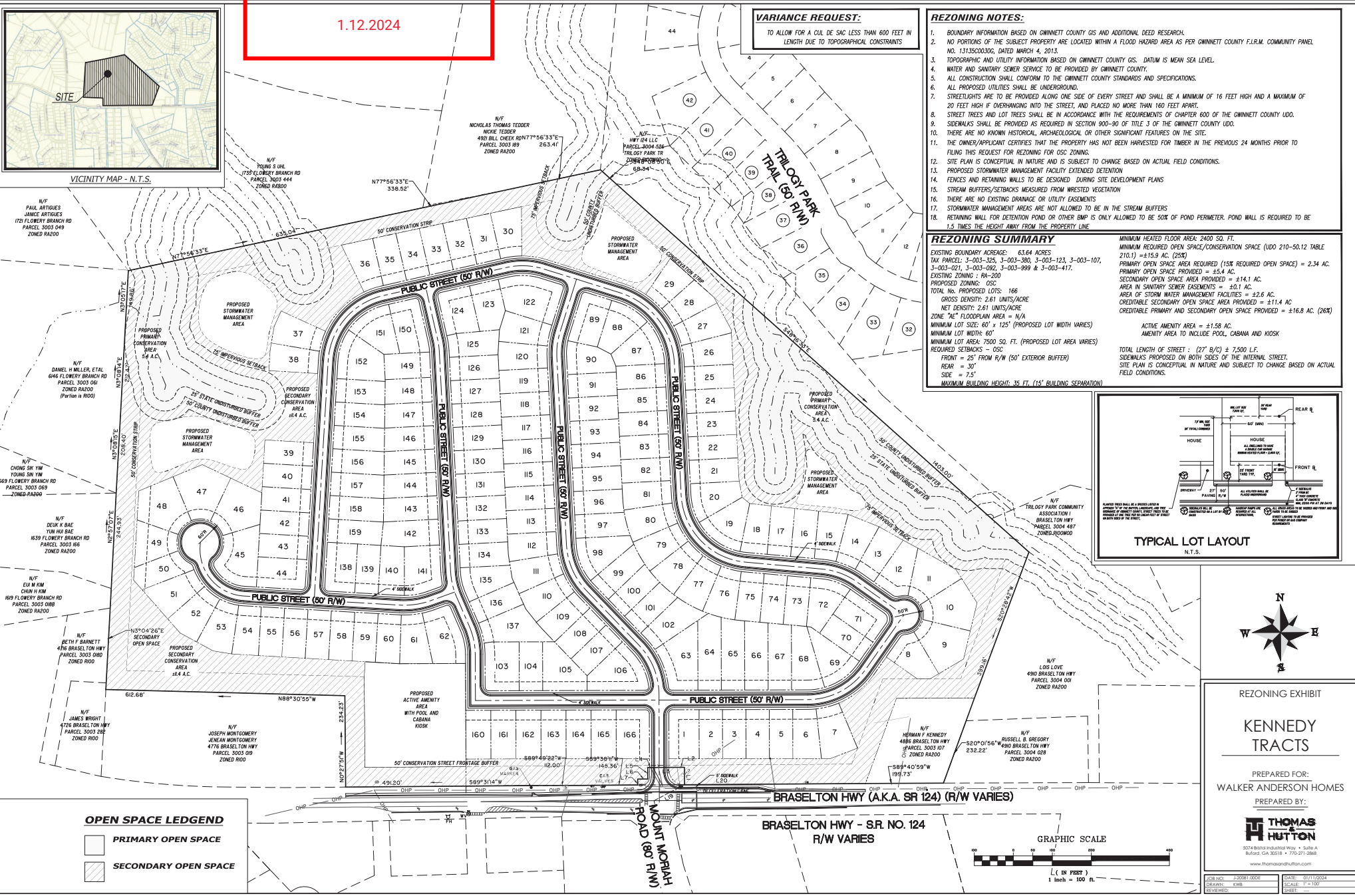
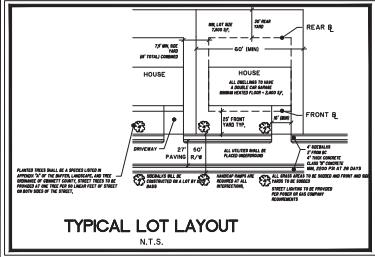
**REZONING SUMMARY**

EXISTING BOUNDARY ACREAGE: 63.64 ACRES  
 TAX PARCEL: 3-003-325, 3-003-380, 3-003-123, 3-003-107, 3-003-021, 3-003-092, 3-003-999 & 3-003-417.  
 EXISTING ZONING: RA-200  
 PROPOSED ZONING: OSC  
 TOTAL NO. PROPOSED LOTS: 166  
 GROSS DENSITY: 2.61 UNITS/ACRE  
 NET DENSITY: 2.61 UNITS/ACRE  
 ZONE "A" FLOODPLAIN AREA = N/A  
 MINIMUM LOT SIZE: 60' x 125' (PROPOSED LOT WIDTH VARIES)  
 MINIMUM LOT WIDTH: 60'  
 MINIMUM LOT AREA: 7500 SQ. FT. (PROPOSED LOT AREA VARIES)  
 REQUIRED SETBACKS - OSC  
 FRONT = 25' FROM R/W (50' EXTERIOR BUFFER)  
 REAR = 30'  
 SIDE = 7.5'  
 MAXIMUM BUILDING HEIGHT: 35 FT. (15' BUILDING SEPARATION)

MINIMUM HEATED FLOOR AREA: 2400 SQ. FT.  
 MINIMUM REQUIRED OPEN SPACE/CONSERVATION SPACE (UDO 210-50.12 TABLE 210.1) = ±15.9 AC. (25%)  
 PRIMARY OPEN SPACE AREA PROVIDED (15% REQUIRED OPEN SPACE) = 2.34 AC.  
 SECONDARY OPEN SPACE AREA PROVIDED = ±5.4 AC.  
 AREA IN SANITARY SEWER EASEMENTS = ±0.1 AC.  
 AREA OF STORM WATER MANAGEMENT FACILITIES = ±2.6 AC.  
 CREDIBLE PRIMARY AND SECONDARY OPEN SPACE AREA PROVIDED = ±11.4 AC  
 CREDIBLE PRIMARY AND SECONDARY OPEN SPACE PROVIDED = ±16.8 AC. (26%)

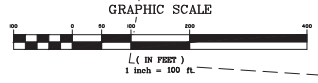
ACTIVE AMENITY AREA = ±1.58 AC.  
 AMENITY AREA TO INCLUDE POOL, CABANA AND KIOSK

TOTAL LENGTH OF DASHED : (27' B/C) ± 7,500 L.F.  
 SIDEWALKS PROPOSED ON BOTH SIDES OF THE INTERNAL STREET.  
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



**OPEN SPACE LEGEND**

- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE



REZONING EXHIBIT

**KENNEDY TRACTS**

PREPARED FOR:  
WALKER ANDERSON HOMES

PREPARED BY:  
**THOMAS HUTTON**

5074 Bistard Industrial Way • Suite A  
 Buford, GA 30518 • 770-271-2882  
 www.thomasathutton.com

JAS:ND: J:50881:0026 DATE: 07/17/2024  
 CS:AMM: 6:08 ESCAL: 11:1:1027  
 REW:VED: SHEET:

**Exhibit C: Existing Features and Site Analysis Plan for OSC**

**[attached]**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

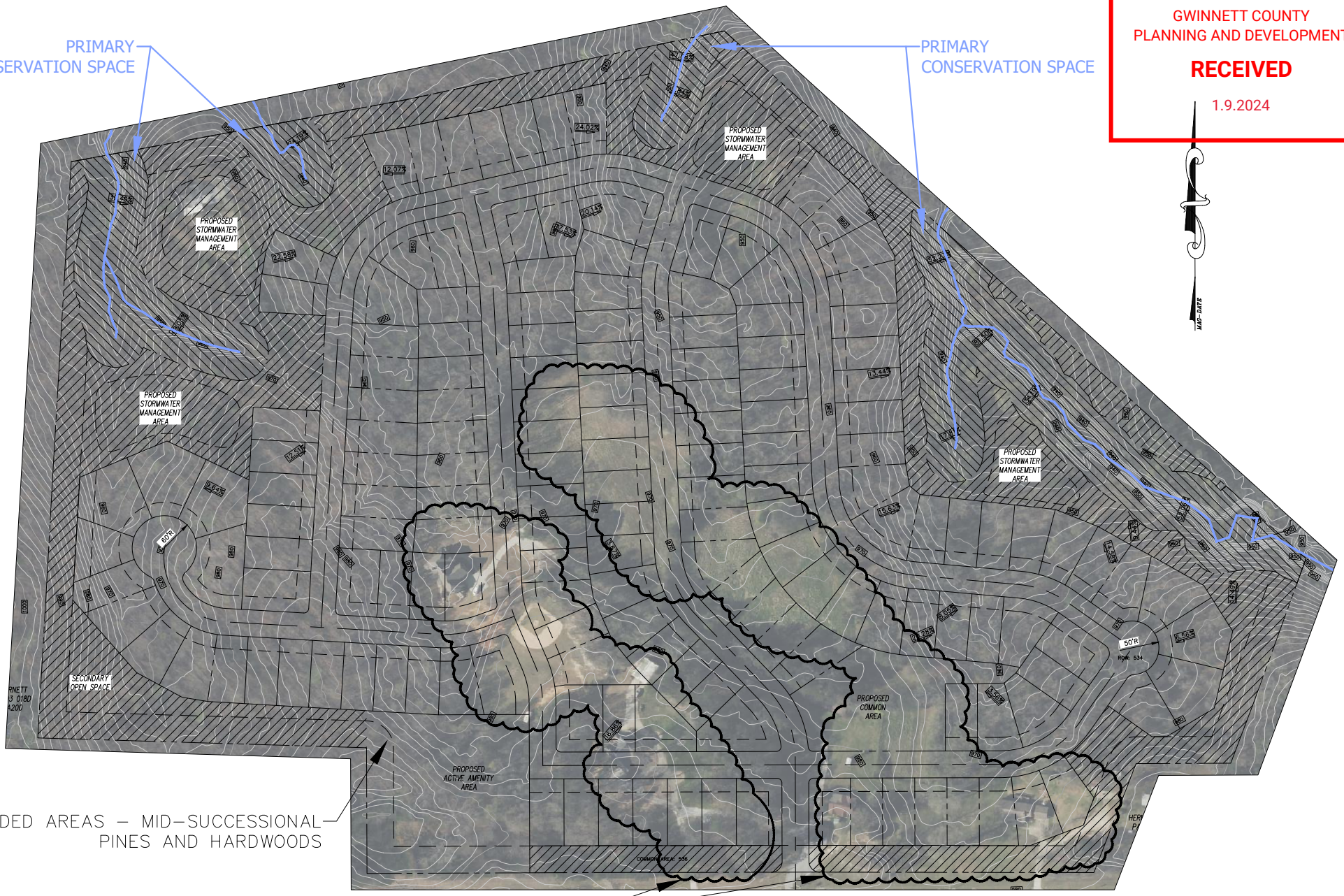
**RECEIVED**

1.9.2024



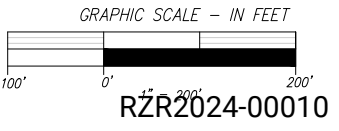
PRIMARY  
CONSERVATION SPACE

PRIMARY  
CONSERVATION SPACE



WOODED AREAS – MID-SUCCESSIONAL  
PINES AND HARDWOODS

OPEN AREAS – GRASSED WITH SCHEDONORUS ARUNDINACEUS  
(TALL FESCUE) AND CYNODON DACTYLON (BERMUDA)



<b>Kennedy Assemblage</b>		<b>Tallman Environmental, Inc.</b>	
Existing Features Site Analysis Plan		2095 Highway 211 NW 2F #116	
DRAWN BY: AJT		Brasellon, Georgia 30517	
CHECKED BY: AJT		(678) 468-2288	
Page 16 of 10		Tallman.net	

BF



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12.27.2024

## Tallman Environmental

October 25, 2023

Corbitt Woods  
(404) 210-9925

Subject: Kennedy Tracts Existing Features Site Analysis Plan  
3003-325, -380, -123, -107, -021 -092, -417, -and -999; 63.33 acres  
Dacula, Gwinnett County, Georgia 30019

Corbitt:

On October 4, 2023 and October 19, 2023, Tallman Environmental completed a site reconnaissance to assess the subject property for existing features of natural, ecological, and cultural significance. The 63.33-acre subject property is located north of the intersection of Braselton Highway and Mount Moriah Road in Dacula, Gwinnett County, Georgia. The property is centered at latitude 34.073868° north and longitude -83.856706° west and is identified by Gwinnett County parcel numbers 3003-325, 3003-380, 3003-123, 3003-107, 3003-021, 3003-417, 3003-092, and 3003-999. At the time of the site reconnaissance, the subject property was developed with six single-family residential structures surrounded by forestland and pastureland.

The subject property is located in the Piedmont Ecoregion of Georgia and is comprised of Piedmont pine-oak woodlands (*Guide to the Natural Communities of Georgia*, 2013). Wooded areas were comprised of a mix of hardwood species (*Acer rubrum*, *Liriodendron tulipifera*, *Liquidambar styraciflua*, *Quercus nigra*) and pines (*Pinus taeda*) with an understory of *Vitis rotundifolia*.

Elevation on the subject property ranges from approximately 940 feet to 1,000 feet and slopes to the north towards Wheeler Creek. No rock outcroppings were observed on the subject property.

The site is mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service with a several mapped soil series (refer to table on the following page). A portion of the subject property (approximately 40%) is mapped with prime farmland soils. However, because the subject property is located in a developed area and is not currently cultivated, it is exempt from the Farmland Protection Policy Act.

The subject property is located within the Upper Oconee River watershed (Hydrologic Unit Code 030701010202). There are no areas on the subject property mapped as 100-year floodplain according to the FEMA flood insurance rate map (community panel 13135C 0030G, dated March 4, 2013).

2095 Highway 211 NW 2F #116, Braselton, Georgia 30517  
call or text 24/7 at 678.468.2288 [aj@tallmans.net](mailto:aj@tallmans.net)

(Kennedy Tracts Existing Features Site Analysis, Page 2)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	6.1	15.6%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	2.4	6.1%
GeB2	Gwinnett clay loam, 2 to 6 percent slopes, eroded	0.1	0.2%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	2.0	5.3%
MCF	Musella cobbly loam, 15 to 45 percent slopes	0.6	1.7%
MhB2	Madison gravelly sandy loam, 2 to 6 percent slopes, eroded	3.4	8.6%
MiD2	Madison sandy clay loam, 10 to 15 percent slopes, moderately eroded	2.1	5.4%
MiF2	Madison sandy clay loam, 15 to 45 percent slopes, eroded	1.4	3.5%
PfB2	Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded	7.1	18.4%
PfC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	1.0	2.7%
PgD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	3.7	9.4%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	0.1	0.2%
WkB	Worsham sandy loam, 2 to 6 percent slopes	1.6	4.1%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	7.4	19.0%
<b>Totals for Area of Interest</b>		<b>38.9</b>	<b>100.0%</b>

The subject property was investigated for the presence of streams and other hydrologic features that might be considered state waters. Indicators used to identify jurisdictional streams included the following: wretched vegetation within the channel, sediment sorting, mean high water mark, evidence of recent persistent flow, and/or evidence of subsurface hydrology. Hydrologic features were also evaluated using the North Carolina, Division of Water Quality Methodology for Identification of Intermittent and Perennial Streams and Their Origins (Version 4.11, September 2010). At the time of the October 4, 2023 and October 19, 2023 site reconnaissance, intermittent tributaries to Wheeler Creek were observed flowing on the subject property.

*(Kennedy Tracts Existing Features Site Analysis, Page 3)*

A preliminary assessment of wetlands and other jurisdictional waters of the U.S. was also conducted on the property at the time of the site reconnaissance. No wetland areas were identified at the time of the site reconnaissance. Wetlands and streams are not depicted on the National Wetland Inventory map for the project area.

An Information for Planning and Conservation (IPaC) report was obtained from the U.S. Fish and Wildlife Service (USFWS) and is included as an attachment to this letter. The purpose of the IPaC report is to identify species that may occur or could potentially occur on the subject property. The IPaC report identified the following species:

- *Danaus plexippus*. This candidate species was not observed on the subject property during the October 4, 2023 and October 19, 2023 fieldwork.

A critical habitat is a federally designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. The IPaC report did not identify critical habitats on the subject property.

The subject property was also evaluated for migratory bird use. The IPaC report identified species of migratory birds that occur within the region. However, the subject property did not appear to serve as a breeding area for migratory birds at the time of the October 4, 2023 and October 19, 2023 reconnaissance and none of the IPaC-listed birds were observed. The subject property may require reevaluation for migratory birds if construction is delayed.

A National Wildlife Refuge is a federally designated, protected area of the United States managed by the United States Fish and Wildlife Service. The National Wildlife Refuge System is the system of public lands and waters set aside to conserve America's fish, wildlife, and plants. Gwinnett County tax assessor records indicate private ownership of the subject property.

The Georgia Department of Natural Resources' Wildlife Resources Division (WRD) maintains records for rare species and communities in conservation databases. WRD tracks species and natural communities that are protected at state and federal levels or not legally protected but considered of special conservation concern by WRD biologists.

According to the Georgia Department of Natural Resources 2015 State Wildlife Action Plan:

*Rarity ranks are used to characterize elements and to facilitate conservation planning. These ranks are assigned after reviewing pertinent status information at the state level and globally. Rarity ranks are based on a scale of 1 to 5; the higher the number, the more secure that species is thought to be at the state (or global) level. Therefore, an S1 species is considered very rare or imperiled in the state, while an S5 species is considered common and secure. A species with a rarity rank of G5 S1 is globally secure but occurs in very small numbers in the state. Thus (sic) it is not of global conservation concern but may be considered a priority for conservation within the state, depending on other factors. This ranking system helps to assure that conservation efforts are directed to those species needing the most help in order to maintain biological diversity in a state or region.*

(Kennedy Tracts Existing Features Site Analysis, Page 4)

Four animal species were identified in the conservation database:

*Cambarus howardi*, Chattahoochee Crayfish  
State Rank: G3/S2 (Vulnerable/Imperiled)  
GA: Threatened  
US: No Federal Protection  
State Wildlife Action Plan: Yes  
Element Occurrences: 53  
Habitat: riffle areas of streams; in rocks with swift-flowing water

*Cyprinella xaenura*, Altamaha Shiner  
State Rank: G3/S2S3 (Vulnerable/Imperiled and Vulnerable)  
GA: Threatened  
US: No Federal Protection  
State Wildlife Action Plan: Yes  
Element Occurrences: 72  
Habitat: medium-sized to large streams in runs or pools over sand to gravel substrate

Onsite waters are not suitable habitat for the Chattahoochee Crayfish or the Altamaha Shiner with respect to flow and substrate. The proposed work will be conducted according to Gwinnett County requirements and all applicable BMPs to reduce the likelihood of sediment deposition to downgradient waters.

*Pituophis melanoleucus melanoleucus*, Northern Pine Snake  
State Rank: G4T4/S2 (Apparently Secure infraspecific taxa/Imperiled)  
GA: No Georgia state protection  
US: No Federal Protection  
State Wildlife Action Plan: Yes  
Element Occurrences: 33  
Habitat: Dry pine or pine-hardwood forests

The subject property was reconnoitered for the presence of the Northern Pine Snake; no snakes were observed at the time of the reconnaissance. Please refer to the attached photographs documenting conditions at the time of the site reconnaissance.

*Perimyotis subflavus*, Tricolored Bat  
State Rank: G3G4/S2 (Vulnerable, Apparently Secure/Imperiled)  
GA: No Georgia state protection  
US: No Federal Protection  
State Wildlife Action Plan: Yes  
Element Occurrences: 266  
Habitat: Open forests with large trees and woodland edges; roost in tree foliage; hibernate in caves or mines with high humidity

The tricolored bat is proposed to be listed as endangered by the USFWS. Based on conversations with USFWS biologists, the tricolored bat occurs statewide in Georgia and uses forested landscapes during its "active" seasons of spring, summer, and fall. They roost in leaf foliage and nearly all forested areas could be considered suitable habitat. They can also be found in

2095 Highway 211 NW 2F #116, Braselton, Georgia 30517  
call or text 24/7 at 678.468.2288 [aj@tallmans.net](mailto:aj@tallmans.net)

*(Kennedy Tracts Existing Features Site Analysis, Page 5)*

transportation structures, abandoned buildings, and military bunkers. In the winter, tricolored bats hibernate in caves and mines where these habitats are available, and culverts across most of Georgia. They also overwinter in bridges, but use of bridges is expected to a lesser extent than use of culverts. In bottomland hardwood forests, tricolored bats have been documented in tree hollows. In much of Georgia, winters are mild enough that tricolored bats are likely active on the landscape to some extent year-round.

To avoid any potential impact, we suggest implementing seasonal tree clearing restrictions during the non-volant (unable to fly) pup season (May 1 to July 31) as well as winter hibernation season (December 1 to February 28) in most Georgia counties. At the writing of this report, the tricolored bat has not been listed as endangered.

Tallman Environmental reviewed the Georgia Natural, Archaeological, and Historic Resource Geographic Information System (GNAHRGIS) database for records pertaining to surveyed historic structures listed on or eligible for listing on the National Register of Historic Places (NRHP). An Area of Potential Effect (APE) of ¼ mile (1,320 feet) from the subject property was established for the purposes of this review. Based on review of the database records, one historic structure was mapped within the APE (circa 1953 Mount Moriah Baptist Church, 4640 Braselton Highway). This structure was incorrectly mapped in the database and is located approximately 300 feet south-southwest of the subject property. Areas surrounding the church are developed with modern single-family residential developments. No artifacts or lithic scatters were observed on the subject property at the time of the reconnaissance; no subsurface investigation was conducted.

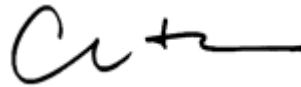
Please feel free to contact me if you have any questions or concerns. We thank you for the opportunity to coordinate with you on this project.

Sincerely,

**TALLMAN ENVIRONMENTAL**



AJ Tallman  
Project Manager



Connie Tallman  
Biologist

Attachments:

Vicinity Map  
Topographic Map  
Soils Map  
FEMA FIRM Map  
National Wetland Inventory Map  
Site Photographs  
IPaC Trust Resource Report  
Georgia Rare Natural Elements Listings  
GNAHRGIS Database Map

2095 Highway 211 NW 2F #116, Braselton, Georgia 30517  
call or text 24/7 at 678.468.2288 [aj@tallmans.net](mailto:aj@tallmans.net)





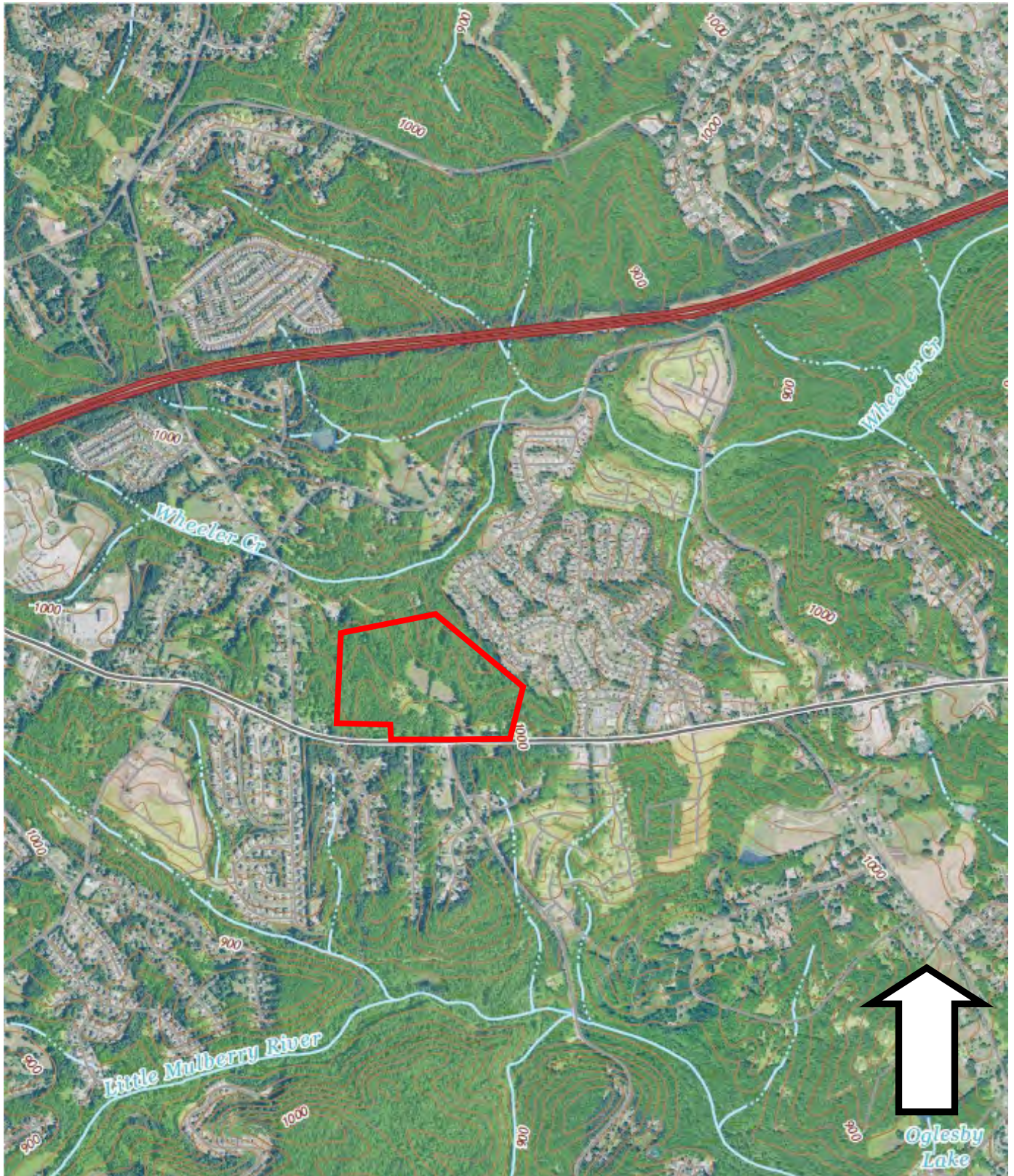
SOURCE: Google Earth

Figure 1  
Scale: 1"=400'

Site Location Map  
Kennedy Assemblage (63.33 acres)  
Hoschton, Gwinnett County, Georgia

Tallman Environmental, Inc.  
2095 Highway 211 NW 2F #116  
Braselton, Georgia 30517  
aj@tallmans.net  
678.468.2288





SOURCE: Auburn, Georgia 7.5-minute topographic quadrangle map (2020)

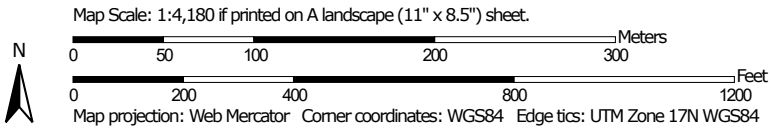
Figure 2  
Scale: 1"=2,000'

Topographic Map  
Kennedy Assemblage (63.33 acres)  
Hoschton, Gwinnett County, Georgia

Tallman Environmental, Inc.  
2095 Highway 211 NW, 2F #116  
Braselton, Georgia 30517  
aj@tallmans.net  
678.468.2288



Soil Map—Gwinnett County, Georgia




### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gwinnett County, Georgia  
 Survey Area Data: Version 14, Aug 30, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	6.4	9.8%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	8.4	12.9%
GeB2	Gwinnett clay loam, 2 to 6 percent slopes, eroded	0.3	0.5%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	2.7	4.1%
MCF	Musella cobbly loam, 15 to 45 percent slopes	0.6	0.9%
MhB2	Madison gravelly sandy loam, 2 to 6 percent slopes, eroded	3.4	5.2%
MiD2	Madison sandy clay loam, 10 to 15 percent slopes, moderately eroded	2.1	3.2%
MiF2	Madison sandy clay loam, 15 to 45 percent slopes, eroded	2.4	3.6%
PfB2	Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded	12.5	19.1%
PfC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	1.0	1.6%
PgD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	12.7	19.4%
PgE2	Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded	1.7	2.6%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	1.0	1.5%
WkB	Worsham sandy loam, 2 to 6 percent slopes	1.8	2.8%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	8.3	12.8%
<b>Totals for Area of Interest</b>		<b>65.4</b>	<b>100.0%</b>



# National Flood Hazard Layer FIRMMette



83°51'47"W 34°4'43"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

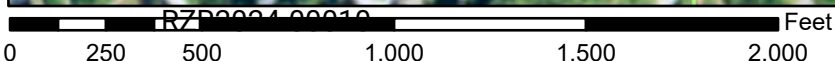
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

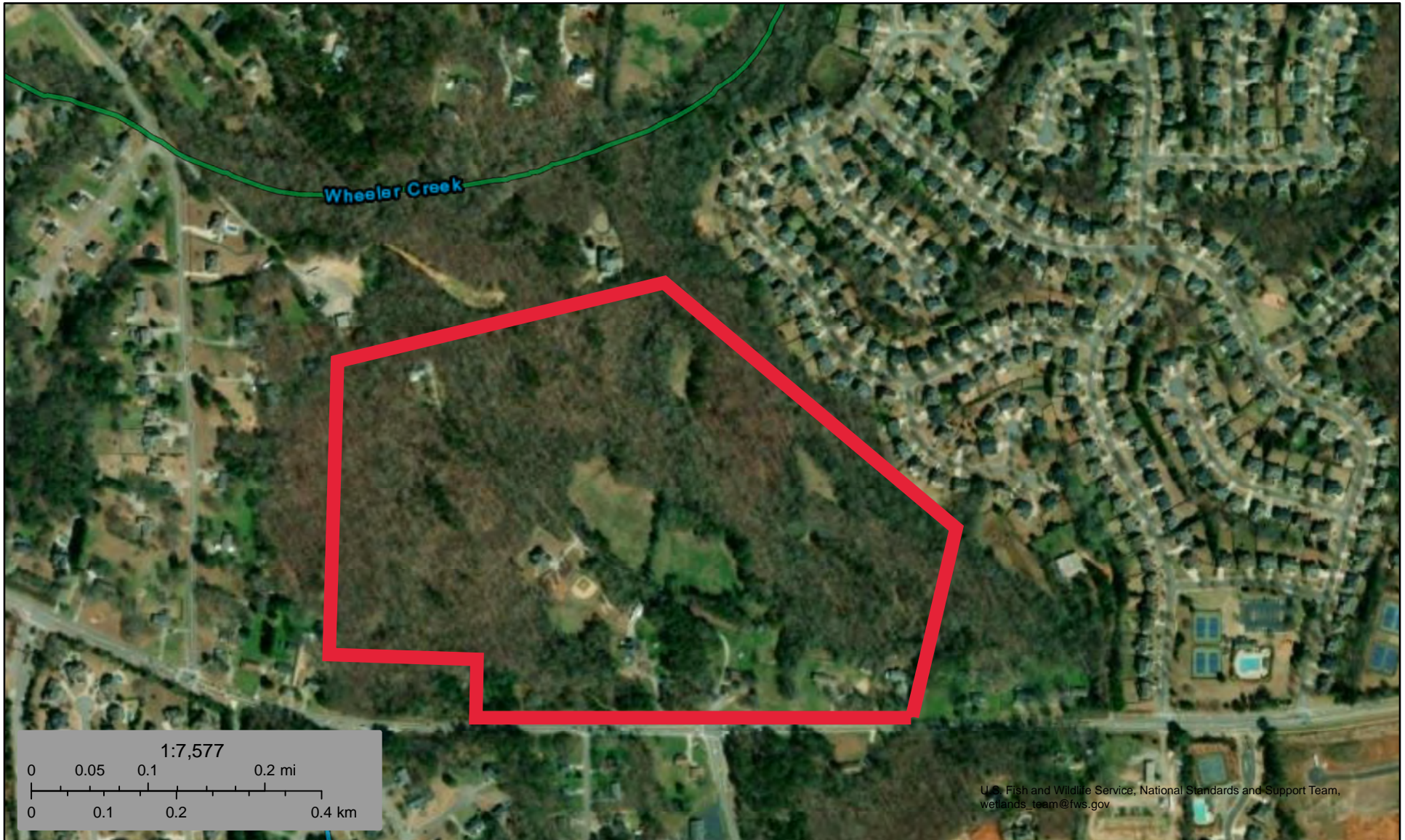
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/9/2023 at 10:49 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



83°51'10"W 34°4'13"N





U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

October 8, 2023

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
| RZR2024-00010                  | Freshwater Pond                   | Riverine |

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



# PHOTOGRAPHIC LOG

**Site Location:**

Kennedy Assemblage, Gwinnett County, Georgia

**Photo No.**  
1

**Date:**  
10/4/23

**Direction Photo Taken:**

North

**Description:**

Forested area



**Photo No.**  
2

**Date:**  
10/4/23

**Direction Photo Taken:**

East

**Description:**

Forested area





# PHOTOGRAPHIC LOG

**Site Location:**

Kennedy Assemblage, Gwinnett County, Georgia

**Photo No.**  
3

**Date:**  
10/4/23

**Direction Photo Taken:**

West

**Description:**

Forested area

**Photo No.**  
4

**Date:**  
10/4/23

**Direction Photo Taken:**

South



Forested area



# PHOTOGRAPHIC LOG

**Site Location:**

Kennedy Assemblage, Gwinnett County, Georgia

**Photo No.**  
5

**Date:**  
10/4/23

**Direction Photo Taken:**

Southeast

**Description:**

Pastureland



**Photo No.**  
6

**Date:**  
10/4/23

**Direction Photo Taken:**

Northwest

**Description:**

Pastureland



# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Gwinnett County, Georgia



## Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📠 (706) 613-6059

355 East Hancock Avenue  
Room 320  
Athens, GA 30601-2523

NOT FOR CONSULTATION



# Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>

- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.



Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Chimney Swift BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
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Prothonotary Warbler BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Red-headed Woodpecker BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Rusty Blackbird BCC - BCR	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Wood Thrush BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++

### Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

### What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

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Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

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### How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
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3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

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### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.



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#### What if I have eagles on my list?

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#### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

### Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

#### Data exclusions



Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

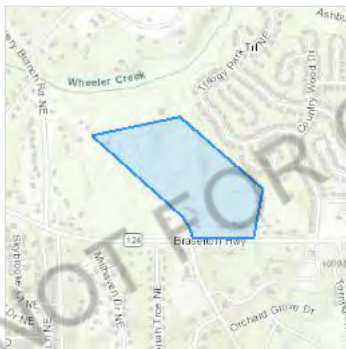
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Gwinnett County, Georgia



## Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📠 (706) 613-6059

355 East Hancock Avenue  
Room 320  
Athens, GA 30601-2523

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>

- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

**What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?**

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

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Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25

Eastern Whip-poor-will <i>Antrastomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (-)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCO Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

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If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

#### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

#### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



This page is deprecated and will be taken down soon. Please start using the following link for Georgia Biodiversity Portal: <https://georgiabiodiversity.org/portal>

## Auburn, GA, NW Quarter Quad

### All Tracked Natural Elements With or Without Protection Status

4 element records in list

---

#### ANIMALS

*Cambarus howardi* (Chattahoochee Crayfish), **Rank:** G3/S2, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 53, **Habitat:** riffle areas of streams; in rocks with swift-flowing water

*Cyprinella xaenura* (Altamaha Shiner), **Rank:** G3/S2S3, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 72, **Habitat:** Medium-sized to large streams in runs or pools over sand to gravel substrate

*Perimyotis subflavus* (Tricolored Bat), **Rank:** G3G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 266, **Habitat:** Open forests with large trees and woodland edges; roost in tree foliage; hibernate in caves or mines with high humidity

*Pituophis melanoleucus melanoleucus* (Northern Pine Snake), **Rank:** G4T4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 33, **Habitat:** Dry pine or pine-hardwood forests

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#### NATURAL COMMUNITIES

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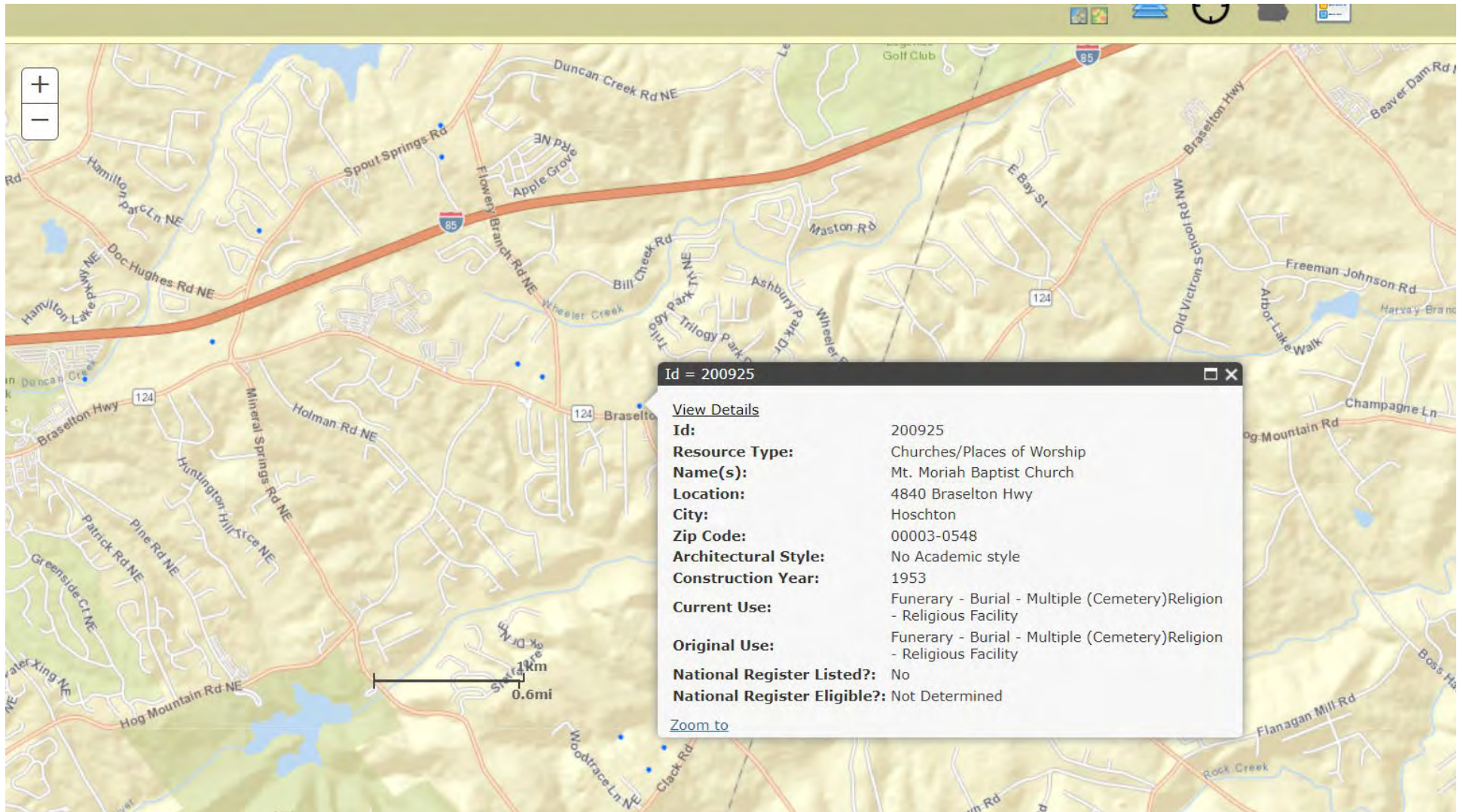
#### OTHER NATURAL ELEMENTS

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#### PLANTS

Exported from Biotics conservation database on July 10, 2023

GNAHRGIS Database Review



**Exhibit D: Building Elevations**

**[attached]**



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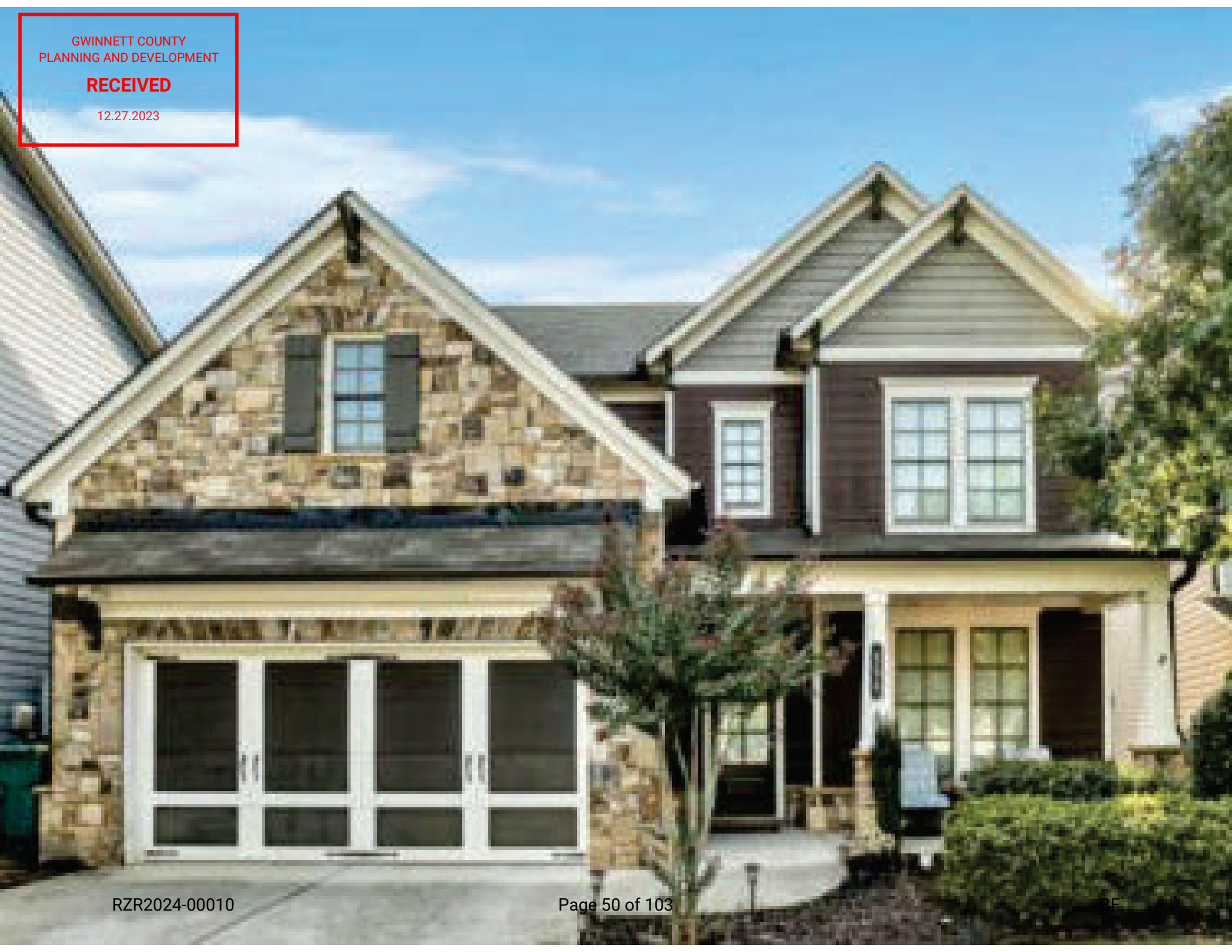
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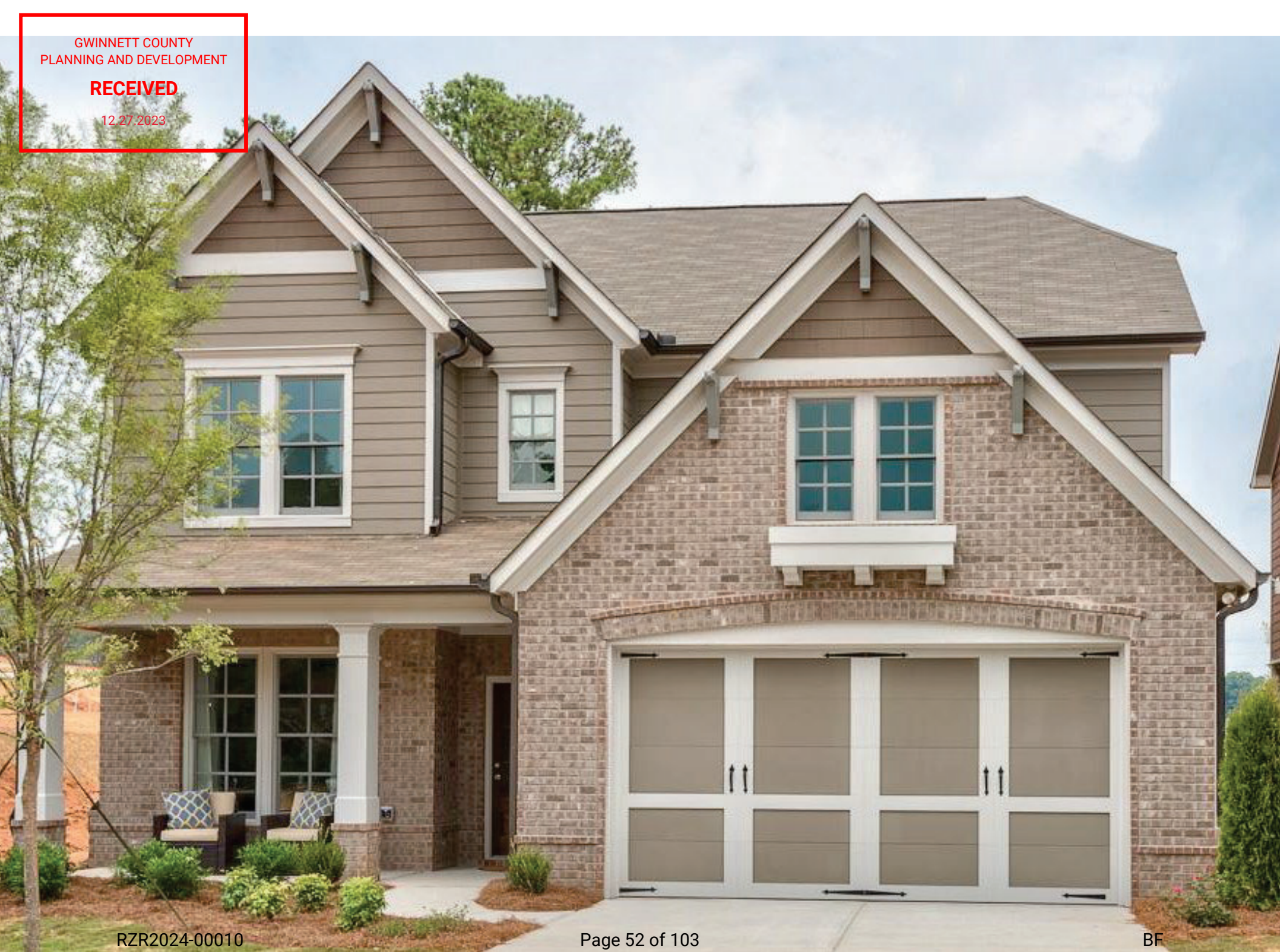
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12.27.2023





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12.27.2023





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

**[attached]**

**RECEIVED**

1.12.2024

January 12, 2024

**REVISED LETTER OF INTENT FOR REZONING**

**Rezoning Application  
Gwinnett County, Georgia**

**Applicant:**  
Walker Anderson Homes, LLC

**Property/Tax Parcel IDs:**

R3003 021	R3003 325
R3003 092	R3003 380
R3003 107	R3003 417
R3003 123	R3003 999

+/- 63.64 Acres of Land  
Located at Located at 4820, 4848, 4858, and 4886 Braselton Highway, Hoschton, Georgia  
and  
4830 and 4868 Braselton Highway, Auburn, Georgia  
and  
the 4800 Block of Braselton Highway, Hoschton, Georgia  
**RA-200 to OSC**

**Submitted for Applicant by:**  
Melody A. Glouton, Esq.  
ANDERSEN TATE & CARR, P.C.  
One Sugarloaf Centre  
1960 Satellite Blvd.  
Suite 4000  
Duluth, Georgia 30097  
770.822.0900  
[mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)



## **I. INTRODUCTION**

This Application for Rezoning is submitted for a 63.64-acre assemblage of land located along Braselton Highway, east of its intersection with Flowery Branch Road and at the intersection of Mount Moriah Road (hereinafter the “Property”). The Property is an assemblage of eight (8) tax parcels and is shown on the survey prepared by Thomas & Hutton, dated December 13, 2023, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned RA-200 (Agriculture-Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Walker Anderson Homes, LLC (the “Applicant”) now seeks approval to rezone the Property to OSC (Open Space Conservation District)<sup>1</sup> to develop a distinctive and attractive single-family residential detached subdivision with 166 lots. The proposed development has been strategically designed to preserve and protect the natural and environmental resources on the Property while providing a safe, walkable community that includes an active amenity area and a pocket park.

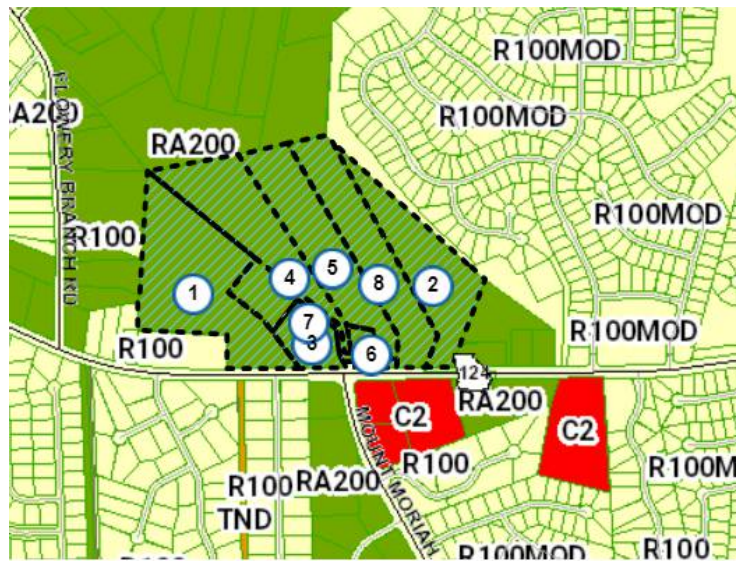
This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

## **II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property consists of eight (8) tax parcels and contains 63.64-acres. While there are six single family homes and several accessory structures on the Property, the majority of the site is wooded and undeveloped. The Property is surrounded by single-family detached subdivisions and residences on large properties. The following is a summary of the surrounding zoning classifications:

---

<sup>1</sup> The Applicant is requesting the rezoning application be reviewed pursuant to the 2023 Unified Development Ordinance.



The Property is located within the “Emerging Suburban” Character Area of the 2040 Unified Plan and Future Development Map (the “2040 Plan”). This area is currently mostly residential but has not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The 2040 Plan anticipates this area to experience new single-family detached residential development. As such, a single-family detached residential subdivision with 166 lots would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.<sup>2</sup>

### **III. PROJECT SUMMARY**

As shown on the site plan dated January 11, 2024, and filed with this Application (the “Site Plan”), the Applicant proposes to develop the Property into a single-family detached subdivision. The Applicant is proposing to rezone 63.64 acres from RA-200 to OSC to accommodate the development of a residential community with 166 units for a gross density of 2.61 units per acre. As indicated above, the site is surrounded by single-family residential subdivisions and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide attractive residences with a minimum of 2,400 square feet, which is equal to the size of the surrounding residences. While market conditions can fluctuate, the Applicant anticipates the price range of the homes to range from \$400,000 to \$500,000. The architectural style of the homes would be constructed with a variety of facades, including brick, stacked stone, hardie plank, shake, board and batten. For reference, the Applicant has included sample elevations with this Application.

<sup>2</sup> Pursuant to the Gwinnett County Comprehensive Housing Study, housing supply in Gwinnett County has dropped from approximately 8,000 housing units per year to 3,560 units per year. Based on the forecast model, Gwinnett County can expect to see annual demand for approximately 15,000 new housing units per year, on average, over the next 20 years.



The proposed development would have a single entrance on Braselton Highway at the existing signalized intersection at Braselton Highway and Mount Moriah Road. The entrance would be landscaped and maintained by the Homeowners Association. In keeping with the goal to preserve the natural resources of the Property, the development would include two amenity areas as well as planned open space around the entire perimeter of the site to provide significant buffering from the adjacent properties. The amenity area will include a pool, cabana, and kiosk. In total, the development would provide for 16.8 acres (26%) of open space.

For the development of the Property, the Applicant is requesting a variance from Section 210-50.14.A from the minimum number of cul-de-sacs in order to serve lots 46-52. The variance is required due to the topographical challenges of the site. The requested variance is necessary to afford the Applicant relief so that the Property may be redeveloped in accordance with the intent of the site plan. Due to the topography of the Property, strict adherence to the requirements of the UDO is not possible in this matter. Further, granting the variance would not adversely affect the existing use or usability of adjacent property.

#### **IV. SITE IMPACT ANALYSIS**

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to OSC, satisfies UDO § 270-20.5, entitled “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:**

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Braselton Highway and is surrounded by single-family residential properties. The existing neighborhood to the east of the site has a similar density of the proposed development and will provide additional housing supply in the community. The proposed density and nature of this development is similar to the existing and recently approved adjacent subdivisions.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and will complement those uses. Moreover, adjacent properties are developed with single-family subdivisions.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties, as well as provide additional housing supply.

(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:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Braselton Highway. Any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools can be mitigated with appropriate zoning conditions and site development requirements.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Emerging Suburban Character Area of the 2040 Future Development Map. Potential development types for this area is low density residential, including the OSC zoning district, with density ranging from 3 to 7 units per acre.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding properties and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County, as well as the shortage in available housing, suggests a strong need for additional single-family housing.

**V. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from RA-200 to OSC be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 12th day of January, 2024.

**ANDERSEN, TATE & CARR, P.C.**



*Melody A. Glouton*

Melody A. Glouton, Esq.

4856-6041-1803, v. 1

**Exhibit F: Application and Disclosure of Campaign Contributions**

**[attached]**





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1.9.2024

Property Owner Information

<u>Parcel</u>	<u>Address</u>	<u>Owner</u>
3-003-021	4858 Braselton Highway	Harold H Kennedy
3-003-092	Hwy 124 (no address assigned)	Edwin Graham
3-003-107	4886 Braselton Highway	Herman F Kennedy
3-003-123	4868 Braselton Highway	Gary & Jane Kennedy
3-003-325	4848 Braselton Highway	William Kennedy
3-003-380	4858 Braselton Highway	Stacey H. Brown
3-003-417	4820 Braselton Highway	Charles King
3-003-999	4830 Braselton Highway	Jonathan King

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12.27.2023

**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.

*Melody A. Glouton*  
\_\_\_\_\_  
Signature of Applicant

12/27/23

\_\_\_\_\_  
Date

Melody A. Glouton, Attorney for Walker Anderson Homes, LLC  
\_\_\_\_\_  
Type or Print Name and Title

*D. Wilson Boyd*  
\_\_\_\_\_  
Signature of Notary Public

12/27/23  
\_\_\_\_\_  
Date



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12.27.2023

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*Harmon F Kennedy*  
*William L Kennedy*  
*Gay & Jane Kennedy*

*Stacey Brown*

Signature of Property Owner

*12-10-23*

Date

*Stacey Brown*

Type or Print Name and Title

*[Handwritten Signature]*

*12/10/23*

Signature of Notary Public

Date



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12.27.2023

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Rezoning Application  
Last Updated 10/2021

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*Herman F Kennedy*  
\_\_\_\_\_  
Signature of Property Owner

*12-10-23*

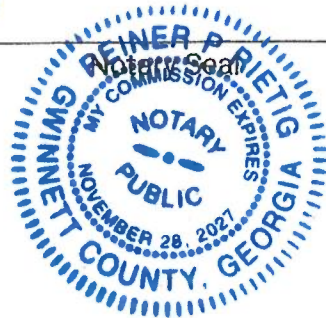
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Date

*Herman F Kennedy*  
\_\_\_\_\_  
Type or Print Name and Title

*[Signature]*  
\_\_\_\_\_  
Signature of Notary Public

*12/10/23*

\_\_\_\_\_  
Date







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William L. Kennedy  
Signature of Property Owner

12-10-23

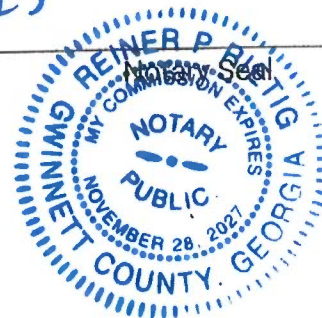
Date

William L. Kennedy  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

12/10/23

Date



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Stacey Brown \_\_\_\_\_ 12-10-2023 \_\_\_\_\_  
Signature of Property Owner Date

Stacey Brown \_\_\_\_\_  
Type or Print Name and Title

[Signature] \_\_\_\_\_ 12/10/23 \_\_\_\_\_  
Signature of Notary Public Date




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12.27.2023

Gwinnett County Planning Division  
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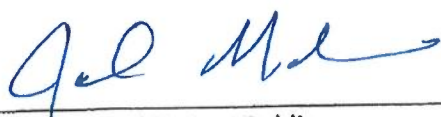
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\_\_\_\_\_  
Signature of Property Owner

12-14-23  
\_\_\_\_\_  
Date

Jonathan King  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

12/14/23  
\_\_\_\_\_  
Date





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Edwin Graham 12-14-23  
Signature of Property Owner Date

Edwin GRAHAM  
Type or Print Name and Title

Jd M 12/14/23  
Signature of Notary Public Date



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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

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Sandra King 12-14-23  
Signature of Property Owner Date

Sandra L. King  
Type or Print Name and Title

[Signature] 12/14/23  
Signature of Notary Public Date



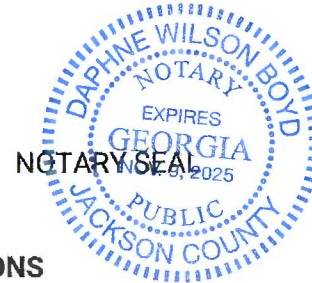
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12.27.2023

**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 OF APPLICANT	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE
<i>Melody A. Glouton</i>	12/27/2023	Melody A. Glouton, Attorney for Applicant
_____ SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE
<i>D. Dase</i>	12/27/2023	
_____ 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    Walker Anderson Homes  
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**

12.27.2023

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\_\_\_\_\_  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

*Melody A. Glouton*                      12/27/2023                      Melody A. Glouton, Attorney for Applicant

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

*[Signature]*                      12/27/23

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC                      DATE



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YES     NO    Andersen Tate & Carr

\_\_\_\_\_  
YOUR NAME

If the answer is yes, please complete the following section:                      PLEASE SEE ATTACHED

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.

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC	\$500.00 \$2,000.00	05/05/2022 07/17/2023
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00	9/15/2023

4864-7245-2500, v. 1



**RECEIVED**

12.27.2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

PARCEL I.D. NUMBER: 3 - 003 - 021  
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023  
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant  
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)

Vicki Schokky TSA II  
NAME TITLE  
12/21/2023  
DATE



**RECEIVED**

12.27.2023

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PARCEL I.D. NUMBER: 3 - 003 - 107  
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton  
Signature of Applicant

12/21/2023  
Date

Melody A. Glouton, Attorney for Applicant

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.\*\*\***

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(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)

T Finley / Finley  
NAME

TSA  
TITLE

12-21-2023  
DATE

**RECEIVED**

12.27.2023

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**PARCEL I.D. NUMBER:** 3 - 003 - 123  
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023  
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant  
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.\*\*\***

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T Finley / T Finley TSA  
NAME TITLE  
12-21-2023  
DATE

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PARCEL I.D. NUMBER: 3 - 003 - 325  
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023  
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant  
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.\*\*\***

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T Finley Finley TSA  
NAME TITLE  
12-21-2023  
DATE



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

PARCEL I.D. NUMBER: 3 - 003 - 380  
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023  
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant  
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)

T Finley / Finley TSA  
NAME TITLE  
12-21-2023  
DATE

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**PARCEL I.D. NUMBER:**      3      -      003      -      092  
(Map Reference Number)      District      Land Lot      Parcel

Melody A. Glouton      12/21/2023  
Signature of Applicant      Date

Melody A. Glouton, Attorney for Applicant  
\_\_\_\_\_  
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)

T Finley J. Finley      TSA  
NAME      TITLE  
12-21-2023  
DATE





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12.27.2023

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**PARCEL I.D. NUMBER:**      3      -      003      -      417  
(Map Reference Number)      District      Land Lot      Parcel

Melody A. Glouton      12/21/2023  
Signature of Applicant      Date

Melody A. Glouton, Attorney for Applicant  
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.\*\*\***

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(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)

T. Fisher / J. Fenley      TSA  
NAME      TITLE  
12-21-2023  
DATE

**Exhibit G: DWR Sewer Capacity Certification Letter**

**[attached]**



December 21, 2023

Corbitt Woods  
Walker Anderson Homes  
390 Brogdon Road  
Suwanee, GA 30024

<input checked="" type="checkbox"/>	<b>APPROVED</b>
<input type="checkbox"/>	<b>DENIED</b>
<input type="checkbox"/>	<b>CONDITIONALLY APPROVED</b>
<b>Sewer Capacity Request #C2023-304-12</b>	
<b>Expiration Date: 12/21/2024</b>	
<b>P&amp;D Number: EPN2023-00746</b>	
<b>Tie-In Manhole FID: 4378283</b>	

RE: Sewer Availability for Proposed Development – Kennedy Tracts  
Parcel ID 3003 325, 3003 380, 3003 123, 3003 107, 3003 021, 3003 092, 3003 999, 3003 417

Dear Mr. Corley:

This letter supersedes the earlier Sewer Capacity Certification C2022-126-06 dated June 13, 2022 addressed to Doug Chatham of Marley Construction, LLC.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 162 single-family homes on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of 28.1 gpm discharging to the sewer tie-in manhole at Facility ID **4378283**.

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

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

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

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in





manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE  
Division Director, Infrastructure Support  
678.376.2104

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

**Exhibit H: Traffic Impact Study**

**[attached]**

**RECEIVED**

12.27.2023

## Traffic Impact Study

Kennedy Tracts Residential Subdivision  
SR 124 at Mt Moriah Road  
Gwinnett County, Georgia

December 5, 2023  
revised December 18, 2023





# Introduction

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County, Georgia. The site is located along the north side of SR 124 at Mt Moriah Road, as shown in Figure 1. The project will consist of 163 detached single family homes and will be served by one full-movement access on SR 124, which will align with the existing signalized intersection of SR 124 at Mt Moriah Road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

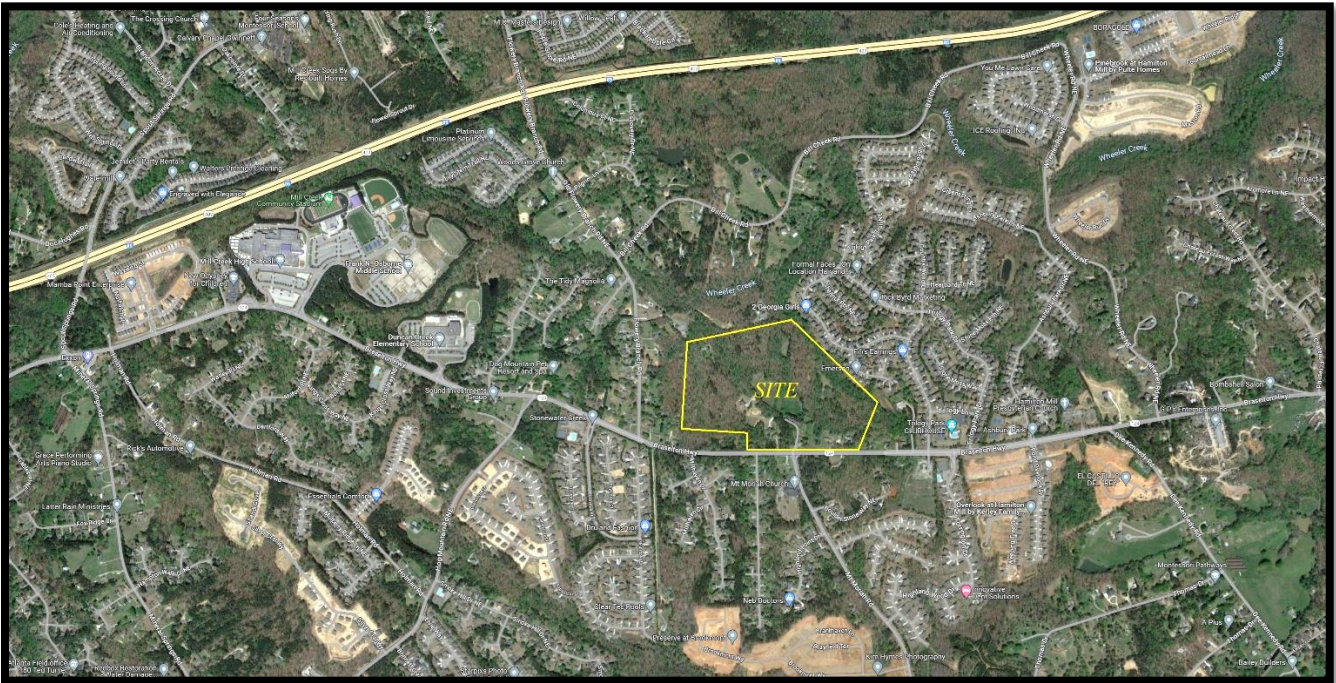


Figure 1 – Site Location Map

## No-Build Traffic Conditions

A 2028 no-build condition was developed. This represents the traffic volumes, lanes, and control that will exist in the future at the anticipated date of the build-out of the subdivision, but does not include the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes and roadway improvements that are expected to occur in the area while the project is under construction.

### No-Build Volumes

In order to develop no-build volumes, background growth factors were developed using historic Georgia DOT 24-hour traffic counts that were collected in this area for the years 2018 through 2022, as shown in Table 2.

**Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates**

Year	SR 124 E of Mt Moriah	Annual Growth	Mt Moriah S of Brookmont	Annual Growth	SR 124 E of Spout Springs	Annual Growth
<b>Station ID</b>	<b>135-0212</b>		<b>135-0494</b>		<b>135-0209</b>	
2018	15,400		5,590		17,300	
2019	13,700	-11.0%	5,700	2.0%	17,500	1.2%
2020	12,700	-7.3%	5,290	-7.2%	18,800	7.4%
2021	13,800	8.7%	5,620	6.2%	20,300	8.0%
2022	14,400	4.3%	6,850	21.9%	16,700	-17.7%
<i>avg growth</i>		-1.3%		4.1%		-0.7%

Growth in the area has fluctuated. Two of the three count locations saw a decrease from 2019 to 2020, which is attributable to the COVID-19 pandemic and considered an anomaly. The most recent year of data showed a moderate increase on SR 124 east of Mt Moriah Road and a strong increase on Mt Moriah Road, but a strong decrease on SR 124 east of Spout Springs Road. Overall there was a slight decreasing trend on SR 124 and a moderate increasing trend on Mt Moriah Road. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, a positive modest 2.0% annual growth factor was applied to the existing volumes on SR 124 and 4.0% annual growth was applied to the volumes turning to and from Mt Moriah Road when projecting the future no-build volumes. The existing traffic volumes were increased by the 2.0% and 4.0% annual growth factors for five years, or a total of 10.4% on SR 124 and 21.7% on Mt Moriah Road, to 2028. The results are the 2028 no-build traffic volumes that will be on the roadway network at buildout of the proposed subdivision but not including the subdivision's trips.

## Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County. The site is located along the north side of SR 124 at Mt Moriah Road. The project will consist of 163 detached single family homes and will be served by one full-movement access which will align with the existing signalized intersection of SR 124 at Mt Moriah Road. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable operating conditions at most locations. The side street approaches of Hog Mountain Road and the Dog Mountain Dog Resort access incur high delays. Likewise, the northbound approach of Moriah Trace incurs high delays in the p.m. peak hour. Mitigating those delays would require a change in control to a signal or a roundabout. On the southbound approach of the Dog Resort access and the northbound approach of Moriah trace, the volumes incurring the high delays are very low. The volumes on the northbound Hog Mountain Road approach are higher but do not appear sufficient to satisfy the volume-based warrants for signalization. Therefore, for the existing condition, no mitigation is identified. However, it is noted that the SR 124 / Hog Mountain Road intersection may become a candidate for signalization as volumes grow.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future, with an annual growth rate of 2.0% applied to the volumes on SR 124 and 4.0% applied on Mt Moriah Road.
3. There is a planned road improvement project on SR 124, but it is uncertain if the road will be widened along the frontage of the proposed subdivision. This project is not anticipated until 2036 and, therefore, was not included in this analysis. However, it is recommended that the developer coordinate with the Georgia DOT to ensure that the site plan takes any planned improvements on SR 124 into consideration.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition, but most locations will operate comparably to the existing condition.
5. At the SR 124 / Flowery Branch Road intersection a westbound right turn lane is recommended to be added on SR 124 and a southbound right turn lane is recommended for Flowery Branch Road. These lanes will substantially improve the efficiency of the signal. These lanes are recommended in the no-build condition as system improvements, needed whether or not the proposed subdivision is developed.
6. The proposed subdivision will generate 116 trips in the morning peak hour, 157 trips in the evening peak hour, and 1,582 daily trips.
7. The future analysis with the addition of the proposed subdivision's trips reveals modest increases in delays at the study intersections. The discussions of potential signalization at SR 124 / Hog Mountain Road and the recommended turn lanes at SR 124 / Flowery Branch Road are still applicable for the future condition and no additional mitigation is identified at either intersection as a consequence of the proposed subdivision.



8. An eastbound left turn lane and westbound right turn lane are required on SR 124 at the project access at Mt Moriah Road. The Georgia DOT minimum required turn lane lengths for these lanes are provided in the text. The southbound approach exiting the project should include a shared left/through lane and a right turn lane. The southbound approach should be added to the existing signal at the SR 124 / Mt Moriah Road intersection. Eastbound left turn phasing can be permissive only unless otherwise required by the Georgia DOT.
9. The project civil/site engineer should comply with all applicable design standards at each project access and along all internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

**Exhibit I: Internal and External Agency Review Comments**

**[attached]**



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

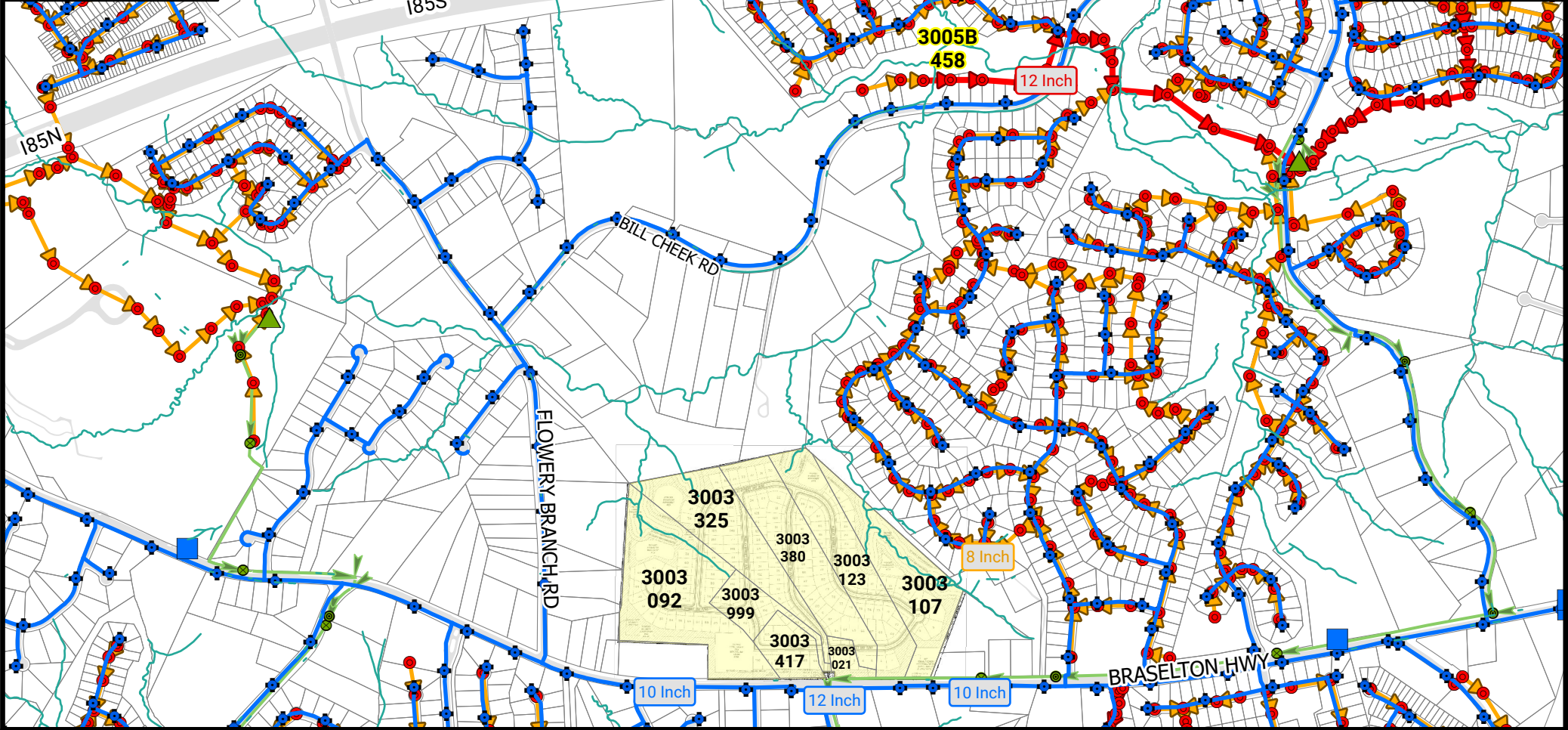
<b>TRC Meeting Date:</b>		02.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2024-00010	
Case Address:		4800 Block of Braselton Highway, Hoschton, 30548	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Braselton Highway (SR 124) is a minor arterial. ADT = 14,400.		
2	10.1 miles to the nearest transit facility (#2334754) located at the Buford/SR 20 Park and Ride.		
3	Per Section 360-90 of the UDO, the developer shall construct a 5' concrete sidewalk along the entire site frontage.		
4	Traffic Calming shall be provided along the internal streets.		
5	The developer shall coordinate with the Georgia Department of Transportation on all access related issues from Braselton Highway (SR 124).		
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall coordinate with Gwinnett County Department of Transportation Traffic Management Division on the design of the 4 <sup>th</sup> leg of the existing signalized intersection of Braselton Highway (SR 124) and Mt. Moriah Road. The developer shall design the signal to the specifications of the Gwinnett County Department of Transportation.		
2			
3			
4			
5			
6			





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

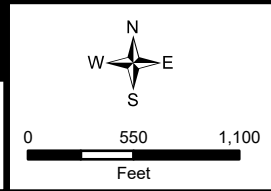
<b>TRC Meeting Date:</b>				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>		
Case Number:		RZR2024-00010		
Case Address:		4820, 4830, 4848, 4868, 4886 and the 4800 Block of Braselton Hwy		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Braselton Highway. A jack-and-bore will be required. The existing 8-inch sewer force main along Braselton Highway must be avoided during all phases of construction, including the construction of deceleration lanes.			
<b>2</b>	Sewer: A Sewer Capacity Certification (C2023-304-12) has been approved for 162 single family homes. The proposed development plans to connect to an existing 12-inch gravity sewer located on parcel 3005B458. Offsite easements will be required.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				



**LEGEND**

	Water Main		Manhole		Streams
	Hydrant		Sewer Collector		
	Master Vault		Sewer Interceptor		
			Sewer Force Main		
			Pump Station		

**4800 Block of Braselton Hwy**  
 RA-200 to OSC  
**Water & Sewer**  
**Utility Map**



**Water Comments:** The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Braselton Highway. A jack-and-bore will be required. The existing 8-inch sewer force main along Braselton Highway must be avoided during all phases of construction, including the construction of deceleration lanes.

**Sewer Comments:** A Sewer Capacity Certification (C2023-304-12) has been approved for 162 single family homes. The proposed development plans to connect to an existing 12-inch gravity sewer located on parcel 3005B458. Offsite easements will be required.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Residential Rezoning Impact on Local Schools**  
 Prepared for Gwinnett County BOC, **March, 2024**

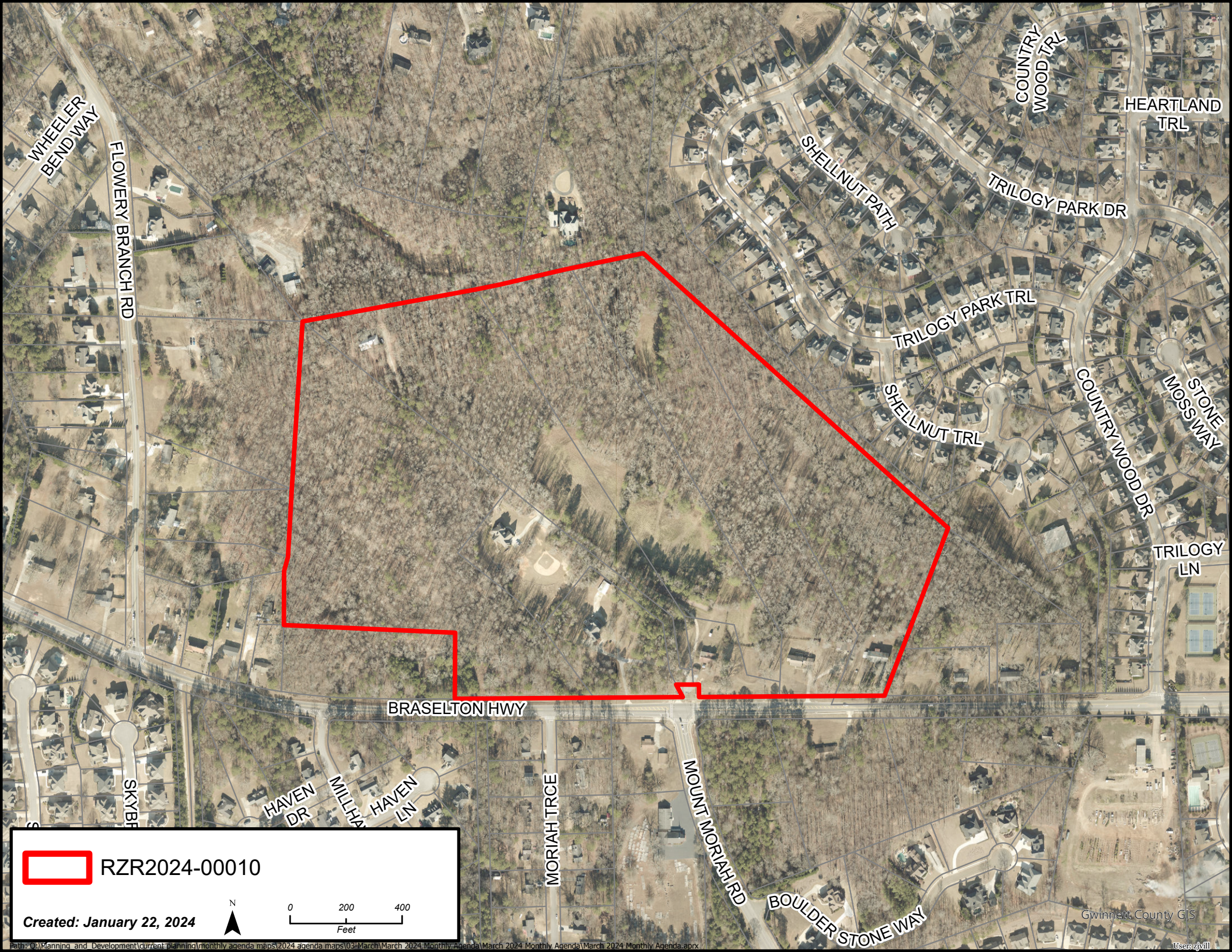
											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00004	<b>Peachtree Ridge HS</b>	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	17
	<b>Hull MS</b>	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	<b>Mill Creek HS</b>	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	1
	<b>Osborne MS</b>	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	<b>Mill Creek HS</b>	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	53
	<b>Osborne MS</b>	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	<b>Archer HS</b>	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	33
	<b>McConnell MS</b>	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	<b>Mountain View HS</b>	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	9
	<b>Twin Rivers MS</b>	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 J: Maps**

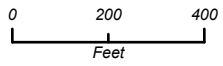
**[attached]**



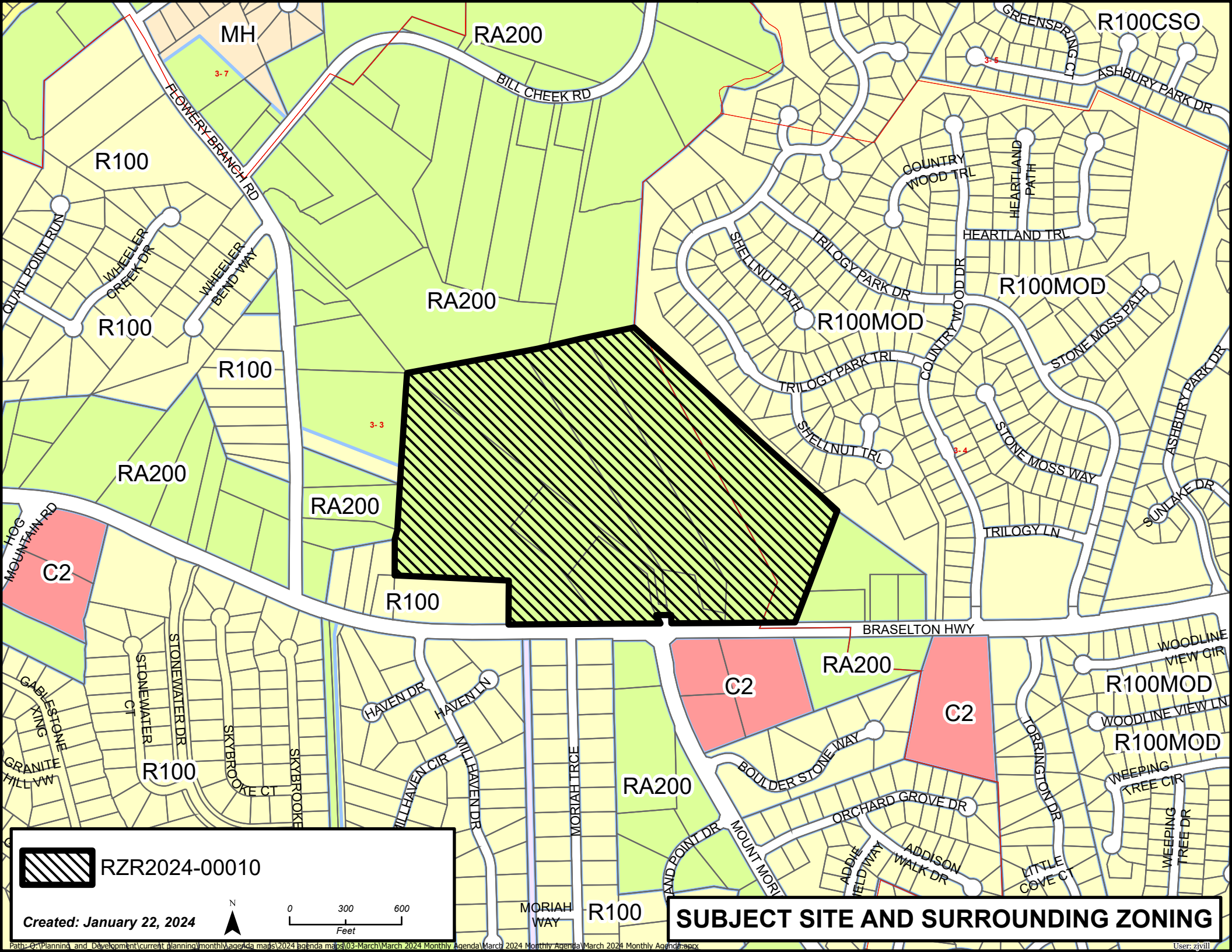


 RZR2024-00010

Created: January 22, 2024







 RZR2024-00010

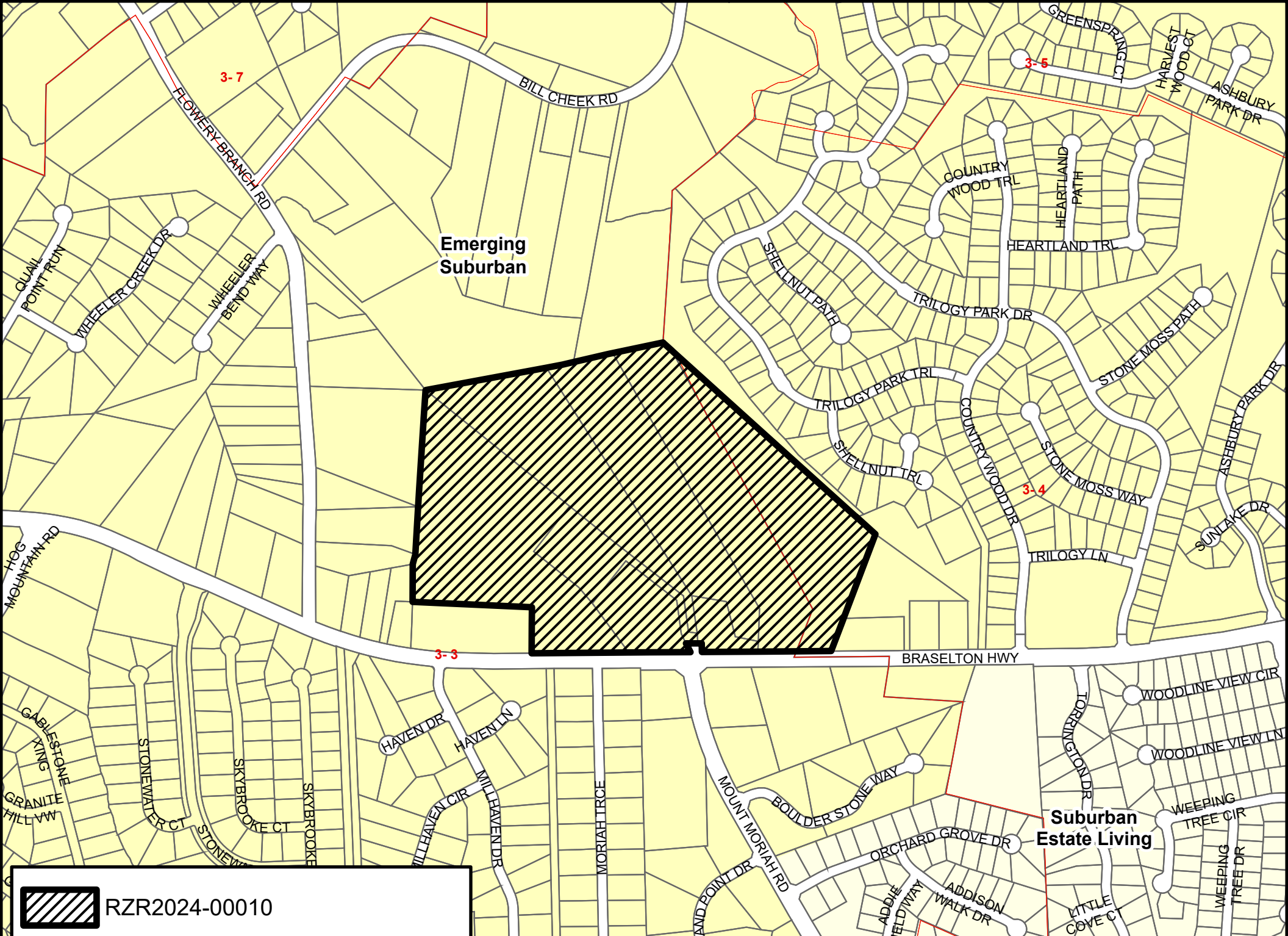
Created: January 22, 2024

0 300 600  
Feet

N

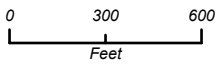
**SUBJECT SITE AND SURROUNDING ZONING**





 RZR2024-00010

Created: January 22, 2024



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**