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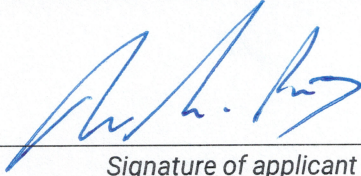
REZONING APPLICATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: RES-GA 2 LLC c/o Mahaffey Pickens Tucker, LLP	Name: RES-GA 2, LLC	Address: 1550 North Brown Road, STE 125	Address: 3276 Buford Drive STE 104-102
City: Lawrenceville	City: Buford	State: Georgia ZIP: 30043	State: Georgia ZIP: 30519
Phone: 770-232-0000	Phone: _____	Email: slanham@mptlawfirm.com	Email: _____
Contact Person: Shane M. Lanham		Phone: 770-232-0000	
Contact's Email: slanham@mptlawfirm.com		_____	
APPLICANT IS THE:			
<input type="checkbox"/> Owner's Agent		<input checked="" type="checkbox"/> Property Owner	
		Contract Purchaser	
Current Zoning District(s): RA-200 Requested Zoning District: R-100			
Parcel Number(s): R2002 140 & R2002 052 Acreage: +/- 28.64			
Property Address(es): 4370 & 4400 Clack Road, Auburn, Georgia 30519			
Proposed Development: Single Family Detached Subdivision			
Variance(s): _____ Waiver(s): _____			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: 47		No. of Buildings: N/A	
Dwelling Unit Sq. Ft.: 2,200 sq ft for single-story 2,400 sq ft for two-story		Total Building Sq. Ft.: N/A	
Density: 1.64 units/acre		Floor Area Ratio: N/A	
Floor Area Ratio (LRR, MRR, HRR): _____			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: N/A		Dwelling Unit Sq. Ft.: N/A	
Total Non-Residential Sq. Ft.: N/A		Floor Area Ratio: N/A	

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 months from the date of last action by the Board of Commissioners.



3/22/2024

Signature of applicant

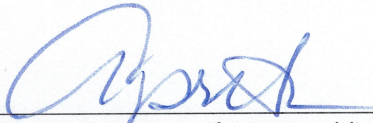
Date

RES-GA 2, LLC
by: Gwinnett Development Corporation, Its Manager
William A. Austin, President

3/22/2024

Type or print name and title

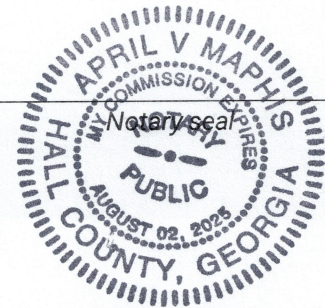
Date



3/22/2024

Signature of notary public

Date



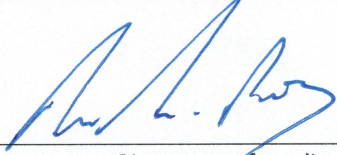
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.



Signature of applicant

3/22/2024

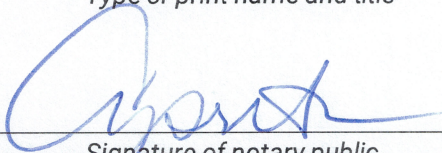
Date

RES-GA 2, LLC
by: Gwinnett Development Corporation, Its Manager
William A. Austin, President

Type or print name and title

3/22/2024

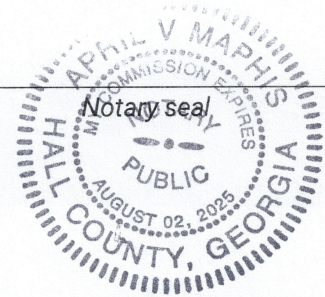
Date



Signature of notary public

3/22/2024

Date



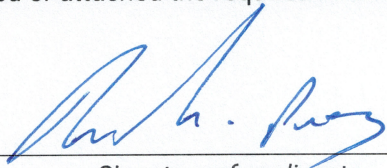
GWINNETT COUNTY
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.



3/22/2024

Signature of applicant

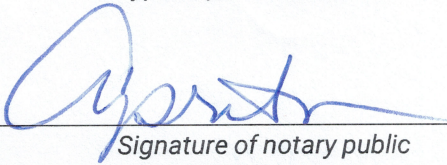
Date

RES-GA 2, LLC
by: Gwinnett Development Corporation, Its Manager
William A. Austin, President

3/22/2024

Type or print name and title

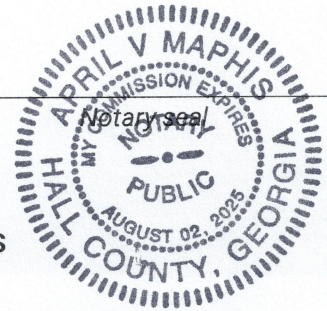
Date



3/22/2024

Signature of notary public

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No RES-GA 2, LLC or William A. Austin

Name

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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date Contribution Was Made (Within last two years)

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

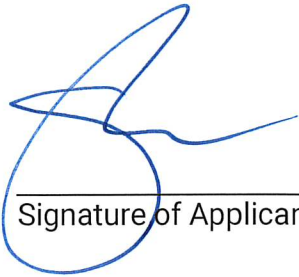
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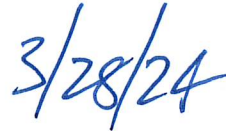
3.28.2024

REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



Signature of Applicant



Date

Shane M. Lanham, Attorney for Applicant

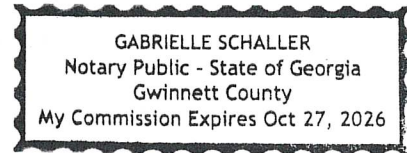
Type or Print Name and Title



Signature of Notary Public




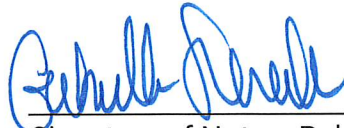
Date



Notary Seal

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 of Print Name and Title
	3/28/24	Shane M. Lanham, Attorney for Applicant
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	3/28/24	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> GABRIELLE SCHALLER Notary Public - State of Georgia Gwinnett County My Commission Expires Oct 27, 2026 </div>
Signature of Notary Public	Date	Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No Mahaffey Pickens Tucker, LLP (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)
Please see attached.		

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



**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Ben Ku, Commissioner	\$1,500	10/03/2022
Matt Holtkamp, Commissioner	\$1,000	04/13/2023
Nicole Love Hendrickson, Chairwoman	\$2,500	08/11/2023
Matt Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023

Lee Tucker, Attorney at Law, P.C.

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Kirkland Carden, Commissioner	\$2,000	10/25/2023

Jeffrey Mahaffey, Attorney at Law, Individually

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

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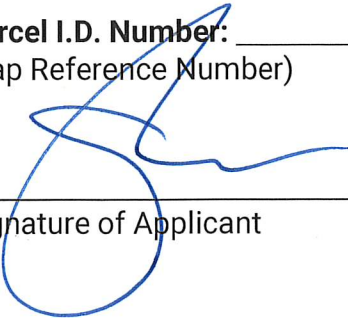
Updated 10/25/2023

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

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

Parcel I.D. Number: R2002 140
(Map Reference Number)

 3/26/2024
Signature of Applicant Date



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



TAX COMMISSIONERS USE ONLY

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

 
Name Title
3/27/2024
Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: R2002 052
(Map Reference Number)

Signature of Applicant

3/26/2024

Date

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

TAX COMMISSIONERS USE ONLY

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

Vickie Scholey
Name

TSA II
Title

3/27/2024
Date

Date



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Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Jeffrey R. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of RES-GA 2, LLC, (the “Applicant”) requesting the rezoning of an approximately 28.674-acre tract of land (the “Property”) situated along the northwesterly side of Clack Road between its intersections with Mt Moriah Road and Mineral Springs Road. The Property is located within the Rural Character Area of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the R-100 (Single Family Residence District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) to develop the Property as an attractive detached, single-family residential community. The proposed development would include 47 single-family detached homes at an overall density of 1.64 units per acre. Homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO’s Architectural Design Standards for Detached Residential Buildings. Building façades of the proposed homes would include brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. All of the homes would include two-car garages and would have a minimum

heated floor area of 2,200 square feet for single-story homes and 2,400 square feet for two-story homes. Also, the proposed development will include approximately 3.25 acres of open space including 1.65 acres of usable open space with nature trails and other amenities for residents to enjoy. The provided open space exceeds the UDO's requirements for both open space and usable open space areas. Further, sewer and water utilities are both available in the immediate vicinity and have sufficient capacity to support the proposed development. The proposed development would be accessed by a single entrance on Clack Road.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the "2045 Plan"). The surrounding area is characterized primarily by residential development including communities zoned R-100 Modified, R-100 CSO, and OSC. In fact, the proposed development's lot widths are bigger than currently zoned parcels in the vicinity. For example, pursuant to RZR2005-00058, the large parcel to the north was rezoned to R-100 CSO with special zoning conditions providing for lot widths of 64 feet. The proposed development will have lot widths of 100 feet.

The proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development and encourages a variety of housing types. Chapter 4: Housing of the 2045 Plan provides abundant data and statistics that reflect a housing shortage in Gwinnett County. In the Needs & Opportunities section of Chapter 4, the 2045 Plan identifies a need of "More Housing Development" and provides that the "housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential."

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Additionally, the open space and conservation areas of the proposed development is in line with the spirit and intent of the 2045 Plan for the Rural Future Development Area. The 2045 Plan provides that R-100 is a recommended zoning classification for Rural Future Development Area. Further, the incorporation of 3.25 acres of open space for residents to enjoy enhances the proposed development's adherence to the spirit and intent of the 2045 Plan. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 11th day of April, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

(E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Please see attached.

(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:

Please see attached.



STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER
REZONING APPLICANT'S RESPONSE

- (A) Yes, approval of the Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding areas.
- (B) No, approval of the Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement the housing mix of the surrounding area.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.
- (D) No, approval of the Rezoning Application will not result in an excessive or burdensome use of the surrounding infrastructure systems. The proposed development has direct access to Clack Road and is located in close proximity to Braselton Highway. Additionally, water and sewer utilities are present in the immediate vicinity.
- (E) Yes, approval of the Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan which encourages residential development and encourages the continued diversification of housing types in the County. Additionally, the requested zoning district is a recommended zoning district under the Gwinnett County 2045 Unified Plan.
- (F) The Applicant submits that the quality of proposed homes, the Property's access to water and sewer infrastructure, and the Property's proximity to regional transportation corridors provide additional supporting grounds for approval of the Application.

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EXAMPLE



EXAMPLE
Approx Height = 27'
Materials: Brick and/or Stone w/ Fiber Cement Siding

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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



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3.28.2024

EXAMPLE



Approx Height = 27'
Materials = Brick and/or Stone w/ Fiber Cement Siding

RECEIVED

3.28.2024

EXAMPLE



RECEIVED

3.28.2024

EXAMPLE



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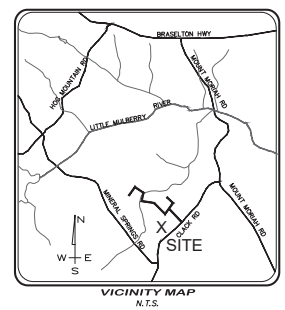
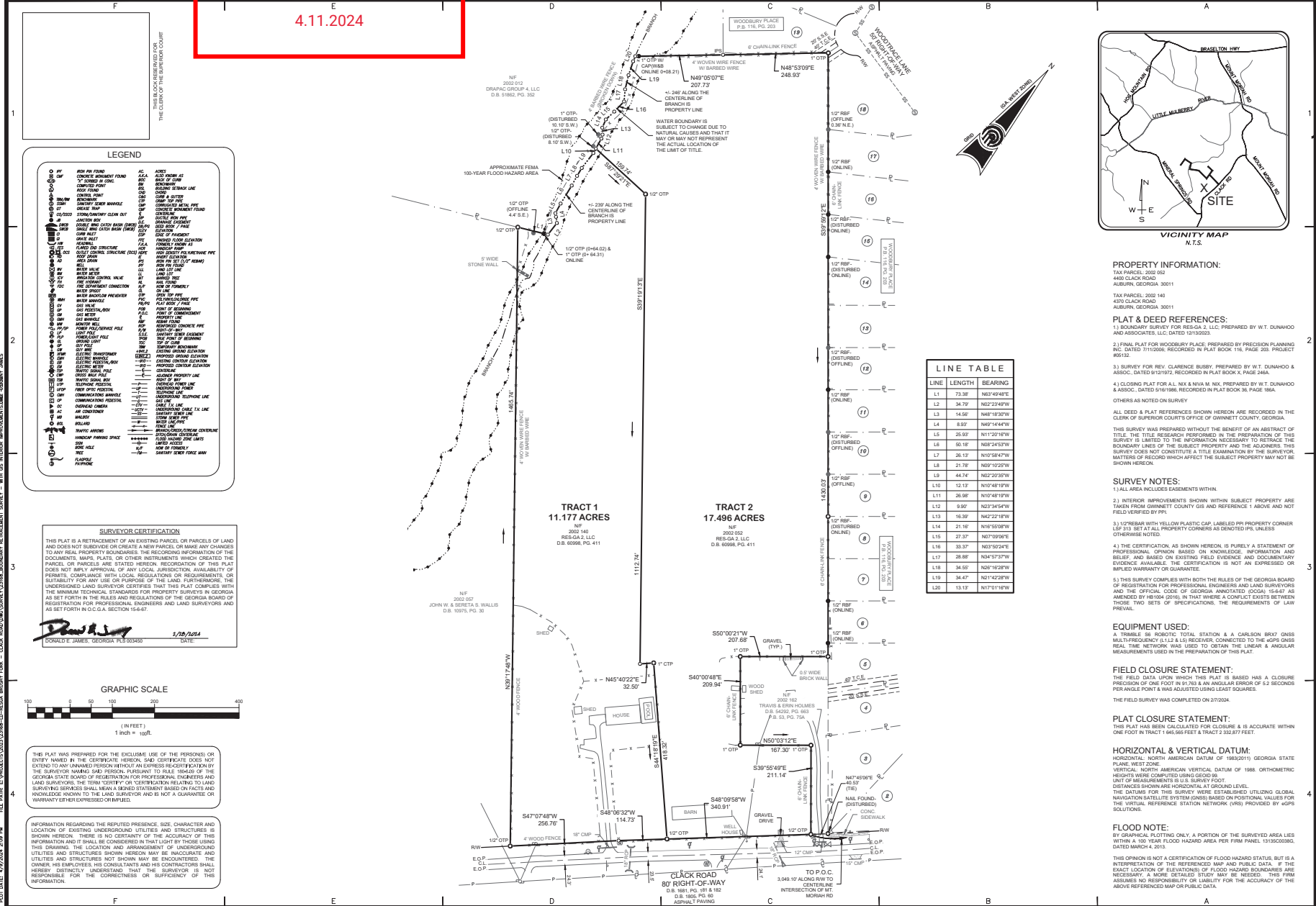
EXAMPLE



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LINE	LENGTH	BEARING
L1	73.36'	N83°46'44"E
L2	34.79'	N02°23'49"W
L3	14.56'	N48°18'30"W
L4	8.93'	N45°14'44"W
L5	25.93'	N11°22'18"W
L6	50.18'	N08°24'53"W
L7	26.13'	N01°58'47"W
L8	27.78'	N09°10'25"W
L9	44.74'	N02°20'35"W
L10	12.13'	N10°48'19"W
L11	26.98'	N10°48'19"W
L12	9.90'	N03°34'54"W
L13	16.39'	N42°22'18"W
L14	21.19'	N19°58'08"W
L15	27.37'	N07°59'08"W
L16	33.37'	N07°59'08"W
L17	28.98'	N45°23'27"W
L18	34.52'	N06°16'28"W
L19	34.47'	N01°42'28"W
L20	13.13'	N17°51'31"W

PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveyors' Exam. Code # 18700013
407 Peachtree Industrial Center, Suite 400, Atlanta, GA 30308
770.338.8001 • www.ppi.us • ncepp@ppi.us

RES-GA 2, LLC
LAND LOT 2, 2ND DISTRICT, ROCKY CREEK G.M.D. 1997, GWINNETT COUNTY, GEORGIA

BOUNDARY RETRACEMENT SURVEY

SHEET TITLE

DATE: 10/25/2023
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
RELEASE: [Signature]

2/21/2024
DATE

R23168
PROJECT NO.

1 OF 1

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LAND DESCRIPTION

All the tract or parcel of land lying and being in Land Lot 2 of the 2nd District (Rocky Creek G.M.D. 1587), Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection formed by the Northwesterly Right-of-Way of Clack Road (80' R/W) and the centerline of Mt. Moriah Road; THENCE leaving said intersection and continuing along said Right-of-Way of Clack Road in a Southwesterly direction for 3,049.10 feet to a ½" Open Top Pipe Found, said point being THE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said Right-of-Way of Clack Road the following three (3) courses and distances, South 48 degrees 09 minutes 58 seconds West for a distance of 340.91 feet to a ½" Open Top Pipe Found; THENCE South 48 degrees 06 minutes 32 seconds West for a distance of 114.73 feet to a Point; THENCE South 47 degrees 07 minutes 48 seconds West for a distance of 256.76 feet to a ½" Open Top Pipe Found; THENCE leaving said Right-of-Way, North 39 degrees 17 minutes 48 seconds West for a distance of 1465.74 feet to a ½" Open Top Pipe Found; THENCE North 63 degrees 49 minutes 48 seconds East for a distance of 73.38 feet to a Point in the centerline of Branch; THENCE continuing along said Branch the following nineteen (19) courses and distances, North 02 degrees 23 minutes 49 seconds West for a distance of 34.79 feet to a Point; THENCE North 48 degrees 18 minutes 30 seconds West for a distance of 14.56 feet to a Point; THENCE North 49 degrees 14 minutes 44 seconds West for a distance of 8.93 feet to a Point; THENCE North 11 degrees 20 minutes 16 seconds West for a distance of 25.93 feet to a Point; THENCE North 08 degrees 24 minutes 53 seconds West for a distance of 50.18 feet to a Point; THENCE North 10 degrees 58 minutes 47 seconds West for a distance of 26.13 feet to a Point; THENCE North 09 degrees 10 minutes 25 seconds West for a distance of 21.78 feet to a Point; THENCE North 02 degrees 20 minutes 35 seconds West for a distance of 44.74 feet to a Point; THENCE North 10 degrees 48 minutes 19 seconds West for a distance of 12.13 feet to a Point; THENCE North 10 degrees 48 minutes 19 seconds West for a distance of 26.98 feet to a Point; THENCE North 23 degrees 34 minutes 54 seconds West for a distance of 9.90 feet to a Point; THENCE North 42 degrees 22 minutes 18 seconds West for a distance of 16.39 feet to a Point; THENCE North 16 degrees 55 minutes 08 seconds West for a distance of 21.16 feet to a Point; THENCE North 07 degrees 09 minutes 06 seconds East for a distance of 27.37 feet to a Point; THENCE North 03 degrees 50 minutes 24 seconds East for a distance of 33.37 feet to a Point; THENCE North 34 degrees 57 minutes 37 seconds West for a distance of 28.88 feet to a Point; THENCE North 26 degrees 16 minutes 28 seconds West for a distance of 34.55 feet to a Point; THENCE North 21 degrees 42 minutes 28 seconds West for a distance of 34.47 feet to a Point; THENCE North 17 degrees 01 minutes 16 seconds West for a distance of 13.13 feet to a Point; THENCE leaving said Branch, North 49 degrees 05 minutes 07 seconds East for a distance of 207.73 feet to an Iron Pin Set; THENCE North 48 degrees 53 minutes 09 seconds East for a distance of 248.93 feet to a 1" Open Top Pipe Found; THENCE South 39 degrees 59 minutes 12 seconds East for a distance of 1430.03 feet to a 1" Open Top Pipe Found; THENCE South 50 degrees 00 minutes 21 seconds West for a distance of 207.68 feet to a 1" Open Top Pipe Found; THENCE South 40 degrees 00 minutes 48 seconds East for a distance of 209.94 feet to a 1" Open Top Pipe Found; THENCE North 50 degrees 03 minutes 12 seconds East for a distance of 167.30 feet to a 1" Open Top Pipe Found; THENCE South 39 degrees 55 minutes 49 seconds East for a distance of 211.14 feet to a 1" Open Top Pipe Found, said point being THE POINT OF BEGINNING.

Said property contains 28.674 Acres.

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Traffic Impact Study

4370 and 4400 Clack Road Residential Subdivision
Gwinnett County, Georgia

prepared for:

RES-GA 2, LLC

March 7, 2024

revised March 21, 2024



in collaboration with



ACAMPORA TRAFFIC

858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763

e-mail: acamporatraffic@comcast.net

Introduction, Project Location, and Project Description

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County, Georgia. The site is located at 4370 and 4400 Clack Road, as shown in Figure 1. The project will consist of 47 detached single family homes and will be served by one full-movement access on the west side of Clack Road. Figure 2 presents the site plan for the project.

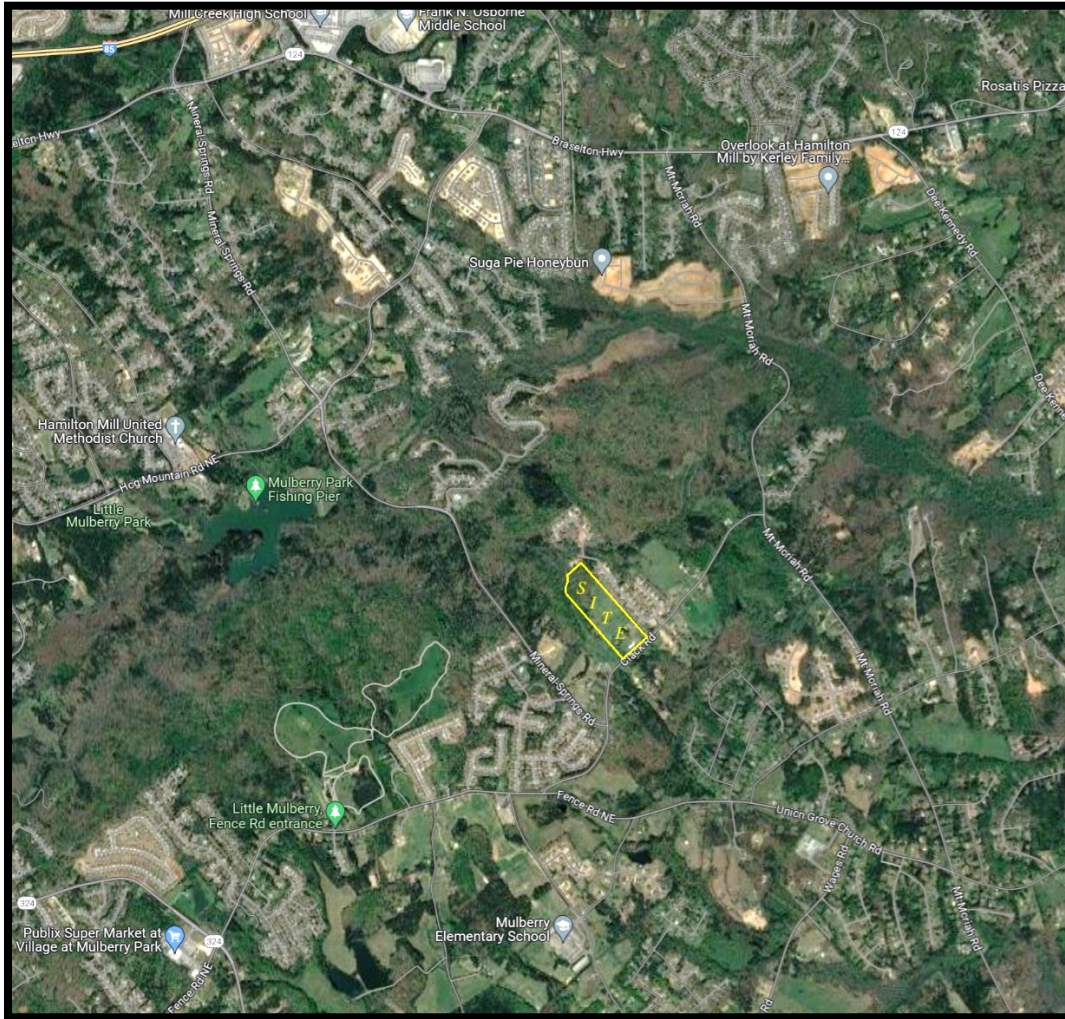


Figure 1 – Site Location Map

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on peak hour trip projections made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (the current edition), the proposed 47 home subdivision is projected to generate 49 p.m. (the higher of the a.m./p.m.) peak hour trips. Based on those trips, Gwinnett County requires a Level 2 Traffic Study (21 to 249 trips). This traffic impact study includes the tasks for a Level 2 Study, as set forth in the County's Guidelines, Table 1: Traffic Impact Study Scope.

4370 and 4400 Clack Road Subdivision, Gwinnett County
Traffic Impact Study

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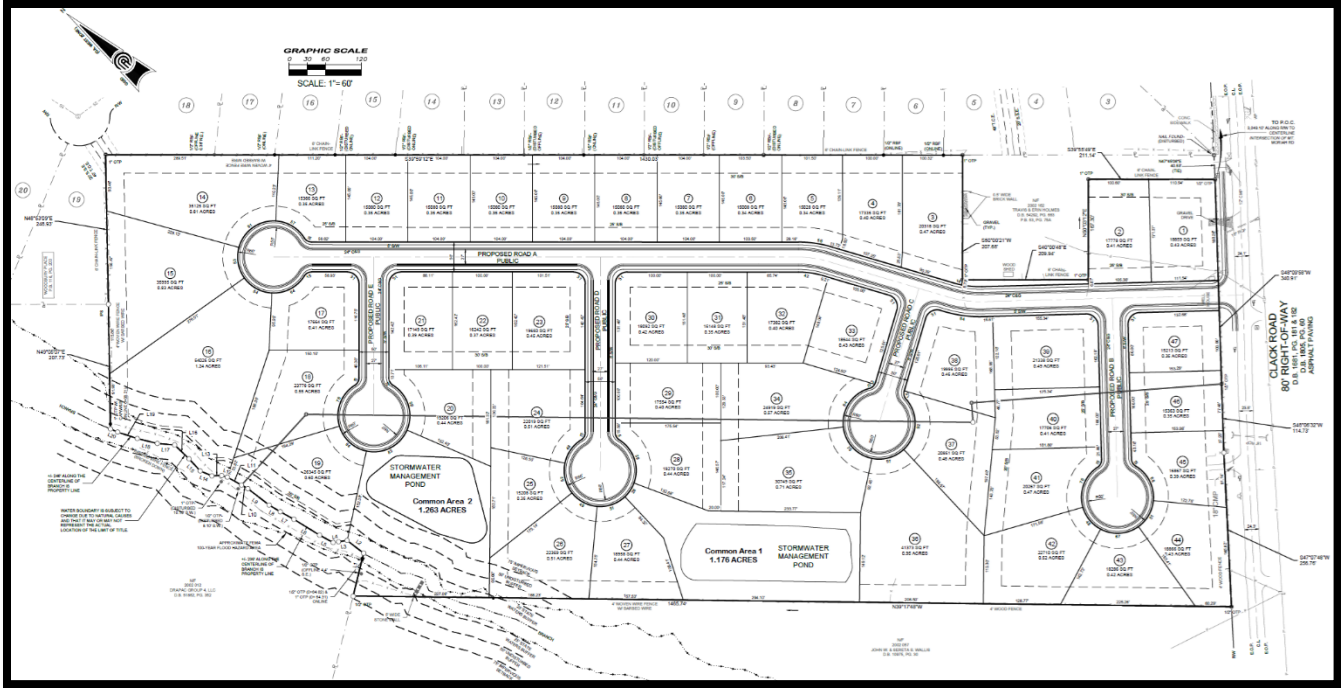


Figure 2 – Site Plan

Existing and Proposed Land Use

The subject property is currently zoned RA200 – Agriculture Residence District. The proposed zoning is R-100 – Single Family Residence District.

Trip Generation Estimate

The volume of traffic that will be generated by the subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – Proposed 4370 and 4400 Clack Road Subdivision Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24 Hour
			In	Out	2-Way	In	Out	2-Way	2-Way
Single Family Detached Housing	210	47 homes	9	28	37	31	18	49	504

The proposed subdivision will generate 37 trips in the morning peak hour, 49 trips in the evening peak hour, and 504 two-way daily trips.

4370 and 4400 Clack Road Subdivision, Gwinnett County
Traffic Impact Study



Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in Gwinnett County. The site is located at 4370 and 4400 Clack Road. The project will consist of 47 detached single family homes and will be served by one access on the west side of Clack Road.

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on the projected 49 trip peak hour project trip generation, Gwinnett County requires a Level 2 Traffic Study. The following are the findings and recommendations of this study:

1. The proposed subdivision will generate 37 trips in the morning peak hour, 49 trips in the evening peak hour, and 504 two-way daily trips.
2. Gwinnett County recorded a 24-hour traffic volume count on Clack Road in December 2022 of 1,475 vehicles between Mt Moriah Road and Mineral Springs Road and 3,086 vehicles between Mineral Springs Road and Fence Road. A 24-hour bi-directional count was collected on Clack Road between Mt Moriah Road and Mineral Springs Road for this traffic study on Thursday, February 8, 2024. The count revealed a northbound volume of 1,510 vehicles, a southbound volume of 1,577 vehicles, for a two-way volume of 3,087 vehicles.
3. This traffic impact study was prepared concurrently with a traffic impact study for another proposed subdivision at 4550 Clack Road. That project will add 38 trips in the morning peak hour, 50 trips in the evening peak hour, and 514 two-way daily trips.
4. There are no sidewalks on Clack Road with the exception of a small section that was installed on the west side of the road along the frontage of a residential subdivision. There are no dedicated bicycle lanes along area roadways. There is no regularly scheduled mass transit service in the walkable area. The proposed subdivision site plan includes sidewalks along both sides of all internal streets. The sidewalks will connect to Clack Road and sidewalk will be added along the project frontage on Clack Road.
5. Intersection sight distance from the location of the proposed project access to the north is approximately 775 feet. To the south, the available intersection sight distance is approximately 770 feet. The County's minimum required intersection sight distance at the project access on two-lane Clack Road, with a posted speed limit of 35 mph, is 390 feet to the left and to the right. Therefore, the available lines of sight satisfy the County's standard in both directions.
6. The existing analysis reveals acceptable operating conditions at all study intersections and controlled approaches or movements. No mitigation is recommended at any study intersection.

4370 and 4400 Clack Road Subdivision, Gwinnett County
Traffic Impact Study

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7. The County UDO does not require southbound exclusive right turn lane or a northbound exclusive left turn lane on Clack Road to serve the subdivision access.
8. The project access should be built with one entering lane and one exiting lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.
9. The project civil/site engineer should comply with all applicable design standards at the project access and along all internal roadways, including sight distances, driveway spacing, turn lane storage and taper lengths (when required), turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

4370 and 4400 Clack Road Subdivision, Gwinnett County
Traffic Impact Study

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December 4, 2023

Bill Austin
Northpointe Communities, LLC
3276 Buford Dr, Suite 104-102
Buford, GA 30519

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-288-12	
Expiration Date: 12/04/2024	
Tie-In Manhole FID: 2279393	

RE: Sewer Availability for Proposed Development – Clack Road Property
Parcel ID 2002 052, 2002 140

Dear Mr. Austin:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 51 single-family residences on the above parcel(s) and determined:

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

This confirmation is based on your anticipated annual average daily flow of 8.9 gpm discharging to the sewer tie-in manhole at Facility ID 2279393.

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.

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Gwinnett

WINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

WINNETT 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

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Public Participation Plan

- 1. Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

In addition to the surrounding property owners, the Applicant will contact the Board of Commissioners and Planning Commission members.

- 2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The meeting will be held at the Little Mulberry Park Pavilion.

- 3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

April 30th, 2024 at 7:00pm

- 4. What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

The Applicant team will provide an introduction to the project and then open the meeting for discussion and/or question-and-answer session.