



Planning Commission Public Hearing Agenda

Wednesday, November 5, 2025 at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes:
 - October 7, 2025
- E. Announcements
- F. New Business

- 1. Case Number: **SUP2025-00015**
Applicant: Eurobella Company, LLC
Contact: Yafei Zheng
Phone Number: 770.780.6657
Zoning: C-2
Location: 945 Buford Drive
Map Number: R7028A 048
Acreage: 0.82
Square Footage: 10,651
Proposed Development: Vehicle Rental
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
- 2. Case Number: **SUP2025-00016**
Applicant: Jasani Properties USA, Inc.
Contact: c/o Andersen Tate & Carr, P.C.
Phone Number: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: C-2
Location: 1843 Pleasant Hill Road
3600 Block of Shackleford Road, and
3628 and 3634 East Liddell Road
Map Number: R6208 017, 039 (portion), 077, and 105
Acreage: 1.69
Square Footage: 54,780
Proposed Development: Extended Stay Establishment
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number:	REZ2025-00028
Applicant:	KM Homes, LLC
	c/o Mahaffey Pickens Tucker, LLP
Contact:	Shane Lanham
Phone Number:	770.232.0000
Zoning Change:	RA-200 to R-60
Location:	2159 Sunny Hill Road
Map Number:	R7102 045
Acreage:	5.94
Units:	18
Proposed Development:	Single-Family Detached Subdivision
Additional Request:	Waiver
Commission District:	(4) Holtkamp
Department Recommendation:	APPROVAL WITH CONDITIONS

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

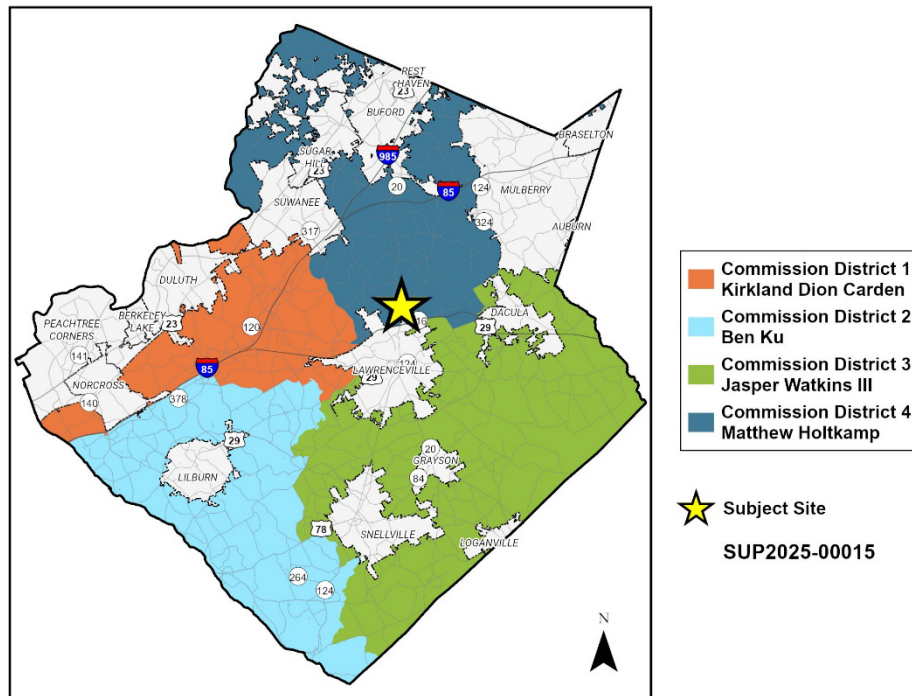
J. Adjournment



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2025-00015
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Address: 945 Buford Drive
Map Number: R7028A 048
Site Area: 0.82 acres
Square Feet: 10,651
Proposed Development: Vehicle Rental
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Eurobella Company, LLC
180 Industrial Park Circle
Lawrenceville, GA 30046

Owner: CE Smith Family Properties, LLC
945 Buford Drive
Lawrenceville, GA 30043

Contact: Yafei Zheng

Phone: 770.780.6657

Zoning History

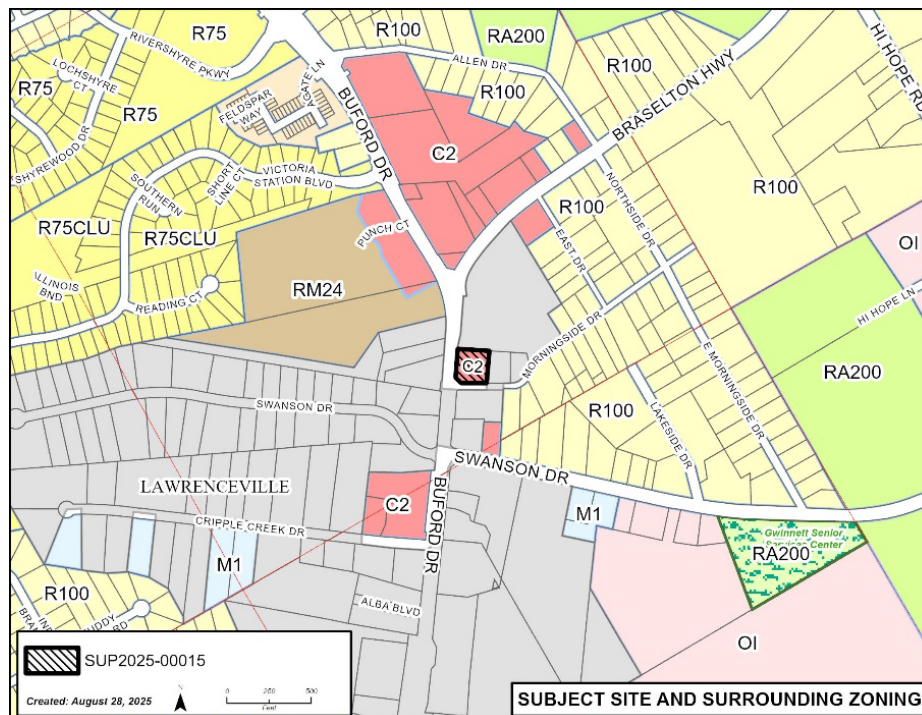
The subject property is zoned C-2 (General Business District). In 1975, the property was rezoned from C-1 (Neighborhood Business District) to C-2, as part of an areawide rezoning. In 2024, a special use permit was approved for vehicle rental with a one-year sunset clause, pursuant to SUP2024-00035.

Existing Site Condition

The subject property is a 0.82-acre parcel located at the intersection of Buford Drive and Morningside Drive. The site contains a 10,651-square-foot building that operates as an antique store. There are 22 customer parking spaces to the side and rear, as well as 10 rental truck and trailer parking spaces behind the building. The property has three entrances: one on Buford Drive and two on Morningside Drive. The site slopes approximately 14 feet from Buford Drive to the east, with vegetation and a chain link fence along the eastern property line. There are no sidewalks along either road frontage. The nearest Ride Gwinnett transit stop is approximately 1.3 miles from the subject property.

Surrounding Use and Zoning

The subject property is located along the heavily commercialized Buford Drive corridor, surrounded by retail, vehicle repair, and restaurant uses within the City of Lawrenceville. A single-family detached residence within the City of Lawrenceville is to the east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Existing	Vehicle Rental	C-2
North	Commercial (Multi-tenant Retail Center)	BG (City of Lawrenceville)
East	Single-Family Residential	BG (City of Lawrenceville)
South	Commercial (Vehicle Repair)	BG (City of Lawrenceville)
West	Commercial (Restaurant)	BG (City of Lawrenceville)

Project Summary

The applicant requests renewal of a special use permit for vehicle rental, including:

- No modification to the site, except for parking lot improvements (repaving and striping).
- Hours of operation: Monday through Saturday from 10 a.m. to 5 p.m., and Sunday from 10 a.m. to 4 p.m.
- A code enforcement case, CEU2025-05768, was initiated in June 2025, for failure to comply with prior zoning conditions regarding parking lot improvements.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.30	YES
Lot Coverage	Maximum 80%	90%	NO*
Building Height	Maximum 45'	22'	YES
Off-Street Parking	Minimum: 22 spaces Maximum: 36 spaces	32	YES

*The site was constructed in 1959, and is legally non-conforming.

Staff Analysis

Special Use Permit Analysis: The standards governing the exercise of zoning power are outlined in Section 270-20.6 of the UDO. Staff makes the following findings related to the zoning requests:

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

Vehicle rental is compatible with the commercial corridor and character of the area. There are existing automobile-related uses to the south, within the City of Lawrenceville. Renewal of the special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property is within a commercial corridor, and the vehicle rental establishment has been operating for a year without any complaints from neighbors. Staff has recommended a condition for a one-year sunset clause to ensure compliance with zoning conditions. With proper conditions, renewal of the special use permit is suitable in view of the use and development of adjacent and nearby property.

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

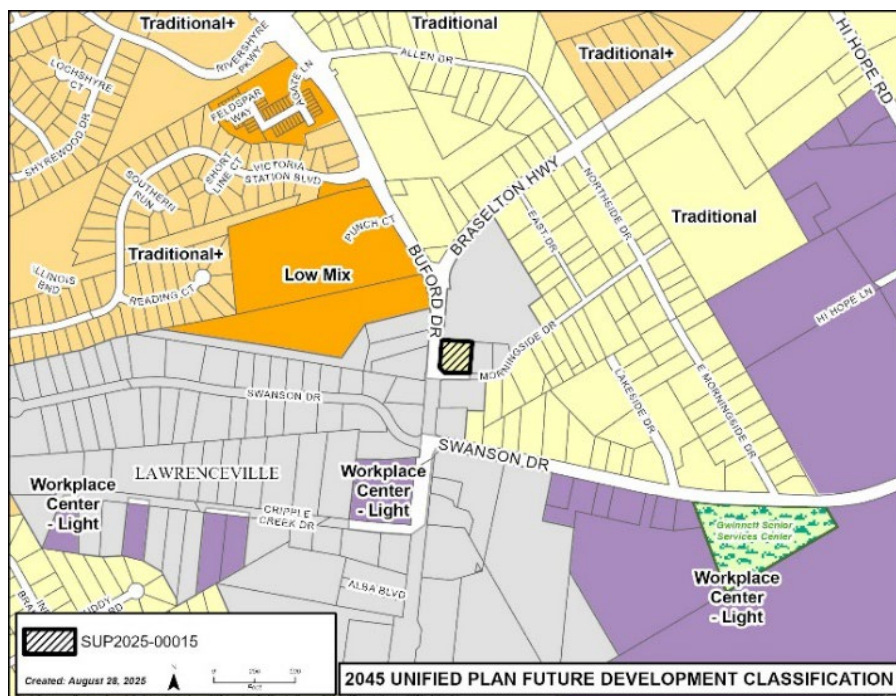
The property has reasonable economic use as currently zoned.

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

No additional impacts on public facilities would be anticipated for the proposal in the form of traffic, utility demand, stormwater runoff, or schools.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property, which envisions low-density single-family residential development. Although auto-oriented commercial is not a recommended use for this future development type, it is compatible with the surrounding commercial uses along Buford Drive.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

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

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 special use permit request.

Staff Recommended Conditions

Approval of a special use permit for vehicle rental in C-2 (General Business District), subject to the following conditions:

1. The special use of the property shall be limited to a vehicle rental establishment, with a maximum inventory of 10 rental vehicles. Repair, service, and maintenance of vehicles shall be prohibited.
2. The property shall be maintained in general conformance with Exhibit B: Site Plan dated received August 5, 2025, subject to the review and approval of the Department of Planning and Development.
3. The parking and loading areas shall comply with the Unified Development Ordinance. This condition shall not preclude variance requests.
4. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Code Enforcement Report (CEU2025-05768)
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



Property frontage from Buford Drive



Buford Drive entrance



Existing rental vehicle parking



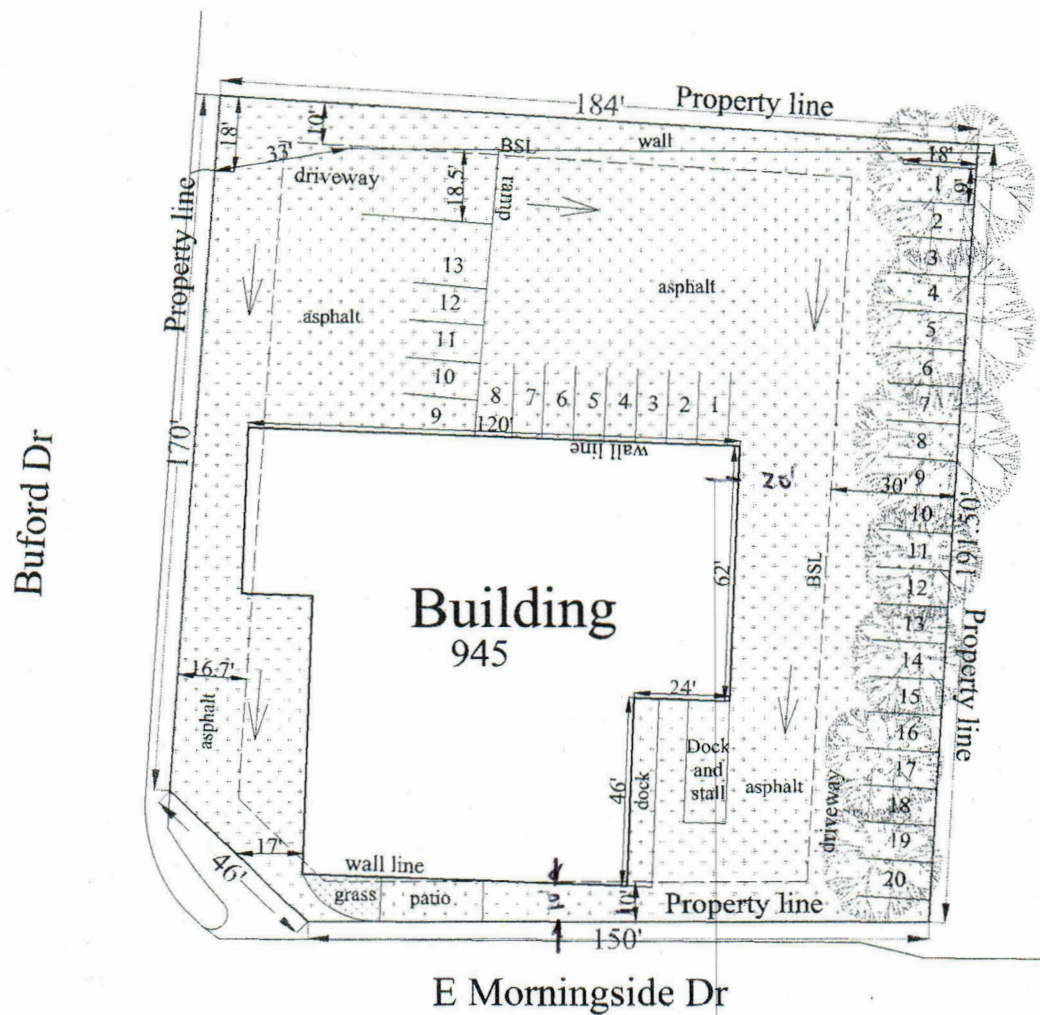
Morningside Drive rear entrance

Exhibits:

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Exhibit B: Site Plan

[attached]



Building height Front 14', 22' Back 22'
Setback Front: 16.7', Back: 44-70', 7', North: 7', South: 5'
Parking: 22
Proposed Parking: None
Uhaul Parking: 1-10 at top right
Parking space: 9'x18'

Parcel No. (APN)	7-028A-048
Land Use	COMMERCIAL
	MISCELLANEOUS COMMERCIAL
Lot Area	35,723 SF (0.82 ACRES)

ADDRESS: 945 Buford Dr
Lawrenceville, GA 30043
Scale: 1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any

Land area: 35723 sqft;
Building : 10651 sqft, far 0.298;
Impervious area: 32358 sqft,
SUP2025-00015

Exhibit C: Building Elevations

[attached]













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

[attached]

Date 9-24-2025

Gwinnett County Tax Commissioner's Office
75 Langley Drive Lawrenceville Ga 30046

To Whom It May Concern,

We appreciate the opportunity to renew our SUP and the opportunity to serve our community. During the past year we have market tested and found out that people love having a U-Haul at this location and truly appreciate the convenience.

The building sq ft is 10651 so a minimum of 22 spaces have been implemented. We are in the process of having the ground leveled and paved. It will be properly striped afterwards.

Our hours of operation are still:

Mon-Sat 10am to 5pm

Sunday 10am to 4pm.

We will have 9 trucks and 1 trailer and hopefully increase at a later date. Customers can come inside to rent the equipment or they also have an option to use a mobile app and rent and process their own returned trucks. They key drop off is on the side of the building down the ramp from Buford Dr side. Trucks and trailers are down this ramp too. Trucks are never parked on the street. Trailers and trucks will be parked in the rear and side of the building.

We still only have a staff of 2 people at 945 Buford Dr Lawrenceville Ga 30043. Total acreage is .80.

We had Georgia Power out and they will be moved the pole in question and re-routed the power line as requested to further support the rental service.

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.

- A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes. There is a buffer zone between neighboring properties.
- B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:
No. U-Haul will provide a convenient service for the neighboring community and small business and bring customers to the area.
- C. Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:
Yes. U-Haul will not be an overwhelming presence but will effectively bring more customer traffic to the area.
- D. Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
No. As stated before, we will not be an overwhelming presence. We will limit the amount of equipment we keep on side.
- E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:
Yes. It is a retail purpose property. Equipment rental is retail.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit:
None. There are no other existing or changing conditions.

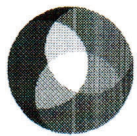
Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Eurobella Company, LLC</u>	Name: <u>CE SMITH FAMILY PROPERTIES, LLC</u>
Address: <u>180 Industrial Park Circle</u>	Address: <u>945 Buford Drive</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30046</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>770.780.6657</u>	Phone: _____
Email: _____	Email: _____
Contact Person: <u>Yafei Zheng</u> Phone: <u>770.780.6657</u>	
Contact's Email: <u>yafei@eurobellausa.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>C-2</u>	
Parcel Number(s): <u>7028A 048</u> Acreage: <u>.82</u>	
Property Address(es): <u>945 Buford Drive</u>	
Proposed Development: <u>Vehicle Rental</u>	
Variance(s): _____ Waiver(s): _____	
Building/Leased Sq. Ft.: <u>10651</u> Floor Area Ratio: <u>.30</u>	



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: CE Smith Family Properties LLC

Signature: CE Smith

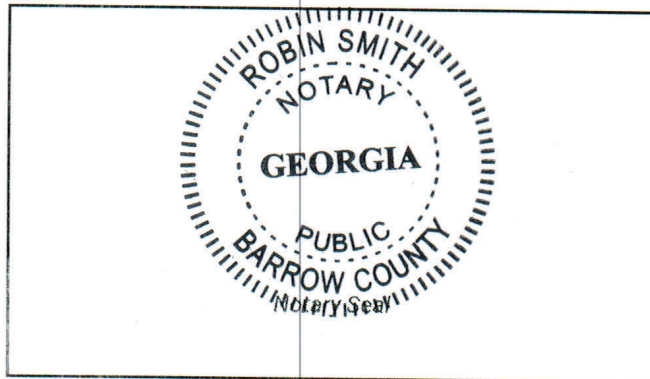
Date: 7-31-25

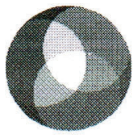
Notary Public

Name: Robin Smith

Signature: [Signature]

Date: 7-31-25





The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Eurobelo Company / Lawrence Antiques

Signature: [Signature] Date: 7/11/2025

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
945 Buford Dr Lawrence	Yes
R7-028A-048	Yes

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Deborah Franklin Title: TSA
Signature: [Signature] Date: 7/11/25

GWINNETT COUNTY

CASE NUMBER : ZON2025-00062

PRIMARY ADDRESS:	945 BUFORD DR, LAWRENCEVILLE, GA 30043
RECEIVED DATE:	6/20/2025
APPLICATION STATUS:	Pending Document Submittal
DESCRIPTION:	We want to be able to rent U-Haul trucks and trailers at this address.
PARCEL NUMBER:	7028A048
APPLICATION / PROJECT NAME:	U-HAUL

OWNER INFORMATION

OWNER NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
CE SMITH FAMILY PROPERTIES LLC	963 BUFORD DR		LAWRENCEVILLE, GA, 30043-4574

CONTACTS INFORMATION

CONTACTS ROLE	NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
Applicant	Yafei Zheng	180 Industrial Park Cir	7707806657	lawrenceville GA 30046
Applicant	Yafei Zheng	180 Industrial Park Cir	7707806657	lawrenceville GA 30046
Contact	Yafei Zheng	180 Industrial Park Cir	7707806657	lawrenceville GA 30046
Property Owner	Austin Smith		6788631449	

CASE INFORMATION

ADDITIONAL DETAILS

CONSTRUCTING MORE THAN 5,000SQ FEET OF NONRESIDENTIAL BUILDINGS AND/OR ADDITIONS?:	NO
DISTURBING MORE THAN 10,000 SQUARE FEET OF LAND?:	NO
PUBLIC PARTICIPATION PLAN REQUIRED:	YES

ADDITIONAL RELATED ZONING

DO YOU NEED TO ADD ANOTHER APPLICATION TO THIS ZONING PACKAGE?:	NO
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APPLICANT INFORMATION

APPLICANT IS THE:	CONTRACT PURCHASER
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CAMPAIGN CONTRIBUTIONS

ANY CAMPAIGN CONTRIBUTIONS?:	NO
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CONFIRMATION

DO YOU NEED TO ADD ANOTHER APPLICATION TO THIS ZONING PACKAGE?:	NO
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DIGITAL SIGNATURE

APPLICANT DIGITAL SIGNATURE:	YAFEI ZHENG
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DOCUMENT_REQUIRED

BUILDING ELEVATION REQUIRED:	NO
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Exhibit F: Code Enforcement Report (CEU2025-05768)

[attached]

CASE NUMBER : CEU2025-05768

PRIMARY ADDRESS:	945 BUFORD DR, LAWRENCEVILLE, GA 30043
PARCEL:	7028A048
RECEIVED DATE:	6/10/2025
APPLICATION STATUS:	RINSP
DESCRIPTION:	property not in compliance with SUP2024-00035. Conditions 3, 4, and 6 are not in compliance.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
CE SMITH FAMILY PROPERTIES LLC	963 BUFORD DR	LAWRENCEVILLE, GA, 30043-4574

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Registered Agent	Clarence Eugene Smith	Registered Agent for : CE SMITH FAMILY PROPERTIES LLC	Lawrenceville GA 30043

Phone:

COMMENTS

View ID	COMMENTS	DATE
DBOUTTE	Yafei Zheng cell (770) 780-6657- owner called stated they have already been in contact with P AND D regarding renewing the SUP, he stated they are already in the process with GA Power to remove the power pole, stated this should be done sometime in July... he stated then they will work on the parking lot next... he stated he wants to have everything ready before the SUP is renewed in Oct. so he is aiming for Aug-Sept. informed him I will work with him on time if he continues to make progress and keep me updated.... told him I would inform him if citations would need to be issued due to time.	6/13/2025
DBOUTTE	owner messaged a photo stating the power pole has been removed, he is now currently working on finding quotes to repair the parking lot from the potholes. added photo in documents.	8/8/2025

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	8/25/2025	9/8/2025	9/8/2025	Not Complied	Destiny Boutte	potholes in rear yard still present... will contact owner regarding updates on securing a company for repairs. sent text to owner asking for update if company has been secured or is he still getting quotes..
Re-Inspection	8/8/2025	8/25/2025	8/25/2025	Not Complied	Destiny Boutte	potholes in rear still present- sent text to owner asking has he secured a company for repairs...
Re-Inspection	7/10/2025	7/24/2025	7/24/2025	Not Complied	Destiny Boutte	power pole in rear yard still present will contact owner on when GA power will be out to remove it, potholes in rear yard still in disrepair.. ZON2025-00062 for uhaul in plan review in progress... Yafei Zheng cell (770) 780-6657 no answer left vm... owner stated GA power was out yesterday clearing trees around the pole, he stated he hopes the come back out in the next two week to remove wires and redirect the power, he stated he is working on finding quotes for the potholes next...
Re-Inspection	6/13/2025	7/8/2025	7/10/2025	Not Complied	Destiny Boutte	signs removed- a frame and banner... light pole in rear yard still present, awaiting for GA power to come remove end of month. large potholes in rear yard still need to be repaired...
Initial Inspection	6/13/2025	6/13/2025	6/13/2025	Field Official Notice	Destiny Boutte	feather banner AND a frame sign... many potholes on left and rear yard... power pole in middle of loading zone... violation of SUP2024-00035.. issued NOV mailed NOV...spoke with business- she stated she will pass info down to owner as he is not here upon inspection..

CASE NUMBER : CEU2025-05768

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	6/10/2025	6/10/2025	9/8/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	9/8/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	8/25/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	7/24/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	7/24/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	7/24/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	7/10/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	7/10/2025	Not Complied	Destiny Boutte	Reinspection - Not Complied
Enforcement	6/10/2025	6/10/2025	6/13/2025	Mailed Official Notice	Destiny Boutte	
Enforcement Intake	6/10/2025	6/10/2025	6/10/2025	Complaint Accepted	Thor Neff	

VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
Sign Ordinance	78-102.1 Sign Permit Required	06/13/2025	07/08/2025	Not Met
Unified Development Ordinance	240-60.3 Parking Lot Maintenance	06/13/2025	07/08/2025	Not Met
Unified Development Ordinance	270-40.3 Violation of Conditions	06/13/2025	07/08/2025	Not Met

CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
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DOCUMENTS

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
photo_20250613_111749_000.jpg	photo_20250613_111749_000.jpg	Sign	DBOUTTE	6/13/2025 11:19:06 AM
photo_20250613_111742_000.jpg	photo_20250613_111742_000.jpg	Feather banner	DBOUTTE	6/13/2025 11:19:17 AM
photo_20250613_111732_000.jpg	photo_20250613_111732_000.jpg	Front of property	DBOUTTE	6/13/2025 11:19:27 AM
photo_20250613_111723_000.jpg	photo_20250613_111723_000.jpg	Potholes left	DBOUTTE	6/13/2025 11:19:56 AM
photo_20250613_111817_000.jpg	photo_20250613_111817_000.jpg	Rear loading zone potholes	DBOUTTE	6/13/2025 11:20:03 AM
photo_20250613_112206_000.jpg	photo_20250613_112206_000.jpg	Power pole in rear loading zone	DBOUTTE	6/13/2025 11:22:45 AM
/Enforcement_Mailed_Notice_Of_Violation_20250613_113508.pdf	/Enforcement_Mailed_Notice_Of_Violation_20250613_113508.pdf		DBOUTTE	6/13/2025 11:35:09 AM

GWINNETT COUNTY
Department of Planning and Development
Quality of Life/Code Enforcement

446 West Crogan Street, Suite 200
Lawrenceville, GA 30046
www.gwinnettqualityoflife.com

CASE NUMBER : CEU2025-05768

/Enforcement_Mailed_Notice_Of_Violation_20250613_113509.pdf	/Enforcement_Mailed_Notice_Of_Violation_20250613_113509.pdf		DBOUTTE	6/13/2025 11:35:10 AM
photo_20250710_113801_000.jpg	photo_20250710_113801_000.jpg	Rear yard pot holes	DBOUTTE	7/10/2025 11:40:06 AM
photo_20250710_113803_000.jpg	photo_20250710_113803_000.jpg	Light pole rear	DBOUTTE	7/10/2025 11:40:10 AM
photo_20250710_113821_000.jpg	photo_20250710_113821_000.jpg	Signs removed	DBOUTTE	7/10/2025 11:40:23 AM
photo_20250710_113823_000.jpg	photo_20250710_113823_000.jpg	Front of property	DBOUTTE	7/10/2025 11:40:59 AM
photo_20250710_113838_000.jpg	photo_20250710_113838_000.jpg	Left of property	DBOUTTE	7/10/2025 11:41:04 AM
photo_20250724_125530_000.jpg	photo_20250724_125530_000.jpg	Power pole	DBOUTTE	7/24/2025 12:56:28 PM
photo_20250724_125526_000.jpg	photo_20250724_125526_000.jpg	Potholes 2	DBOUTTE	7/24/2025 12:56:34 PM
photo_20250724_125521_000.jpg	photo_20250724_125521_000.jpg	Potholes	DBOUTTE	7/24/2025 12:56:39 PM
photo_20250724_125517_000.jpg	photo_20250724_125517_000.jpg	Rear yard	DBOUTTE	7/24/2025 12:56:44 PM
photo_20250724_125457_000.jpg	photo_20250724_125457_000.jpg	Front of property	DBOUTTE	7/24/2025 12:56:49 PM
photo_20250724_125453_000.jpg	photo_20250724_125453_000.jpg	Left side of property	DBOUTTE	7/24/2025 12:57:02 PM
photo_20250808_090206_000.jpg	photo_20250808_090206_000.jpg	Power pole removed	DBOUTTE	8/8/2025 9:03:39 AM
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photo_20250908_083118_000.jpg	photo_20250908_083118_000.jpg	Right side of property	DBOUTTE	9/8/2025 8:35:05 AM
photo_20250908_083135_000.jpg	photo_20250908_083135_000.jpg	Rear property	DBOUTTE	9/8/2025 8:35:10 AM
photo_20250908_083138_000.jpg	photo_20250908_083138_000.jpg	Potholes	DBOUTTE	9/8/2025 8:35:26 AM

Exhibit G: Internal and External Agency Review Comments

[attached]

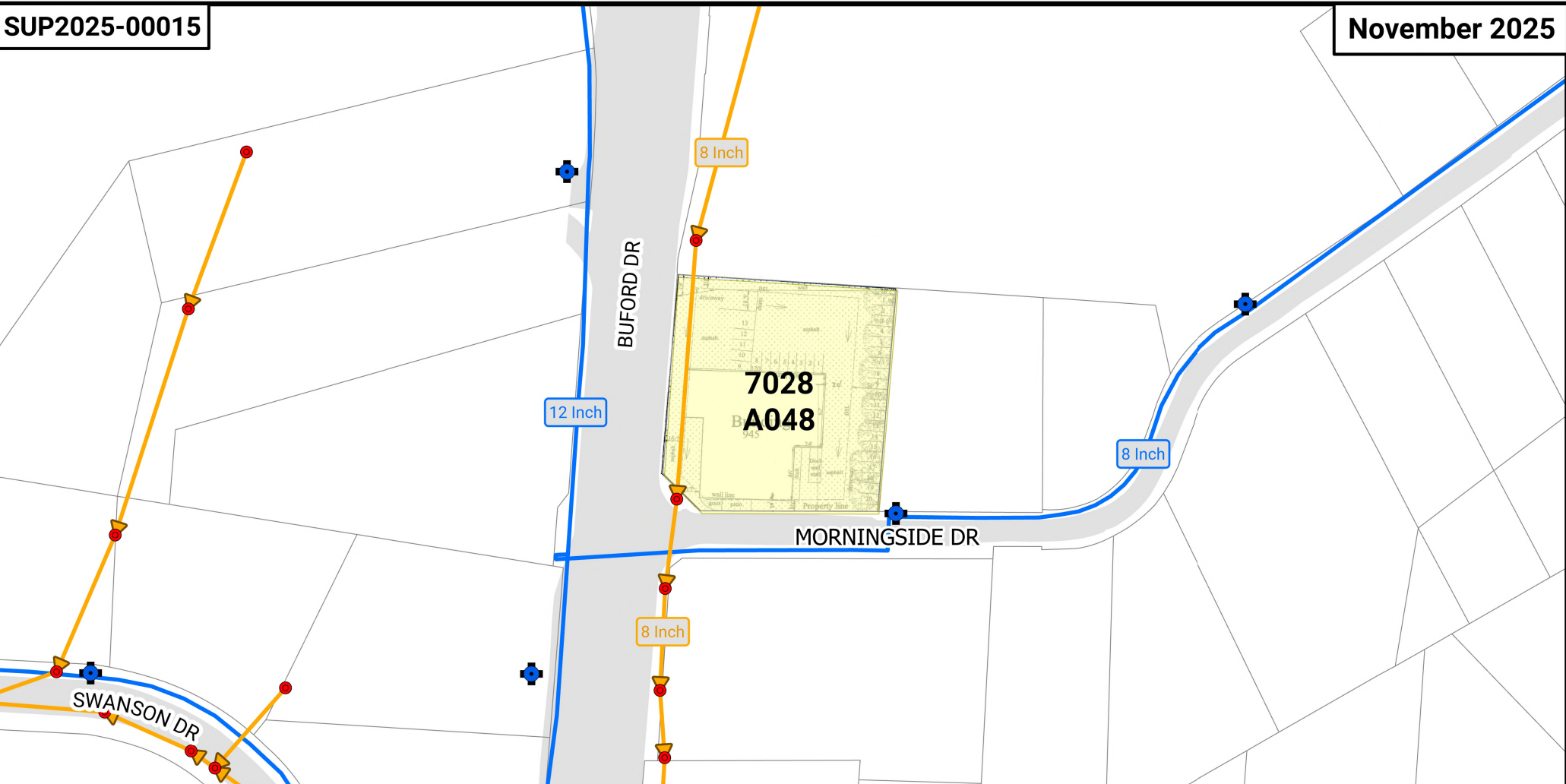


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		
Department/Agency Name:		DWR
Reviewer Name:		Lorraine Campagne
Reviewer Title:		Section Manager
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com
Case Number:		SUP2025-00015
Case Address:		945 Buford Dr
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.	
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public sewer.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
6		

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

	Flow Management		Hydrant		Sewer Collector
	Pump Station		City		Sewer Interceptor
	Regional		Water Main		Sewer Force Main
	Manhole		Proposed Water Main		Proposed Sewer Collector

945 Buford Dr
C-2

Water & Sewer
Utility Map

0 70 140
Feet

LOCATION

Water Comments: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public sewer.

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

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

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit H: Maps

[attached]



BUFORD DR

MORNINGSIDE DR

SWANSON



SUP2025-00015

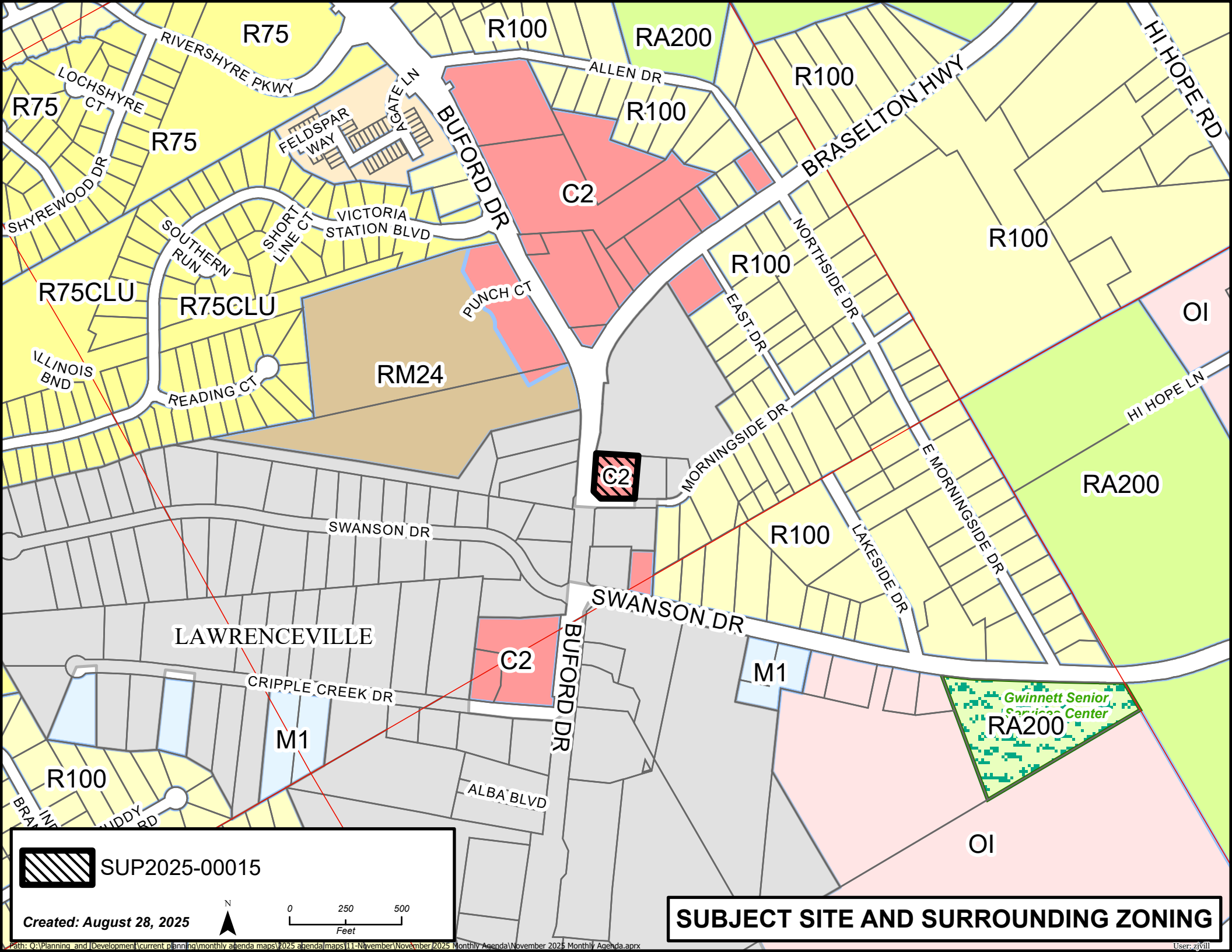
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0 50 100
Feet

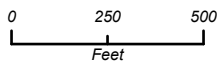
Gwinnett County GIS

User: givill

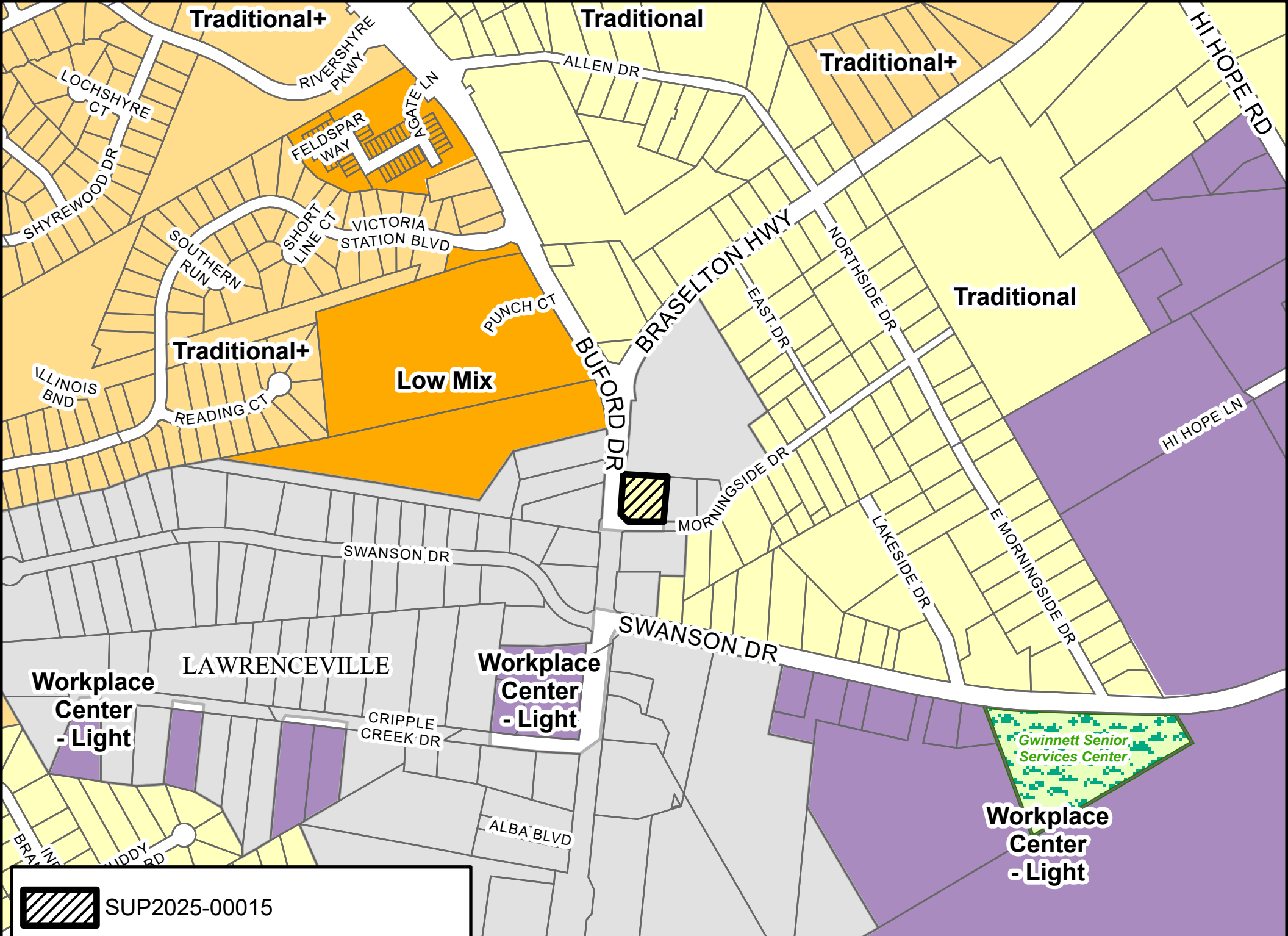


SUP2025-00015

Created: August 28, 2025




SUBJECT SITE AND SURROUNDING ZONING



 SUP2025-00015

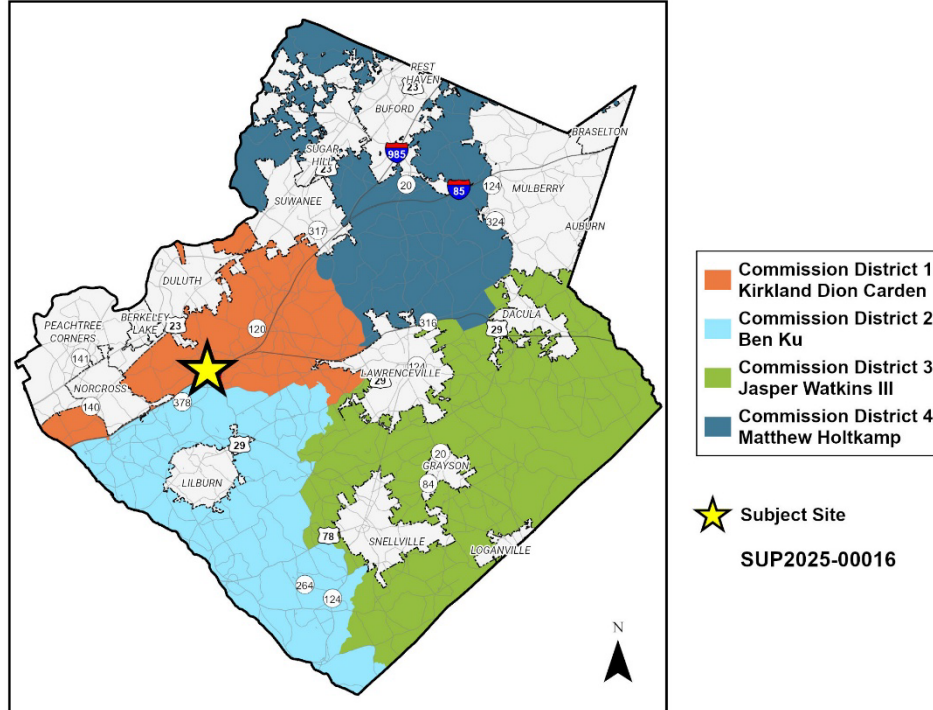
Created: August 28, 2025

 0 250 500 Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2025-00016
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Requests: Variances
Addresses: 1843 Pleasant Hill Road, 3600 Block of Shackleford Road, 3628 and 3634 East Liddell Road
Map Numbers: R6208 017, 039 (portion), 077, and 105
Site Area: 1.69 acres
Square Feet: 54,780
Proposed Development: Extended Stay Establishment
Commission District: District 2 – Commissioner Ku
Future Development Type: Urban – High
Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Jasani Properties USA, Inc.
c/o Andersen, Tate & Carr, P.C.
1960 Satellite Boulevard, Suite 4000
Duluth, GA 30097

Owners: Jasani Properties USA, Inc.
Ariana Holdings, LLC
3634 East Liddell Properties, LLC
3336 Jamont Boulevard
Johns Creek, GA 30022

Contact: Melody Glouton

Phone: 770.822.0900

Zoning History

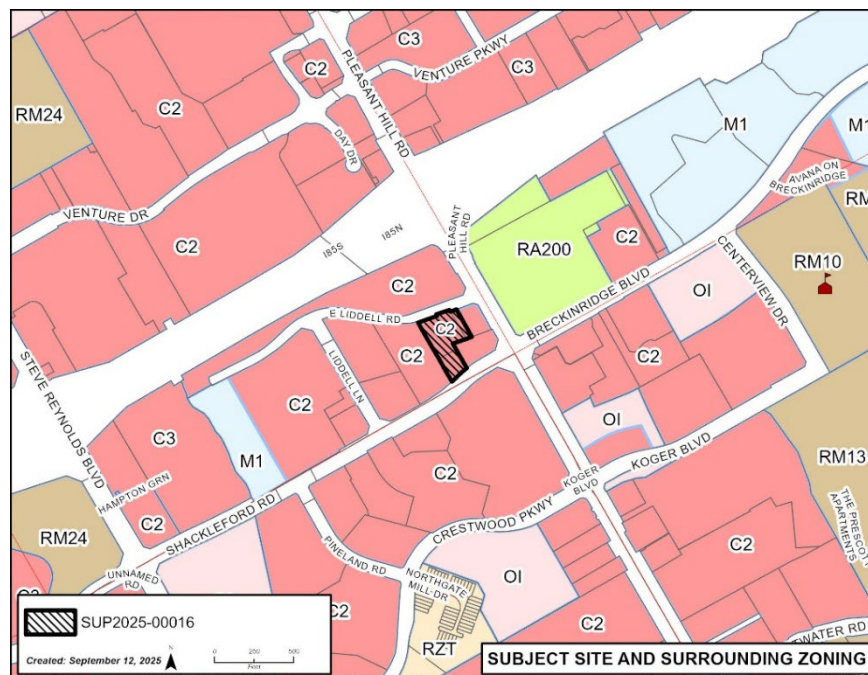
The subject property is zoned C-2. In 1993, a special use permit for automotive repair was approved for the two western parcels, pursuant to RZ-93-060.

Existing Site Condition

The subject property is a 1.69-acre assemblage of four parcels located between East Liddell Road and Shackleford Road, west of Pleasant Hill Road. The property contains a car wash, vacant building, auto repair establishment, and an oversized sign. There are multiple driveways accessing East Liddell Road. There is a 5-foot-wide sidewalk along Shackleford Road, but no sidewalk along East Liddell Road. The nearest Ride Gwinnett transit stop is approximately 450 feet from the subject property, at Pleasant Hill Road and Shackleford Road.

Surrounding Use and Zoning

The subject site is located within a highly-developed area south of the I-85 Interstate and Pleasant Hill Road interchange, and is surrounded by a mixture of uses. A large retail establishment is located to the north across East Liddell Road. A convenience store with fuel pumps and a restaurant are located to the east. Several lodging establishments are located to the south across Shackleford Road. An extended stay establishment is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Extended Stay Establishment	C-2
North	Commercial (Retail)	C-2
East	Commercial (Convenience store with fuel pumps and Restaurant)	C-2
South	Commercial (Lodging Establishments)	C-2
West	Commercial (Extended Stay Establishment)	C-2

Project Summary

The applicant requests a special use permit for a 1.69-acre property for an extended stay establishment (Hilton LivSmart Studios), including:

- Demolition of all existing buildings and oversized sign.
- A 5-story, 54,780-square-foot building, yielding a floor area ratio (FAR) of 0.75.
- 103 suites containing a full-size refrigerator, dishwasher, microwave, and cooktop.
- Exterior building materials of EIFS and glass, with faux wood accents.
- An indoor fitness center and an outdoor gathering area including a fire pit, grills, and seating.
- 83 parking spaces including two electric vehicle charging stations.
- Two underground detention facilities beneath the internal driveways.
- Two full-access entrances and a 5-foot-wide sidewalk along East Liddell Road, including one shared driveway with the eastern property.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.75	YES
Lot Coverage	Maximum 80%	Maximum 80%	YES
Building Height	Maximum 45'	54' 5"	NO*
Parking	Minimum 52 spaces Maximum 154 spaces	83 spaces	YES

* The applicant is requesting a variance.

Public Participation

The applicant held a community meeting on June 9, 2025, at the Sonesta Gwinnett Place Atlanta in Duluth. There are two attendees who raised questions regarding building height. The public participation plan and report are shown in Exhibit H.

Staff Analysis

Special Use Permit Analysis: The standards governing the exercise of zoning power are outlined in Section 270-20.6 of the UDO. Staff makes the following findings related to the zoning requests:

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

The surrounding area contains retail, restaurant, and lodging establishments including an extended stay. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed extended stay establishment is consistent with existing uses in the area and will allow redevelopment of properties containing an oversized sign, a vacant building and auto-related commercial uses. A new extended stay establishment will provide additional lodging options within this area and not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G) estimates that the development would generate 35 morning and 37 evening peak hour trips. Staff has included a condition to require an entrance along Shackleford Road to improve vehicular connectivity in the area by providing more direct access to northbound Pleasant Hill Road and the Interstate 85 interchange.

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

The Unified Plan's Future Development Map indicates "Urban – High" for the subject property, which envisions vibrant community centers with clusters of restaurants, retail, and diverse housing options. Lodging establishments are a recommended use in this future development type and the proposal is within the preferred FAR range. The proposed special use permit 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 special use permit.

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

Variance Request and Analysis

The applicant is seeking variances from the following provisions of Title II of the UDO:

1. **Section 211-70 Maximum Building Height.** The applicant is requesting to exceed the maximum building height of 45 feet by 9 feet and 5 inches.

Analysis: The Urban – High future development type encourages taller buildings by allowing a FAR of 1.0. Several existing buildings in the area are taller than the proposed extended stay establishment, which would support approval of the variance request.

2. **Section 240-70.1.B. Inter-parcel Access Requirement.** The applicant is requesting not to provide inter-parcel access to the adjacent properties to the south and west.

Analysis: Staff has recommended a condition to require a direct entrance along Shackleford Road. Approval of the variance would not nullify the 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 special use permit request and **APPROVAL** of the following variances:

1. To exceed the maximum 45-foot building height by 9 feet and 5 inches.
2. To not provide inter-parcel access to the adjacent properties to the south and west.

Staff Recommended Conditions

Approval of a special use permit for an extended stay establishment in C-2 (General Business District), subject to the following conditions:

1. The special use of the property shall be limited to an extended stay establishment.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received September 4, 2025, and Exhibit C: Elevations, dated received August 26, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. An outdoor gathering area shall be provided, including, but not limited to a fire pit, grills, and seating, subject to the review and approval of the Department of Planning and Development.
4. A vehicular entrance shall be provided along Shackleford Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

Exhibits:

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

Exhibit A: Site Visit Photos



View of existing car wash facility



View of existing vacant building



View of existing billboard



View of existing auto repair establishment



View of existing convenience store with fuel pumps to the east



View of existing extended stay establishment to the west



View of street access to East Liddell Road

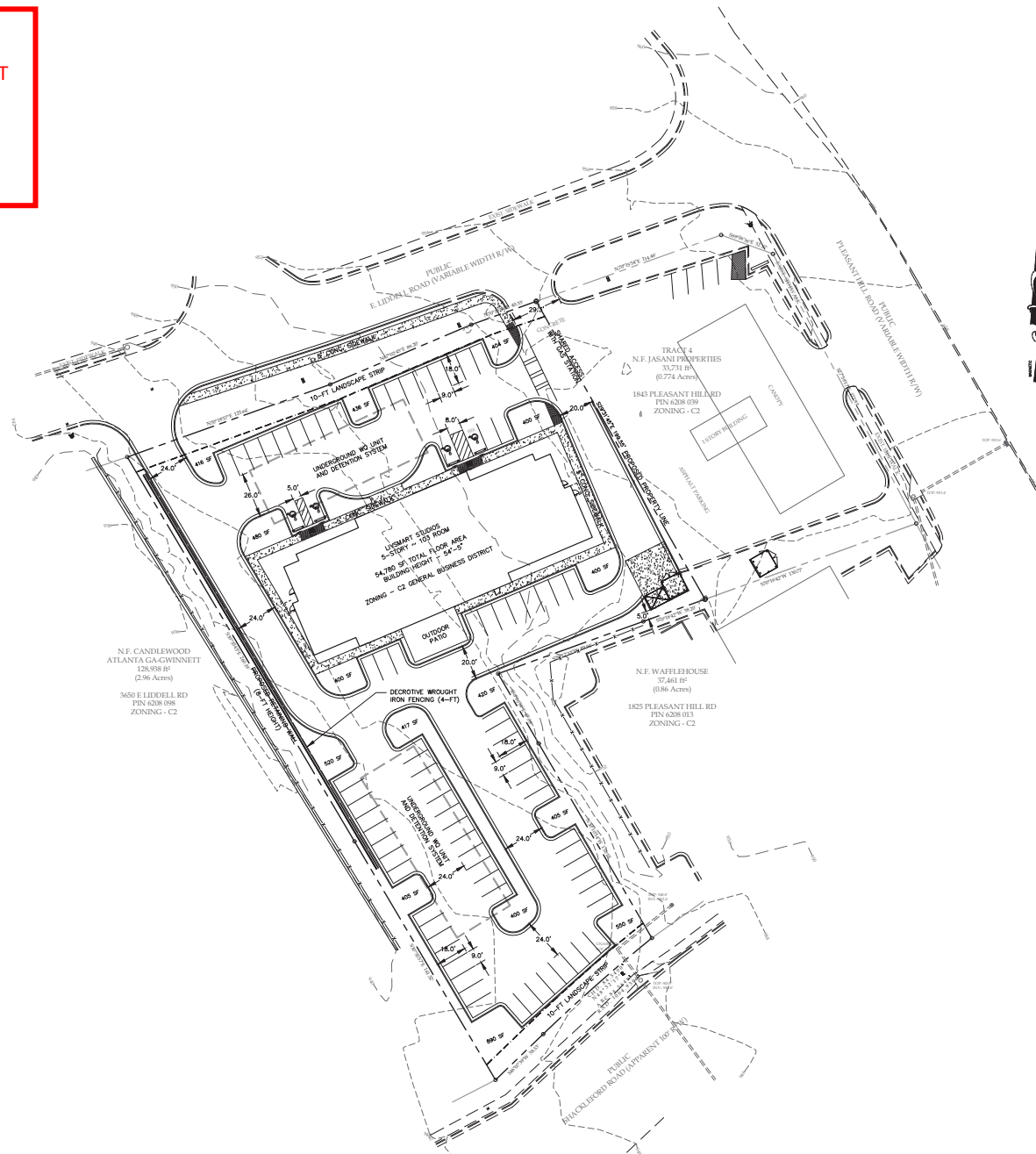


View of Shackleford Road frontage

Exhibit B: Site Plan

[attached]

9/4/2025



LOCATION MAP

NTS

- 1) THE PROPERTY ADDRESSES ARE 3628 AND 3634 E. LODELL RD., A PORTION OF 1843 PLEASANT HILL RD. AND 3600 BLOCK OF SHAKELFORD RD, DULUTH, GA 30096 (PIN 6208 071, 6208 077, 6208 105, AND A PORTION OF 6208 039).
- 2) THE CURRENT ZONING OF THE PROPERTY IS C2, GENERAL BUSINESS DISTRICT.
- 3) THE SITE IS CURRENTLY THREE FULLY DEVELOPED PARCELS OF LAND.
- 4) THE PROPOSED LAND USE WILL BE A 5-STORY LiveSmart Studios HOTEL WITH 103-ROOMS AND THE ASSOCIATED PAVING AREA.
- 5) ACCORDING TO FIRM MAP NUMBER 1313050084F (DATED SEPTEMBER 29, 2006), THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- 6) NO BUFFERED STATE WATERS HAVE BEEN DETERMINED TO BE LOCATED WITHIN 200 FEET OF THE PROJECT LIMITS AND NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT BOUNDARY.

	REQUIRED	PROVIDED
MAXIMUM F.A.R.	1.0	0.745
MINIMUM LOT SIZE:	NONE	---
MINIMUM LOT WIDTH:	NONE	---
BUILDING HEIGHT (MAX.):	45 FT	54'-5" (VARIANCE)
FRONT SETBACK	0 FT	75 FT
REAR SETBACK	0 FT	60 FT
REAR SETBACK	0 FT	60 FT
LANDSCAPE STRIP ALONG R.O.W.	10 FT	10 FT
MAXIMUM COVERAGE	80%	80%

TOTAL LOT ACREAGE = 1.69 AC (73,542 SF) = TRACTS 1, 2, 3, AND PARTIAL 4
TOTAL DISTURBED AREA = 1.69 AC
TOTAL IMPERVIOUS AREA = 1.35 AC (80%)

0.5 PARKING SPACE PER ROOM (MIN);
1.5 PARKING SPACE PER ROOM (MAX);
103 ROOM LIVSMART STUDIOS HOTEL
52 PARKING SPACES REQUIRED (MIN)
154 PARKING SPACES (MAX)
79 STANDARD SPACES (9'x18') PROVIDED ON-SITE
4 STANDARD ADA SPACES (9'x18') PROVIDED ON-SITE
TOTAL PARKING SPACES PROVIDED 83
2-ELECTRIC VEHICLE CHARGING STATIONS PROVIDED ON-SITE

BUILDING FLOOR AREA:	
GROUND FLOOR	10,956 SF
SECOND FLOOR	10,956 SF
THIRD FLOOR	10,956 SF
FOURTH FLOOR	10,956 SF
FIFTH FLOOR	10,956 SF
TOTAL	54,780 SF
TOTAL HEATED FLOOR AREA = 54,780 SF	

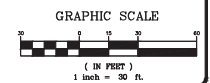


Exhibit C: Building Elevations

[attached]

RECEIVED

8/26/2025



FRONT ELEVATION



REAR ELEVATION

MATERIAL LEGEND	
	EIFS FINISH-BENJAMIN MOORE "HARBOR GRAY" AC-25
	EIFS FINISH-BENJAMIN MOORE "LAMPBLACK" CW-695
	EIFS FINISH-BENJAMIN MOORE "BLACK BEAUTY" 2128-10
	EIFS FINISH-BENJAMIN MOORE "SPACE BLACK" 2119-10
	WOOD LOOK EIFS FINISH-DRYVIT OUTSULATION "SADDLE" 877

LivSmart Studios
by Hilton

Duluth, GA

MAYO ARCHITECTURE

1015 Shilohshire Dr., Hendersonville, TN 37075
Telephone: 615.852.5504 info@mayoarchitecture.com



EL.1

RECEIVED

8/26/2025



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND	
	EIFS FINISH-BENJAMIN MOORE "HARBOR GRAY" AC-25
	EIFS FINISH-BENJAMIN MOORE "LAMPBLACK" CW-695
	EIFS FINISH-BENJAMIN MOORE "BLACK BEAUTY" 2128-10
	EIFS FINISH-BENJAMIN MOORE "SPACE BLACK" 2119-10
	WOOD LOOK EIFS FINISH-DRYVIT OUTSULATION "SADDLE" 877

LivSmart Studios
by Hilton

Duluth, GA

MAYO ARCHITECTURE

1015 Stirlingshire Dr., Hendersonville, TN 37075
Telephone: 615.852.5504 info@mayoarchitecture.com

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EL.2

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

[attached]

June 19, 2025

(revised September 30, 2025)

REVISED LETTER OF INTENT FOR SPECIAL USE PERMIT

**Special Use Permit Application
Gwinnett County, Georgia**

Applicant:

Jasani Properties USA Inc.

Property/Tax Parcel IDs:

R6208 017

R6208 077

R6208 105

R6208 039 (Portion Only)

±1.69 Acres of Land

Located at:

1843 Pleasant Hill Road,
3628 and 3634 East Liddell Road, and
3600 Block of Shackleford Road, Duluth, Georgia 30096

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

I. INTRODUCTION

This Application for Special Use Permit is submitted for a 1.69-acre assemblage of land located at 1843 Pleasant Hill Road, 3628 and 3634 East Liddell Road, and the 3600 Block of Shackelford Road, Duluth (hereinafter the “Property”). The Property is an assemblage of four parcels that includes an existing convenience store with fuel pumps and a vehicle repair and service facility. The overall Property is 1.69 acres as shown on the survey prepared by SPG Surveying, LLC dated March 31, 2025, and filed with this Application. The Property that is the subject of this Special Use Permit application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned C-2 (General Business District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Jasani Properties USA Inc. (the “Applicant”) now seeks approval of a Special Use Permit for the development of a new hotel.

This document is submitted as the Letter of Intent and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is an assemblage of four parcels at the intersection of Pleasant Hill Road and East Liddell Road. It is surrounded by intense commercial development including Best Buy, Sonesta Gwinnett Place Atlanta, Waffle House, and additional retail and commercial development. With the exception of White Chapel Memorial Gardens (zoned RA-200) located

directly across the street, all of the surrounding Properties are zoned C-2. The Future Development Map of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) classifies this Property as within the “Urban-High” development area. This is the highest intensity future development type and is envisioned to be a rich mix of development types concentrated in specific centers along Gwinnett’s major transportation infrastructure. The below map is a summary of the surrounding zoning classifications:



III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by Harper Engineering dated Group dated March 26, 2025 and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property as a Hilton LivSmart Studios Hotel with 103 rooms. The 5-story LivSmart Studios hotel would be approximately 54,780 square feet and provide 83 parking spaces. The Hilton LivSmart Studios will provide spacious and stylish suites that feature an adaptable layout with distinct areas for guests to rest and work. Each suite includes a fully equipped kitchen with a full-size refrigerator, dishwasher, microwave, and cooktop. The LivSmart Studios would also include a fitness center with state-of-the-art machines, weights, and a hydration station. As referenced on the site plan, the hotel will also have a spacious outdoor patio that includes a fire pit, grills, and comfortable seating. As indicated, the surrounding area is characterized by a wide range of intense commercial uses. The proposed hotel would be an appropriate use in the area. More importantly, the Special Use Permit will allow for the revitalization of the Property and be a catalyst for other developments.

Due to the physical constraints of the Property, the Applicant respectfully requests approval of the following variances to develop the site as proposed:

- (1) Section 211-70 (Max. Bldg. Height): The applicant seeks approval to exceed the maximum building height of 45 feet to develop a hotel of approximately 54.5 feet.
- (2) Section 240-70.1(B)(Inter-parcel Access): The UDO requires inter-parcel driveway connection or provision of a future inter-parcel driveway stub between adjacent non-single-family residential properties. The Applicant has provided inter-parcel access to the adjacent property to the east. The Applicant is seeking permission to eliminate inter-parcel access to the existing extended stay and Waffle House.

As shown on the site plan and in consideration of the size, layout, and location of the Subject Property, the hotel cannot be developed under the current requirements. The Applicant further submits that strict adherence to the language of the UDO would effectively prohibit the Applicant from redeveloping the Subject Property with a proposed use that is permitted under the C-2 zoning classification of the UDO. Under the UDO, a variance may be granted in cases of unnecessary hardship by a finding that the application of the Ordinance to a particular piece of property (such as the Subject Property) would create unnecessary hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner, and relief, if granted, would not cause substantial detriment to the public good or impair the intent of the Ordinance. The Applicant's requested variances are the minimum necessary to afford the Applicant relief so that the Subject Property may be redeveloped with an economically viable use as permitted under the current C-2 zoning. Further, granting the requested relief would not cause a substantial detriment to the public good. Rather, by granting relief, the Subject Property will be consistent with adjacent and nearby properties along Pleasant Hill Road.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Special Use Permit 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 30th day of September, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb
4934-3741-7326, v. 1

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.

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

Yes, approval of the proposed Special Use Permit will permit uses that are suitable in view of the existing land uses and development of adjacent and nearby properties. The Property is located at the intersection of Pleasant Hill Road and East Liddell Road with convenient access to I-85. The Property is adjacent to intense, large-scale commercial development.

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

No, the proposed Special Use Permit will not adversely affect the existing use or usability of any of the nearby properties. The subject property is zoned C-2 and the Special Use Permit will allow for the re-development of the site that remains compatible with existing commercial properties. The proposed redevelopment would complement existing commercial and employment centers.

- C. Whether the property to be affected by a proposed special use permit 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.

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

No, the proposed Special Use Permit application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to I-85. The proposed redevelopment would complement the existing parcels along Pleasant Hill Road and the surrounding area.

- E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The proposed Special Use Permit application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The subject property is located within the Urban-High future development area. Encouraged land uses for this area includes hotels/motels. The proposed redevelopment of the site would be compatible with and successfully co-exist with the surrounding uses.

- 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 *Choose an item.:*

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to I-85 provide further support for approval of the proposed Special Use Permit application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>JASANI PROPERTIES USA Inc.</u>	Name: <u>Jasani Properties USA, Inc., Ariana Holdings, LLC, and 3634 East Liddell Properties, LLC</u>
Address: <u>c/o Andersen Tate & Carr 1960 Satellite Blvd S-4000</u>	Address: <u>3336 Jamont Blvd</u>
City: <u>Duluth</u>	City: <u>Johns Creek</u>
State: <u>GA</u> ZIP: <u>30097</u>	State: <u>GA</u> ZIP: <u>30022</u>
Phone: <u>770-822-0900</u>	Phone: <u>773-757-8910</u>
Email: <u>mglouton@atclawfirm.com</u>	Email: <u>sarosh.a.h@gmail.com</u>
Contact Person: <u>Melody Glouton</u> Phone: <u>770-822-0900</u>	
Contact's Email: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/ Proposed Zoning District(s): <u>C-2</u>	
Parcel Number(s): <u>R6208 105, R6208 017, R6208 077 R6208 039 (portion only)</u> Acreage: <u>1.69</u>	
Property Address(es): <u>1843 Pleasant Hill Road, Duluth, 3628 and 3634 East Liddell Road, 3600 Block of Shackleford Road, Duluth, Georgia</u>	
Proposed Development: <u>Hilton LivSmart Studio Hotel</u>	
Variance(s): <u>increase in max. height; interparcel access</u> Waiver(s): <u>n/a</u>	
Building/Leased Sq. Ft.: <u>54,780 SF</u> Floor Area Ratio: <u>0.745</u>	

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

Signature of Applicant Date Type of Print Name and Title

Melody A. Glouton 08/26/2025 Melody A. Glouton, Attorney for Applicant

Signature of Applicant's Date Type or Print Name and Title
Attorney or Representative

D. J. [Signature] 08/26/2025
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☒ No Jasani Properties USA, Inc. (Your Name)

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

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

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



Disclosure of campaign contributions aggregating to \$250.00 or more to a member of the Board of Commissioners is required pursuant to Section 270-25.E. of the Unified Development Ordinance.

Name: Andersen Tate & Carr

Relationship to Application (Applicant or Representative of Applicant): Applicant

Campaign Contributions? Yes

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Nicole Love Hendrickson	\$1,500.00	3/3/2023	Andersen Tate & Carr
Nicole Love Hendrickson	\$1,000.00	6/7/2023	Andersen Tate & Carr
Nicole Love Hendrickson	\$800.00	10/5/2023	Andersen Tate & Carr
Kirkland Carden	\$2,000.00	7/17/2023	Andersen Tate & Carr
Kirkland Carden	\$800.00	2/5/2024	Andersen Tate & Carr
Matthew Holtkamp	\$2,500.00	9/15/2023	Andersen Tate & Carr
Matthew Holtkamp	\$800.00	1/24/2024	Andersen Tate & Carr

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



April 11, 2025

Sarosh Hussain
Capatl Developers
1567 Deerpark Rd
Atlanta, GA 30345

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-084-04	
Expiration Date: 04/11/2026	
P&D Number: ZAM2024-00095	
Tie-In Manhole FID: 2990149	

RE: Sewer Availability for Proposed Development – LivSmart Studios Hotel
Parcel ID 6208 017, 6208 077, 6208 105

Dear Mr. Hussain:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 103-room hotel with in-room cooking facilities 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 **7.9 gpm** discharging to the sewer tie-in manhole at Facility ID **2990149**.

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

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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;
Wendell Tumale Engineer III

Exhibit G: Traffic Impact Study

[attached]

**A LEVEL 2 TRAFFIC IMPACT STUDY
for
LIVSMART STUDIOS & CONVENIENCE STORE GAS STATION
EAST LIDDELL ROAD AT PLEASANT HILL ROAD
GWINNETT COUNTY, GEORGIA**



Prepared for

HORIZON HOSPITALITY MANAGEMENT, INC.

200 Northpoint Parkway
Acworth, Georgia 30102

September 19, 2025

Prepared by





9/24/2025

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Introduction

The purpose of this study is to determine the traffic impact that will result from the proposed mixed-use development that will be located on Pleasant Hill Road and East Liddell Road in Gwinnett County, Georgia. A Level 2 traffic analysis evaluates the current traffic operations at the intersections within the study area, the trips that the proposed development will generate on a daily basis and during the AM & PM peak hour. In addition, the study will evaluate the need for any additional lanes at the proposed driveways. The proposed development will consist of a suites-style hotel with 103 rooms and a 3,500 sq. ft. convenience store with 8 fueling positions.



Figure 1. Location Map

This is a redevelopment of an existing site consisting of a convenience store with gas stations, a detail shop, an abandoned office building and an automobile shop. The current site has 5 access points with four on East Liddell Road and one on Pleasant Hill Road.

The proposed development will retain the access on Pleasant Hill Road and two (2) on East Liddell Road as shown in Figure 1. Improvements to the driveways will have driveway 2 sharing access with both proposed land uses.

Spacing between driveways 1 and 2 will be approximately 190 feet. There is an existing driveway across from Driveway 1 on East Liddell Road that is offset by approximately 40 feet.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the following intersections:

1. Pleasant Hill Road at East Liddell Road
2. Pleasant Hill Road at Breckinridge Blvd/Shackleford Rd
3. Shackleford Road at Liddell Lane
4. Liddell Lane at East Liddell Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections for the report. The location for the development and the surrounding roadway network within the study area is shown in Figure 2.



Figure 2 – Proposed Location and Study area

Existing Facilities / Conditions

The following is a brief description of each of the roadway facilities located in the proximity of the site:

Pleasant Hill Road¹ - is a six (6) lane divided roadway with a concrete median with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of transportation (GDOT) traffic counts (Station ID #135-0409) indicates that the daily traffic volumes on Pleasant Hill Road in 2024 was 58,738 vehicles north of Cruse Road/Bob Hannah Circle and is functionally classified as a Principal Arterial-Urban. There are sidewalks on both sides of Pleasant Hill Road.

East Liddell Road - is a two (2) lane undivided roadway that travels parallel to Interstate 85 with a posted speed limit of 25 mph. The roadway functional classification is a local road. Sidewalk exist on the west side of the roadway.

Liddell Lane - is a two (2) lane undivided roadway that travels in the east-west directions with a posted speed limit of 25 mph. The roadway functional classification is a local road. Sidewalk exist on the south side of the roadway.

Shackleford Road - is a 5-lane roadway with a two-way-left-turn lane dividing northbound and southbound traffic. The posted speed limit is 45 mph and is functionally classified as a local roadway. There is sidewalk on both sides of the roadway.

Breckinridge Blvd - is a 5-lane roadway with a two-way-left-turn lane dividing northbound and southbound traffic. The posted speed limit is 45 mph and is functionally classified as a local roadway. There is sidewalk on both sides of the roadway.

The intersection of Pleasant Hill Road and Breckinridge Blvd/Shackleford Rd is controlled by a fully actuated signal operation, complete with pedestrian signals and push buttons. The other intersections in the study area are stop sign controlled. No bicycle facilities are currently available on any of the roadways.

Existing Transit Routes and Stops

Gwinnett County has two routes within the vicinity of the proposed site. Route 25 travels along Pleasant Hill Road from the Gwinnett Transit Center. There are two stops in route: one outbound stop approximately 180 feet east of the intersection with Breckinridge Blvd / Shackleford Road and another inbound stop approximately 170 feet west of the intersection Breckinridge Blvd / Shackleford Road. The bus route and schedule is in Appendix A.

Gwinnett County Transit is proposing a \$17 billion transit overhaul to address current gaps and future growth. The proposal includes new routes and services such as - BRT services, expanded microtransit services and upgrades to their fleet to name a few of the improvements.

¹ Interstate 85 travels in a north-south direction. Since Pleasant Hill Road crosses I-85, its cardinal direction for this study was designated as east-west. The same logic was applied to the other roadways within the study area.

Study Methodology

In this study, the methodology used for evaluating traffic operations at each of the study area intersections is based on the criteria set forth in the Gwinnett County Traffic Impact Study Guidelines for a Level 2 study. Synchro software, which utilizes the Highway Capacity Manual (HCM) methodology, was used for the analysis. ITE Trip Generation, 11th Edition was used to analyze the land uses in the project. The methodology for this study was presented to Brent Hodges, Zoning and Development Review Manager in the Department of Transportation and approved.

Unsignalized Intersections

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersections and/or the approaches to the intersections. Level-of-service is based on control delay incurred at the intersection. Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from “A” to “F”. Level-of-service A indicates excellent operations with little to no delays to motorists, while LOS F exists whether are insufficient gaps of acceptable size to allow vehicles on the side street to cross safely, resulting in extremely long total delays and long queues. The LOS criteria for two-way stop controlled and all-way stop sign-controlled intersections are given in Table 1.

Table 1 - Level-of-Service Criteria for Unsignalized Intersections	
Level-of-Service	Control Delay (sec)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	>50

Source: Highway Capacity Manual

Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersections is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups, this results in a volume/capacity ratio (v/c) for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has

exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the sum of the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of average controlled delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on control delay, are shown in Table 2. Level-of-Service “A” indicates operations with very low control delay, while LOS F describes operations with extremely high control delay. Level-of-service D is typically considered to be the limit of acceptable delay in an urban setting, and LOS of E or worst are unacceptable by most drivers.

Table 2 - Level-of-Service Criteria for Signalized Intersections	
Level-of-Service	Control Delay (sec)
A	≤ 10
B	>10 and ≤ 20
C	>20 and ≤ 35
D	>35 and ≤ 55
E	>55 and ≤ 80
F	>80

Source: Highway Capacity Manual

Existing 2025 Traffic Analysis

Existing Traffic Volumes

Existing traffic turning movement counts were obtained at the following intersections:

1. Pleasant Hill Road at East Liddell Road
2. Pleasant Hill Road at Breckinridge Blvd/Shackleford Rd
3. Shackleford Road at Liddell Lane
4. Liddell Lane at East Liddell Road

Turning movement counts were collected on Tuesday, September 9, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 3.

The volumes shown in Figure 4 are a **refined dataset** where the raw counts in Figure 3 have been adjusted to maintain **volume continuity** and meet logical constraints across the network. The common goals in balancing traffic volumes are to 1) maintain conservation of flow, such as vehicles entering / exiting an intersection, 2) correct for discrepancies across simultaneous approaches or lane groups and 3) enhance the accuracy of simulation models or signal optimization. The adjusted peak hour volumes are used in the analysis.

Twenty-four-hour traffic data was collected on East Liddell Road Tuesday, September 9, 2025. In summary the average daily traffic (ADT) on East Liddell Road was 1136, with 300 (26.4%) vehicles in the northbound direction and 836 (73.6%) vehicles in the southbound direction.

Raw traffic count data is in Appendix B.

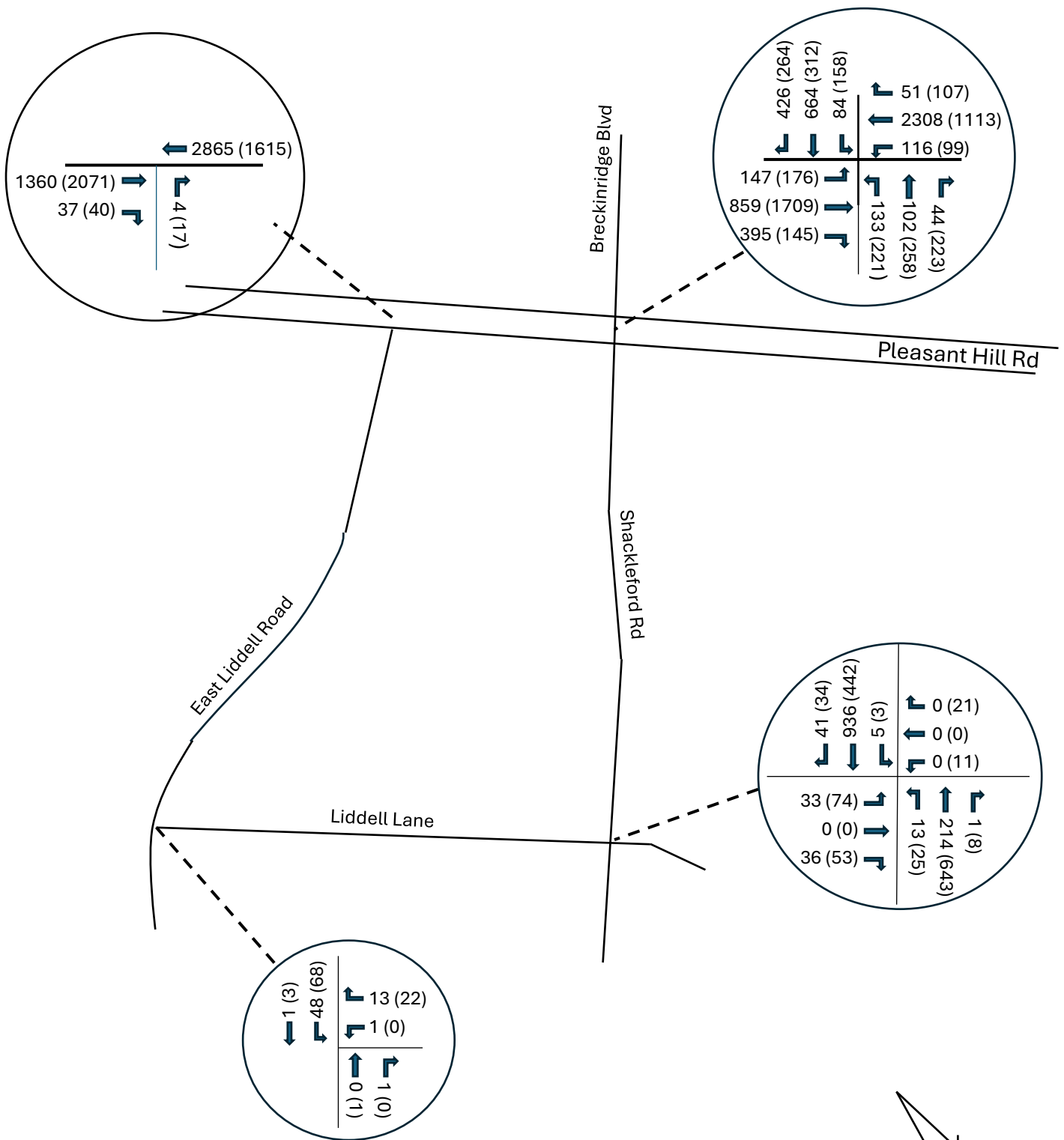
Annual Traffic Growth

Historic traffic data was used as provided by the Georgia Department of Transportation to calculate the annual traffic growth in this area of the proposed site development. Reviewing the growth over the last. Per the GDOT TADA database, Count Station #135-0409, indicated over a 13-year period, traffic grew at a 3.456% rate. A 3.0% growth rate was agreed to by Gwinnett County and was used in the traffic projections.

Projected Traffic Volumes

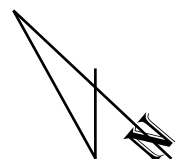
The 3% annual growth rate was used to project the ADTs to the base or opening year of the proposed development and the 20-year horizon as shown in Table 3.

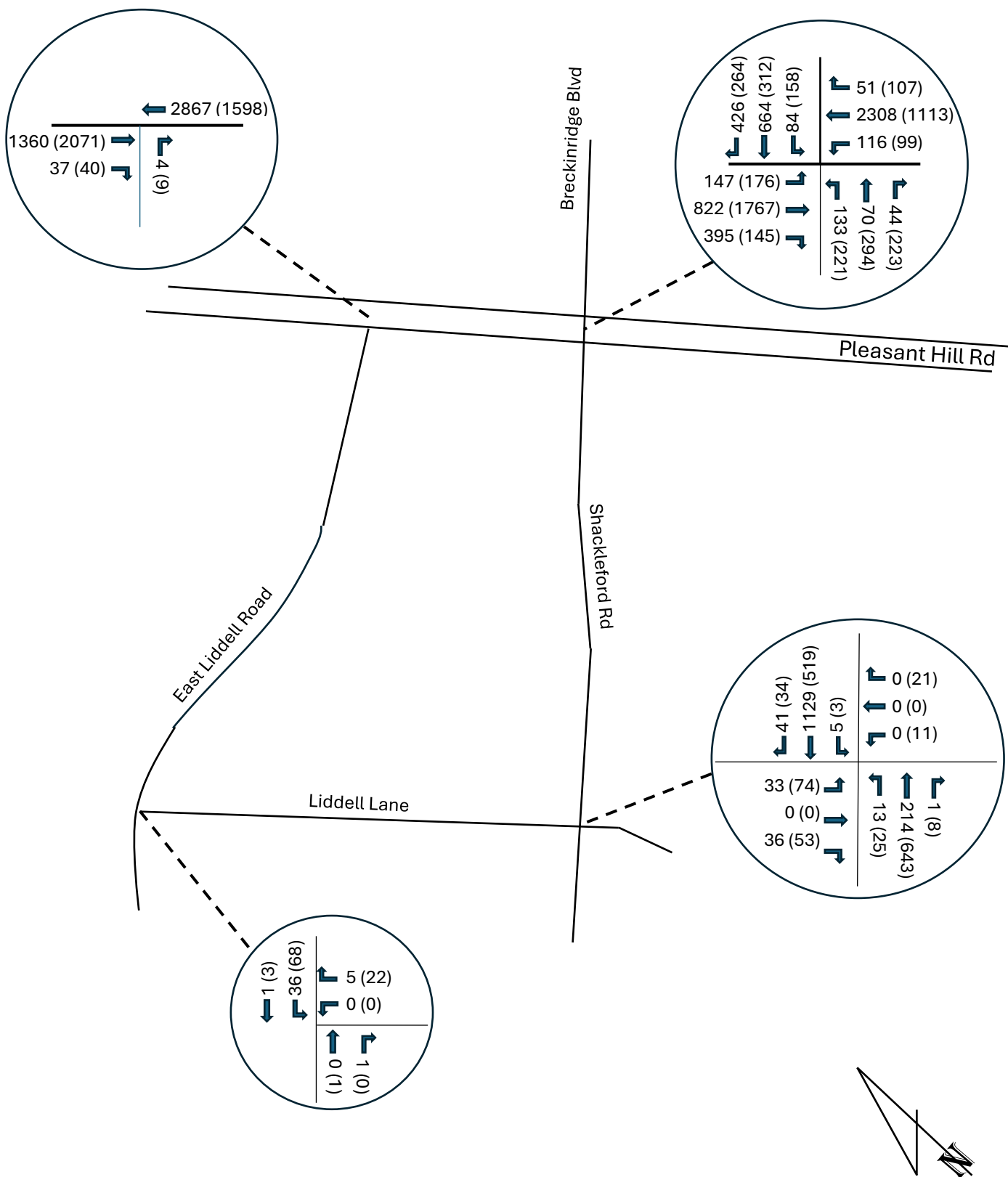
Table 3. Projected Traffic Volumes			
Current ADT Volumes		Opening year (2027)	20-Year Horizon (2047)
1,140	$FV = PV(1+r\%)^t$	1,210	2,060



AM (PM)

FIGURE 3. EXISTING PEAK HOUR VOLUMES – 2025





AM (PM)

FIGURE 4. ADJUSTED PEAK HOUR VOLUMES – 2025

Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 4. Full Synchro analysis reports are in Appendix C.

TABLE 4 - EXISTING INTERSECTION OPERATIONS			
Intersections	Traffic Control	LOS (Delay, sec.)	
		AM Peak Hour	PM Peak Hour
Pleasant Hill Rd @ E. Liddell Rd	Stop Sign		
Northbound		C (17.4)	D (32.3)
Pleasant Hill Rd @ Shackleford Rd / Breckinridge Blvd	Signalized	F (100.4)	D (50.2)
East Liddell Rd @ Liddell Ln	Stop Sign		
Westbound		A (6.5)	A (6.6)
Southbound		A (7.3)	A (7.7)
Northbound		A (6.4)	A (7.1)
Shackleford Rd @ Liddell Ln	Stop Sign		
Eastbound		E (49.0)	E (35.3)
Westbound		A (0.0)	C (16.9)
Northbound Left		B (11.4)	A (8.7)
Southbound Left		A (7.7)	A (9.0)

The results of existing traffic operations analysis indicate the signalized intersection of Pleasant Hill Road at Shackleford Road/Breckinridge Blvd is operating at level-of-service “F” during the AM and level-of-service “D” PM peak hours.

All of the stop-sign controlled approaches at study intersections are operating at a level-of-service “D” or better during both AM and PM peak hour, except for the eastbound approach at the Shackleford Road and Liddell Lane intersection - the level of service for the side street approach is “E”. This is an indication that vehicles are not finding adequate gaps in traffic to turn onto the main line from the side street. The existing traffic control and lane geometry for the intersections are shown in Figure 5.

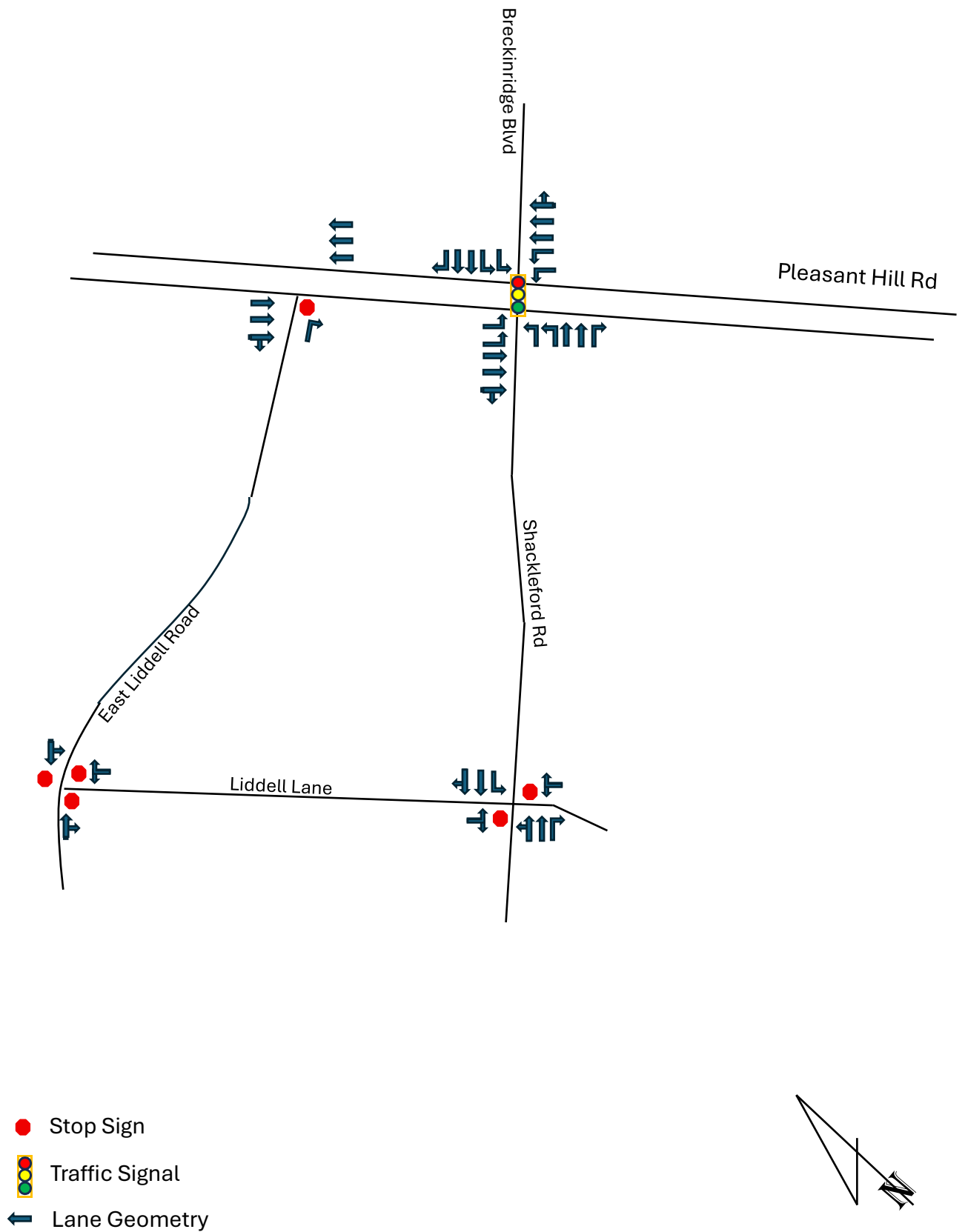


FIGURE 5. Existing Traffic Control and Lane Geometry

Proposed Development

The purpose of this study is to determine the traffic impact that will result from the proposed mix-use development located on East Liddell Road and Pleasant Hill Road in Gwinnett County, Georgia. The proposed development will consist of a suite style hotel with 103 rooms and a 3,500 sq. ft. Convenience store with 8 fueling positions. A site plan is shown in Figure 6 .

The development proposes access at the following locations:

- Site Driveway 1: Full-access driveway on East Liddell Road
- Site Driveway 2: Full-access driveway on East Liddell Road
- Site Driveway 3: Right-In/Right-Out driveway on Pleasant Hill Road

Trip Generation

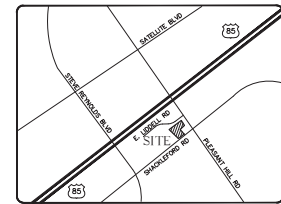
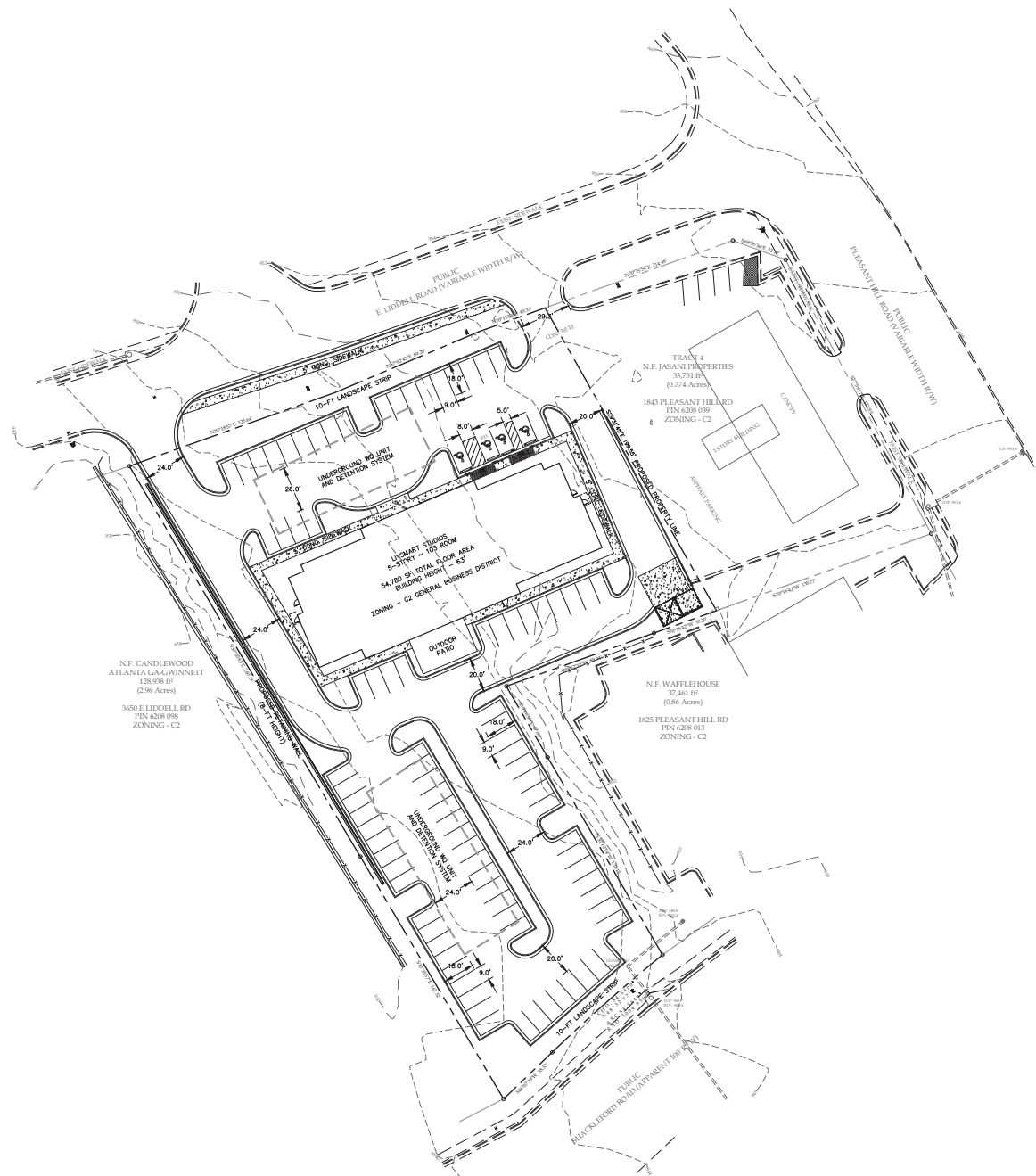
Trip generation estimates for the project were based on the rates and equations published in the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: *311 - All Suites Hotel and 945 - Convenience Store/Gas Station - GFA (2-4k)*. The calculated total trip generation for the proposed development is shown in Table 5.

As shown in Table 5, the trips generated by this development consist of primary trips and pass-by trips. This is due to the nature of the proposed land uses. Primary trips are new trips on the roadway network. Primary trips typically enter the site and exit in the direction from which they entered or back to its origin. Pass-by trips are trips made as intermediate stops on the way from an origin to a primary destination. Pass-by trips are attracted from traffic passing on an adjacent street that contains direct access to the generator and are not new trips added to the system. The trip generation reports are in Appendix D.

TABLE 5 - Trip Generation - Proposed Development								
Land Use (Code)	Intensity	Daily Trips	AM Peak Hr.			PM Peak Hr.		
			Enter	Exit	Total	Enter	Exit	Total
All Suites Hotel (311)	103 rooms	453	19	16	35	18	19	37
Convenience Store/Gas Station GFA 2-4k (945)	8 Fueling Positions	2,121	64	64	128	74	73	147
Total Trips		2,574	83	80	163	92	92	184
C-Store Pass-by Trips			39	38	77	41	41	82
Adjusted Trips Added to Adjacent Streets			44	42	86	51	51	102

Trip Distribution

Trip distribution for each land use is calculated using the data provided by ITE Trip Generation. The trip distribution determines the percentage of trips entering and exiting the proposed site. The total trip patterns for the proposed land uses will be consistent with the existing background traffic. After the trips were distributed along the existing roadway network, they were then assigned to the access point of the proposed development with a certain level of reasonableness, based on the location of the driveway and the land use layout, as shown in **Figure 7 through Figure 9. Figure 10** shows the total trips generated by the combined land uses on the site.



LOCATION MAP
NTS

GENERAL NOTES:

- 1) THE PROPERTY ADDRESSES ARE 3628 AND 3634 E. LIDDELL RD AND A PORTION OF 1843 PLEASANT HILL RD, DULUTH, GA 30096 (PIN 6208 017, 6208 077, 6208 105, AND A PORTION OF 6208 039)
- 2) THE CURRENT ZONING OF THE PROPERTY IS C2, GENERAL BUSINESS DISTRICT.
- 3) THE SITE IS CURRENTLY THREE FULLY DEVELOPED PARCELS OF LAND.
- 4) THE PROPOSED LAND USE WILL BE A 5-STORY LIVSMART STUDIOS HOTEL WITH 103-ROOMS AND THE ASSOCIATED PARKING AREA.
- 5) ACCORDING TO FIRM MAP NUMBER 131350004F (DATED SEPTEMBER 29, 2006), THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- 6) NO BUFFERED STATE WATERS HAVE BEEN DETERMINED TO BE LOCATED WITHIN 200-FT OF THE PROJECT LIMITS AND NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT BOUNDARY.

SETBACK & BUFFER REQUIREMENTS:

(ZONING: C2 - GENERAL BUSINESS DISTRICT)

	REQUIRED	PROVIDED
MAXIMUM F.A.R.	1.0	0.745
MINIMUM LOT SIZE:	NONE	---
MINIMUM LOT WIDTH:	NONE	---
BUILDING HEIGHT (MAX.):	45 FT	63 FT (VARIANCE)
FRONT SETBACK	0 FT	70 FT
SIDE SETBACK	0 FT	25 FT
REAR SETBACK	0 FT	80 FT
LANDSCAPE STRIP ALONG R.O.W.	10 FT	10 FT
MAXIMUM COVERAGE	80%	80%

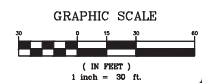
LOT COVERAGE FOR THE SITE:

TOTAL LOT ACREAGE = 1.69 AC (73,542 SF) - TRACTS 1, 2, 3, AND PARTIAL 4
 TOTAL DISTURBED AREA = 1.49 AC
 TOTAL IMPERVIOUS AREA = 1.35 AC (80%)
 TOTAL OPEN SPACE = 0.34 AC (20%)

PARKING CALCULATIONS:

0.5 PARKING SPACE PER ROOM (MIN);
 1.5 PARKING SPACE PER ROOM (MAX);
 103 ROOM LIVSMART STUDIOS HOTEL
 52 PARKING SPACES REQUIRED (MIN);
 155 PARKING SPACES (MAX);
 91 STANDARD SPACES (9'x18') PROVIDED ON-SITE
 4 STANDARD ADA SPACES (9'x18') PROVIDED ON-SITE
 TOTAL PARKING SPACES PROVIDED: 95
 2-ELECTRIC VEHICLE CHARGING STATIONS PROVIDED ON-SITE

BUILDING FLOOR AREA:	
GROUND FLOOR	10,956 SF
SECOND FLOOR	10,956 SF
THIRD FLOOR	10,956 SF
FOURTH FLOOR	10,956 SF
FIFTH FLOOR	10,956 SF
TOTAL	54,780 SF
TOTAL HEATED FLOOR AREA = 54,780 SF	



PROJECT NO. _____
 PROJECT DATE 3/26/2025
 REV. NO. _____
 REVISIONS _____

LivSmart Studios
 3628 & 3634 E. LIDDELL ROAD
 DULUTH, GA 30096
 (PIN/S) 6208 017, 6208 077, 6208 105
 (LL: 208 6th DISTRICT, GWINNETT CO)

DATE _____
 REVISIONS _____

PROJECT NO. _____
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 (LL: 208 6th DISTRICT, GWINNETT CO)

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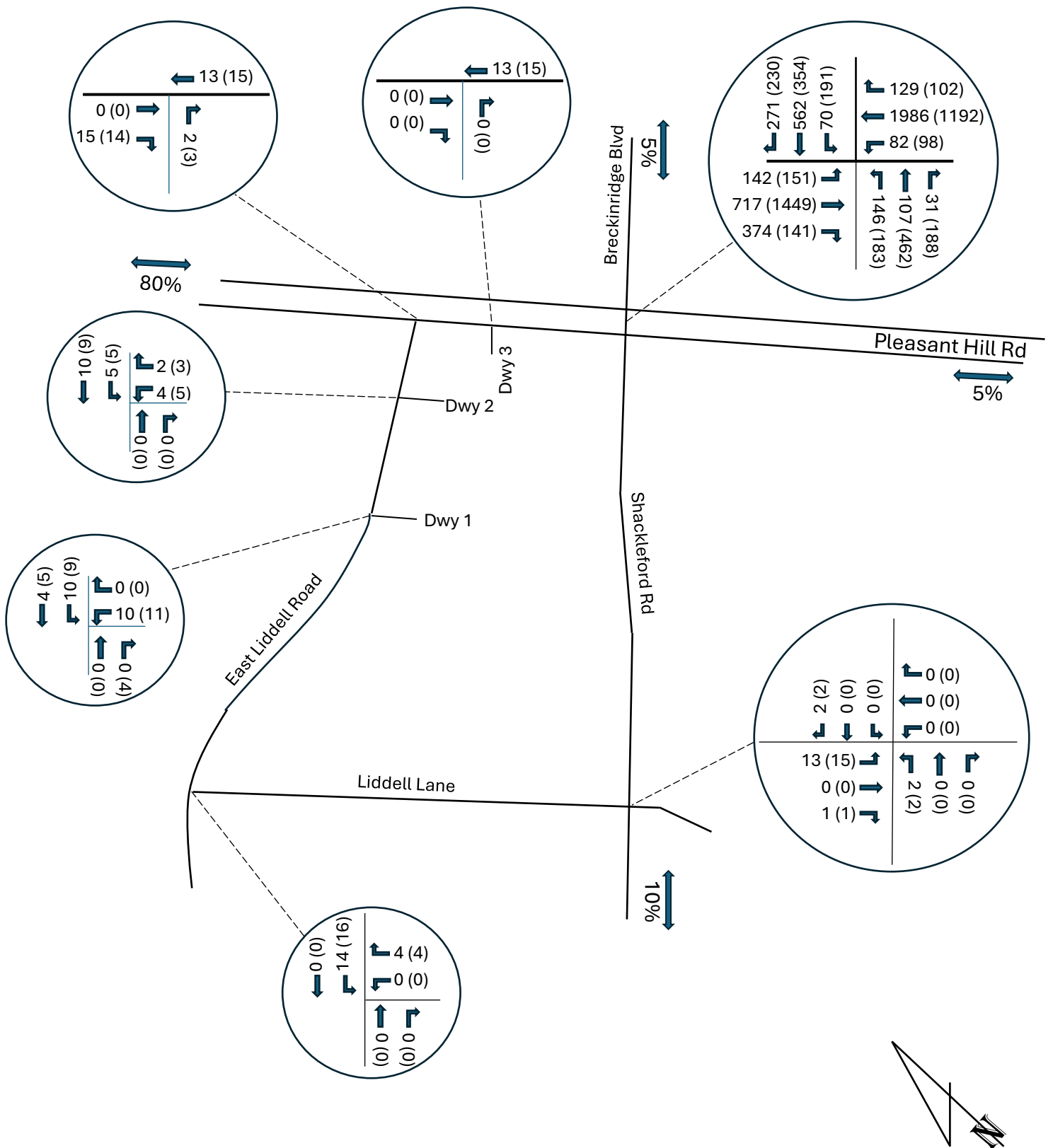


FIGURE 7. TRIP DISTRIBUTION AND SITE GENERATED WEEKDAY PEAK HOUR VOLUMES - HOTEL

AM (PM)

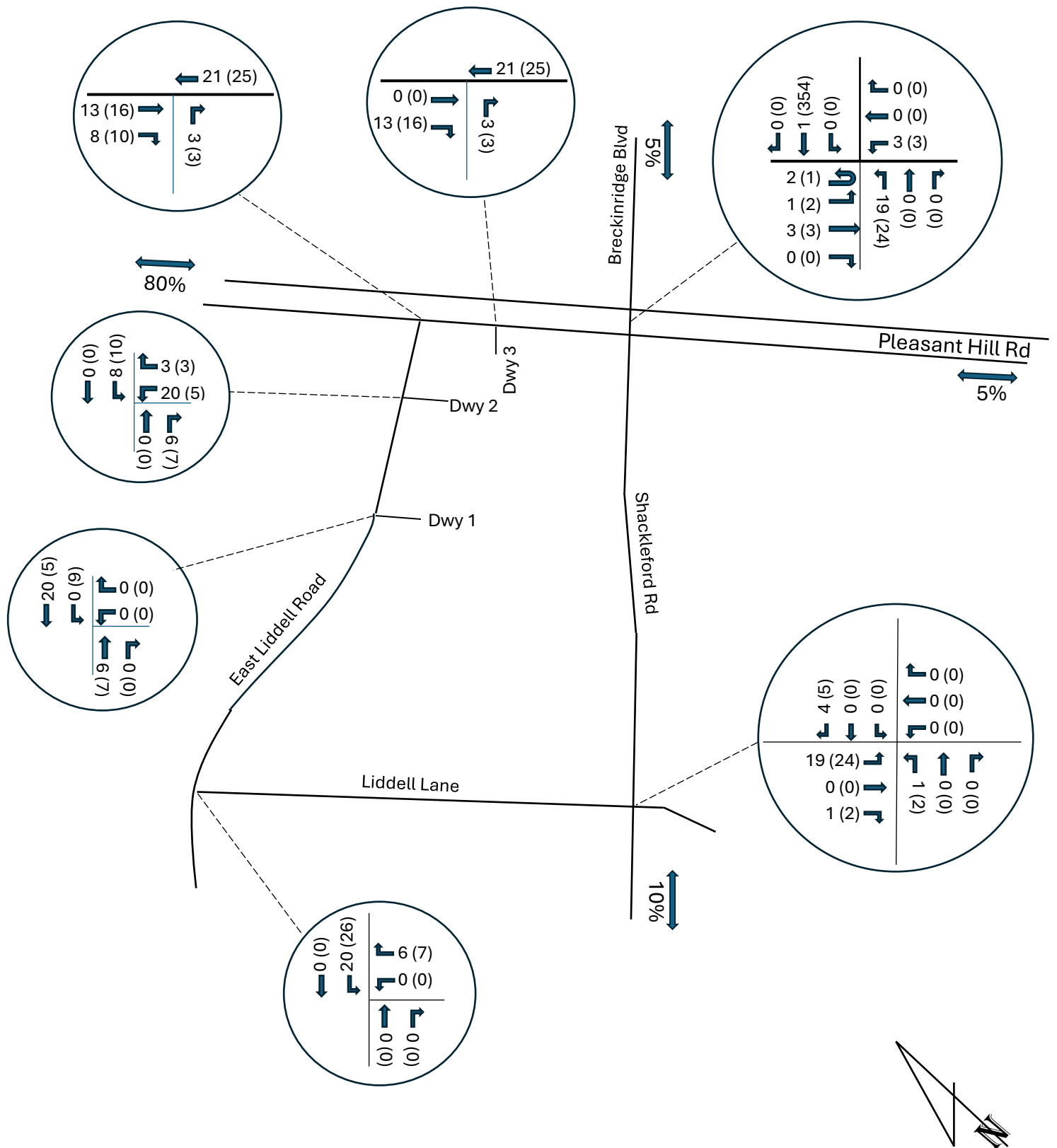


FIGURE 8. TRIP DISTRIBUTION AND SITE GENERATED WEEKDAY PEAK HOUR VOLUMES - C-STORE/GAS STATION (PRIMARY TRIPS)

AM (PM)

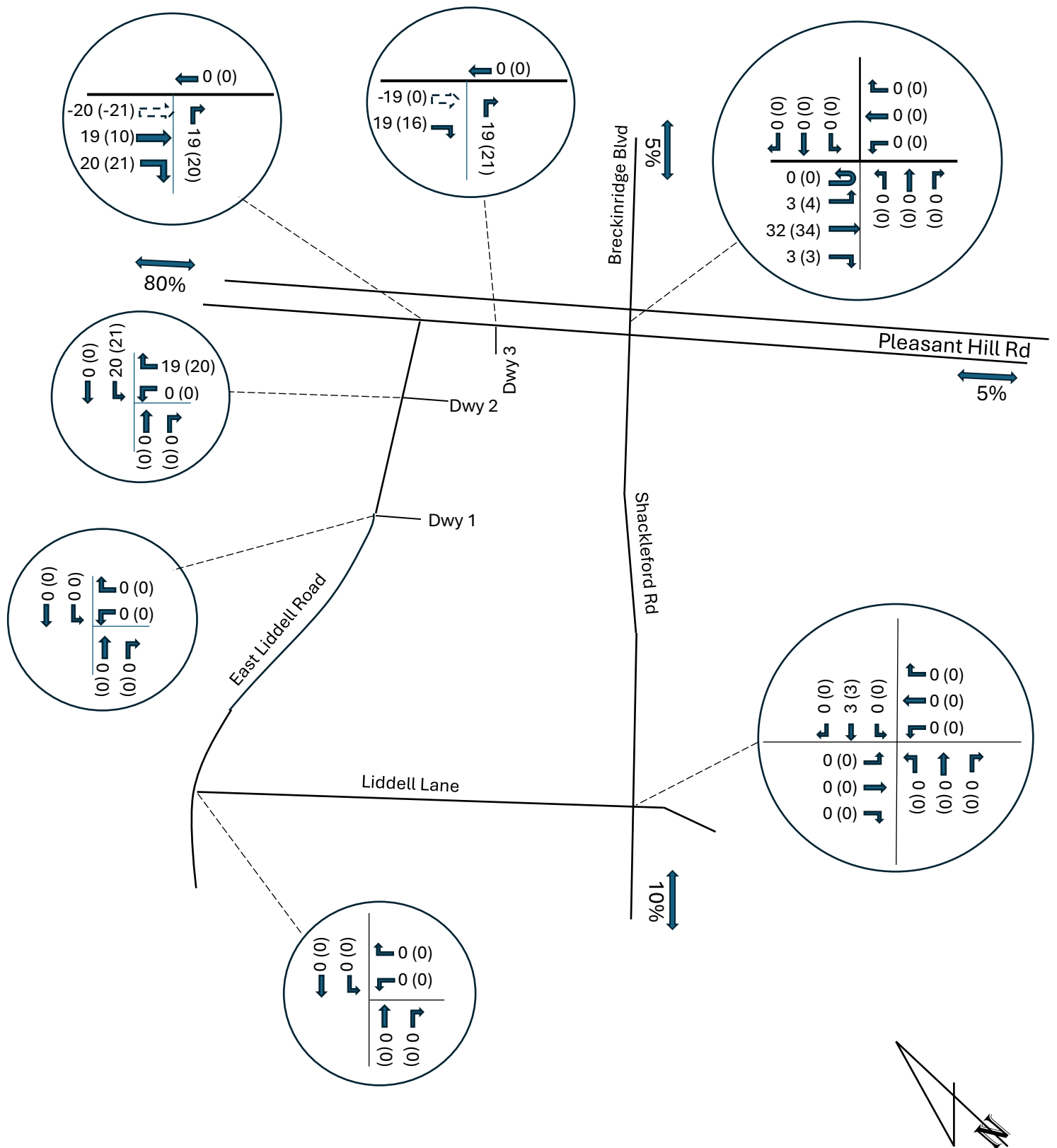


FIGURE 9. TRIP DISTRIBUTION AND SITE GENERATED WEEKDAY PEAK HOUR VOLUMES - C-STORE/GAS STATION (PASS-BY TRIPS)

AM (PM)



Sight Distance

In accordance with AASHTO guidelines for Intersection Sight Distance (ISD), Case B1 and B2, the minimum required sight distance for left turns and right turns onto a two-lane roadway with posted speed limits of 25 mph are as follows:

$$ISD = 1.47(V_{\text{major}}) t_g \quad \text{where,}$$

ISD is Intersection Sight Distance (feet)

V_{major} is the design speed of the major roadway (mph)

t_g is the time gap for the design vehicle (sec)

7.5 seconds for stopped vehicles making a left turn; 6.5 seconds for vehicles making a right turn

East Liddell Road

$$1.47 (25\text{mph})(7.5 \text{ sec.}) = 275.6 \text{ feet (design 280 feet) Left turns}$$

$$1.47 (25\text{mph})(6.5 \text{ sec.}) = 238.9 \text{ feet (design 240 feet) Right turns}$$

Future Identified Projects

Gwinnett County Department of Transportation does not have any future improvement programs or projects identified for implementation in the vicinity of the proposed site development.

Turn Lane Analysis

Included below are analysis for left-turn lanes and deceleration lanes for all site driveways per GDOT Regulations for Driveways and Encroachment Control manual. The analysis below are based off trip distribution included in aforementioned **Trip Distribution** section. According to the trip distribution, 1,061 vehicles will enter and 1,060 will exit the convenience store; and 227 vehicles will enter, and 226 vehicles will exit the hotel suites site for a total of 1,287 vehicles entering and exiting the site, respectively.

Tables 6 shows the minimum GDOT required number of left-turn vehicles to warrant a right-turn lane deceleration lane. Table 7 shows the required number of vehicles to warrant a left-turn lane.

Table 6. GDOT Requirements for Deceleration Lanes				
Intersections	Left turn traffic (% total entering)	Left-turn vol (veh/day)	Roadway Speed/Lanes/ ADT	GDOT Threshold (veh/day)
Pleasant Hill Rd @ Driveway #3	50%	$1,061 \times 0.50 = 531$	40 mph / >2- lanes / >6,000	75
E. Liddell Rd @ Driveway #2	20%	$1,061 \times 0.20 = 212$	25 mph / 2- lanes / <6,000	200
E. Liddell Rd @ Driveway #1	20%	$227 \times 0.20 = 45$	25 mph / 2- lanes / <6,000	200

A deceleration lane is warranted at site driveway #2 and #3

Table 7. GDOT Requirements for Left Turn Lanes				
Intersections	Left turn traffic (% total entering)	Left-turn vol (veh/day)	Roadway Speed/Lanes/ ADT	GDOT Threshold (veh/day)
Pleasant Hill Rd @ Driveway #3	N/A - Right-In / Right-Out Driveway			
E. Liddell Rd @ Driveway #2	26%	$227 \times 0.26 = 59$	25 mph / 2- lanes / <6,000	300
	30%	$1,061 \times 0.30 = 318$		
E. Liddell Rd @ Driveway #1	53%	$227 \times 0.53 = 120$	25 mph / 2- lanes / <6,000	300

A left-turn lane is warranted at site driveway #2

Summary Findings

The results of this Level 2 Traffic Impact Study for the proposed redevelopment of a convenience store with a gas station and suite-style hotel indicate that, under current conditions, the stop sign controlled intersection approaches are operating at a Level of Service (LOS) D or better, except for the left turn approach on Liddell Lane at Shackleford Road. The signalized intersection at Pleasant Hill Road and Breckinridge Boulevard/Shackleford Road is operating at LOS F during both the AM and LOS D during the PM peak hours, with average delays of 100.4 and 50.2 seconds, respectively.

Turn lane analyses were conducted at the proposed site's access points. Currently, there are no auxiliary or dedicated left-turn lanes on Pleasant Hill Road or East Liddell Road serving the existing convenience store and gas station. However, based on GDOT's turn lane criteria, the analyses indicate that the volume of turning vehicles exceeds the threshold for deceleration lanes, as well as left turn lanes. As such, deceleration lanes are warranted at Driveways 2 and 3, and a left-turn lane is warranted at Driveway 2.

Intersection and Roadway Geometric Recommendations

Based on the studies findings and existing roadway conditions the following recommendations are provided:

Right Turn Deceleration Lane: Although the study analysis warrants a right turn lane, such a feature is not required per applicable design standards. This would apply to both driveways on East Liddell Road and Pleasant Hill Road.

Two-Way-Left-Turn Lane along East Liddell Road: It is recommended to re-stripe East Liddell Road as a 3-section roadway with a TWLTL. The widening or tapering may begin near Pleasant Hill Road, but should not extend into the actual tie-in point of East Liddell Road and Pleasant Hill Road. However, the opening of East Liddell Road should remain limited to a single lane for right-in and right-out turning movements. The TWLTL should run parallel with the curb at a minimum wide of 10-feet from Pleasant Hill Road to a point south of Driveway 1 to taper down to the existing double solid yellow roadway striping.

Access Control and Striping: To reinforce the right-in/right-out configuration, it is recommended that the intersection be re-stripped accordingly. A raised triangular island is not recommended, as the existing center median along Pleasant Hill Road provides sufficient physical and operational enforcement of the restricted turning movements.

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Plan

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

The Applicant will notify all property owners within 1,000 feet of the site, with mailing addresses as provided by the Planning Department. The Applicant will also contact District 2 Planning Commissioners and Commissioner Ku.

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 Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA.

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.

The meeting will be held on Monday, June 9, 2025, at 5:30 p.m.

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

The Applicant will conduct a brief presentation and overview of the proposed development and open up the meeting to address any questions or concerns from community members. The Applicant will also follow-up with any property owner that has additional questions following the public participation meeting.



Public Participation Report

1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.

All property owners within the notification zone were notified of the requested application. District 1 and 2 Planning

Commissioners were notified of the public participation meeting via a calendar invitation from counsel for Applicant.

The site is located in District 2 but immediately adjacent to District 1. Planning Commissioners Nick Nicolosi and Aysha Treadwell (D1) attended the meeting.

2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.

The public participation meeting was held on Tuesday, July 8, 2025 at 5:30 p.m. at Sonesta Gwinnett Place located at 1775 Pleasant Hill Road, Duluth, Georgia.

3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.

There were no property owners or community members in attendance.

The Applicant had two (2) representatives in attendance. Attached is a copy of the sign-in sheet.

4. What issues and concerns were expressed by attendees at the meeting(s)?

The Applicant made a brief presentation regarding the proposed development of a Hilton LivSmart Studios hotel

with 103 rooms. The Commissioners inquired about the proposed use at this location and the Applicant disclosed that a

feasibility study was conducted within a three mile radius of the site which supported the development and construction of a

new hotel. The Commissioners also inquired about the requested height variance and the Applicant referred to the height

of the existing Sonesta as support for the variance, as well as the Urban-High character area. While not a part of the submittal,

the Applicant discussed the redevelopment of the existing gas station in connection with the development of the overall site.

5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?

The Applicant responded to general questions from the Commissioners regarding the development of a hotel.

At this time, the Applicant does not anticipate any changes or revisions to the development or site plan.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		09.19.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.hodges@gwinnettcountry.com	
Case Number:		ZON2025-00050	
Case Address:		1843 Pleasant Hill Road, Duluth, 30096	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Pleasant Hill Road is a principal arterial. The Average Daily Traffic (ADT) volume is 58,156.		
2	The nearest Ride Gwinnett facility is located approximately 450' to the south at Pleasant Hill Road and Shackleford Road (Stop #2502 / Route 25).		
3	Per section 360-90 of the UDO, the developer shall install a 5' concrete sidewalk along the site frontage of E. Liddell Road.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

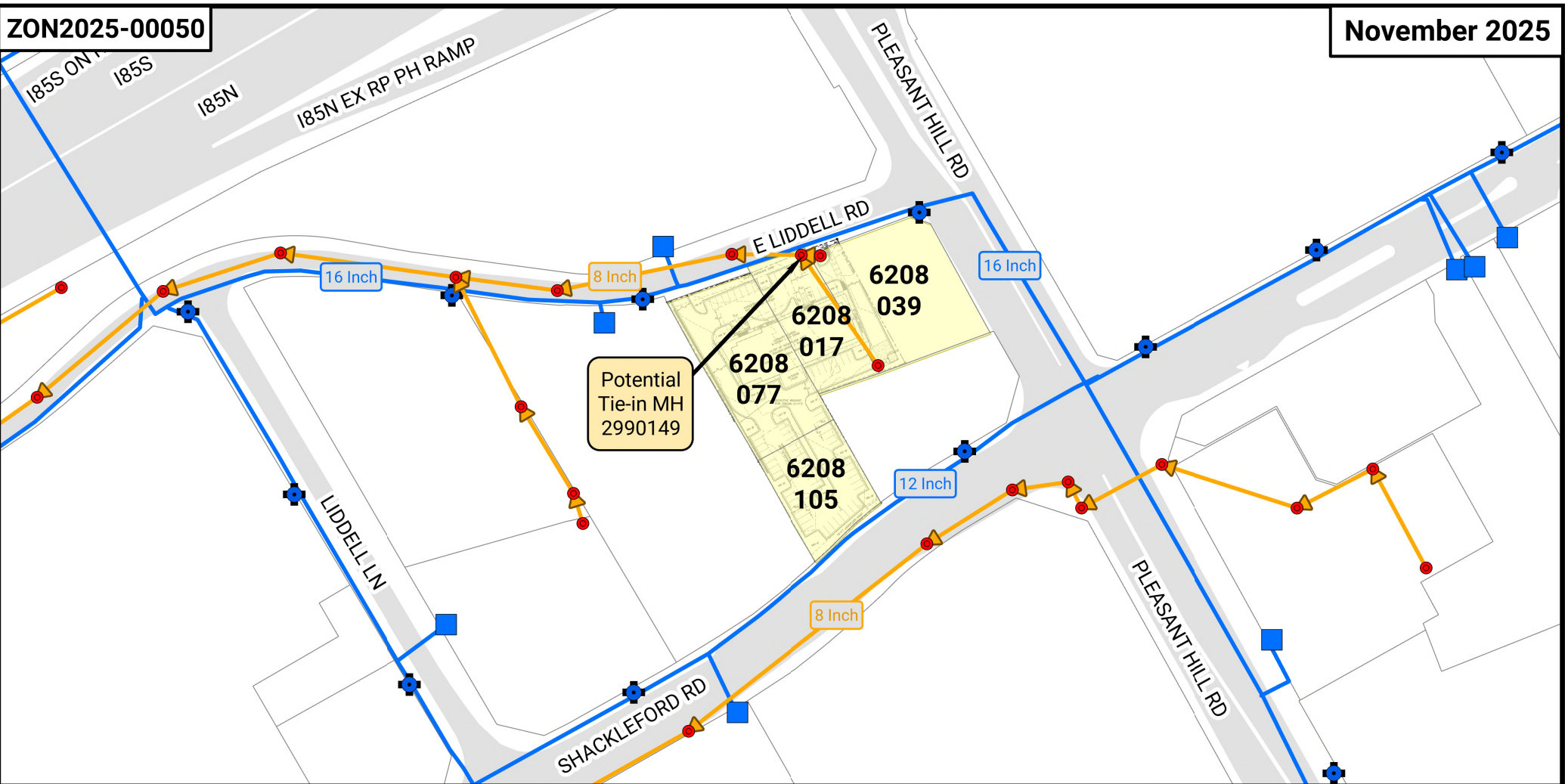


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Lorraine Campagne			
Reviewer Title:		Section Manager			
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com			
Case Number:		ZON2025-00050			
Case Address:		1843 Pleasant Hill Rd			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Water: The proposed development may connect to an existing 16-inch water main on the southern right-of-way of East Liddell Road.				
2	Sewer: A Sewer Capacity Certification (C2025-084-04) was approved in April 2025 for a 103-room hotel. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

	Flow Management		Hydrant		Sewer Collector
	Pump Station		City		Sewer Interceptor
	Regional		Water Main		Sewer Force Main
	Manhole		Proposed Water Main		Proposed Sewer Collector

1843 Pleasant Hill Rd
C-2

Water & Sewer
Utility Map

LOCATION

Water Comments: The proposed development may connect to an existing 16-inch water main on the southern right-of-way of East Liddell Road.

Sewer Comments: A Sewer Capacity Certification (C2025-084-04) was approved in April 2025 for a 103-room hotel. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.

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

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

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit J: Maps

[attached]



E LIDDELL RD

PLEASANT HILL RD

BRECKINRIDGE BLVD

SHACKLEFORD RD



SUP2025-00016

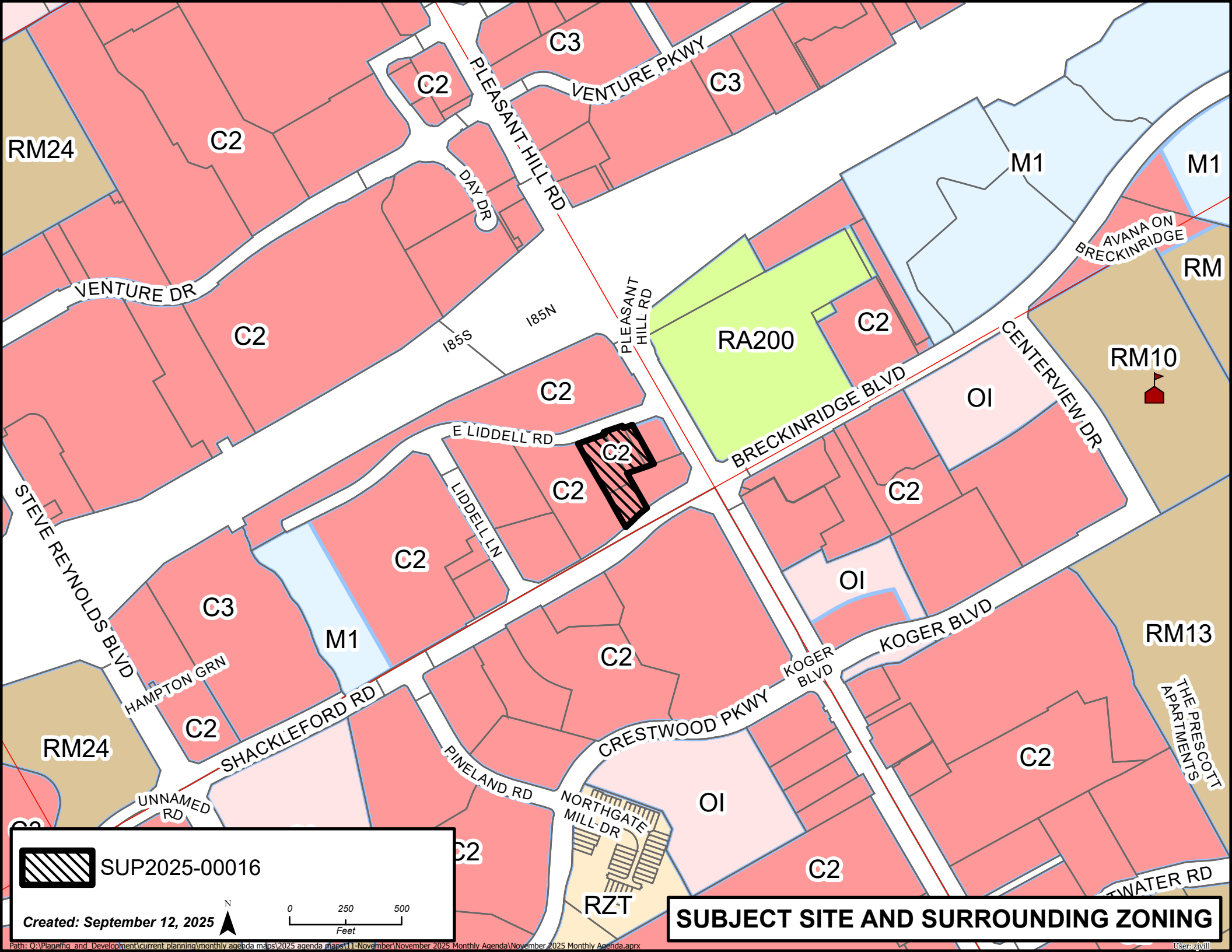
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Feet

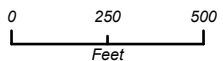
Gwinnett County GIS

User: givill

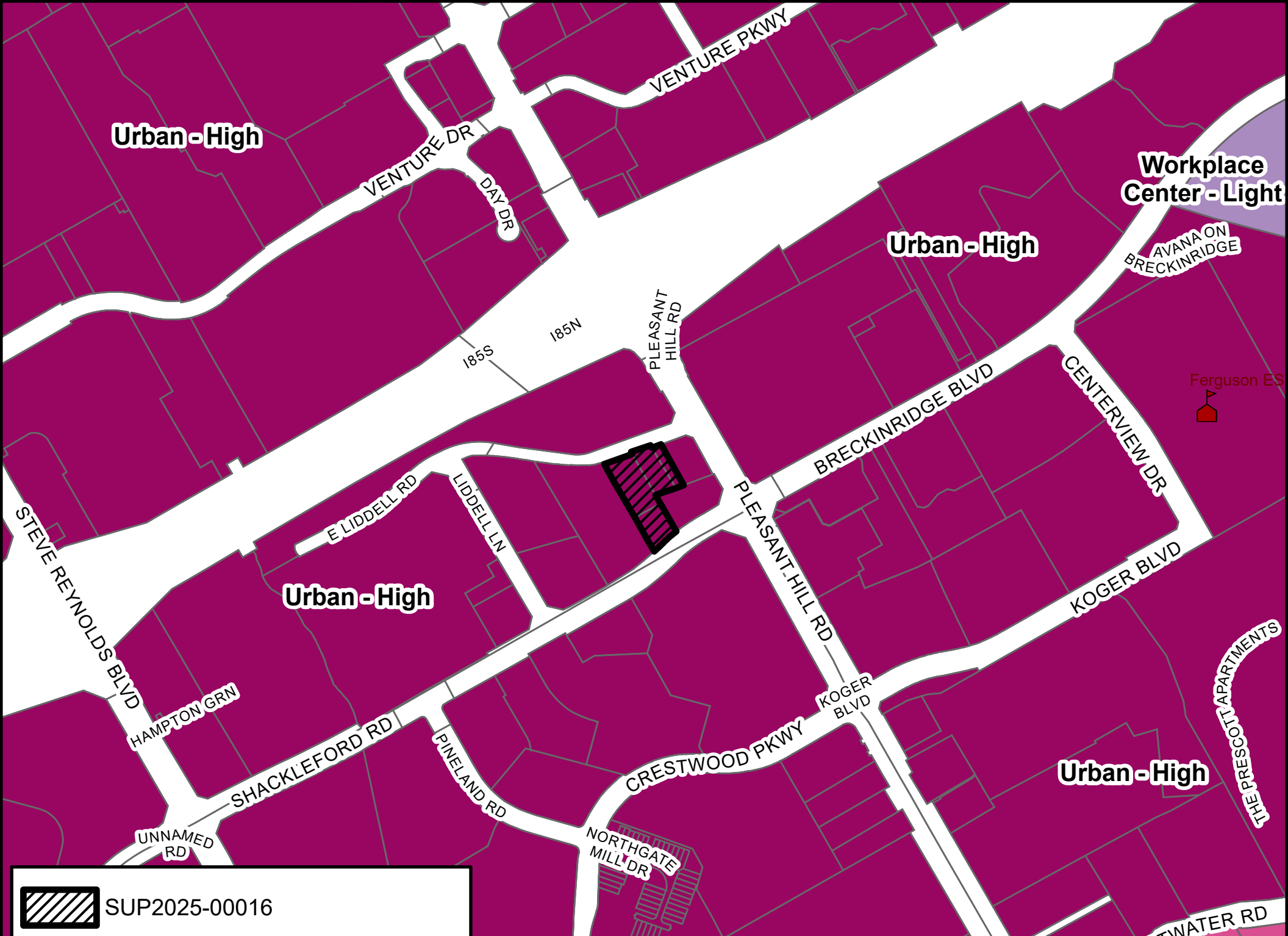


SUP2025-00016

Created: September 12, 2025



SUBJECT SITE AND SURROUNDING ZONING



Urban - High

Workplace
Center - Light

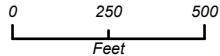
Urban - High

Urban - High

Urban - High

 SUP2025-00016

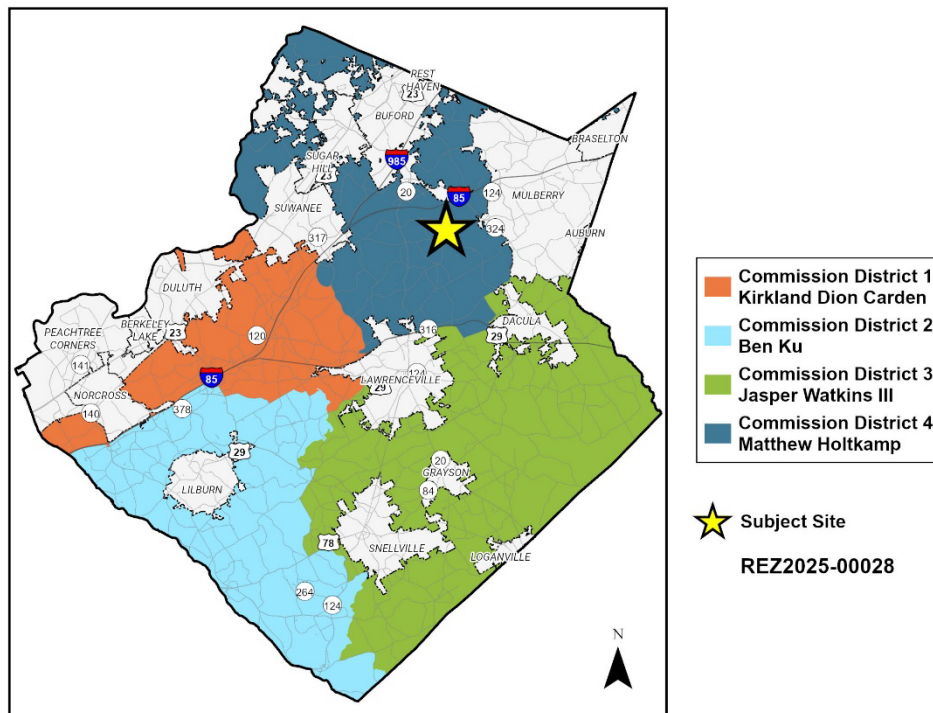
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2025-00028
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-60 (Single-Family Residence District)
Additional Request: Waiver
Address: 2159 Sunny Hill Road
Map Number: R7102 045
Site Area: 5.94 acres
Units: 18
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional+
Staff Recommendation: APPROVAL WITH CONDITIONS



Owner: Esther L. Zalewski
2159 Sunny Hill Road
Lawrenceville, GA 30043

Phone: 770.232.0000

Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	3.03 units per acre
North	Single-Family Residential	RA-200 R-60 (Orchard at Mountain View) R-100 MOD (Oaks at Charleston Commons)	0.33 units per acre 2.92 units per acre 2.23 units per acre
East	Single-Family Residential	R-60	1.98 units per acre (approved)
South	Single-Family Residential	R-100 (Wynfield Pointe) R-60 (Orchard at Sunny Hill)	1.49 units per acre 3.05 units per acre
West	Undeveloped	R-100	N/A

Project Summary

The applicant requests rezoning of a 5.94-acre property from RA-200 to R-60 for a single-family detached subdivision, including:

- 18 single-family residences on lots ranging from 7,200 to 9,961 square feet, yielding a density of 3.03 units per acre.
- Two-story, front-loaded residences with two-car garages and a minimum heated floor area of 1,850 square feet.
- Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding with a brick water table on the side and rear façades.
- 1.04 acres of open space located along the eastern property line, including 0.3 acres of usable open space comprised of a dog park, a pocket park with benches, and a mail kiosk.
- Three off-street parking spaces serving the mail kiosk and dog park.
- A stormwater management facility south of the pocket park.
- A 40-foot-wide setback, including a 10-foot-wide landscape strip along Sunny Hill Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Sunny Hill Road.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Density	Maximum 4.0 units per acre	3.03 units per acre	YES
Lot Size	Minimum 7,200 square feet	Minimum 7,200 square feet	YES
Lot Width	Minimum 60'	Minimum 60'	YES
Lot Coverage	Maximum 60%	Maximum 60%	YES
Front Yard	Minimum 15'	Minimum 15'	YES
Rear Yard	Minimum 20'	Minimum 20'	YES
Side Yard	Minimum 5'	Minimum 5'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Open Space	Minimum 10% or 0.6 acres	17.51% or 1.04 acres	YES
Usable Open Space	Minimum 5% or 0.3 acres	5% or 0.3 acres	YES
Street Length	Maximum 600'	>600'	NO*

* The applicant is requesting a waiver to exceed the maximum cul-de-sac street length.

Public Participation

The applicant held a community meeting on October 9, 2025, at the Courtyard by Marriott in Buford. There were three community members in attendance, who raised questions regarding stormwater management, open space location, and access. The public participation plan and report are shown in Exhibit H.

Staff Analysis

Rezoning Request Analysis: The standards governing the exercise of zoning power are outlined in Section 270-20.6 of the UDO. Staff makes the following findings related to the zoning requests:

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

The property is surrounded by single-family residential uses including three R-60 subdivisions to the east, south, and north. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposal is compatible with the character and development pattern of nearby residential subdivisions. The proposed density is comparable with surrounding R-60 zoned subdivisions. Staff has recommended a condition requiring 50 percent brick and/or stone for the front façade, to ensure compatibility with surrounding neighborhoods. With proper conditions, 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.

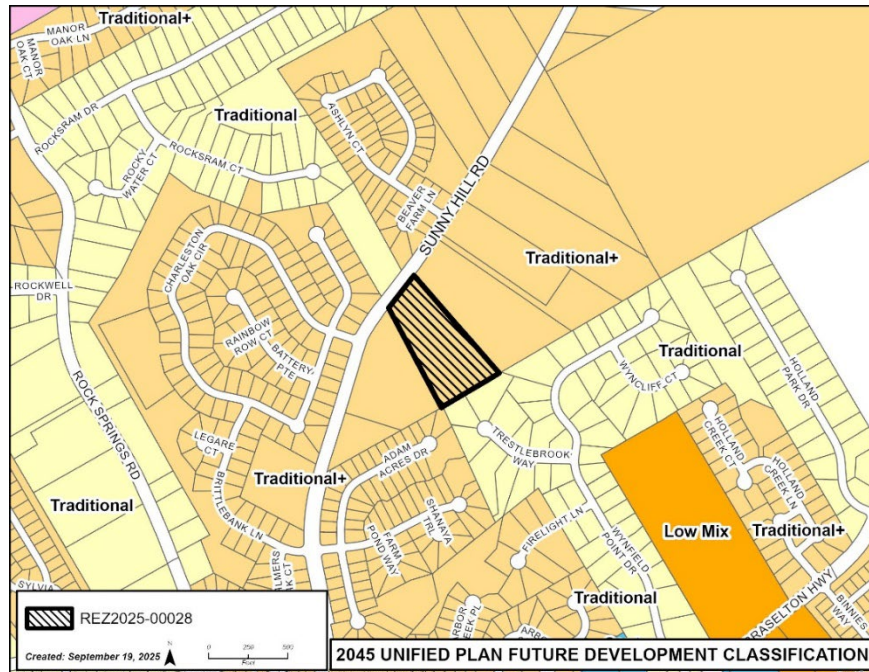
The property has a reasonable economic use as currently zoned.

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 would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G) estimates the development would generate 16 morning and 20 evening peak hour trips. The traffic impact study did not recommend any roadway improvements. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property, which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Single-family detached residences are a recommended land use, and R-60 is a recommended zoning district for this future development type. The proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

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

Waiver Request and Analysis

The applicant is seeking a waiver from the following provision of Title III of the UDO:

1. **Section 360-20.2.C.1 Cul-de-sac Street Length:** The applicant is requesting to exceed the maximum cul-de-sac street length of 600 feet by approximately 100 feet.

Analysis: Given the narrow shape of the property and existing stream, approval of the requested waiver would not adversely affect the general public welfare or nullify the 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 and **APPROVAL** of the following waiver:

1. To exceed the maximum cul-de-sac street length of 600 feet by approximately 100 feet.

Staff Recommended Conditions

Approval as R-60 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 18 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received August 25, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The front façades of residences shall contain at least 50 percent brick and/or stone, subject to the review and approval of the Department of Planning and Development.
4. The minimum heated floor area shall be 1,850 square feet.
5. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received August 25, 2025, including, but not limited to, a dog park and a pocket park with benches, subject to the review and approval of the Department of Planning and Development.
6. A full-access entrance, a deceleration lane and a 5-foot-wide sidewalk shall be provided along Sunny Hill Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within lots, and usable open space, shall be sodded.

Exhibits:

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

Exhibit A: Site Visit Photos



View of existing single-family residence in front of parcel



View of existing single-family residence in rear of parcel



View of existing garage in front portion of parcel



View of existing garage in rear of parcel.

Exhibit B: Site Plan

[attached]

RECEIVED

8.25.2025

DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 2159 SUNNY HILL ROAD, LAWRENCEVILLE, GA 30043
TOTAL AREA = 5.94 ACRES
CURRENT ZONING = RA200
PROPOSED ZONING R60
PARCEL NUMBER = R7102 045
PROPOSED LOTS = 18
PROPOSED DENSITY = 3.03 UPA
MAX BUILDING HEIGHT = 35 FEET
MINIMUM SQUARE FOOTAGE = 1,850 SQUARE FEET
REQUIRED PARKING = 2 PER DWELLING = 2 x 18 = 36
PROVIDED PARKING = 2 PER DWELLING + 3 (MAIL KIOSK) = (2 x 36) + 3 = 39

SETBACKS:

FRONT = 15'
SIDE = 5.0'
REAR = 20'

MIN. LOT AREA: 7,200 SF
MIN. LOT WIDTH: 60 FT

REQ'D OPEN SPACE = 0.6 ACRES (10%)



PROP OPEN SPACE = 1.04 ACRES (17.71%)
0.3 ACRES USABLE
INCLUDING POCKET
PARK AND DOG RUN



NOTE: DEVELOPMENT WILL COMPLY WITH MAXIMUM 60%
IMPERVIOUS SURFACE REQUIREMENT IN THE CODE
NOTE: ALL PROPOSED HOMES WILL BE TWO-STORY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.64'	S59°34'50"W
L2	45.39'	N69°09'30"W
L3	14.24'	N34°07'23"E
L4	9.83'	N30°28'43"E
L5	65.84'	S69°09'30"E
L7	23.87'	S11°47'35"E
L8	158.79'	S78°12'25"W
L9	5.10'	N29°25'17"W
L10	150.93'	N38°56'20"E
L11	26.22'	N87°56'40"E
L12	139.72'	S78°12'25"W
L13	62.96'	N29°25'17"W
L14	60.00'	S11°47'35"E
L16	121.25'	S65°25'11"W
L17	87.05'	N29°25'17"W
L18	11.52'	S11°47'35"E
L19	40.66'	S29°25'17"E
L20	120.00'	S67°34'43"W
L21	68.29'	N29°25'17"W
L22	120.00'	S67°34'43"W
L23	60.00'	N29°25'17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	60.00'	S29°25'17"E
L25	120.00'	S67°34'43"W
L26	60.00'	N29°25'17"W
L27	60.00'	S29°25'17"E
L28	120.00'	S67°34'43"W
L29	60.00'	N29°25'17"W
L30	60.00'	S29°25'17"E
L31	120.00'	S67°34'43"W
L32	60.00'	N29°25'17"W
L33	60.00'	S29°25'17"E
L34	120.00'	S67°34'43"W
L35	60.00'	N29°25'17"W
L36	60.00'	S29°25'17"E
L37	120.00'	S67°34'43"W
L38	60.00'	N29°25'17"W
L39	60.00'	S29°25'17"E
L40	60.00'	S29°25'17"E
L41	120.00'	S67°34'43"W
L42	60.00'	N29°25'17"W
L43	180.03'	S59°34'50"W
L44	70.79'	N29°25'17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	7.65'	S29°25'17"E
L47	176.07'	S59°34'50"E
L49	114.90'	S59°34'50"E
L50	66.60'	S30°25'08"E
L52	15.00'	N01°24'06"E
L53	126.86'	S59°34'50"E
L54	58.65'	S30°25'08"E
L55	167.95'	S67°34'43"W
L56	60.00'	N29°25'17"W
L57	155.15'	N67°34'43"E
L58	61.35'	S41°27'33"E
L59	60.00'	N29°25'17"W
L60	142.36'	N67°34'43"E
L61	61.35'	S41°27'33"E
L62	16.70'	N29°25'17"W
L64	10.08'	N11°47'35"W
L65	130.41'	N78°12'25"E
L66	36.87'	S41°27'33"E
L67	78.45'	S41°27'33"E
L68	68.17'	N11°47'35"W
L69	91.58'	N78°12'25"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	74.91'	156.00'	S25°33'02"E	74.20'
C2	45.34'	206.00'	S18°05'52"E	45.24'
C6	18.04'	206.00'	S26°54'43"E	18.04'
C7	94.25'	60.00'	S74°25'17"E	84.85'
C8	94.25'	60.00'	N15°34'43"E	84.85'
C9	53.59'	60.00'	N55°00'35"W	51.83'
C10	48.00'	156.00'	N20°36'28"W	47.81'



REVISIONS

DATE	DESCRIPTION
8/23/25	CONCEPT PLAN V1
8/23/25	REVISED CONCEPT

CLIENT

K.M. HOMES

24 HOUR EMERGENCY CONTACT: DOUG STRAL 678-798-5533

ADDRESS: 6225 WINDWARD PARK, ALPHARETTA, GA 30005

GREYDEN

ENGINEERING

12460 Caballero Road, Ste. 202-97
Alpharetta, Georgia 30004
PH: 770-273-4851 FAX: 678-921-0352

CONCEPT PLAN FOR

SUNNY HILL

7TH DISTRICT, GWINNETT COUNTY, GEORGIA

DATE: 8/23/25

JOB NO: 25-008

DRAWN: RAD

CHECKED: RAD

SCALE: AS NOTED

SHEET: #

Exhibit C: Building Elevations

[attached]

Hardi Cementious Eaves & Trim: Iron Ore

Hardi Cementious Lap Siding: Peppercorn

Lazy K - Cedar Stain

Vinyl Windows: Bronze

Architectual Shingles: Black

Window Trim: Peppercorn



Standing Seams Metal Roof: Black

Stained Cedar Column

Brick: Pinehall - Farmington Queen / White Mortar

Fiberglass Door: Iron Ore

Total Building Height: 29' 7.5"

Brick Watertable Height: 2'

REZ2025-00028

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RP

Hardi Cementious Eaves & Trim: Iron Ore

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Hardi Cementious Lap Siding: Peppercorn

Architectual Shingles: Black

Vinyl Windows: Bronze

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Architectural Shingles: Black

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9.4.2025

Hardi Cementious Lap Siding: Peppercorn

Hardi Cementious Eaves & Trim: Iron Ore

Vinyl Windows: Bronze

Brick Water Table: Pinehall Farmington Queen / White Mortar

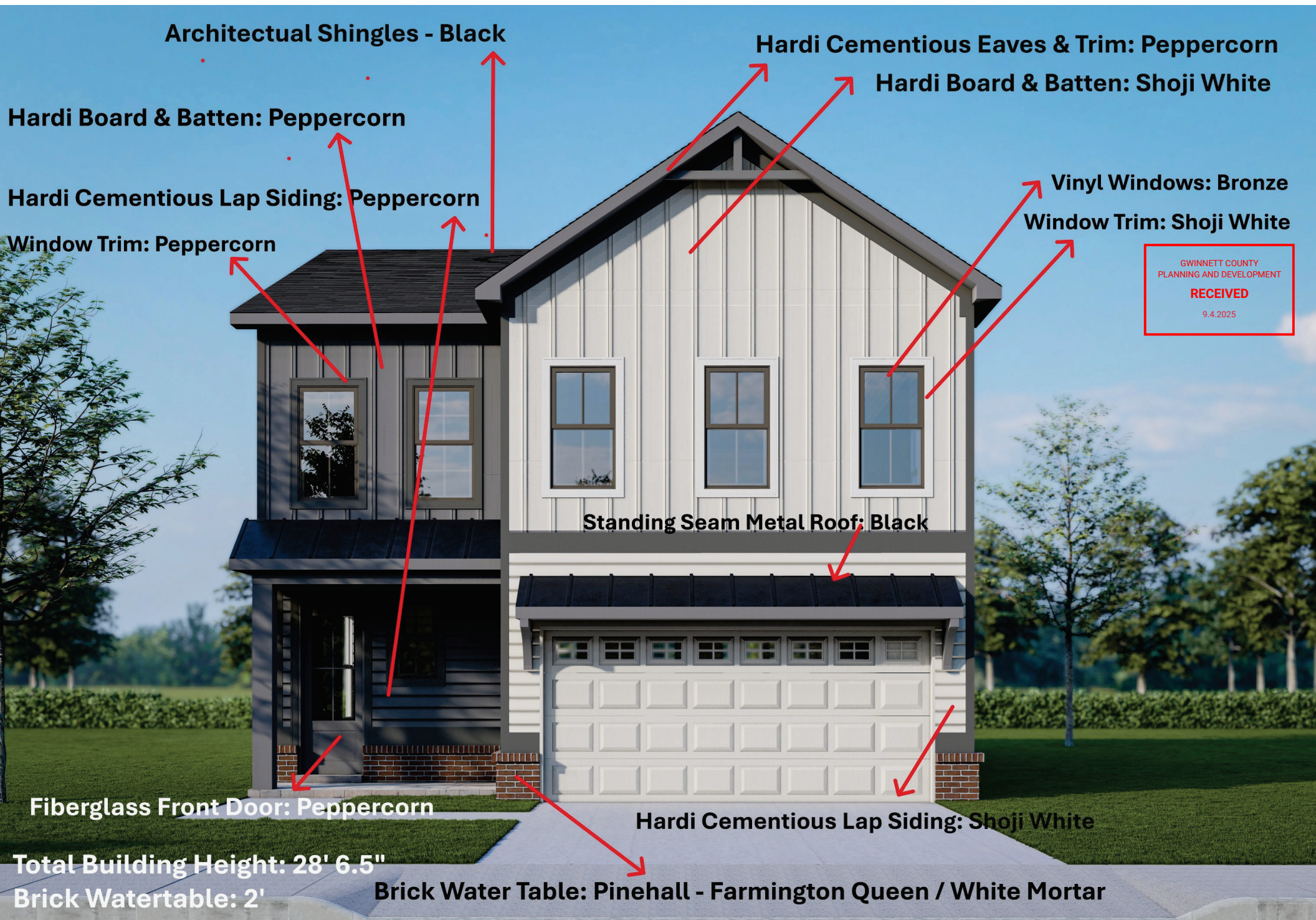
Siding: Peppercorn

Trim: Iron Ore

Windows: Bronze

Back Door: Iron Ore

Brick: Pinehall - Farmington Queen



Hardi Cementious Lap Siding

Hardi Cementious Eaves & Trim: Peppercorn

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Vinyl Windows: White

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Architectural Shingles: Black

Hardi Cementious Eaves & Trim: Peppercorn

Vinyl Windows: White

Hardi Cementious Lap Siding: Snowbound

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Hardi Cementious Eaves & Trim: Peppercorn

GWINNETT COUNTY
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9.4.2025

Architectual Shingles: Black

Hardi Cementious Lap Siding: Shoji White

Vinyl Windows: White

Fiberglass Door: Peppercorn

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Hardi Cementious Eaves & Trim: Peppercorn

Lazy K: Peppercorn

Hardi Cementious Lap Siding: Snowbound

Hardi Board & Batten: Snowbound

Window Trim: Peppercorn

Vinyl Windows: White

Architectual Shingles: Black

GWINNETT COUNTY
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9.4.2025

Standing Seams Metal Roof: Black

Fiberglass Front Door: Peppercorn

Total Building Height: 29' 7.5"
Watertable Height: 2'

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Architectural Shingles: Black

Hardi Cementious Lap Siding: Shoji White

Hardi Cementious Eaves & Trim: Peppercorn

Vinyl Windows: White

Brick Water Table: Pinehall - Farmington Queen / White Mortar

Hardi Cementious Eaves & Trim: Peppercorn

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

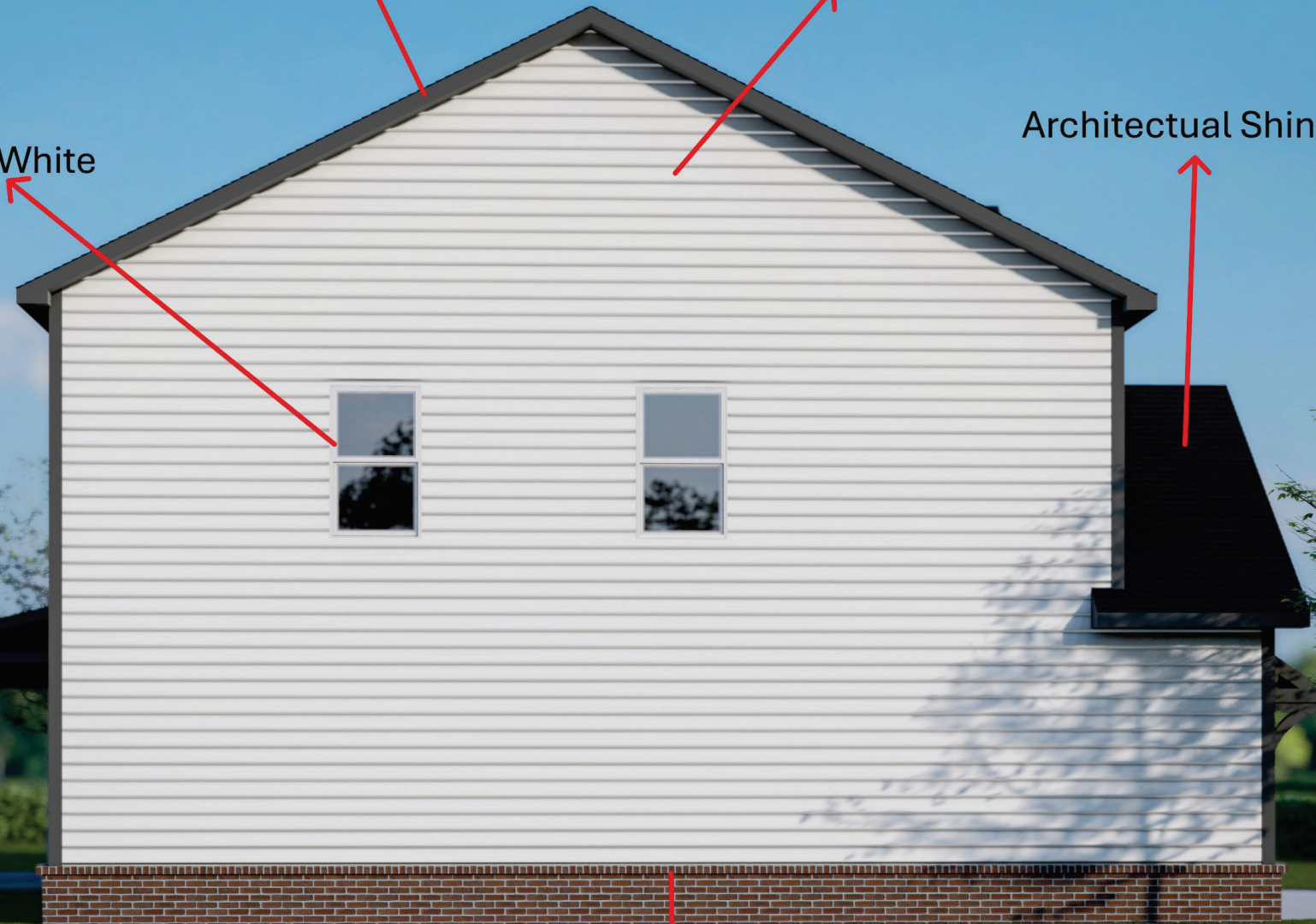
RECEIVED

9.4.2025

Hardi Cementious Lap Siding: Snowbound

Architectual Shingles: Black

Vinyl Windows: White



Brick Water Table: Pinehall - Farmington Queen / White Mortar

RECEIVED

9.4.2025

Architectural Shingles: Black

Vinyl Windows: White

Hardi Cementious Lap Siding: Snowbound

Hardi Cementious Eaves & Trim: Peppercorn



Fiberglass Door: Peppercorn

Brick Water Table: Pinehall - Farmington Queen / White Mortar

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

[attached]

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

Jeffrey R. Mahaffey
John N. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
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 KM Homes, LLC (the “Applicant”) requesting the rezoning of an approximately 5.94-acre tract of land (the “Property”) situated along Sunny Hill Road. The Property is located within a residential area in the Traditional+ Future Development Area as depicted on the Gwinnett County 2045 Unified Plan Future Development Map. The Property is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the R-60 zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) in order to develop the Property as an attractive single-family residential community with a total of 18 homes. The homes in the proposed development would be a variety of sizes and would be constructed with attractive building materials including brick, stone, and/or fiber cement siding in accordance with the requirements of the UDO. All of the homes would include a two-car garage and would have a minimum lot area of 7,200 square feet. Potential residents of the proposed development would enjoy amenities such as a pocket park and fenced dog run. The proposed development would be accessed via a single entrance off Sunny Hill Road.

The proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The surrounding area is characterized primarily by single-family detached residential development including communities zoned RA-200, R-100, R-75MOD, R-75, and two adjacent R-60 subdivisions. The proposed development fits squarely within the established residential pattern by providing single-family detached lots that are a minimum of 7,200 square feet pursuant to the R-60 zoning classification.

The proposed development is in line with the policy and intent of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) which broadly promotes residential development. Specifically, 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.” The 2045 Plan crystalizes this policy when it provides that a “higher volume of housing development is needed to meet economic goals and countywide growth potential.”

Approval of the proposed development is also in line with the more specific policies of the 2045 Plan’s Future Development Map which designates the Property as within the Traditional+ Future Development Area. Policies for this character area support gentle density in the area with smaller footprint homes. Additionally, R-60 is a recommended zoning classification for the Traditional+ Future Development Area.

In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant respectfully requests a waiver from UDO § 360-20.2 to allow for a cul-de-sac street that exceeds 600 feet. Due to the size, shape, and topography of the Property along with the

location of a springhead and creek on the Southeastern portion of the Property a waiver to allow for one cul-de-sac street in excess of 600 feet is necessary.

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

Respectfully submitted this 1st day of August, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Julia A Maxwell

Julia A. Maxwell
Attorneys for Applicant

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.

- 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, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development is compatible with adjacent and nearby residential properties.
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would enhance surrounding land uses and diversify the housing options as called for by the 2045 Plan.
- C. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:
Due to the size, location, and layout of the property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- 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:
No, the proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is also located within close proximity to Georgia Highway 124 (Braselton Highway) and has convenient access to utilities.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:
Yes, the proposed development is in conformity with the policy and intent of the Gwinnett County 2045 Comprehensive Plan. The 2045 Plan encourages more housing options.
- 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 [Choose an item.](#):
The Applicant submits that the residential character of the area provides additional supporting grounds for approval of the application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>KM Homes, LLC c/o Mahaffey Pickens Tucker, LLP</u>	Name: <u>Esther L. Zalewski</u>
Address: <u>1550 North Brown Road ste 125</u>	Address: <u>2159 Sunny Hill Road</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>770.232.0000</u>	Phone: <u>770.232.0000</u>
Email: _____	Email: _____
Contact Person: <u>Shane Lanham</u> Phone: <u>770.232.0000</u>	
Contact's Email: <u>slanham@mptlawfirm.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-60</u>	
Parcel Number(s): <u>7102 045</u> Acreage: <u>5.94</u>	
Property Address(es): <u>2159 Sunny Hill Road</u>	
Proposed Development: <u>Single- Family Detached Subdivision</u>	
Variance(s): _____ Waiver(s): <u>360-20.2</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: <u>18</u>	No. of Buildings: _____
Dwelling Unit Sq. Ft.: <u>1,850</u>	Total Building Sq. Ft.: _____
Density: <u>3.03</u>	Floor Area Ratio: _____
Floor Area Ratio (LRR, MRR, HRR): _____	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: GERALD ZALEWSKI
as Executor of the Estate of Esther L. Zalewski issued February 23, 2024

Signature: Gerald Zalewski

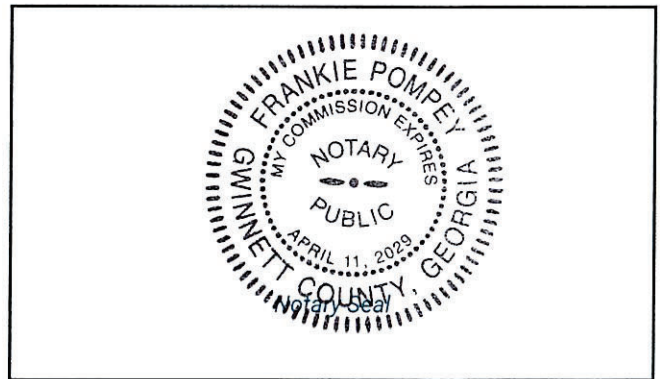
Date: 7-29-25

Notary Public

Name: Frankie Pompey

Signature: Frankie Pompey

Date: July 29 2025



IN THE PROBATE COURT OF GWINNETT COUNTY
 STATE OF GEORGIA

IN RE: ESTATE OF

ESTHER L ZALEWSKI,
 DECEASED

)
)
)
)

ESTATE NO. 24-E-000281

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated **April 28, 2015** of the above-named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that **GERALD ZALEWSKI** named as executor in said will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal: 2/23/2024

NOTE: The following must be signed if the
 Judge does not sign the original of
 this document:

Issued by:

Jenny Mitchell
 Judge of the Probate Court
 Chief Clerk, pursuant to the
 Authority of Official Code of
 Georgia Annotated 15-9-36(c)

[Seal]

S. Lewis
 Clerk of the Probate Court

STATE OF GEORGIA
 GWINNETT COUNTY
 I, THE UNDERSIGNED, Clerk of the Probate Court of
 Gwinnett County, Georgia, DO HEREBY CERTIFY the
 within and foregoing is a true and correct copy of the
 original as it appears on record and file in the
 office of the Probate Court of Gwinnett County,
 Georgia and that the same is in full force and effect.
 Witness my hand and Seal of the Probate Court
 of Gwinnett County, Georgia this the 26th day of
February, 2024
Chandra Warneke
 Clerk, Probate Court of Gwinnett County



The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Guanelle Swaller, Attorney At Law
Signature: [Signature] Date: 7/28/2025

Property Information

Enter all parcel IDs in the table below. [Search for Parcel ID](#)

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
RZ102 045	YES


Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Binh Tran Title: TSA
Signature: [Signature] Date: 7/28/2025

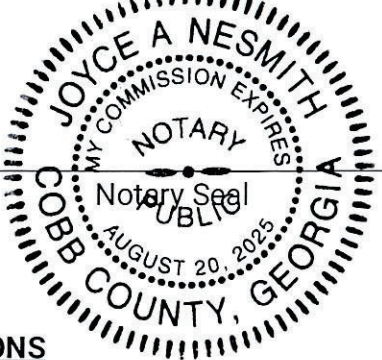
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 7/31/2025 DOUG STRALL Vice President - KM Homes
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 7/31/2025
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☒ No DOUG STRALL (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.



Disclosure of campaign contributions aggregating to \$250.00 or more to a member of the Board of Commissioners is required pursuant to Section 270-25.E. of the Unified Development Ordinance.

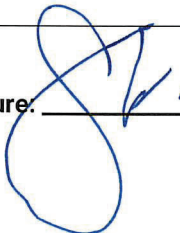
Name: Shane Lanham, Attorney for Applicant

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☒ Yes ☐ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Please see attached			

Signature: 

Date: 08.08.25

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

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
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
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matt Holtkamp	\$2,000	06/19/2025

Lee Tucker, Attorney at Law, P.C.

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

Jeffrey Mahaffey, Attorney at Law, Individually

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

Shane M. Lanham, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$500.00	10/02/2024

Updated 08/07/2025

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



August 25, 2025

Doug Strall
KM Homes
6225 Windward Parkway
Alpharetta, GA 30005

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #C2025-186-08
Expiration Date: 08/25/2026
P&D Number: ZAM2025-00186
Tie-In Manhole FID: 565181

RE: Sewer Availability for Proposed Development – Sunny Hill
Parcel ID 7102 045

Dear Mr. Strall:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 18 single-family residences on the above parcel 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 **3.13 gpm** discharging to the sewer tie-in manhole at Facility ID **565181**.

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

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

Exhibit G: Traffic Impact Study

[attached]



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel : (770) 690-9255 Fax : (770) 690-9210
www.areneg.com

Memorandum



To: Ralph A. Davia, P.E., Greyden Engineering
From: Abdul Amer, PE.
Date: July 30, 2025
Subject: Trip Generation Memorandum for Residential Development on Sunny Hill Road in Gwinnett County, Georgia | A&R Project No: 25-150

The purpose of this memorandum is to estimate the trip generation for the proposed 18-lot single-family residential development at Sunny Hill Road near Charleston Oak Cir, Gwinnett County, GA.

The development proposes one full access driveway on Sunny Hill Road, north of Charleston Oak Circle. The location of the proposed development is shown below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference

contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Use: *210- Single – Family Detached Housing*.

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

TRIP GENERATION

The results of the trip generation analysis for the proposed development are shown in Table 1, below.

TABLE 1 – TRIP GENERATION— SITE PLAN									
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ITE 210 – Single-Family Detached Housing	18 units	4	12	16	12	8	20	104	104

Based on trip generation rates published in the ITE Trip Generation Manual, 11th edition, the proposed development will generate 16 new external two-way trips during the AM peak hour, 20 new external two-way trips during the PM peak hour, and 104 entering and 104 exiting new external trips over a 24-hour duration.

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Plan

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

District Planning Commissioners and District Commissioner

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.

Courtyard by Marriott, Buford Mall of Georgia

1405 Mall of Georgia Blvd, Buford, GA 30519

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.

October 9, 2025 at 6:00pm

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

After a presentation, the Applicant team would open the meeting for comments and questions from the attendees.



Public Participation Report

1. **List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3665 (attached) with itemized name and address of each addressee.**

Please see attached.

2. **Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.**

Courtyard by Marriott, Buford Mall of Georgia, 1405 Mall of Georgia BLVD, Buford, GA 30519, 6:00pm

October 9, 2025.

3. **Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.**

Three neighbors attended the meeting. See sign-in sheet attached. Three Applicant representatives attended the meeting as well.

4. **What issues and concerns were expressed by attendees at the meeting(s)?**

Question about whether the stormwater management will be a detention or retention pond.

Question about turn lane into the property.

Question about moving open space to rear of the property.

Question about buffer distance at back of property line.

5. **What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?**

The Applicant explained that the stormwater management system will be a detention pond. The Applicant explained that there is not a turn lane required for this property due to the size of the development but a deceleration lane will be put in. The Applicant explained that they explored moving the open space to the rear of the property but this created a site distance issue for the driveway due to the topography.

Note: We explained to the neighbors that the Planning Commission public hearing is now being held on Wednesday, November 5th 2025 at 7:00pm due to election day.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		09.19.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.hodges@gwinnettcountry.com	
Case Number:		REZ2025-00028	
Case Address:		2159 Sunny Hill Road, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Sunny Hill Road is a major collector. The Average Daily Traffic (ADT) volume is 5,100.		
2	The nearest Ride Gwinnett facility is located 2.2 miles to the west at Buford Drive (SR 20) and Old Peachtree Road/Publix (Stop #5000 / Route 50).		
3	Per section 360-40.4 and table 360.2 of the UDO, the developer shall provide a sight distance certification for the proposed driveway along Sunny Hill Road.		
4	Per section 360-30 of the UDO, a right-turn deceleration lane shall be provided along Sunny Hill Road into the site.		
5	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be installed along the site frontage.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

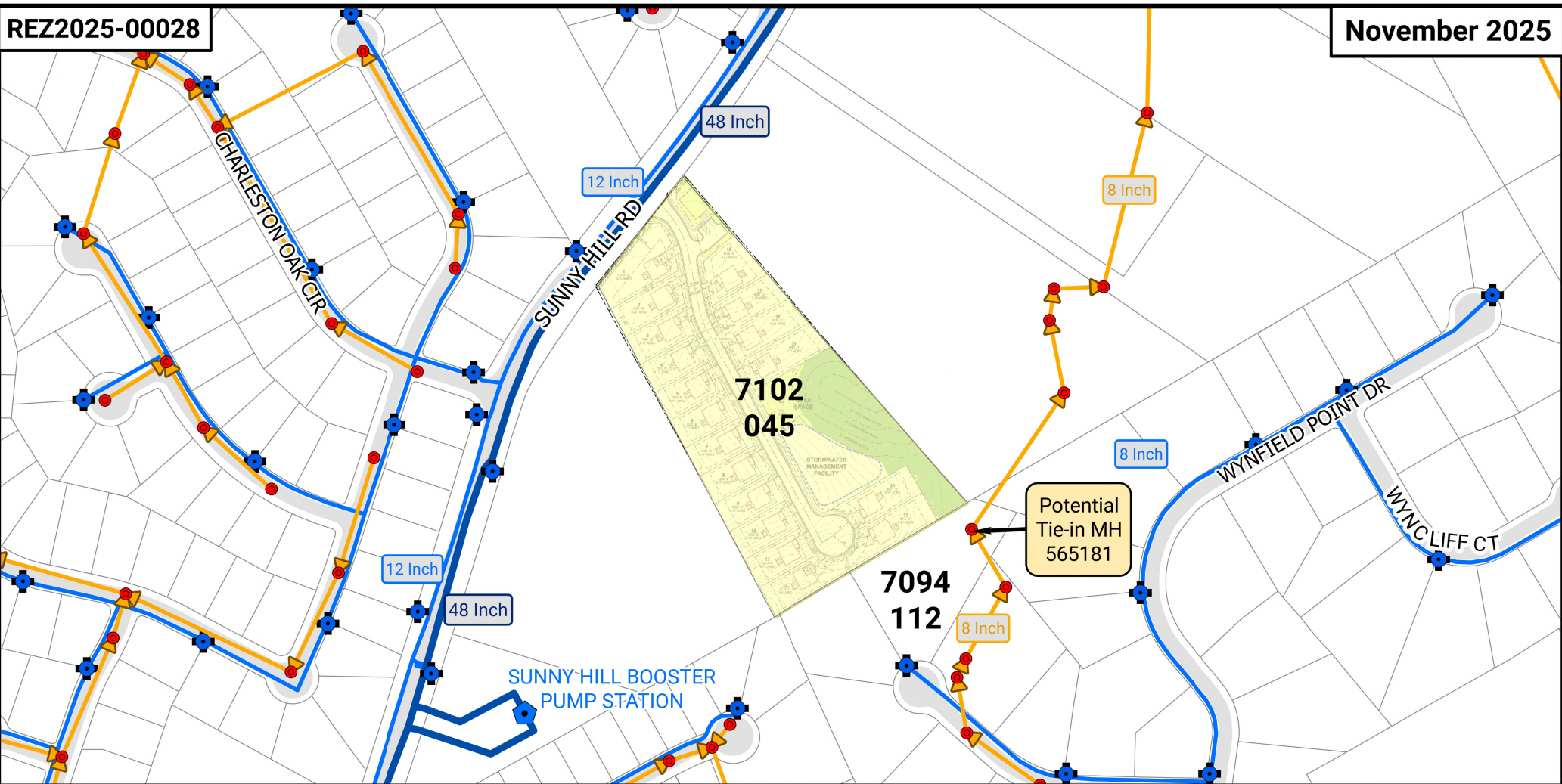


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Lorraine Campagne		
Reviewer Title:		Section Manager		
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com		
Case Number:		REZ2025-00028		
Case Address:		2159 Sunny Hill Rd		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main on the northern right-of-way of Sunny Hill Road. The existing 48-inch water main on the southern right-of-way of Sunny Hill Road must be avoided during all phases of construction, including the construction of deceleration lanes and connection to utilities.			
2	Sewer: A Sewer Capacity Certification (C2025-186-08) was approved in August 2025 for 18 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7094 112. An offsite easement will be required.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				

Note: Attach additional pages, if needed

Revised 7/26/2021



Flow Management
 Hydrant
 Sewer Collector

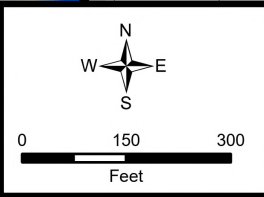
Pump Station
 City
 Sewer Interceptor

Regional
 Water Main
 Sewer Force Main

Manhole
 Proposed Water Main
 Proposed Sewer Collector

2159 Sunny Hill Dr
RA-200 to R-60

Water & Sewer Utility Map



Water Comments: The proposed development may connect to an existing 12-inch water main on the northern right-of-way of Sunny Hill Road. The existing 48-inch water main on the southern right-of-way of Sunny Hill Road must be avoided during all phases of construction, including the construction of deceleration lanes and connection to utilities.

Sewer Comments: A Sewer Capacity Certification (C2025-186-08) was approved in August 2025 for 18 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7094 112. An offsite easement 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.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, November, 2025											
											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Duluth High School	2428	2,650	-222	2,415	2,650	-235	2,390	2,650	-260	24
REZ2025-00025	Duluth Middle School	1200	1,775	-575	1,182	1,775	-593	1,215	1,775	-560	16
	Harris Elementary School	646	750	-104	653	750	-97	644	750	-106	31
	Mountain View High School	2217	2,300	-83	2,250	2,300	-50	2,284	2,300	-16	4
REZ2025-00028	Twin Rivers Middle School	1702	2,150	-448	1,720	2,150	-430	1,737	2,150	-413	3
	Freemans Mill Elementary School	1000	925	75	981	925	56	972	925	47	6
	Archer High School	2933	3,325	-392	2,977	3,325	-348	3,005	3,325	-320	35
ZON2025-00044	McConnell Middle School	1967	1,775	192	2,005	1,775	230	2,045	1,775	270	24
	Harbins Elementary School	1303	1,225	78	1,329	1,225	104	1,355	1,225	130	45

Exhibit J: Maps

[attached]



SUNNY HILL RD

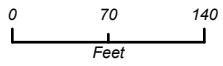
CHARLESTON OAK CIR

WYNFIELD POINT DR



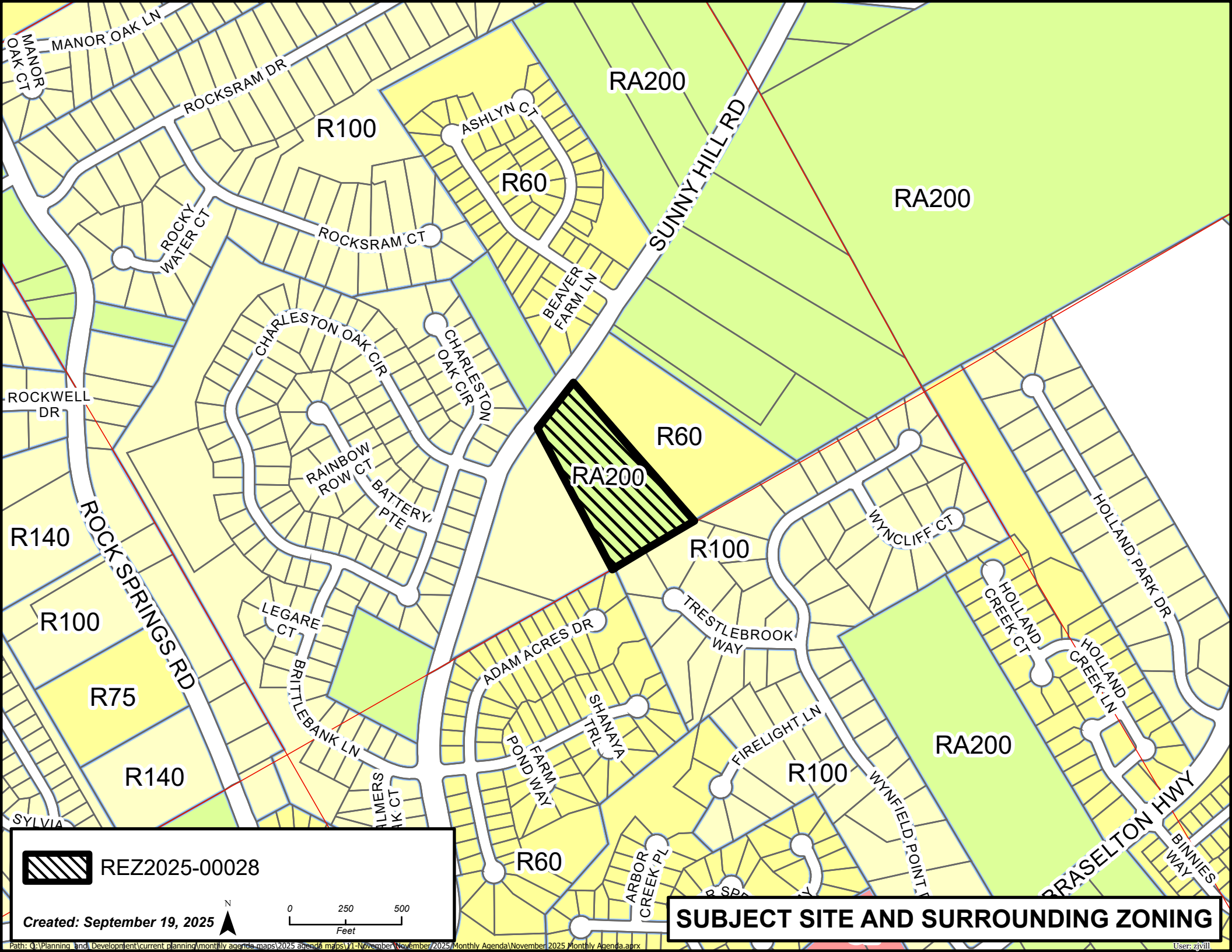
REZ2025-00028

Created: September 19, 2025



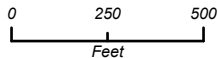
Gwinnett County GIS

User: givill

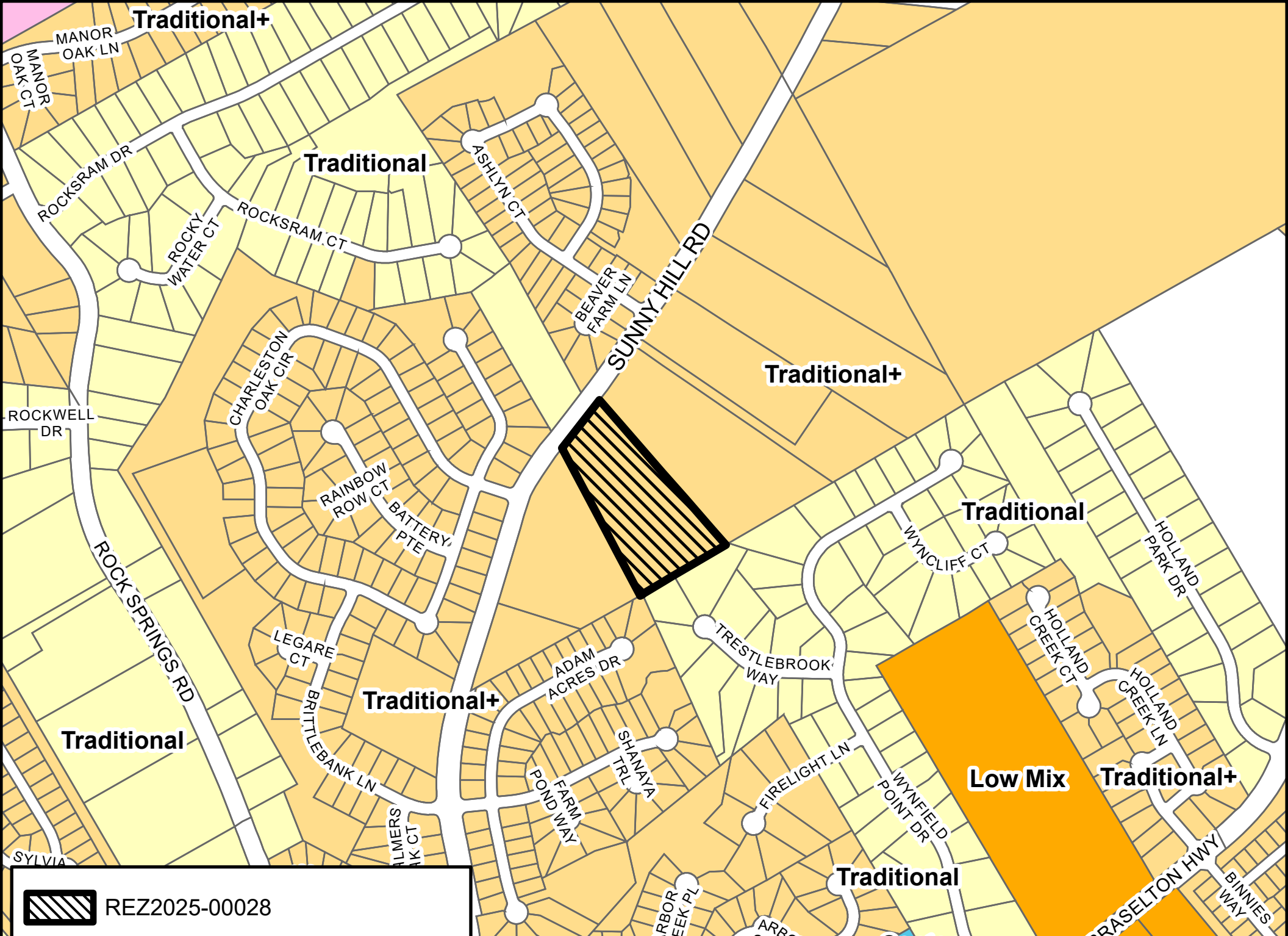


REZ2025-00028

Created: September 19, 2025



SUBJECT SITE AND SURROUNDING ZONING



 REZ2025-00028

Created: September 19, 2025



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION