Gwinnett

MEETING AGENDA

Planning Commission Public Hearing Agenda
Tuesday, March 3, 2026 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:

- February 3, 2026

E. Announcements

F. New Business

1. Case Number: **SUP2026-00003**

Applicant:	Jerry Queen
Contact:	Logan Green
Phone Number:	770.491.7550
Zoning:	M-1
Location:	2420 and 2400 Block of Meadowbrook Parkway
Map Numbers:	R7117 070 and 104
Acreage:	8.19
Square Footage:	33,044
Proposed Development:	Special Events Facility
Additional Request:	Variance
Commission District:	(1) Carden
Department Recommendation:	**APPROVAL WITH CONDITIONS**

2. Case Number: **CIC2026-00003**

Applicant:	SMC Ministry, Inc. c/o Andersen, Tate & Carr, P.C.
Contact:	Melody Glouton
Phone Number:	770.822.0900
Zoning:	M-1
Location:	6745 Sugarloaf Parkway
Map Number:	R7157 095
Acreage:	6.88
Square Footage:	30,863
Proposed Development:	Place of Worship
Commission District:	(1) Carden
Department Recommendation:	**APPROVAL WITH CONDITIONS**

3. Case Number**:** **REZ2026-00004**
   Applicant: InLine Communities, LLC
   Contact: Brian Ehrsam
   Phone Number: 513.687.0752
   Zoning Change: R-100 to OSC
   Location: 1120, 1150, and 1156 Old Loganville Road
   Map Numbers: R5097 005, 006, and 007
   Acreage: 25.40
   Units: 56
   Proposed Development: Single-Family Detached Subdivision
   Additional Requests: Variance and Waiver
   Commission District: (3) Watkins
   Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number**:** **REZ2026-00006**
   Applicant: Ashton Atlanta Residential, LLC
   c/o Mahaffey Pickens Tucker, LLP
   Contact: Gabrielle Schaller
   Phone Number: 770.232.0000
   Zoning Change: RA-200 and R-100 to OSC
   Location: 2445, 2481, 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Road
   Map Numbers: R5283 003, 012, 016 (portion), and R5262 002 (portion)
   Acreage: 79.40
   Units: 148
   Proposed Development: Single-Family Detached Subdivision
   Additional Request: Waiver
   Commission District: (3) Watkins
   Department Recommendation: **DENIAL**

5. Case Number**:** **REZ2026-00009**
   Applicant: George Rendon
   Contact: George Rendon
   Phone Number: 770.597.3380
   Zoning Change: R-75 to O-I
   Location: 135 Huff Drive
   Map Number: R5019 005
   Acreage: 0.75
   Square Footage: 3,942
   Proposed Development: Business Offices
   Additional Requests: Variances
   Commission District: (2) Ku
   Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number**:** **REZ2026-00010**
   Applicant: DRB Group, LLC
   c/o Mahaffey Pickens Tucker, LLP
   Contact: Shane Lanham
   Phone Number: 770.232.0000
   Zoning Change: RA-200 to OSC
   Location: 221 Whitley Road
   Map Number: R5356 001
   Acreage: 45.45
   Units: 113
   Proposed Development: Single-Family Detached Subdivision
   Additional Request: Waiver
   Commission District: (3) Watkins
   Department Recommendation: **DENIAL**

7. Case Number**:** **REZ2026-00012**
   Applicant: David Pearson Communities, Inc
   c/o Andersen, Tate & Carr, P.C.
   Contact: Melody Glouton
   Phone Number: 770.822.0900
   Zoning Change: R-100 to R-75
   Location: 4145 Smith Road
   Map Number: R5097 002A (portion)
   Acreage: 3.66
   Units: 10
   Proposed Development: Single-Family Detached Subdivision
   Commission District: (3) Watkins
   Department Recommendation: **APPROVAL WITH CONDITIONS**

G. Audience Comments

H. Committee Reports

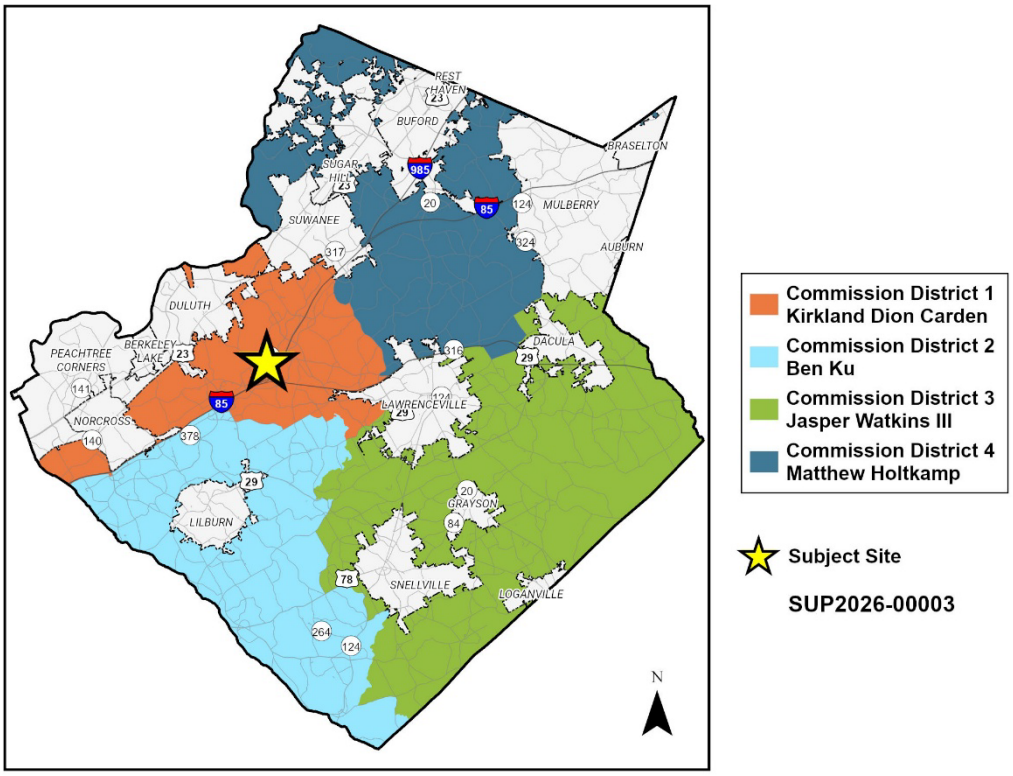
I. Comments By Staff and Planning Commission

J. Adjournment

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**SUP2026-00003**
Current Zoning:	**M-1** (Light Industry District)
Request:	Special Use Permit
Additional Request:	Variance
Addresses:	2420 and 2400 Block of Meadowbrook Parkway
Map Numbers:	R7117 070 and 104
Site Area:	8.19 acres
Square Feet:	33,044
Proposed Development:	Special Events Facility
Commission District:	District 1 – Commissioner Carden
Future Development Type:	Workplace Center – Light
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	Jerry Queen Royal Events Palace 2075 Boggs Road Duluth, GA 30096	**Owner:**	Angkawijana, LLC 2075 Boggs Road Duluth, GA 30096
Contact:	Logan Green	**Phone:**	770.491.7550

Zoning History

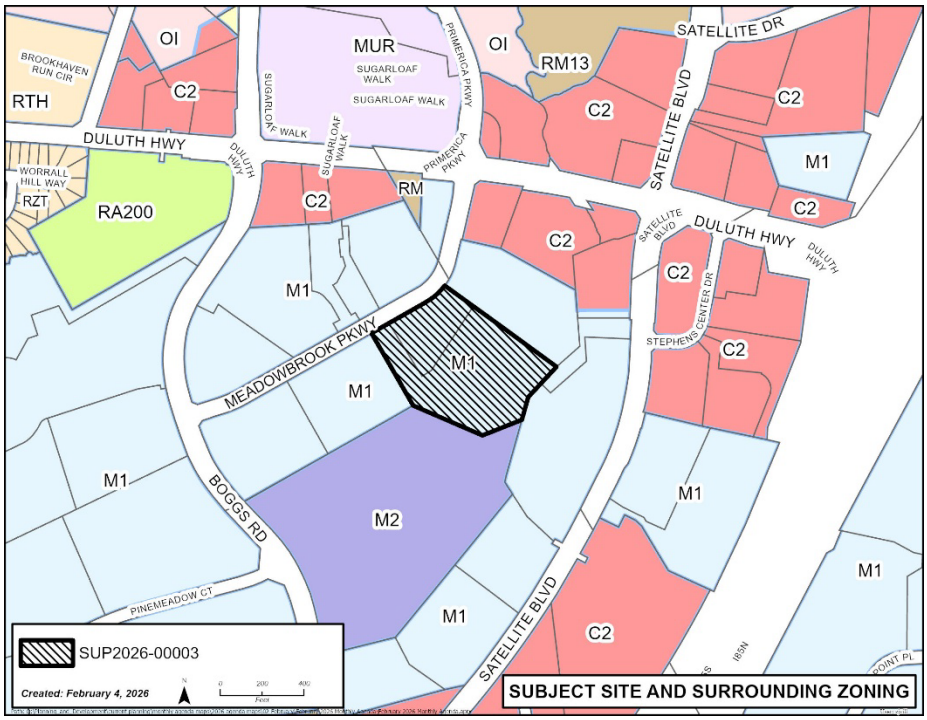
The subject property is zoned M-1 (Light Industry District). In 1985, the northern portion of the property was rezoned from RM (Multi-Family Residence District) to M-1 for office, assembly, warehouse, distribution, and business center uses, pursuant to RZ-252-85.

Existing Site Condition

The subject property is an 8.19-acre assemblage of two parcels located along Meadowbrook Parkway, south of its intersection with Duluth Highway. The property contains a one-story, 74,204-square-foot brick office/warehouse building, with 83 parking spaces. The site is accessed by a shared private drive from Meadowbrook Parkway. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 525 feet from the subject property.

Surrounding Use and Zoning

The property is located in the Meadowbrook Business Center and is surrounded by light and heavy industrial uses including office/warehouses and distribution facilities. Commercial uses are located farther north and east along Duluth Highway and Satellite Boulevard. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Special Events Facility	M-1
North	Light Industrial (office/warehouse) Commercial (retail, office, and restaurant)	M-1 C-2
East	Office (medical office) Commercial (retail, office, restaurants and lodging establishments)	M-1 C-2
South	Heavy Industrial (distribution facility)	M-2
West	Light Industrial (office/warehouse)	M-1

Project Summary

The applicant requests a special use permit for a special events facility, including:

- Conversion of 33,044 square feet of the existing building into a special event facility that includes a ballroom, prep kitchens, meeting space, and conference rooms with the remainder of the building remaining as office/warehouse use.
- Estimated occupancy of 1,150 people.
- Hours of operation: 10:00 a.m. to 1:00 a.m., Monday to Sunday, with three full-time and 30 part-time employees.
- Exterior renovations near the existing entrance, along the north and west façades, including a covered entrance and stone accents.
- 217 parking spaces, including 83 existing parking spaces surrounding the building.
- A new full-access entrance along Meadowbrook Parkway while maintaining the existing entrance.
- A 5-foot-wide sidewalk and 10-foot-wide landscape strip along Meadowbrook Parkway.

Zoning and Development Standards

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

Standard	Required	Existing/Proposed	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.22	YES
Lot Size	Minimum 1 acre	8.19 acres	YES
Lot Width	Minimum 150’	Minimum 150’	YES
Front Setback	Minimum 50’	Minimum 50’	YES
Rear Setback	Minimum 50’	Minimum 50’	YES
Side Setback	Minimum 25’	23’	No*
Building Height	Maximum 45’	33’	YES
Lot Coverage	Maximum 80%	73%	YES
Parking	Minimum 301 spaces Maximum 411 spaces	203 spaces**	NO***

* Legal non-conforming.

** 14 out of 217 parking spaces are dedicated for the office/warehouse use.

*** The applicant is requesting a variance from this standard.

Public Participation

The applicant held a community meeting on January 6, 2026, at the subject property in Duluth. There were no community members in attendance.

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 a mixture of industrial and commercial uses. The proposed special use permit 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 special events facility is an adaptive reuse of an underutilized warehouse building, and would complement surrounding office/warehouse uses by providing space for meetings and corporate events. The majority of events would occur either over the weekend or after typical business hours of the Meadowbrook Business Center. The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

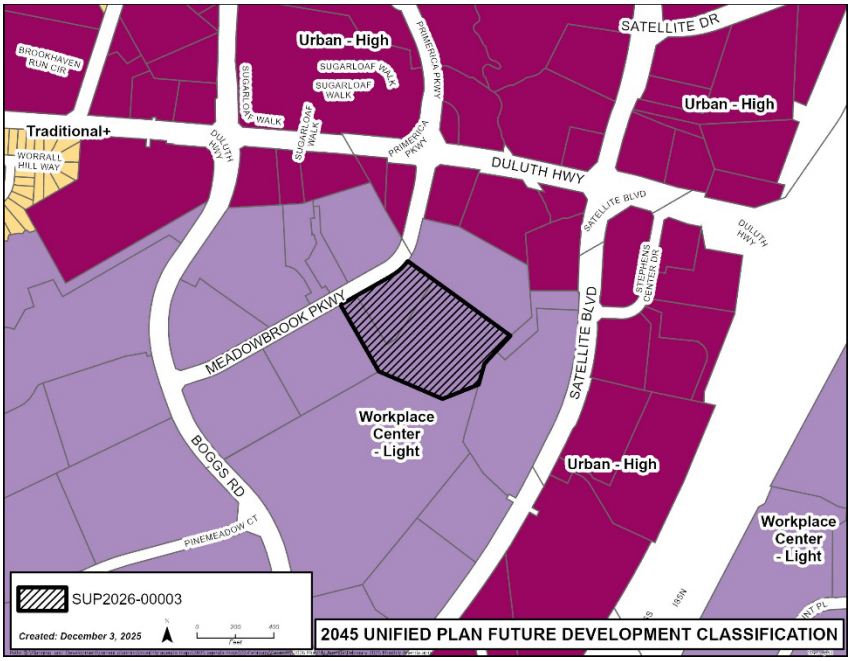
The property has a reasonable economic use as currently zoned.

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 estimates that the development would generate no morning and 347 evening peak hour trips. The study recommends an additional full-access entrance along Meadowbrook Parkway. No impact is anticipated on school enrollment.

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 "Workplace Center – Light" for the subject property, which envisions non-residential uses, including flex/light industrial, office, and public/institutional uses. Although a special events facility is not a recommended use, the proposed development would complement surrounding office/warehouse uses by providing space for corporate events.



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 a variance from the following provision of the UDO:

1. **Section 240-20.3 Minimum Parking Space Requirements.** The applicant is requesting to reduce the minimum number of parking spaces from 301 to 203.

   Analysis: The majority of events would occur either over the weekend or after typical business hours of the Meadowbrook Business Center. Staff has recommended a condition to convert loading spaces adjacent to the special event facility to parking spaces, to ensure adequate parking is available. With proper conditions, approval of the variance request 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 the following variance.

1. To reduce the minimum number of parking spaces from 301 to 203 spaces.

Staff Recommended Conditions

Approval of a special use permit for a special events facility in M-1 (Light Industry District), subject to the following conditions:

1. The special use of the property shall be limited to a special events facility, not exceeding 35,000 square feet of gross floor area.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations, dated received December 11, 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. Loading spaces adjacent to the special event facility shall be converted to parking spaces, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

4. An off-site shared parking agreement for overflow parking shall be provided prior to issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

5. A full-access entrance and a 5-foot-wide sidewalk shall be provided along Meadowbrook Parkway, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

6. A plat to combine the subject properties shall be approved and recorded, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

Exhibits:

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

Exhibit A: Site Visit Photos

View of street frontage along Meadowbrook Parkway

View of existing private drive

View of proposed parking lot location

View of existing building

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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SITE DATA CHART

Parcel #	Building / Use	Area (sq. ft.)	Limited Occupancy	Required Parking Minimum Total	Minimum Ratio	Maximum Total	Maximum Ratio	Provided Parking Total	TRACT AREA (ACRES)	% LOT COVERAGE	FLOOR AREA RATIO
7117 070	Existing BLDG. 2420 (Warehouse W/ Office)	41,160	350	14	1 space / 3,000 s.f.	27	1 space / 1,500 s.f.	14	6.35	52%	0.22
7117 070	Existing BLDG. 2420 (Special Event Facility)	33,044	1,150	288	1 space / 4 Occupants	383	1 space / 3 Occupants	65	-	-	-
7117 104	Parking Expansion for BLDG. 2420	-	-	-	-	-	-	138	1.84	73%	-
	Total	74,204	1,500	301	-	477	-	217	8.19	-	-

%LOT COVERAGE CALCULATION (7117 104):
- TOTAL SITE AREA = 1.84 ACRES
- IMPERVIOUS AREA = 1.34 ACRES
- PERVIOUS AREA = 0.50 ACRES

%LOT COVERAGE = 1.34 ACRES / 1.84 ACRES = 73%

LOCATION MAP

TOTAL SITE AREA = ±8.19 Acres
TOTAL DISTURBED AREA = ±2.27 Acres

7117 070: (2420 Brook Hollow Pkwy.)
SITE AREA = 6.35 Acres
DISTURBED AREA = 0.25 Acres

7117 104:
SITE AREA = 1.84 Acres
DISTURBED AREA = 2.02 Acres

PRE-DEVELOPED:
Onsite Impervious Area = ±3.35 Acres
Onsite Pervious Area = ±4.84 Acres

POST-DEVELOPED:
Onsite Impervious Area = ±4.61 Acres
Onsite Pervious Area = ±3.58 Acres

GWINNETT DEVELOPMENT NOTES:

1. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6000.
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
4. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
5. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
6. NO OVERSIZED SIGNS ARE PERMITTED.
7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
8. NO CANOPIES ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
9. NO ROOF OVERHANGS ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
10. SEE PAGE C-8.0 FOR ELECTRIC VEHICLE SPACE SIGN DETAIL (TYP. SIGN DETAILS)

GENERAL SITE NOTES:

1. OWNER/DEVELOPER: A&D FOODS (ANGKAWIJANA, LLC.) 2075 BOGGS ROAD DULUTH, GA 30096
2. SITE IS LOCATED AT THE 2420 MEADOW BROOK PARKWAY. PARCEL #'s 7117 070 & 7117 104. CITY OF Duluth, Gwinnett, GA, AND CONSISTS OF ±8.19 ACRES.
3. THE SITE IS ZONED M1.
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7.
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
10. ALL CONSTRUCTION TO CONFORM TO GWINNETT COUNTY STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
16. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0070F, AND THE DATE OF SAID MAP IS 09/29/2006 THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
17. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ANY AND ALL REQUESTS FOR AN OPEN ROAD CUT OR LANE CLOSURE SHALL NEED TO BEGIN WITH AN EMAIL TO DOTCOMMUNITYRELATIONS@GWINNETT.COM TO INITIATE THE PROCESS. APPROVAL OF EITHER A ROAD CUT OR LANE CLOSURE WILL NOT BE CONSIDERED UNTIL A REQUEST HAS BEEN SENT TO THE EMAIL ADDRESS SHOWN ABOVE. FOR ANY QUESTIONS, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE, OR CALL THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION MAIN NUMBER AT 770.822.7400.

SIGHT DISTANCE CERTIFICATION:

I CERTIFY THAT THE SIGHT DISTANCE CONDITIONS FOR THE PROPOSED DRIVEWAYS AND STREETS CONNECTING TO CLASSIFIED ROADS WITHIN THIS PLAN ARE IN COMPLIANCE WITH THE GWINNETT COUNTY UDO SECTION 360-40.4 & TABLE 360.2

SIGNED _____ DATE 01/30/2025

EXISTING BLDG. 2400
OFFICE
TWO STORY
+/-29,360 SF
FFE: 945.74'

EXISTING BLDG. 2420
WAREHOUSE & SPECIAL EVENT FACILITY
ONE STORY
WAREHOUSE: +/- 41,160 SF
SPECIAL EVENT FACILITY: +/- 33,044 SF
FFE: 937.12'

AAA DEVELOPMENT, LLC
DB. 58497 PG. 211
TAX PARCEL ID#: 7116 024
ADDRESS: 2400 MEADOWBROOK PARKWAY
ZONING: M-1

N/F
875 WOODSTOCK, LLC
DB. 52158 PG. 375
TAX PARCEL ID#: R7116 068
ADDRESS: 2145 DULUTH HIGHWAY
ZONING: C-2

CCA RETAIL, LLC.
TAX PARCEL ID#: 7116 003
ADDRESS: 2157 DULUTH HIGHWAY
ZONING: C-2

N/F
ANGKAWIJANA, LLC.
TAX PARCEL ID#: R7079 0
ADDRESS: 2075 BOGGS RD
ZONING: M-2

N/F
ANGKAWIJANA, LLC
DB. 58457 PG. 211
TAX PARCEL ID#: R7117 070
ADDRESS: 2420 MEADOWBROOK PARKWAY
ZONING: M-1

MEADOW BROOK PARKWAY

PRIVATE DRIVE

LEGEND
EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
PROPOSED PAINTED CROSSWALK
PROPOSED SIGNAGE
PROPOSED HANDICAP RAMPS
PROPOSED CONCRETE SIDEWALKS
PROPOSED HEAVY DUTY CONCRETE

SITE PLAN

GRAPHIC SCALE
40' 0 40' 80' 160'
SCALE: 1" = 40'

HGA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA SEAL
PROFESSIONAL ENGINEER
JOSEPH C. MCCOMB
GSWCC CERT.: 72084
EXP: 8/24/26

A PROJECT OF:
ANGKAWIJANA, LLC.

A&D FOODS PARKING LOT EXPANSION
2420 MEADOWBROOK PARKWAY
DULUTH, GA 30096

NO	BY	DATE	DESCRIPTION
01	LCG	09/27/2025	GWINNETT COUNTY COMMENTS
02	LCG	10/09/2025	GWINNETT COUNTY COMMENTS
03	LCG	11/07/2025	GWINNETT COUNTY COMMENTS

DRAWN BY: LCG
CHECKED BY: JCM
DATE: 01/30/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

HGA JOB No. 2024-331

Exhibit C: Building Elevations

[attached]

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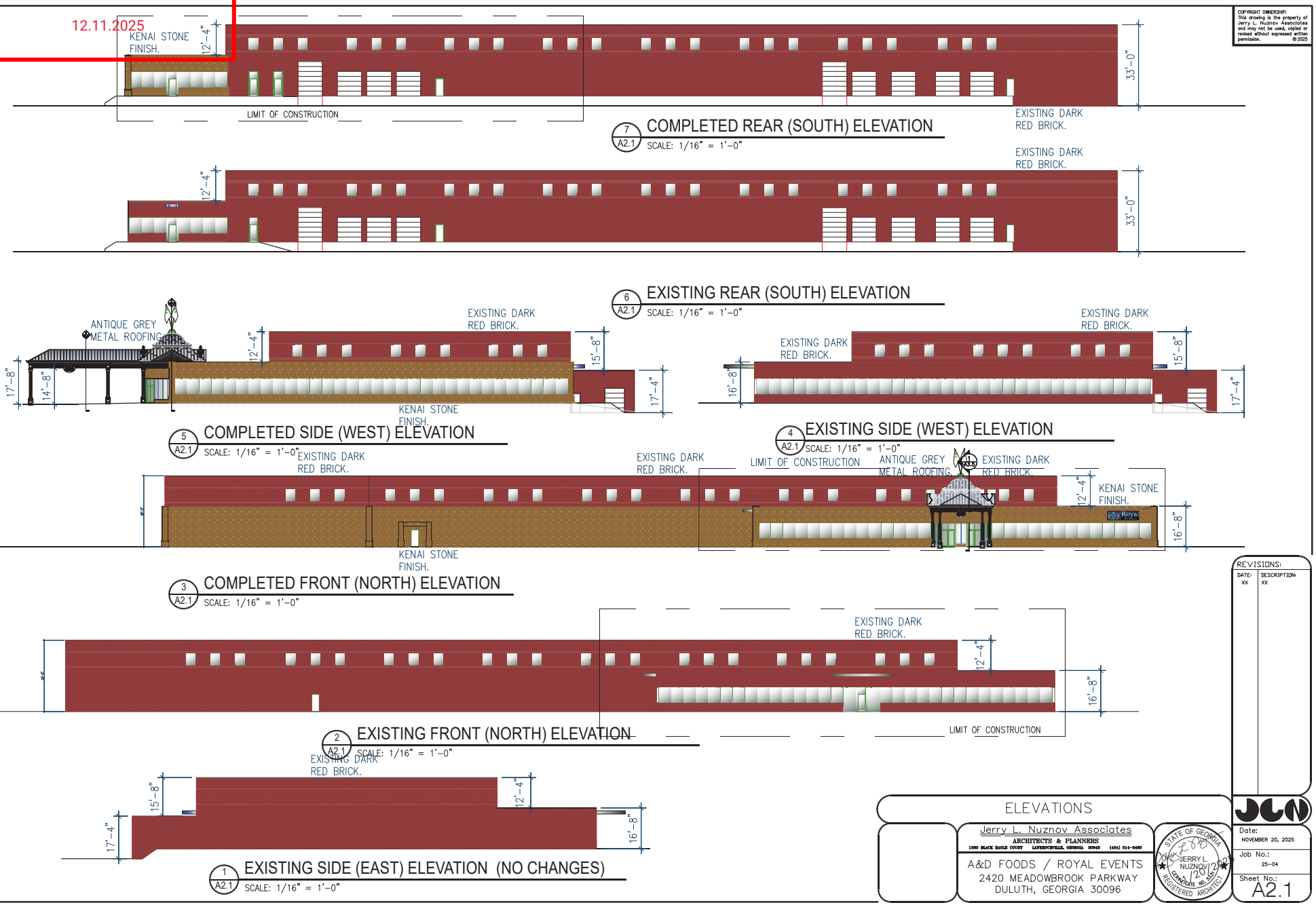

Exhibit D: Floorplans

[attached]

GWINNETT COUNTY
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12.11.2025

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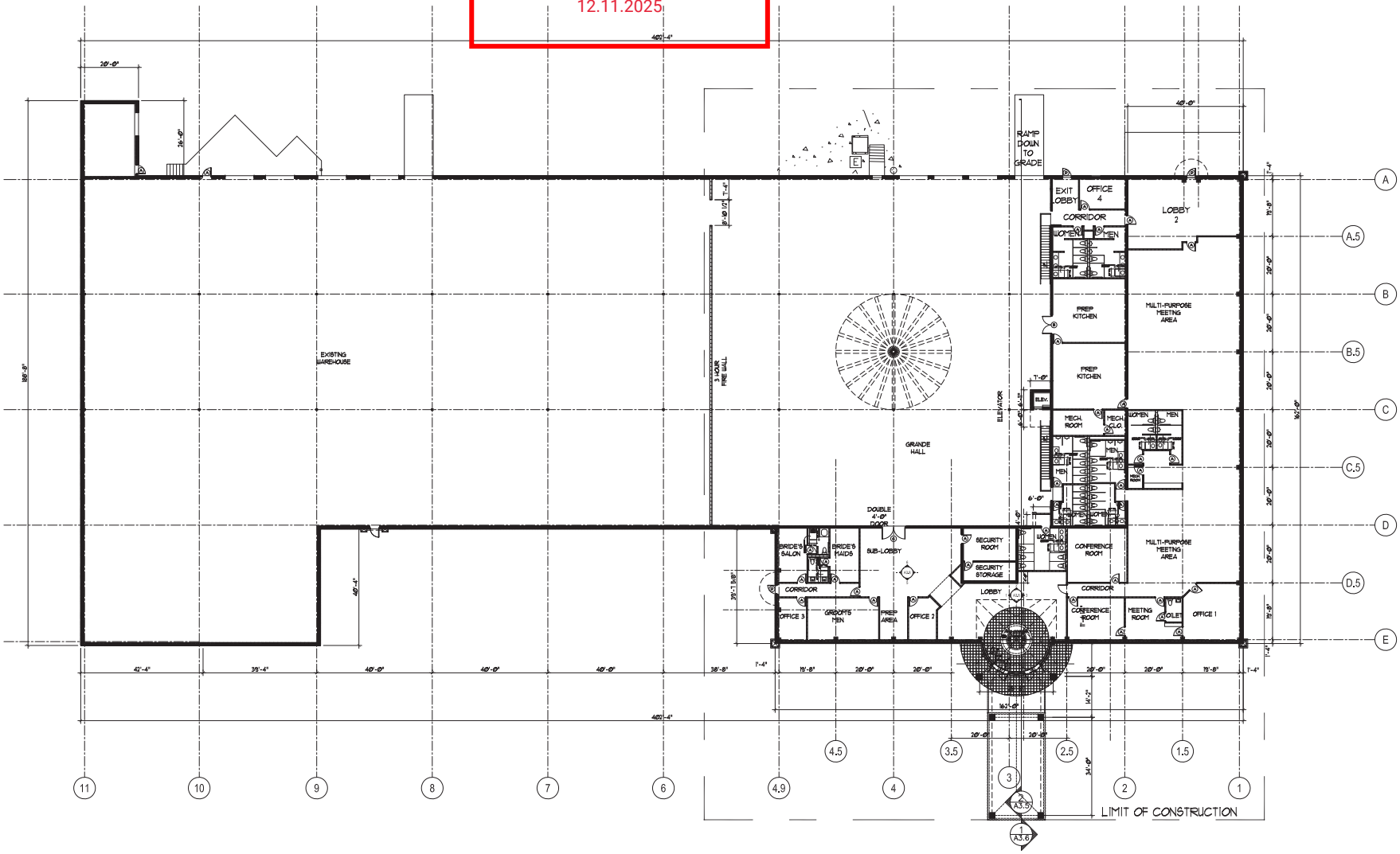

1 A1.2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS:

DATE:	DESCRIPTION:
XX	XX

REVISED FIRST FLOOR PLAN

Jerry L. Nuznov Associates
ARCHITECTS & PLANNERS
1980 BLACK EAGLE COURT LAWRENCEVILLE, GEORGIA 30043 (404) 914-9480

A&D FOODS / ROYAL EVENTS
2420 MEADOWBROOK PARKWAY
DULUTH, GEORGIA 30096

STATE OF GEORGIA
JERRY L. NUZNOV
CERTIFICATE NO. 015203
REGISTERED ARCHITECT

Date: SEPT 15, 2025
Job No.: 25-04
Sheet No.: A1.2

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

[attached]

LETTER OF INTENT

Gwinnett County Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046

APPLICANT/CONTACT:	OWNER REPRESENTATIVE:	PROPERTY OWNER:
LOGAN GREEN	JERRY QUEEN	SENG ANKAWIJANA
HAINES GIPSON & ASSOCIATES	ROYAL EVENTS PALACE	ANGKAWIJANA LLC.
(770) 491-7550	(678) 541-0234 Ext 115	(678) 541-0234 Ext 115
Lgreen@hainesgipson.com	Jerry.queen@adfoods.com	Seng.angkawijana@adfoods.com

Re: Special Use Permit Letter of Intent – A&D Foods Parking Expansion (EPN2025-00346)

The intent of this special use permit request is to allow for a public event space to be a permitted use inside the M-1 (Light Industry) zoning district. The property located at 2420 Meadowbrook Parkway consists of +/- 74,204 sf of warehouse with office space on 8.1937 acres. The existing warehouse is currently occupied by one business, which is Mycelx technologies. The applicant is seeking to convert +/-33,044 sf of the existing +/- 74,204 sf warehouse into a special event facility to service an estimated +/- 1,150 occupants. This space will be used to host the following event types: weddings, holiday parties, Quinceanera's, food shows, corporate events, and more. The plan review number above plans to expand the existing parking infrastructure on adjacent parcel 7117 104 which consists of 1.84 acres to support the parking demand of the additional proposed use. This expansion will increase the existing 83 spaces to 217 total spaces for the proposed multi-use building. Approval of this special use permit will not cause adverse effects to other businesses located in the area. Hours of operation for the remaining commercial use will be from 7:00 am to 2:00pm Monday- Friday. Royal Event Palace plans to operate from 10:00 am to 1:00 am Monday- Sunday depending on events. Royal Event Palace will have an event staff that will vary depending on event needs, but the expectation is for a permanent staff of 3 employees (planners) with an additional 30 temporary employees to serve a variety of events. No food will be cooked at this location but will provide warmers and refrigerators so that food can be catered depending on the event. Approval of this special use permit will also be needed for the following:

Concurrent Requests:

1. **Parking variance for a reduction in the minimum number of allowable spaces per section 240-20.2 for public assembly use (Table 240.1).**

Thank you for your consideration.

Very truly yours,
Logan Green

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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:

Proposed request is creating an event hall that will open to the public for use. This use should not negatively affect nearby properties and A&D Foods is the property owner of the surrounding properties.

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

Proposed use will not adversely affect adjacent properties or their usability due to location and access points to existing property.

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

The existing building's current use is a warehouse with office and will remain in operation. This proposal is requesting that the building become multi-use so that a portion of the building can be turned into an event hall.

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:

Proposed request will not negatively impact transportation facilities or existing streets. Proposed access has been provided per Gwinnett County standards based on plan review (EPN2025-00346).

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

Proposal does not conflict with future plans for the subject site.

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:

No changes to note at this time.

Exhibit F: 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: Jerry Queen, Royal Events Palace	Name: Angkawijana, LLC
Address: 2075 Boggs Road	Address: 2075 Boggs Road
City: Duluth	City: Duluth
State: Ga ZIP: 30096	State: Ga ZIP: 30096
Phone:	Phone:
Email:	Email:

Contact Person: LOGAN GREEN Phone: (770) 491-7550

Contact's Email: Lgreen@hainesgipson.com

APPLICANT IS THE:

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

Existing/Proposed Zoning District(s): M-1

Parcel Number(s): 7117 070 and 104 Acreage: 8.19

Property Address(es): 2420 and 2400 Block of Meadowbrook Parkway

Proposed Development: Special Events Facility

Variance(s): To have less parking spaces than required minimum Waiver(s):

Building/Leased Sq. Ft.: 33,044 Floor Area Ratio: 0.22

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: SENGIRI ANGKAWIJANA

Signature: [signature]

Date: 1-27-26

Notary Public

Name: STEPHANUS TENDEAN

Signature: [signature]

Date: 01/27/2026

STEPHANUS TENDEAN
Gwinnett County
Notary
Public
Expires
04-09-2029
STATE OF GEORGIA

Notary Seal

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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: Jerry Queen

Signature: _____ **Date:** 1-15-2026

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)
R7117-070	Yes
R7117-104	yes

Tax Commissioner Affirmation

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

Name: Tawanda Dorrough **Title:** TSA

Signature: _____ **Date:** 1.15 2026

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT | PLANNING DIVISION

DISCLOSURE OF CAMPAIGN 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: Jerry Queen

Relationship to Application: ○ Applicant ◉ Representative of Applicant

Campaign Contributions? ○ Yes ◉ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: _____ V.P.

Date: 1/15/26

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-349-12**
Expiration Date: 12/22/2026
P&D Number: EPN2025-00346
Tie-In Manhole FID: **436006**

December 22, 2025

Jerry Queen
Royal Events Palace
2420 Meadowbrook Parkway
Duluth, GA 30096

RE: Sewer Availability for Proposed Development – A&D Foods Expansion
Parcel IDs 7117 104, 7117 070

Dear Jerry Queen:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of converting an existing warehouse to a special event facility, with 41,160 square feet used as warehouse and office space and 33,044 square feet used for the special event facility with a limited occupancy of 1,500 persons on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of **15.15 gpm** discharging to the sewer tie-in manhole at Facility ID **436006**. **This request is for anticipated flows from the development's toilet facilities only; no industrial processing discharges are covered as none were identified for this capacity request.**

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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; Dominique Graves, Engineer II

Exhibit H: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY
FOR
PROPOSED EVENT CENTER DEVELOPMENT AT
2420 MEADOWBROOK PARKWAY

CITY OF DULUTH,
GWINNETT COUNTY, GEORGIA

Prepared for:

A&D Foods
2075 Boggs Road NW
Duluth, GA, 30096

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

October 03, 2025
A & R Project # 25-159

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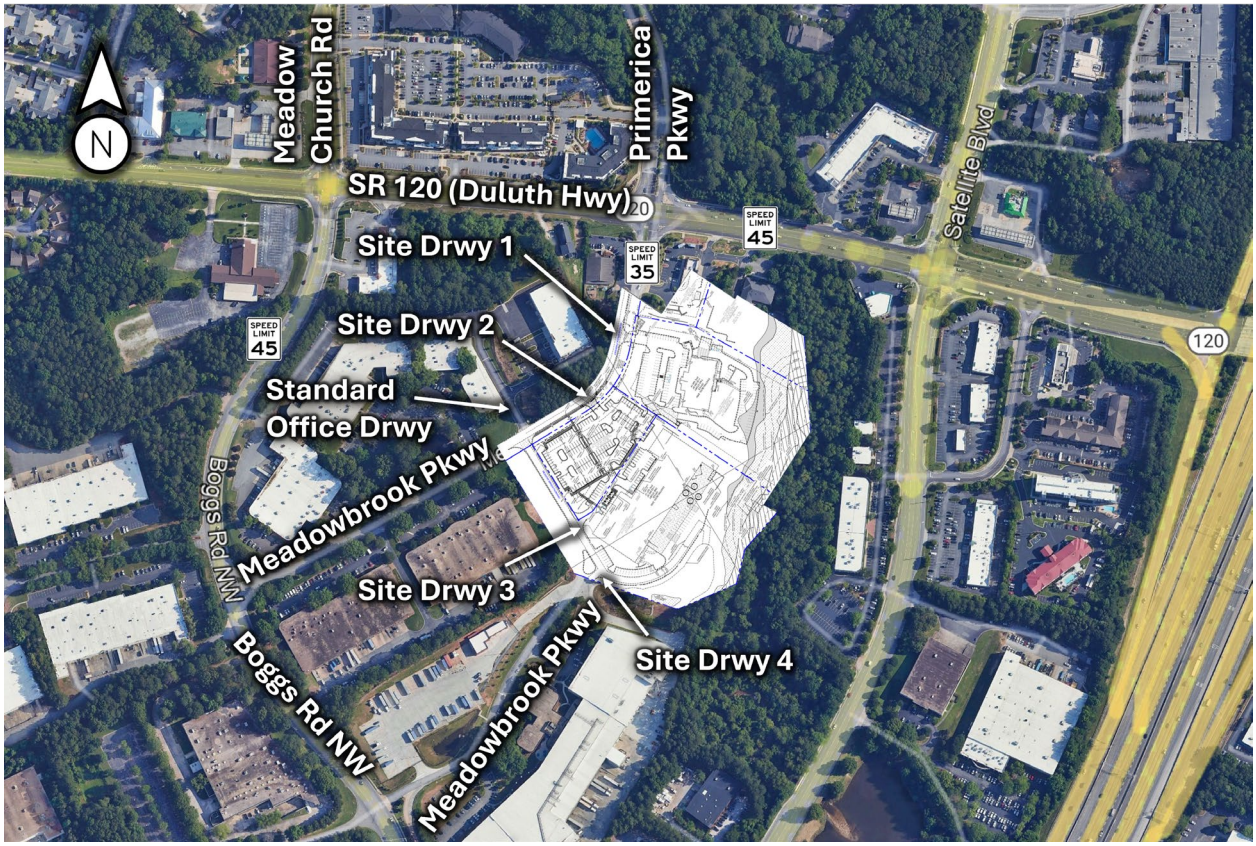
1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed event center development in a vacant space in the existing warehouse building located at 2420 Meadowbrook Parkway in Gwinnett County, Georgia. The proposed development will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and 15 event staff members. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development.



The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full-access driveway at 2420 Meadowbrook Parkway

The AM (7:00 am – 9:00 am), PM (4:00 pm – 6:00 pm) and Night (7: 00 pm – 10:00 pm) peak hours on a weekday, have been analyzed in this study. The study includes the evaluation of traffic operations at the intersections of:

1. Boggs Road NW at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A&D Food Northern Driveway/Event Center Driveway
6. Boggs Road NW at Meadowbrook Parkway/Pinemeadow Court
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Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

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

2.1.1 Boggs Road NW

Boggs Road NW is a north-south, four-lane undivided roadway with a two-way left turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-0527) indicate that the daily traffic volume on Boggs Road NW in 2024 was 10,500 vehicles per day south of Pinemeadow Court. Boggs Road NW is classified as a major collector roadway as per GCDOT's Long Range Road Classification (LRCC) map.

2.1.2 SR 120 (Duluth Highway)

SR 120 (Duluth Highway) is an east-west, four-lane undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Between Meadow Church Road/Boggs Road NW to Primerica Parkway/ Meadowbrook Parkway, the roadway includes a two-way left turn lane. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-0163) indicate that the daily traffic volume on SR 120 (Duluth Highway) in 2024 was 18,300 vehicles per day west of Meadow Church Way. SR 120 (Duluth Highway) is classified as a major arterial roadway as per GCDOT's Long Range Road Classification (LRCC) map.

2.1.3 Primerica Parkway

Primerica Parkway is a north-south, four-lane, median-divided roadway with a posted speed limit of 25 mph between the roundabout and SR 120 (Duluth Highway) in the vicinity of the site.

2.1.4 Meadowbrook Parkway

Meadowbrook Parkway is an east-west, two-lane undivided roadway with a posted speed limit of 35 mph between Boggs Road NW and SR 120 (Duluth Highway) in the vicinity of the site. Between A&D Food Northern Driveway and Boggs Road NW, Meadowbrook Parkway is an east-west, two-lane undivided roadway with a posted speed limit of 15 mph in the vicinity of the site.

2.1.5 Pinemeadow Court

Primerica Parkway is an east-west, two-lane undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as "F" regardless of the control delay.

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" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 Additional Information – Gwinnett County Level 2 Traffic Impact Study

The following sections have been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 2 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

4.1 Future ADT Volumes

According to GDOT data, the daily traffic volumes on SR 120 (Duluth Highway) in 2024 was 18,300 vehicles per day west of Meadow Church Way and on Boggs Road NW in 2024 was 10,500 vehicles per day south of Pinemeadow Court. Based on the proposed site traffic generation/distribution, it is estimated that the ADT on this section of SR 120 (Duluth Highway) would be approximately 18,850 vehicles per day and on this section of Boggs Road would be approximately 11,100 vehicles per day following the completion of the development in 2026. Given how these estimated increases also factor in an assumed yearly growth rate of 1% from 2024 to 2026, it can be concluded that the impact of the proposed site on the ADTs for the roadway within the study network will be minimal.

4.2 Truck Volumes and Circulation

Since the proposed development will be an event center, it is not anticipated to have any notable long-term impact on truck volumes/circulation in the study network.

4.3 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

Within the study network, existing pedestrian crosswalks are provided at the intersection of SR 120 (Duluth Highway) and Boggs Road NW, as well as at the intersection of SR 120 (Duluth Highway) and Meadowbrook Parkway/Primerica Parkway. Sidewalks are present along Meadowbrook Parkway between SR 120 (Duluth Highway) and 2420 Meadowbrook Parkway, and along Boggs Road NW between SR 120 (Duluth Highway) and the Café Flat driveway in the vicinity of the site. This study does not include any recommendations for new pedestrian or bicycle facilities within or near the study network. Any additional information regarding planned pedestrian or bicycle facilities within the proposed development itself should be obtained from the civil site engineer.

4.4 Existing Transit Routes and Stops/Proposed Transit Routes

There is multiple bus stops located along Boggs Road NW and SR 120 (Duluth Highway) within 0.3-mile radius of the proposed development. These bus stops are served by Routes 10A and 10B. No new transit routes are proposed to serve this development in the future.

4.5 Traffic Operation Analysis Requirements

A detailed description of the study methodology is available in section 3 on pages 5-6. A description of the site trip generation and distribution estimations is available on pages 14-15. Descriptions of the methodology for the future "no-build" and "build" traffic volume projections are available on page 21.

4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled GDOT/Gwinnet County projects that will be completed within the study network or have an impact on the study network.

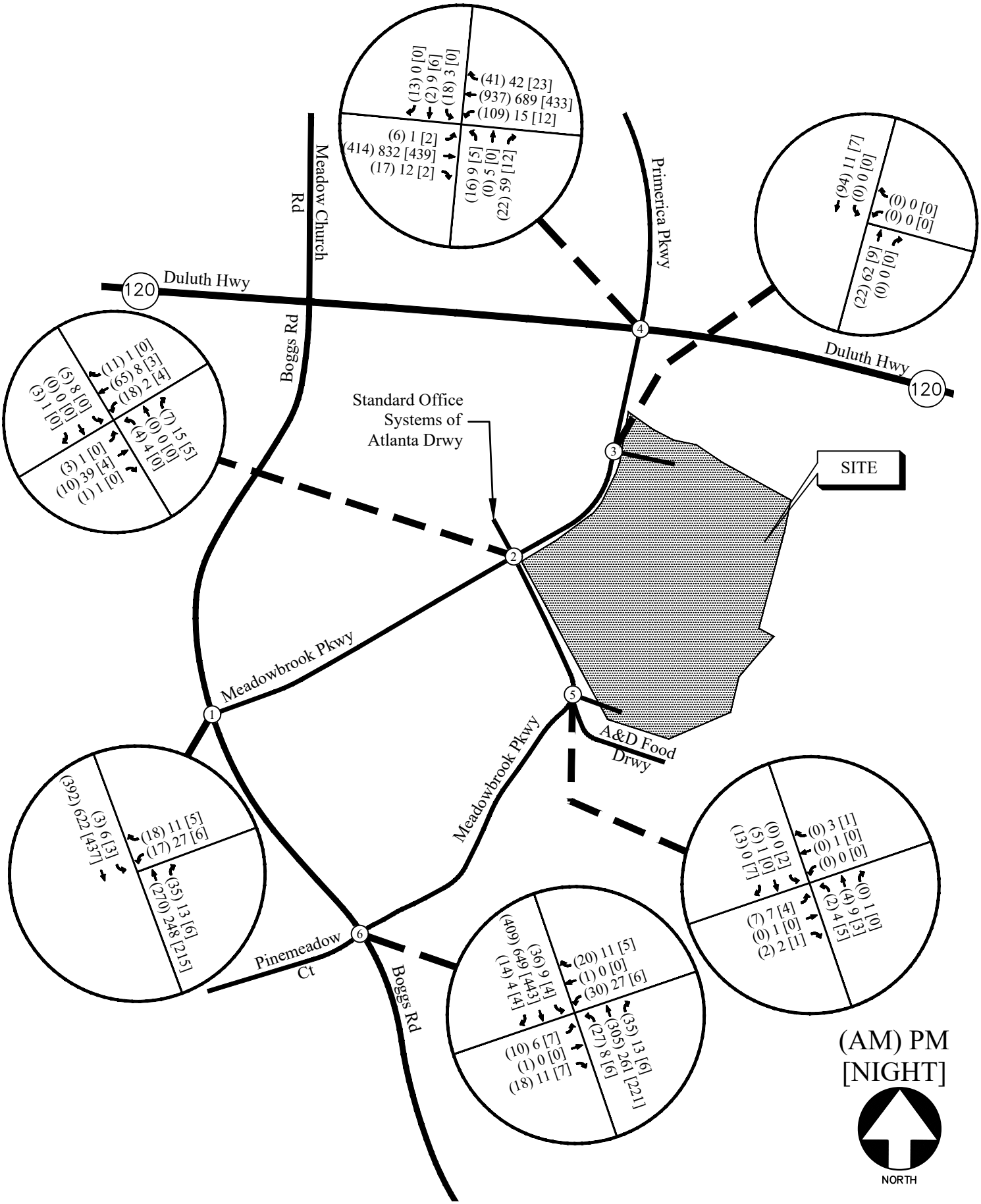
5.0 EXISTING 2025 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

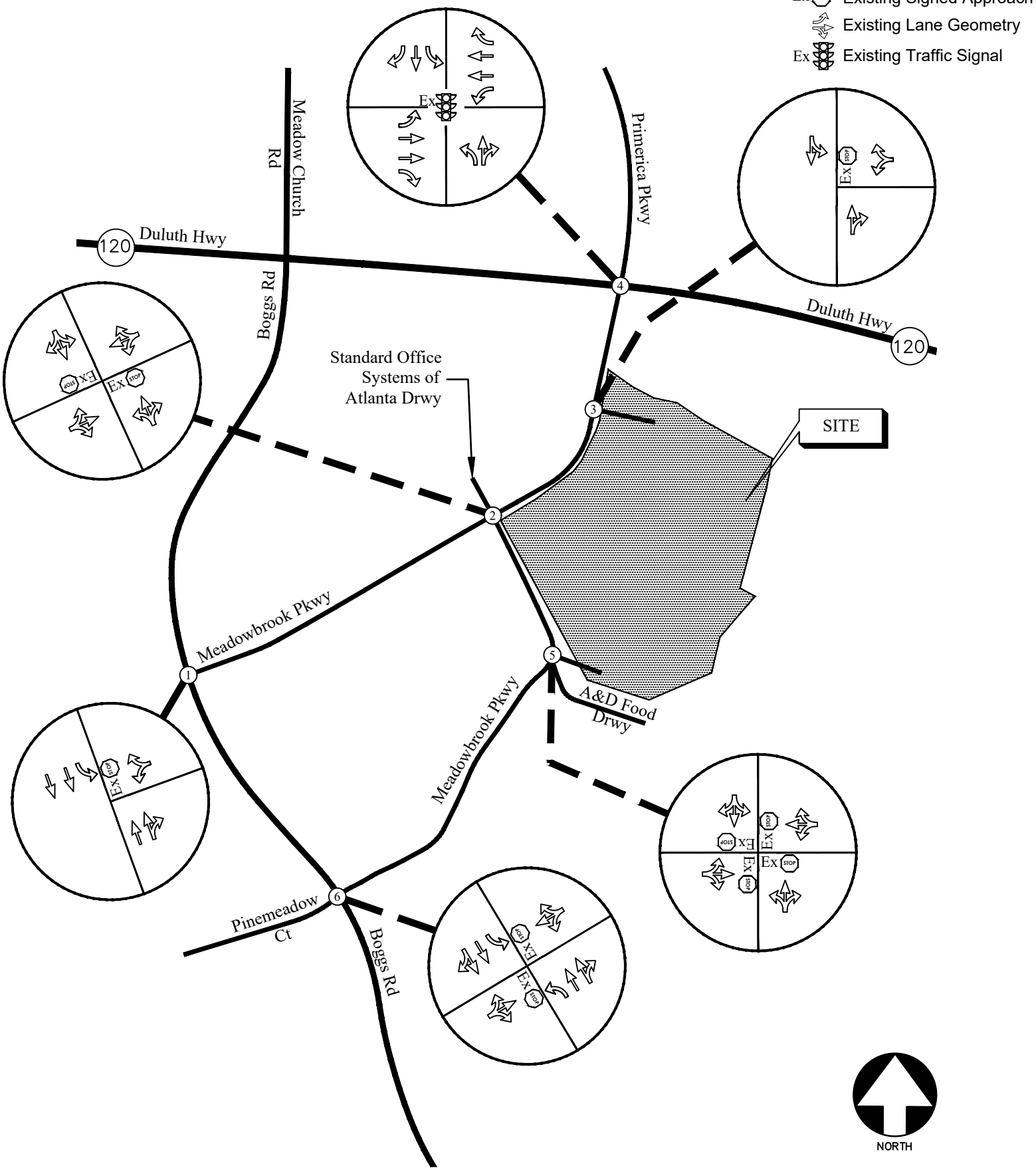
1. Boggs Road NW at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A&D Northern Food Driveway/Event Center Driveway
6. Boggs Road at Meadowbrook Parkway/Pinemeadow Court

Turning movement counts were collected on Friday, August 22, 2025. All turning movement counts were recorded during the AM, PM and Night peak hours between 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m. and 7:00 p.m. to 10:00 p.m., 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 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

5.2 Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

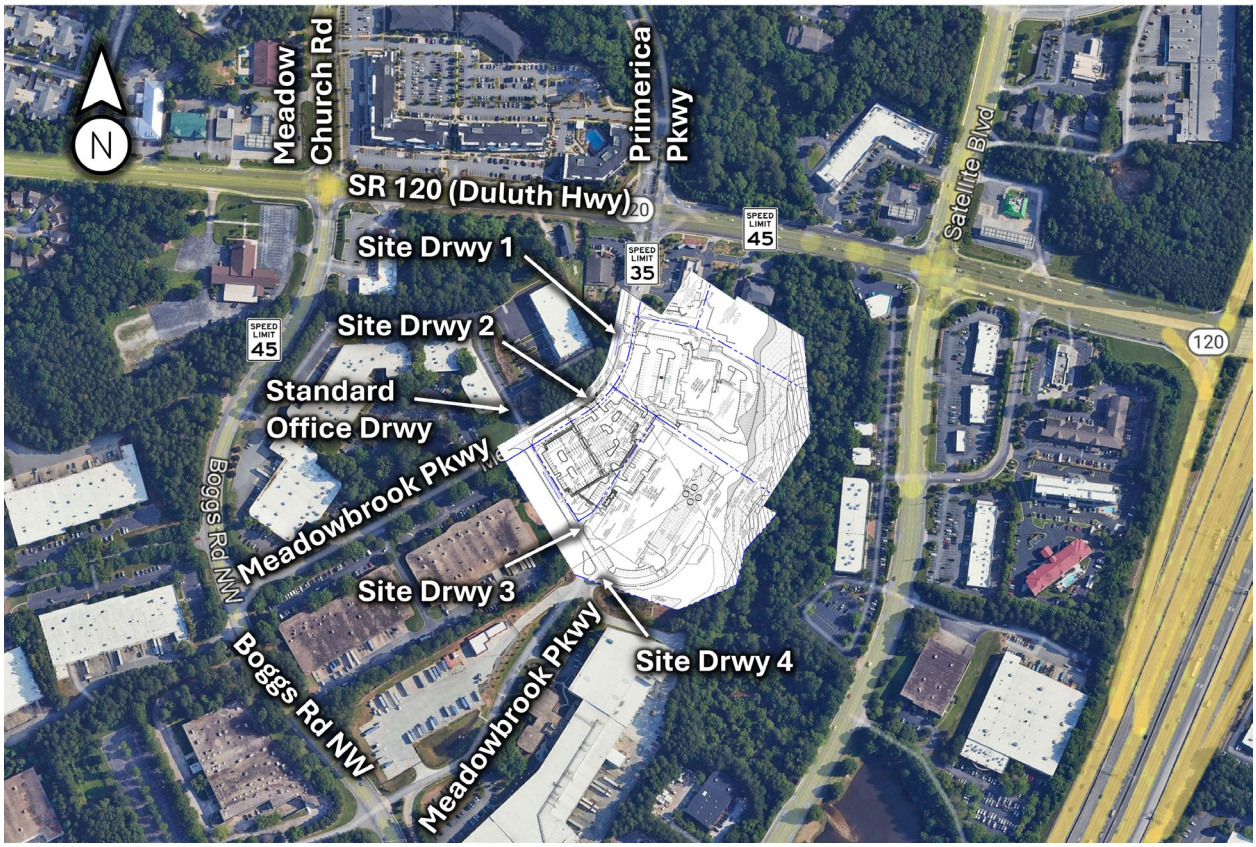
TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)		
			AM Peak	PM Peak	Night Peak
1	**Boggs Road at Meadowbrook Parkway** -Westbound Approach -Southbound Left	Stop-Controlled on WB Approach	 A (8.4) A (7.9)	 B (10.3) A (7.8)	 A (8.4) A (7.7)
2	**Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway** -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach	Stop-Controlled on NB and SB Approaches	 A (7.4) A (7.3) A (8.9) A (9.4)	 A (7.2) A (7.3) A (8.7) A (9.1)	 A (7.2) A (7.3) A (8.6) A (8.9)
3	**Meadowbrook Parkway at Innova Solutions Driveway** -Westbound Approach -Southbound Left	Stop-Controlled on WB Approach	 A (9.3) A (7.3)	 A (9.0) A (7.4)	 A (8.8) A (7.3)
4	**SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**A (3.4)** A (3.2) A (1.7) E (57.2) E (57.1)	**A (3.2)** A (3.1) A (1.3) E (57.7) E (57.9)	**A (2.3)** A (2.2) A (1.0) E (59.0) E (61.3)
5	**Meadowbrook Parkway at A&D Food Northern Driveway/Event Center Driveway** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	All Way Stop-Controlled	**A (6.8)** A (7.1) A (6.9) A (7.1) A (6.6)	**A (7.0)** A (7.1) A (6.6) A (7.1) A (7.0)	**A (6.9)** A (7.1) A (6.4) A (7.2) A (6.6)
6	**Boggs Road at Meadowbrook Parkway/Pinemeadow Court** -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop-Controlled on EB and WB Approaches	 B (14.7) C (17.5) A (8.5) A (8.3)	 B (14.8) C (15.4) A (9.2) A (7.9)	 B (12.8) B (11.5) A (8.4) A (7.8)

The results of the existing traffic operations analysis indicate that the signalized study intersection of SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) is operating at an overall level of service "A" in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service "C" or better in all the AM, PM and Night peak hours.

6.0 PROPOSED DEVELOPMENT

The proposed event center development located in the existing building at 2420 Meadowbrook Parkway will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and event staff members of maximum 15. The vacant space in the existing building will be used to accommodate the event center.



The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway

A site plan is shown in Figure 4.

LOCATION MAP

SITE DATA CHART

Parcel #	Building / Use	Area (sq. ft.)	Unit	Required Parking Minimum Total	Minimum Ratio	Maximum Total	Maximum Ratio	Provided Parking Total	TRACT AREA (ACRES)	% LOT COVERAGE	FLOOR AREA RATIO
7117 070	Existing BLDG 2420 (Warehouse W/ Office)	62,640	21	21	1 space / 3,000 s.f.	42	1 space / 1,500 s.f.	83	6.35	52%	0.22
7117 104	Parking Expansion for BLDG. 2420	-	-	-	-	-	-	138	1.64	73%	-
	Total	62,640		27	-	42	-	221	8.19	-	-

%LOT COVERAGE CALCULATION (7117 104):
- TOTAL SITE AREA = 1.64 ACRES
- IMPERVIOUS AREA = 1.34 ACRES
- PERVIOUS AREA = 0.50 ACRES

%LOT COVERAGE = 1.34 ACRES / 1.84 ACRES = 73%

TOTAL SITE AREA = ±8.19 Acres
TOTAL DISTURBED AREA = ±2.27 Acres

7117 070: (2420 Brook Hollow Pkwy.)
SITE AREA = 6.35 Acres
DISTURBED AREA = 0.25 Acres

7117 104:
SITE AREA = 1.84 Acres
DISTURBED AREA = 2.02 Acres

PRE-DEVELOPED:
Onsite Impervious Area = ±3.35 Acres
Onsite Pervious Area = ±4.84 Acres

POST-DEVELOPED:
Onsite Impervious Area = ±4.61 Acres
Onsite Pervious Area = ±3.58 Acres

GWINNETT DEVELOPMENT NOTES:

1. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6000.
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
4. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
5. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
6. NO OVERSIZED SIGNS ARE PERMITTED.
7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
8. NO CANOPIES ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
9. NO ROOF OVERHANGS ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
10. SEE PAGE C-8.0 FOR ELECTRIC VEHICLE SPACE SIGN DETAIL (TYP. SIGN DETAILS)

GENERAL SITE NOTES:

1. OWNER/DEVELOPER: A&D FOODS (ANGKAWIJANA, LLC.) 2075 BOGGS ROAD DULUTH, GA 30096
2. SITE IS LOCATED AT THE 2420 MEADOW BROOK PARKWAY. PARCEL #'s 7117 070 & 7117 104, CITY OF Duluth, Gwinnett, GA, AND CONSISTS OF ±8.19 ACRES.
3. THE SITE IS ZONED M1.
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7.
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
10. ALL CONSTRUCTION TO CONFORM TO GWINNETT COUNTY STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
16. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0070F, AND THE DATE OF SAID MAP IS 09/29/2006 THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
17. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ANY AND ALL REQUESTS FOR AN OPEN ROAD CUT OR LANE CLOSURE SHALL NEED TO BEGIN WITH AN EMAIL TO DOTCOMMUNITYRELATIONS@GWINNETT.COM TO INITIATE THE PROCESS. APPROVAL OF EITHER A ROAD CUT OR LANE CLOSURE WILL NOT BE CONSIDERED UNTIL A REQUEST HAS BEEN SENT TO THE EMAIL ADDRESS SHOWN ABOVE. FOR ANY QUESTIONS, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE, OR CALL THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION MAIN NUMBER AT 770.822.7400.

SIGHT DISTANCE CERTIFICATION:

I CERTIFY THAT THE SIGHT DISTANCE CONDITIONS FOR THE PROPOSED DRIVEWAYS AND STREETS CONNECTING TO CLASSIFIED ROADS WITHIN THIS PLAN ARE IN COMPLIANCE WITH THE GWINNETT COUNTY UDO SECTION 360-40.4 & TABLE 360.2

01/30/2025

1 / 1

HGA
HAINES GIPSON & ASSOCIATES
Civil - Structural - Bridge

GEORGIA PROFESSIONAL ENGINEER
DERIK C. MCCOY
GEN/CE CERT. 72664
EXP: 8/24/26

A PROJECT OF:
ANGKAWIJANA, LLC.

A&D FOODS PARKING
2420 MEADOWBROOK PARKWAY
DULUTH, GA 30096

NO	BY	DATE	DESCRIPTION
03	LCG	01/30/2025	GWINNETT COUNTY COMMENTS
02	LCG	12/20/2024	GWINNETT COUNTY COMMENTS
01	LCG	10/30/2024	GWINNETT COUNTY COMMENTS

DRAWN BY: LCG
CHECKED BY: JCM
DATE: 01/30/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

HGA JOB No. 2024-331

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SD-2226-00003

6.1 Trip Generation

The development will be an indoor event center primarily serving wedding parties, corporate parties and other social activities and is expected to be leased out only on weekends. The indoor event center will have a maximum seating capacity is 1,000 and a staff of up to 15.

Institute of Transportation's Trip Generation Manual does not include a trip generation category for special events facilities. Therefore, the traffic volumes for the site-generated trips to and from this event center development were estimated based on its planned characteristics.

The event center will primarily be used for weddings, corporate parties or other social activities that require meeting or gathering space. Event attendance typically ranges from 50% to 80% of the total seating; however, the full capacity of 1,000 seats is used in this study to represent a worst-case scenario. Based on an assumed average vehicle occupancy of 2.5 guests, a peak event is anticipated to generate approximately 400 entering guest vehicles. Including the corresponding 400 exiting guest vehicles at the conclusion of the event, the projected trip generation is approximately 800 guest trips in total (entering and exiting combined) during an event.

It should be noted that guest arrivals and departures are expected to be distributed over the course of the event, and therefore, not all trips will occur within a single peak hour. To estimate peak hour traffic, a scenario of 320 entering guest vehicles during the PM peak hour and 320 exiting guest vehicles during the Night peak hour (approximately 80% of the total event-generated traffic) is assumed. No site-generated traffic is assigned to the AM peak hour, as the facility is generally not expected to operate in the morning.

For staff and facility trips, it is assumed that 15 staff vehicles will enter during the PM peak hour and exit during the Night peak hour, with a conservative estimate of 40 total staff-related trips per event.

Although the event center is expected to operate primarily on weekends, this analysis uses Friday background traffic volumes to assess a worst-case scenario within the study network. Weekend peak-hour traffic was not analyzed, as background volumes are considerably lower due to the absence of commuter and school-related trips. Even with the addition of traffic generated by the event center, the study area is anticipated to operate under relatively low traffic demand compared to the weekday peak hours.

The calculated total trip generation for the proposed event center is summarized in Table 4.

TABLE 4 – TRIP GENERATION (PROPOSED SITE)

Land Use	Employees & Seating Capacity	AM Peak Hour			PM Peak Hour			Night Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Two-way
Indoor Event Center (Staff)	15 employees	0	0	0	15	2	17	2	15	17	40
Indoor Event Center (Guests)	1000 seats	0	0	0	320	10	330	10	320	330	800
Total Trips		0	0	0	335	12	347	12	335	347	840

6.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and site-generated staff trips for the AM, PM, and Night peak hours are shown in Figure 5A & 5B, while the guest trips for the AM, PM, and Night peak hours are shown are shown in Figures 6A and 6B, respectively.

6.2.1 Nearby Planned General Office Building at 2400 Meadowbrook Parkway

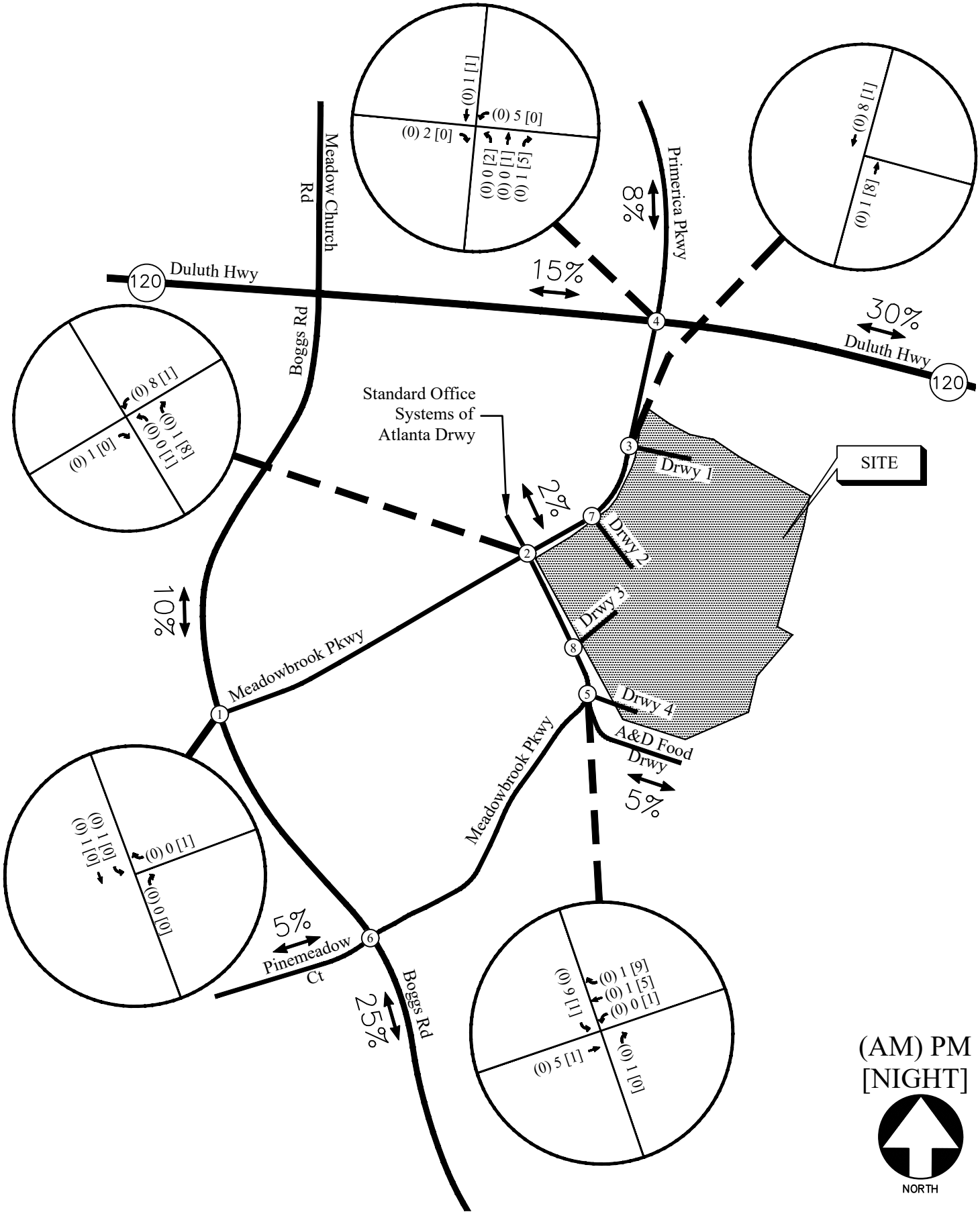
A planned office development will be located at 2400 Meadowbrook Parkway, northeast of the proposed project. This development will share the existing full-access driveway on Meadowbrook Parkway (site driveway 1) with the proposed event center at 2420 Meadowbrook Parkway. The proposed office will consist of a 29,909-sf general office building and is estimated to be completed by 2026. Accordingly, its impact on the study area was considered under both "No Build" and "Build" conditions.

Trip generation estimates for the nearby development 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 was based on the following ITE land use *710 – General Office Building*.

The calculated office-generated traffic volumes for this development are shown in Table 5, and the AM and PM peak hour volumes passing through the study area are shown in Figure 7.

TABLE 5 – TRIP GENERATION (ADJACENT DEVELOPMENT)

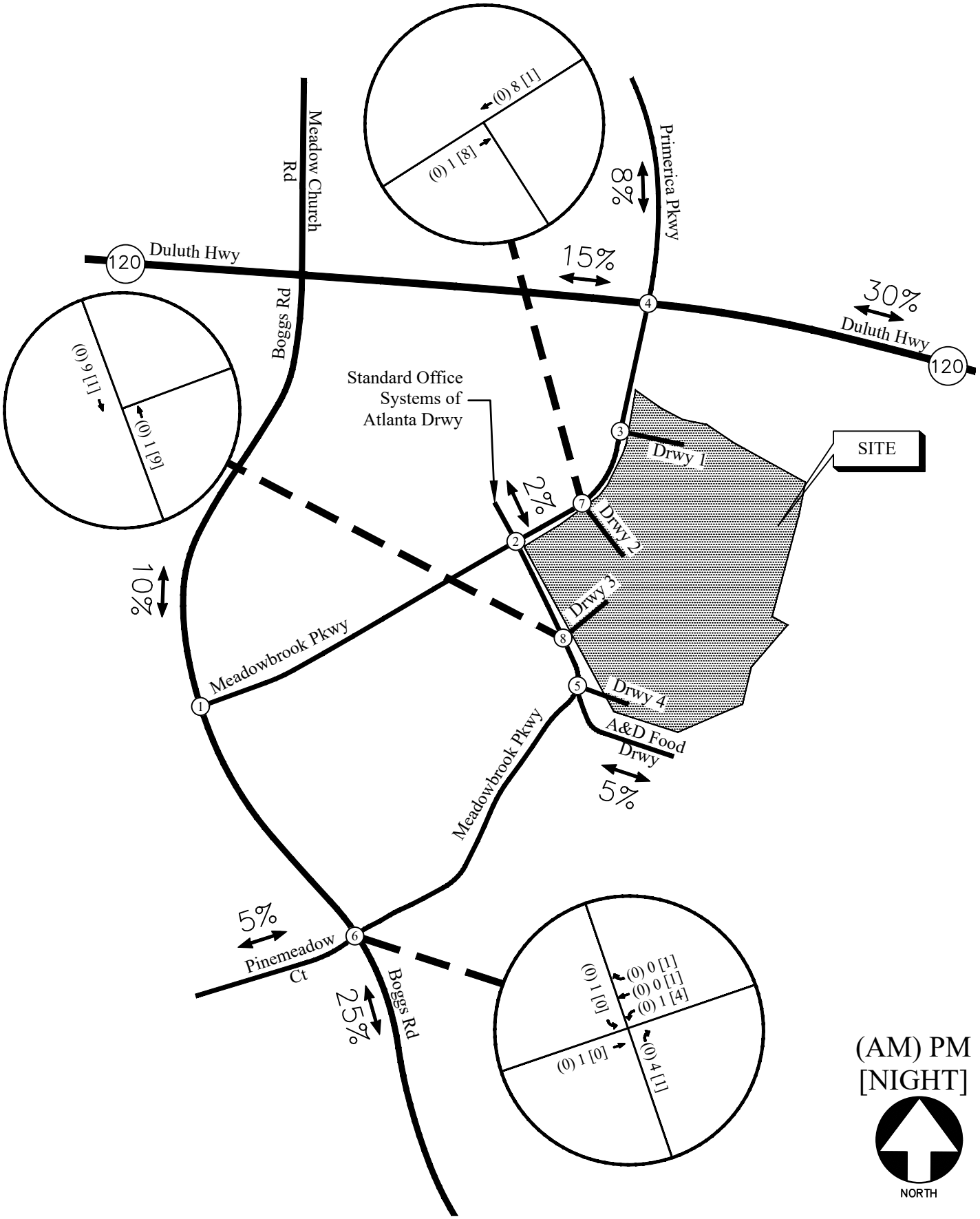
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 710 – General Office Building	29,909 sf	47	6	53	10	51	61	393



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (STAFF)

FIGURE 5A

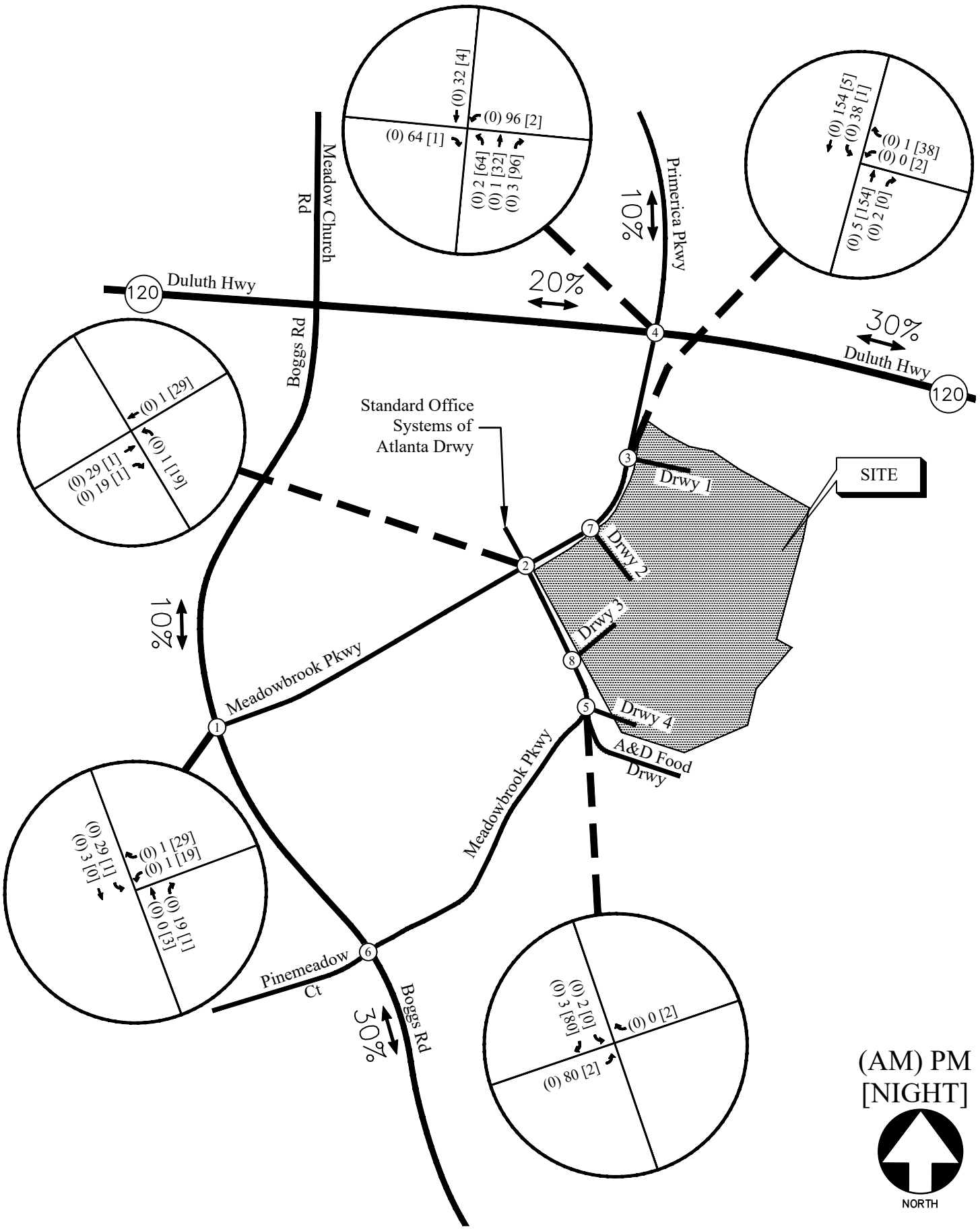
A&R Engineering Inc.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (STAFF)

FIGURE 5B

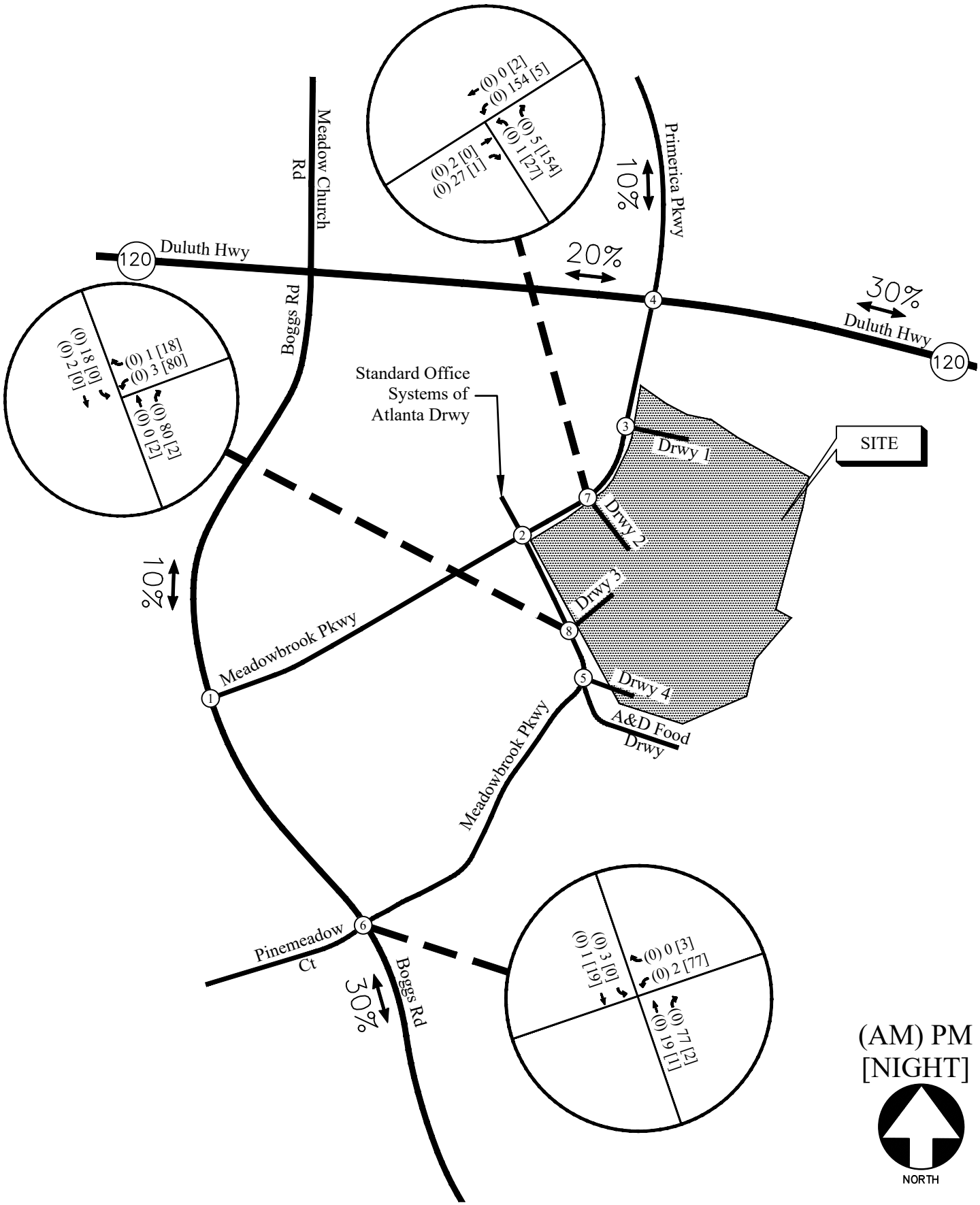
A&R Engineering Inc.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (GUESTS)

FIGURE 6A

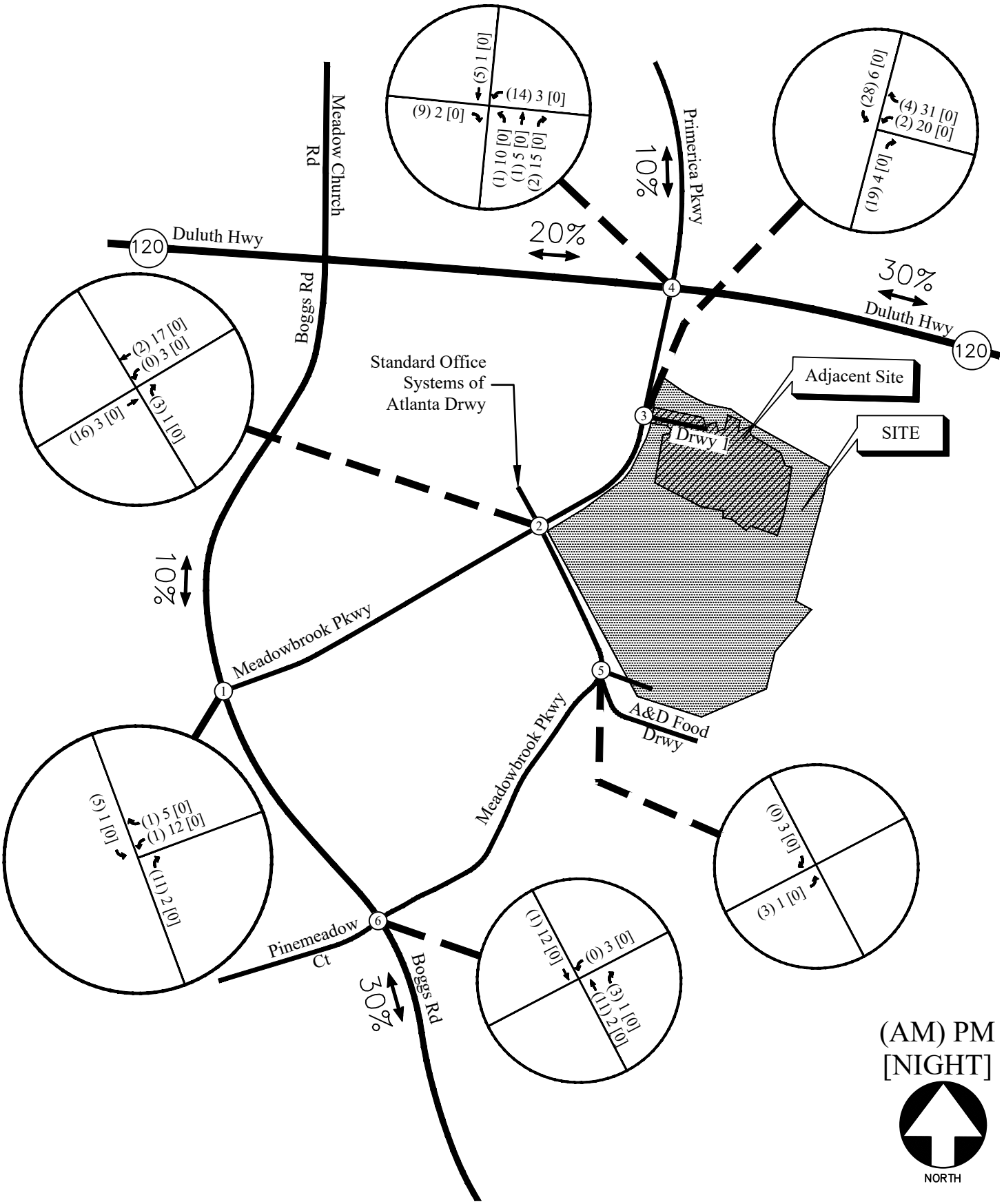
A&R Engineering Inc.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (GUESTS)

FIGURE 6B

A&R Engineering Inc.



TRIP DISTRIBUTION SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (ADJACENT SITE)

FIGURE 7

A&R Engineering Inc.

7.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the "Build" and "No-Build" conditions.

7.1 Future "No-Build" Conditions

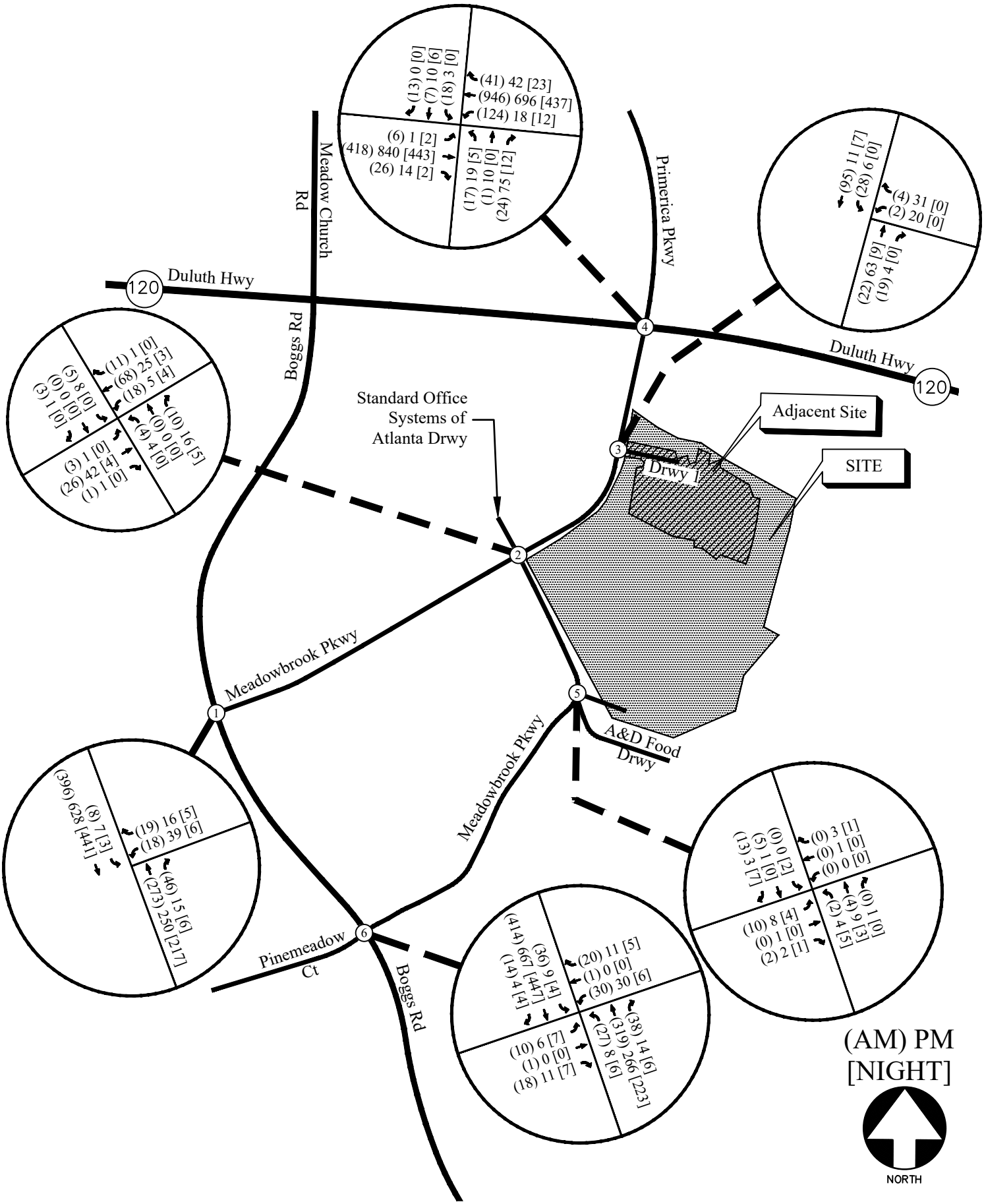
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the adjusted existing traffic volumes (Figure 2) plus increases for annual growth of through traffic and adjacent site-generated traffic (Figure 7).

7.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 8.

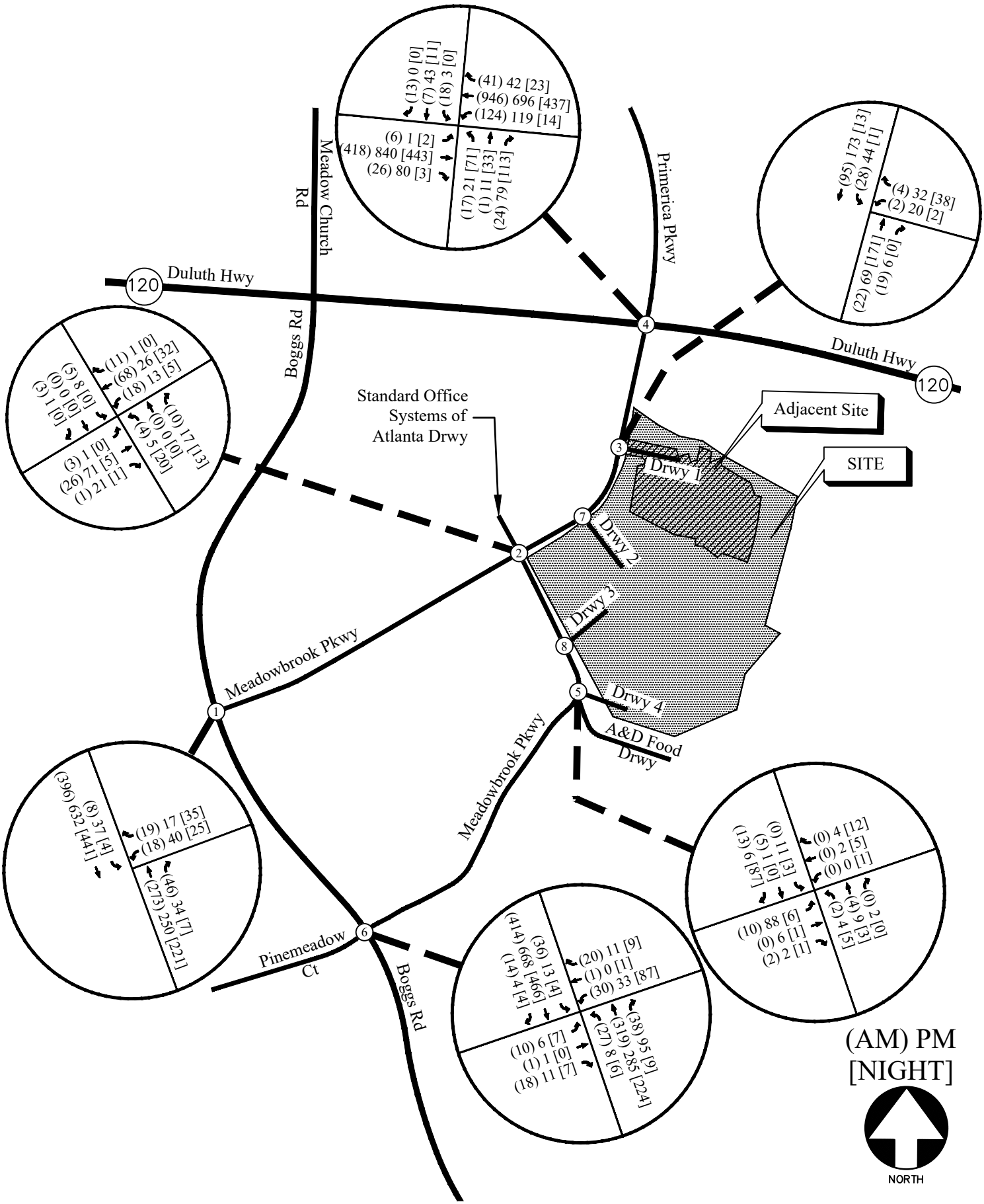
7.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figures 5A, 5B, 6A & 6B) were added to base traffic volumes (Figure 8) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figures 9A & 9B, respectively.



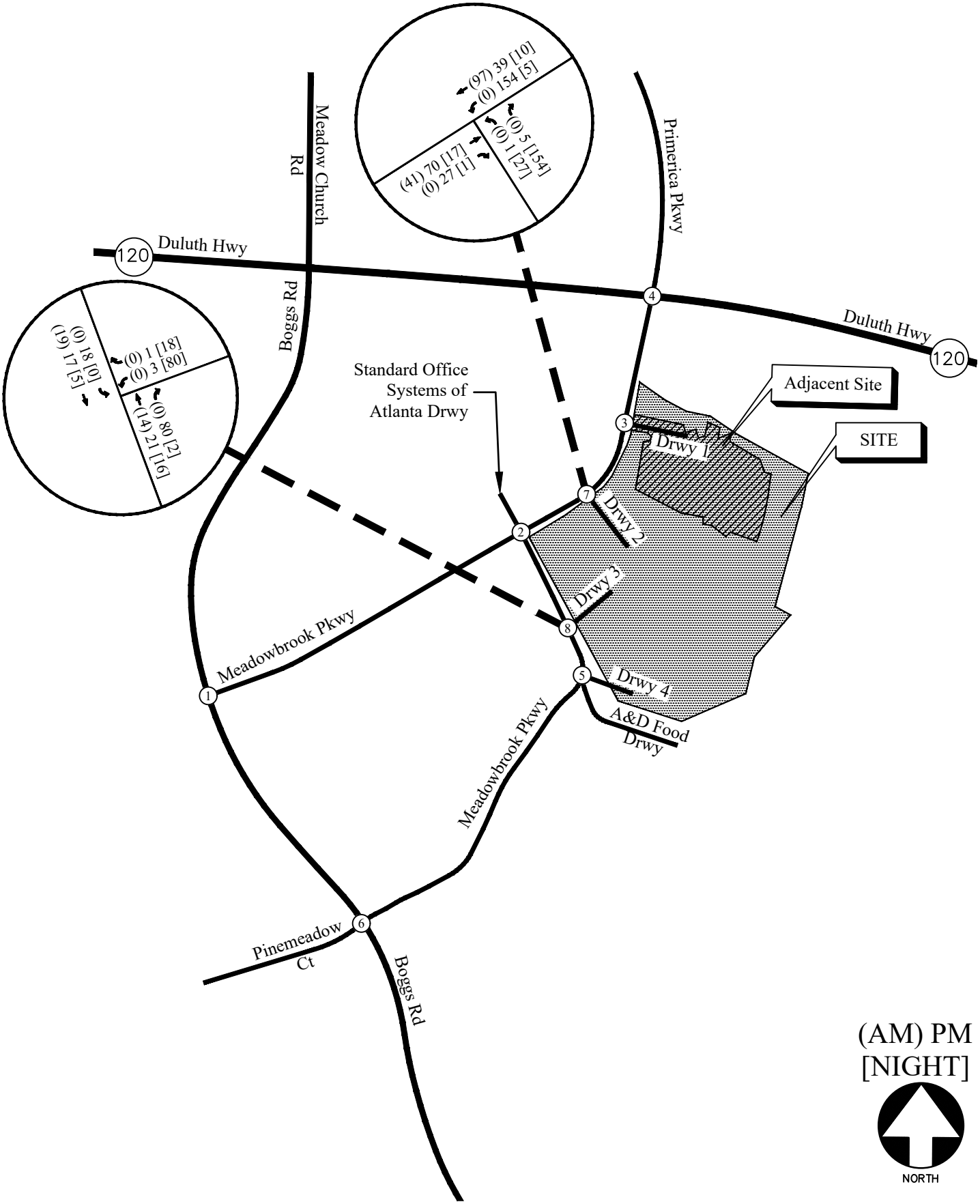
FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9A

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9B

A&R Engineering Inc.

7.3 Auxiliary Lane Analysis

Included below are analyses for turn lanes at the site driveways per Gwinnett County standards.

7.3.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, a left turn lane shall be provided at each project driveway or subdivision street that accesses a Minor Collector Street or Major Thoroughfare if characteristics of the major street and site density exceed certain thresholds. Since Meadowbrook Parkway is not classified by Gwinnett County as a Minor/Major Collector roadway, nor a Major Thoroughfare, a left turn lane is not warranted at either site driveway along Meadowbrook Parkway.

7.3.2 Deceleration Turn Lane Analysis

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a deceleration lane shall be required to be provided at each subdivision street entrance (as applicable) that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2B). Since Meadowbrook Parkway is not classified by Gwinnett County as a Minor/Major Collector roadway, nor a Major Thoroughfare, a right turn lane is not warranted at either site driveway along Meadowbrook Parkway.

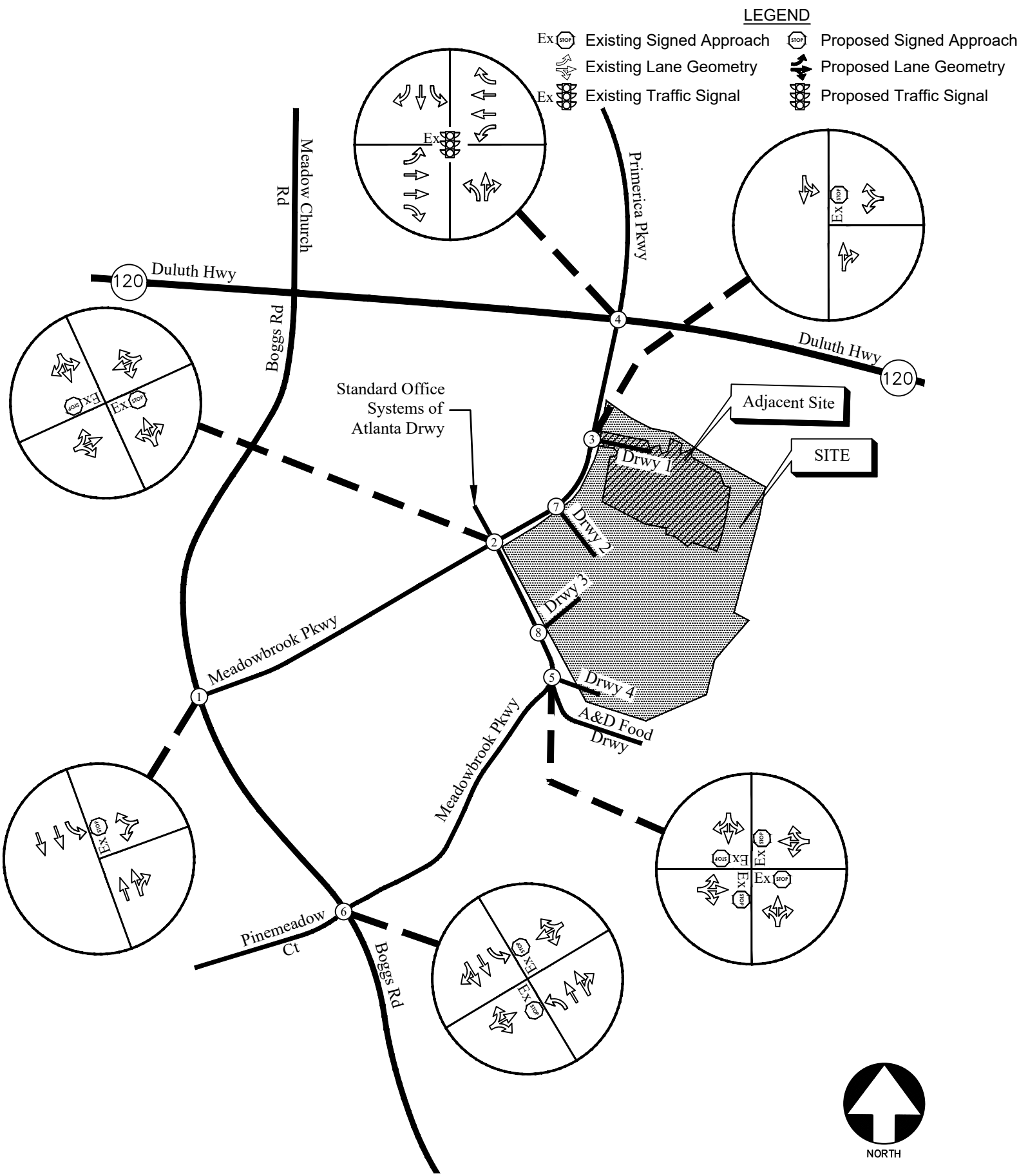
7.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 8 and Figures 9A & 9B, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figures 10A & 10B.

TABLE 6 – FUTURE INTERSECTION OPERATIONS

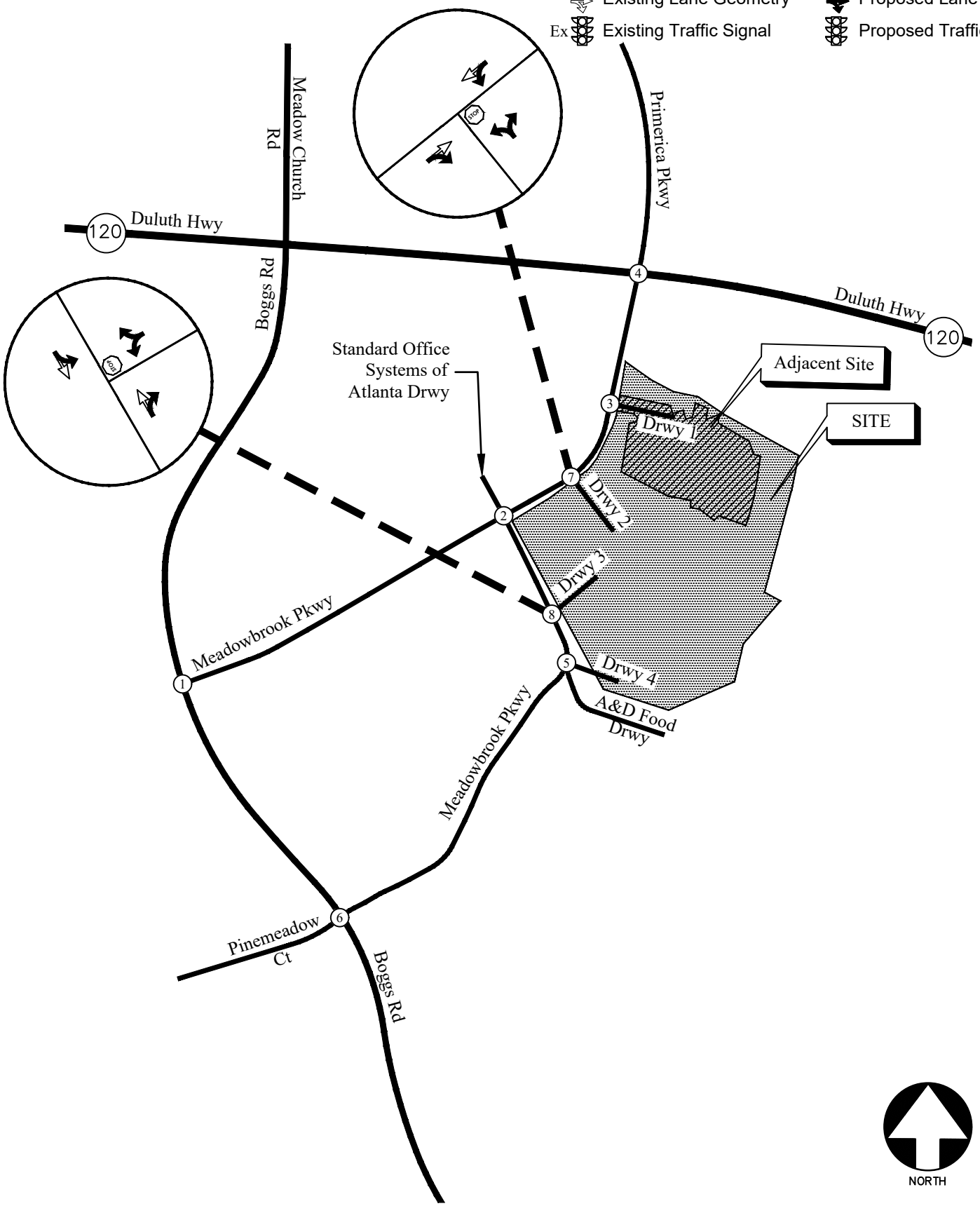
	Intersection	Future Condition: LOS (Delay)					
		NO-BUILD			BUILD		
		AM	PM	Night	AM	PM	Night
1	**Boggs Road at Meadowbrook Pkwy**						
	-Westbound Approach	A (8.5)	B (10.5)	A (8.4)	A (8.5)	B (11.1)	A (7.7)
	-Southbound Left	A (7.9)	A (7.8)	A (7.7)	A (7.9)	A (7.9)	A (7.7)
2	**Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway**						
	-Eastbound Left	A (7.4)	A (7.3)	A (7.2)	A (7.4)	A (7.3)	A (7.4)
	-Westbound Left	A (7.3)	A (7.3)	A (7.3)	A (7.3)	A (7.5)	A (7.3)
	-Northbound Approach	A (8.9)	A (8.8)	A (8.6)	A (8.9)	A (9.2)	A (9.5)
	-Southbound Approach	A (9.5)	A (9.3)	A (8.9)	A (9.5)	A (9.8)	A (9.4)
3	**Meadowbrook Parkway at Site Driveway 1**						
	-Westbound Approach	A (9.0)	A (9.2)	A (8.8)	A (9.0)	B (10.3)	B (12.6)
	-Southbound Left	A (7.4)	A (7.4)	A (7.3)	A (7.4)	A (7.5)	A (8.3)
4	**SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway**	**A (3.7)**	**A (4.0)**	**A (2.3)**	**A (3.7)**	**A (5.7)**	**A (9.2)**
	-Eastbound Approach	A (3.3)	A (3.5)	A (2.2)	A (3.3)	A (4.7)	A (4.3)
	-Westbound Approach	A (1.7)	A (1.5)	A (1.0)	A (1.7)	A (2.0)	A (2.4)
	-Northbound Approach	E (57.2)	E (57.4)	E (59.0)	E (57.2)	E (57.1)	E (55.1)
	-Southbound Approach	E (56.7)	E (56.6)	E (61.3)	E (56.7)	E (57.9)	D (50.7)
5	**Meadowbrook Parkway at A & D Food Driveway/Site Driveway 4**	**A (6.9)**	**A (7.0)**	**A (6.9)**	**A (6.9)**	**A (7.8)**	**A (7.3)**
	-Eastbound Approach	A (7.1)	A (7.1)	A (7.1)	A (7.1)	A (8.0)	A (7.5)
	-Westbound Approach	A (6.9)	A (6.6)	A (6.4)	A (6.9)	A (6.8)	A (7.1)
	-Northbound Approach	A (7.1)	A (7.1)	A (7.2)	A (7.1)	A (7.4)	A (7.4)
	-Southbound Approach	A (6.6)	A (6.6)	A (6.6)	A (6.7)	A (7.3)	A (7.3)
6	**Boggs Road at Meadowbrook Parkway/Pinemeadow Court**						
	-Eastbound Approach	B (14.9)	C (15.1)	B (12.8)	B (14.9)	C (16.1)	B (13.1)
	-Westbound Approach	C (18.0)	C (16.0)	B (11.6)	C (18.0)	C (18.1)	C (16.0)
	-Northbound Left	A (8.6)	A (9.2)	A (8.4)	A (8.6)	A (9.2)	A (8.5)
	-Southbound Left	A (8.3)	A (7.9)	A (7.8)	A (8.3)	A (8.2)	A (7.8)
7	**Meadowbrook Parkway at Site Driveway 2**	-	-	-			
	-Westbound Left				A (7.3)	A (7.7)	A (7.3)
	-Northbound Approach				A (8.9)	A (9.4)	A (9.2)
8	**Meadowbrook Parkway at Site Driveway 3**						
	-Westbound Approach				A (8.5)	A (9.1)	A (9.0)
	-Southbound Left				A (7.2)	A (7.5)	A (7.3)

The results of both the “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) will continue to operate at an overall level of service “A” in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a satisfactory level of service “C” or better in all the AM, PM and Night peak hours.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 10A

A&R Engineering Inc.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 10B

A&R Engineering Inc.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed event center development that will be located at 2420 Meadowbrook Parkway in City of Duluth, Gwinnett County, Georgia. The vacant space within the existing building will be used to accommodate the event center. The proposed development will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and a staff of up to 15.

The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Boggs Road at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway (Site Driveway 1)
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A & D Food Driveway/Event Center Driveway (Site Driveway 4)
6. Boggs Road at Meadowbrook Parkway/Pinemeadow Court
7. Meadowbrook Parkway at Site Driveway 2
8. Meadowbrook Parkway at Site Driveway 3

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for an increase in traffic due to the proposed development.

The results of both the “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) will continue to operate at an overall level of service “A” in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a satisfactory level of service “C” or better in all the AM, PM and Night peak hours.

Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

8.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach, Meadowbrook Parkway approaches and A & D Food Driveway approach

Exhibit I: Public Participation Plan and Report

[attached]

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Plan

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

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.**
   On site 2420 Meadowbrook & Zoom meeting for those who are unable to travel

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.**
   January 6, 2026 @ 2 PM EDT & 6 PM EDT

4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**
   Attendees will have the applicants contact information for future questions or concerns.
   A Q&A session will take place to facilitate responses from the public attending this meeting

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
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678.518.6000
GwinnettCounty.com

Public Participation Report

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

   Included in package with addresses.

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.**

   On site @ 2420 Meadowbrook Parkway Duluth, Ga 30096.
   December 1, 2025 2PM & 6PM.

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

   Check in table to be included at meeting. Sign in sheet included in this package.

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

   There were no attendees for the public participation event. After the meeting ownership followed up with Joni Schauer regarding the plans for future expansion. No concerns/ issues were expressed during this conversation.

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?**

   No issues or concerns to note at this time, plans remain unchanged.

Exhibit J: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	SUP2026-00003
Case Address:	2420 Meadowbrook Parkway, Duluth, 30096

	Comments:	X	YES		NO
1	Meadowbrook Parkway is a local road. There is no Average Daily Traffic (ADT) Volume available.				
2	The nearest Ride Gwinnett facility is located approximately 525' feet away at Meadowbrook Parkway and Duluth Highway (Stop 1125 / Route 10A and 10B).				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.campagne@gwinnettcounty.com
Case Number:	SUP2026-00003
Case Address:	2420 Meadowbrook Pkwy

	Comments:		**YES**	X	**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					

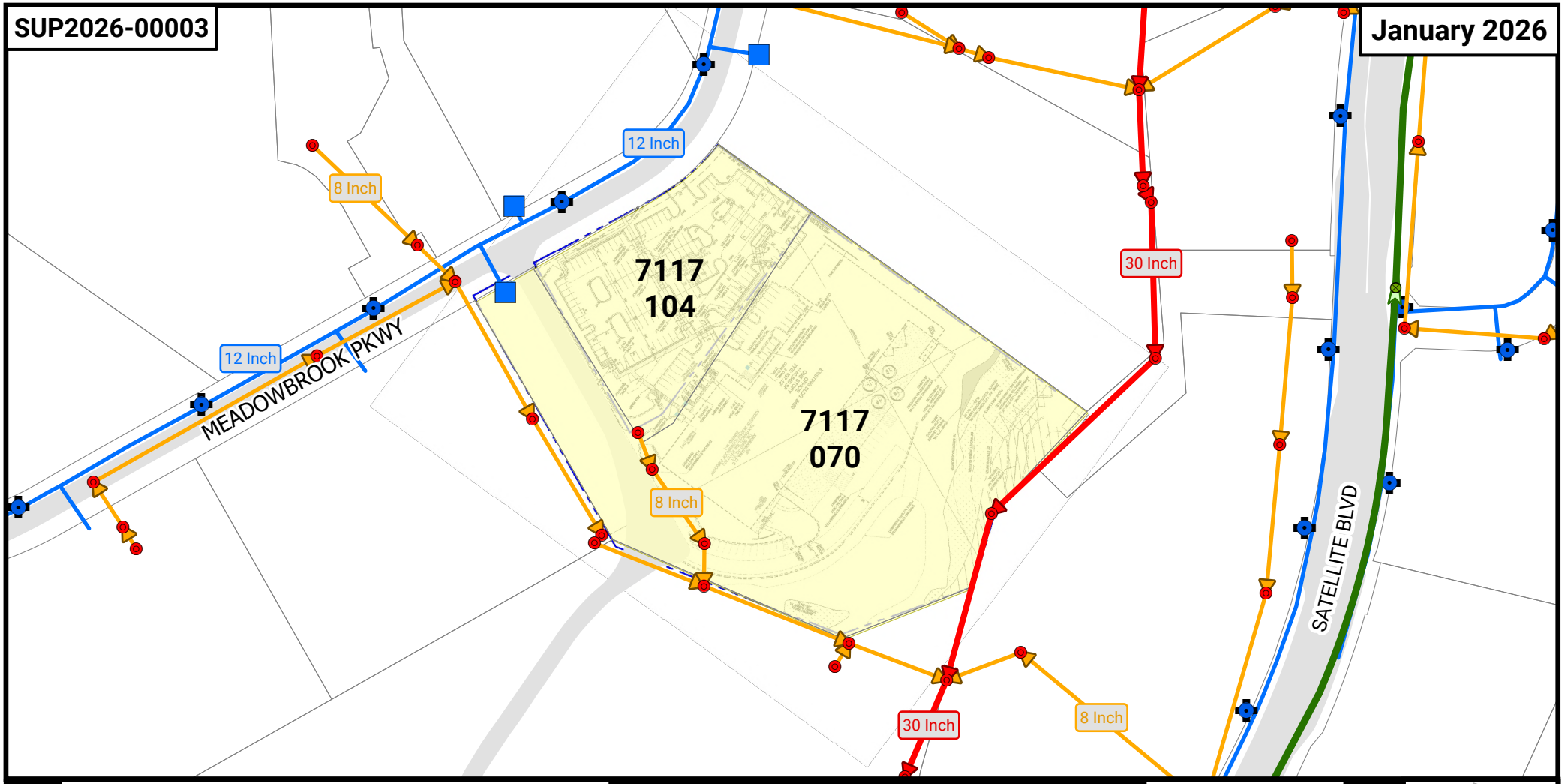
	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

SUP2026-00003

January 2026



LEGEND

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

2420 Meadowbrook Pkwy
M-1

Water & Sewer Utility Map

N
W E
S

0 110 220
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 K: Maps

[attached]

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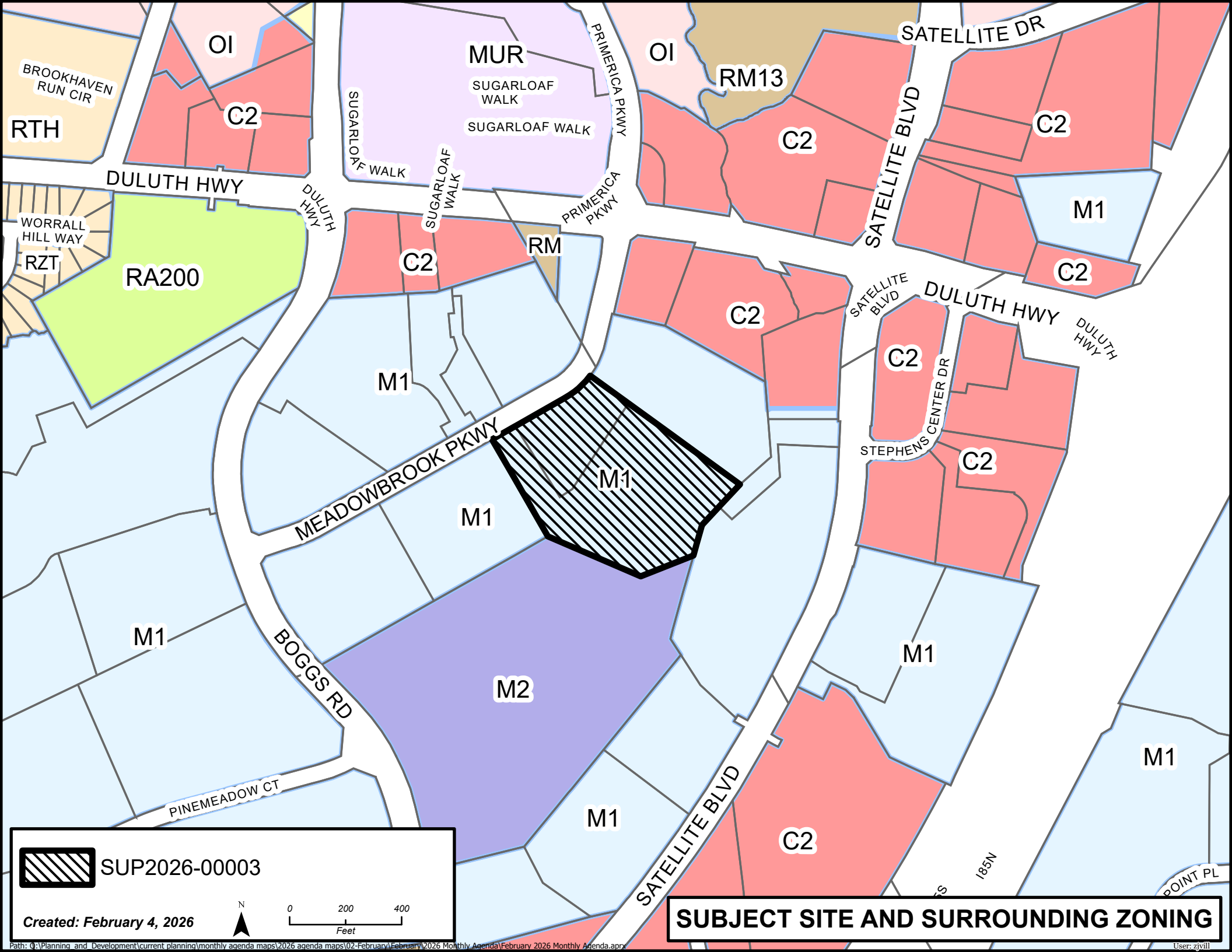
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SATELLITE DR
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BROOKHAVEN RUN CIR
RTH
C2
C2
C2
DULUTH HWY
DULUTH HWY
SUGARLOAF WALK
SUGARLOAF WALK
PRIMERICA PKWY
M1
WORRALL HILL WAY
RZT
RA200
C2
RM
C2
C2
SATELLITE BLVD
DULUTH HWY
DULUTH HWY
C2
M1
C2
STEPHENS CENTER DR
MEADOWBROOK PKWY
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M1
BOGGS RD
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PINEMEADOW CT
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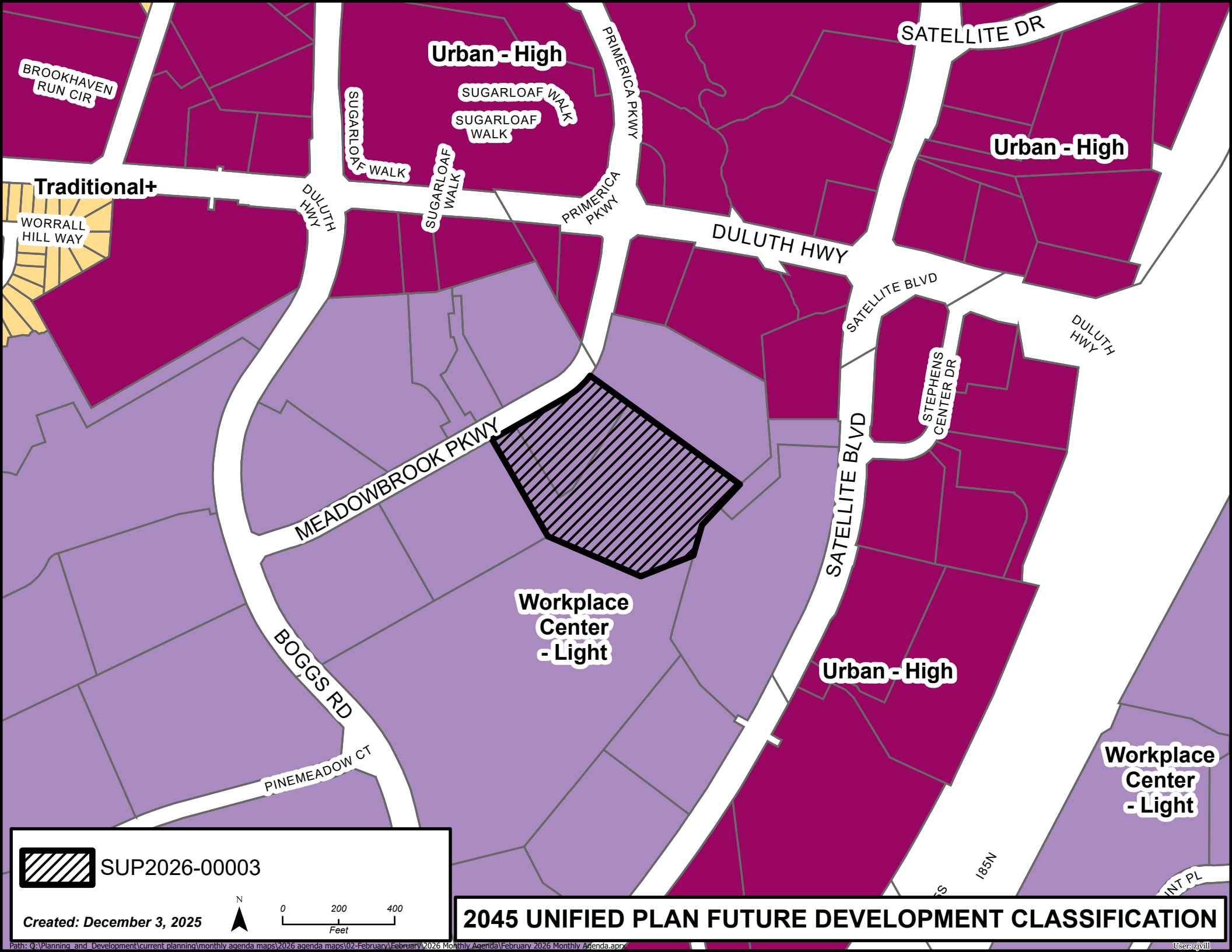
Urban - High
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SUGARLOAF WALK
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SATELLITE DR
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Urban - High
Traditional+
DULUTH HWY
WORRALL HILL WAY
SUGARLOAF WALK
PRIMERICA PKWY
DULUTH HWY
SATELLITE BLVD
DULUTH HWY
STEPHENS CENTER DR
MEADOWBROOK PKWY
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Workplace Center - Light
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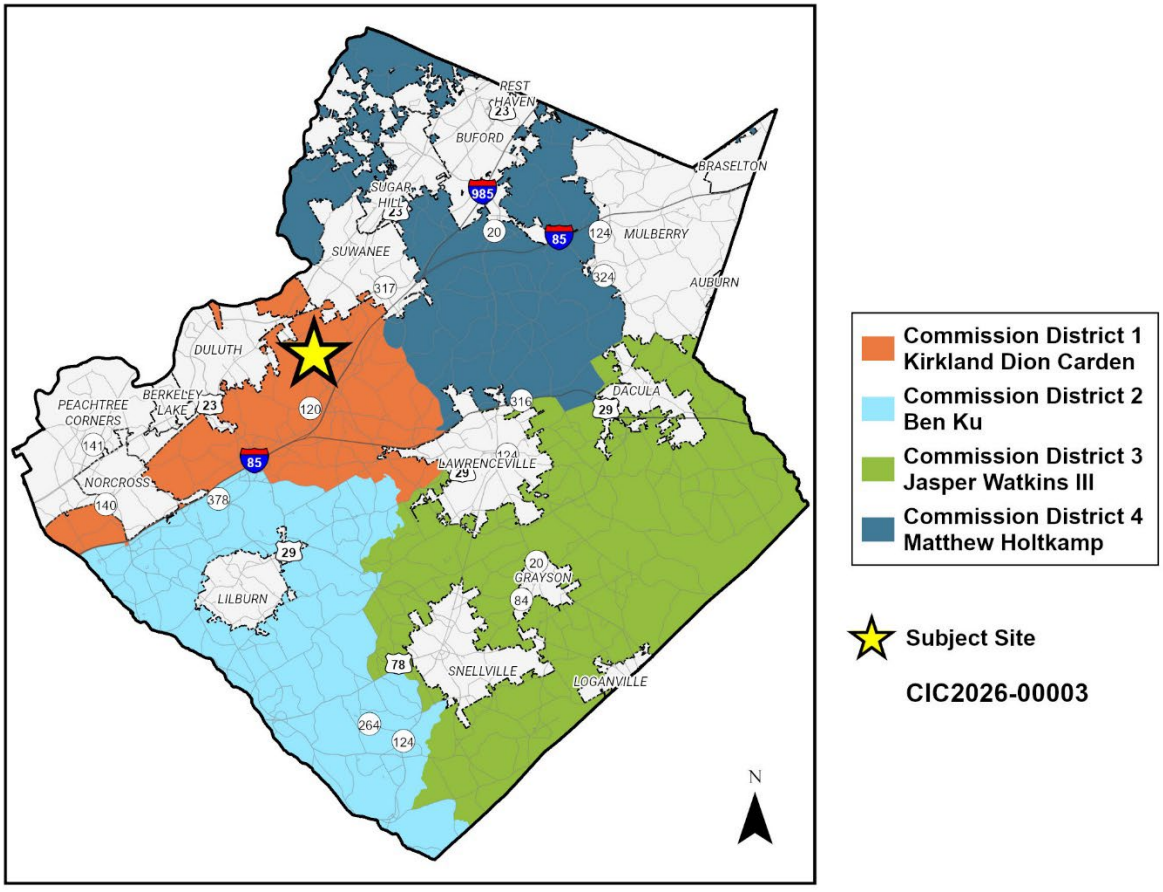
User: zjvill

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**CIC2026-00003**
Current Zoning:	**M-1** (Light Industry District)
Request:	Change in Conditions
Overlay District:	Civic Center Overlay District
Address:	6745 Sugarloaf Parkway
Map Number:	R7157 095
Site Area:	6.88 acres
Square Feet:	30,863
Proposed Development:	Place of Worship
Commission District:	District 1 – Commissioner Carden
Future Development Type:	Urban – High
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	SMC Ministry, Inc. c/o Andersen, Tate & Carr, P.C. 1960 Satellite Boulevard, Suite 4000 Duluth, GA 30097	**Owner:**	DJ2, LLC 6745 Sugarloaf Parkway Duluth, GA 30097
Contact:	Melody Glouton	**Phone:**	770.822.0900

Zoning History

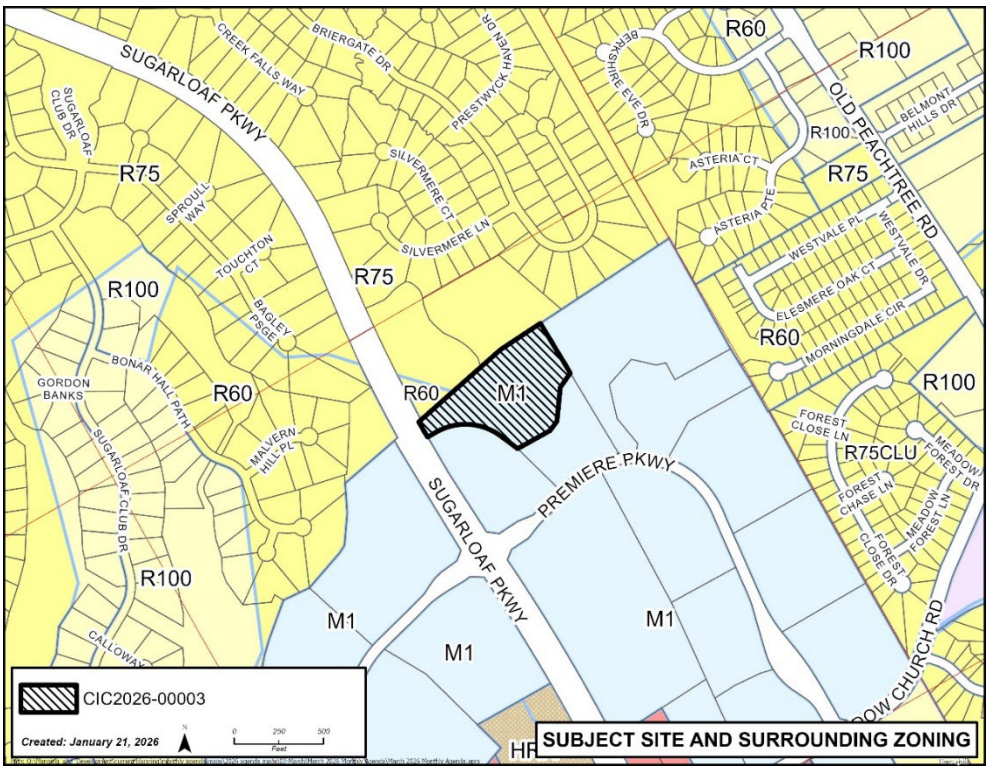
The subject property is zoned M-1 (Light Industry District). In 1994, the property was rezoned from O-I (Office-Institutional District) and M-1 to M-1 as part of a larger business park, pursuant to RZ-94-160. The property is located in the Civic Center Overlay District.

Existing Site Condition

The subject property is a 6.88-acre parcel located along Sugarloaf Parkway, north of its intersection with Premiere Parkway. The site contains a one-story, 30,863-square-foot office building and parking lot. The site has access to both Sugarloaf Parkway and Perimeter Parkway, through Credit Union Way, a private drive. There are 5-foot-wide sidewalks along Sugarloaf Parkway and a portion of Credit Union Way. The nearest Ride Gwinnett transit stop is approximately 1.0 mile from the property.

Surrounding Use and Zoning

The property is located in the Business Park at Sugarloaf and is surrounded by a mixture of residential and office uses. Undeveloped residential properties are located to the north. Office uses are located to the east, south, and west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Place of Worship	M-1
North	Residential (undeveloped)	R-60 and R-75
East	Office	M-1
South	Office	M-1
West	Office	M-1

Project Summary

The applicant requests a change in conditions for a property zoned M-1 for a place of worship, including:

- Conversion of the existing office building into a place of worship that includes a sanctuary, two chapels, fellowship hall and kitchen to serve approximately 200 members. (*The original conditions limited the uses to light industrial, office, and distribution.)*
- Services including Sunday worship and weekday education and community activities.
- No exterior renovations or site modifications.

Zoning and Development Standards

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

Standard	Required	Existing	Meets Standard?
FAR	Maximum 1.0	0.1	YES
Lot Size	Minimum 1 acre	6.87 acres	YES
Lot Width	Minimum 150’	Minimum 150’	YES
Lot Coverage	Maximum 80%	Maximum 80%	YES
Front Yard	Minimum 50’	Minimum 50’	YES
Rear Yard	Minimum 50’	Minimum 50’	YES
Side Yard	Minimum 25’	Minimum 25’	YES
Building Height	Maximum 45’	27’	YES
Parking	Minimum 122 spaces Maximum 162 spaces	144 spaces	YES

The property is located in the Civic Center Overlay District, but the overlay standards only apply to new construction and the applicable and affected portions of redevelopment.

Public Participation

The applicant held a community meeting on December 3, 2025, at the subject property. There were no community members in attendance.

Staff Analysis

Change in Conditions Request Analysis: The standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The property is surrounded by office uses to the east, south, and west, and abuts undeveloped residential properties to the north. The proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The place of worship is an adaptive reuse of an underutilized office building. The majority of activities would occur either over the weekend or after typical business hours of the Business Park at Sugarloaf. The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.

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

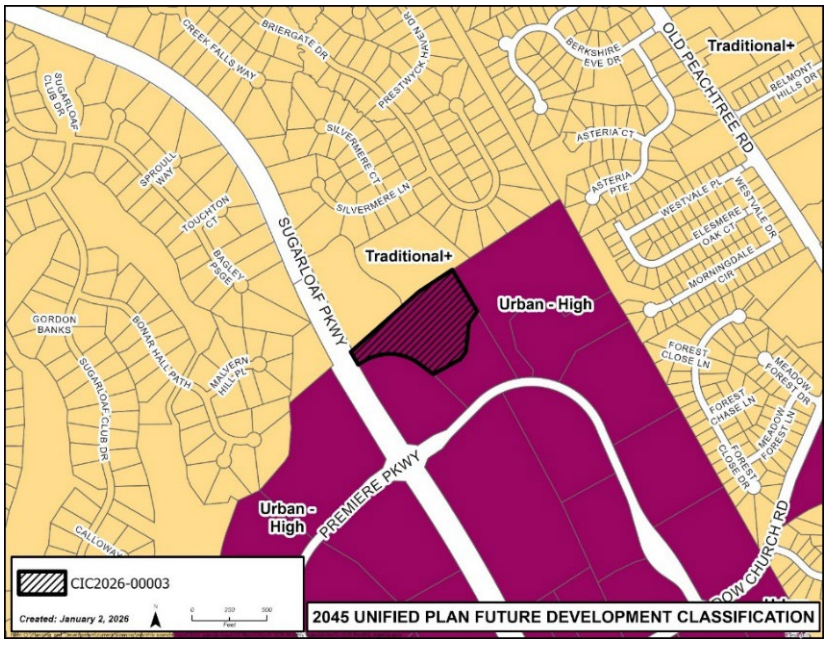
The property has a reasonable economic use as currently zoned.

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

Minimal impacts on public facilities are anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment.

E. Whether the proposed change in conditions 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 mixed-use development including residential, retail/entertainment, office and public/institutional uses. The proposed development 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 change in conditions.

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 change in conditions request:

Staff Recommended Conditions

Approval of a change in conditions for a place of worship in M-1 (Light Industry District), subject to the following conditions:

~~1. To restrict the use of the property as follows:~~

~~A. Light Industrial, Office, Distribution and accessory uses.~~

~~2. To satisfy the following site development considerations:~~

~~A. Provide a minimum 10-foot wide landscaped strips outside the right-of-way of Sugarloaf Parkway and Meadow Church Road.~~

~~B. Provide a five-foot wide landscaped strip adjacent to any internal property lines except where interparcel access is provided.~~

~~C. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, architectural concrete or other masonry finish. Alternate type exterior may be allowed after plans are reviewed and approved by the Director.~~

~~D. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the complex and along the road frontages.~~

~~E. Dumpsters shall be screened by a fence, wall or landscaping or located within the truck loading/unloading area. However, if the dumpster is visible from any public street or any residential area, the dumpster shall be screened. Dumpster pickup shall be limited to between the hours of 7:00 am until 7:00 pm.~~

~~F. No billboards shall be permitted.~~

~~G. Submit overall conceptual landscape plan for review and approval of the Director. Landscaping shall be consistent with the standards of the adjacent and nearby office development.~~

~~H. Number and location of curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.~~

~~I. Provide a 50-foot wide natural buffer undisturbed except for approved access and utility crossings adjacent to residential zoning.~~

~~J. Mechanical equipment operation shall not be allowed between the hours of 10:00 p.m. and 6:00 a.m. (i.e. compressors on truck trailers, forklifts, etc.). This does not include the operation of driving a truck to and from the site.~~

~~3. To abide by the following requirements, dedications and improvements:~~

~~A. Contribution, at no cost to the County, of owned land necessary for right of way for the extension of Sugarloaf Parkway from Meadow Church Road to Old Peachtree Road (approximately 31.96 acres).~~

~~B. Contribution, at no cost to the County, of owned land necessary for right-of-way for the widening of Meadow Church Road from Old Peachtree Road to SR 120.~~

~~C. Contribution of 50 % of the design costs for the widening of Old Peachtree Road from Meadow Church Road to I-85.~~

~~D. Developer will improve Meadow Church Road at time of development in accordance with Gwinnett County Development Regulations as follows:~~

~~1) 100% where both sides of the roadway are owned.~~

~~2) 50% where one side of the roadway is owned.~~

1. The development shall be limited to civic, light industrial, office and accessory uses.

Exhibits:

A. Site Visit Photos
B. Site Plan
C. Building Elevations
D. Floorplan
E. Letter of Intent and Applicant's Response to Standards
F. Redlined Resolution (RZ-94-160)
G. Application and Disclosure of Campaign Contributions
H. DWR Sewer Capacity Certification Letter
I. Public Participation Plan and Report
J. Internal and External Agency Review Comments
K. Maps

Exhibit A: Site Visit Photos

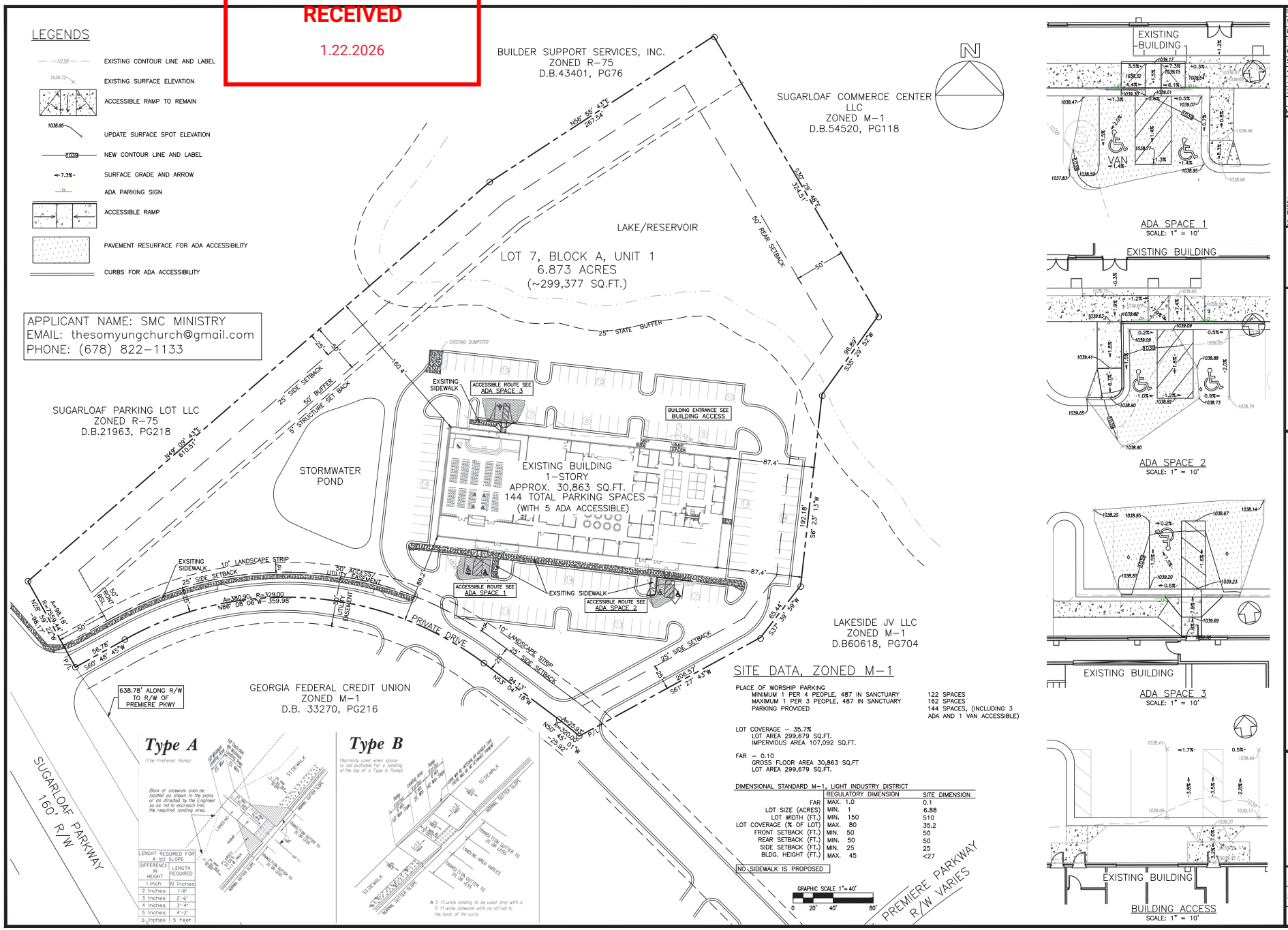
View of existing building

View of rear parking lot

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.22.2026



No	DESCRIPTION	Date
1	REVISION 1	12/11/25

yk|eng.
4351 THACKER LANE
SUWANEE, GA 30024
PHONE: (609)472-1124
yik@ykengdesign.com

SITE PLAN - ADA ACCESS
6745 SUGARLOAF PKWY
SMC MINISTRY
GWINNETT COUNTY, GEORGIA

056
SCALE: AS NOTED
EXHIB 1

NOT ISSUED FOR CONSTRUCTION

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.13.2025

Front

6745 Sugarloaf Pkwy, Duluth GA 30097

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.13.2025

Back

6745 Sugarloaf pkwy,Duluth GA 3007

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.13.2025

Right Side

6745 Sugarloaf Pkwy, Duluth GA 30097

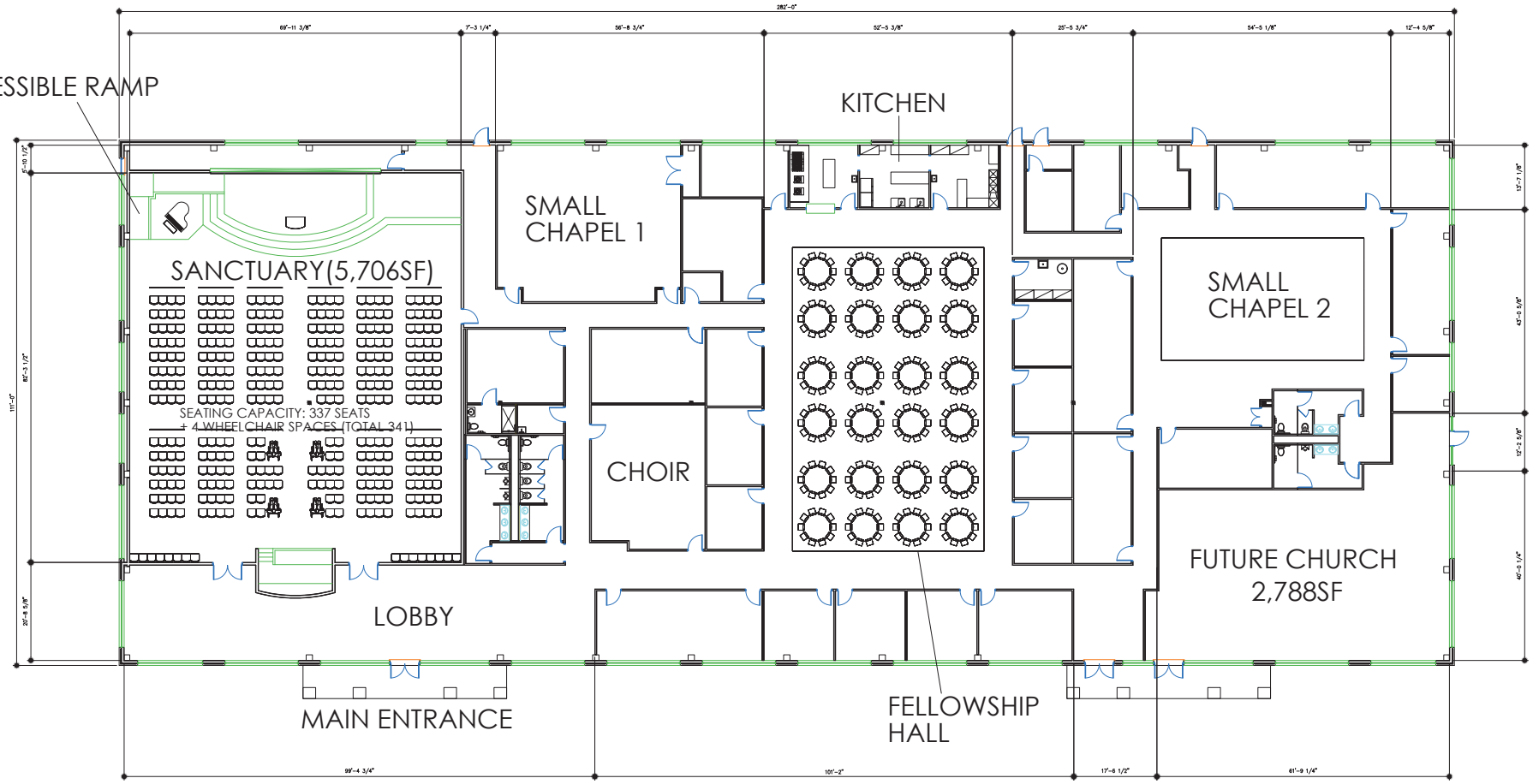
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.13.2025

Left Side

6745 Sugarloaf pkwy, Duluth GA 3007

Exhibit D: Floorplans

[attached]



1 PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"

ECO BLUE 99

SEAL

REVISIONS

CONDITIONAL USE PERMIT
THE SOMYUNG CHURCH
6745 SUGARLOAF PARKWAY
DULUTH, GA 30097

DATE	NOV.13. 2025
SHEET NUMBER	SD1.1
DRAWN	P.S
CHECKED	
JOB NO.	2025EB-020
TITLE	PROPOSED FLOOR PLAN

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

[attached]

ANDERSEN | TATE | CARR

November 13, 2025

LETTER OF INTENT
AND JUSTIFICATION FOR CHANGE IN CONDITIONS

Change in Conditions Application
Gwinnett County, Georgia

Applicant:
SMC Ministry, Inc.

Property:
Tax Parcel ID R7157 095
± 6.87 Acres of Land
Located at 6745 Sugarloaf Parkway, Duluth, Georgia
(M-1)

Submitted for Applicant by:
Melody A. Glouton, Esq.
Stephanie J. Dennis, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com
sdennis@atclawfirm.com

I. INTRODUCTION

This Application for Change in Conditions is submitted for a ±6.87-acre parcel of land located at 6745 Sugarloaf Parkway, Duluth, Georgia, and identified as Tax Parcel ID R7157 095 (hereinafter the "Property"). The Property is located on Sugarloaf Parkway, north of its intersection with Premiere Parkway.

The Property that is the subject of this Change in Conditions application is shown on the survey prepared by Brock Design Group Inc., dated January 13, 2005. The Property is further identified as shown below from the Gwinnett County Geographical Information System:

The Property is currently zoned M-1 (Light Industry District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, SMC Ministry, Inc. (the "Applicant"), seeks approval of a Change in Conditions to the existing zoning resolution in order to allow the establishment and operation of a place of worship on the Property.

The Applicant is the prospective purchaser of the Property from the current owner, DJ2, LLC and approval of this Change in Conditions is necessary to complete the acquisition. Establishing a permanent facility at this location will allow the 200-member ministry, which currently meets at North Gwinnett High School, to transition from a temporary setting to a dedicated worship campus that will better serve its growing congregation and the surrounding community. As such, the Applicant is requesting to amend the following conditions of Zoning Resolution RZ-94-160 ("Zoning Resolution") as follows:

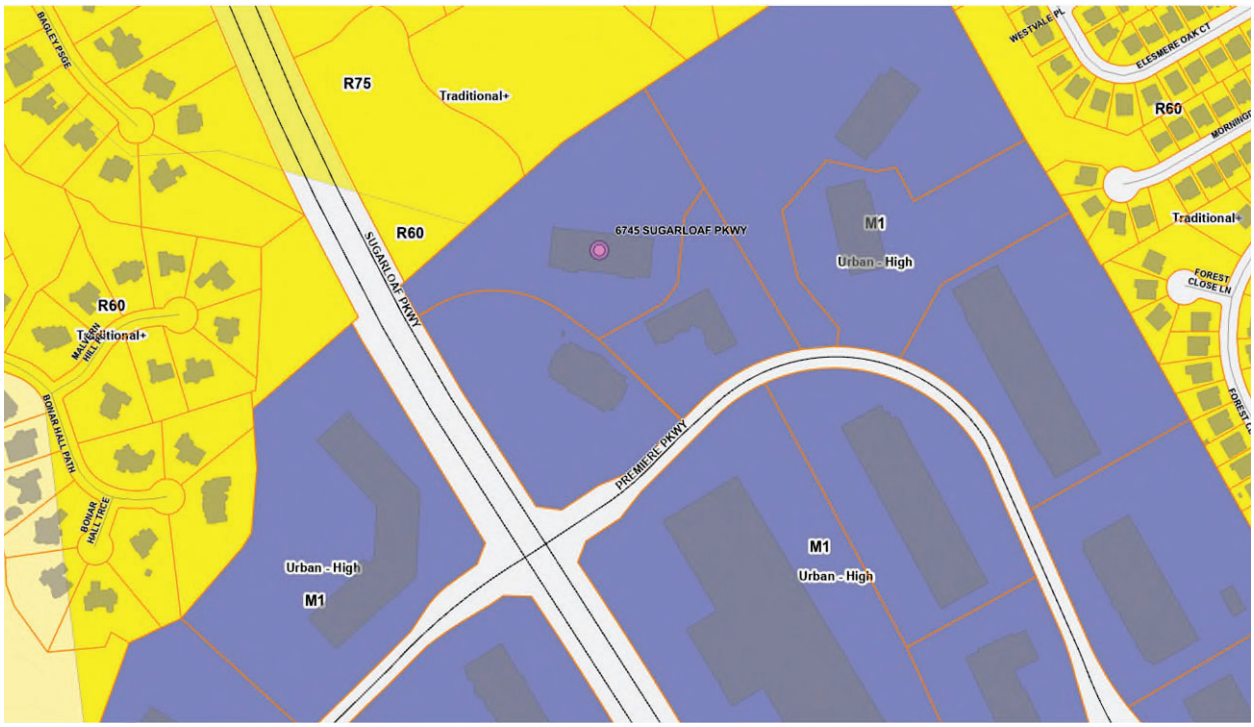
~~1. To restrict the use of the property as follows:~~

~~A. Light Industrial, Office, Distribution and accessory uses.~~

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a single parcel in Duluth, Georgia and maintains frontage on Sugarloaf Parkway, with vehicular access to the Property provided via a private vehicular drive connected to Premiere Parkway. The Property is surrounded by a mix of office, light industrial, and commercial uses consistent with the Sugarloaf Parkway corridor. Properties to the east and south are zoned M-1 and developed with office and warehouse uses. Properties to the north and northeast are zoned R-60 and R-75 and developed with single-family residences, which are separated from the Property by either the Sugarloaf Parkway right-of-way or existing vegetation and a small lake that provides a natural buffer to the residential parcels. The Property's existing building footprint and surrounding uses make it well-suited for adaptive reuse as a place of worship without the need for exterior expansion or major site disturbance.



Pursuant to the Gwinnett County 2045 Plan, this site is located in the Urban-High future development area. The 2045 Plan specifically provides Urban areas are envisioned to be higher intensity development areas with a range of residential, retail/entertainment, office, and public/institutional uses. As a result, approval of the Applicant's Change in Conditions would allow an appropriate use within this area.

III. PROJECT SUMMARY

The Property is developed with a one-story building that contains approximately 30,863 square feet. The applicant requests a Change in Conditions to the existing Zoning Resolution to allow a place of worship on the Property. The existing building on the Property will be used primarily for Sunday worship services and weekday education and community activities. No major construction of the site is needed other than some interior remodeling to accommodate a sanctuary, classrooms, and related support spaces.

As previously indicated, the congregation currently meets on Sundays at North Gwinnett High School and has grown to approximately 200 members. Approval of this application will allow the Applicant to establish a permanent home in Gwinnett County for its congregation that is easily accessible, provides adequate parking, and integrates well within the existing office-industrial setting along the Sugarloaf Parkway corridor.

The proposed use will continue the established pattern of low-intensity institutional and office uses within this area and provide a positive community presence for the Applicant. The use is also consistent with Gwinnett County's long-range planning goals for adaptive reuse of existing industrial buildings.

IV. JUSTIFICATION FOR CHANGE IN CONDITIONS

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Property which is the subject of the Change in Conditions application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO and the existing conditions in the Zoning Resolution, as applied to the Subject Property, which restricts its use to the present zoning classification and conditions, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.[1]

The Subject Property is presently suitable for development and use as a place of worship under the M-1 zoning classification with the requested change in conditions by the Applicant. A denial of the requested change in conditions would constitute an arbitrary and capricious act by

[1] *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017).

the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Application for Change in Conditions 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 13th day of November, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/sjd

4918-8739-6474, v. 1

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

Yes. Approval of the proposed Change in Conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed use of a place of worship is suitable and compatible with the existing uses and development in the area.

B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property:

No. The proposed Change in Conditions will not adversely affect the existing use or usability of any of the nearby properties.

C. Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned:

Although a place of worship is ordinarily permitted in the M-1 zoning classification, the existing conditions under the Zoning Resolution restrict that use on this Property. As a result, the Property does not have reasonable economic use for the Applicant's intended purpose under the current conditions. Approval of this Change in Conditions will restore the Property's reasonable economic use by allowing a use that is consistent with the underlying M-1 zoning classification and compatible with surrounding development and uses.

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

No. The Property fronts Sugarloaf Parkway and has direct access to Premiere Parkway, both of which are designed to accommodate existing commercial and industrial traffic volumes. The proposed use will generate limited weekday traffic and modest weekend traffic during off-peak hours. In fact, the Gwinnett County Department of Transportation did not require a traffic impact study in connection with this application, further confirming that the proposed use will have minimal traffic impact. The Property is located in an area with public water and sewer availability and has convenient access to major thoroughfares and state highways. The proposed Change in Conditions is consistent with the surrounding uses and will not result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The proposed change in conditions application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The Property is located within the Workplace Urban-High future development area, which supports the proposed use.

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 change in conditions:

The Applicant submits that the character of the surrounding developments and the existing uses in the area, specifically the continued development along the Sugarloaf Parkway corridor provide supporting reasons for approval of the change in conditions request.

Exhibit F: Redlined Resolution (RZ-94-160)

[attached]

CASE NUMBER RZ-94-160

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	VOTE
Wayne Hill, Chairman	AYE
Tommy Hughes, District 1	AYE
Doug Williamson, District 2	AYE
Judy Waters, District 3	AYE
Renee Unterman, District 4	AYE

On motion of COMM. HUGHES, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-I & M-1 to M-1 by CRESCENT RESOURCES, INC. & WEEKS CORPORATION for the proposed use of LIGHT INDUSTRIAL BUSINESS DEVELOPMENT on a tract of land described by the attached legal description, which

CASE NUMBER RZ-94-160

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 27, 1994, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27th day of September, 1994, that the aforesaid application to amend the Official Zoning Map from O-I & M-1 to M-1 is hereby APPROVED subject to the following enumerated conditions:

1. ~~To restrict the use of the property as follows:~~

   A. ~~Light Industrial, Office, Distribution and accessory uses.~~

2. To satisfy the following site development considerations:

   A. Provide a minimum 10-foot wide landscaped strips outside the right-of-way of Sugarloaf Parkway and Meadow Church Road.

   B. Provide a five-foot wide landscaped strip adjacent to any internal property lines except where interparcel access is provided.

   C. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, architectural concrete or other masonry finish. Alternate type exterior may be allowed after plans are reviewed and approved by the Director.

   D. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the complex and along the road frontages.

E. Dumpsters shall be screened by a fence, wall or landscaping or located within the truck loading/unloading area. However, if the dumpster is visible from any public street or any residential area, the dumpster shall be screened. Dumpster pickup shall be limited to between the hours of 7:00 am until 7:00 pm.

F. No billboards shall be permitted.

G. Submit overall conceptual landscape plan for review and approval of the Director. Landscaping shall be consistent with the standards of the adjacent and nearby office development.

H. Number and location of curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.

I. Provide a 50-foot wide natural buffer undisturbed except for approved access and utility crossings adjacent to residential zoning.

J. Mechanical equipment operation shall not be allowed between the hours of 10:00 p.m. and 6:00 a.m. (i.e. compressors on truck trailers, forklifts, etc.). This does not include the operation of driving a truck to and from the site.

3. To abide by the following requirements, dedications and improvements:

A. Contribution, at no cost to the County, of owned land necessary for right of way for the extension of Sugarloaf Parkway from Meadow Church Road to Old Peachtree Road (approximately 31.96 acres).

B. Contribution, at no cost to the County, of owned land necessary for right-of-way for the widening of Meadow Church Road from Old Peachtree Road to SR 120.

C. Contribution of 50 % of the design costs for the widening of Old Peachtree Road from Meadow Church Road to I-85.

CASE NUMBER RZ-94-160

D. Developer will improve Meadow Church Road at time of development in accordance with Gwinnett County Development Regulations as follows:

1) 100% where both sides of the roadway are owned.

2) 50% where one side of the roadway is owned.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: F. Wayne Hill
F. Wayne Hill, Chairman

Date Signed: 10-5-94

ATTEST:

Barbara C. Bruce
Clerk

Exhibit G: Application and Disclosure of Campaign Contributions

[attached]

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: SMC Ministry, Inc.	Name: DJ2 LLC
Address: 1960 Satellite Blvd	Address: 6745 Sugarloaf Parkway
City: Duluth	City: Duluth
State: GA ZIP: 30097	State: GA ZIP: 30097
Phone: 770.822.0900	Phone: 770.822.0900
Email:	Email:

Contact Person: Melody Glouton Phone: 770.822.0900

Contact's Email: mglouton@atclawfirm.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ■ Contract Purchaser

Zoning District(s): M-1 Prior Zoning Case No.: RZ-94-160

Parcel Number(s): 7157 095 Acreage: 6.87

Property Address(es): 6745 Sugarloaf Parkway Duluth GA 30097

Proposed Change in Conditions: Condition 1A

Variance(s): Waiver(s):

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units:	No. of Buildings: 1
Dwelling Unit Sq. Ft.:	Total Building Sq. Ft.: 30,863
Density:	Floor Area Ratio: .10
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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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

Applicant Information

Name: SMC MINISTRY, INC.

Signature: _____ **Date:** November 10, 2025

Stephanie J. Dennis, Attorney for Applicant

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)
R7157 095	YES

Tax Commissioner Affirmation

The payment of all property taxes billed to date for the above referenced parcels were verified by:

Name: Binh Tran 016BNT **Title:** TSA

Signature: _____ **Date:** 11-10-2025

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Signature of Property Owner — Date: 10/23/25

JOSEPH MACRINA PARTNER DJZ
Type or Print Name and Title

Catherine M Sola — 10/23/2025
Signature of Notary Public — Date — Notary Seal

CATHERINE M SOLA NOTARY PUBLIC WHITFIELD COUNTY GEORGIA EXPIRES 11/23/2028

DISCLOSURE OF CAMPAIGN 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: Joon Ahn

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

Campaign Contributions? NO

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

DISCLOSURE OF CAMPAIGN 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 P.C.

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

Campaign Contributions? YES

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Nicole Love Hendrickson	800.00	October 5, 2023	Andersen Tate & Carr
Matthew Holtkamp	2,500.00	September 15, 2023	Andersen Tate & Carr
Matthew Holtkamp	800.00	January 25, 2024	Andersen Tate & Carr
Matthew Holtkamp	1,500.00	June 19, 2025	Andersen Tate & Carr
Kirkland Carden	800.00	February 5, 2024	Andersen Tate & Carr
Ben Ku	2,500.00	May 6, 2025	Andersen Tate & Carr

Exhibit H: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-307-11**
Expiration Date: 11/17/2026
Tie-In Manhole FID: **562467**

November 17, 2025

Young Kwon
SMC Ministry
4993 West Price Road
Suwanee, GA 30024

RE: Sewer Availability for Proposed Development – 6745 Sugarloaf Pkwy
Parcel ID 7157 095

Dear Mr. Kim:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 30,863 square foot church and a 1,530 square foot dental office 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 **3.59 gpm** discharging to the sewer tie-in manhole at Facility ID **562467**.

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

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; Dominique Graves, Engineer II

Exhibit I: 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 also contact District 1 Planning Commissioners and Commissioner Carden.

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 6745 Sugarloaf Parkway, Duluth, GA 30097.

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 December 3, 2025 at 6 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.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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 Planning Commissioners and Commissioner Kirkland Carden were notified of the public participation meeting via a calendar invitation from Counsel for Applicant.

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 Wednesday, December 3, 2025 at 6:00 p.m. at 6745 Sugarloaf Parkway Duluth, GA 30097.

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 surrounding property owners or members of the public in attendance. The broker representative for the property owner (6745 Sugarloaf Parkway) and counsel for the Applicant were present. Several other representatives of the Applicant, including members of the congregation, were present. Attached is a copy of the sign-in sheet listing the names of the Applicant representatives who were present.

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

   N/A

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?**

   N/A

Exhibit J: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	January 16, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.hodges@gwinnettcounty.com
Case Number:	CIC2026-00003
Case Address:	6745 Sugarloaf Parkway, Duluth, 30097

	Comments:	**X**	**YES**		**NO**
1	Sugarloaf Parkway is a principal arterial. The Average Daily Traffic (ADT) volume is 32,971.				
2	The nearest Ride Gwinnett facility is located 1.0 mile away at 1845 Satellite Boulevard (Stop #5028 / Route 50) Satellite Boulevard at Sugarloaf Business Center.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.campagne@gwinnettcounty.com
Case Number:	CIC2026-00003
Case Address:	6745 Sugarloaf Pkwy

	Comments:		**YES**	X	**NO**
1	Water: GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public sewer.				
3					
4					
5					
6					
7					

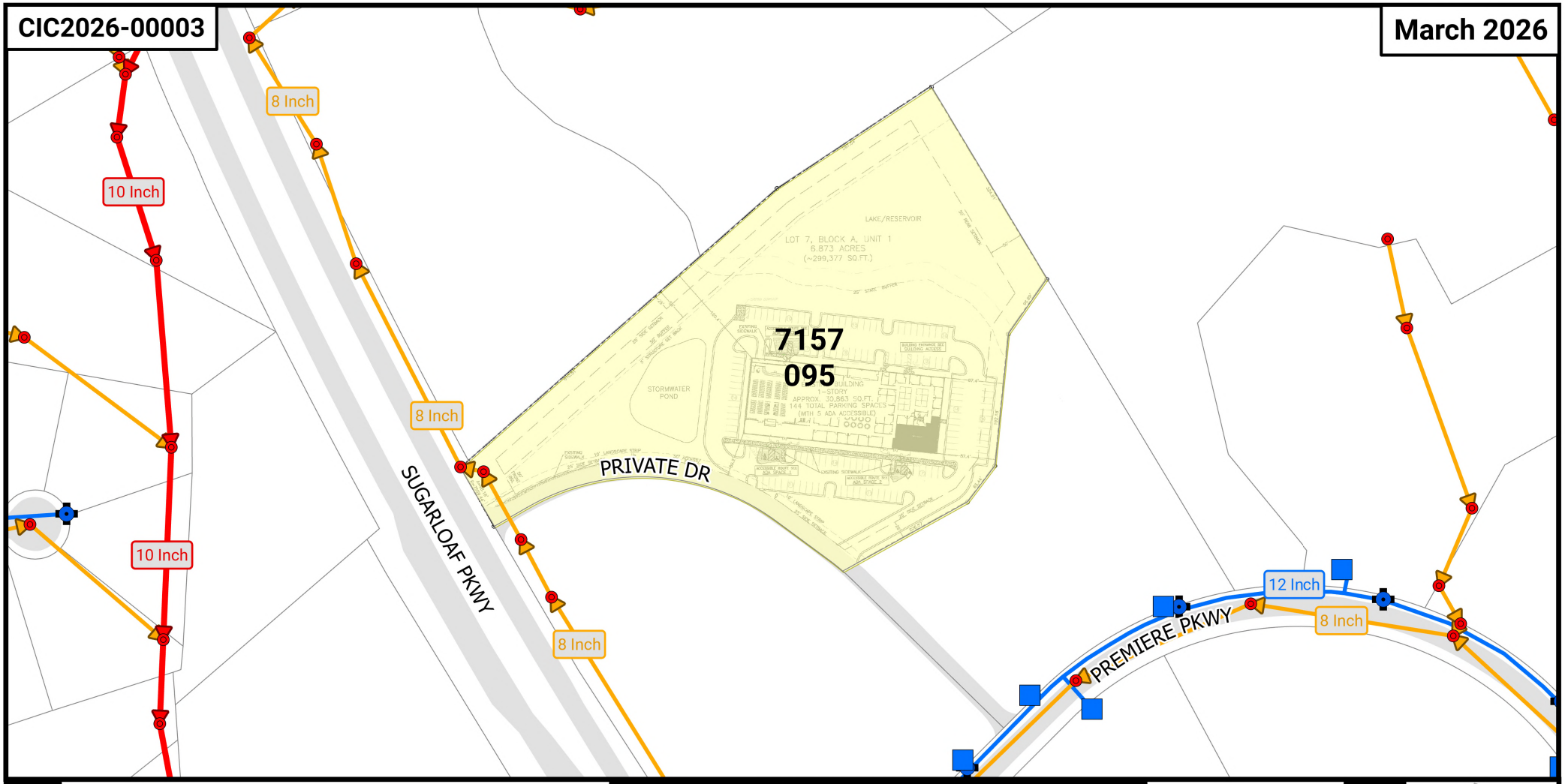
	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

CIC2026-00003

March 2026



LEGEND

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

6745 Sugarloaf Pkwy
M-1

Water & Sewer Utility Map

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LOCATION

Water Comments: GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public water.

Sewer Comments: GCDWR does not have comments for this Change-in-Conditions. 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 K: Maps

[attached]

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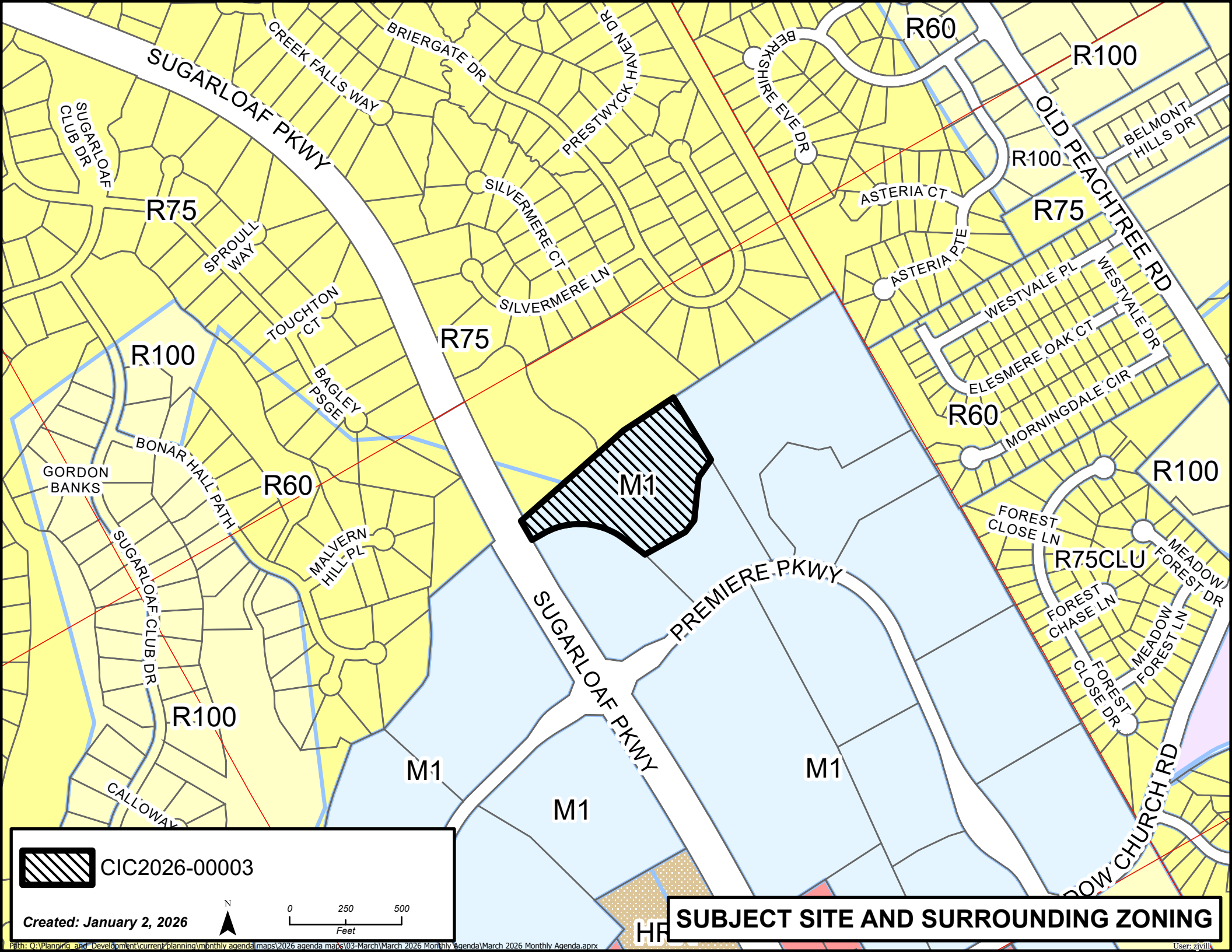
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SUGARLOAF CLUB DR
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ASTERIA CT
ASTERIA PTE
WESTVALE PL
WESTVALE DR
ELESMERE OAK CT
MORNINGDALE CIR
TOUCHTON CT
BAGLEY PSGE
BONAR HALL PATH
GORDON BANKS
MALVERN HILL PL
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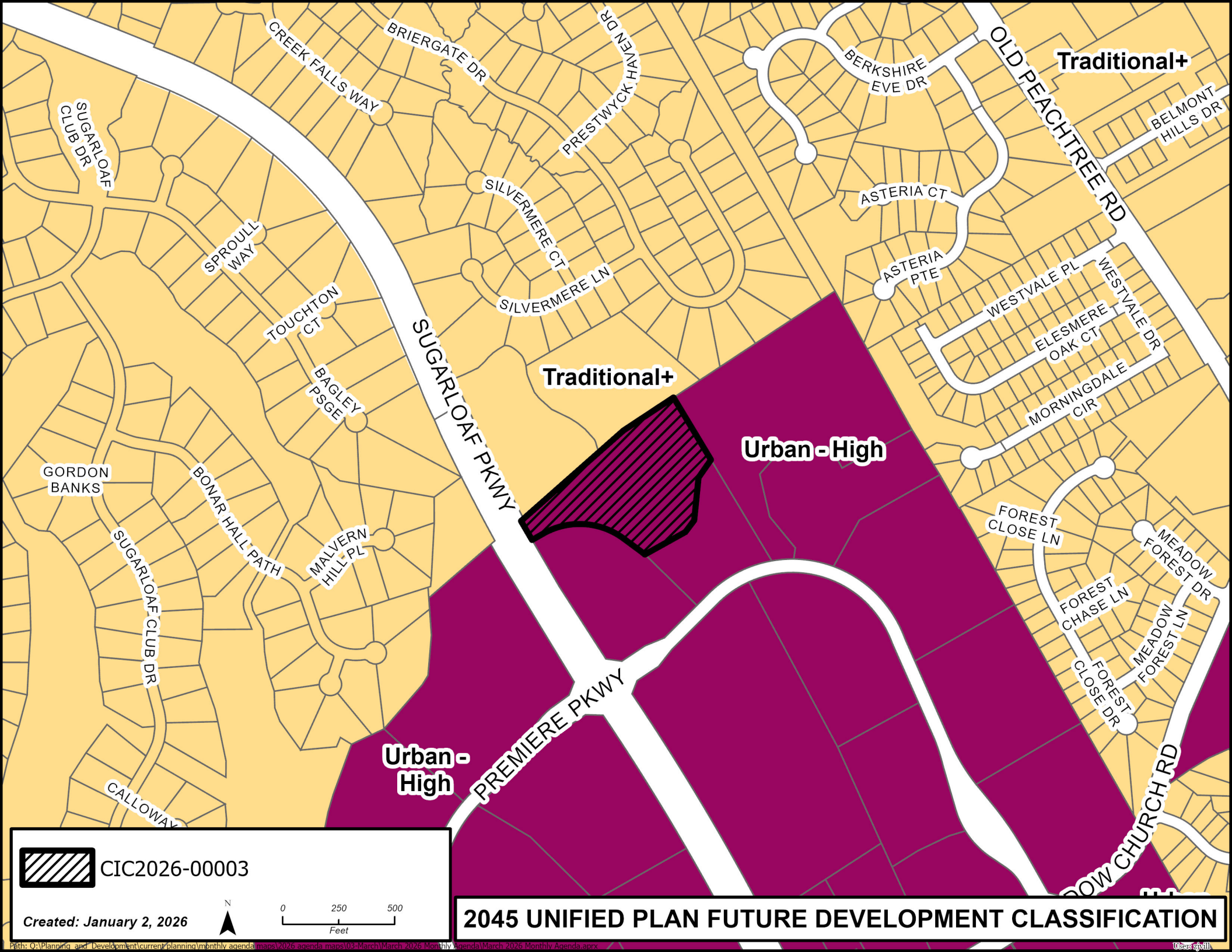
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PRESTWYCK HAVEN DR
BERKSHIRE EVE DR
OLD PEACHTREE RD
Traditional+
BELMONT HILLS DR
SUGARLOAF CLUB DR
SILVERMERE CT
SILVERMERE LN
ASTERIA CT
ASTERIA PTE
SPROULL WAY
TOUCHTON CT
WESTVALE PL
WESTVALE DR
ELESMERE OAK CT
MORNINGDALE CIR
BAGLEY PSGE
SUGARLOAF PKWY
Traditional+
Urban - High
GORDON BANKS
BONAR HALL PATH
MALVERN HILL PL
FOREST CLOSE LN
MEADOW FOREST DR
FOREST CHASE LN
MEADOW FOREST LN
FOREST CLOSE DR
SUGARLOAF CLUB DR
PREMIERE PKWY
Urban - High
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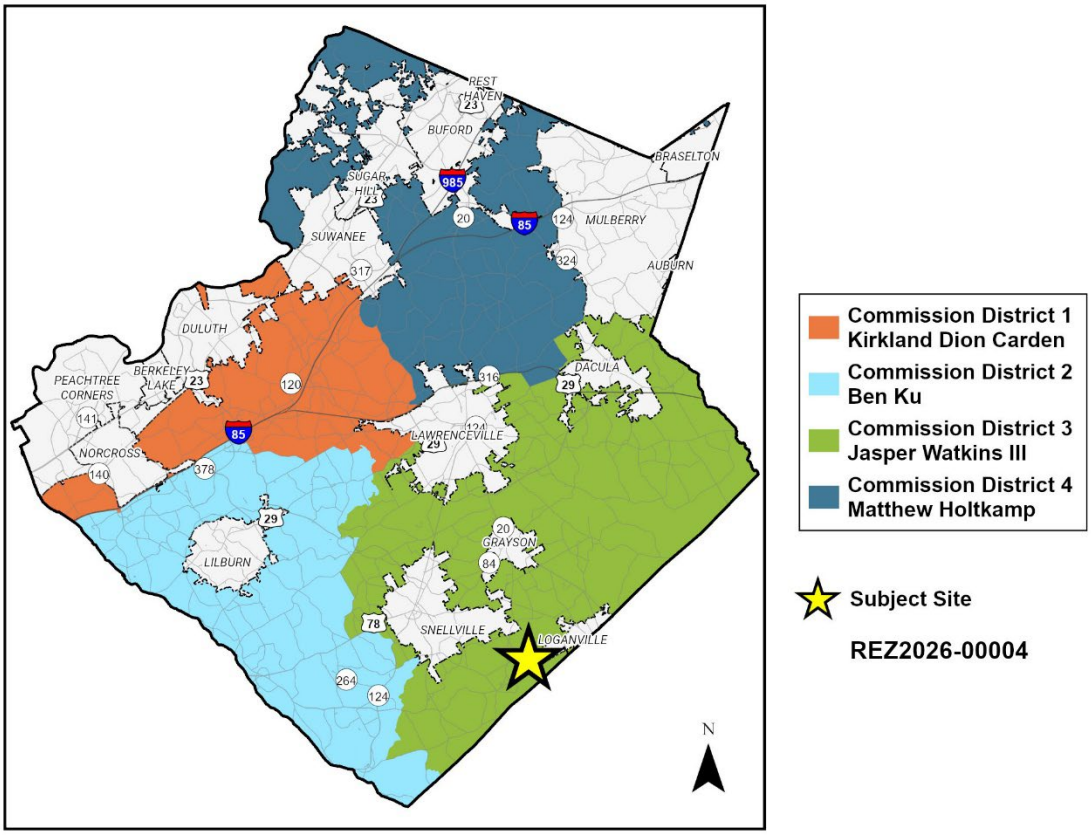
2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00004**
Current Zoning:	**R-100** (Single-Family Residence District)
Request:	Rezoning to **OSC** (Open Space Conservation District)
Additional Requests:	Variance and Waiver
Addresses:	1120, 1150, and 1156 Old Loganville Road
Map Numbers:	R5097 005, 006, and 007
Site Area:	25.40 acres
Units:	56
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Suburban Residential and Rural
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	InLine Communities, LLC 1776 Peachtree Street NW, Suite 260S Atlanta, GA 30309	**Owners:**	Sandra Adams and Linda Zeis 1120, 1150, 1156 Old Loganville Road Loganville, GA 30052
Contact:	Brian Ehrsam	**Phone:**	513.687.0752

Zoning History

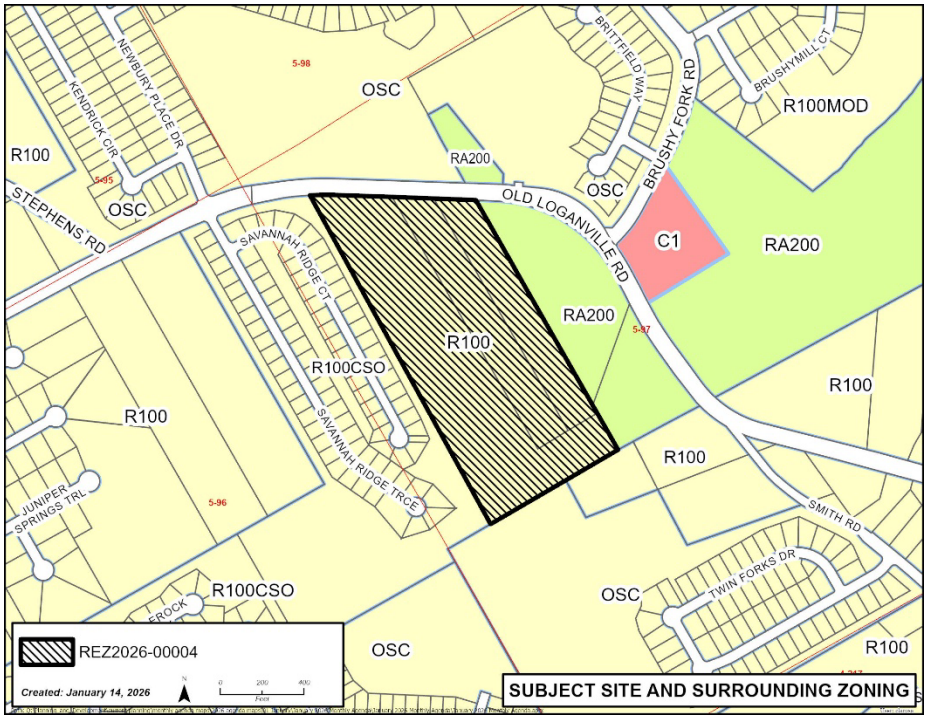
The subject property is zoned R-100 (Single-Family Residence District) as part of an areawide rezoning. No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 25.40-acre assemblage of three parcels located along Old Loganville Road, east of its intersection with Stephens Road. The property contains two single-family residences and multiple accessory buildings with dense vegetation. A stream, floodway, and floodplain are located in the southern portion of the property. There is no sidewalk along the Old Loganville Road frontage. The nearest Ride Gwinnett transit stop is located 5.4 miles from the property.

Surrounding Use and Zoning

The subject property is surrounded by single-family detached residences within subdivisions and on large lots, as well as agricultural uses. The Newbury Place subdivision is to the north, across Old Loganville Road. A landscape supply center is to the east. The Twin Forks subdivision is to the south, and the Savannah Ridge subdivision is to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.20 units per acre
North	Single-Family Residential	OSC (Newbury Place)	1.95 units per acre
East	Agricultural (landscape supply)	RA-200	N/A
South	Single-Family Residential	OSC (Twin Forks)	1.94 units per acre
West	Single-Family Residential	R-100CSO (Savannah Ridge)	2.52 units per acre

Project Summary

The applicant requests rezoning from R-100 to OSC for a single-family detached subdivision, including:

- 56 single-family detached residences, yielding a density of 2.20 units per acre.
- One- and two-story residences with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of brick, stone, shake, and/or cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- 12.53 acres of open space, including 7.08 acres of usable open space comprised of pavilion with grilling areas, fire pits, seating areas, open lawns with picnic areas, and 5-foot-wide gravel walking paths.
- Three parking spaces at the mail kiosk.
- One stormwater management facility in the southwest portion of the development.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Old Loganville Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Old Loganville Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 10 acres	25.40 acres	YES
Density	Maximum 2.5 units per acre	2.20 units per acre	YES
Lot Size	Minimum 5,000 square feet	Minimum 5,000 square feet	YES
Lot Width	Minimum 50’	Minimum 50’	YES
Lot Coverage	Maximum 70%	Maximum 70%	YES
Front Yard	Minimum 10’	Minimum 10’	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 40% or 10.16 acres	49.3% or 12.53 acres	YES
Usable Open Space	Minimum 10% or 2.54 acres	27.9% or 7.08 acres	YES

Public Participation

The applicant held a community meeting on December 16, 2025, at South Gwinnett High School in Snellville. There were no community members in attendance.

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 proposed rezoning will permit a single-family detached subdivision in a residential area. Two OSC subdivisions are to the north and south, and an R-100CSO (Conservation Subdivision Overlay) subdivision, which is similar to OSC, is located to the west. 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 conversation area and open space area along the eastern, southern and western property lines would provide natural screening for adjacent properties. 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 the proposed rezoning has a reasonable economic use as currently zoned.

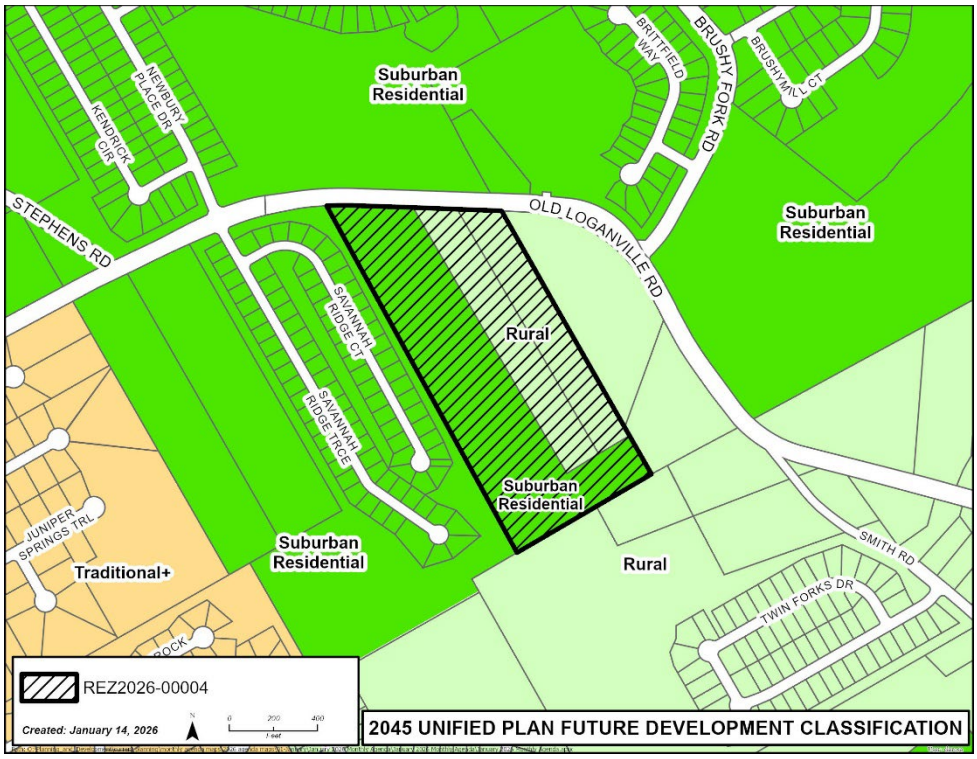
The property has a reasonable economic use as currently zoned.

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 estimated that the development would generate 44 morning and 58 evening peak hour trips. The study recommends a deceleration lane along Old Loganville Road. 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 "Suburban Residential" and "Rural" for the subject property. Both future development types are intended for low-density single-family detached residential development. Although OSC is a recommended zoning district only in the "Suburban Residential" future development type, the proposed rezoning is in general conformity with the policy and intent of the Unified Plan and future development map.



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

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

Variance and Waiver Requests and Analyses:

The applicant is seeking a variance and a waiver from the following provisions of the UDO:

1. Section 212-60.7.B Streets. The applicant is requesting to allow a cul-de-sac along the northern portion of the property.

Analysis: Cul-de-sac streets in OSC developments should be limited to areas with environmental and/or topographic constraints. These constraints are not present in the location of the proposed northern cul-de-sac, and therefore approval of the variance would nullify the intent of the UDO.

2. Section 212-60.7.B Streets. The applicant is requesting to allow a cul-de-sac along the southern portion of the property.

Analysis: There are significant environmental constraints at the rear of the site, prohibiting a loop street or connection to another subdivision. Approval of the variance would not nullify the intent of the UDO.

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

Analysis: The northern cul-de-sac is located on a portion of the site that is not encumbered by any environmental constraints. Staff has recommended denial of the variance to allow the northern cul-de-sac, thus denial of the waiver.

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 variance:

2. To allow a cul-de-sac along the southern portion of the property.

Staff recommends **DENIAL** of the following variance and waiver:

1. To allow a cul-de-sac along the northern property of the property.

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

Staff Recommended Conditions

Approval as OSC (Open Space Conservation 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 56 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 10, 2025, and Exhibit C: Building Elevations dated received October 10, 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 development shall be limited to one cul-de-sac along the southern portion of the property in general conformance with Exhibit B: Site Plan dated received November 10, 2025, subject to the review and approval of the Department of Planning and Development.

4. The minimum heated floor area shall be 1,800 square feet.

5. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received November 10, 2025, including but not limited to, pocket parks, pavilion with grilling areas, fire pits, seating areas, and walking paths, 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 Old Loganville Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

7. No structures shall be permitted in the Dam Breach Zone.

Exhibits:

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

Exhibit A: Site Visit Photos

West of subject property from Old Loganville Road

East of subject property from Old Loganville Road

Topography of site

Adjacent subdivision to west, Savannah Ridge

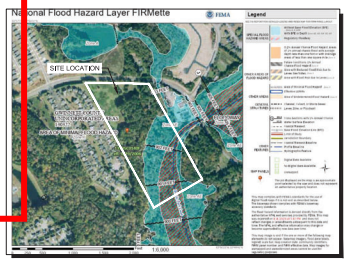
Exhibit B: Site Plan

[attached]

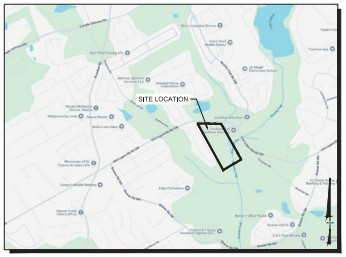
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

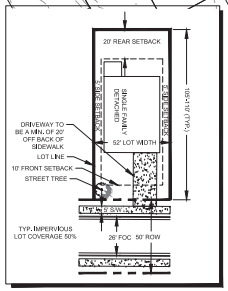
11.10.2025



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE

LEGEND:

- CONSERVATION AREA
- AMENITY AREA, POCKET PARKS USABLE OPEN SPACE
- 5' GRAVEL WALKING PATH w/5' OFFSET ON EACH SIDE TO COUNTY TOWARDS USABLE OPEN SPACE

PROPERTY ADDRESS:

PARCEL ID: 5097 005 - 1150 OLD LOGANVILLE RD.
PARCEL ID: 5097 006 - 1120 OLD LOGANVILLE RD.
PARCEL ID: 5097 007 - 1156 OLD LOGANVILLE RD.

GENERAL NOTES:

1. WATER PROVIDED BY GWINNETT COUNTY WITHIN OLD LOGANVILLE HWY R/W.
2. SEWER PROVIDED BY GWINNETT COUNTY AND WILL BE A GRAVITY LINE TO TIE INTO BRUSHY FORK CREEK FORCE MAIN.
3. BOUNDARY SURVEY PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 7/21/2025. TOPOGRAPHY INFORMATION PROVIDED BY GWINNETT GIS DATA.
4. THIS PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT.
5. EXISTING TREE CANOPY COVERS 80.8% OF SITE.
6. SITE DISTANCE IS A MINIMUM OF 440' IN EITHER DIRECTION FROM THE SITE ENTRANCE AND IS MET IN BOTH DIRECTIONS.

VARIANCE REQUEST:

1. VARIANCE TO WAIVE REQUIREMENT PER SECTION 350-20.2, DEAD END STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL PROVIDE A CUL-DE-SAC OR OTHER APPROVED TURNAROUND AND MAY BE NO MORE THAN 600 FEET IN LENGTH.

SITE DATA:	
SITE AREA	25.404 ACRES
ZONING	
EXISTING ZONING	R100
PROPOSED ZONING	OSC
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
PARCEL ID	5097 005, 5097 006 & 5097 007
DEVELOPMENT SETBACKS	
MIN. LOT SIZE	5,000 SF
MIN. LOT WIDTH	50 FEET
MAX. LOT COVERAGE	70%
MIN. FRONT YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	20 FEET
MIN. SIDE YARD SETBACK	5 FEET
MAX. BUILDING HEIGHT	35 FEET
USE CALCULATIONS	
52' X 110' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	56 LOTS
TOTAL SITE DENSITY PROVIDED	2.2 UPA
MAX SITE DENSITY ALLOWED	2.5 UPA MAX DENSITY
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	10.16 ACRES (40% OF TOTAL SITE AREA)
USEABLE OPEN SPACE REQUIRED	5.08 ACRES (20% OF TOTAL SITE AREA)
USEABLE OPEN SPACE PROVIDED (AREA INCLUDES AMENITY AREAS, POCKET PARKS AND WALKING PATHS WITHIN OPEN SPACE)	7.08 ACRES (27.9% OF TOTAL SITE AREA)
CONSERVATION SPACE PROVIDED	5.45 ACRES (21.5% OF TOTAL SITE AREA)
TOTAL OPEN SPACE PROVIDED (AREA DOES NOT INCLUDE RESIDENTIAL LOTS & PUBLIC/PRIVATE STREET ESMT.)	12.53 ACRES (49.3% OF TOTAL SITE AREA)
PARKING CALCULATIONS	
MIN. RESIDENTIAL PARKING REQUIRED	112 SPACES (2 SPACES/ DWELLING UNIT)
MAX. RESIDENTIAL PARKING REQUIRED	224 SPACES (4 SPACES/ DWELLING UNIT)
TOTAL RESIDENTIAL PARKING PROVIDED	224 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
MIN. AMENITY AREA PARKING REQUIRED	3 SPACES (1 SPACES/ 20 HOMES)
MAX. AMENITY AREA PARKING REQUIRED	6 SPACES (1 SPACES/ 10 HOMES)
TOTAL AMENITY AREA PARKING PROVIDED	3 SPACES

24 HOUR CONTACT:
BRIAN EHRSAM

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD LOGANVILLE ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1150, 1156 & 1120 LOGANVILLE RD
LOGANVILLE GA, 30052

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	10/07/2025	JH	COUNTY COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD No. 34301

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

REZONING SITE PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/01/2025
PROJECT: 25095.00

Z1
SHEET

360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ 60 YEARS Planners & Engineers Collaborative+

OLD LOGANVILLE ROAD

1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA

0 40 80 160 240

SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00

CONSERVATION AREA
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
CONSERVATION AREA - ±5.45 ACRES (21.5 PERCENT)
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00

USABLE OPEN SPACE
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
USABLE OPEN SPACE - ±8.5 ACRES (33.4 PERCENT)
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
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CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE

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CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE

CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE

CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE

CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL

CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL

CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL

CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL

CONCEPTUAL DESIGNS - TRAILHEAD

CONCEPTUAL DESIGNS - TRAIL EDUCATIONAL GROVE

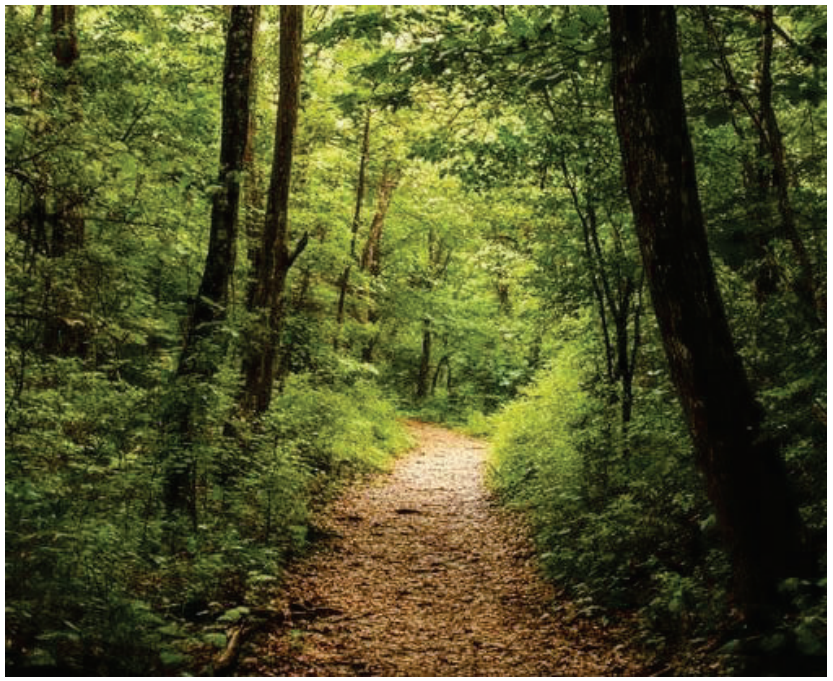
CONCEPTUAL DESIGNS - TRAIL EDUCATIONAL GROVE

CONCEPTUAL DESIGNS - EDUCATIONAL GROVE

CONCEPTUAL DESIGNS - EDUCATIONAL GROVE

Existing Floodplain Conditions

Recreation-Open Space Amenity Areas

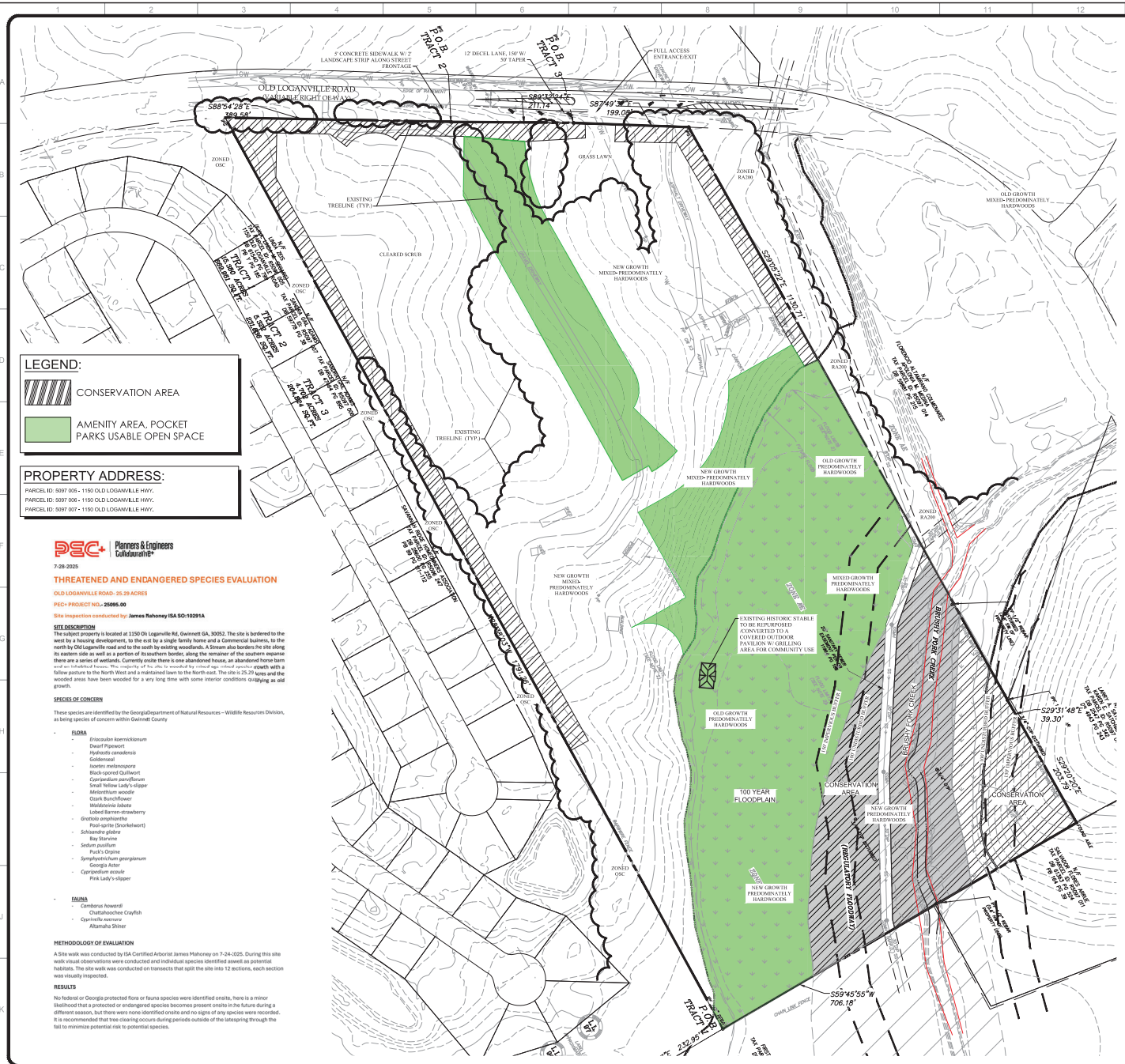


* Representative samples of proposed recreation-open space amenity areas.

Recreation-Open Space Amenity Areas

* Representative samples of proposed recreation-open space amenity areas.

Exhibit C: Existing Features and Site Analysis Plan
[attached]


OLD LOGANVILLE ROAD
(VARIABLE RIGHT-OF-WAY)
S88°54'28"E
384.58'
5' CONCRETE SIDEWALK W/ 2' LANDSCAPE STRIP ALONG STREET FRONTAGE
12' DECEL LANE, 150' W/ 50' TAPER
FULL ACCESS ENTRANCE/EXIT
P.O.B. TRACT 2
P.O.B. TRACT 3
S89°32'24"E
217.74'
S87°49'37"E
199.08'
GRASS LAWN
EXISTING TREELINE (TYP.)
CLEARED SCRUB
ZONED OSC
ZONED RA200
NEW GROWTH MIXED- PREDOMINATELY HARDWOODS
OLD GROWTH MIXED- PREDOMINATELY HARDWOODS
OLD GROWTH PREDOMINATELY HARDWOODS
MIXED GROWTH PREDOMINATELY HARDWOODS
NEW GROWTH PREDOMINATELY HARDWOODS
TRACT 1
4.780 ACRES
208,263 SQ FT
TRACT 2
5.096 ACRES
221,955 SQ FT
TRACT 3
4.764 ACRES
207,548 SQ FT
S29°31'48"E
39.30'
S29°31'20"E
253.79'
S59°45'55"W
706.18'
S30°05'22"E
130.71'
N89°45'13"W
791.92'
232.95'
100 YEAR FLOODPLAIN
CONSERVATION AREA
BRUSHY FORK CREEK
EXISTING HISTORIC STABLE TO BE REPURPOSED /CONVERTED TO A COVERED OUTDOOR PAVILION W/ GRILLING AREA FOR COMMUNITY USE
EXISTING TREELINE (TYP.)
ROUTE 1
ROUTE 2
ROUTE 3
ROUTE 4
ROUTE 5
ROUTE 6
ROUTE 7
ROUTE 8
ROUTE 9
ROUTE 10
ROUTE 11
ROUTE 12
ROUTE 13
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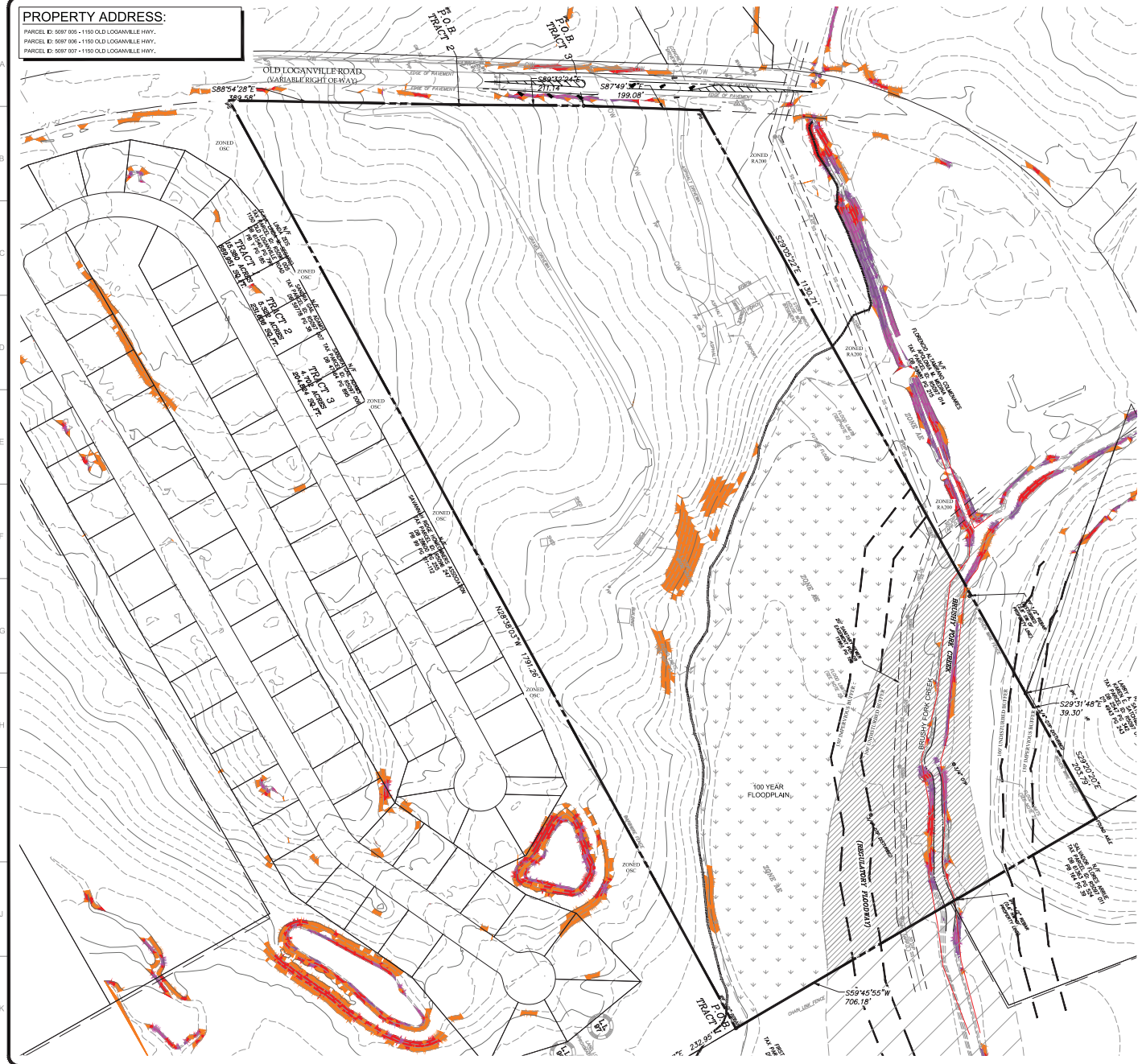
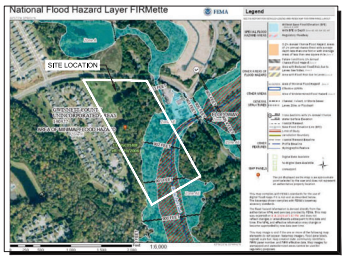
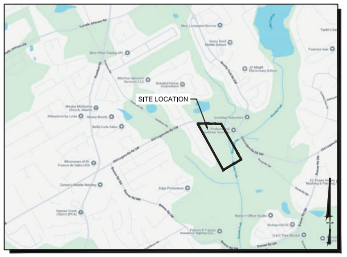
ROUTE 19
ROUTE 20
ROUTE





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	25.00%	35.00%	
2	35.00%	45.00%	
3	45.00%	55.00%	
4	55.00%	65.00%	

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD LOGANVILLE RD (1150)

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1150 LOGANVILLE RD
LOGANVILLE GA, 30052

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

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REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

STEEP SLOPES ANALYSIS

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/01/2025
PROJECT: 25095.00

EA2
SHEET

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FLOODPLAIN AREA
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
FLOODPLAIN AREA - ±9.14 ACRES (35.97 PERCENT)
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
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DAM BREACH AREA
OLD LOGANVILLE ROAD
SAVANNAH RIDGE TRACE
BRUSHY FORK ROAD
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
DAM BREACH AREA - ±11.5 ACRES (45.3 PERCENT)
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00

Exhibit D: Building Elevations
[attached]

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ALL SIDING IS FIBER CEMENT

CRAWFORD

PLAN ID 040121

DRAWING INDEX

A0.0	COVER SHEET
A1.1-A1.12	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS
A6.1-A6.3	ROOF PLANS
A7.2	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	1826
TOTAL	1826
GARAGE	395
FRONT PORCH (COVERED)	20
REAR PAD	9
OPT. REGULAR REAR PATIO	120
OPT. LARGE REAR PATIO	200

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

GWINNETT COUNTY
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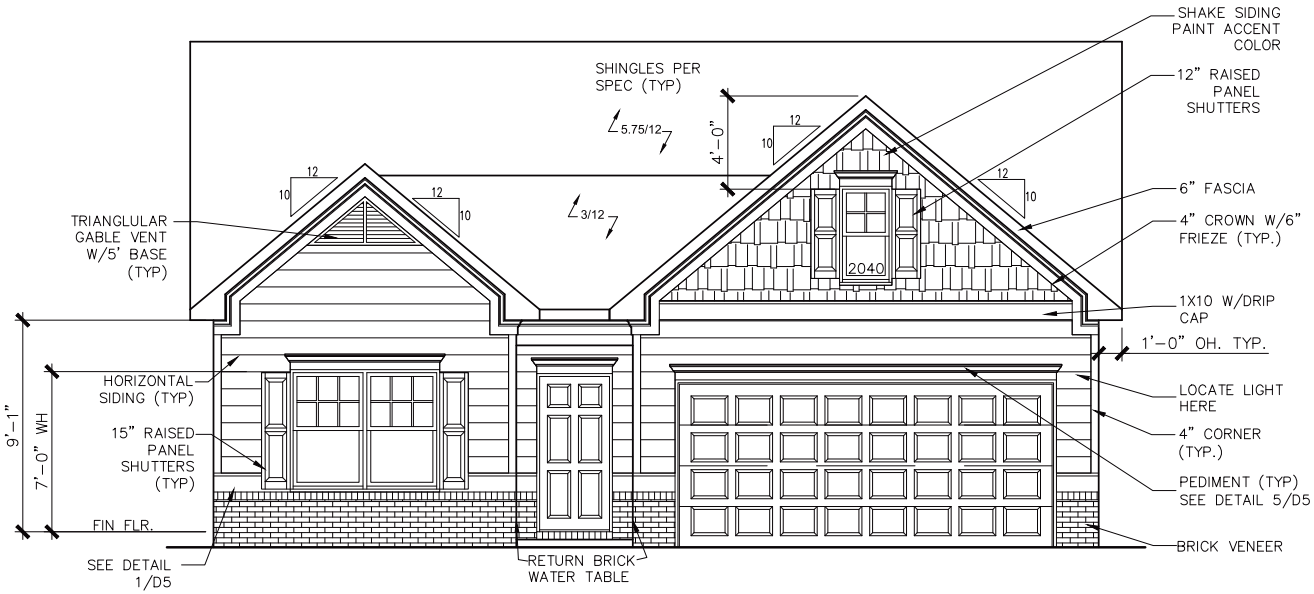
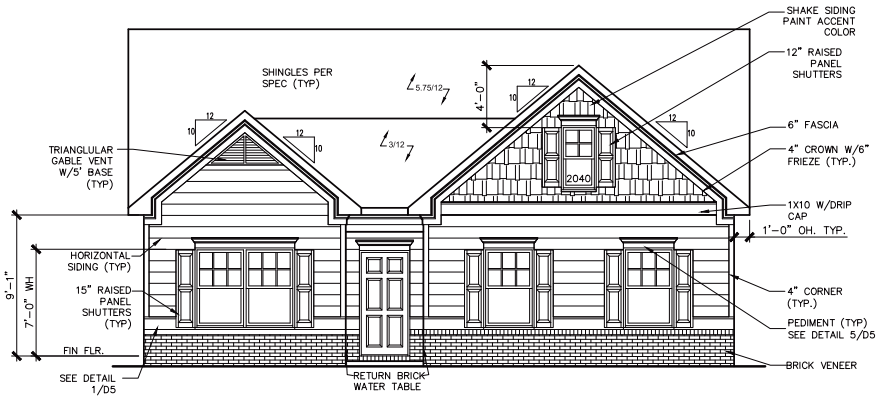


FRONT ELEVATION "B"

SCALE : 3/16" = 1'-0"



FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY | REVISION | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: B
PLAN ID:
FND: ALL | ELEV: B
PAGE NO: A1.2

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PLANNING AND DEVELOPMENT
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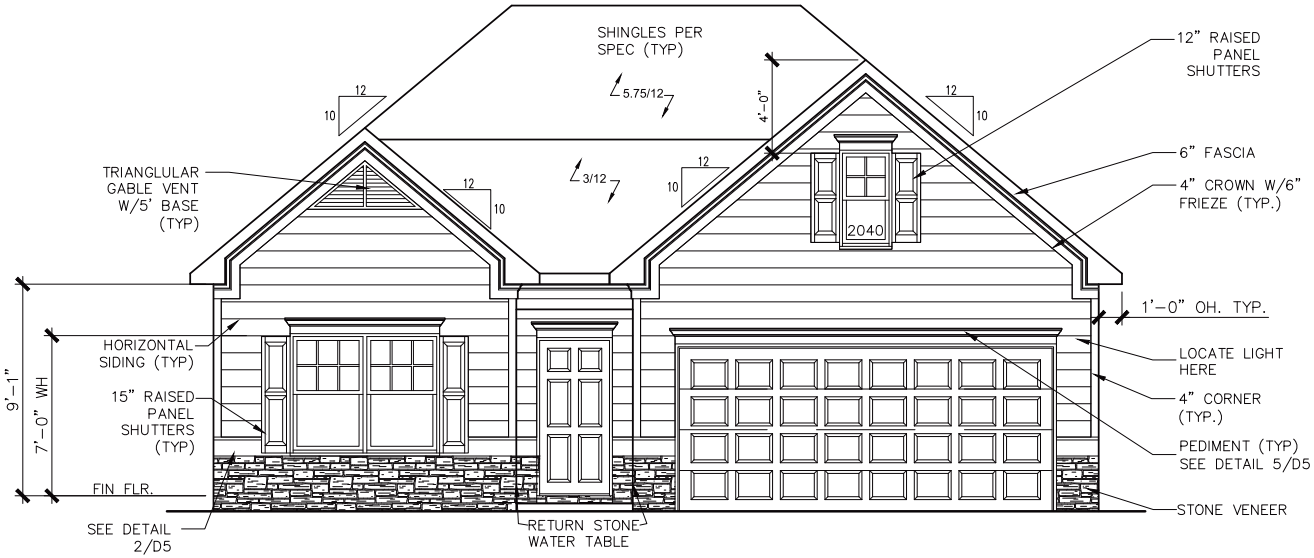

FRONT ELEVATION "C"

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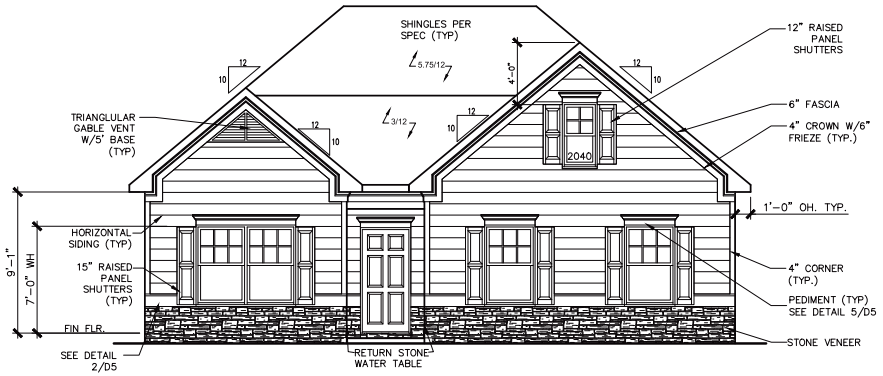

FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: C
PAGE NO: A1.3

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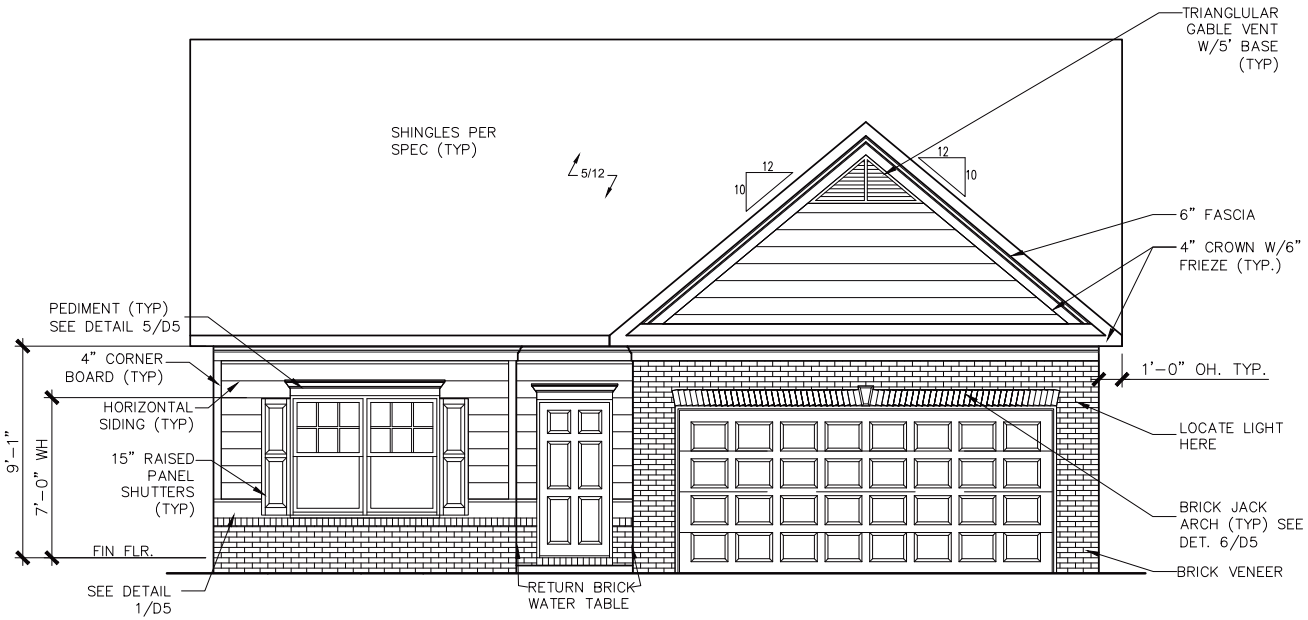

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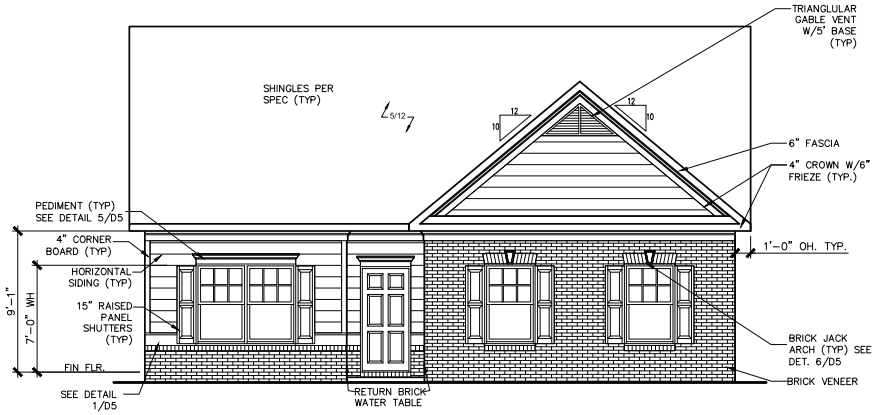

FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

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BY: SL	CHK: AW
DATE: 5/11/2021	
FACADE OPT: A	
PLAN ID:	
FND: ALL	ELEV: D
PAGE NO: A1.4	

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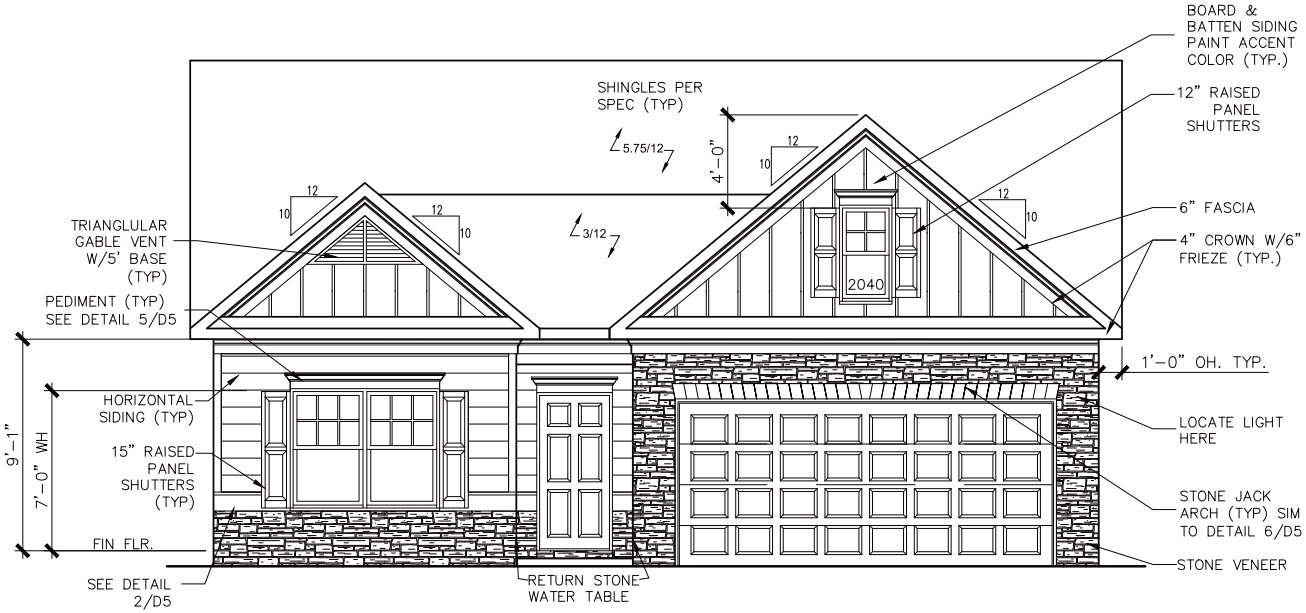

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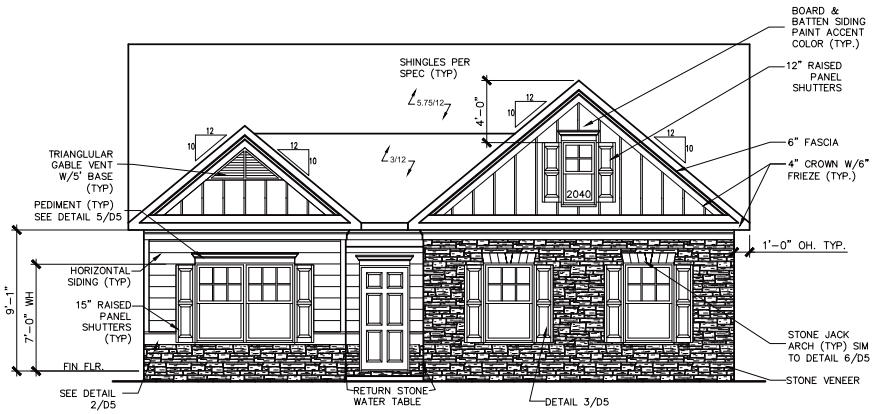

FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL	CHK: AW
DATE: 5/11/2021	
FACADE OPT: B	
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PAGE NO: A1.5	

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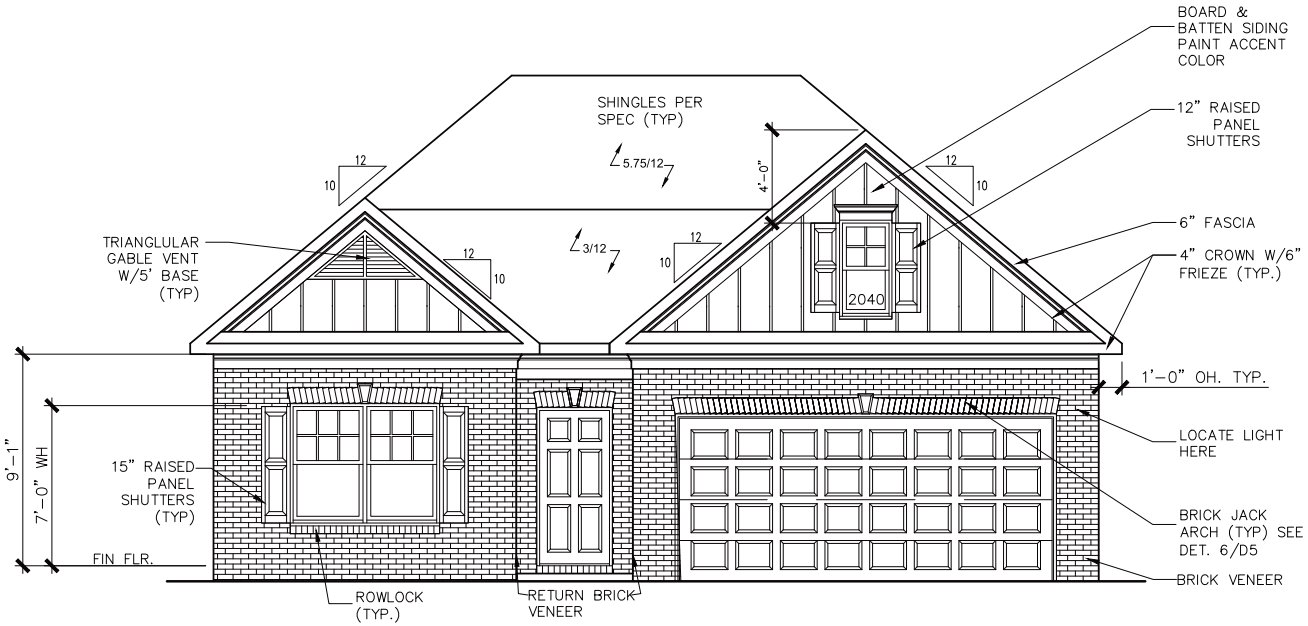

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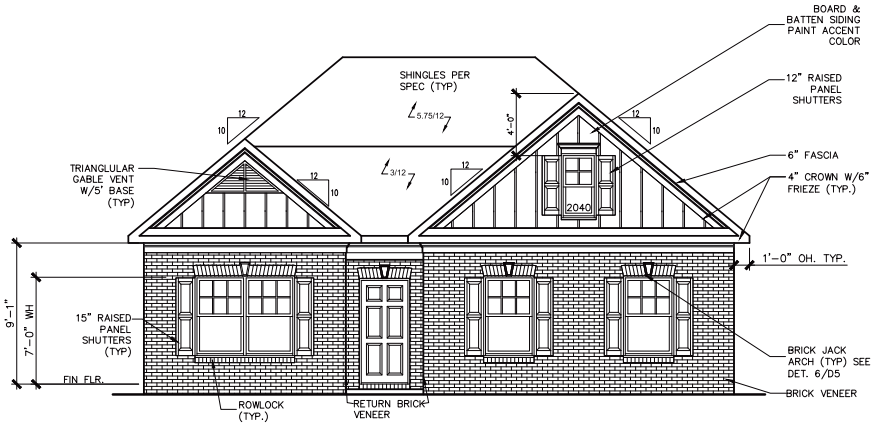

FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL	CHK: AW
DATE: 5/11/2021	
FACADE OPT: C	
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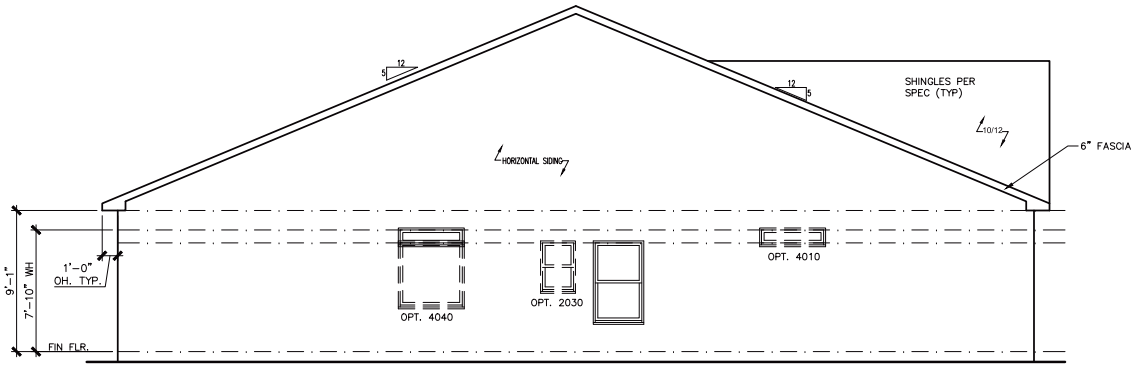
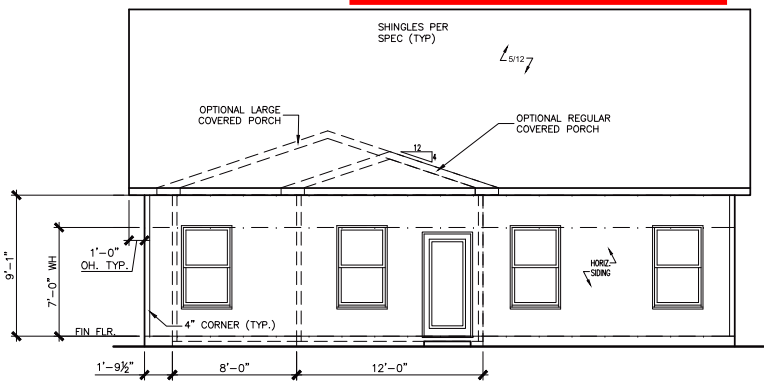


LEFT ELEVATION "A D G J"

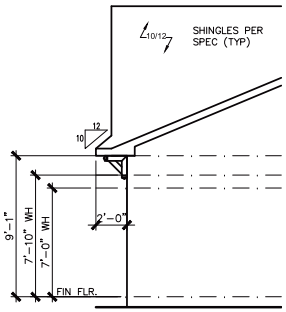
SCALE : 1/8" = 1'-0"



REAR ELEVATION "A D G J"

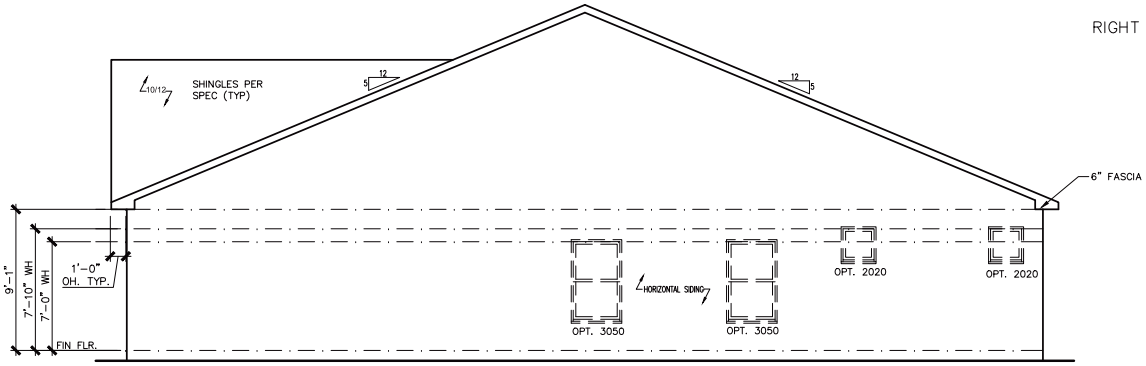
SCALE : 1/8" = 1'-0"

REVISION	DATE	BY



RIGHT ELEVATION "J"

ELEVATIONS
SIDES & REAR
CRAWFORD



RIGHT ELEVATION "A D G J"

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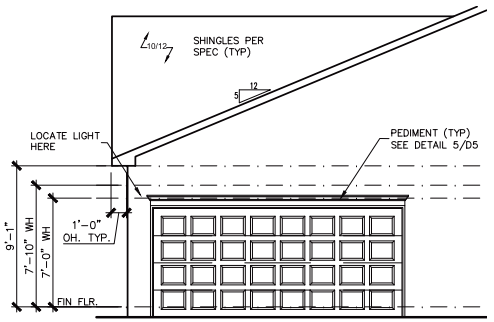

RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

BY: SL	CK: AW
DATE: 5/11/2021	
FACADE OPT: A	
PLAN ID:	
FND: ALL	ELEV: ADGJ
PAGE NO: A2.1	

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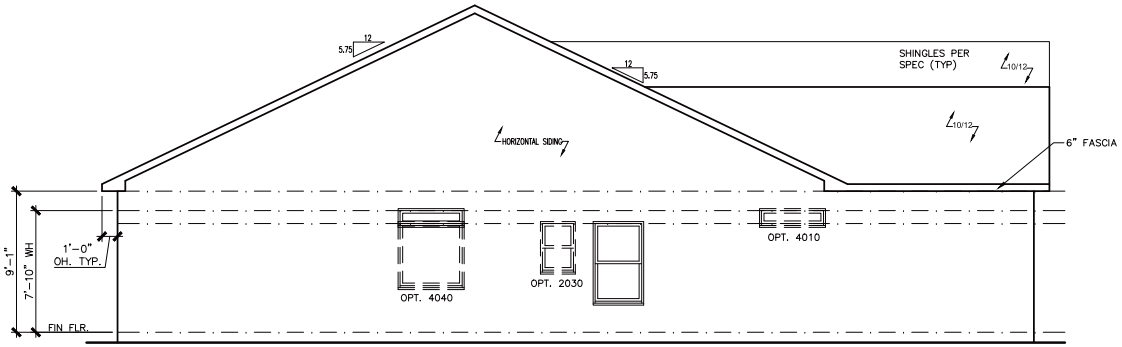

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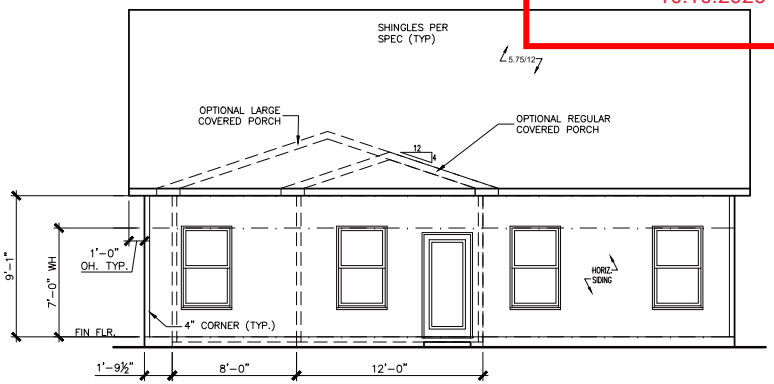

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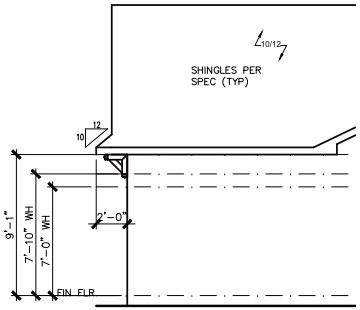

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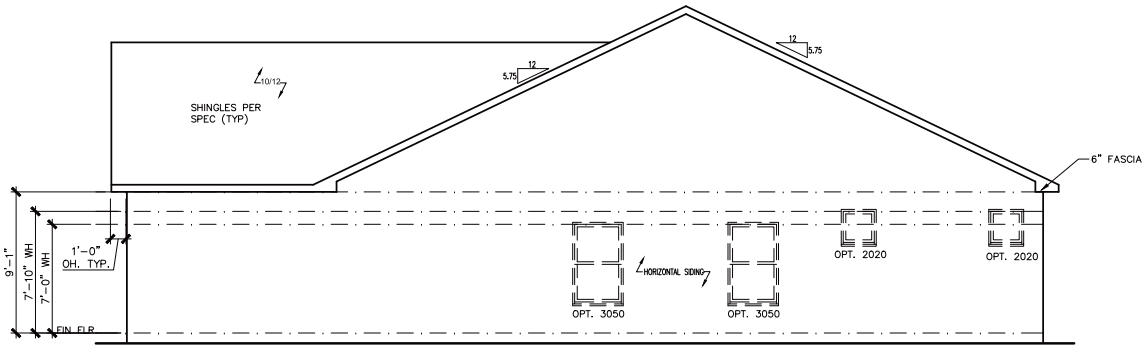

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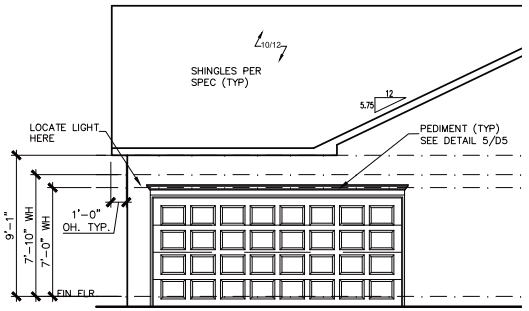

RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
CRAWFORD

BY: SL CHK: AW
DATE: 5/11/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: BEHK
PAGE NO: A2.2

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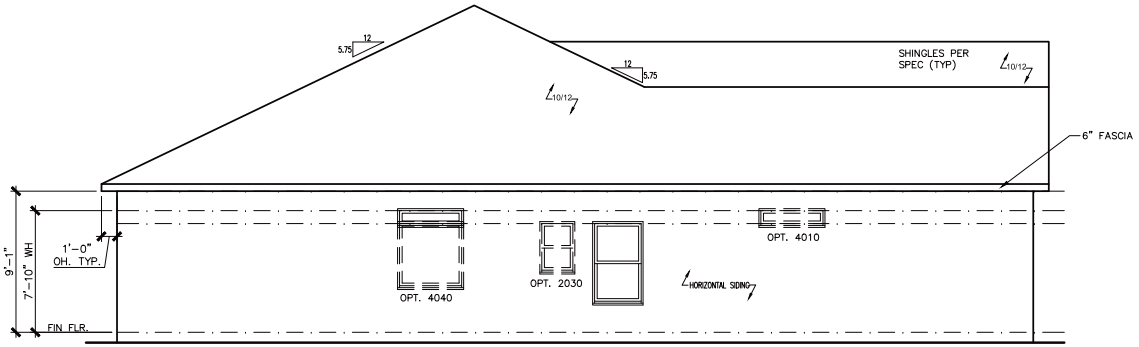

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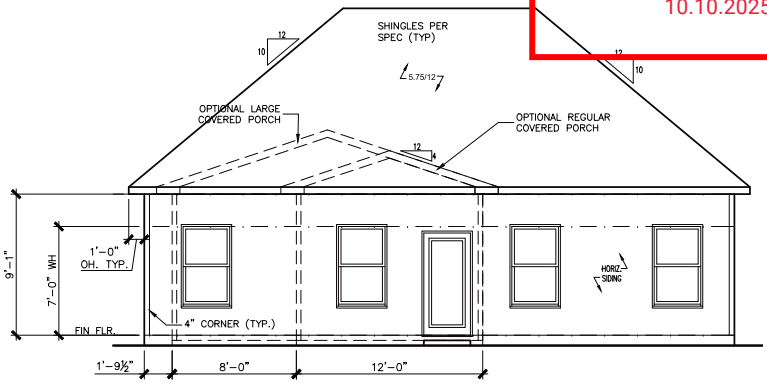

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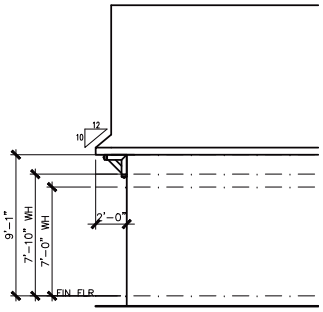

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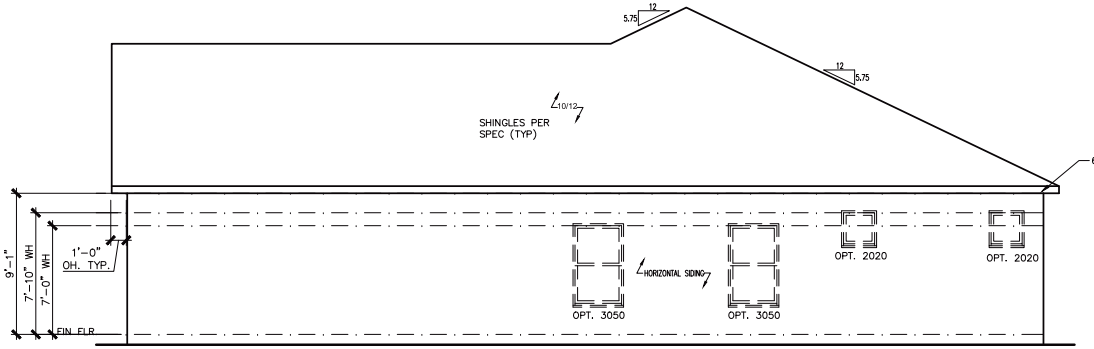

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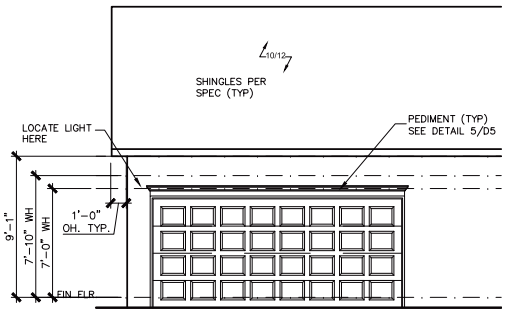

RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
CRAWFORD

BY: SL CHK: AW
DATE: 5/11/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: CFIL
PAGE NO: A2.3

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10.10.2025

ELLIJAY

ALL SIDING IS FIBER CEMENT

PLAN ID 062520.1001

DRAWING INDEX

A0.0	COVER SHEET
A1.1-A1.9	FRONT ELEVATIONS
A2.1-A2.3	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A4.1-A4.2	BASEMENT FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2-5.2.1	SECOND FLOOR PLANS & DETAILS
A5.4	GARAGE PORTAL DETAILS
A6.1-A6.1.2	ROOF PLANS
A7.1-A7.3.1	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUTS

AREA TABULATION	
FIRST FLOOR	1249
SECOND FLOOR	1596
TOTAL	2845
GARAGE	501
BASEMENT	1270
FINISHED BASEMENT	862
FRONT PORCH A (COVERED)	32
FRONT PORCH B & C (COVERED)	90
REAR PATIO	120

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

DATE	BY	REVISION	PAGE #
4/16/2020	AW	REVISED SECOND FLOOR - SEE REVISION SHEET	ALL
6/25/2020	AW	Prototype walk revisions - see revision sheet	A5.1, A5.2, A7.2, A7.3
11/4/2020	MM	Removed overhang at front porch for B & C massing	A1.2, A1.3, A1.5, A1.6, A1.8, A1.9, A6.1.1, A6.1.2
9/1/2021	AW	PCR# 4511 Changed drain side for Obath base house tub/shwr and shower head side for large shower only options to be on exterior wall side - add false wall for plumbing	A5.2, A5.2.2, A7.3, A7.3.1
9/1/2021	AW	PCR# 4526 Moved door from garage into house 12" towards Foyer for switches	A5.2, A7.3
10/1/2021	AW	PCR# 4532 Reduced Kitchen counter overhang 10" on Family Rm side & removed 2 opt. pendants	A5.2, A7.3
7/1/2022	AW	PCR# 4834 Added scuttle hole to garage	A5.1
9/13/2022	AW	PCR# 4958 Removed note for island conduit	A3.1

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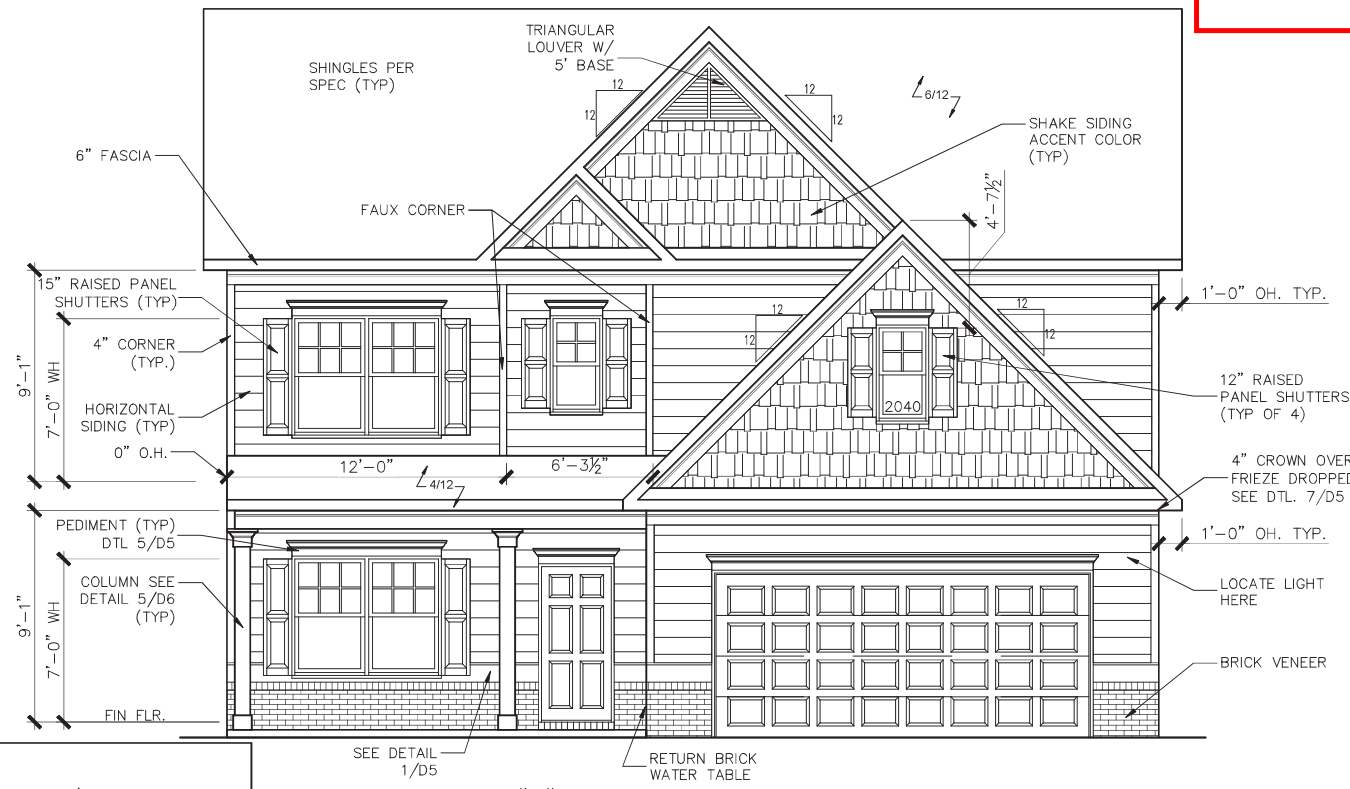
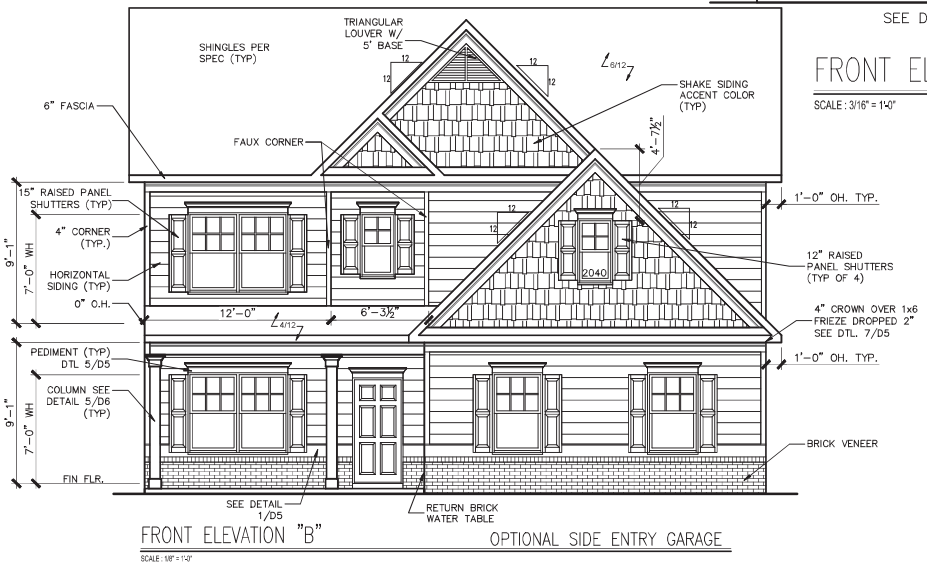


FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0"



FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

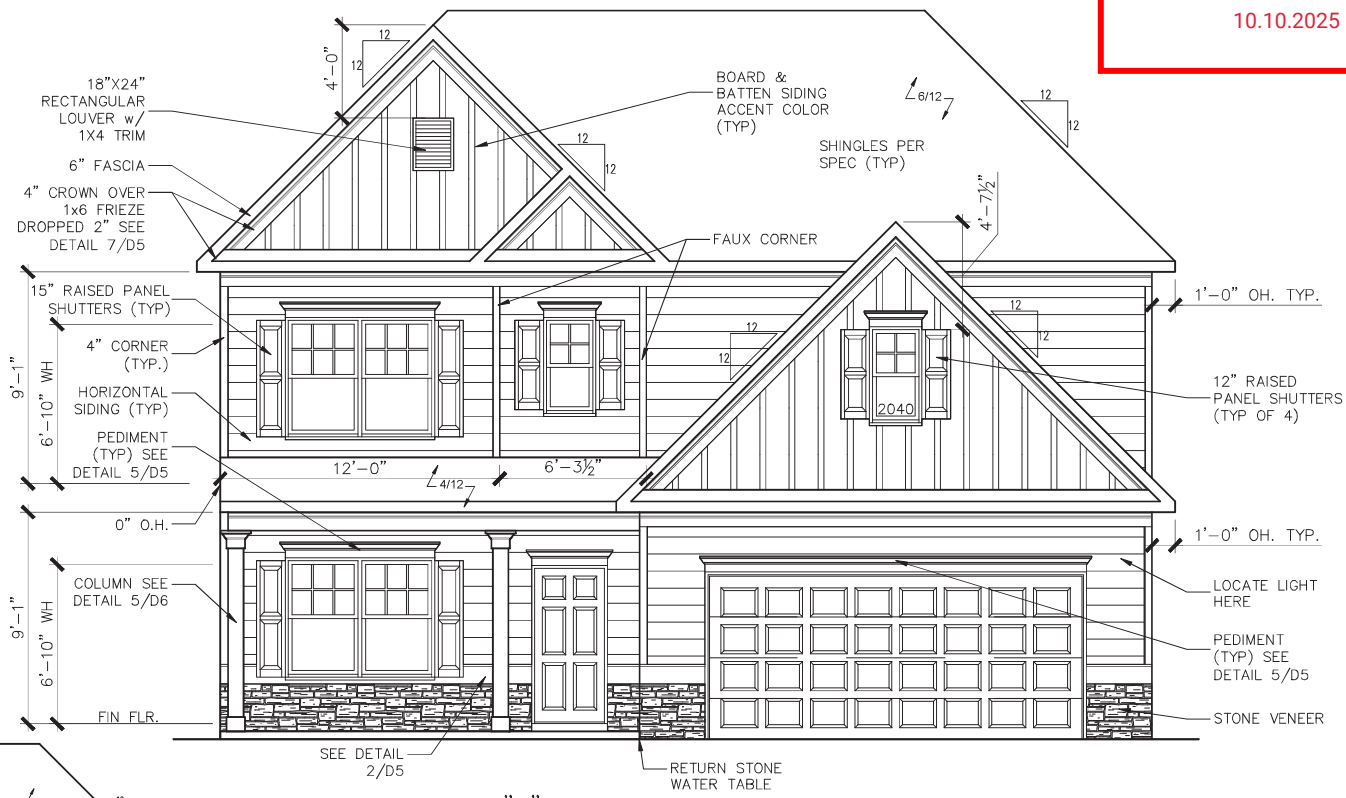
SCALE: 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION B
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: B
PAGE NO: A1.2

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10.10.2025



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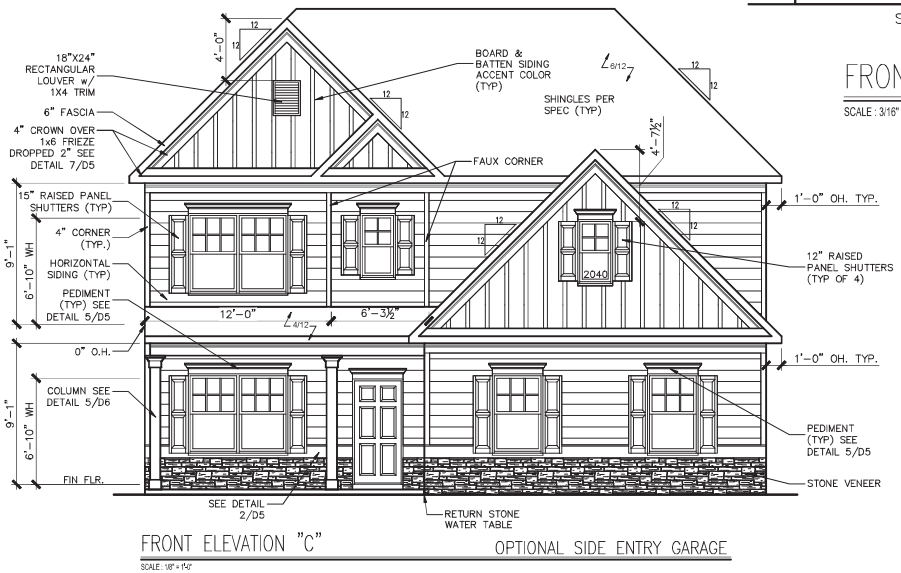
SCALE : 3/16" = 1'-0"



FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

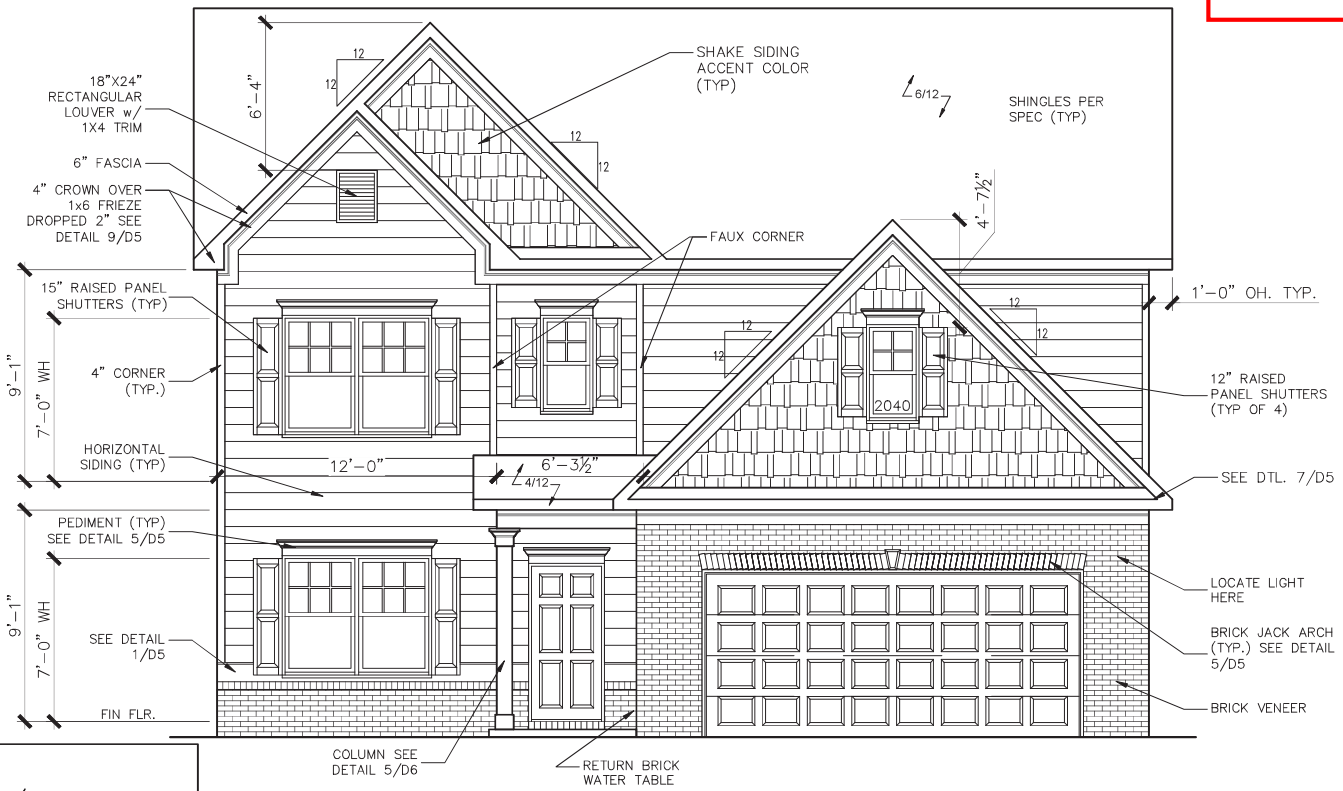
SCALE : 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION C
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: C
PAGE NO: A1.3

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10.10.2025



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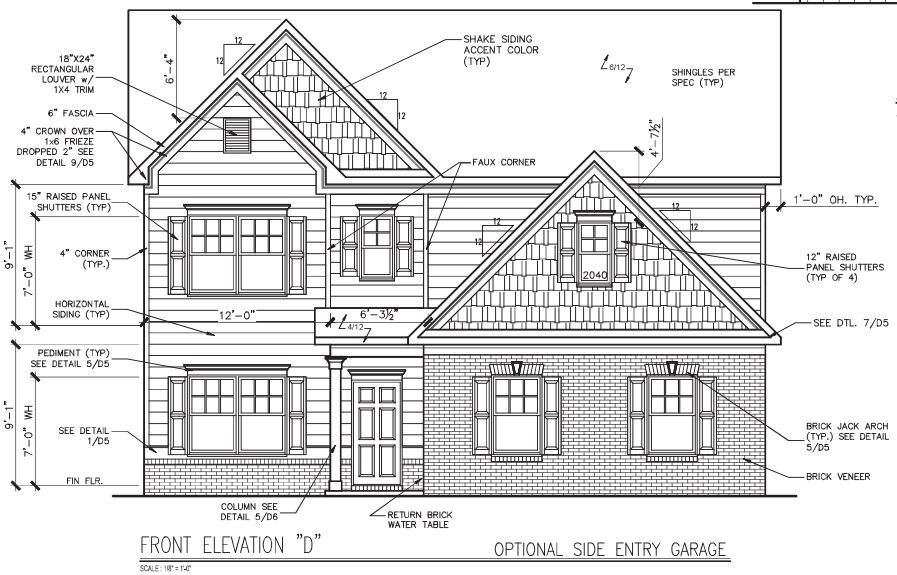

FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION D
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: D
PAGE NO: A1.4

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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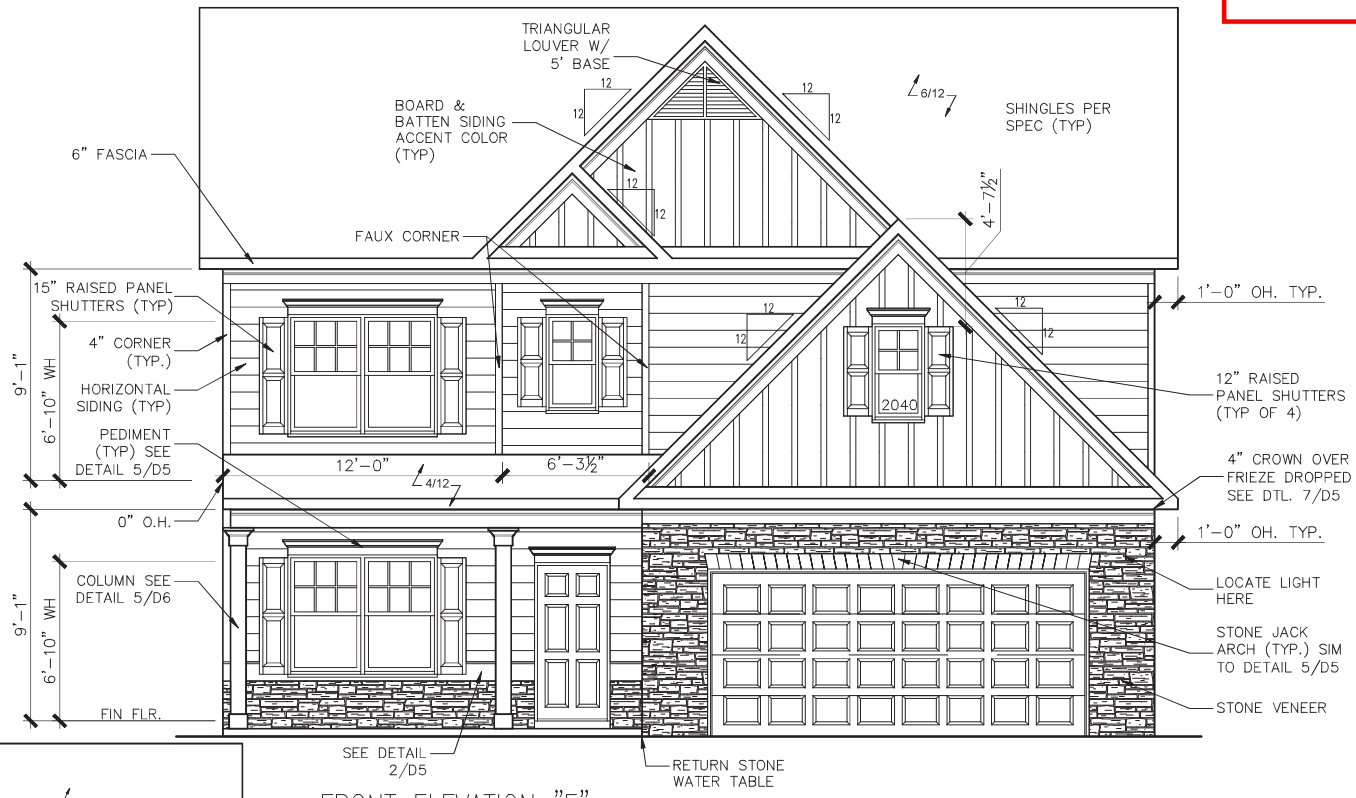
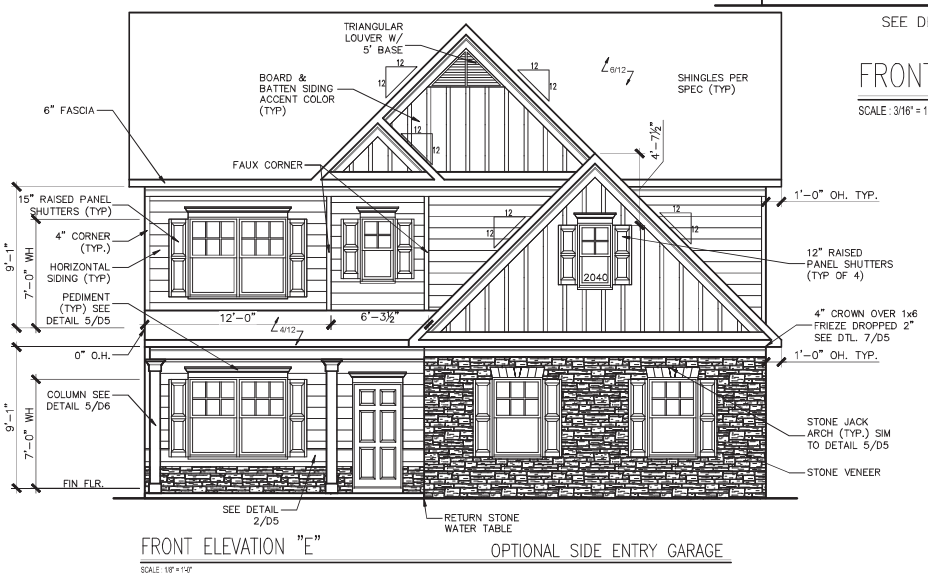


FRONT ELEVATION "E"

SCALE : 3/16" = 1'-0"



FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION E
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: E
PAGE NO: A1.5

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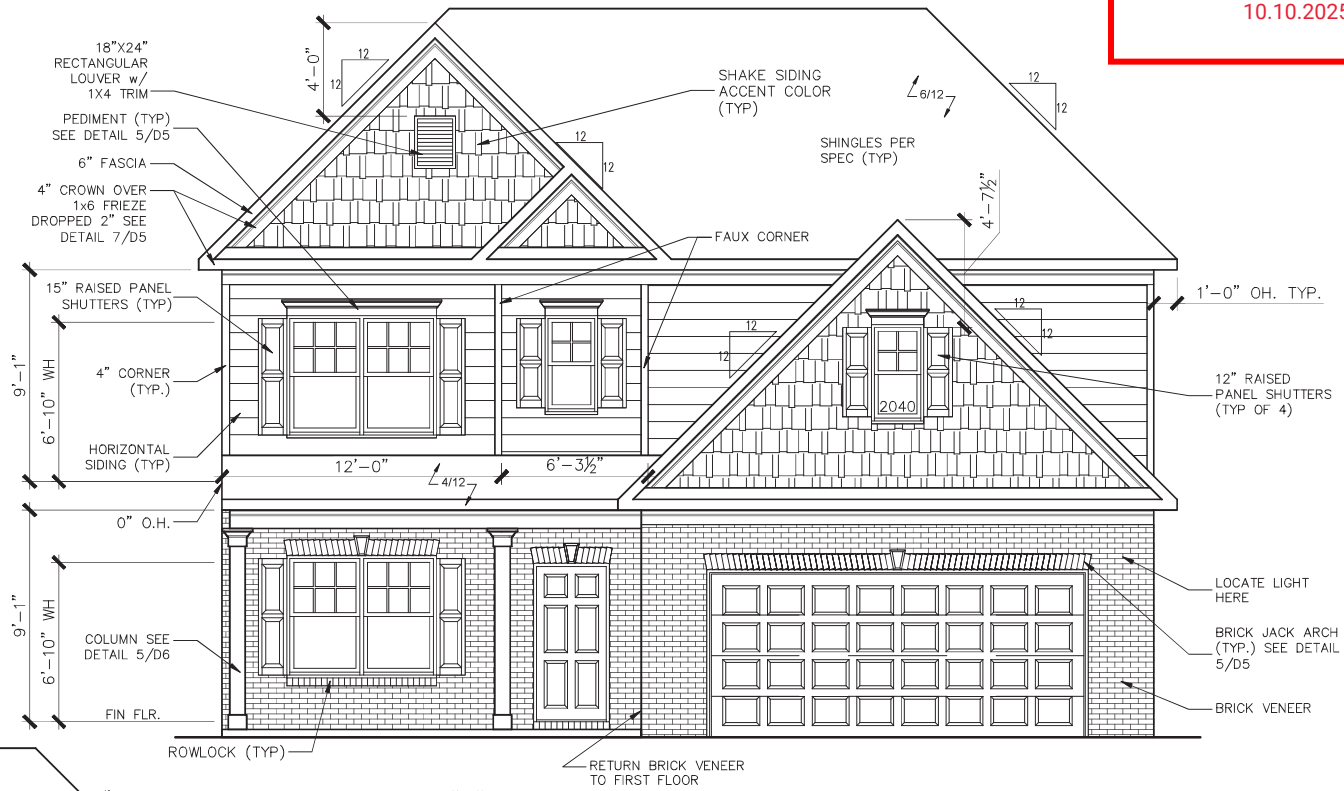
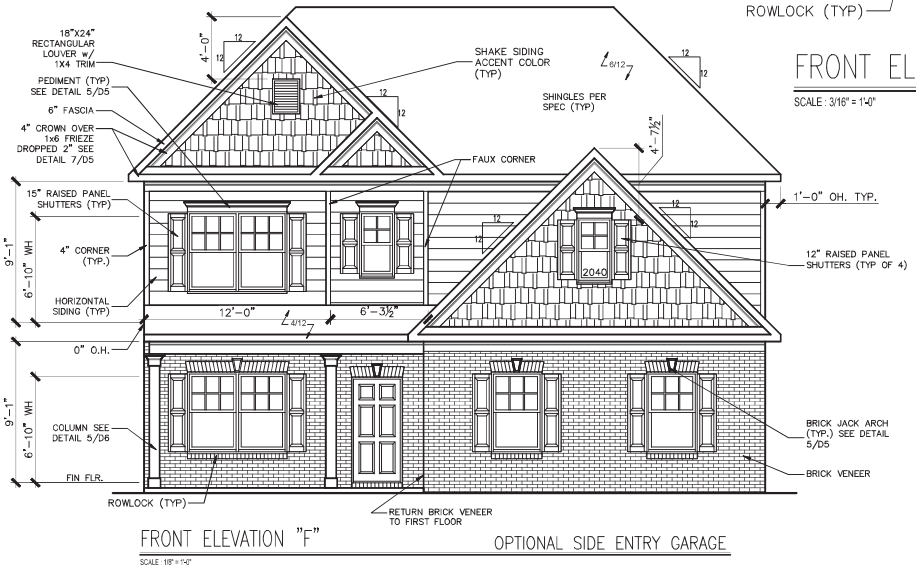


FRONT ELEVATION "F"

SCALE: 3/16" = 1'-0"



FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION F
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: F
PAGE NO: A1.6

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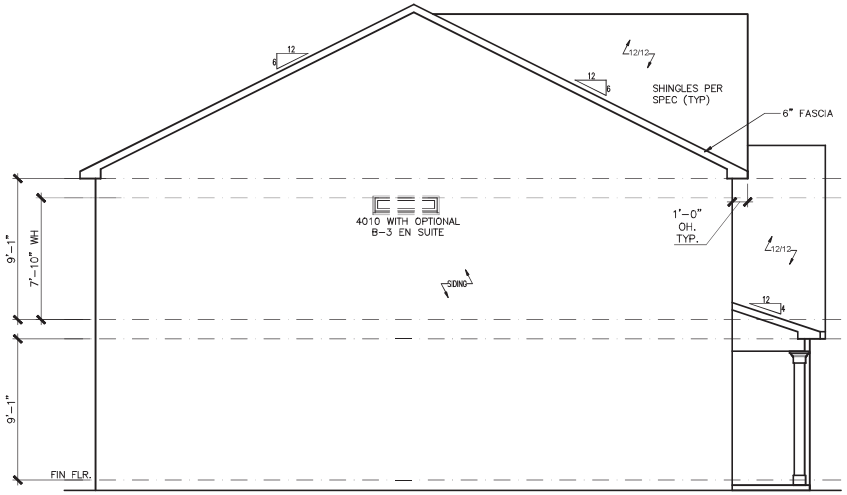
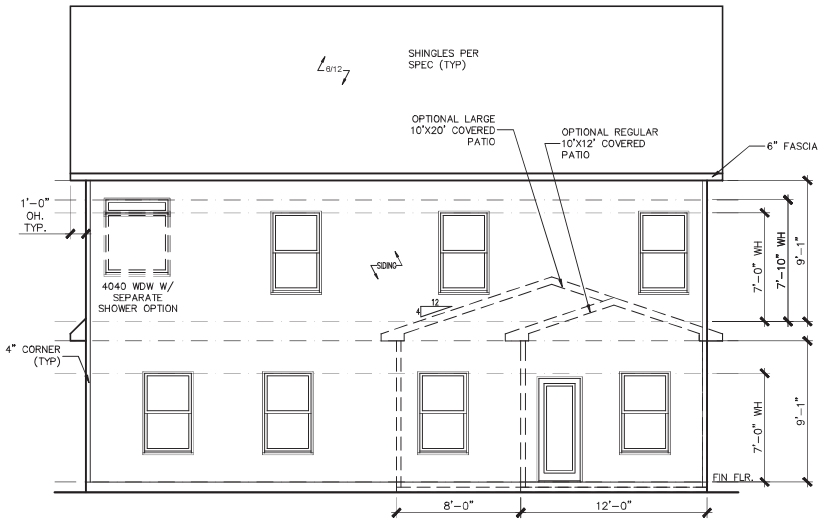


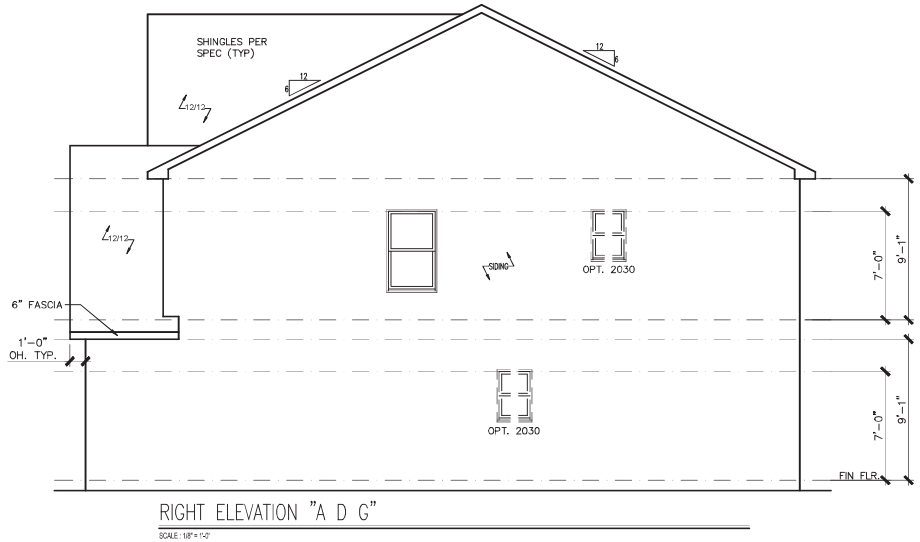
LEFT ELEVATION "A D G"

SCALE : 1/8" = 1'-0"



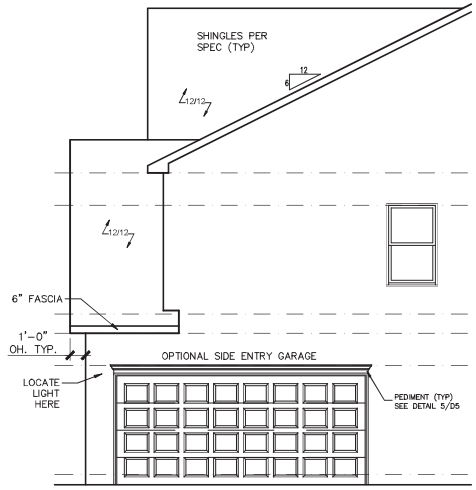
REAR ELEVATION "A D G"

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "A D G"

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | DATE

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV:
PAGE NO: A2.1

GWINNETT COUNTY
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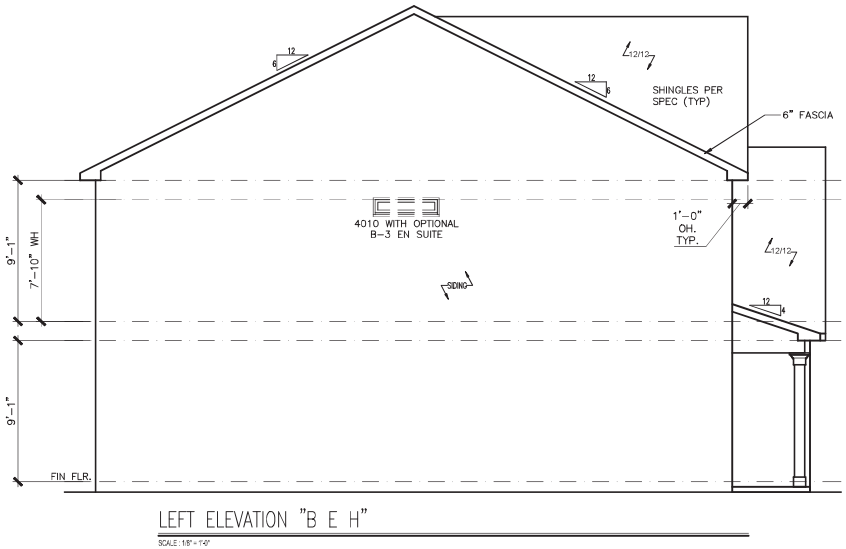
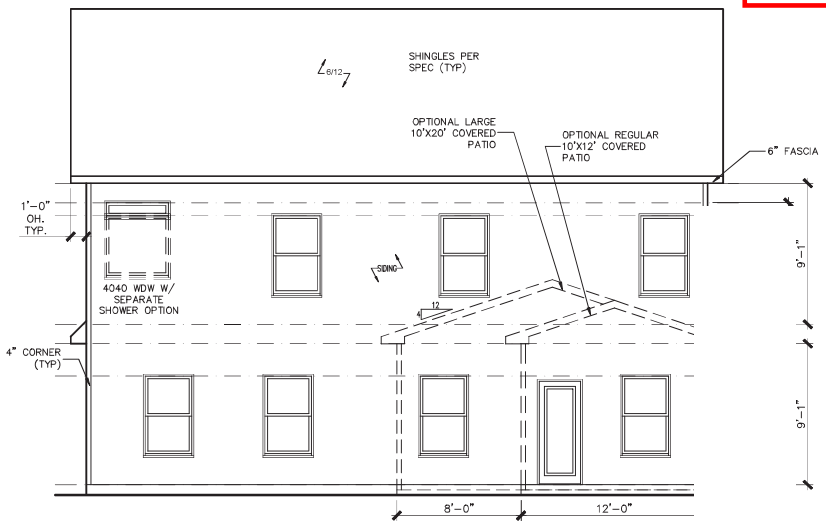
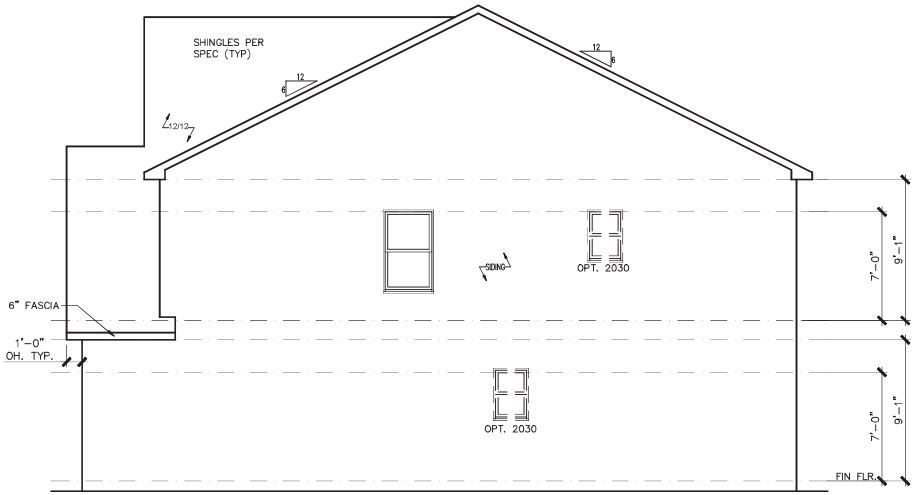


LEFT ELEVATION "B E H"

SCALE : 1/8" = 1'-0"



REAR ELEVATION "B E H"



RIGHT ELEVATION "B E H"

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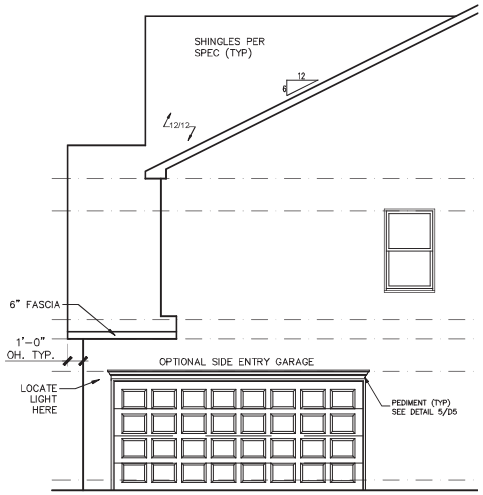

RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION
DATE

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV:
PAGE NO: A2.2

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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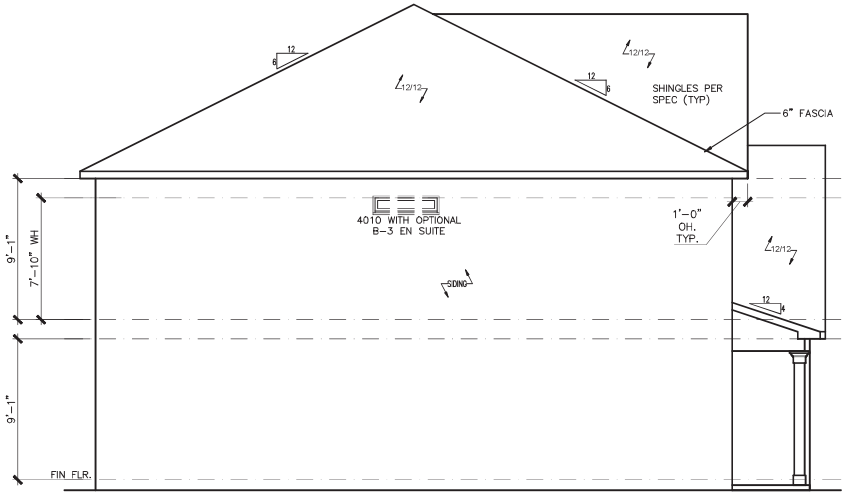
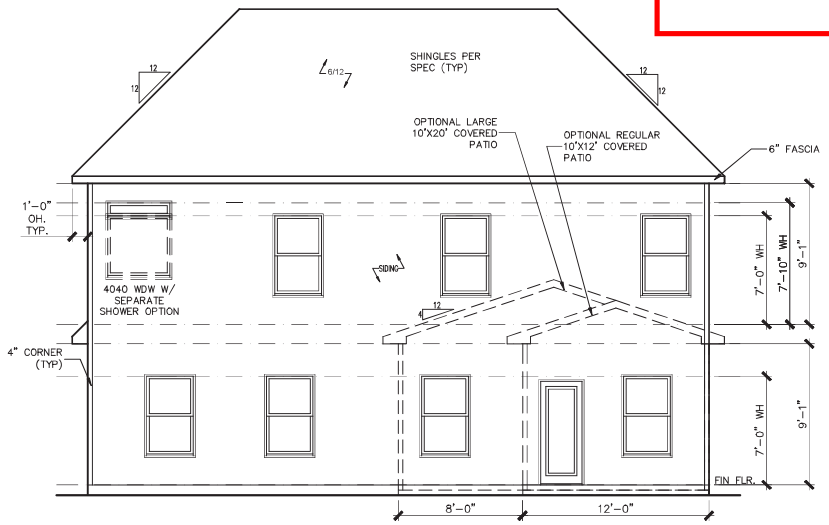
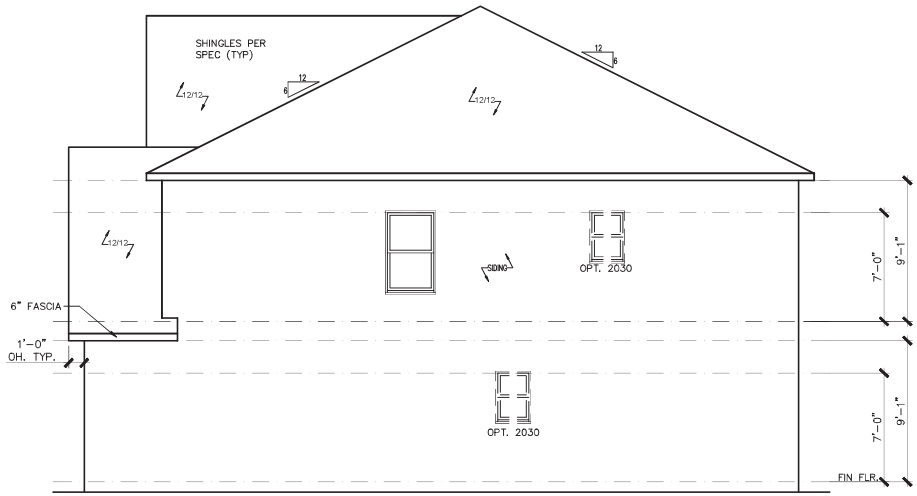


LEFT ELEVATION "C F I"

SCALE : 1/8" = 1'-0"



REAR ELEVATION "C F I"



RIGHT ELEVATION "C F I"

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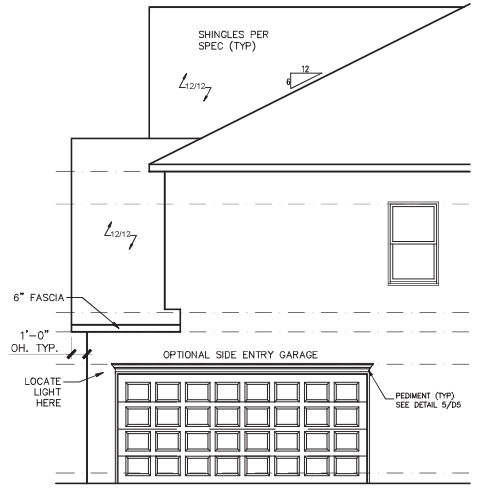

RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
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PLAN ID:
FND: ALL ELEV:
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GWINNETT COUNTY
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ALL SIDING IS FIBER CEMENT

JAMES

PLAN ID 060121.0401

DRAWING INDEX

A0.0	COVER SHEET
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A3.1	SLAB FOUNDATION
A4.1-A4.2	BASEMENT FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2-A5.2.2	SECOND FLOOR PLANS & DETAILS
A6.1-A6.3	ROOF PLANS
A7.1-A7.3	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUTS

AREA TABULATION	
FIRST FLOOR	1330
SECOND FLOOR	1675
TOTAL	3005
GARAGE	415
BASEMENT	1330
FINISHED BASEMENT	1008
FRONT PORCH (COVERED)	110
REAR PAD	9
OPT. REGULAR REAR PATIO	120
OPT. LARGE REAR PATIO	200

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
9/20/2021	AW	PROTOTYPE REVISIONS - SEE REVISION SHEET	ALL
2/1/2022	AW	PCR #4621 Changed swing of door from opt. B-5 to a LH swing and swings into bedroom ILO bath	A5.1, A7.2
3/9/2022	AW	PCR #4672 & #4685 Revised tub/shwr handings and electrical - see revision sheet	A3.1, A5.1, A5.2.1, A7.2, A7.3
4/4/2022	AW	Changed basement walls between stairwell and bath and stairwell wall at opening to sump pump area from 2x6 to 2x4 and removed footer (changes door jamb for finished basment)	A4.1, A4.2
12/20/2022	AW	PCR #5073 Added grade beam under refrigerator wall	A3.1

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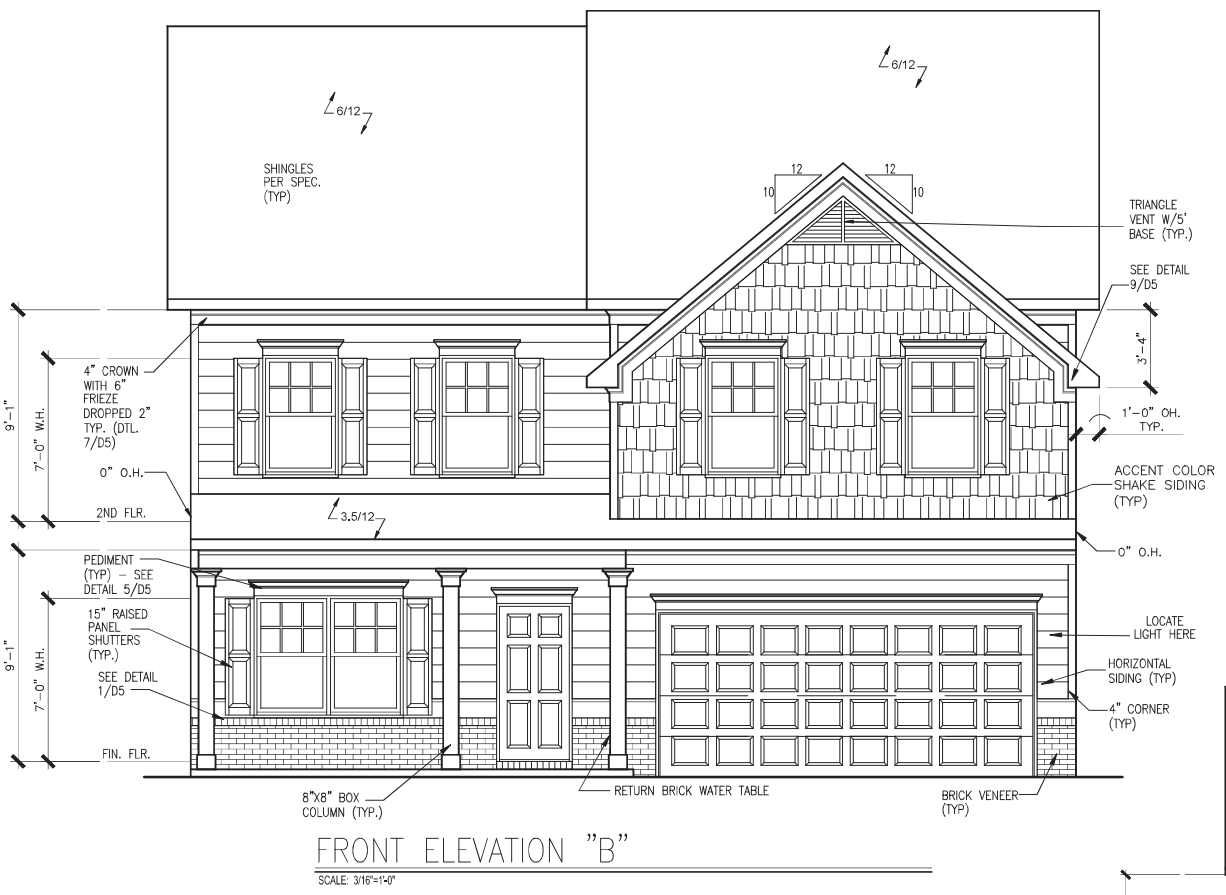
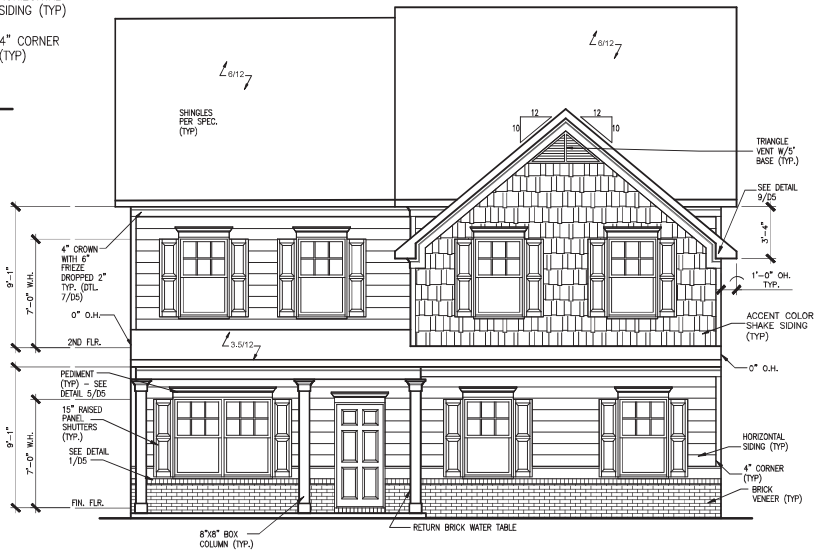


FRONT ELEVATION "B"

SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL	DR: AW
DATE: 10/21/2021	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A1.2	

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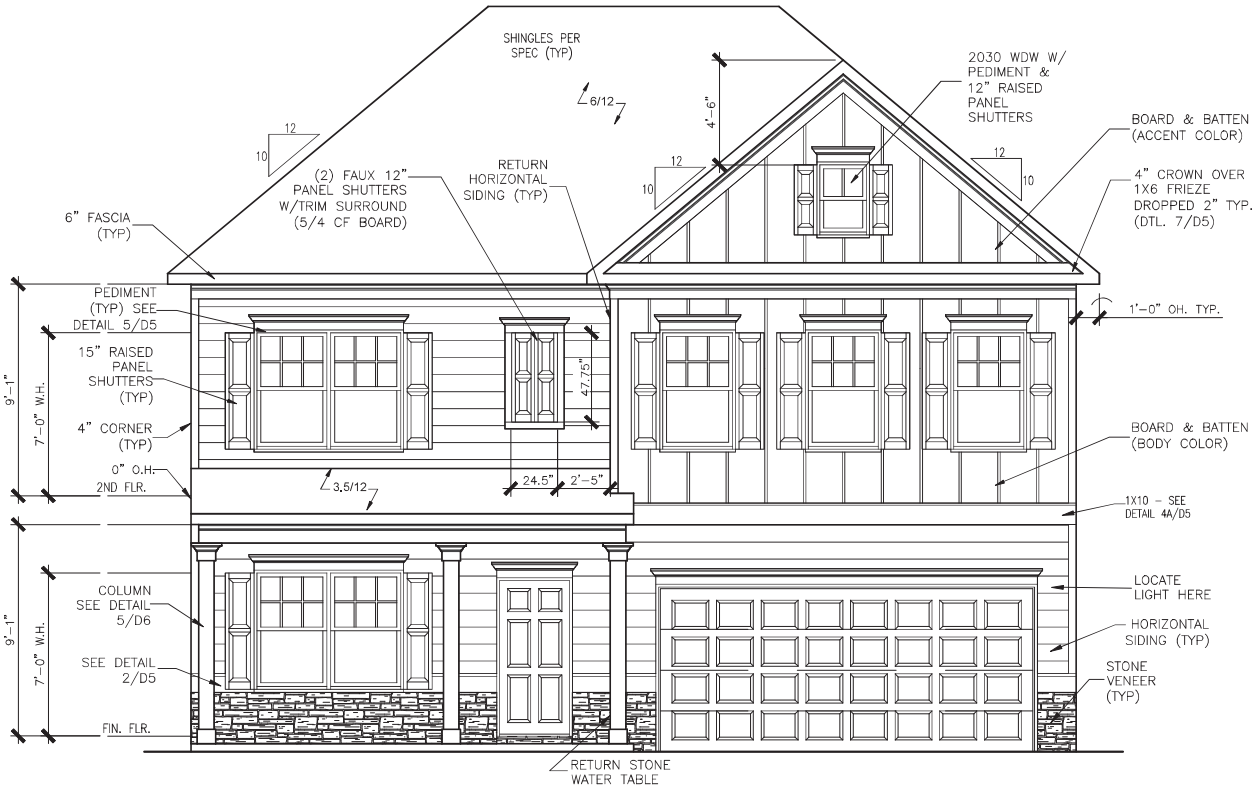
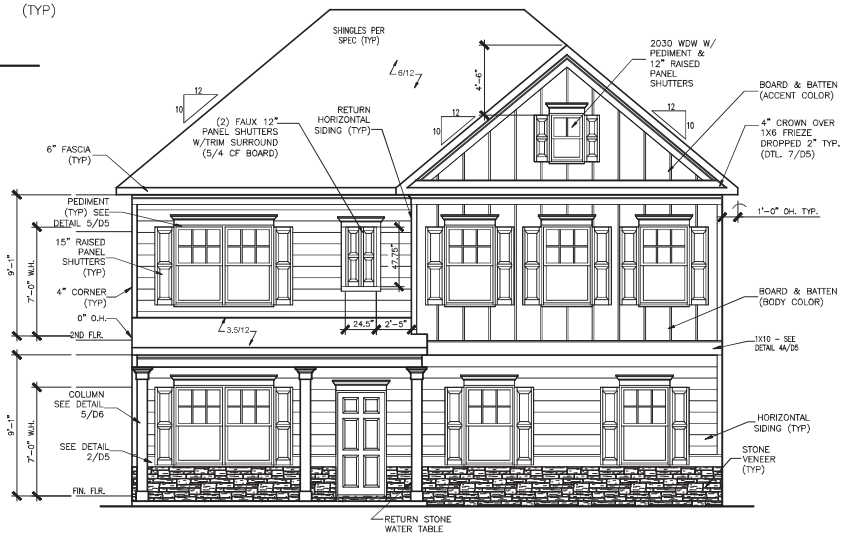


FRONT ELEVATION "C"

SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

REVISION	BY	DATE

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL	CHK: AW
DATE: 10/21/2021	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A1.3	

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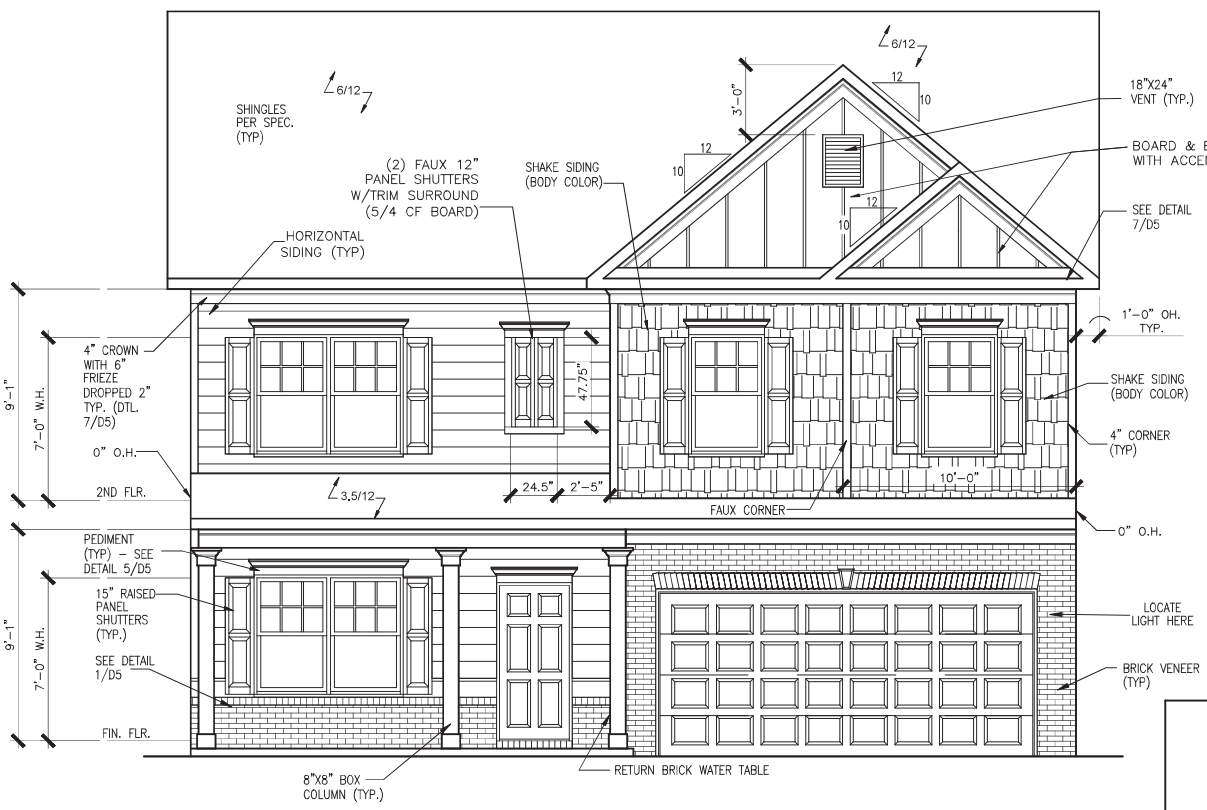

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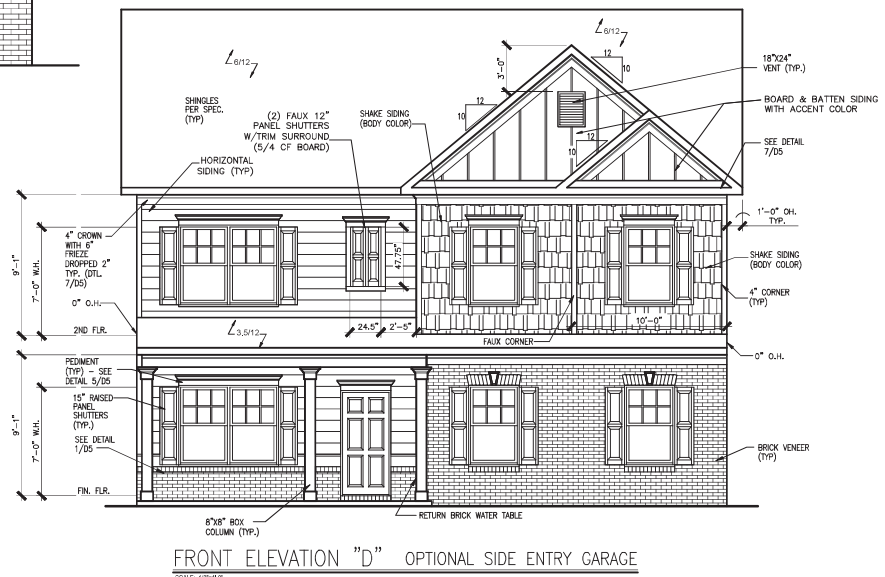
SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL	DR: AW
DATE: 10/21/2021	
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PAGE NO: A1.4	

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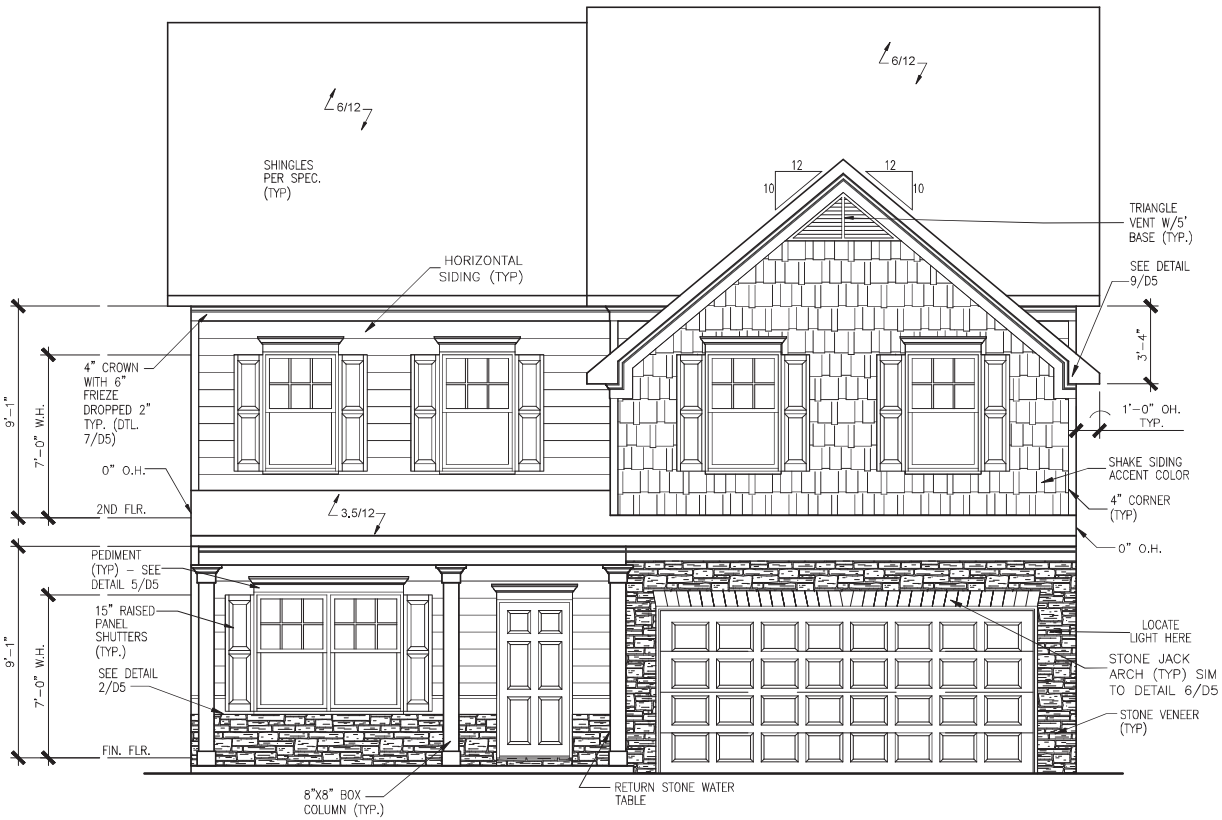

FRONT ELEVATION "E"

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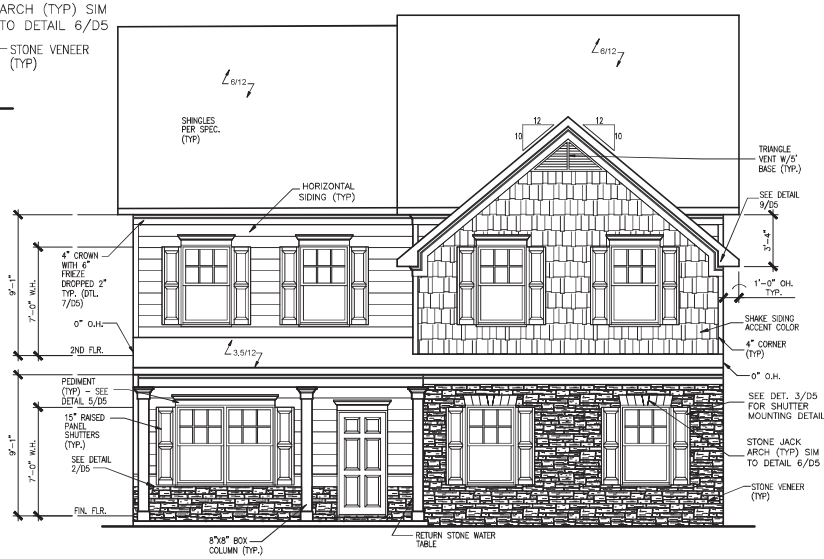
ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

BY	DATE	REVISION

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL	CHK: AW
DATE: 10/21/2021	
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FND: ALL	ELEV: E
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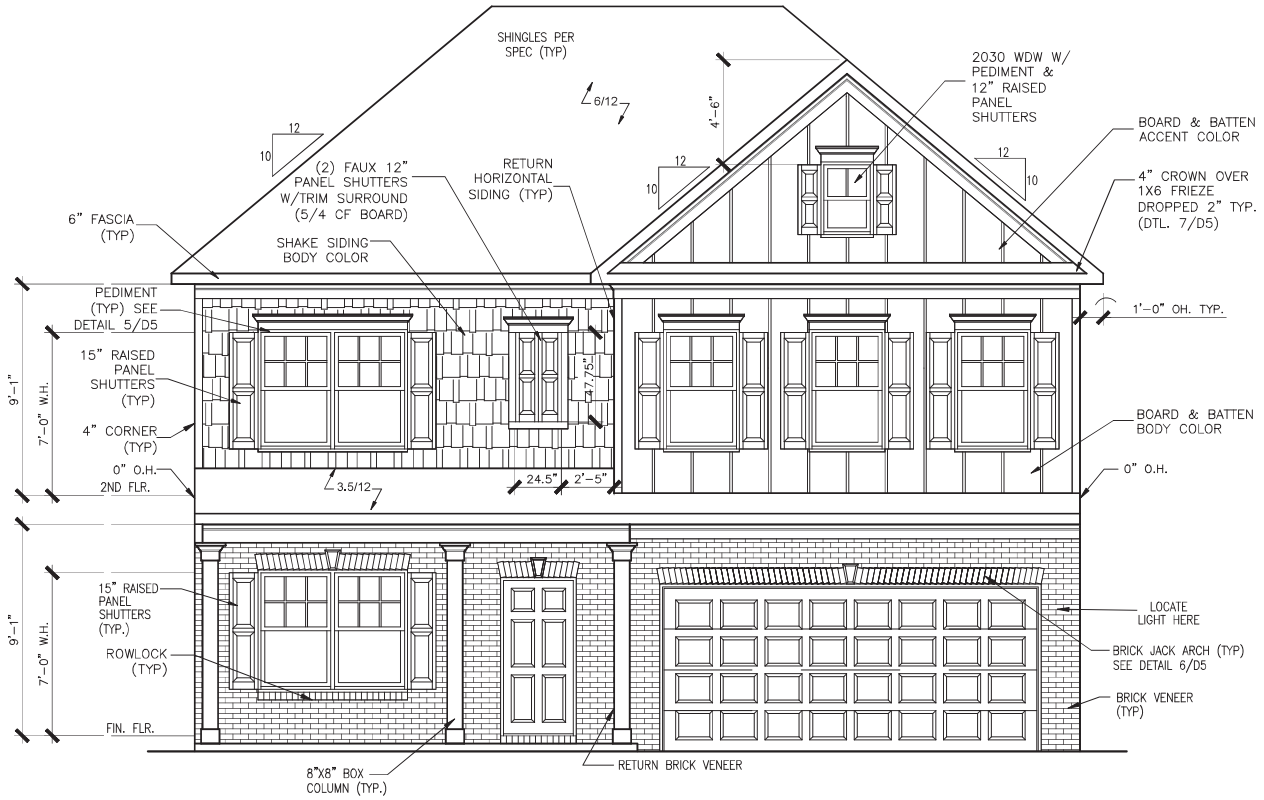

FRONT ELEVATION "F"

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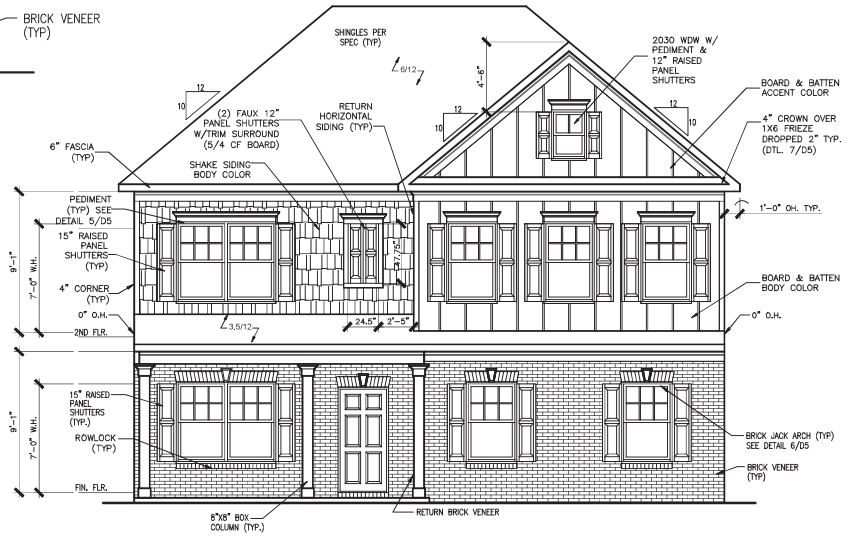
ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL	DR: AW
DATE: 10/21/2021	
FACADE OPT: C	
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PAGE NO: A1.6	

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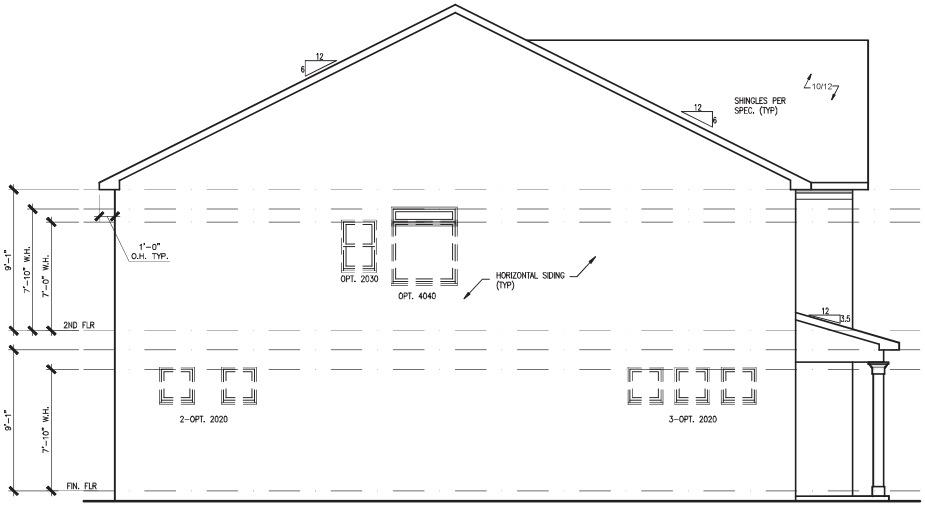
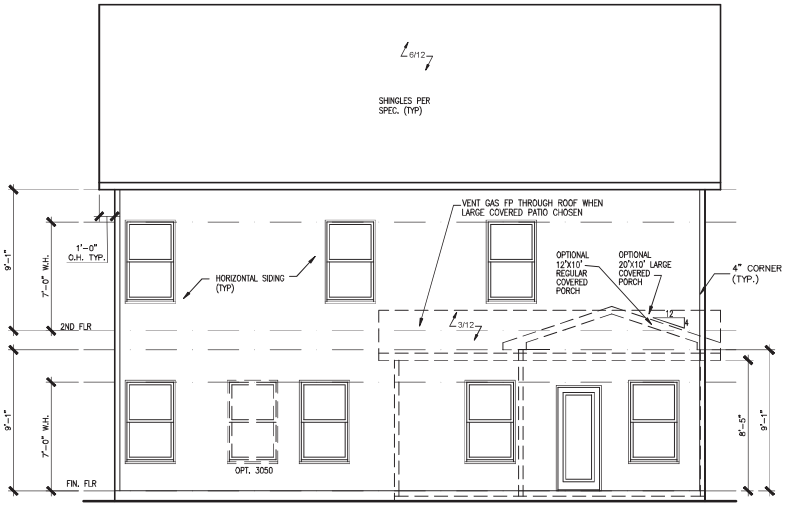


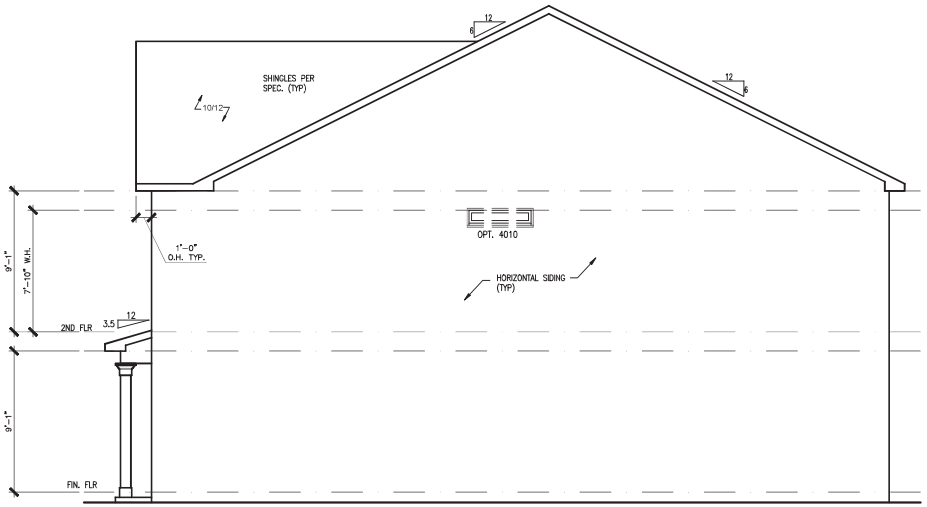
LEFT ELEVATION "A D G J"

SCALE : 1/8" = 1'-0"



REAR ELEVATION "A D G J"

SCALE : 1/8" = 1'-0"



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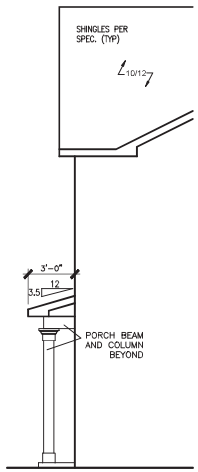
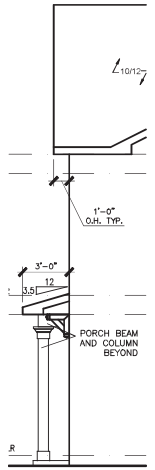
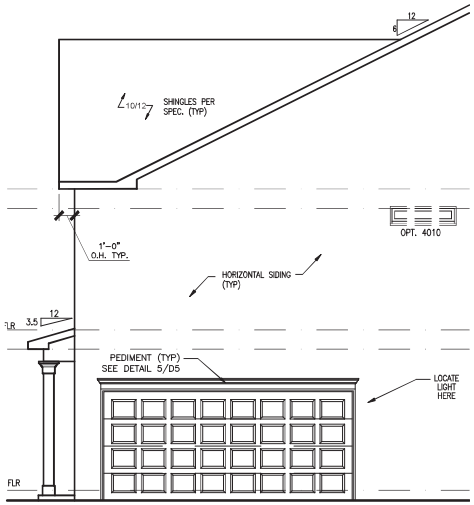


EYEBROW OVER GARAGE FOR ELEVATIONS "D & G"



EYEBROW OVER GARAGE FOR ELEVATIONS "J"



RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

REVISION | DATE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL | DR: AW
DATE: 10/21/2021
FACADE OPT: A
PLAN ID:
FND: ALL | ELEV: ADGJ
PAGE NO: A2.1

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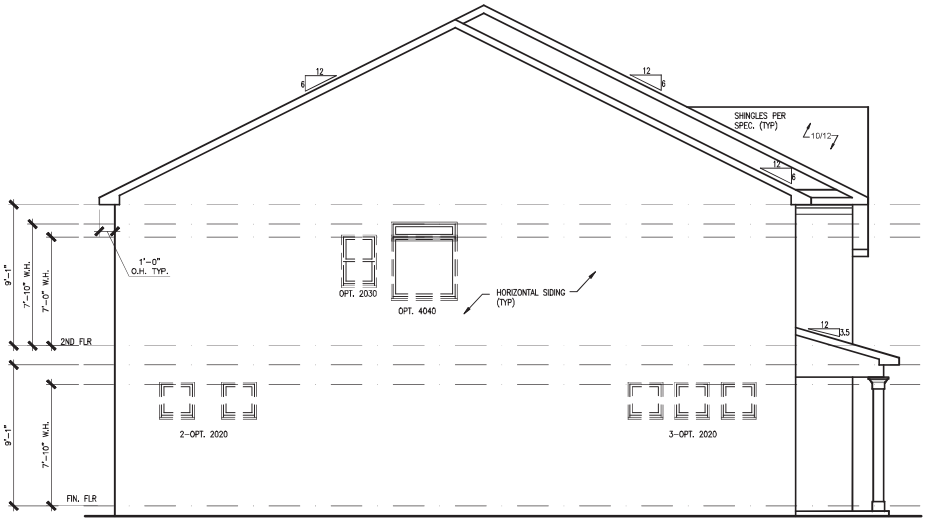

LEFT ELEVATION "B E H K"

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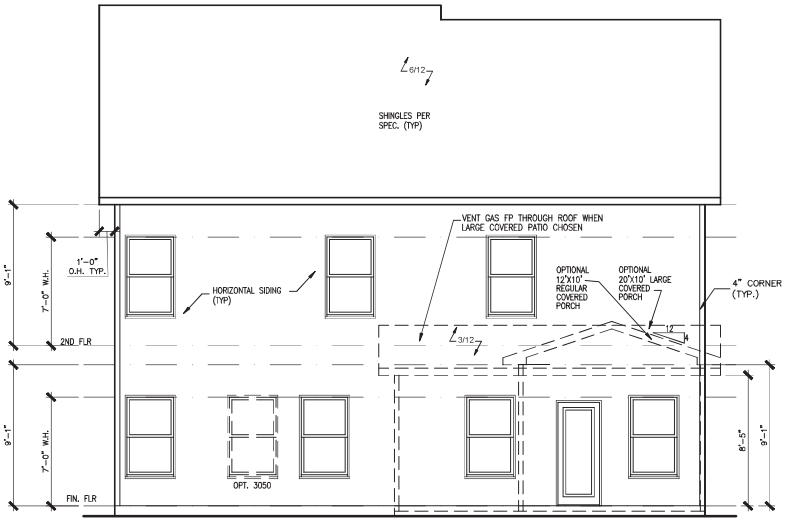
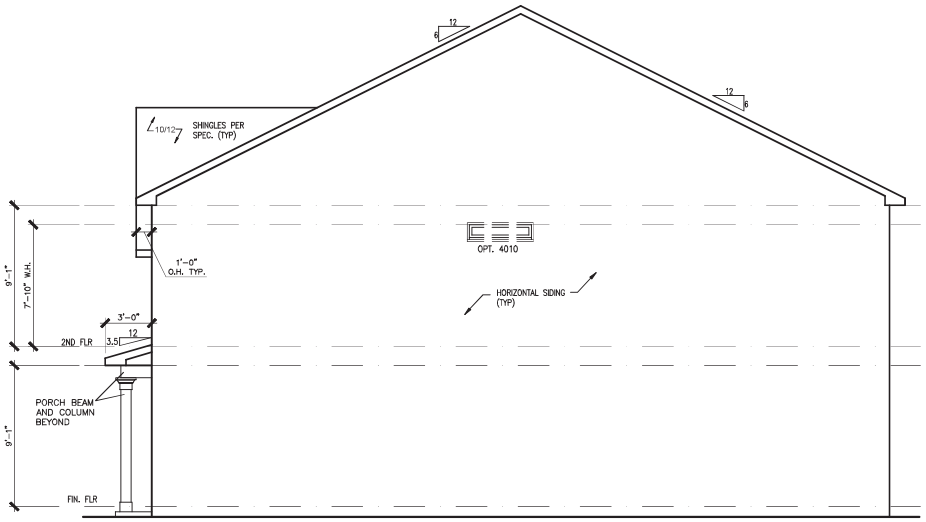


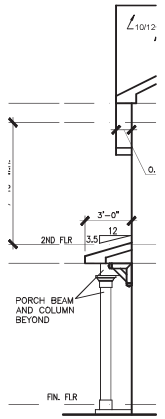
REAR ELEVATION "B E H K"

SCALE : 1/8" = 1'-0"

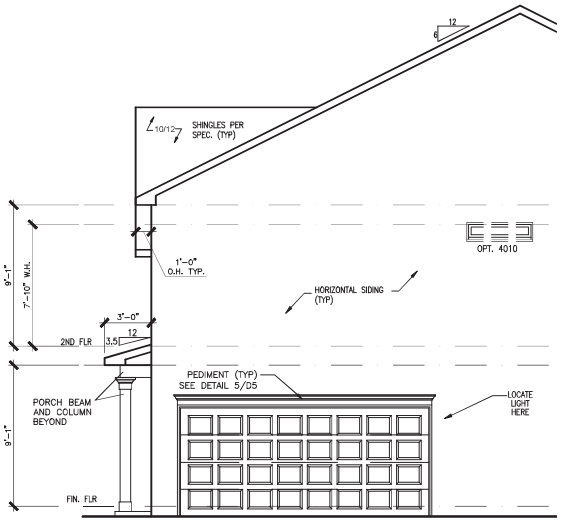


RIGHT ELEVATION "B E H K"

SCALE : 1/8" = 1'-0"



EYEBROW OVER GARAGE FOR ELEVATIONS "K"



RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL DR: AW
DATE: 10/21/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: BEHK
PAGE NO: A2.2

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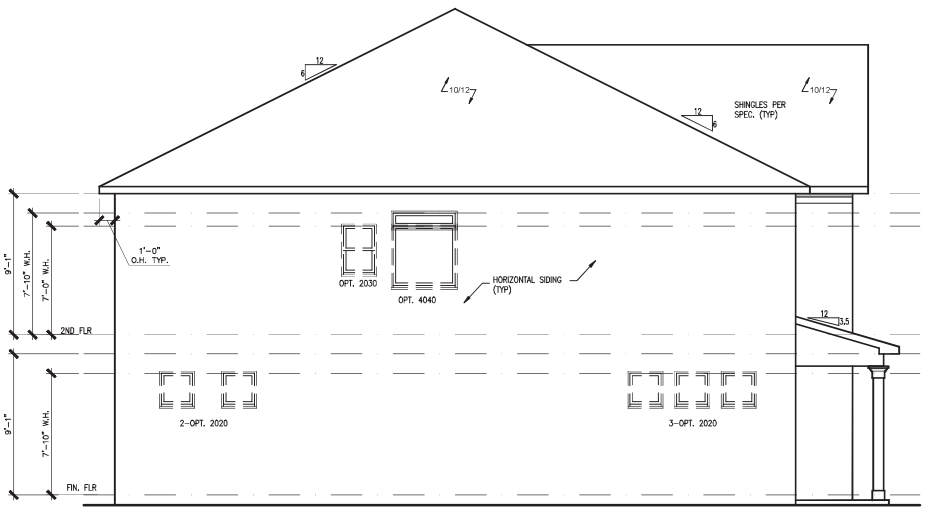

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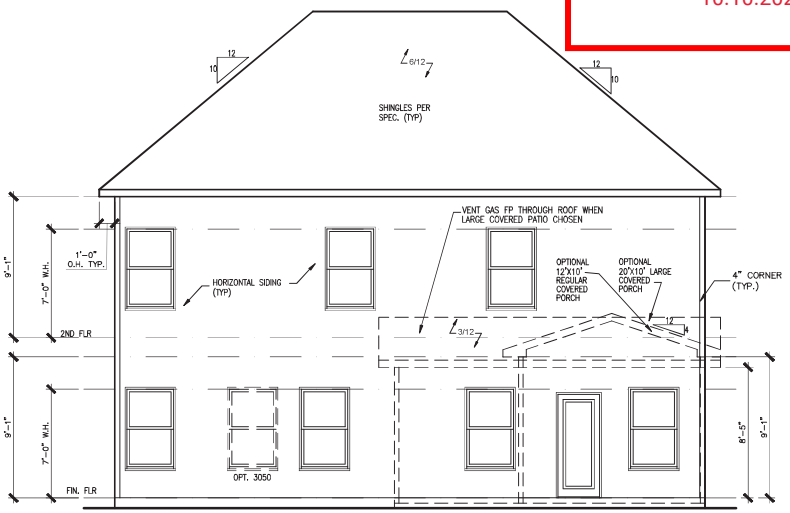

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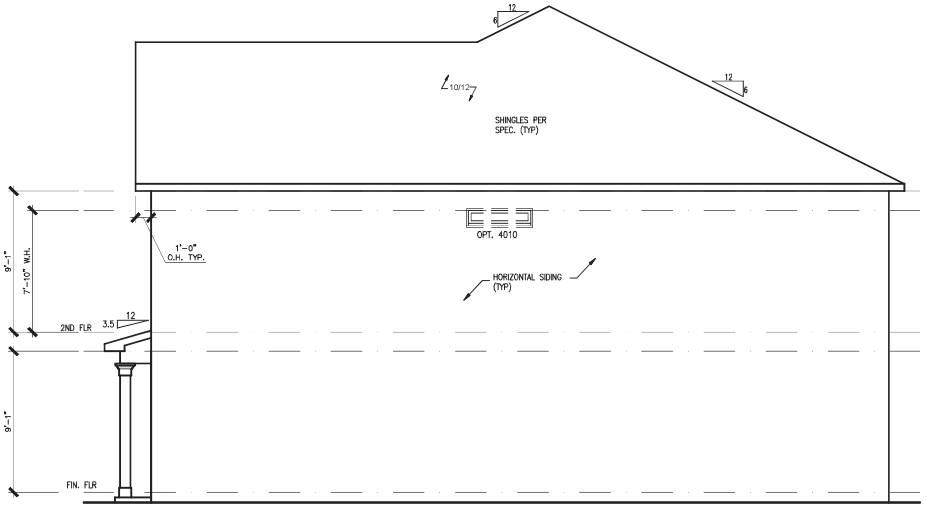

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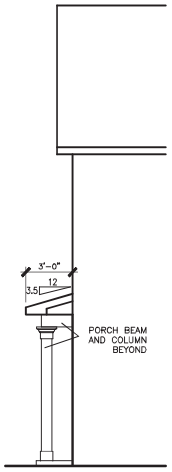
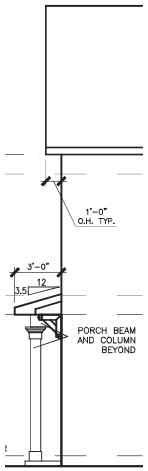
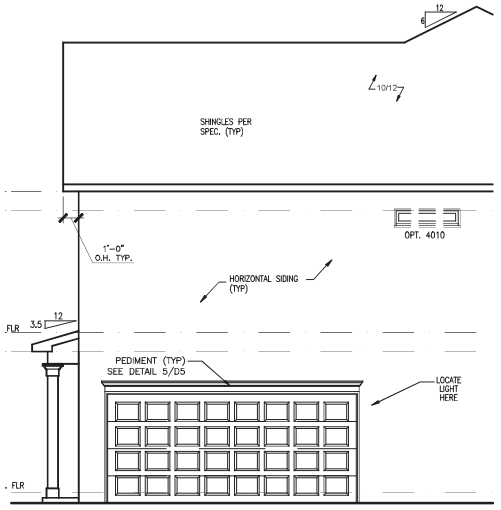


EYEBROW OVER GARAGE FOR ELEVATION "F"



EYEBROW OVER GARAGE FOR ELEVATION "L"



RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL DR: AW
DATE: 10/21/2021
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PLAN ID:
FND: ALL ELEV: CFIL
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ALL SIDING IS FIBER CEMENT

LANGFORD

PLAN ID 060121.0601

DRAWING INDEX

A0.0	COVER SHEET
A1.1-A1.9.1	FRONT ELEVATIONS
A2.1-A2.3.1	SIDE & REAR ELEVATIONS
A3.1-A3.1.2	SLAB FOUNDATIONS
A4.1-A4.2	BASEMENT FOUNDATIONS
A5.1-A5.1.2	FIRST FLOOR PLANS AND OPTIONS
A5.2	SECOND FLOOR PLAN
A5.3	SECTIONS W/ SECOND FLOOR
A6.1-A6.3	ROOF PLANS
A7.1-A7.3	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	1740
TOTAL	1740
OPT. SECOND FLOOR	326
TOTAL W/OPT. 2ND FLR.	2066
BASEMENT	1740
FINISHED BASEMENT	1529
GARAGE	396
FRONT PORCH (COVERED)	24
REAR PATIO (COVERED)	90

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

DATE	BY	REVISION	PAGE #
10/13/2021	AW	Prototype walk changes - see revision sheet	A5.1, A5.2
10/29/2021	AW	Added bearing wall in basement - wall shifted in finished basement & removed basement wall near stairwell (adjusts finished basement electrical and square footage)	A4.1, A4.2, A7.1, A7.1.1
2/1/2022	AW	Final walk revisions - see revision sheet	A5.1-A5.1.2, A7.2-A7.3, A8.1
5/1/2022	AW	Changed 2x6 basement walls to 2x4 excluding back wall of finished basement W.I.C.	A4.1, A4.2
4/30/2024	CLJ	Elevation E with Second Floor Bonus Room - revised to have eyebrow above the garage door	A1.5.1, A2.2.1

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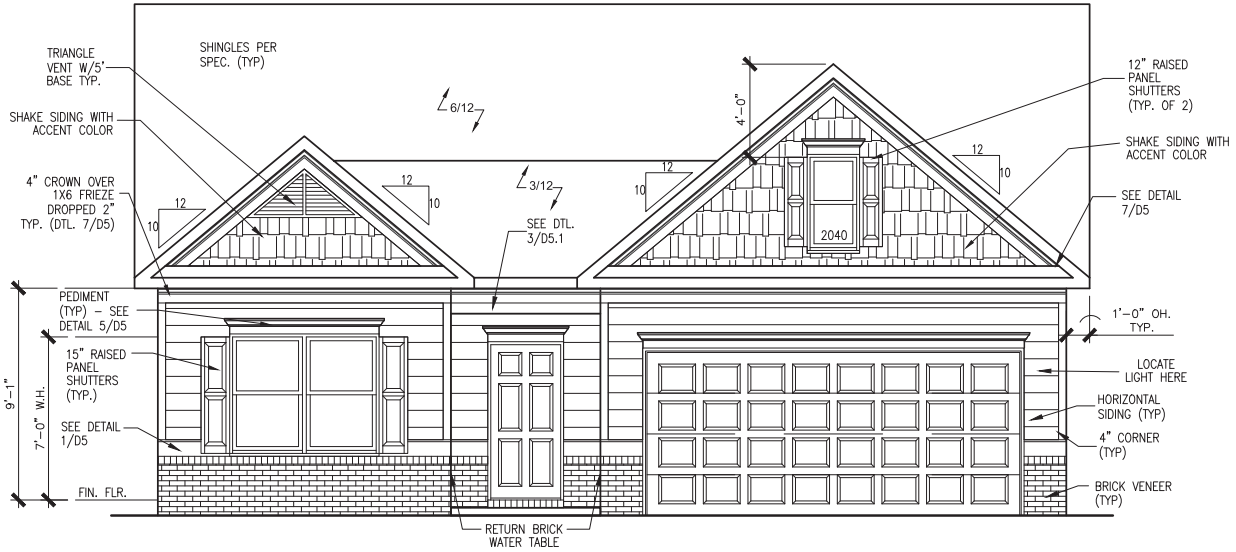
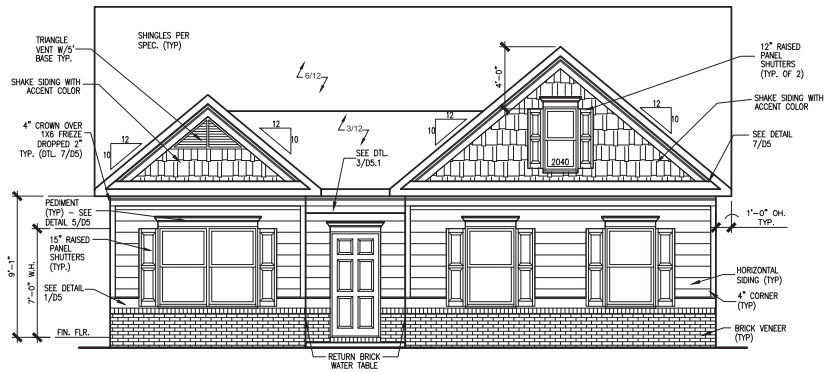


FRONT ELEVATION "B"

SCALE: 3/16"=1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD



FRONT ELEVATION "B"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: B	
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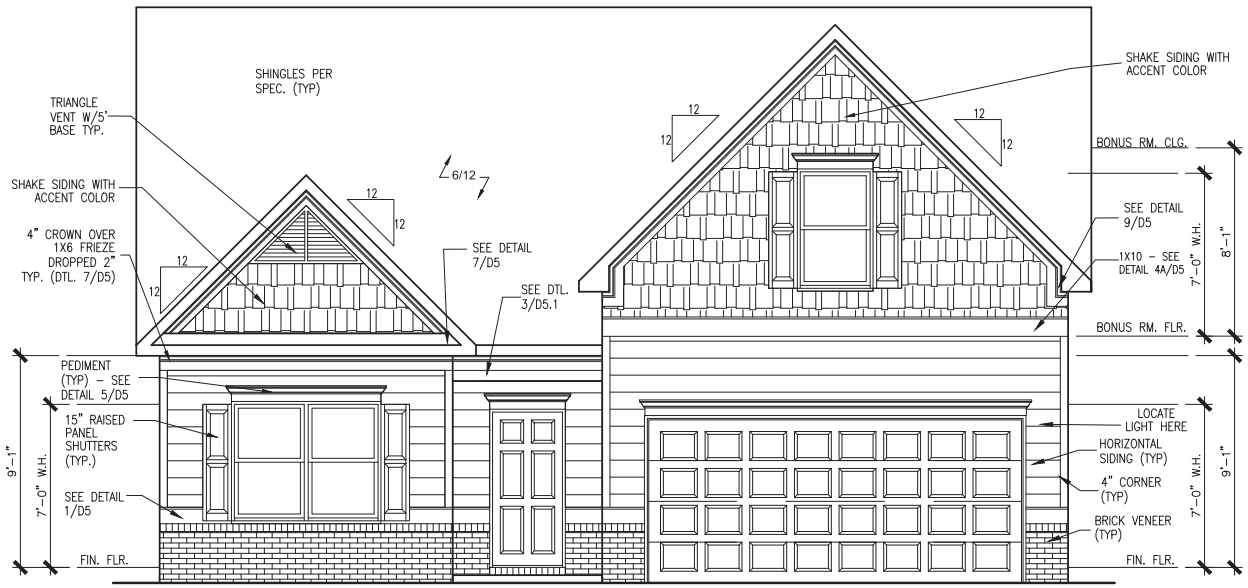

FRONT ELEVATION "B" OPTIONAL BONUS ROOM

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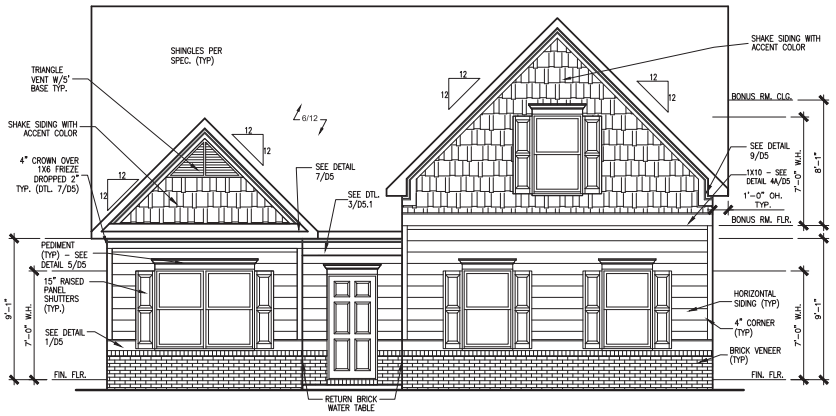

FRONT ELEVATION "B" OPTIONAL BONUS ROOM

OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY | DATE | REVISION

BY: SL CHK: AW
DATE: 11/8/2021
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FND: ALL ELEV: B
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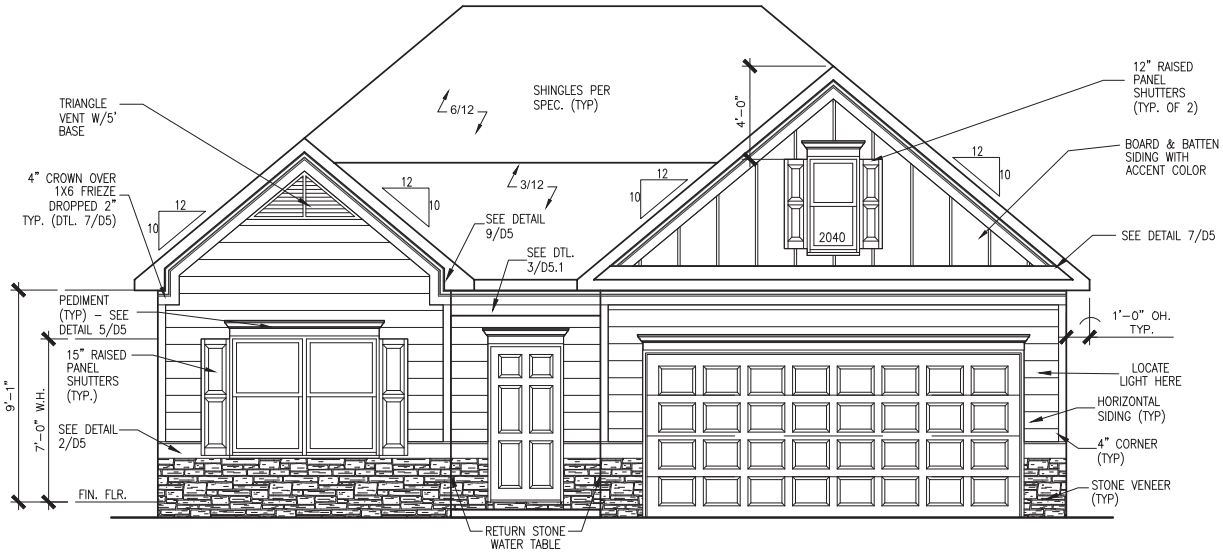
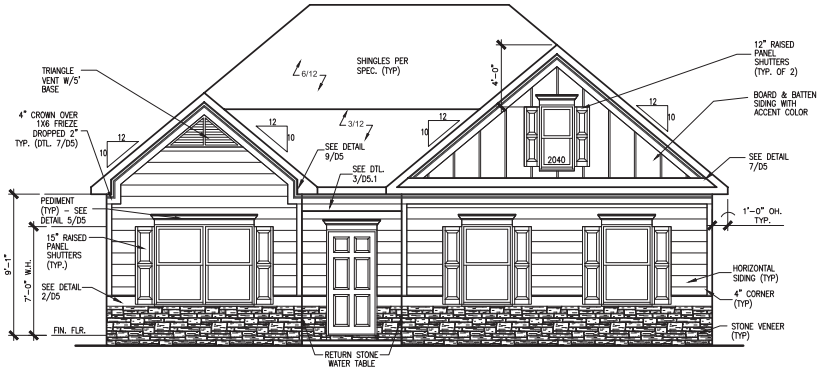


FRONT ELEVATION "C"

SCALE: 3/16"=1'-0"

REVISION	BY	DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD



FRONT ELEVATION "C"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: C	
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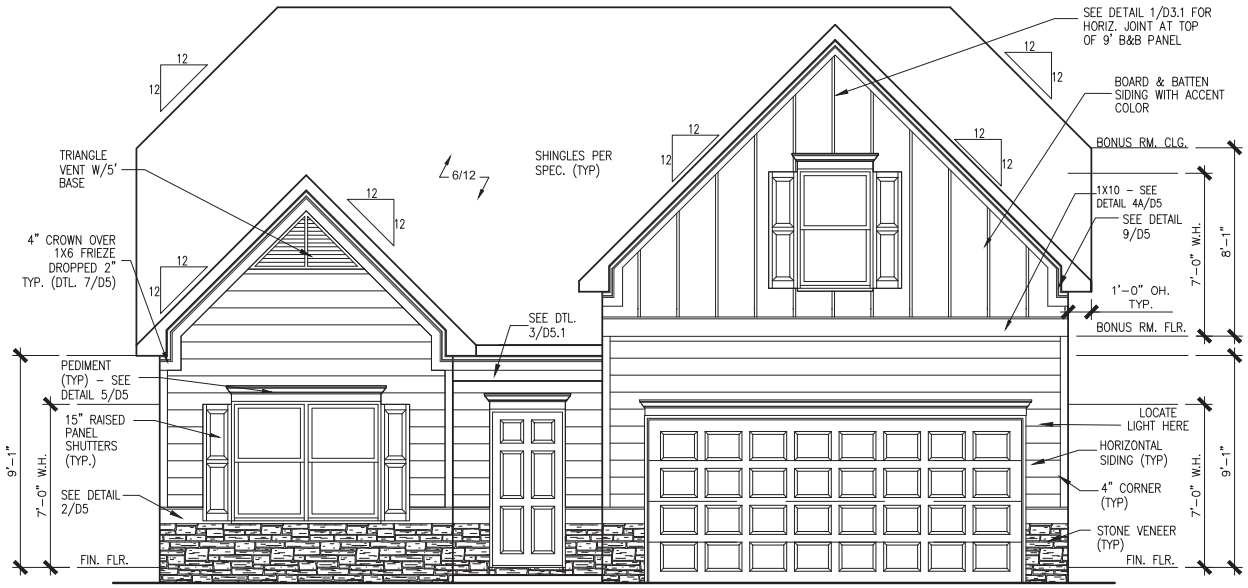
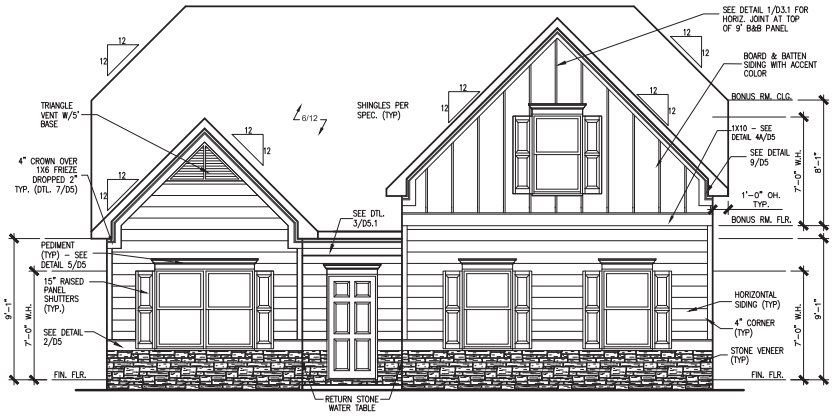


FRONT ELEVATION "C" OPTIONAL BONUS ROOM

SCALE: 3/16"=1'-0"



FRONT ELEVATION "C" OPTIONAL BONUS ROOM
OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: C	
PLAN ID:	
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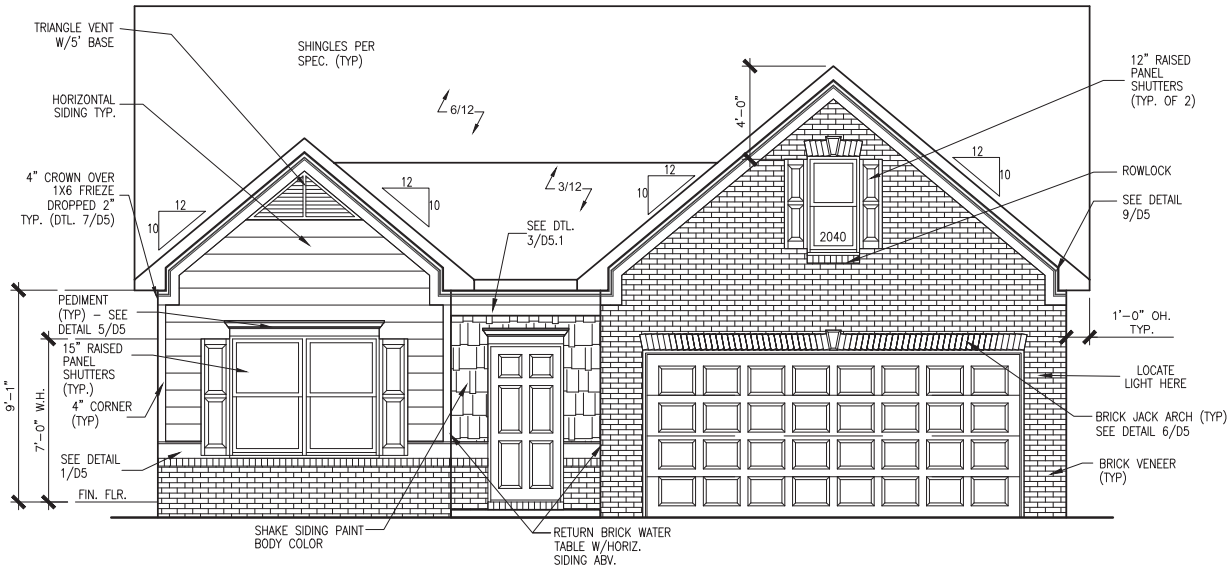

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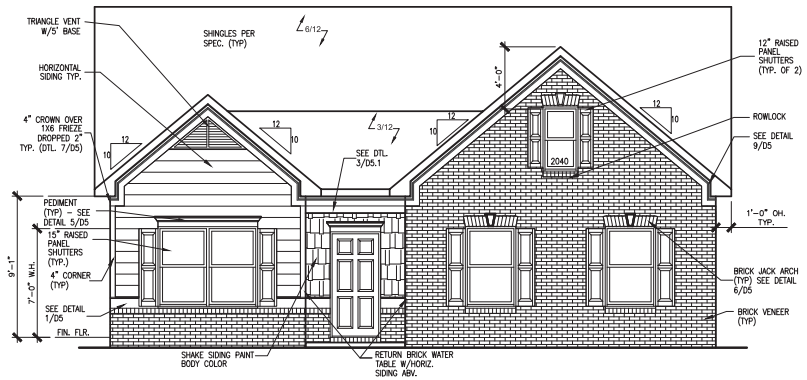

FRONT ELEVATION "D"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: D
PAGE NO: A1.4

GWINNETT COUNTY
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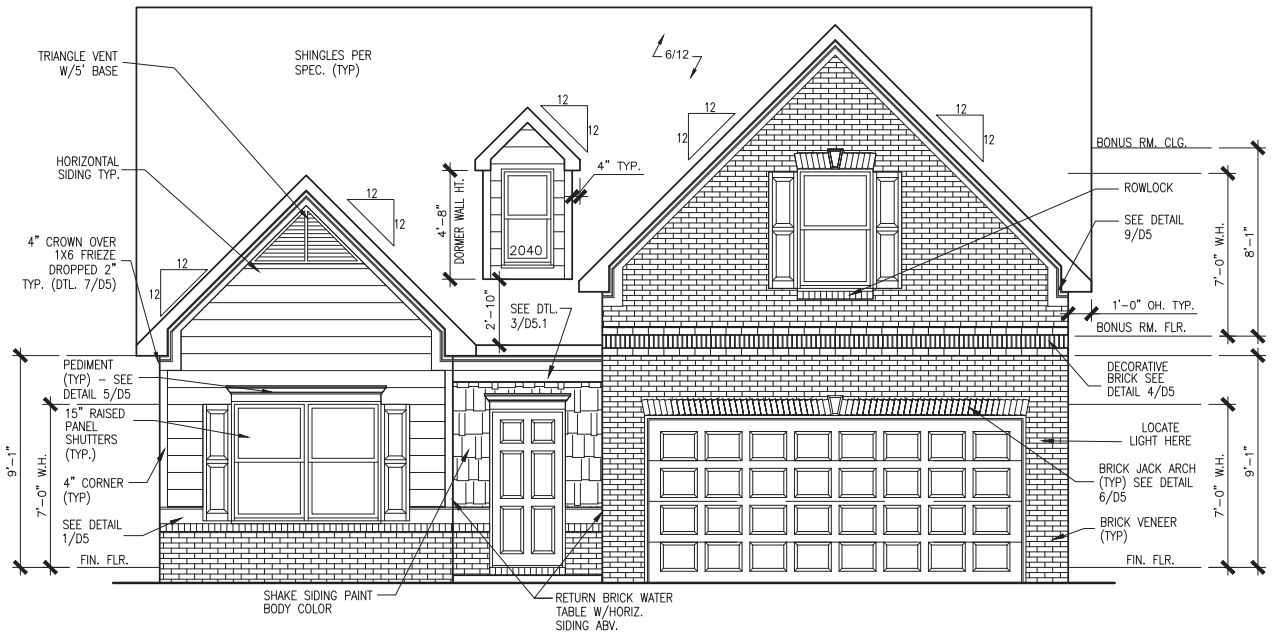
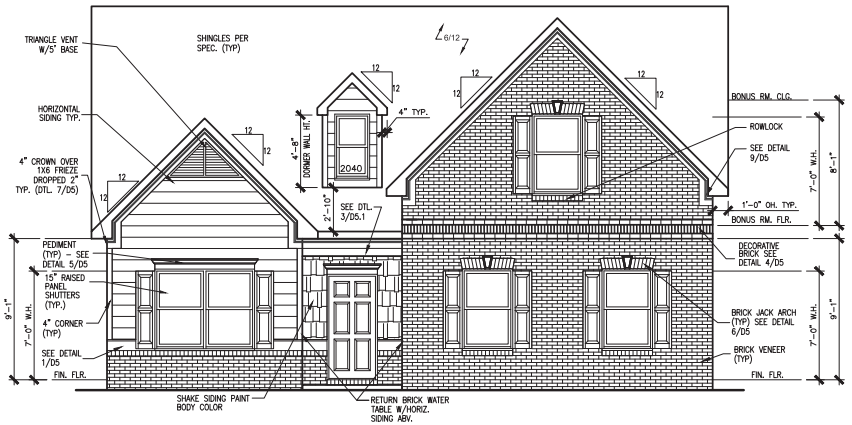


FRONT ELEVATION "D" OPTIONAL BONUS ROOM

SCALE: 3/16"=1'-0"



FRONT ELEVATION "D" OPTIONAL BONUS ROOM

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY	DATE	REVISION

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL	CHK: AW
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FACADE OPT: A	
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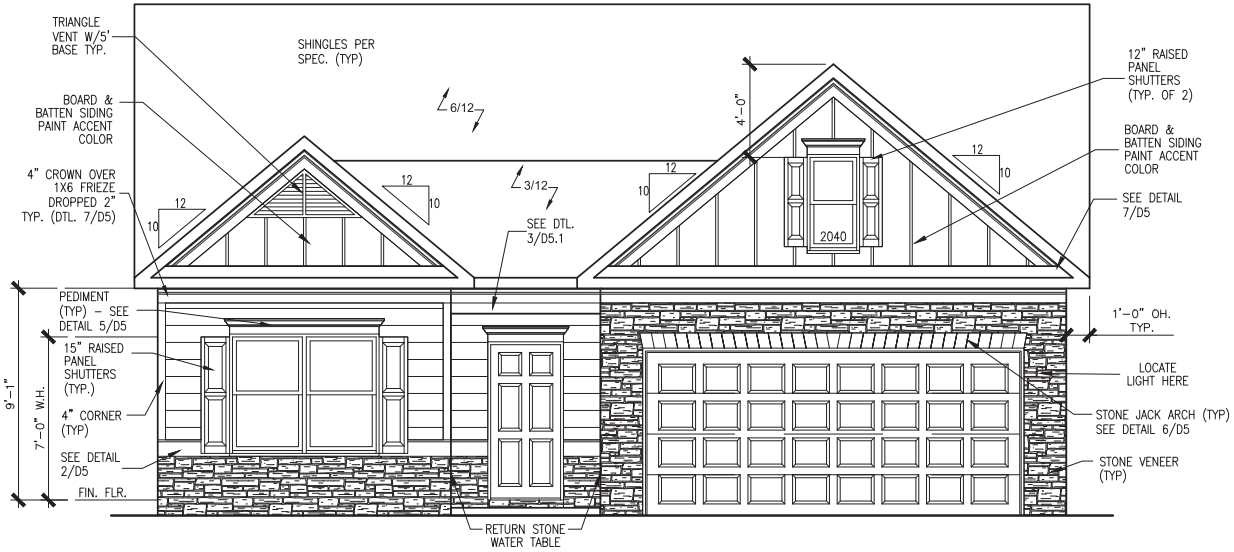

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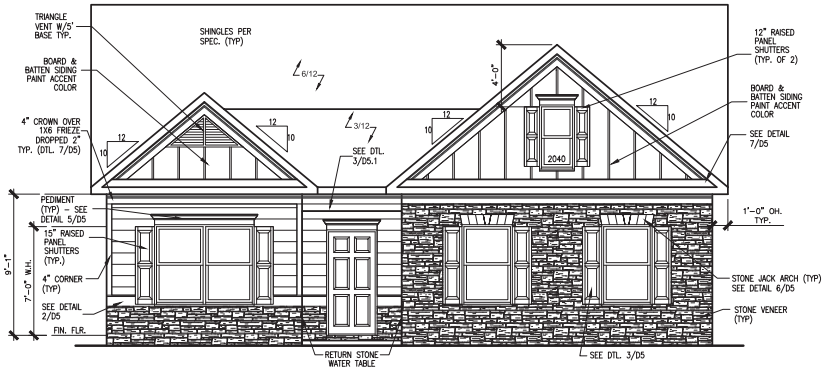

FRONT ELEVATION "E"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
LANGFORD

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PLAN ID:
FND: ALL ELEV: E
PAGE NO: A1.5

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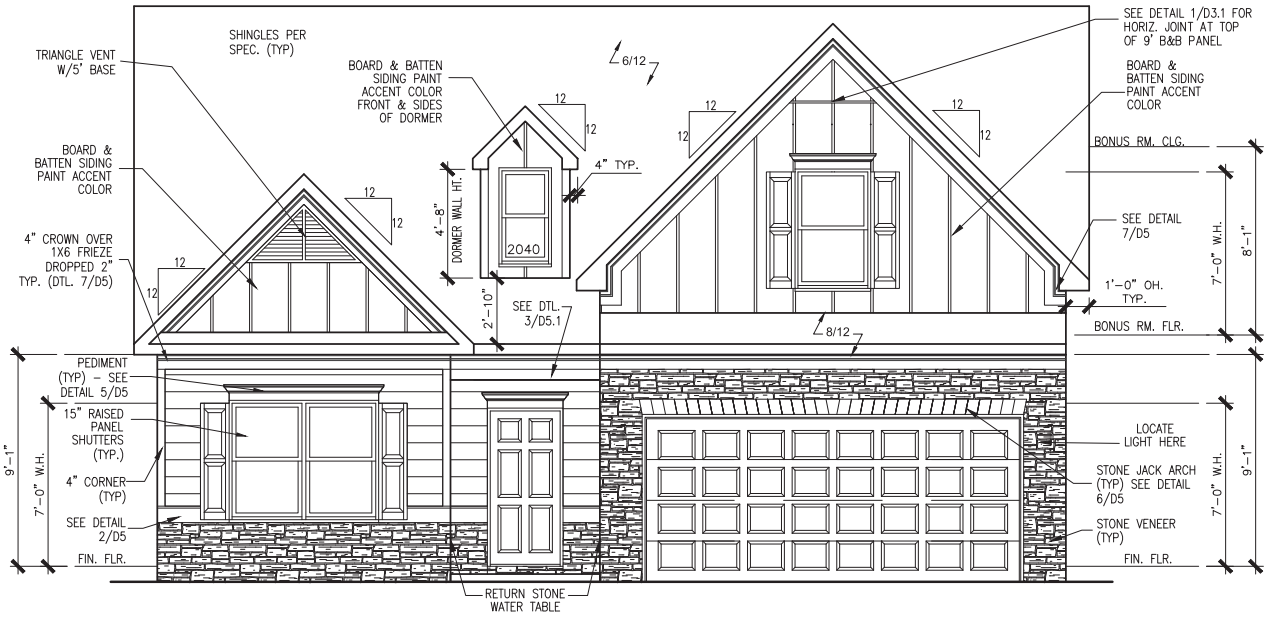

FRONT ELEVATION "E" OPTIONAL BONUS ROOM

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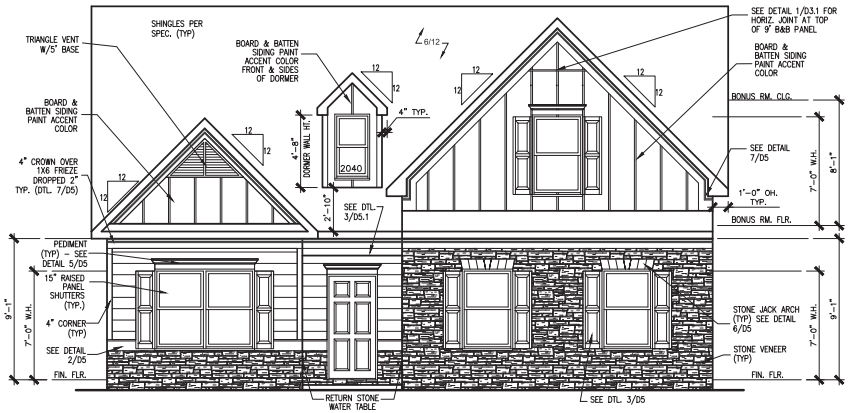

FRONT ELEVATION "E" OPTIONAL BONUS ROOM

OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD

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DATE: 11/8/2021	
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FND: ALL	ELEV: E
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GWINNETT COUNTY
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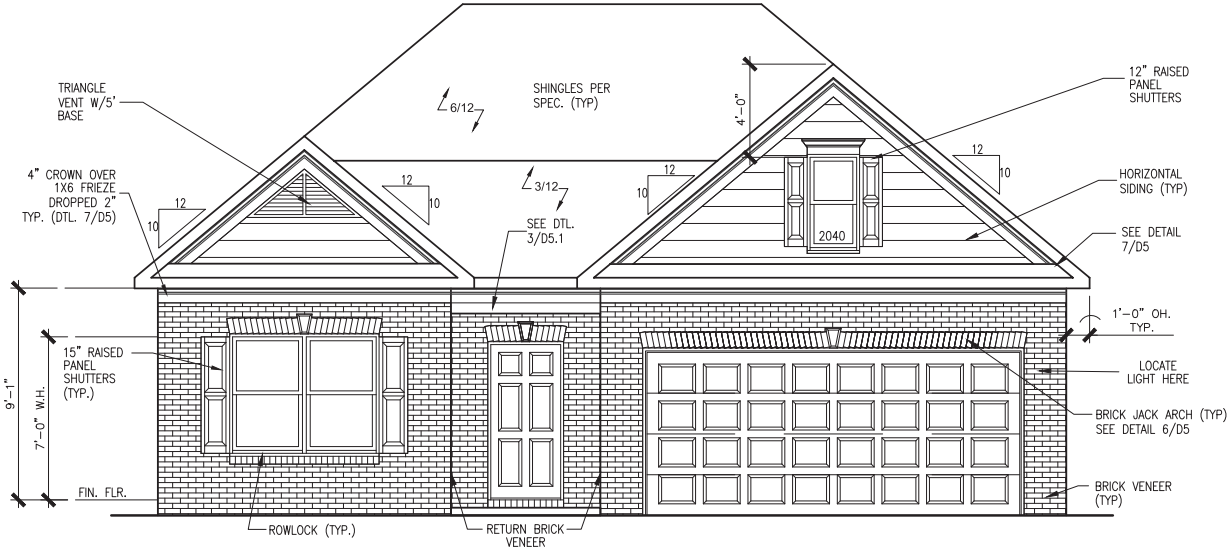
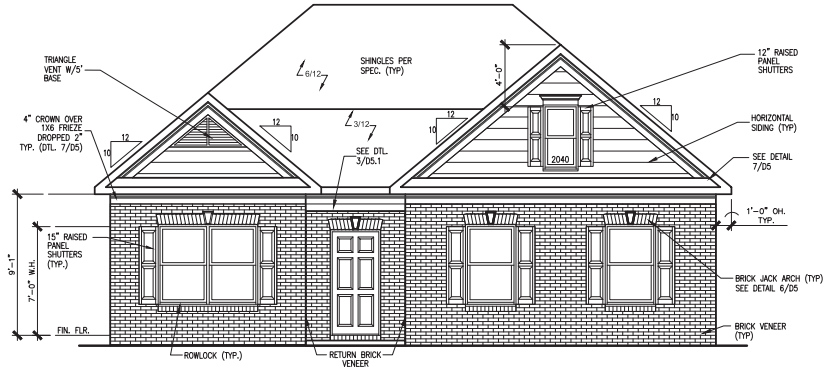


FRONT ELEVATION "F"
SCALE: 3/16"=1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD



FRONT ELEVATION "F"
SCALE: 1/8"=1'-0"
OPTIONAL SIDE ENTRY GARAGE

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: F
PAGE NO: A1.6

GWINNETT COUNTY
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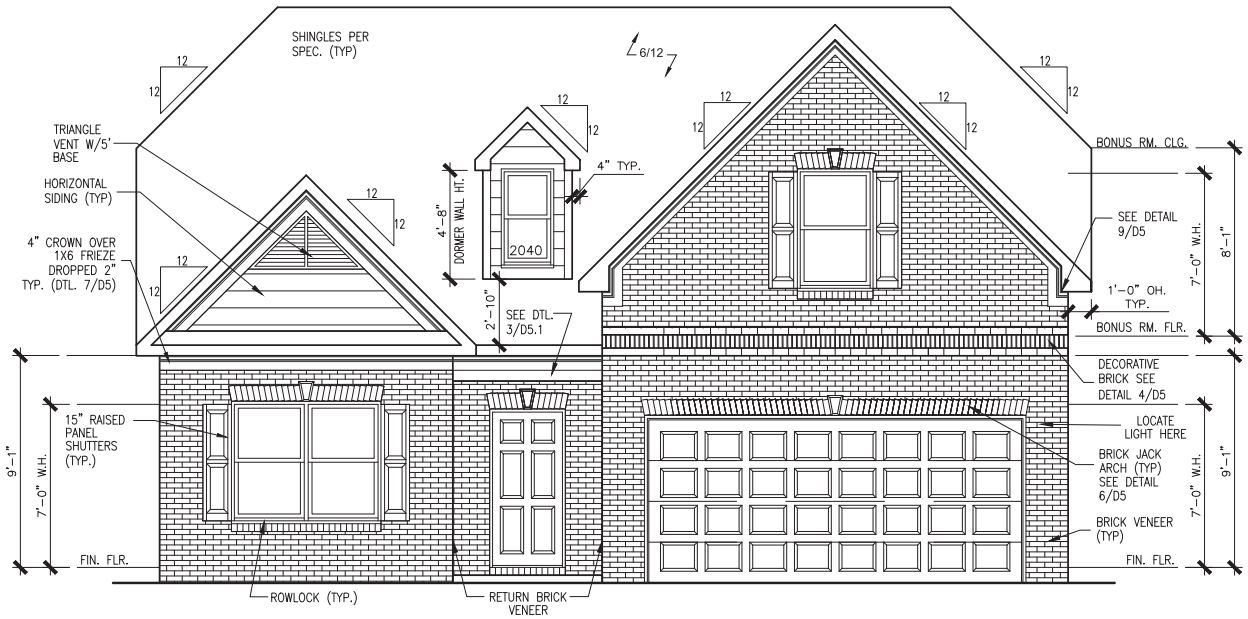

FRONT ELEVATION "F" OPTIONAL BONUS ROOM

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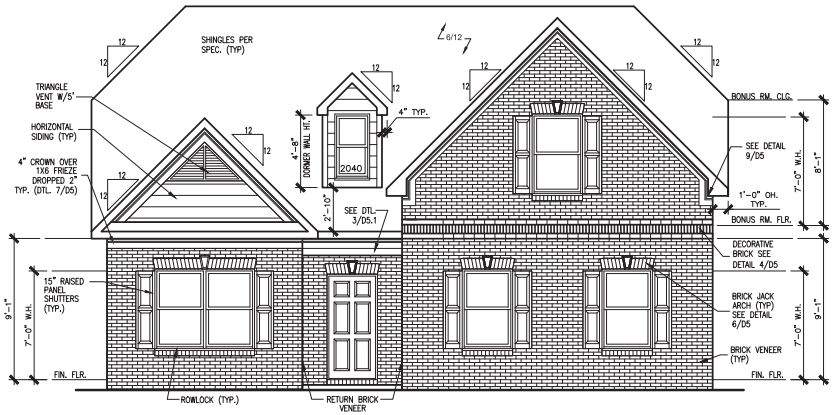

FRONT ELEVATION "F" OPTIONAL BONUS ROOM

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY | DATE | REVISION

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL | CHK: AW
DATE: 11/8/2021
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: F
PAGE NO: A1.6.1

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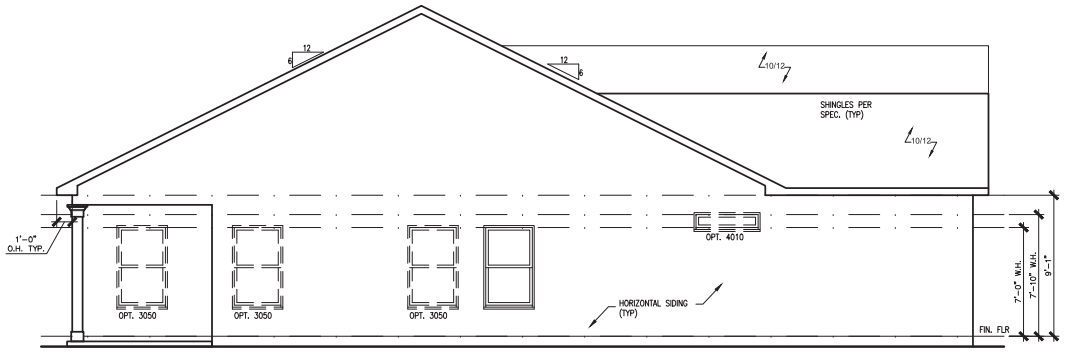
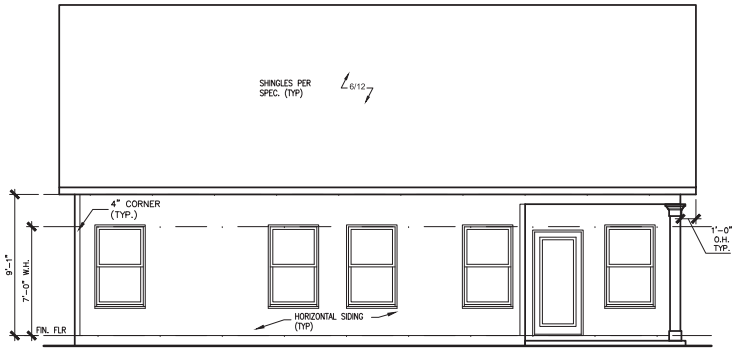


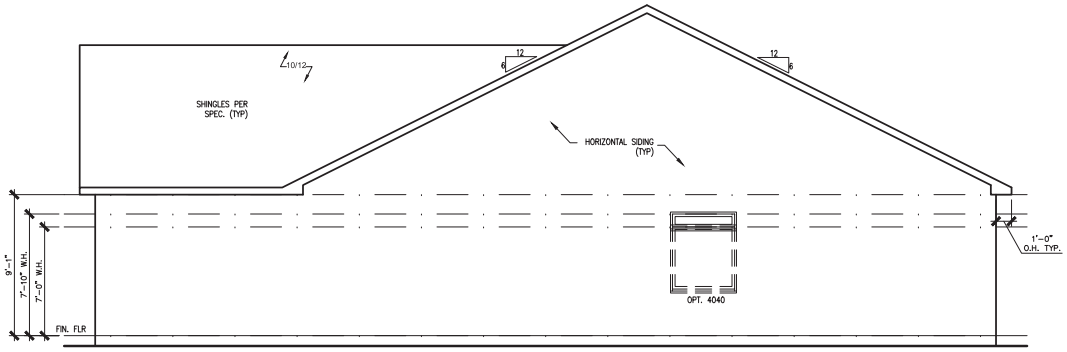
LEFT ELEVATION "A D G"

SCALE : 1/8" = 1'-0"



REAR ELEVATION "A D G"

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "A D G"

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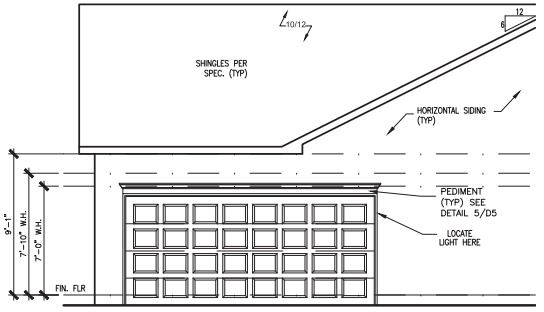

RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

BY
REVISION
DATE

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
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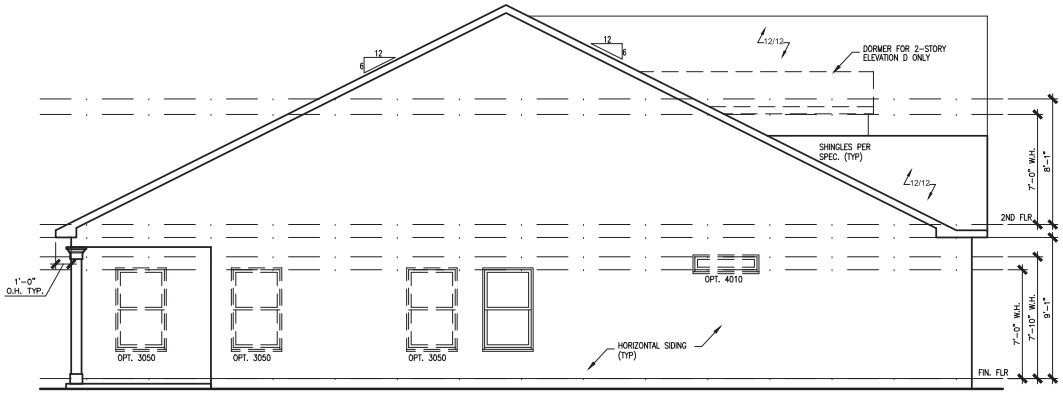
BY	REVISION	DATE



LEFT ELEVATION "A D G" OPTIONAL BONUS ROOM

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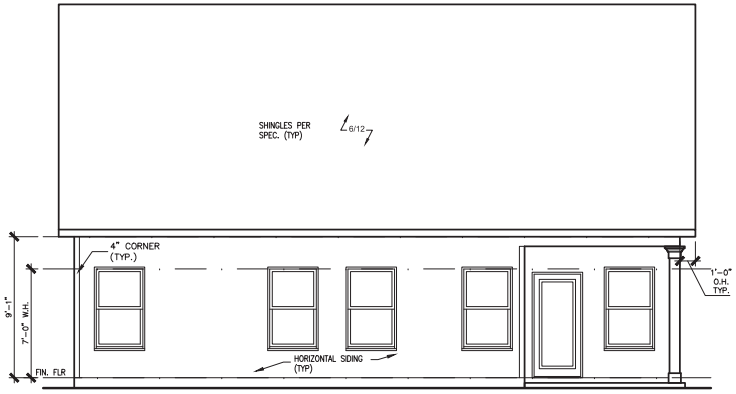
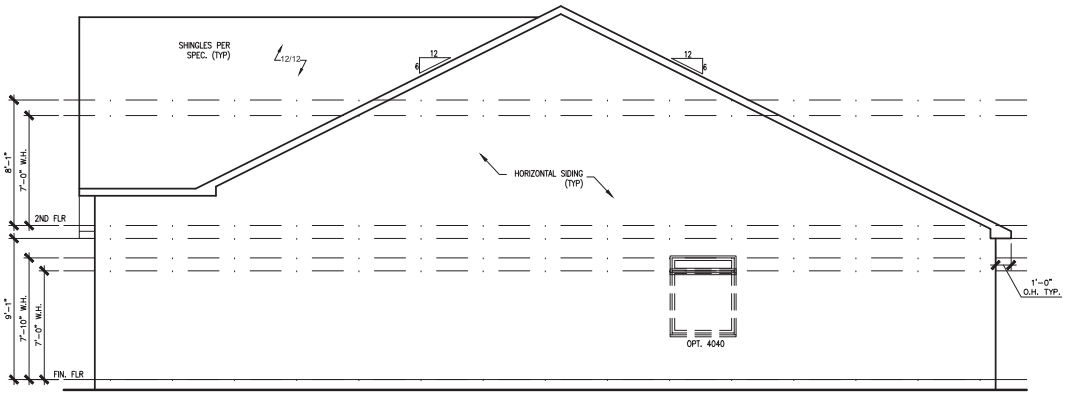


REAR ELEVATION "A D G" OPTIONAL BONUS ROOM

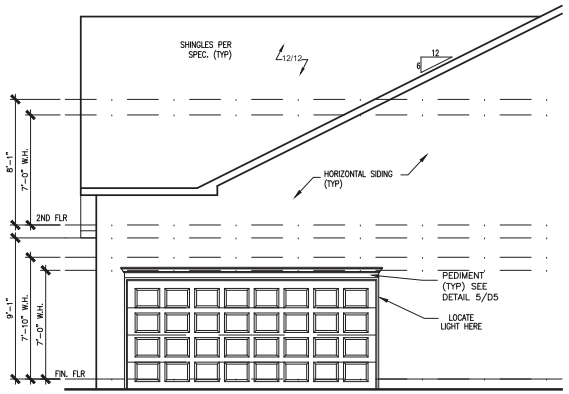
SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
LANGFORD



RIGHT ELEVATION "A D G" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: A	
PLAN ID:	
FND: ALL	ELEV: ADG
PAGE NO: A2.1.1	

GWINNETT COUNTY
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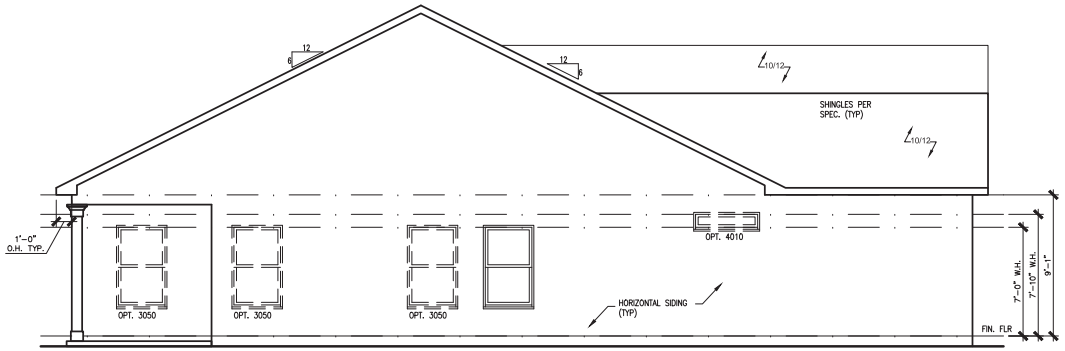
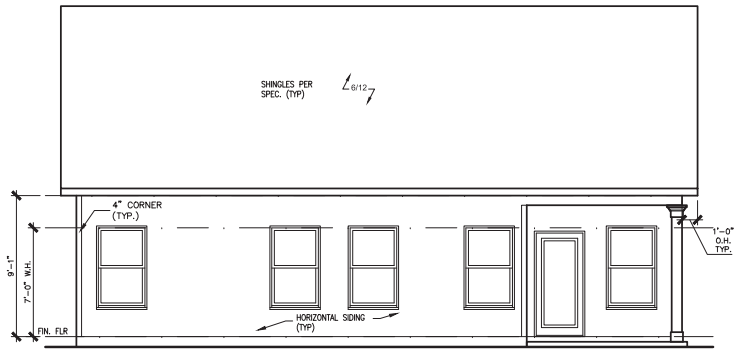
BY	DATE	REVISION



LEFT ELEVATION "B E H"
SCALE : 1/8" = 1'-0"



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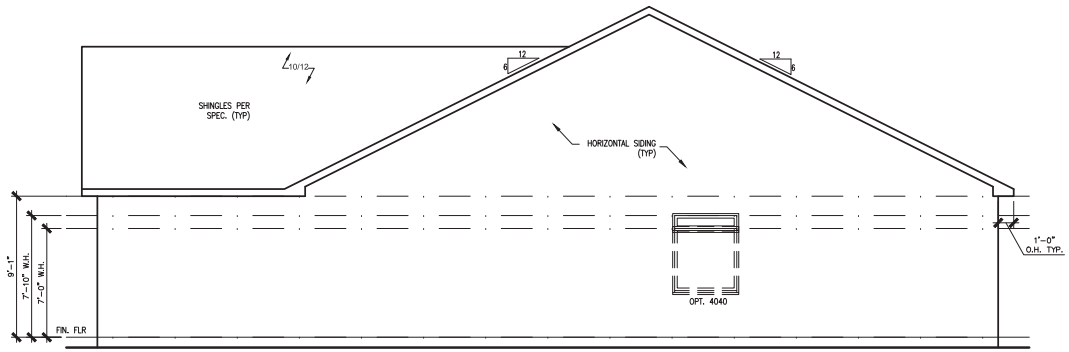
SCALE : 1/8" = 1'-0"



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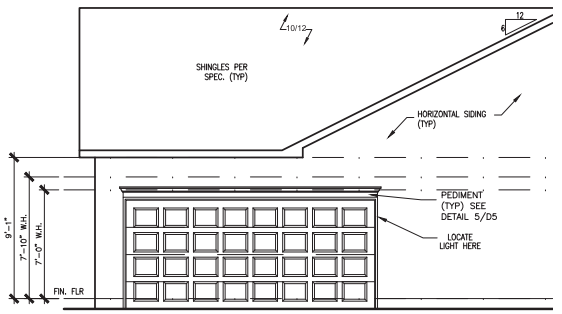

RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: BEH
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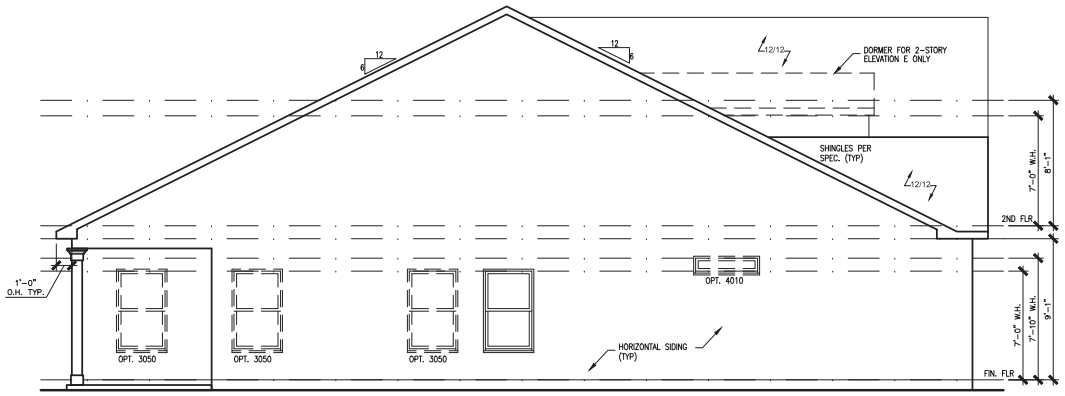
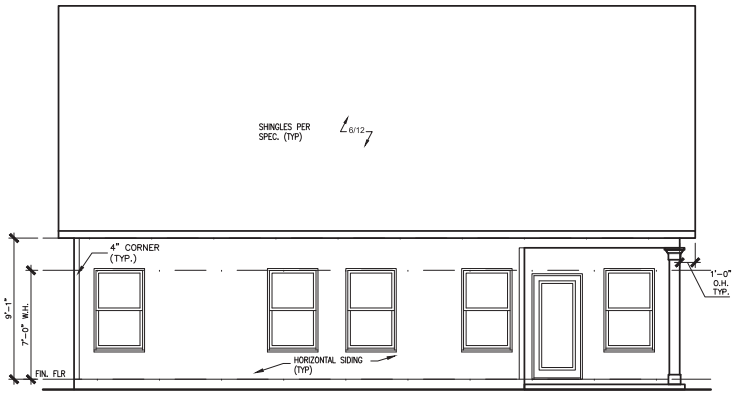


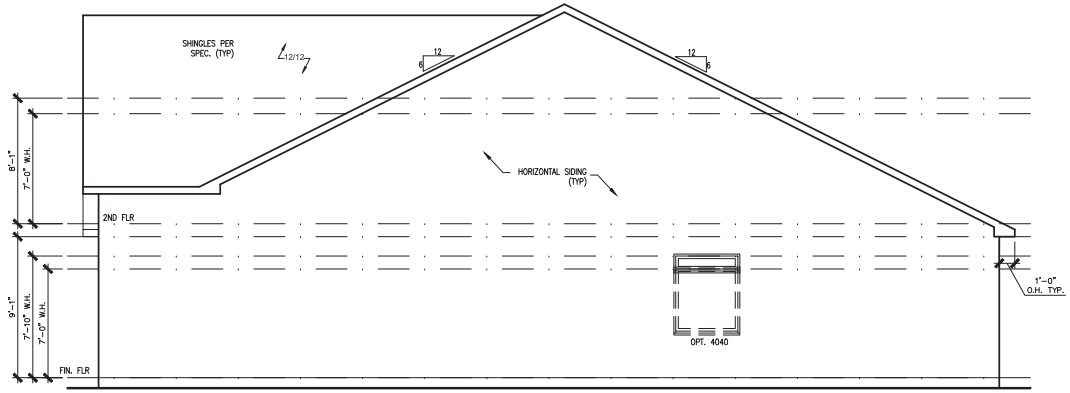
LEFT ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



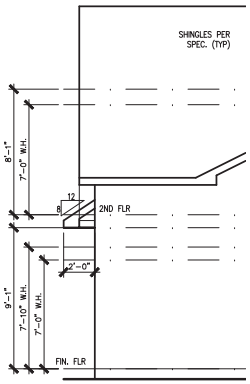
REAR ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"

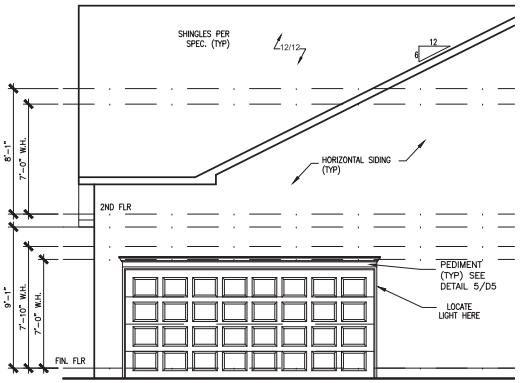


RIGHT ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "E"



RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: BEH
PAGE NO: A2.2.1

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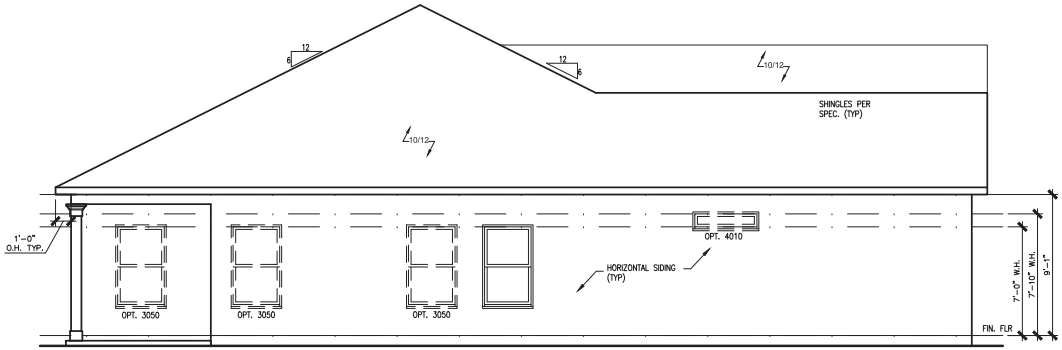
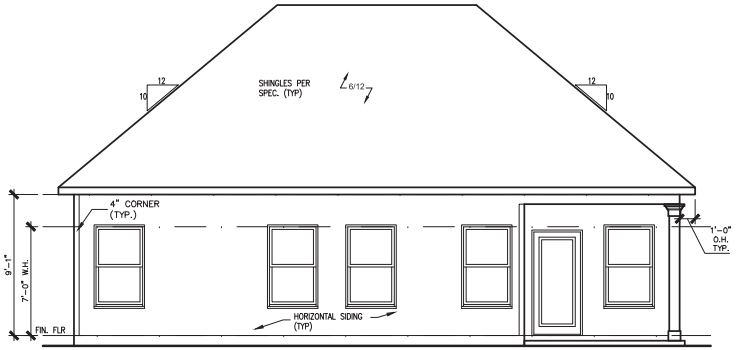
BY	REVISION	DATE



LEFT ELEVATION "C F I"

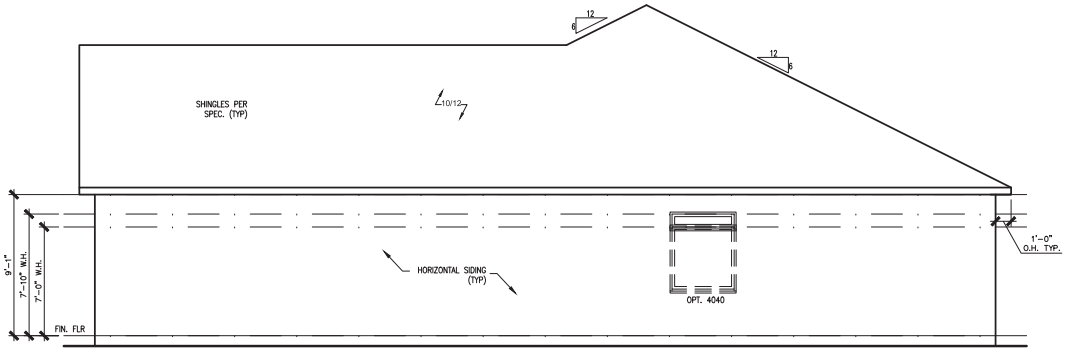
SCALE : 1/8" = 1'-0"



REAR ELEVATION "C F I"

SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
LANGFORD



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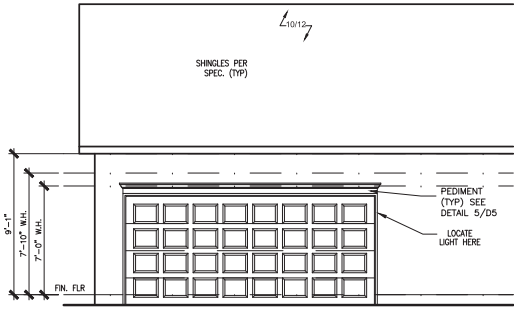
SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 11/8/2021	
FACADE OPT: C	
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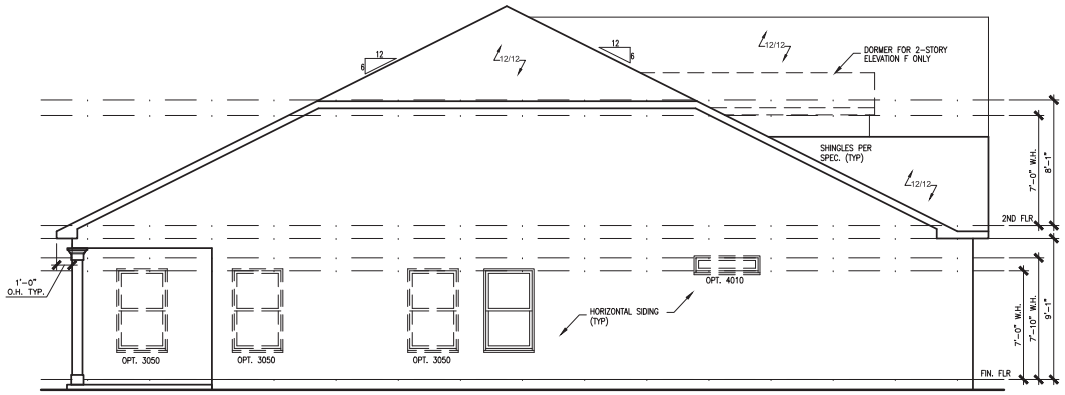
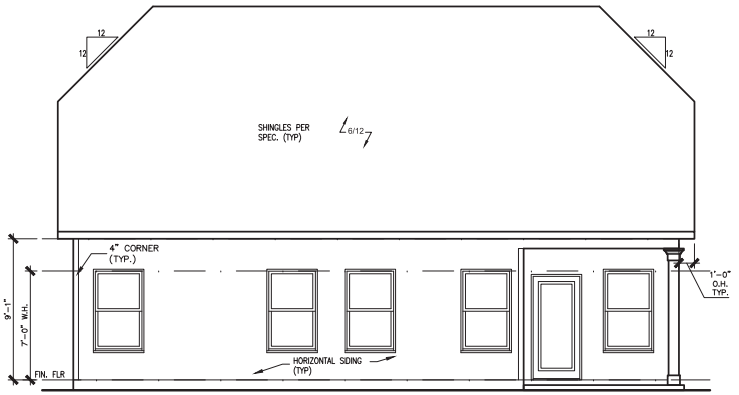


LEFT ELEVATION "C F I" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



REAR ELEVATION "C F I" OPTIONAL BONUS ROOM

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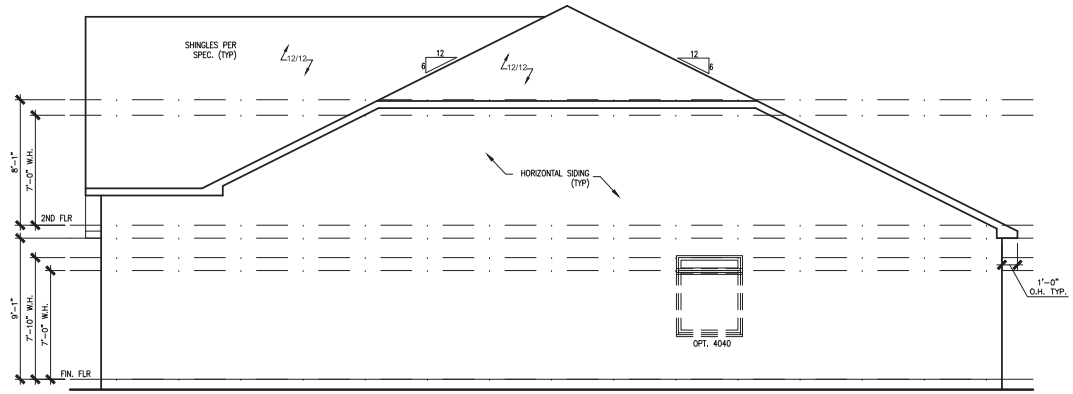

RIGHT ELEVATION "C F I" OPTIONAL BONUS ROOM

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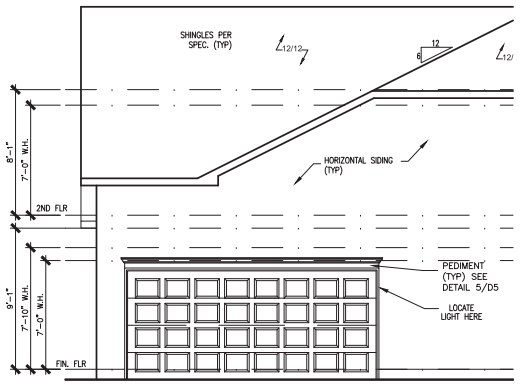

RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

REVISION	DATE	BY

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL	CHK: AW
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ALL SIDING IS FIBER CEMENT

McGINNIS

PLAN ID 070121

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A8.1	TRIM LOCATION LAYOUT

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GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
2/23/2021	MM	PROTOTYPE WALK CHANGES - SEE REVISION SHT	ALL
4/7/2021	AW	Added elevations J & K	A1.10, A1.11
7/1/2021	AW	2ND Prototype walk changs - see revision sheet	A2.1-A2.3, A5.1-A5.3, A7.2-A7.3
9/2/2021	BB	ADDED FOURTH TURTLE BACK VENT TO C MASSING REAR ELEVATION	A2-3, A6.3
2/1/2022	AW	Added LED light in Laundry hall on same switch as Loft lights	A7.3

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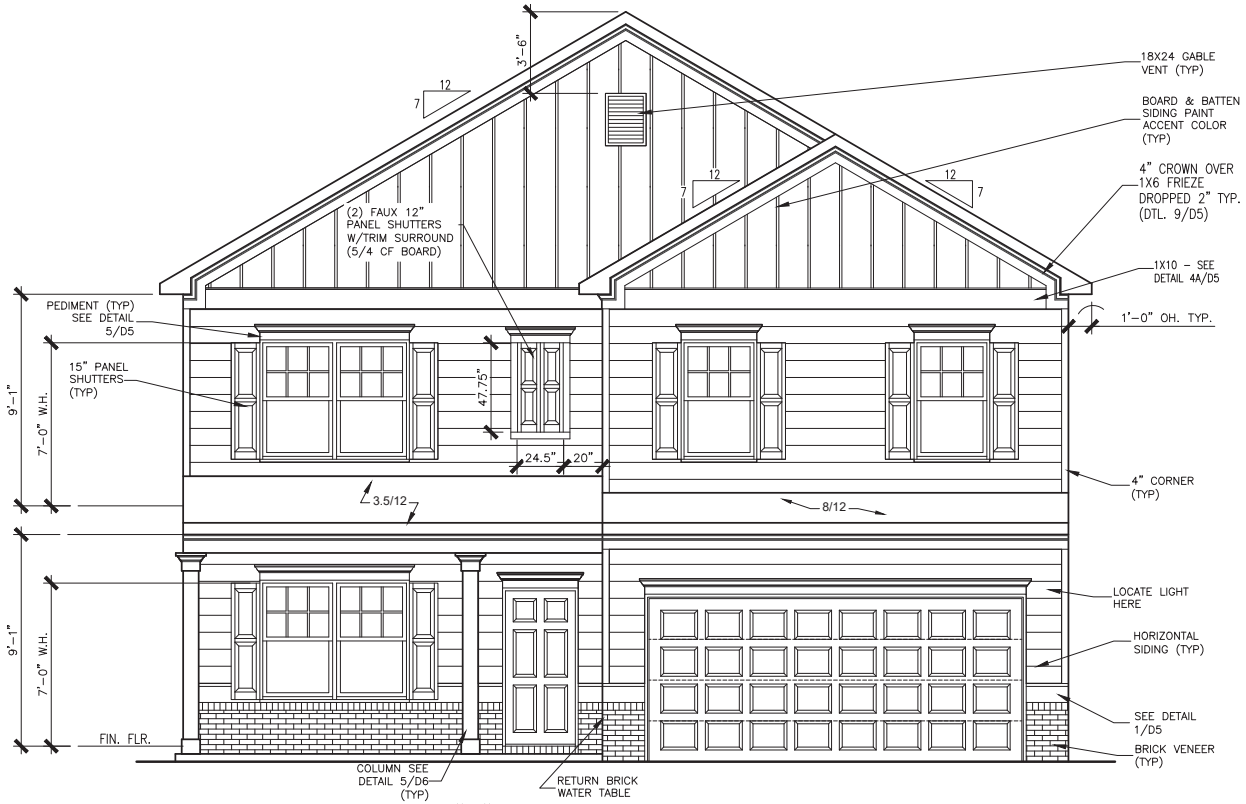
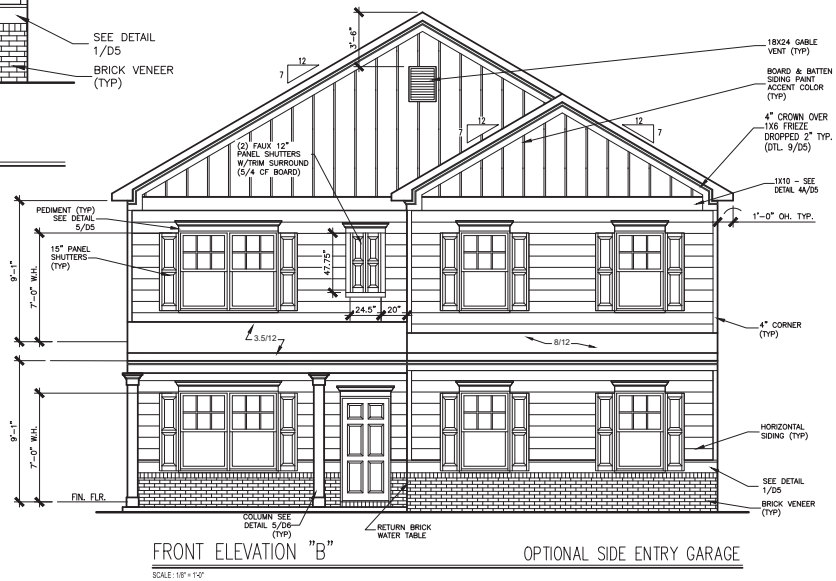


FRONT ELEVATION "B"

SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION	DATE	BY

ELEVATIONS
FRONT ELEVATION
McGINNIS

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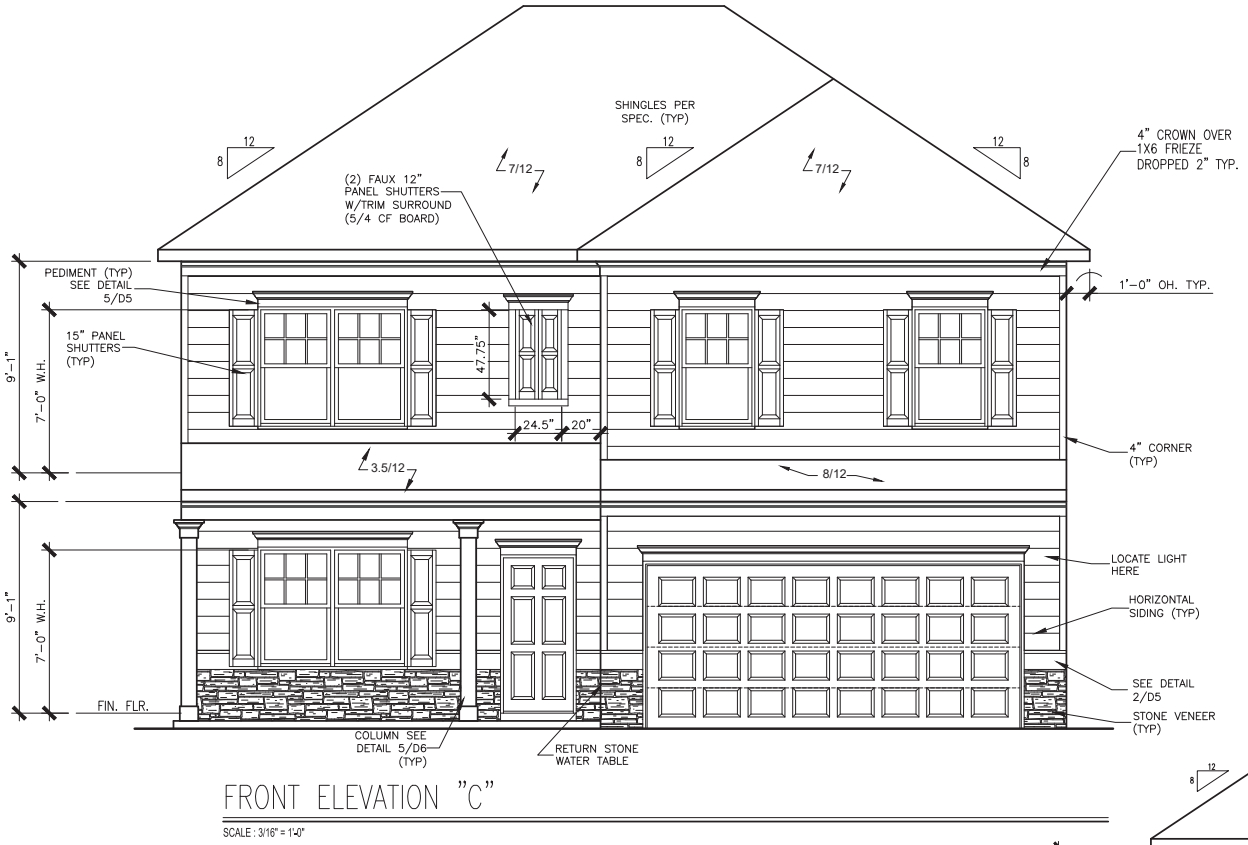
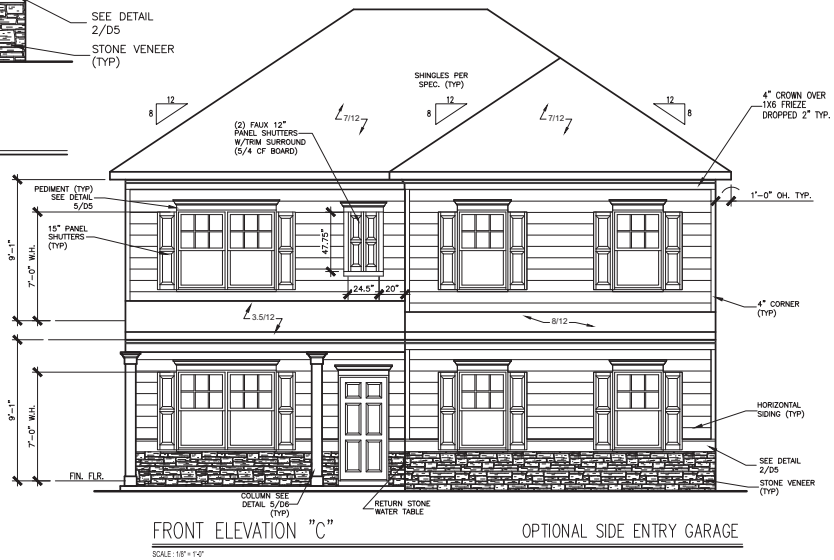


FRONT ELEVATION "C"

SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY | DATE | REVISION

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

BY: SL | CHK: AW
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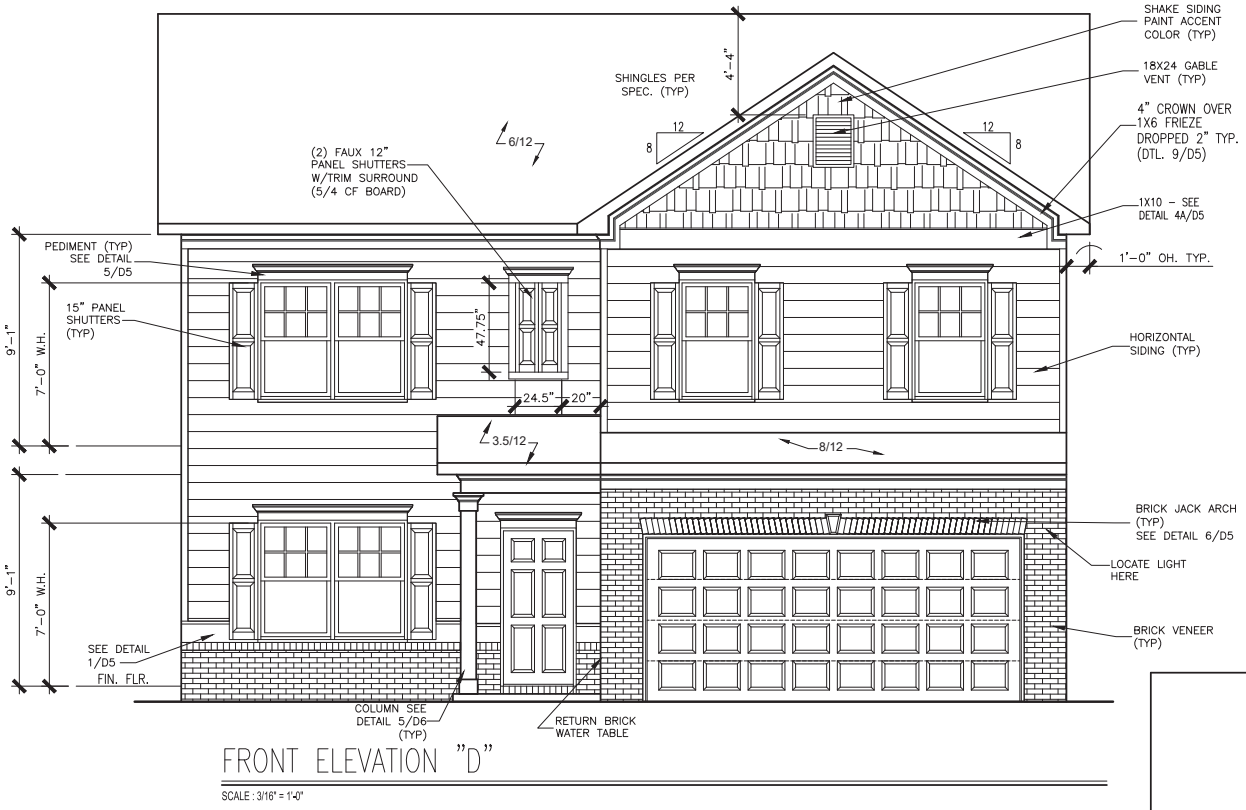

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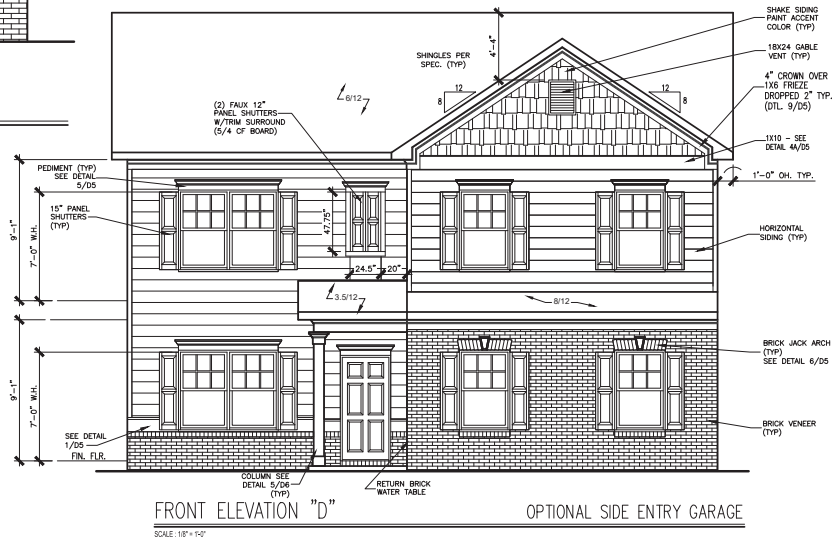
SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION	BY	DATE

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

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DATE: 7/23/21	
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FND: ALL	ELEV: D
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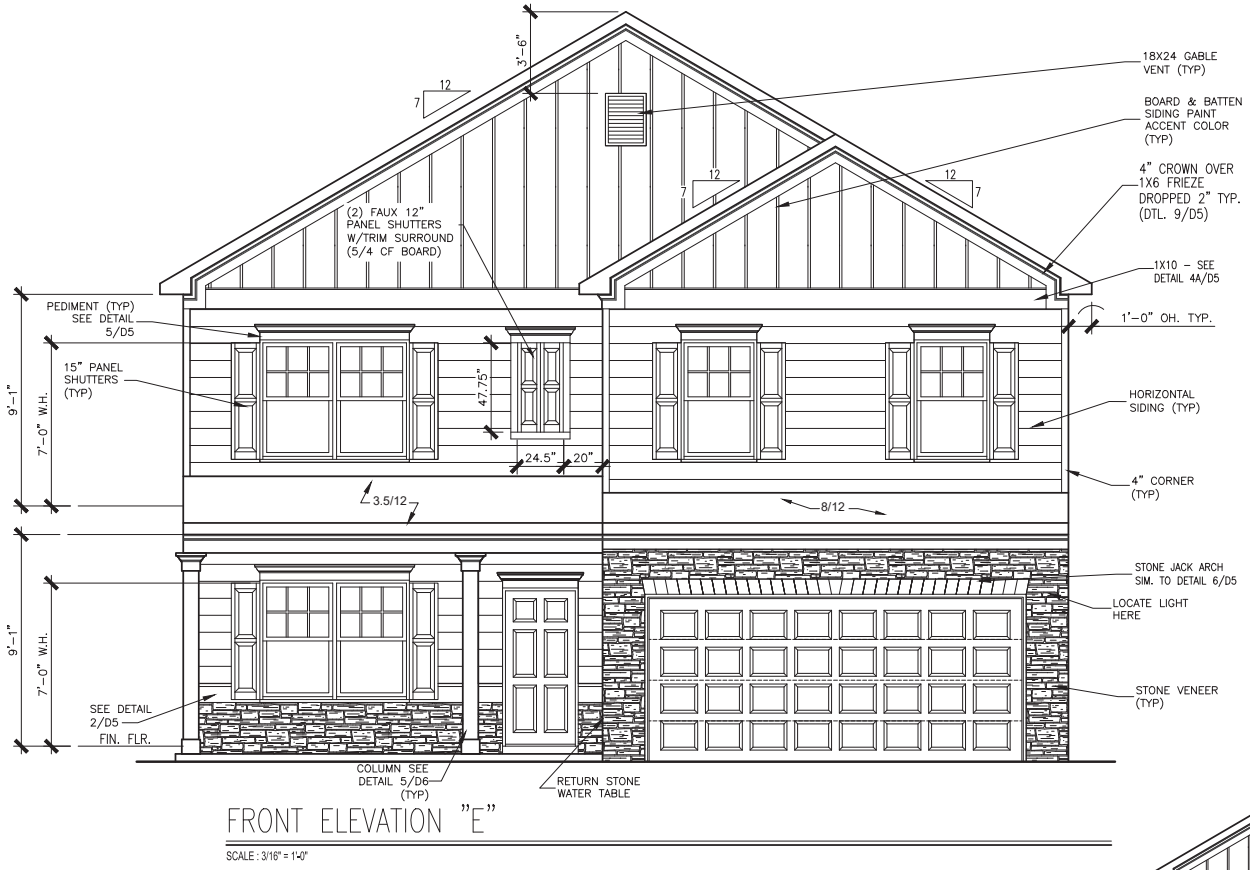
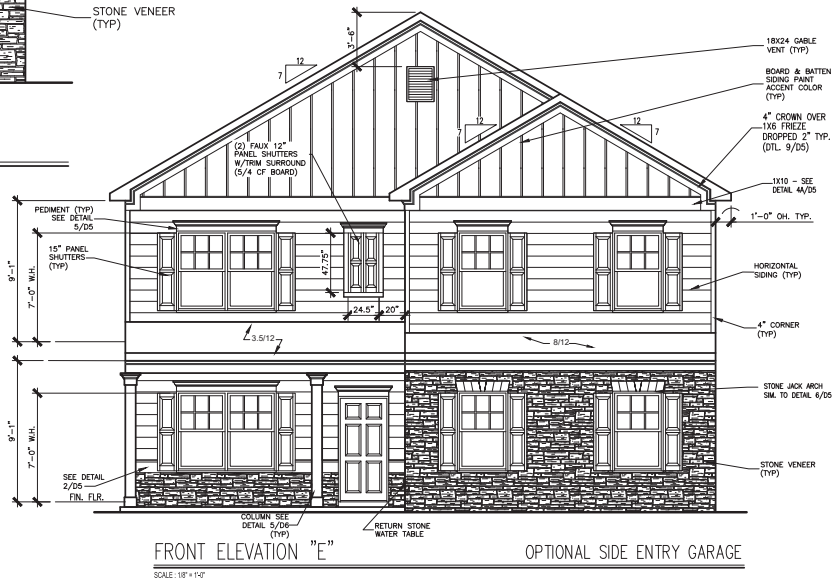


FRONT ELEVATION "E"

SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

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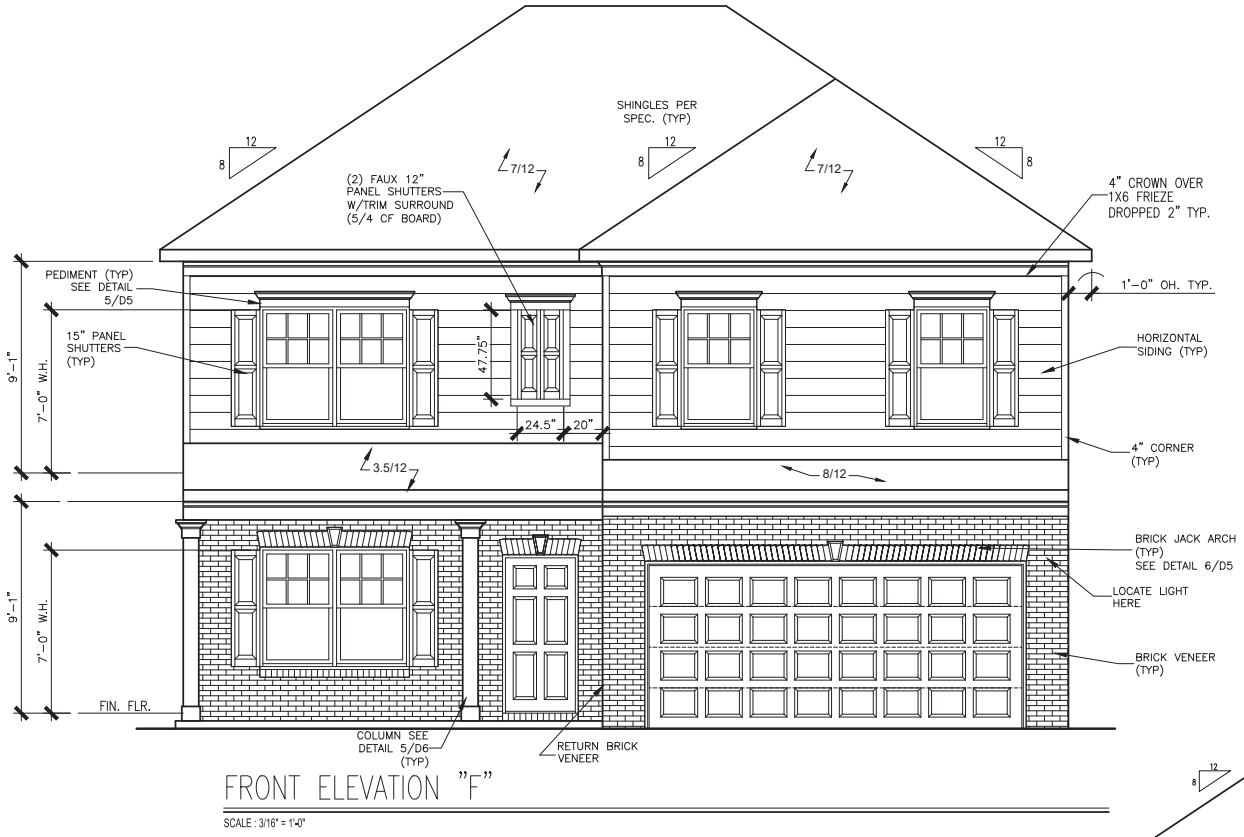

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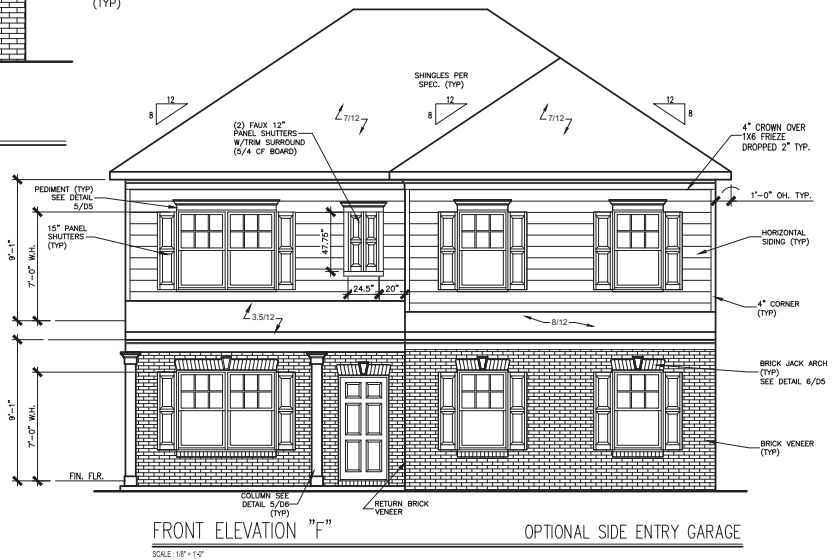

FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY | DATE | REVISION

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

BY: SL | CHK: AW
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FACADE OPT: C
PLAN ID:
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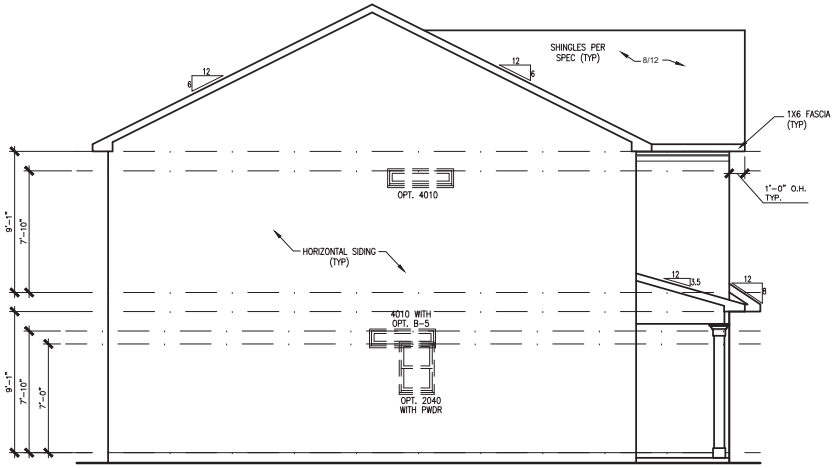

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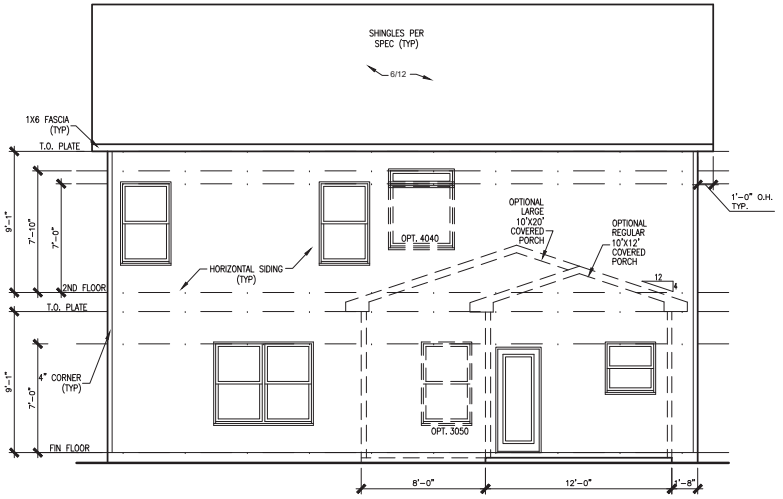
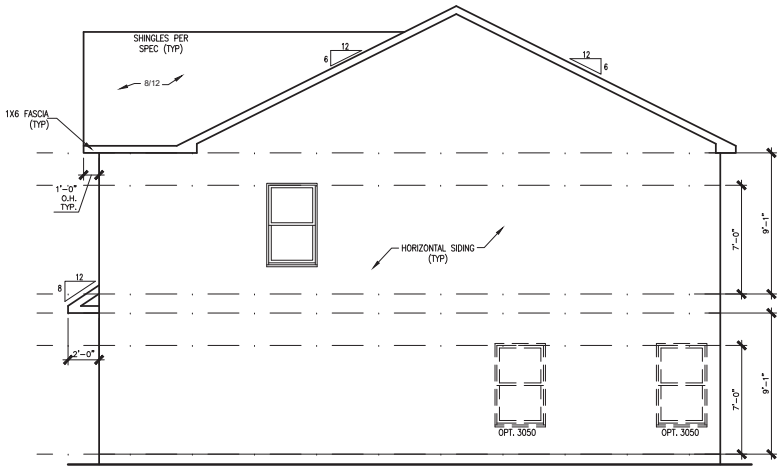


REAR ELEVATION

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "A D G M"

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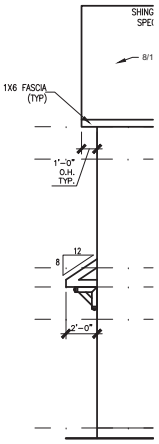

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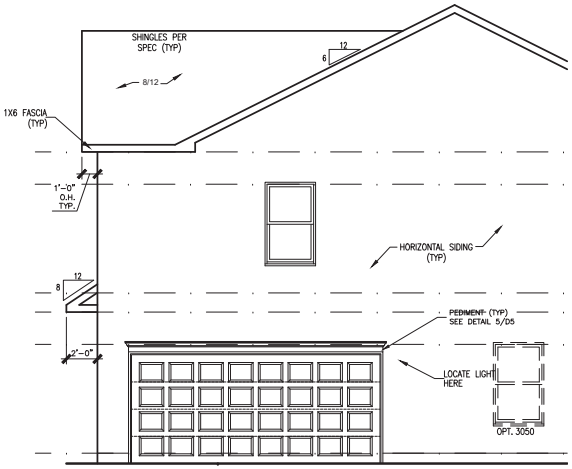

RIGHT ELEVATION "A D G J M"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
McGINNIS

BY: SL CHK: AW
DATE: 7/23/21
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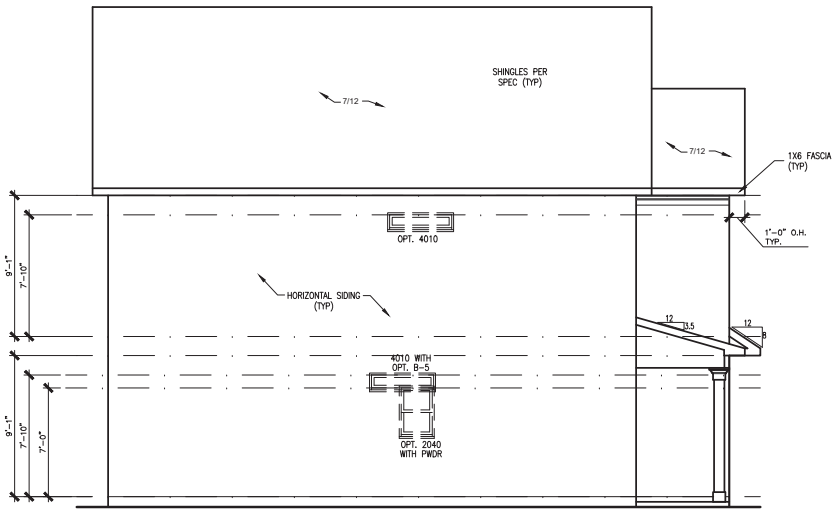

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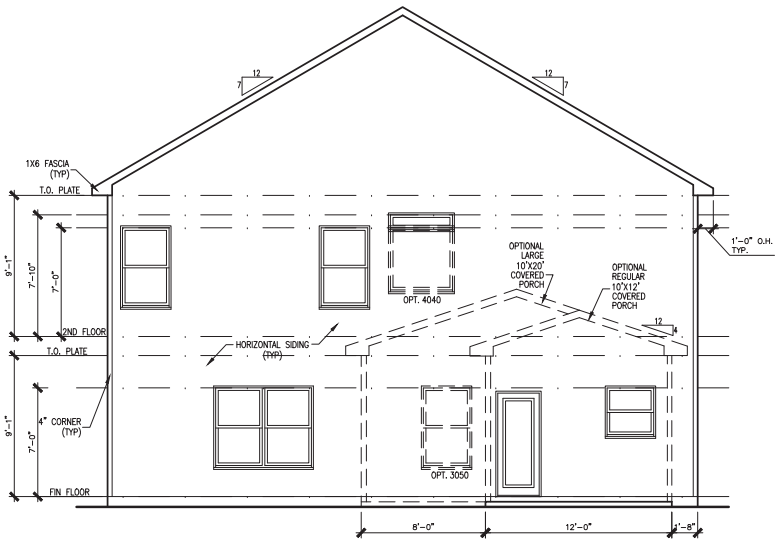
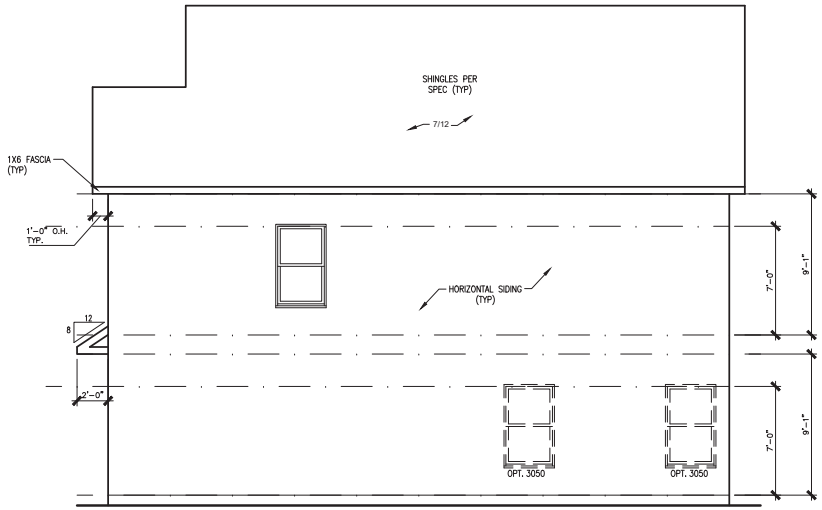


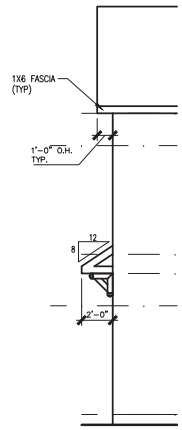
REAR ELEVATION

SCALE : 1/8" = 1'-0"

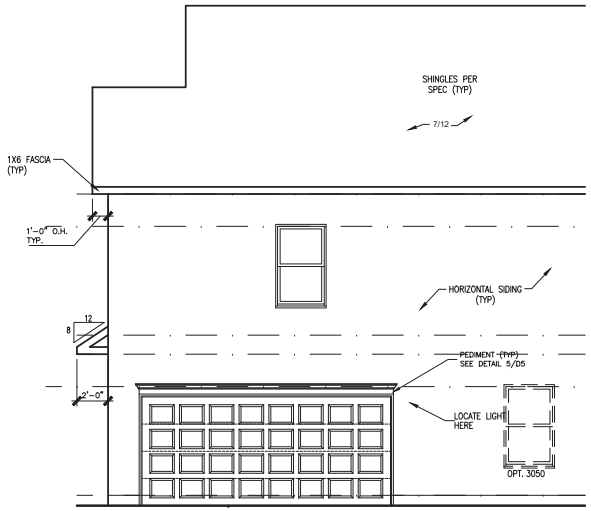


RIGHT ELEVATION "B E H N"

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "N"



RIGHT ELEVATION "B E H K N"
OPTIONAL SIDE ENTRY GARAGE

BY	REVISION	DATE

ELEVATIONS
SIDES & REAR
McGINNIS

BY: SL CHK: AW
DATE: 03/20/17
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PLAN ID:
FND: ALL ELEV: BEH
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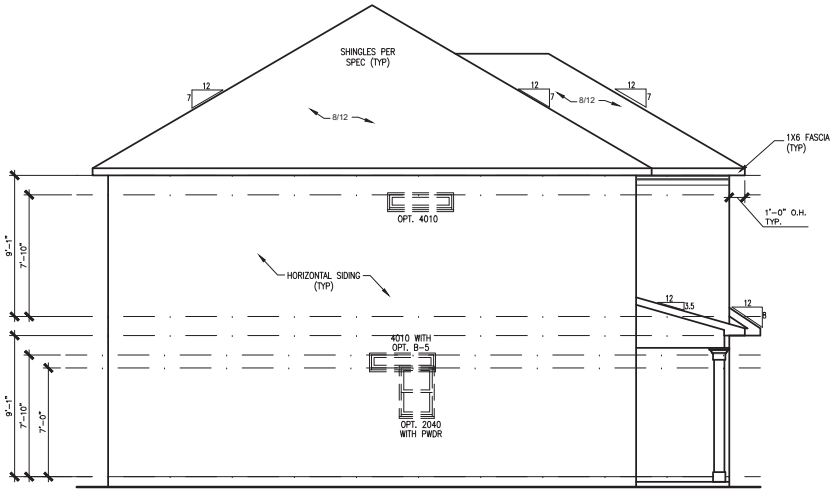
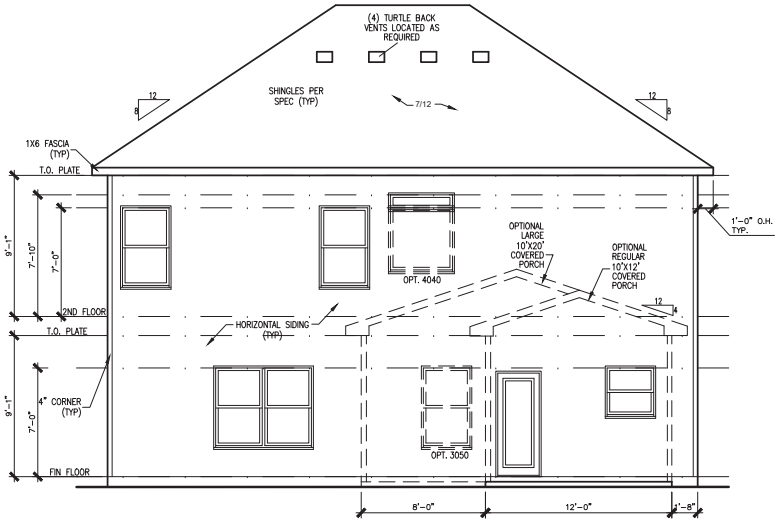


LEFT ELEVATION "C F I L"

SCALE : 1/8" = 1'-0"



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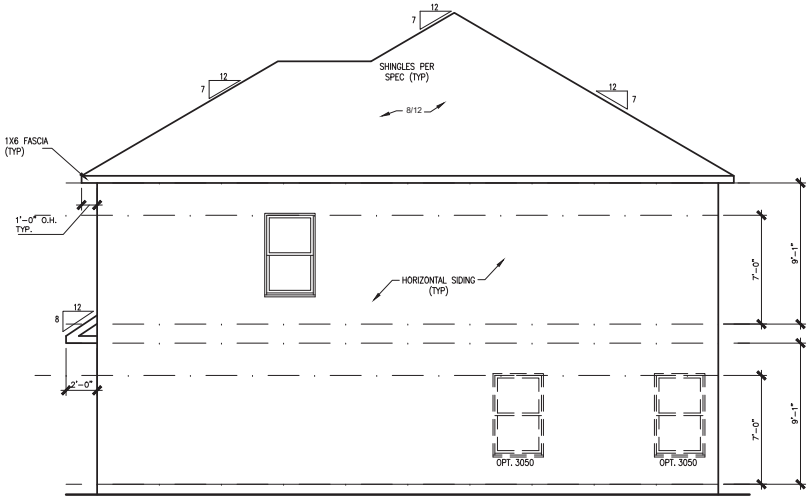
SCALE : 1/8" = 1'-0"



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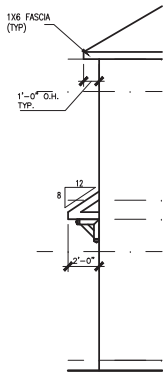

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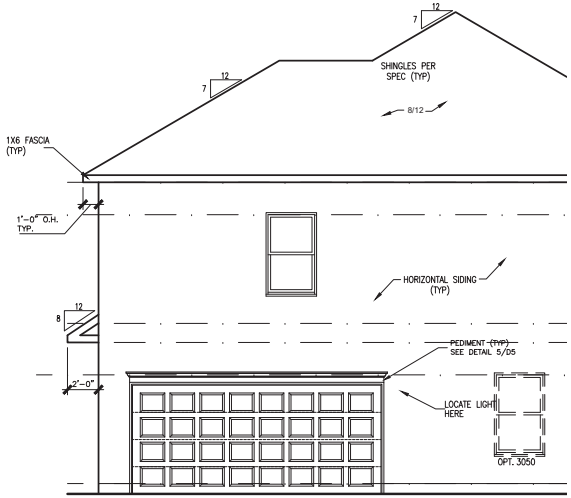

RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
McGINNIS

BY: SL	CHK: AW
DATE: 7/23/21	
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PEARSON

PLAN ID 090121

DRAWING INDEX

A0.0	COVER SHEET
A1.1-A1.12	FRONT ELEVATIONS
A2.1-A2.3	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS AND OPTIONS
A6.1-A6.3	ROOF PLANS
A7.2	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	1701
TOTAL	1701
GARAGE	397
FRONT PORCH (COVERED)	107
REAR PAD	9
OPT. REGULAR PATIO	120
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GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
12/14/2021	AW	Prototype walk revisions - see revision sheet	A3.1, A5.1, A7.2, A8.1

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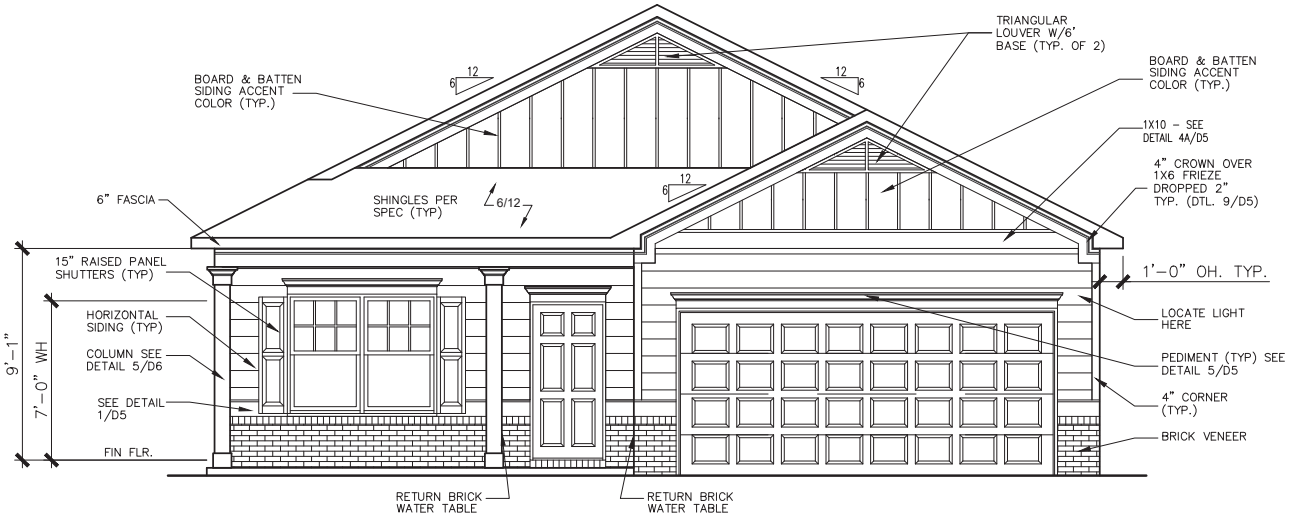
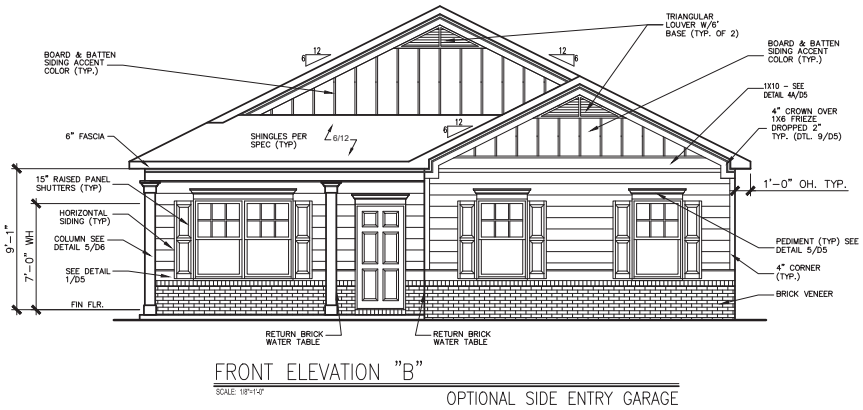


FRONT ELEVATION "B"

SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
FRONT ELEVATION
PEARSON



FRONT ELEVATION "B"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 5/26/2022	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
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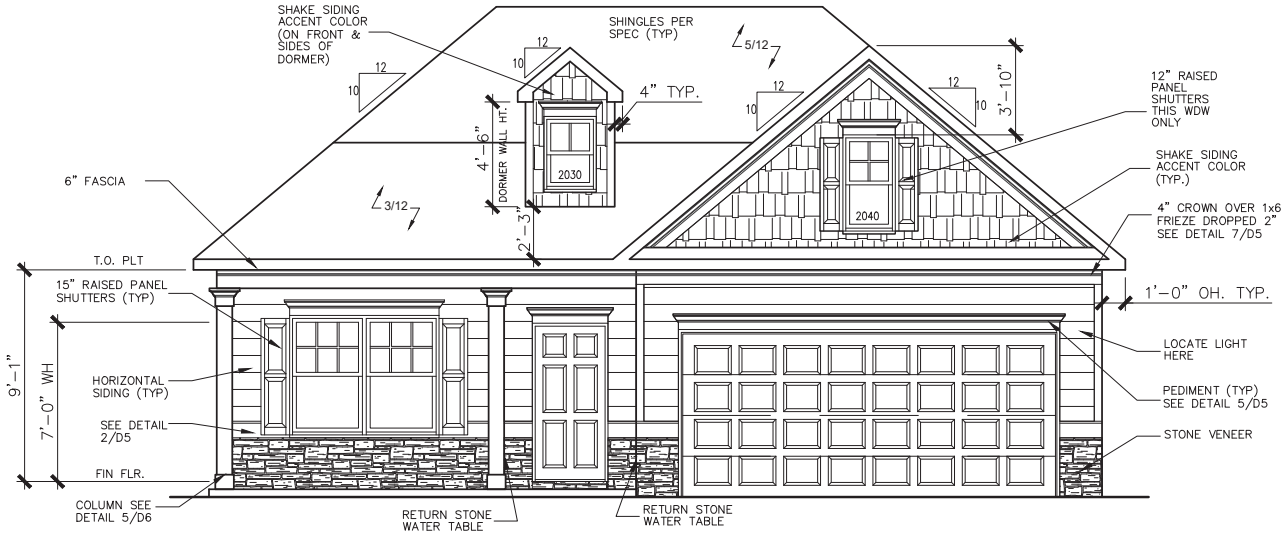

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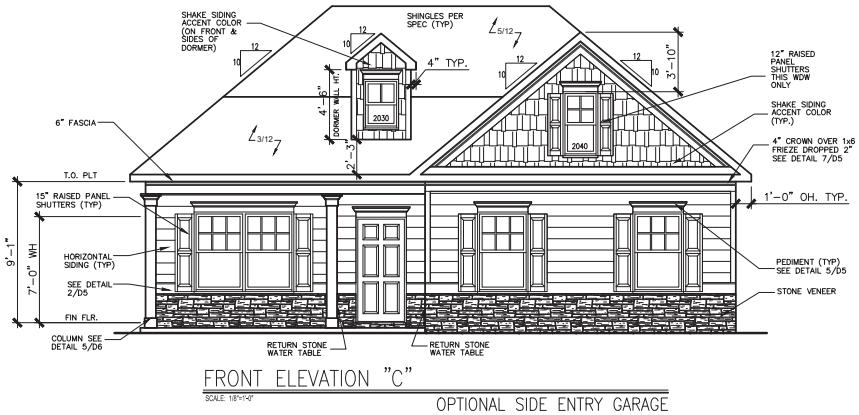

FRONT ELEVATION "C"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

REVISION	DATE	BY

ELEVATIONS
FRONT ELEVATION
PEARSON

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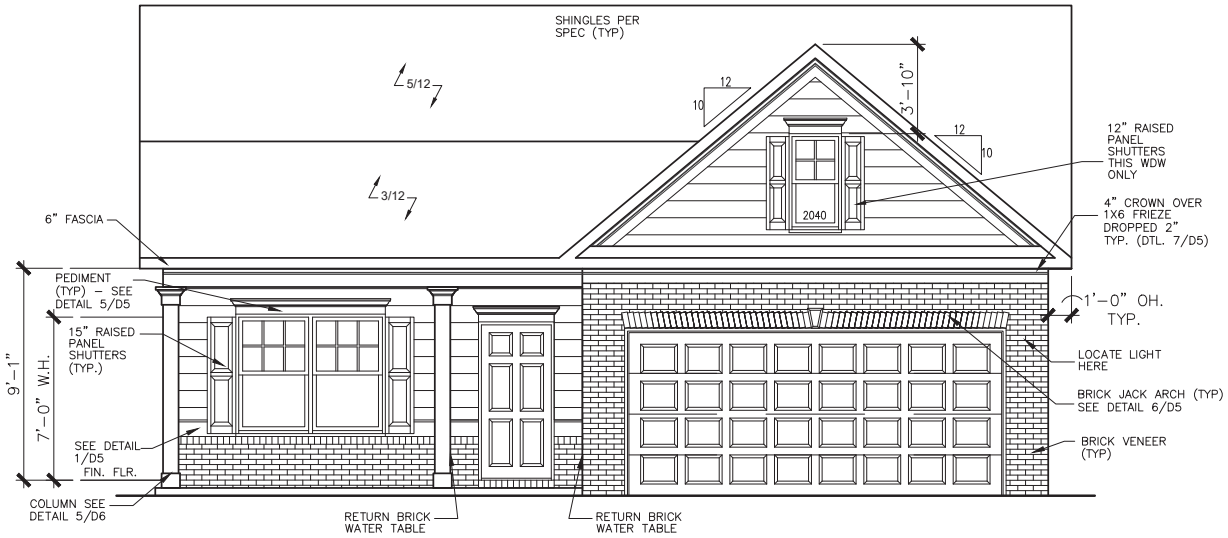

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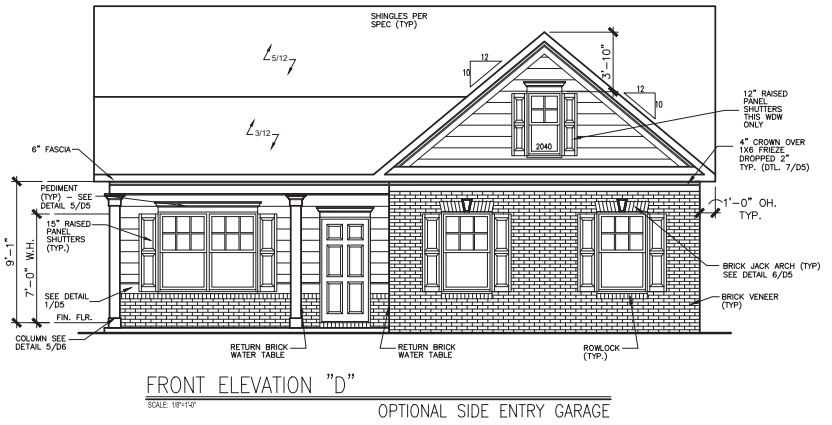

FRONT ELEVATION "D"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
PEARSON

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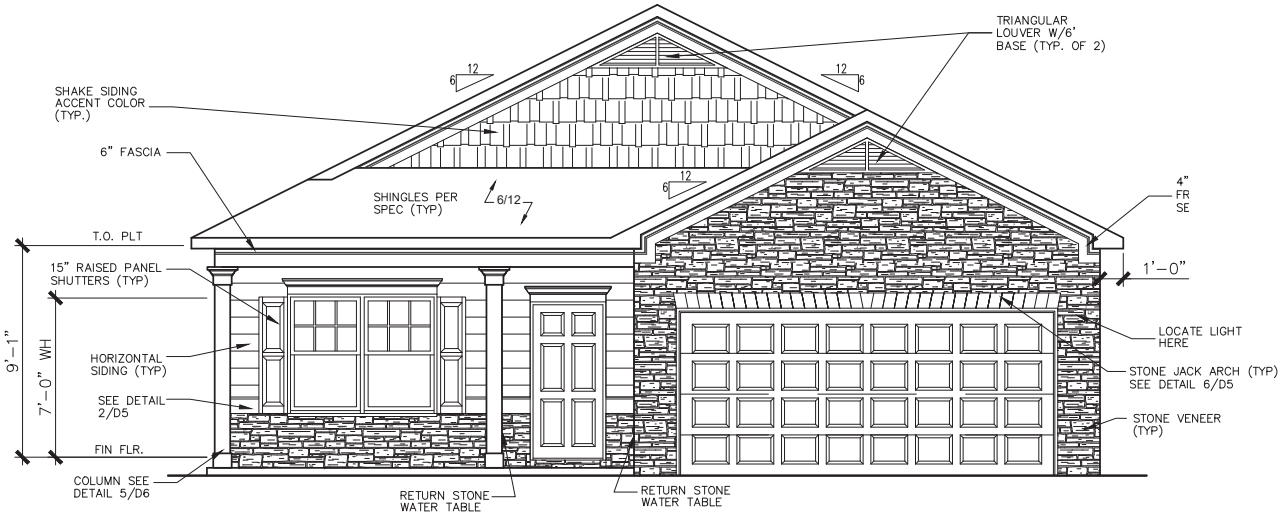

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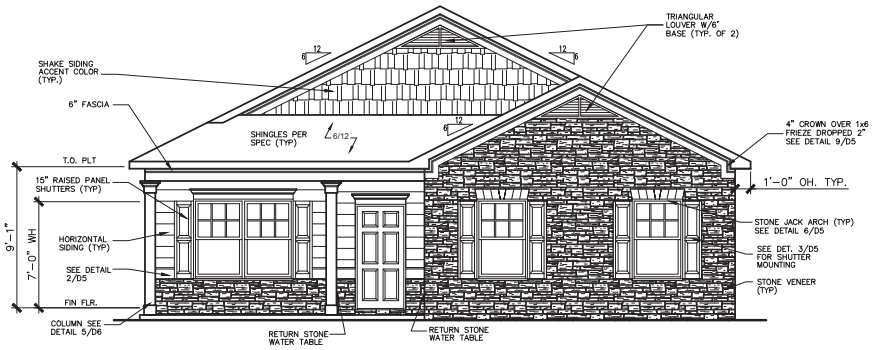

FRONT ELEVATION "E"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
PEARSON

BY: SL	CHK: AW
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PAGE NO: A1.5	

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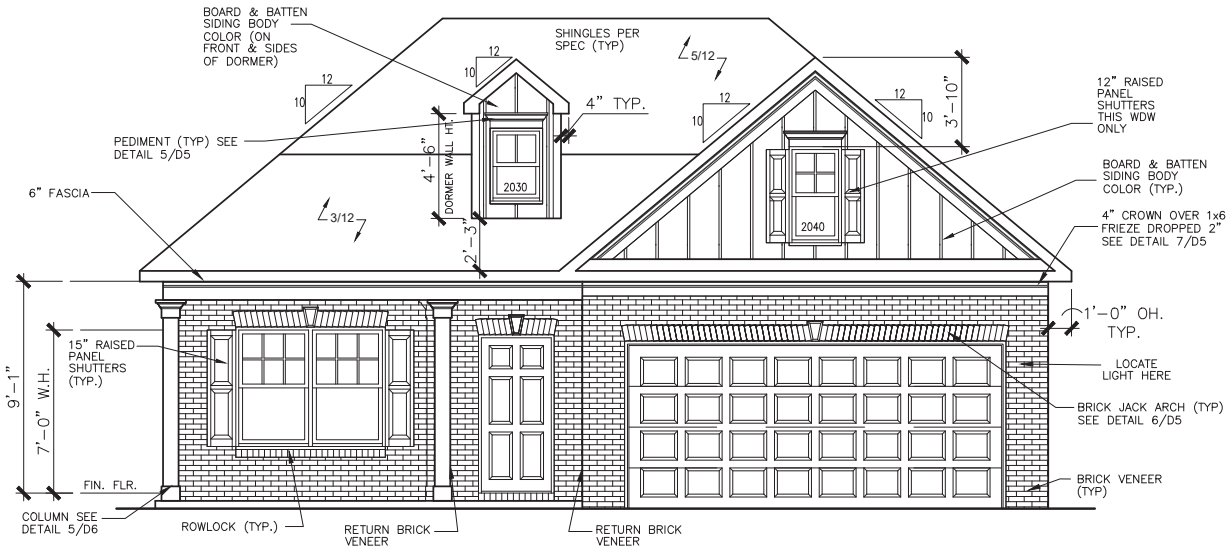

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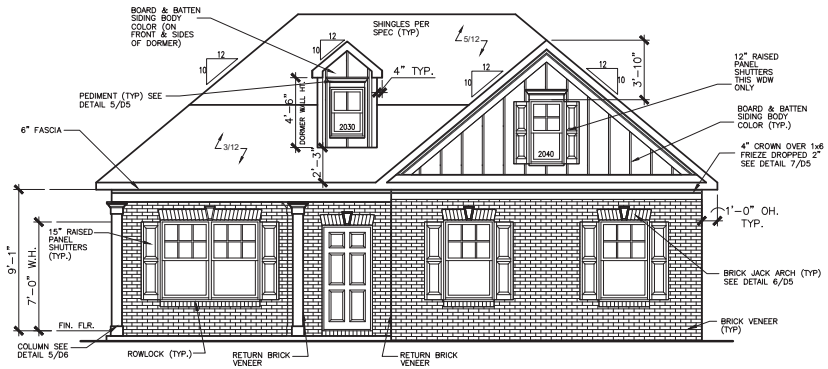

FRONT ELEVATION "F"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY	REVISION	DATE

ELEVATIONS
FRONT ELEVATION
PEARSON

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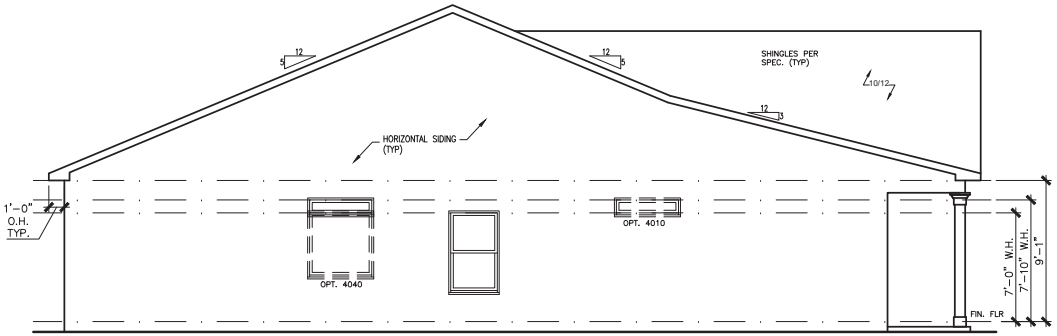
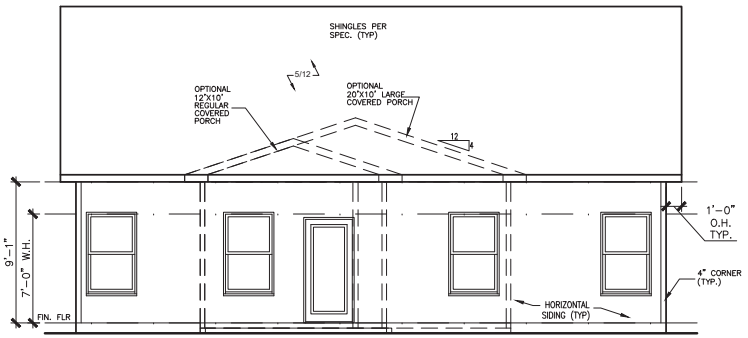
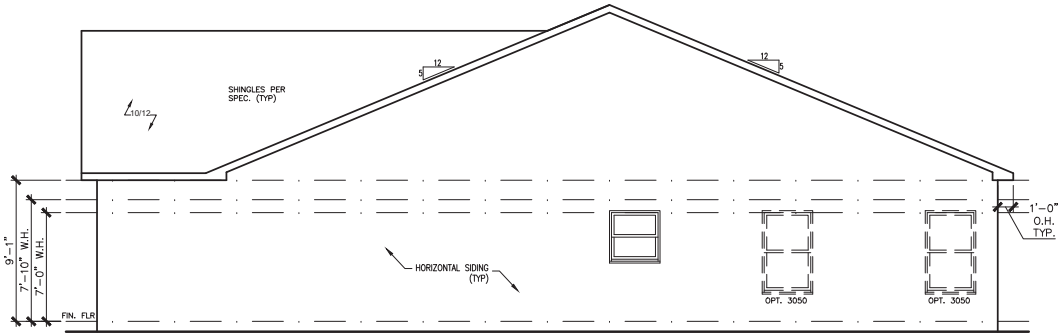


LEFT ELEVATION "A D G J"



REAR ELEVATION "A D G J"



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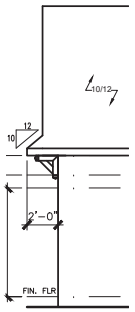

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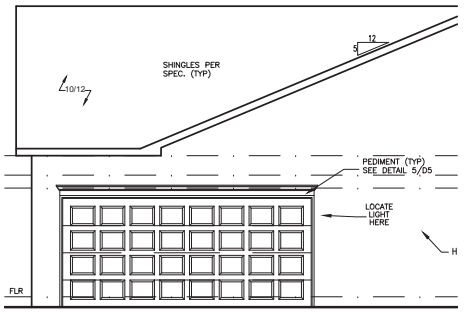

RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
PEARSON

BY: SL CHK: AW
DATE: 5/26/2022
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FND: ALL ELEV: ADGJ
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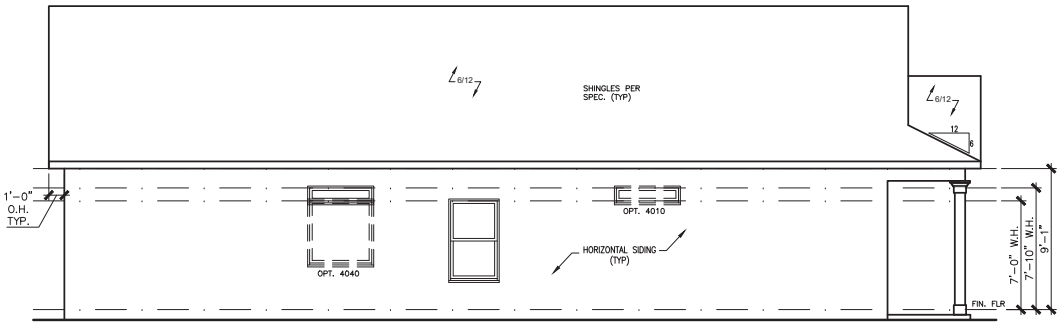
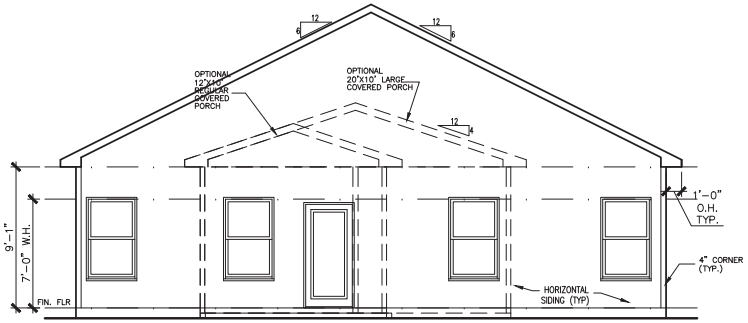
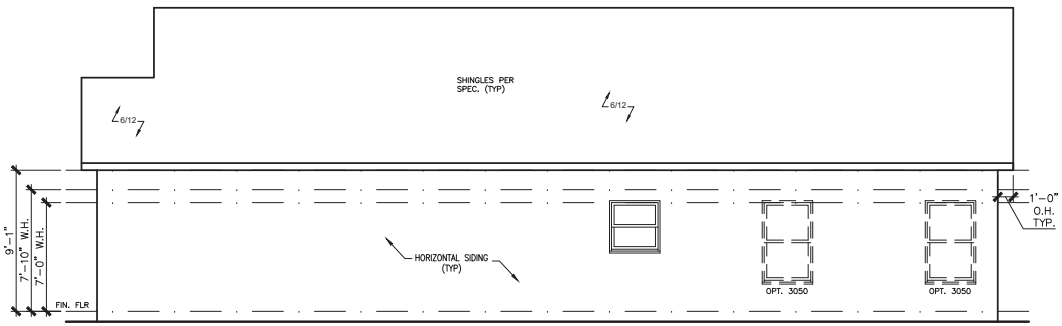


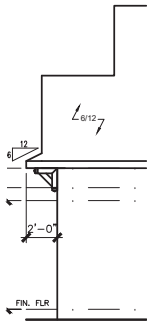
LEFT ELEVATION "B E H K"
SCALE : 1/8" = 1'-0"



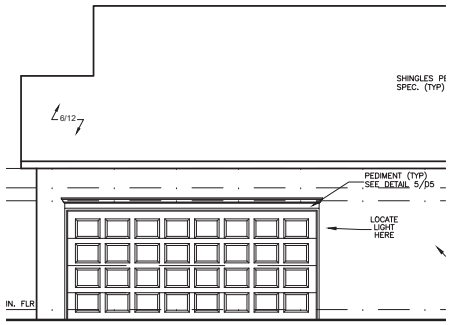
REAR ELEVATION "B E H K"
SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "B E H K"
SCALE : 1/8" = 1'-0"



RIGHT ELEVATION "K"



RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
PEARSON

BY: SL	CHK: AW
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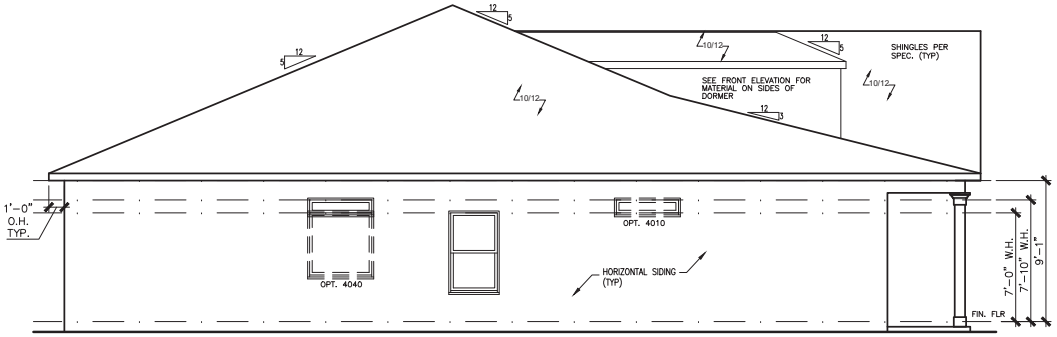
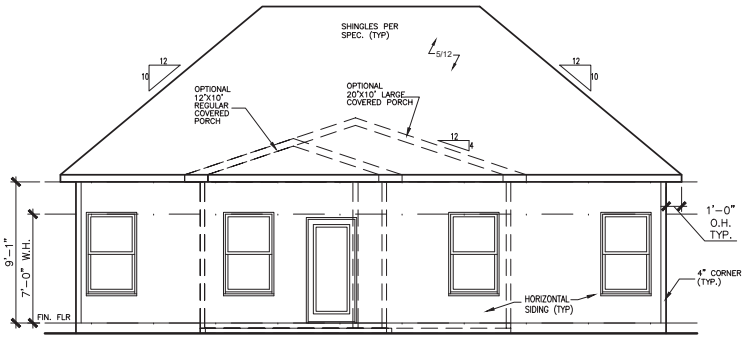


LEFT ELEVATION "C F I L"

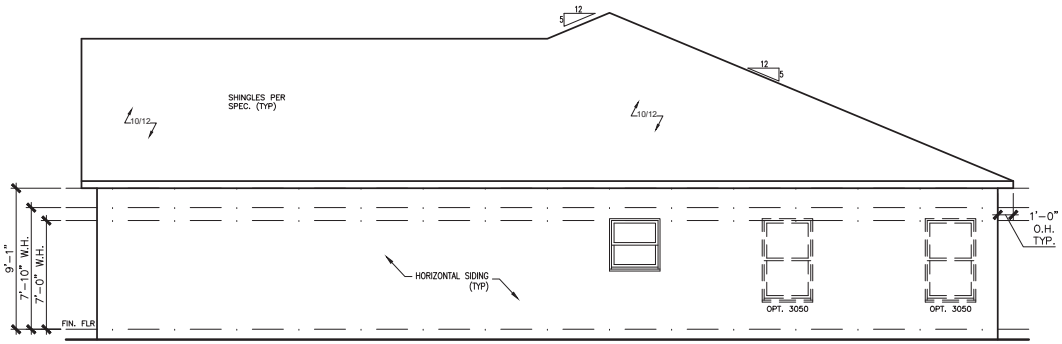
SCALE : 1/8" = 1'-0"



REAR ELEVATION "C F I L"

SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
PEARSON



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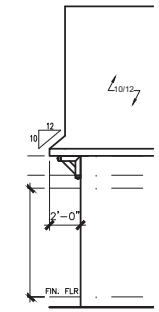

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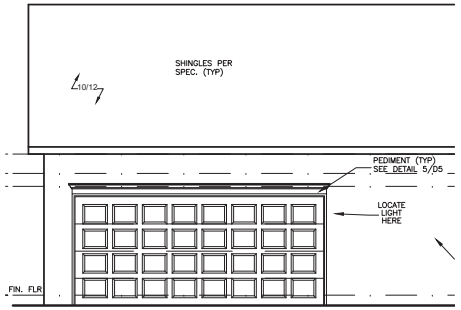

RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

BY: SL	CHK: AW
DATE: 5/26/2022	
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PLAN ID 050620

DRAWING INDEX

A0.0	COVER SHEET
A1.1-A1.14	FRONT ELEVATIONS
A2.1-A2.3	SIDE & REAR ELEVATIONS
A3.1-A3.1.1	SLAB FOUNDATIONS
A4.1-A4.2	BASEMENT FOUNDATIONS
A5.1-A5.1.3	FIRST FLOOR PLANS & DETAILS
A5.2	OPTIONAL SECOND FLOOR
A5.4	CROSS SECTIONS
A6.1-A6.3	ROOF PLANS
A7.1-A7.3	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	1803
TOTAL	1803
OPTIONAL FIN. 2ND FLOOR	570
TOTAL W/ FIN. 2ND FLOOR	2373
UNFINISHED BASEMENT	1806
FINISHED BASEMENT	1581
GARAGE	403
FRONT PORCH ELEVATION A D G (COVERED)	24
FRONT PORCH ELEVATION B E H (COVERED)	61
FRONT PORCH ELEVATION C F I (COVERED)	120
REAR PATIO	120

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

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HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
7/19/2019	AW	Added elevations K & L	A1.11-A1.12
7/25/2019	AW	Relocated water heater to increase sq. ft. from 1795 to 1803	A3.1, A5.1, A7.2, A7.2.1, A8.1
8/29/2019	AW	PROTOTYPE WALK CHANGES - SEE REVISION SHEET	ALL
11/18/2019	AW	For 2-story version made wall between stairs and Owner's 2x6 and coat closet wall 2x6	A5.1.1
11/18/2019	AW	Flipped location of HVAC platform for 2-story version to rear of house which relocated B-5 W.I.C. and window	A5.3.2, A6.1-A6.3, A7.3.2
2/12/2020	AW	Added note for LVL at rear 3050 twin for plans without 2nd floor per truss/engineering	A5.1
5/1/2020	AW	PCR #3744 Changed hall bath 3068 door to 2868 to clear cabinet knobs	A5.1
5/6/2020	AW	PCR #3777 Removed small piece of foyer chair rail/shadow box between living rm opng & kitchen	A8.1
8/11/2020	AW	Elevations K & L - changed front porch cedar columns to std. box column and removed decoratve brackets on front porch oF Elev L and added 1x10 at fin. flr. level where B&B shown	A1.11, A1.12
11/1/2021	AW	PCR #4579 Adjust location of opt. pendants & opt. LED Kitchen lights for better placement	A7.3

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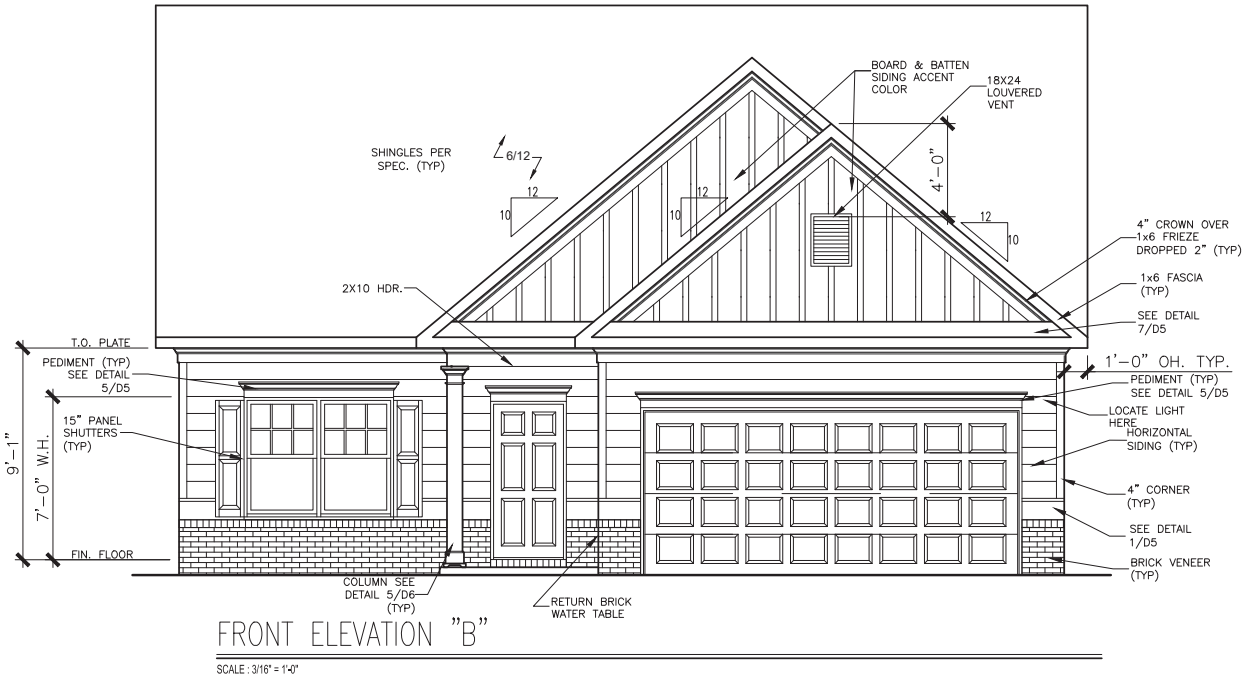

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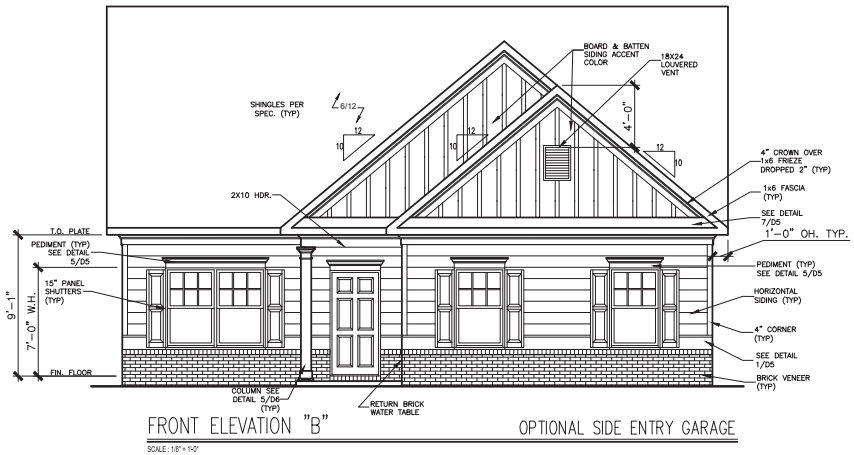

FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

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ELEVATIONS
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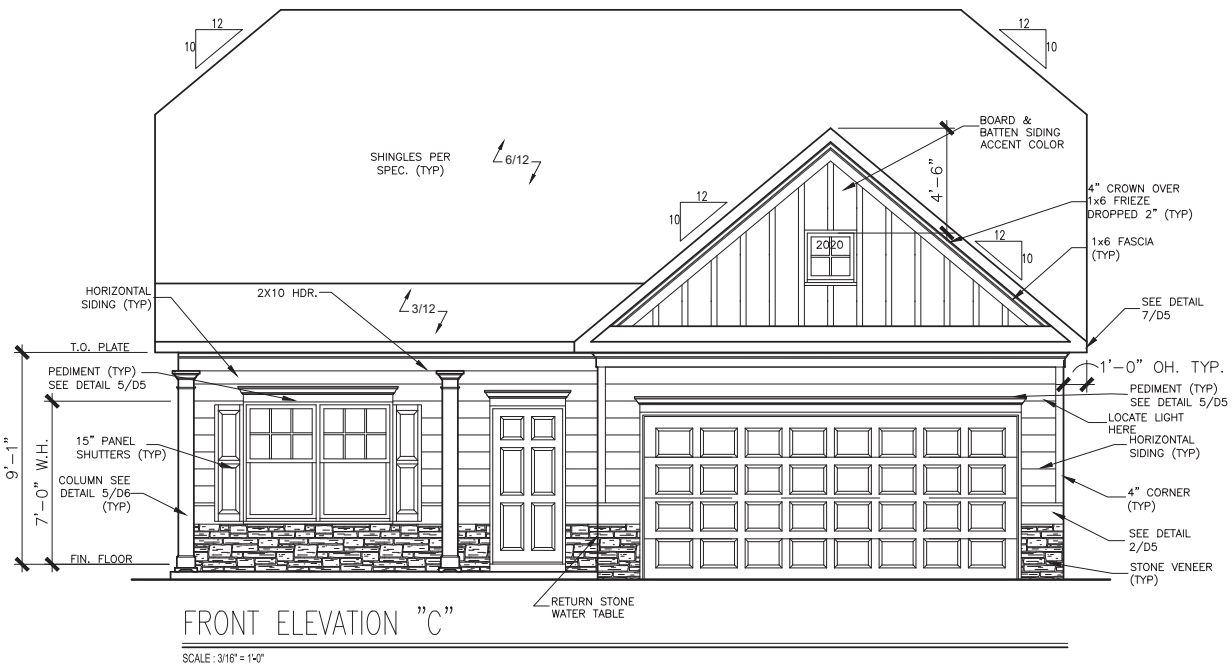

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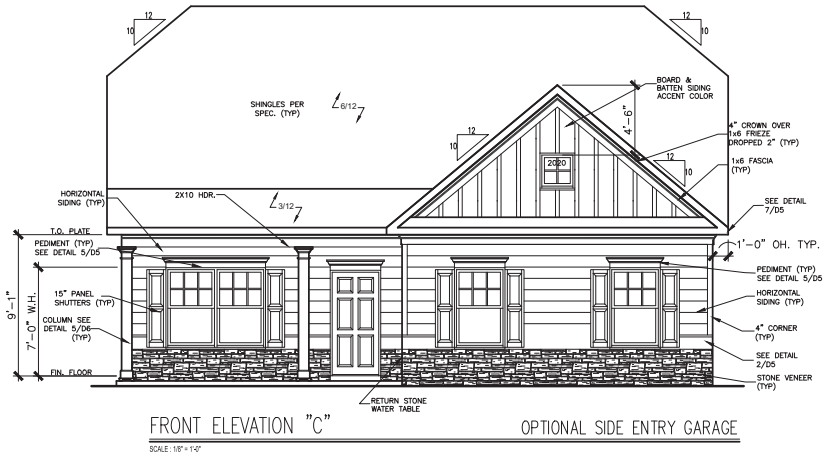

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ELEVATIONS
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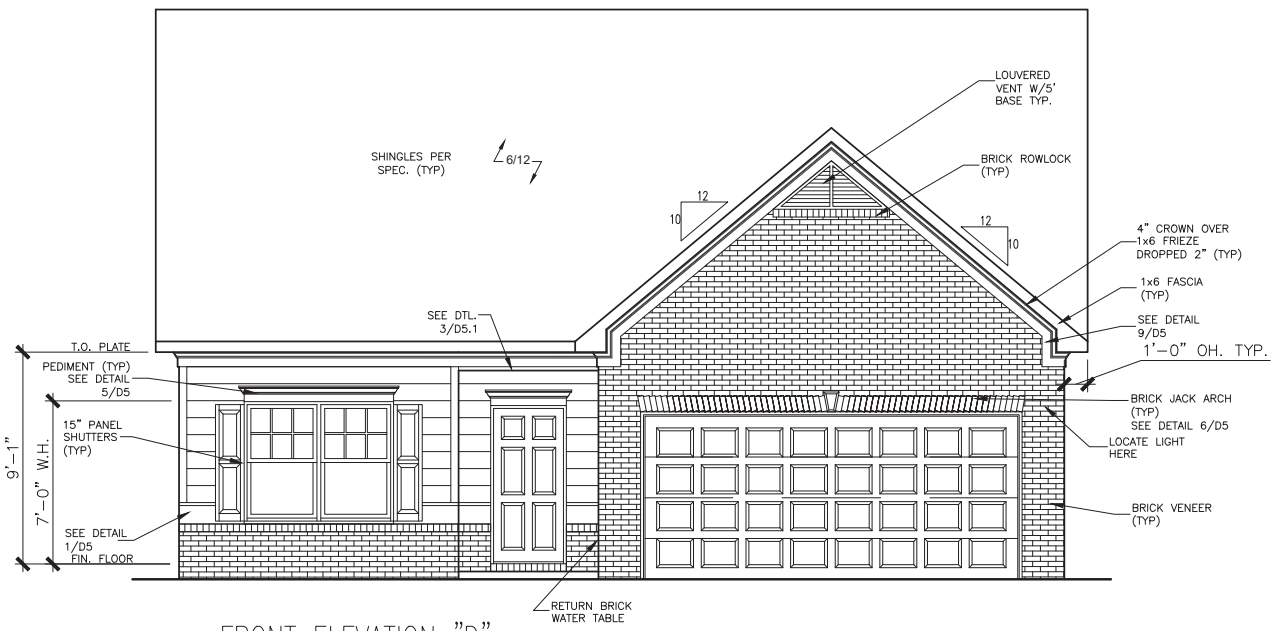

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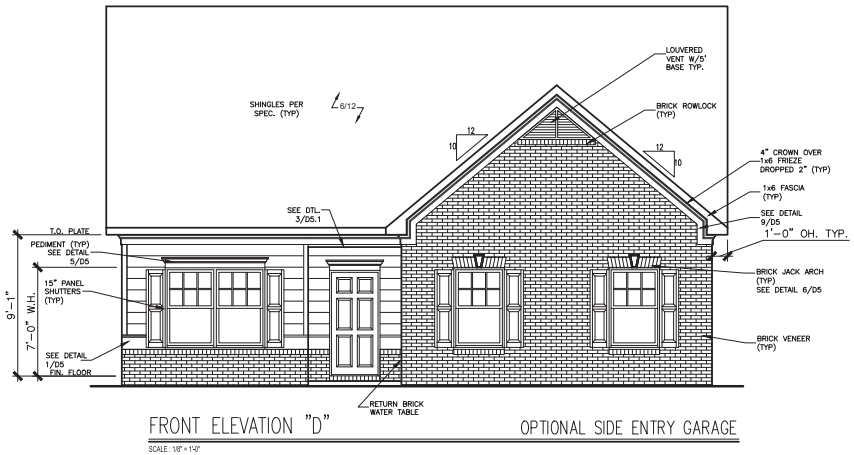

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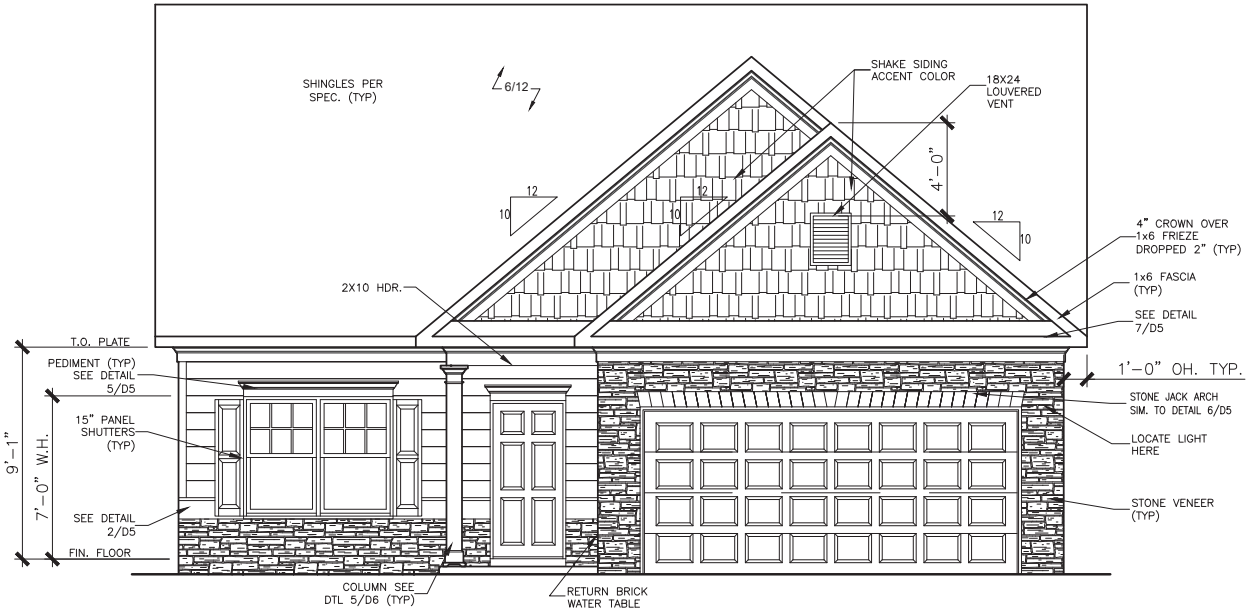

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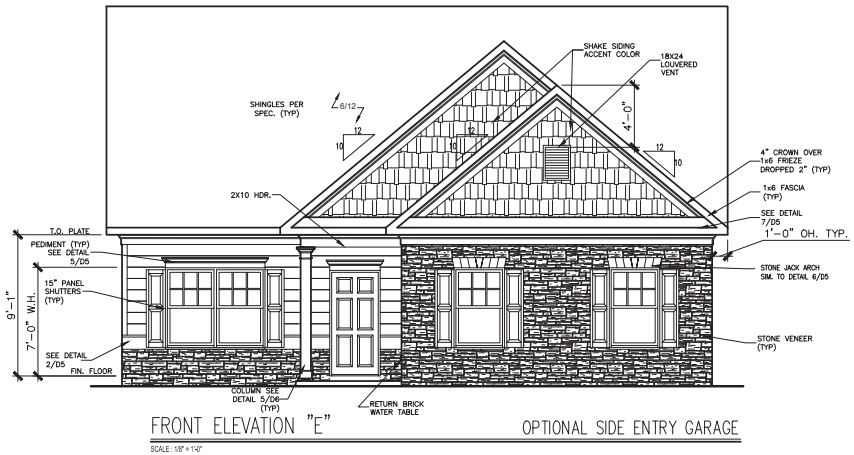

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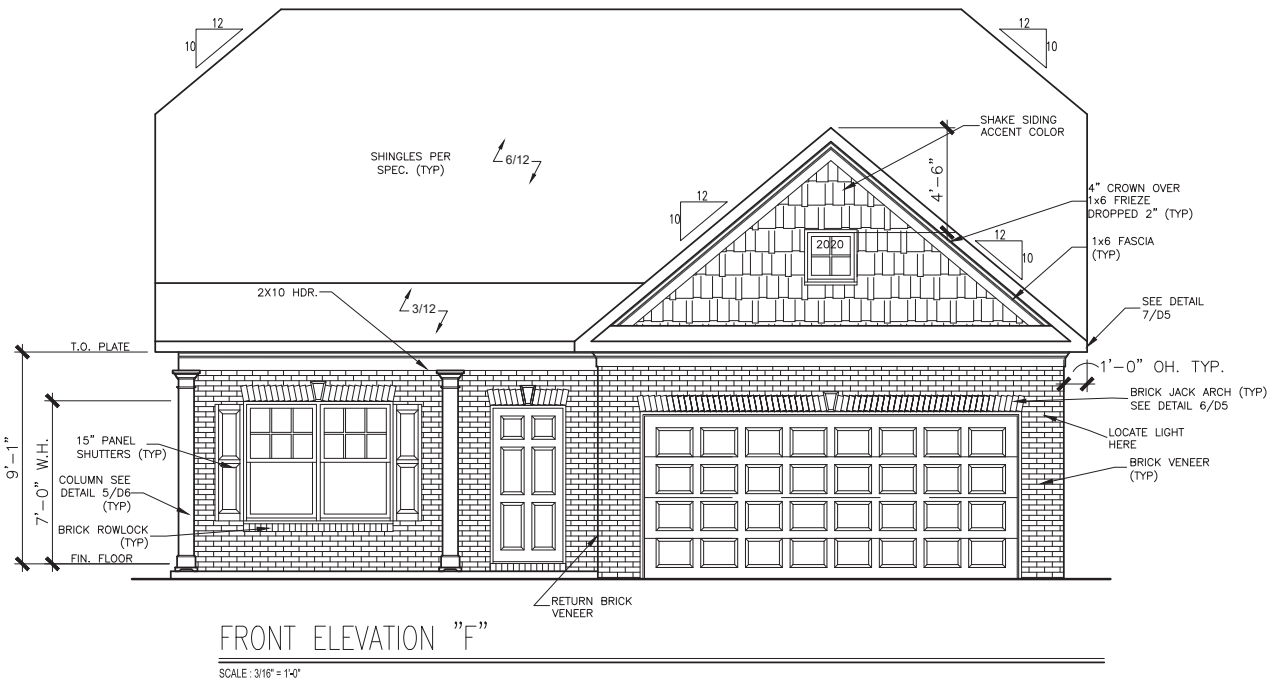

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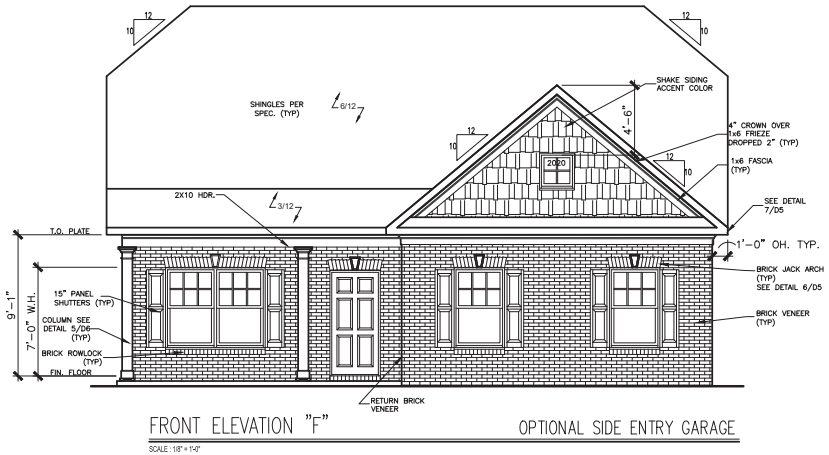

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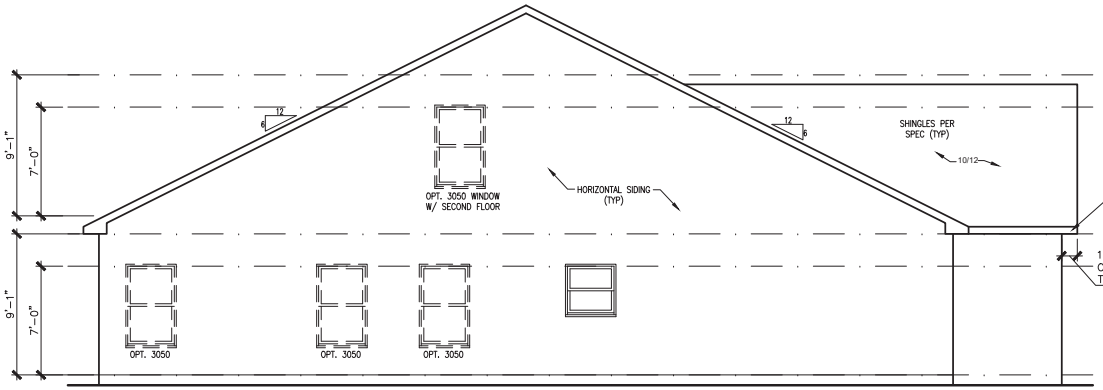

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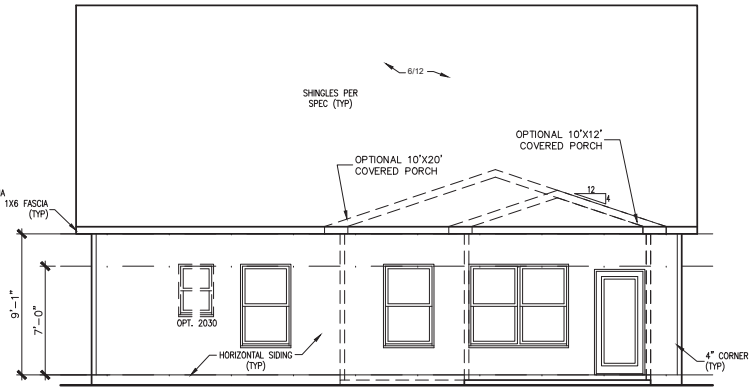

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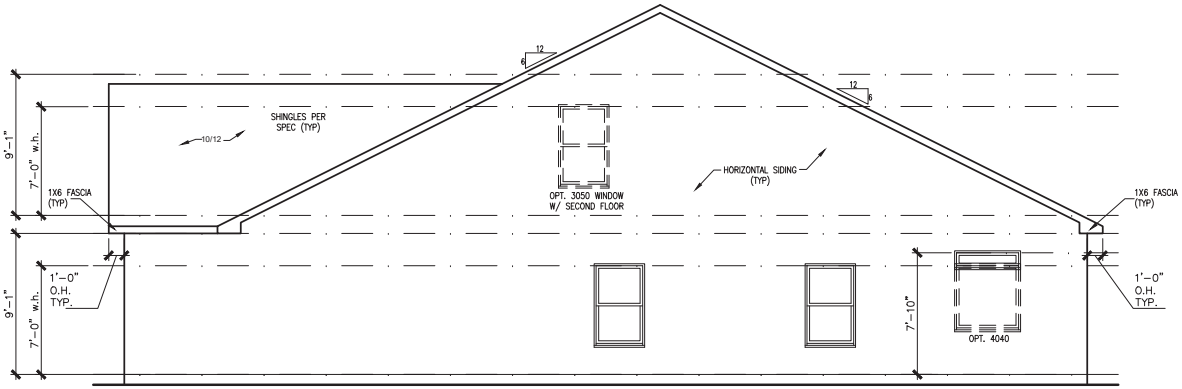

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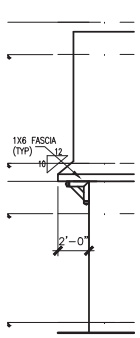

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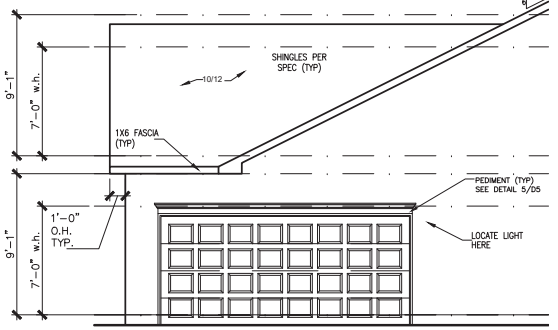

RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

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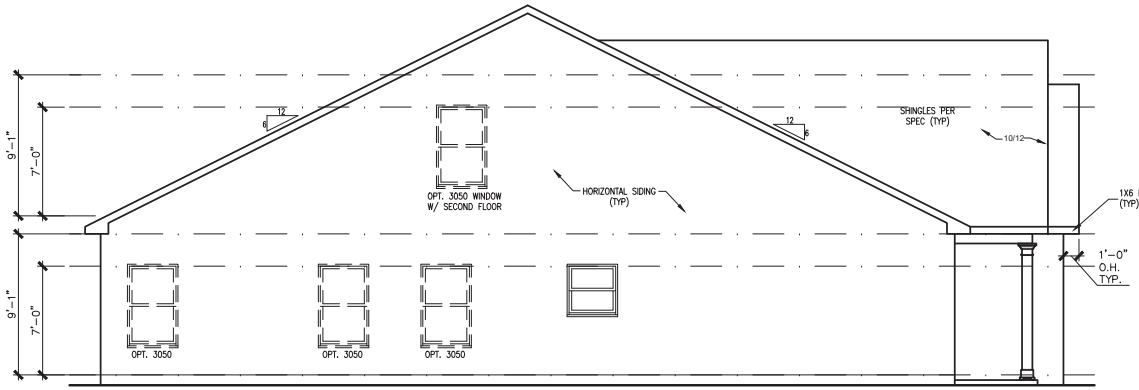

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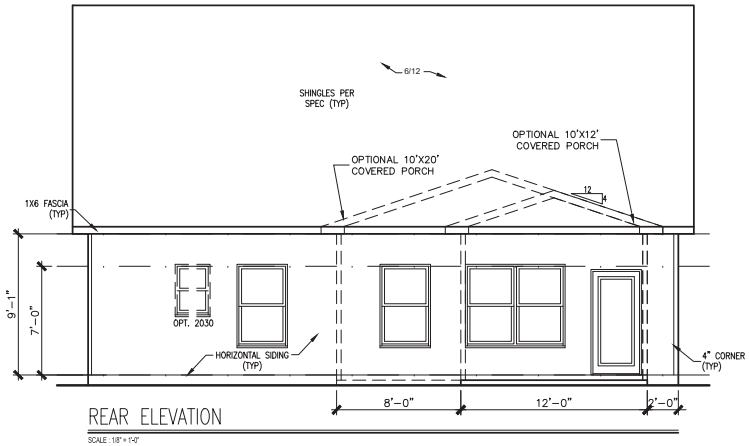

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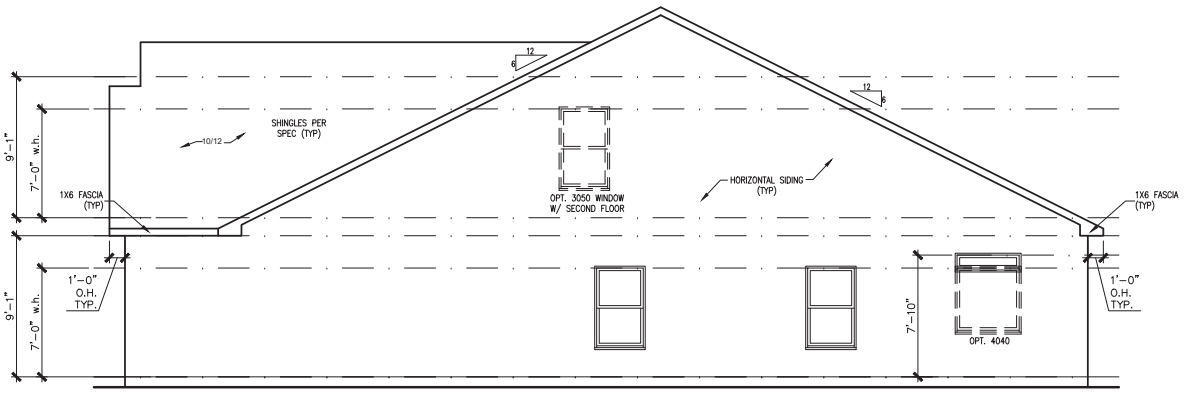

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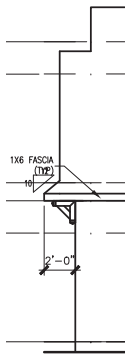

RIGHT ELEVATION "N"

RIGHT ELEVATION "B E H K N"
OPTIONAL SIDE ENTRY GARAGE

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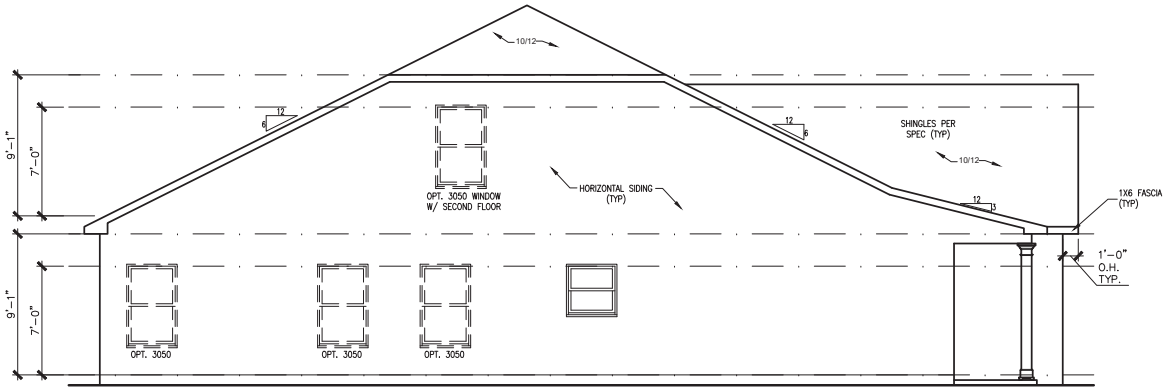

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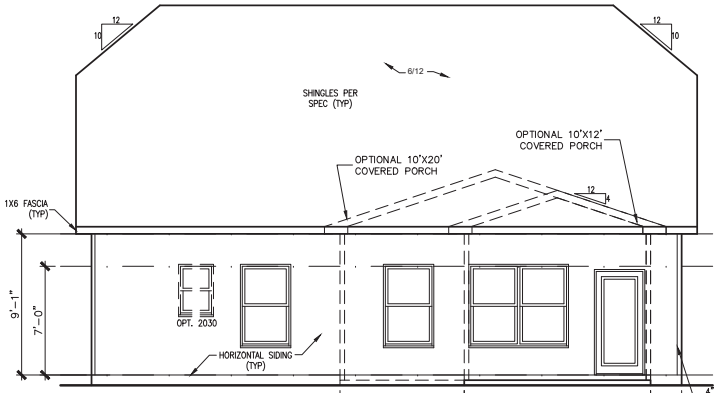

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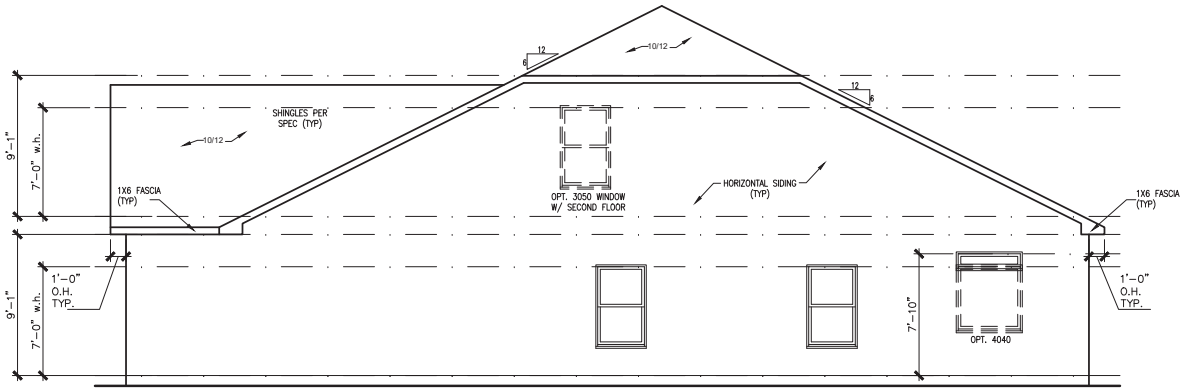

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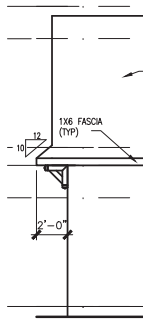

RIGHT ELEVATION "O"

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

[attached]

INLINE COMMUNITIES

October 30th, 2025

Re: Letter-of-Intent
1120, 1150, 1156 Old Loganville Road SW (+/- 25.4 acres)
Gwinnett County, Georgia

Dear Community Development Officials:

This Letter-of-Intent and the attached rezoning application (the "Application") are submitted on behalf of InLine Communities, LLC (the "Applicant") to request the rezoning of approximately 25.4 acres located at 1120, 1150, 1156 Old Loganville Road SW (PIDs 5097 005, 5097 006, 5097 007) from "R-100" to "OSC" (Open Space Conservation). The applicant also requests 1) a concurrent variance to waive the requirement of Gwinnett County UDO Sec. 212-60.7 – requires all streets, except for loop streets, to terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable and 2) a concurrent waiver to Gwinnett County UDO Sec. 360-20.2 – dead end streets to have one end permanently closed shall provide a cul-de-sac or other approved turnaround and may be no more than 600 feet in length.

These requests will facilitate the development of a 56-lot single-family detached conservation subdivision that is both sensitive to the site's environmental features and compatible with the surrounding residential character. Lots will be a minimum of 52 feet in width and 5,720 square feet in lot area.

Homes will be constructed with attractive architectural design and building materials with a combination of brick, stone, board and batten, and cementitious siding, as depicted in the renderings submitted and which would meet or exceed the requirements of the UDO's Architectural Design Standards for detached residential buildings. All homes will include two-car garages and have minimum heated floor area of 1,800 sqft; both single-story ranch and two-story traditional plans will be offered.

Compatibility with Surrounding Context & Justification for FLUM Amendment and Variance

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 developments of similar (or greater) densities. There are a variety of zoning districts located near and around the subject site, with the vast majority being zoned "OSC". The site is within 500' of "C-1" zoned property along Brushy Fork Road and Old Loganville Road, and directly adjacent to a landscape storage/staging yard ("Professional Pinestraw Services").

The subject site is comprised of both "Suburban Residential" (PID 5097 005) and "Rural" (PIDs 5097 006 and 5097 007) character areas per the Gwinnett County 2045 Comprehensive Plan. The "Rural" portion of the site is a small area located between a broader area of "Suburban Residential" to the west, north, and east. "Traditional+" and "Traditional" character areas are prevalent in the surrounding areas, and adjacent to the site in all directions.

Suburban Residential areas represent the typical subdivision type in Gwinnett County. Permitted zoning districts within Suburban Residential include “R-60”, “OSC”, “R-75”, “R-100”, and “R-LL”, which supports the rezoning request. While a portion of the property carries a “Rural” designation, that classification no longer reflects the conditions or future vision for this location. According to the 2045 Unified Plan, “Rural” character areas are intended primarily for low-intensity residential or agricultural uses in areas that have seen little development pressure and are not in areas served by suburban infrastructure. This site, however, is directly influenced by surrounding suburban subdivisions and established infrastructure.

Reclassifying this small “Rural” portion to “Suburban Residential” is logical and consistent with County policy because it aligns with the Plan’s intent to direct growth to areas already served by road networks, schools, utilities, and services, and it supports conservation subdivision design in areas adjacent to established neighborhoods, balancing preservation of natural resources with compatible residential growth. This amendment enables the property to develop in an orderly, coordinated way that advances the Comprehensive Plan’s goals for well-designed growth.

The proposed variance to Sec. 212-60.7B and waiver to Sec. 360-20.2 are necessary to facilitate the development due to the size, shape, and topography of the subject site which are features outside of the Applicant’s control. The relatively small site is constrained by its long and narrow shape, small size, and existing hydrological features that render the majority of the subject site unbuildable, preventing loop road circulation. Because of the limits of the floodplain and the slope toward the southern property end, a terminating cul-de-sac is the only feasible means of circulation without excessive site disturbance.

Site Design and Conservation Approach

This plan provides 3.29 acres of highly usable open space. Buffers to the west of the site protect existing neighbors, while a broad open corridor through the center of the site—which will be framed by a horse-rail style fence—creates a welcoming green common area for residents to gather, relax, and enjoy. This green corridor connects directly to additional open space/common area across the street. The site’s open space will be enhanced with trails, pavilions, fire pits, seating areas, and open lawns for community use such as dog runs, frisbee areas, and picnic areas, creating a signature amenity that extends beyond the homes.

Adjacent to the usable open space is the open floodplain area located on the south end of the property. Of the 25.4-acre tract, approximately 10.2 acres consists of floodplain currently used as a stable and pasture. This area will be preserved under the open space requirements of the “OSC” zoning district, clustering homes on the upland portions of the site to concentrate development away from the currently underdeveloped floodplain.

The floodplain land is dry, open, partially cleared, and has long been enjoyed by the current property owners as a beautiful and usable natural amenity that is home to a traditional-style horse stable. Current plans are to convert the stable into a pavilion/picnic facility. Included in this LOI are pictures that show the beauty of this space and the vision for how it will be utilized by homeowners.

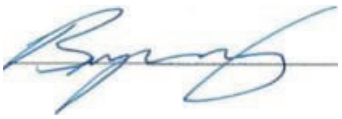
This integration of common areas, beautiful open space, and thoughtfully designed homes creates a conservation community that blends comfort, recreation, and preservation.

Conclusion

The proposed neighborhood will integrate seamlessly with the surrounding suburban pattern, providing high-quality housing while preserving much of the land as usable green space. The proposed neighborhood is not only contextually sensitive and appropriate at this location, but it also supports and advances the vision of the Gwinnett County 2045 Comprehensive Plan by protecting natural features while allowing for well-designed growth that encourages a variety of housing types. For these reasons, the Applicant and property owner respectfully request approval of the Rezoning and Future Land Use Map amendment.

We welcome the opportunity to meet with Planning Staff, the Planning Commission, and the Board of Commissioners to discuss this proposal in more detail.

InLine Communities, LLC



Bryan Musolf, Manager
1776 Peachtree Street NW – Suite 260S
Atlanta, Georgia 30309

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for Gwinnett County (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by Gwinnett County and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by Gwinnett County and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

The proposed 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 developments. There are a variety of zoning districts located near and around the subject site, with the vast majority being zoned "OSC". The site is within 500' of "C?1" zoned property along Brushy Fork Road and Old Loganville Road, and directly adjacent to a landscape storage/staging yard ("Professional Pinestraw Services"). The proposed use is consistent with this context and complements the established suburban development pattern.

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

The proposed rezoning will not adversely affect adjacent properties. Instead, the design of the subdivision will create permanent natural buffers and a significant portion of the site will remain permanently preserved, which will help protect adjacent properties and reduce visual and environmental impacts.

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

While the property has a limited economic use as currently zoned, the presence of approximately 9.5 acres of floodplain significantly constrains the layout of a traditional "R 100" subdivision. Rezoning to "OSC" allows a thoughtful design that concentrates development on suitable upland areas while respecting environmental constraints. Without the "OSC" rezoning, a large portion of the site would remain undevelopable, and the resulting subdivision would be less efficient and less compatible with its surroundings.

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, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The 56-lot subdivision will result in a modest increase in traffic, but the Property is located in close proximity to major transportation corridors including Athens Highway/Highway 78 and GA-20/Loganville Highway. Water and sewer utilities are present in the immediate area and Applicant has received confirmation of adequate sewer capacity available for the proposed development.

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

The majority of the site is already designated "Suburban Residential", which specifically lists "OSC" as a compatible district. While a portion of the property carries a "Rural" designation, that classification no longer reflects the conditions or future vision for this location. Per the 2045 Unified Plan, "Rural" character areas are intended primarily for low-intensity residential or agricultural uses in areas that have seen little development pressure and are not in areas served by suburban infrastructure. This site, however, is directly influenced by surrounding suburban subdivisions and established infrastructure. Amending the small "Rural" portion to "Suburban Residential" creates a more cohesive land use pattern and allows a conservation subdivision that implements the 2045 Gwinnett County Unified Plan's vision of preserving environmentally sensitive lands while accommodating thoughtfully designed residential growth.

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:

Existing conditions, particularly the floodplain, support the use of "OSC" zoning, which is designed to protect environmentally sensitive areas. Additionally, the area surrounding the property continues to experience suburban residential growth, making the proposed conservation subdivision both timely and compatible with the surrounding development pattern. In addition, anticipated growth within the County suggests a need for additional high quality single-family homes.

Also, the proposed variance to Section 212-60.7B. is necessary to facilitate the development due to the size, shape, and topography of the subject site which are features outside of the applicant's control. The relatively small site is constrained by its long and narrow shape, small size, and existing hydrological features that render the majority of the subject site unbuildable, preventing loop road circulation. Because of the limits of the floodplain and the slope toward the southern property end, a terminating cul-de-sac is the only feasible means of site circulation without excessive site disturbance.

Exhibit F: 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: InLine Communities, LLC	Name: Sandra Adams and Linda Zeis
Address: 1776 Peachtree Street NW - Suite 260S	Address: 1120,1150, 1156 Old Loganville Road
City: Atlanta	City: Loganville
State: GA ZIP: 30309	State: GA ZIP: 30052
Phone:	Phone:
Email:	Email:

Contact Person: Brian Ehrsam Phone: 513.687.0752

Contact's Email: behrsam@inlinecommunities.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ☑ Contract Purchaser

Current Zoning District(s): R-100 Requested Zoning District: OSC

Parcel Number(s): 5097 005, 5097 006, 5097 007 Acreage: 25.40

Property Address(es): 1120,1150, 1156 Old Loganville Road Loganville GA 30052

Proposed Development: Single-Family Detached Subdivision

Variance(s): 212-60.7B Waiver(s): 360-20.2C.1

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 56	No. of Buildings:
Dwelling Unit Sq. Ft.: 1800 sq ft	Total Building Sq. Ft.:
Density: 2.20	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:

DISCLOSURE OF CAMPAIGN 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: Brian Ehrsam

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

Campaign Contributions? NO

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

REZONING PROPERTY OWNER'S CERTIFICATION

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

Sandra Adams — 7-24-25

Signature of owner — *Date*

Sandra G. Adams - Owner, Parcel ID Nos. R5097 006, R5097 007

Type or print name and title — *Date*

Cassidy Johnson — July 24, 2025

Signature of notary public — *Date* — *Notary seal*

CASSIDY JOHNSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-21-2028

REZONING PROPERTY OWNER'S CERTIFICATION

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

Linda M Zeis — July 24, 2025

Signature of owner — *Date*

Linda M. Zeis - Owner, Parcel ID No. R5097 005

Type or print name and title — *Date*

Cassidy Johnson — July 24, 2025

Signature of notary public — *Date* — *Notary seal*

CASSIDY JOHNSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-21-2028

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number:
(Map reference number)

5	97	R5097 006
District	*Land lot*	*Parcel*

Signature of applicant

7/28/2025
Date

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
Type or print name and title

Date

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

TAX COMMISSIONERS USE ONLY

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

Binh Tran
Name

TSA
Title

7-28-2025
Date

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number:
(Map reference number)

5	97	R5097 005
District	*Land lot*	*Parcel*

Signature of applicant — *Date*: 7/28/2025

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
Type or print name and title — *Date*

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

TAX COMMISSIONERS USE ONLY

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

Binh Tran
Name

TSA
Title

7/28/2025
Date

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

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number:
(Map reference number)

5	97	R5097 007
District	*Land lot*	*Parcel*

Signature of applicant

7/28/2025
Date

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
Type or print name and title

Date

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

TAX COMMISSIONERS USE ONLY

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

Binh Tran
Name

TSA
Title

7-28-2025
Date

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-188-07**
Expiration Date: 07/24/2026
Tie-In Manhole FID: **240950**

July 24,2025

Brian Ehrsam
Inline Communities
1776 Peachtree St NW, Suite 260S
Atlanta, GA 30309

RE: Sewer Availability for Proposed Development – 1150 Old Loganville Road
Parcel ID 5097 005, 5097 006, 5097 007

Dear Mr. Ehrsam:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 60 single-family homes 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 **10.42 gpm** discharging to the sewer tie-in manhole at Facility ID **240950**.

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

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 H: Traffic Impact Study

[attached]

TRAFFIC STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 1150 OLD LOGANVILLE ROAD

GWINNETT COUNTY, GEORGIA

Prepared for:

Inline Communities, LLC.
1776 Peachtree Street NW, Suite 260S
Atlanta, GA 30309

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

August 01, 2025
Revised: September 23, 2025.
A & R Project # 25-152

TABLE OF CONTENTS

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2.	Existing Conditions	1
3.	Methodology	2
4.	Proposed Development	2
5.	Trip Generation	2
6.	Trip Distribution	2
7.	Turn Lane Analysis	3
8.	Conclusions and Recommendations	4

APPENDIX

Proposed Site Plan .....

Traffic Counts .....

1. INTRODUCTION

The proposed residential development is located at 1150 Old Loganville Road, Gwinnett County, Georgia. The development proposed 56-unit detached single-family residential development. It will be located on south side of Old Loganville Road east of Savannah Ridge Trace and west of Brushy Ford Road, and the property has approximately 795 feet of frontage along Old Loganville Road. The development proposes one full access driveway on Old Loganville Road.

This study will analyze the need for the turn lanes on Old Loganville Road into the proposed residential development. The location of the development and the surrounding roadway network is shown below.

2. EXISTING CONDITIONS

Old Loganville Road is an east-west, two-lane undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Based on the traffic data collected on Wednesday, September 17, 2025, the 24-hour two-way traffic on Old Loganville Road between Savannah Ridge Trace to the west and Brushy Ford Road to the east, was 6,449. Gwinnett County's traffic counts collected on Tuesday, January 11, 2024, traffic volumes on Old Loganville Road between Pate Road and Rosebud Road were 3,784. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-8538) indicate that the daily traffic volume on Old Loganville Road in 2023 was 3,780 vehicles per day west of Rosebud Road. Gwinnett County classifies Old Loganville Road as a major collector street.

3. METHODOLOGY

In this study, the methodology used for evaluating left/right turn lane design is based on the criteria that is set forth in the Gwinnett County Criteria and Guidelines, Table-1 for residential developments for Left Turn Lanes and Gwinnett County Unified Development Ordinance (UDO) Standards, Section 900-30.1 for right turn lanes. The traffic volume projections will be provided in accordance with the generally accepted ITE Trip Generation Manual, 11th Edition.

4. PROPOSED DEVELOPMENT

The proposed development will consist of 56 units of single family detached housing with associated parking facilities. The development proposes one full access driveway located at 1150 Old Loganville Road.

5. 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 Engineer (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category *210 – Single-Family Detached Housing.* The calculated total trip generation for the proposed development is shown in Table 1.

A trip is a single or one-direction vehicular trip with either the origin (outbound) or destination (inbound) or both inside the study area. Each trip has two trip ends. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period. Listed below is a brief description of the land use as described by the ITE Trip Generation Manual:

Single Family Detached Housing (#210) – A single-family detached housing site includes any single-family detached home on an individual lot.

TABLE 1 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 – Single-Family Detached Housing	56 Units	11	33	44	36	22	58	592

6. TRIP DISTRIBUTION

The trip distribution is the percentage of the site traffic that travels on each of the various roadways to and from the site. The trip distribution for the proposed development was assumed as below:

- 60% of the new trips will travel to/from the west of Old Loganville Road
- 40% of the new trips will travel to/from the east of Old Loganville Road

The trip distribution percentages are applied to the left and right turn movements and are shown in the Table 2 and 3 respectively.

Table 2 – Trip Distribution for Left-turn Lanes		
Peak Period	Left Turns (IN)	Entering Total
AM	4	11
PM	14	36
Daily	118	296

Table 3 – Trip Distribution for Right-turn Lanes		
Peak Period	Right Turns (IN)	Entering Total
AM	7	11
PM	22	36
Daily	178	296

7. Turn Lane Analysis

Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, left turn lanes must be provided at each subdivision street that accesses a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds.

Per Gwinnett County left turn lane standards (Table 1 – Residential Developments), the minimum threshold for a left turn lane on a 40-mph road with an ADT over 6,000 is 65 lots. Since the proposed development will have 56 units and will not exceed the threshold, a left turn lane is not warranted at the site driveway

Right Turn Lane Analysis

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a right turn (deceleration) lane shall be required at each subdivision street entrance that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.1). Since Old Loganville Road is classified by Gwinnett County as a major collector street, a right turn lane is warranted at the site driveway.

8. CONCLUSIONS AND RECOMMENDATIONS

The proposed residential development consisting of 56 units single family detached houses will create 592 two-way trips per day at the proposed full access driveway located at 1150 Old Loganville Road.

Since the full-access driveway is located on a roadway classified under the Gwinnett County Major Thoroughfare Plan, a right-turn lane is warranted based on the Gwinnett County Unified Development Ordinance (UDO) standards. A left-turn lane is not warranted as per Gwinnett County's standards. Therefore, the proposed full-access driveway will include a full-length deceleration lane in accordance with Gwinnett County requirements.

Exhibit I: Public Participation Plan and Report

[attached]

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Plan

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

   Local stakeholders, Planning Commissioner, County District Commissioner, and other relevant community groups in the immediate area.

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.**

   South Gwinnett High School-Choir Room - 2288 Main Street E, Snellville, GA 30078

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.**

   Tuesday, December 16th @ 6 PM.

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

   Informal presentation with Q&A. Applicant will present boards with site plan, renderings, imagery, and other applicable exhibits. Attendees will complete a sign-in sheet and applicant will follow up with those who have concerns or additional questions not able to be addressed in the PP meeting.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

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

   Reference attached mailing list and notice letter.

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.**

   6:00-7:00 PM on December 16th, 2025 at South Gwinnett High School-Choir Room (2288 Main Street E, Snellville, GA 30078)

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

   No attendees, only applicant representatives - Brian Ehrsam (InLine Communities), Bryan Musolf (InLine Communities), Ken Wood (Planners Engineers Collaborative)

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

   N/A

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?**

   N/A

Exhibit J: Internal and External Agency Review Comments

[attached]

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00004
Case Address:	1150 Old Loganville Road, Loganville, 30052

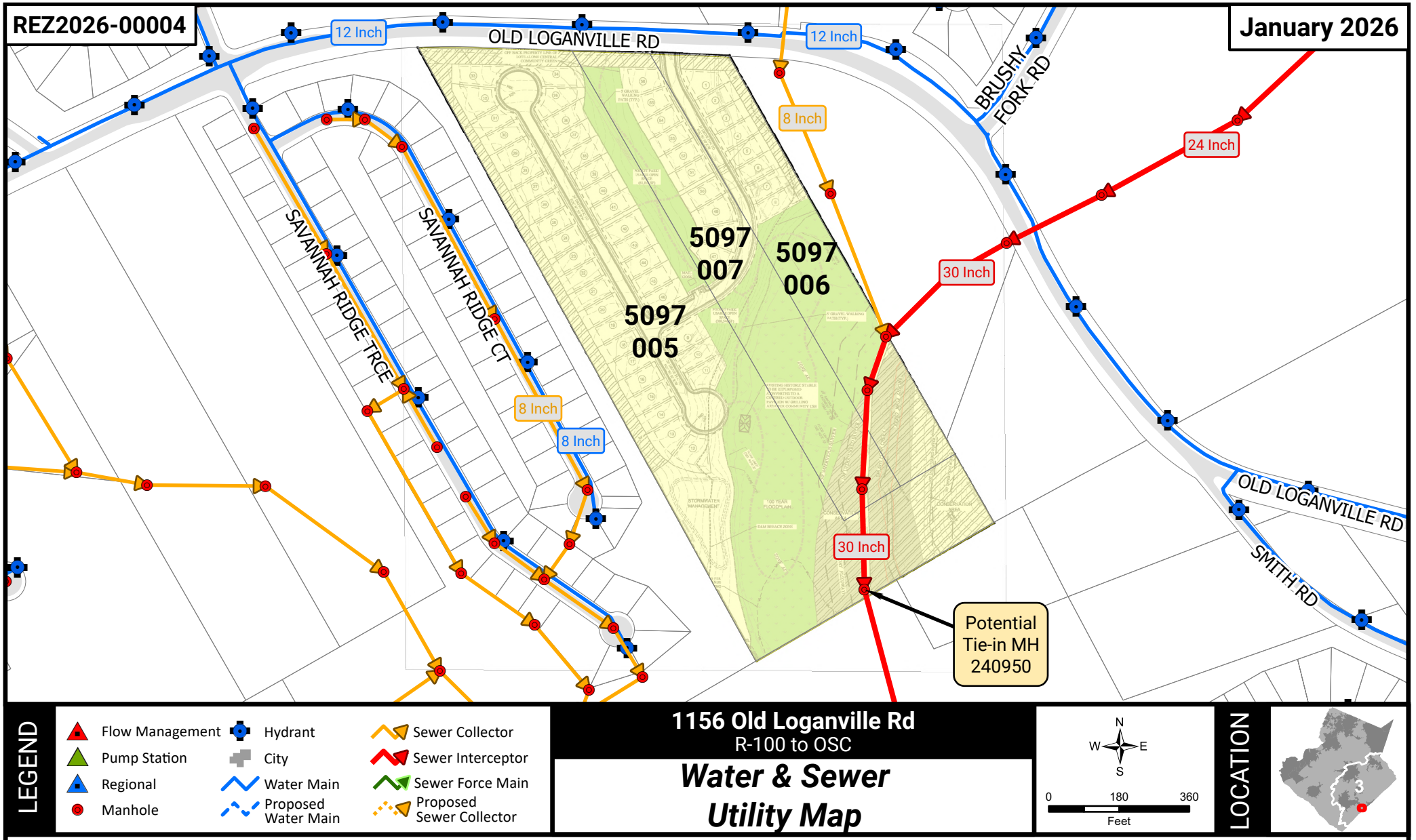
	Comments:	X	YES		NO
1	Old Loganville Road is a major collector. The Average Daily Traffic (ADT) Volume is 3,840.				
2	The nearest Ride Gwinnett facility is located 5.4 miles away at Wisteria Drive and East Main Street (SR 10/US 78) (Stop 7000 / Route 70).				
3	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be constructed along the site frontage.				
4	Per section 360-30 of the UDO, a right-turn deceleration lane shall be constructed along Old Loganville Road into the site.				
5	Traffic Calming shall be provided for any internal street that exceeds 500' without a control point.				
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00004
Case Address:	1156 Old Loganville Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect the existing 12-inch water main on the northern right-of-way of Old Loganville Road. A jack-and-bore may be required.				
2	Sewer: A Sewer Capacity Certification (C2025-188-07) was approved in July 2025 for 60 single family homes. The proposed development plans to connect to an existing 30-inch sewer interceptor located on the subject site.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					



Water Comments: The proposed development may connect the existing 12-inch water main on the northern right-of-way of Old Loganville Road. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification (C2025-188-07) was approved in July 2025 for 60 single family homes. The proposed development plans to connect to an existing 30-inch sewer interceptor 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.

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, January, 2026

										Proposed Zoning
		2025-26			2026-27			2027-28		Approximate Student Projections
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	from Proposed Developments
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
CIC2026-00001	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1000**	925	75	**981**	925	56	**972**	925	47	2
	Discovery High School	**2641**	2,525	116	**2,654**	2,525	129	**2,668**	2,525	143	2
REZ2026-00001	Richards Middle School	**2005**	2,200	-195	**2,016**	2,200	-184	**2,037**	2,200	-163	1
	Baggett Elementary School	**1,002**	1,125	-123	**1,013**	1,125	-112	**1,000**	1,125	-125	2
	Grayson High School	**3738**	3,000	738	**3,850**	3,000	850	**3,946**	3,000	946	8
REZ2026-00002	Couch Middle School	**1181**	1,150	31	**1,198**	1,150	48	**1,222**	1,150	72	5
	Starling Elementary School	**1383**	1,200	183	**1,430**	1,200	230	**1,459**	1,200	259	9
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	12
REZ2026-00004	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	8
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	16

Exhibit K: Maps

[attached]

OLD LOGANVILLE RD
SAVANNAH RIDGE CT
BRUSHY FORK RD
REZ2026-00004
Created: November 19, 2025
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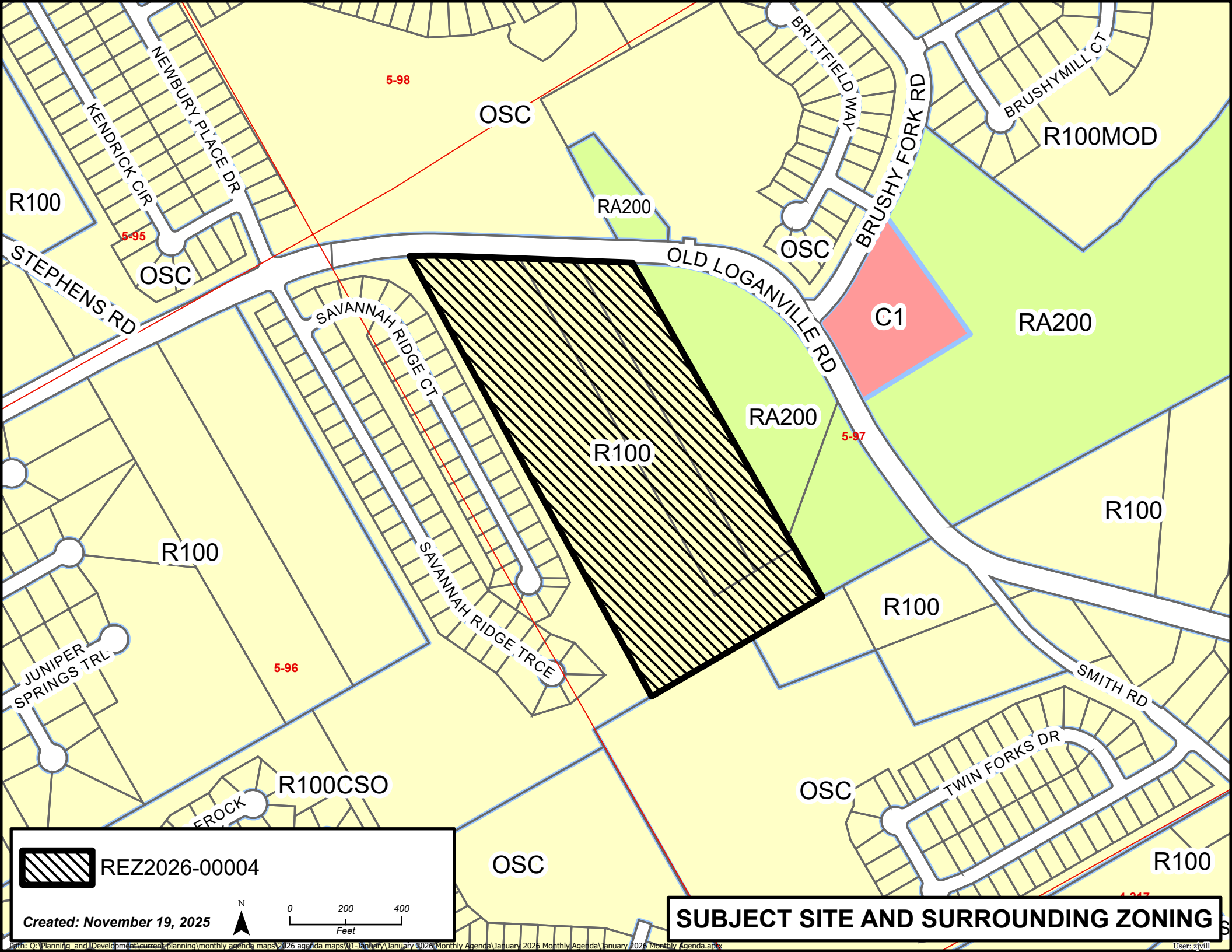
User: zjvill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OSC
KENDRICK CIR
NEWBURY PLACE DR
R100
5-95
OSC
STEPHENS RD
RA200
OSC
BRITTFIELD WAY
BRUSHY FORK RD
BRUSHYMILL CT
R100MOD
OLD LOGANVILLE RD
C1
RA200
SAVANNAH RIDGE CT
R100
RA200
5-97
R100
R100
SAVANNAH RIDGE TRCE
R100
JUNIPER SPRINGS TRL
5-96
SMITH RD
TWIN FORKS DR
R100CSO
OSC
R100
OSC
REZ2026-00004
Created: November 19, 2025
N
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400
Feet
SUBJECT SITE AND SURROUNDING ZONING
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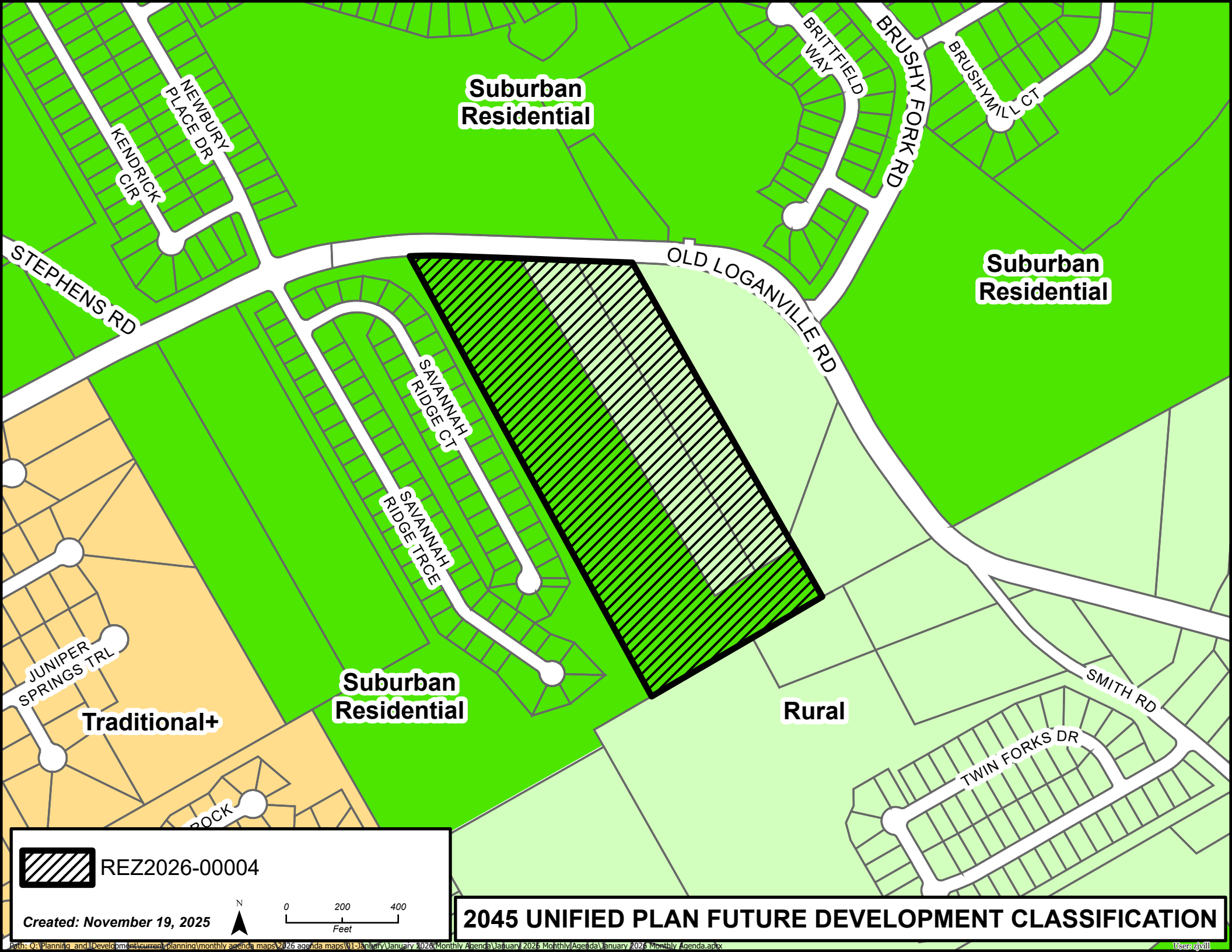
User: zjvill


Suburban Residential
Suburban Residential
Suburban Residential
Traditional+
Rural
OLD LOGANVILLE RD
STEPHENS RD
NEWBURY PLACE DR
KENDRICK CIR
BRITTFIELD WAY
BRUSHY FORK RD
BRUSHYMILL CT
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
JUNIPER SPRINGS TRL
SMITH RD
TWIN FORKS DR
REZ2026-00004
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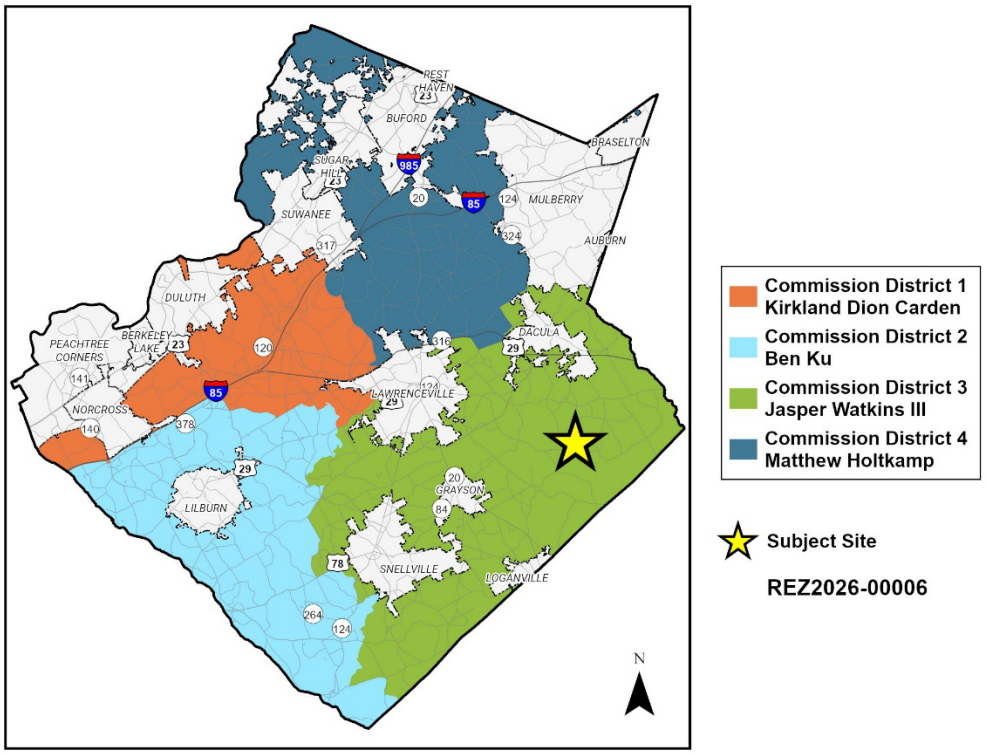
Created: November 19, 2025
2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
Path: O:\Planning_and_Development\current-planning\monthly agenda maps\2026 agenda maps\01-January\January 2026 Monthly Agenda\January 2026 Monthly Agenda\January 2026 Monthly Agenda.aprx
User: zjvill

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00006**
Current Zoning:	**RA-200** (Agriculture-Residence District) and **R-100** (Single-Family Residence District)
Request:	Rezoning to **OSC** (Open Space Conservation District)
Additional Request:	Waiver
Addresses:	2445, 2481, 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Road
Map Numbers:	R5283 003, 012, 016 (portion), and R5262 002 (portion)
Site Area:	79.40 acres
Units:	148
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Suburban Residential and Rural
Staff Recommendation:	**DENIAL**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant: Ashton Atlanta Residential, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Priscilla Richardson
2445 Luke Edwards Road
Dacula, GA 30019

Willie McCluskey
2315 Luke Edwards Road
Dacula, GA 30019

David Boland
1043 Lakemont Drive
Gainesville, GA 30501

Contact: Gabrielle Schaller **Phone:** 770.232.0000

Zoning History

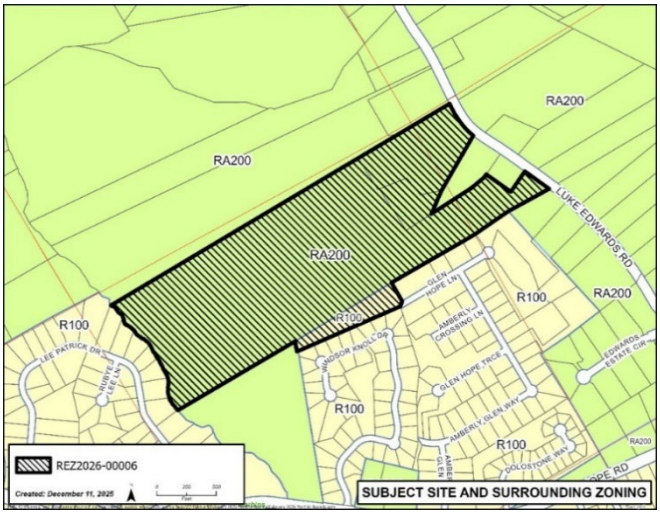
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 1996, a portion of the property was rezoned from RA-200 to R-100, as part of a larger single-family detached subdivision, pursuant to RZ-96-055. In 2004, a change in conditions was approved pursuant to CIC-04-031.

Existing Site Condition

The subject property is a 79.40-acre assemblage of four parcels located along Luke Edwards Road, north of its intersection with New Hope Road. The property is undeveloped and contains dense vegetation, streams, and floodplain. There is no sidewalk along the road frontage. The property abuts Glen Hope Lane, a public stub street in the Amberly Glen subdivision to the south. The nearest Ride Gwinnett transit stop is approximately 8.8 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by undeveloped properties and single-family residences within subdivisions and on large lots. Residences on large lots and undeveloped residential properties are located to the north and east. The Amberly Glen and Windsor Knoll subdivisions, and residences on large lots are all located to the south. The Monfort Estates subdivision is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	1.86 units per acre
North	Single-Family Residential Single-Family Residential (undeveloped)	RA-200 RA-200	0.2 units per acre N/A
East	Single-Family Residential Single-Family Residential (undeveloped)	RA-200	0.24 units per acre N/A
South	Single-Family Residential (Amberly Glen) Single-Family Residential (Windsor Knoll) Single-Family Residential Single-Family Residential	R-100 R-100 R-100 RA-200	1.43 units per acre 1.87 units per acre 0.41 units per acre 0.34 units per acre
West	Single-Family Residential (Monfort Estates)	R-100	1.00 unit per acre

Project Summary

The applicant requests rezoning of an assemblage of four parcels from RA-200 and R-100 to OSC for a single-family detached subdivision, including:

- 148 single-family detached residences, yielding a density of 1.86 units per acre.
- Two-story residences with two-car garages and a minimum heated floor area of 2,700 square feet.
- Exterior building materials of cementitious siding, brick, and/or stone on the front façade, and cementitious siding on the side and rear façades.
- 50.40 acres of open space, including 8 acres of usable open space comprised of pocket parks, playground with pavilion, dog park, and trails as well as a 50-foot-wide enhanced vegetative screening along a portion of the southern property line.
- 6 parking spaces for the amenity area and mail kiosk.
- Two stormwater management facilities near the southern property line.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Luke Edwards Road.
- One full-access entrance, deceleration lane, left-turn lane, and a 5-foot-wide sidewalk along Luke Edwards Road.
- One gated emergency vehicle access connecting to Glen Hope Lane.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 10 acres	79.40 acres	YES
Density	Maximum 2.5 units per acre	1.86 units per acre	YES
Lot Size	Minimum 5,000 square feet	Minimum 5,000 square feet	YES
Lot Width	Minimum 50’	Minimum 50’	YES
Lot Coverage	Maximum 70%	Maximum 70%	YES
Front Yard	Minimum 10’	Minimum 10’	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 40% or 31.76 acres	63% or 50.40 acres	YES
Usable Open Space	Minimum 10% or 7.94 acres	10.1% or 8.0 acres	YES

Public Participation

The applicant held a community meeting on May 15, 2025, at Tribble Mill Park in Lawrenceville. There were 20 community members in attendance, who raised questions regarding the number of units, and potential impacts on traffic, school, environment and property value. The applicant responded to these concerns by explaining the conservation elements of the development, the 2045 Unified Plan, traffic study results, and land disturbance and zoning processes.

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 proposed rezoning will permit a single-family detached subdivision in a low-density, large-lot residential area along Luke Edwards Road. The only existing subdivision along Luke Edwards Road is a 10-lot subdivision with lots exceeding 1-acre. The proposed rezoning will permit a use that is not 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 proposed rezoning would permit a subdivision that is not consistent with the large-lot residential development pattern along Luke Edwards Road. The subdivision will not connect to the existing subdivision which would provide access to New Hope Road, limiting all traffic to a single entrance on Luke Edwards Road. The proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

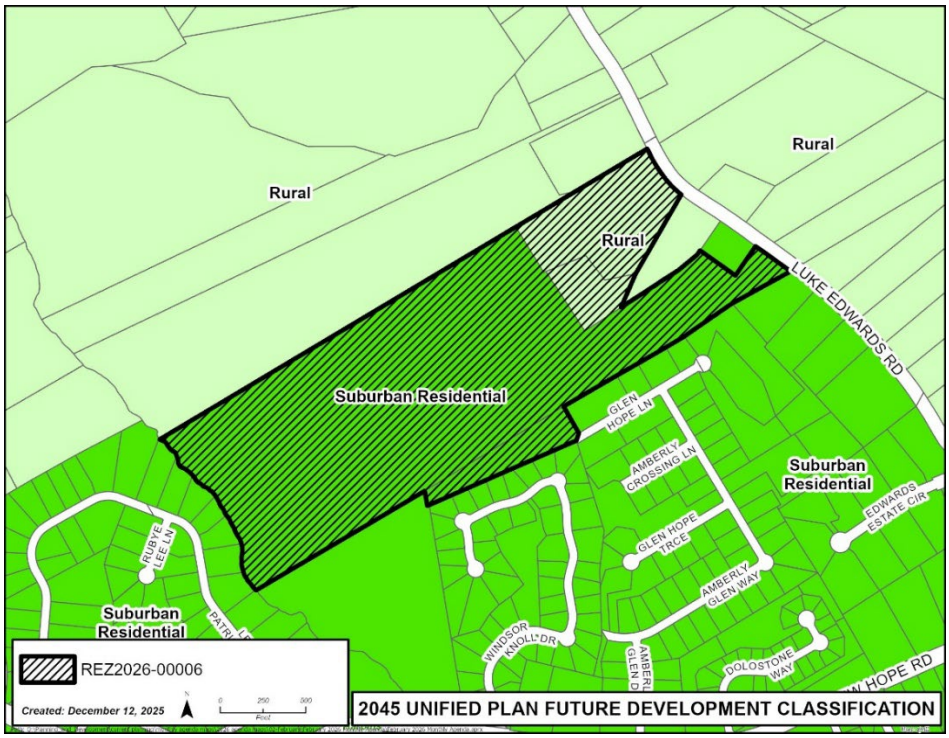
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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, which was based on 177 units, estimates that the development would generate 125 morning and 170 evening peak hour trips. The study recommends a full-access entrance, with a deceleration lane and left-turn lane along Luke Edwards Road. 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 "Suburban Residential" for the majority of the subject property, which envisions single-family detached residential development. The Future Development Map also indicates “Rural” for a portion of the subject property, which strives to maintain a low-intensity, pastoral character of the outermost parts of the County that

have historically seen little development. Although single-family residences are a recommended land use and OSC is a recommended zoning district in the "Suburban Residential" in the future development type, the proposed development is not compatible with the development pattern along Luke Edwards Road.



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 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 the UDO:

1. **Section 360-20.2.F.3. Dead End Streets.** The applicant is requesting for the stub street connecting to the Amberly Glen subdivision to be narrower and also gated.

   Analysis: Staff recommends denial of the rezoning, thus denial of the waiver.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the rezoning request and **DENIAL** of the following waiver:

1. To allow the stub street to be narrower and also gated.

Staff Recommended Conditions

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

Approval as OSC (Open Space Conservation 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 148 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 22, 2025, and Exhibit C: Building Elevations dated received April 4, 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 minimum heated floor area shall be 2,700 square feet.

4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received December 22, 2025, including, but not limited to, pocket parks, playground with pavilion, dog park, and trails, subject to the review and approval of the Department of Planning and Development.

5. Enhanced vegetative screening shall be provided along the northern property line directly abutting Parcel 5282 009, and along the southern property line in general conformance with Exhibit B: Site Plan dated received December 22, 2025, subject to the review and approval of the Department of Planning and Development.

6. A full-access entrance with a deceleration lane and left-turn lane shall be provided along Luke Edwards Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

7. A 50-foot-wide trail easement along the stream buffer at the rear of the property shall be dedicated at no cost to Gwinnett County, in accordance with the Gwinnett County Trail Master Plan, prior to the issuance of final plat, subject to the review and approval of the Gwinnett County Department of Parks and Recreation.

Exhibits:

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

Exhibit A: Site Visit Photos

View of entrance from Luke Edwards Road

View of dead-end street from Glen Hope Lane

View of homes in Amberly Glen

View of homes in Windsor Knoll

Exhibit B: Site Plan

[attached]

LOCATION MAP
N.T.S.

DEVELOPER

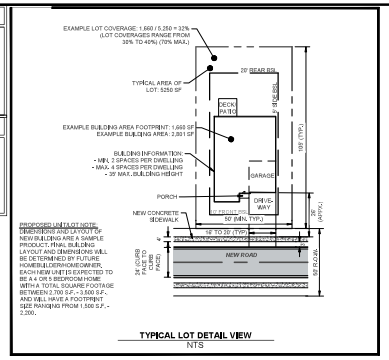
Ashton Woods - Starlight Homes
Mr. Greg Hasty
3820 Mansell Rd.
Suite 200
678-781-4900

REFERENCES

1. JURISDICTIONAL WATER FINDINGS REPORT BY CORBLU ECOLOGY GROUP, PROJECT NO. 03-042224, DATED MAY 17, 2024.
2. ALTA/NSPS LAND TITLE SURVEY FOR ASHTON ATLANTA RESIDENTIAL, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN SURVEY, DATED JUNE 27, 2024.
3. ZONING SITE PLAN BY TRAVIS PRUITT & ASSOCIATES, INC., DATED FEBRUARY 2, 2025, LAST REVISED MAY 20, 2025.

STREAM BUFFERS

1. 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
2. 50' GWINNETT COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
3. 75' GWINNETT COUNTY IMPERVIOUS SETBACK (AS MEASURED FROMTOP OF STREAM BANK)



TYPICAL LOT DETAIL VIEW
NTS

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

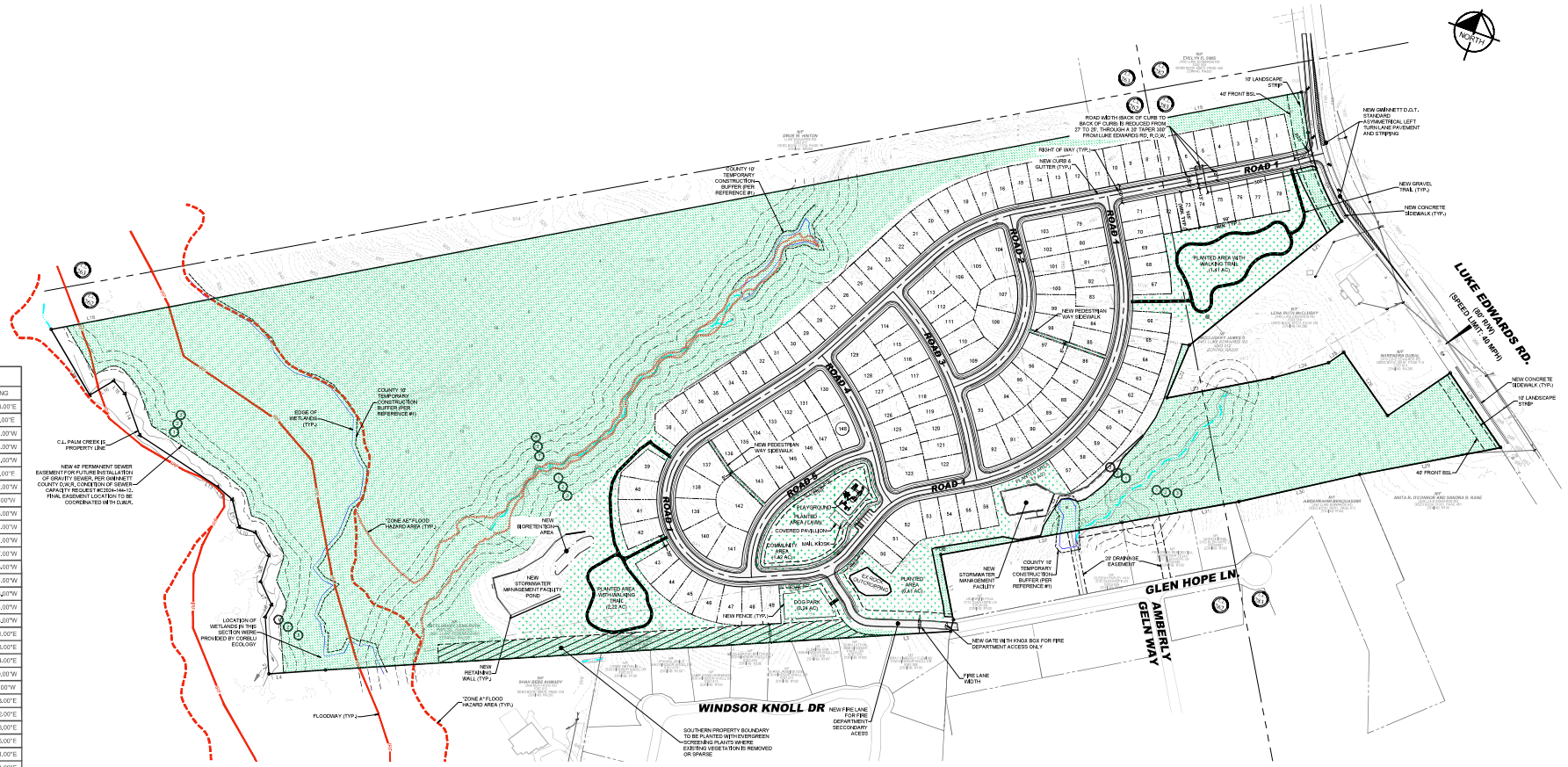
12.22.2025

SITE SUMMARY

EXISTING SITE ZONING:	RA200, R100
PROPOSED SITE ZONING:	OSC
SITE AREA:	± 79.41 ACRES
DISTURBED AREA:	± 34 ACRES
TAX PARCEL ID:	5283 003, 5283 012, 5283 016, 5282 002, 5282 052
BUILDING SETBACK LINES FOR LOTS:	FRONT YARD: 10 FT REAR YARD: 20 FT SIDE YARD: 5 FT
STREET TREES NOTE	Street trees shall be spaced at about 35-40 feet centers and located a minimum of 30-50 feet from intersecting street and a minimum of about 40 feet from streetlights.
ZONING NOTES	1. ALL NEW ROADS ARE PUBLIC ROADS

SITE SUMMARY

TOTAL NUMBER OF LOTS/ UNITS:	148 UNITS
DENSITY:	1.85 UNITS PER ACRE
MINIMUM HEAT AREA PER UNIT:	1,800 S.F.
REQUIRED OPEN SPACE:	40% (31.76 ACRES)
PROPOSED OPEN SPACE:	63% (50.40 ACRES)
OPEN SPACE SYMBOL	
REQUIRED USABLE OPEN SPACE	10% (7.94 ACRES)
PROPOSED USEABLE OPEN SPACE	10% (8.00 ACRES)
USEABLE OPEN SPACE SYMBOL	
PROPOSED UNIT SIZES	Each new unit is expected to be a 4 or 5 bedroom home with a square footage between 2,700 S.F. - 3,500 S.F..



GRAPHIC SCALE IN FEET
0 60 120 240

LINE TABLE

LINE	LENGTH	BEARING
L1	180.18	S30°53'48.00"E
L2	32.72	S6°50'14.00"E
L3	1761.26	S66°28'04.00"W
L4	154.35	S86°05'35.00"W
L5	155.24	N23°43'24.00"W
L6	37.19	N8°08'36.00"E
L7	69.52	N45°28'52.00"W
L8	74.14	N2°24'52.00"W
L9	72.28	N50°34'58.00"W
L10	46.53	S89°05'11.00"W
L11	76.51	N33°44'27.00"W
L12	52.98	N68°44'27.00"W
L13	253.73	N76°33'43.00"W
L14	119.61	N39°50'47.00"W
L15	46.73	N60°20'46.00"W
L16	75.85	S39°04'03.00"W
L17	207.64	N50°27'43.00"W
L18	2970.90	N59°19'41.00"E
L19	486.50	N59°14'58.00"E
L20	110.83	S29°01'14.00"E
L21	533.11	S30°54'30.00"W
L22	156.29	S3°18'26.00"W
L23	292.75	N59°14'23.00"E
L24	157.42	N54°52'02.00"E
L25	50.01	N35°10'43.00"E
L26	209.71	S54°38'55.00"E
L27	205.99	N35°34'01.00"E
L28	244.88	S54°03'24.00"E
L29	390.00	S59°11'36.00"W
L30	336.11	S57°19'16.00"W
L31	322.67	S59°53'11.00"W
L32	499.74	S59°57'42.00"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	627.35'	260.42'	S40°54'45"E	258.55'	23°47'01"	132.11'

Kimley»Horn
PHONE 770.825.0744
3915 EAST JONES BRIDGE ROAD
SUITE 400
NORCROSS, GEORGIA 30092
www.kimley-horn.com

CLIENT
ASHTON WOODS HOMES
3820 MANSELL RD., SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE 678.781.4900
WWW.ASHTONWOODS.COM

NO.	REVISION	DATE	BY
1	ADDRESSED COMMENTS	12/22/2025	JMM
2	ADDRESSED COMMENTS	05/20/2025	JMM

PROJECT
LUKE EDWARDS ROAD TRACT
LUKE EDWARDS ROAD
GWINNETT COUNTY, GEORGIA
LAND LOTS 282 AND 283
5TH DISTRICT

PRELIMINARY
NOT FOR CONSTRUCTION
5/21/2026

GSWCC CERT. (LEVEL II)	0000083654
DRAWN BY	WDM
DESIGNED BY	EJA
REVIEWED BY	GBT
DATE	08/21/2025
PROJECT NO.	000000000

TITLE
ZONING SITE PLAN

SHEET NUMBER
1 OF 2
(2 OF 2 BY OTHERS)

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_Ashton Woods\AW Luke Edwards\CAD\Luke Edwards Site Plan BM.dwg Layout1 Dec 22, 2025 - 2:45pm by: jaben.Miller

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Exhibit C: Existing Features and Site Analysis Plan for OSC

[attached]

LOCATION MAP
NOT TO SCALE

EXISTING SITE ZONING:	R-200
PROPOSED SITE ZONING:	OSC
SITE AREA:	± 79.41 ACRES
DISTURBED AREA:	± 34 ACRES
TAX PARCEL ID:	5263 003, 5283 012, 5283 016, 5262 002, 5262 002

REFERENCES:

1. JURISDICTIONAL WATER FINDINGS REPORT BY CORBLU ECOLOGY GROUP, PROJECT NO. 02-042224, DATED MAY 17, 2024
2. ALTA/NSPS LAND TITLE SURVEY FOR AHSTON ATLANTA RESIDENTIAL, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY& FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN SURVEY, DATED JUNE 27, 2024.
3. FLORA AND FAUNA FIELD INSPECTION BY TRAVIS PRUITT & ASSOCIATES, INC. (ENVIRONMENTAL STAFF) FIELD DATE: JANUARY 17, 2025
4. PROTECTED SPECIES FIELD INSPECTION BY TRAVIS PRUITT & ASSOCIATES, INC. (ENVIRONMENTAL STAFF) FIELD DATE: APRIL 24, 2025
5. EXISTING FEATURES SITE ANALYSIS PLAN BY TRAVIS PRUITT & ASSOCIATES, INC. DATED MAY 20, 2025

PROTECTED SPECIES NOTE (PER REFERENCE #4):

TPA Environmental Biologist reviewed the US Fish & Wildlife Service "Information Planning and Conservation system (IPaC)". Based on the IPaC search, there were listed species that could possibly be found within the vicinity of the project. In addition to the IPaC search, TPA conducted a literature review of the Georgia Department of Natural Resources, Wildlife Resources Division, and Natural Heritage Program (NHP) database. TPA confined this search to the quarter quadrangle map the site is located on, and the eight surrounding quarter quadrangle maps. The database was examined to determine previously identified protected species potentially occurring on the nine quarter-quadrangle maps.

Based on the research conducted by the TPA team the two possible protected species that could be located in the vicinity are the Purk's Orpine Sedum pusillum Michx, and Southern Bog-button Lachnocaulon beyrichianum Spreitzer ex Koern. However, an onsite survey carried out by TPA environmental personnel on April 24, 2025, verified that no protected species are present within the project site.

TIMBER HARVESTING NOTE

I, the undersigned, hereby certify that timber harvesting activity has not occurred on the property in the previous 24 month prior to filing this application for OSC zoning.

Priscilla Richardson — 01-29-2025
OWNER/AGENT — DATE

HISTORICAL/ARCHEOLOGICAL SURVEY NOTE (PER REFERENCE #3):

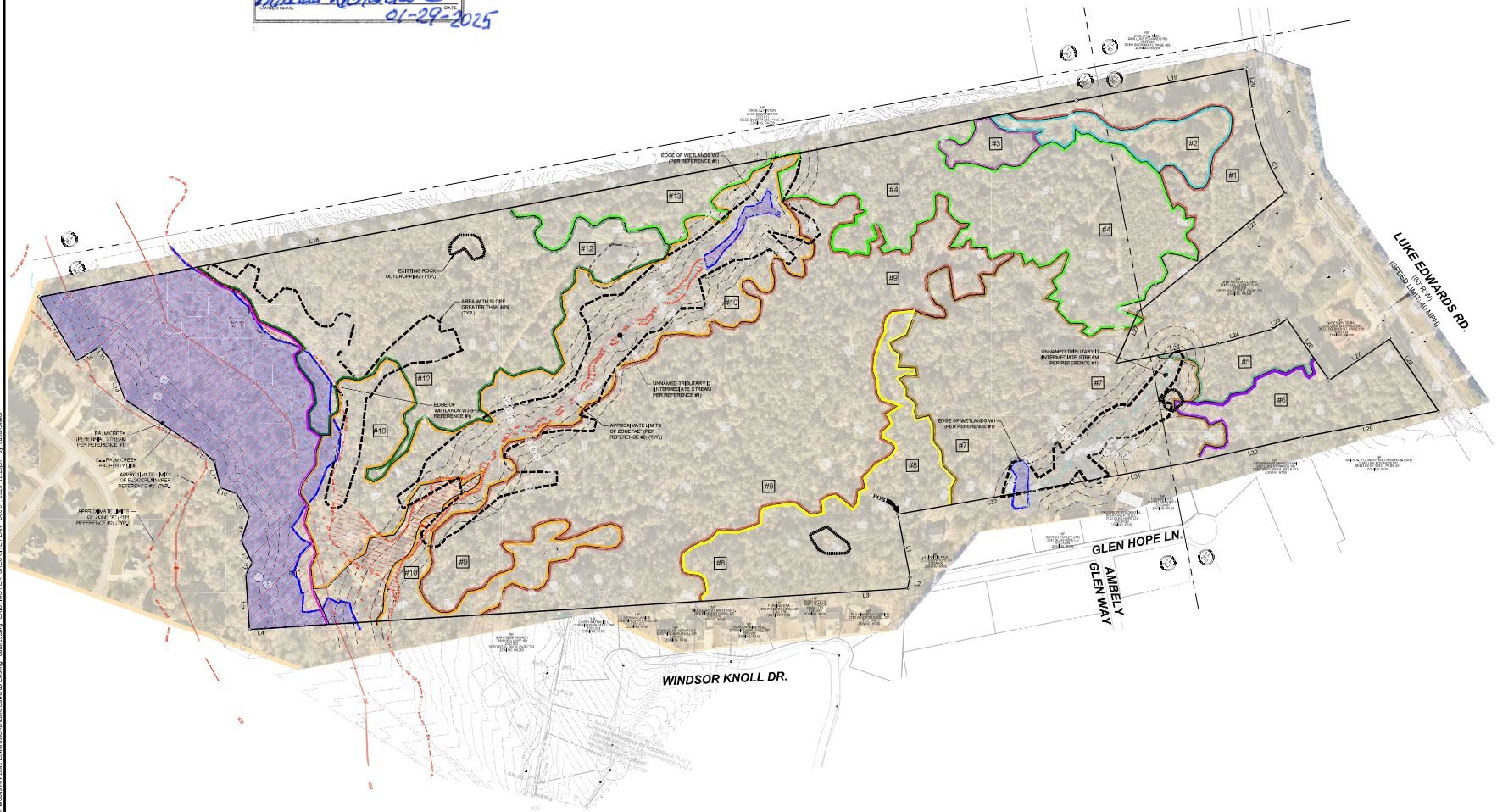
PER THE GEORGIA'S NATURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES GEOGRAPHIC INFORMATION SYSTEM (GNAHRGIS) THERE ARE NO PREVIOUSLY RECORDED HISTORIC AND/OR ARCHEOLOGICAL SITES FOUND WITHIN OR ADJACENT TO THE PROJECT SITE.

TREE SURVEY LEGEND (PER REFERENCE #3)

#1 MIXED (OLD GROWTH): 80% LOBLOLLY PINE WITH WATER OAK
#2 HARDWOOD (OLD GROWTH): SOUTHERN RED OAK, WHITE ASH, TULIP POPLAR, WINGED ELM, SYCAMORE, CHERRY
#3 MIXED (OLD GROWTH): LOBLOLLY PINE, TULIP POPLAR, SOUTHERN RED OAK
#4 PLANTED PINE (NEW GROWTH)
#5 50/50 HARDWOOD & PINE MIX (NEW GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#6 PINE: INKED OLD/NEW GROWTH)
#7 HARDWOOD (OLD GROWTH): TULIP POPLAR
#8 80% LOBLOLLY PINE (OLD GROWTH)
#9 50/50 HARDWOOD & PINE MIX (OLD GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#10 HARDWOOD (NEW GROWTH): SWEET GUM, TULIP POPLAR, WHITE OAK, WATER OAK,
#11 SCRUB SHRUB: ALDER
#12 50/50 HARDWOOD & PINE MIX (OLD GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#13 PINE (NEW GROWTH)

LEGEND

LINEYTPE	HATCH	DESCRIPTION	PER REFERENCE
	N/A	ROCK OUTCROPPING	#3
	N/A	AREA OF STEEP SLOPE (40% OR GREATER)	#2 / #3
	N/A	BUFFER/SETBACK	#2
	#XX	TREE AREAS (COLORS DIFFER, SEE TREE LEGEND)	#1
		WETLANDS	#2
		FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTATIAL INCREASES IN FLOOD HEIGHTS.	#2
		ZONE A – SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (WITH BASE BLOOD ELEVATIONS)	#2
		ZONE AE – SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (WITHOUT BASE FLOOD ELEVATIONS)	#2
	N/A	CREEK CENTERLINE	#2



GRAPHIC SCALE IN FEET
0 60 120 240

NOT FOR CONSTRUCTION

Kimley»Horn
3900 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE: 770.825.0744
WWW.KIMLEY-HORN.COM
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ASHTON WOODS HOMES
3920 MARIELL RD, SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE 678.781.4900
WWW.ASHTONWOODS.COM

NO.	REVISION/ISSUANCE DESCRIPTION	DATE	BY
1	LDS REVISION	12/22/2025	JMM
2	LDS REVISION	01/23/2026	WDM

LUKE EDWARDS ROAD TRACT
LUKE EDWARDS ROAD
GWINNETT COUNTY, GEORGIA
LAND LOTS 262 AND 283
5TH DISTRICT

GSWCC CERT. LEVEL IB	0000083654
DRAWN BY	WDM/JMM
DESIGNED BY	EJA
REVIEWED BY	GBT
DATE	12/31/2025
PROJECT NO.	015958033

TITLE: EXISTING FEATURES SITE ANALYSIS PLAN
SHEET NUMBER: 2 OF 2

Drawing name: K:\ATL_Civil\000_Ashton Woods\AW Luke Edwards\CAD\Luke Edwards Existing Features.dwg EXISTING FEATURES SITE PLAN Dec 31, 2025 12:29pm by James Miller

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Exhibit D: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025

ASHTON WOODS
HOME TO INSPIRATION.

Pearson P - Proposed

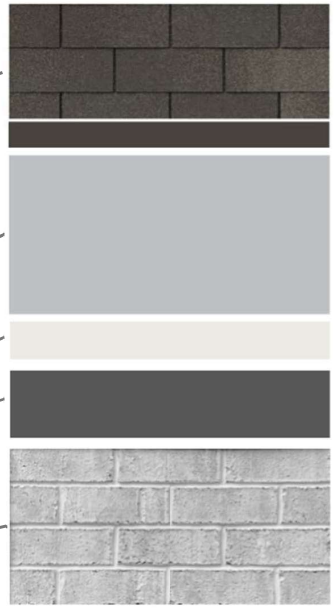
APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025



ASHTON WOODS
HOME TO INSPIRATION.

Pearson Q - Proposed

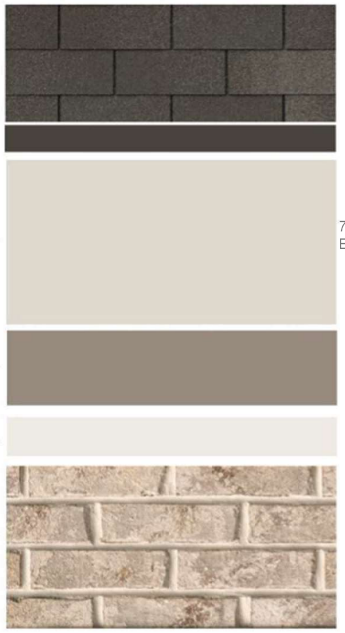
APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025



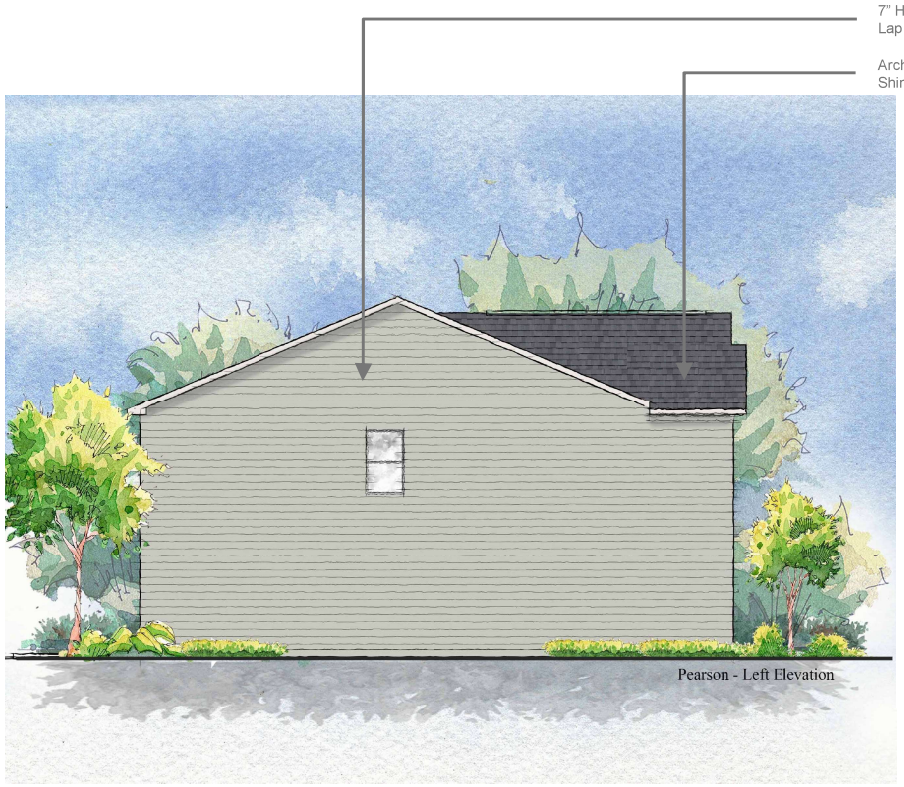
ASHTON WOODS
HOME TO INSPIRATION.

Pearson R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025



Left Elevation

Right Elevation

Pearson

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025

Pearson – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025

ASHTON WOODS
HOME TO INSPIRATION.

Hampstead P - Proposed

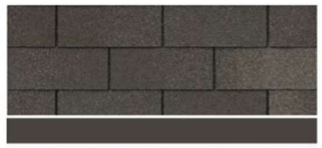
APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025


Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

7" Hardie Board Lap Siding
Snowbound SW7004

Brick
Spanish Moss

Trim & Garage Door
Snowbound SW7004

Front & Rear Door
Thunderous SW6201

ASHTON WOODS.
HOME TO INSPIRATION.

Hampstead Q - Proposed

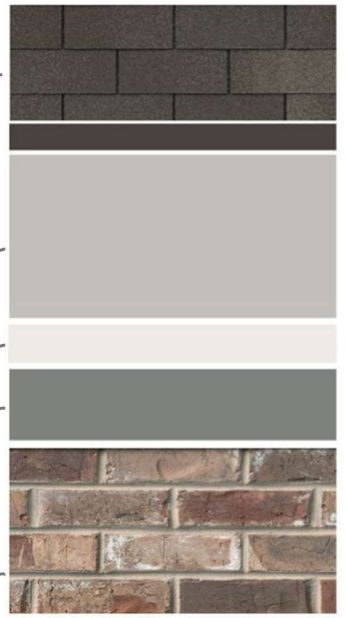
APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025



ASHTON WOODS
HOME TO INSPIRATION.

Hampstead R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025

Left Elevation

Right Elevation

Hampstead

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025

Hampstead – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025

Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

Hardie Board & Batten
16" O.C.
Snowbound SW7004

Brick
Cypress Point

Trim & Garage Door
Snowbound SW7004

Front & Rear Door
Rockwood Blue Green
SW2811

ASHTON WOODS.
HOME TO INSPIRATION.

Savoy P - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025

ASHTON WOODS
HOME TO INSPIRATION.

Savoy Q - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.4.2025

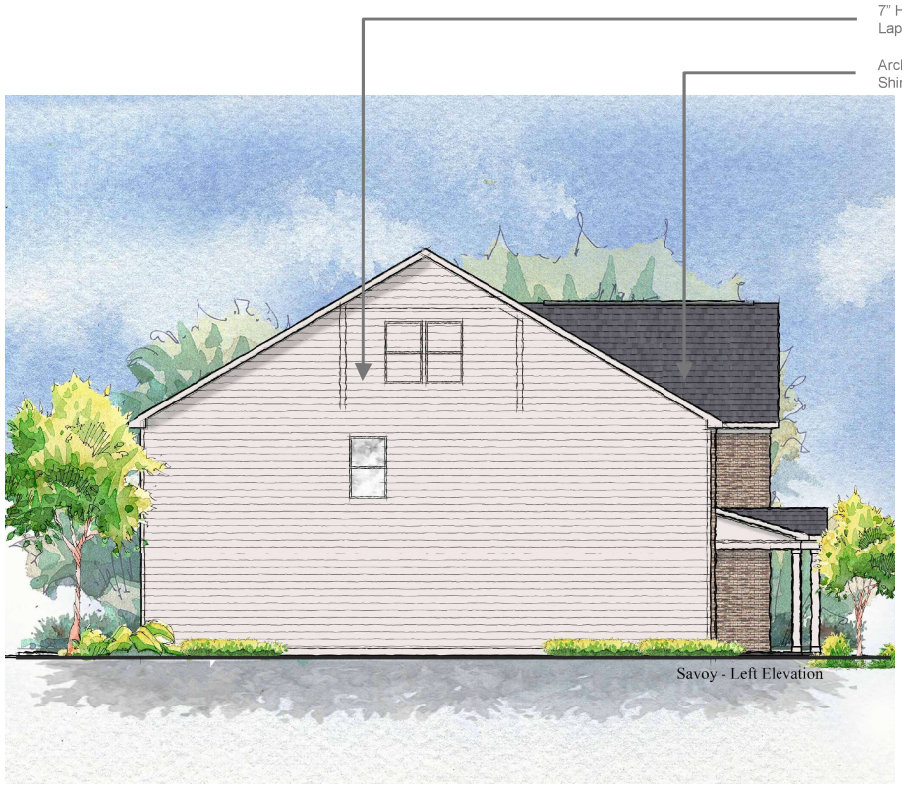
ASHTON WOODS
HOME TO INSPIRATION.

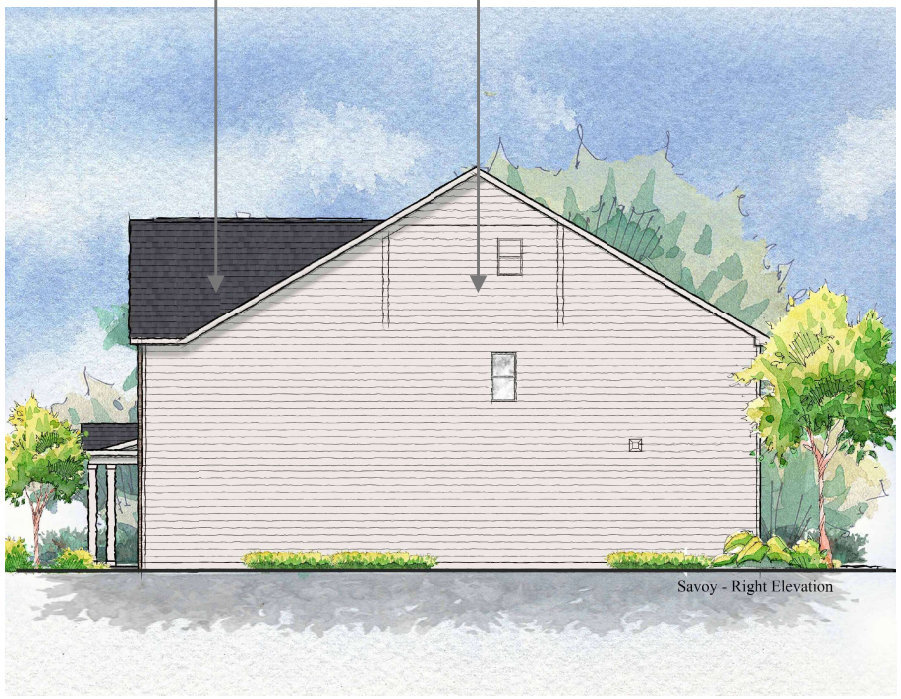
Savoy R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025





Left Elevation

Right Elevation

ASHTON WOODS
HOME TO INSPIRATION.

Savoy

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
4.4.2025

Savoy – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

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

[attached]

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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
Kassie M. Prater
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the "Application") on behalf of Ashton Atlanta Residential, LLC, (the "Applicant") requesting the rezoning of an approximately 79.41-acre tract of land (the "Property") situated along Luke Edwards Road just north of its intersection with New Hope Road. The Property is located within the Rural and Suburban Residential Future Development Types of the Gwinnett County 2045 Unified Plan (the "2045 Plan") and is currently zoned partially RA-200 and R-100.

The Applicant submits the Application requesting to rezone the Property to the OSC (Open Space Conservation District) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop the Property as an attractive detached, single-family residential community. The proposed development would include 148 single-family detached homes at an overall density of 1.86 units per acre. Homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO's Architectural Design Standards for Detached Residential Buildings. Building façades of the proposed homes would include brick, stone, Hardie Board Lap Siding, and/or board and batten as depicted in the building elevations submitted with the Application.

All the homes would include two-car garages and are anticipated to be constructed with a minimum floor area of 2,700 square feet. Further, sewer and water utilities are both available in the immediate vicinity. Residents and visitors would access the neighborhood by a single entrance on Luke Edwards Road. A secondary access point is proposed along the Property's southern boundary and would connect to Glen Hope Lane. This connection is proposed for emergency vehicle access only and would be gated with a Knox Box. While the UDO, pursuant to Section 360-20.2(F)(3), would require a full street connection to the adjacent dead-end street, the Property only abuts the right-of-way of Glen Hope Lane for approximately 32 feet—less than the required minimum right-of-way width for new streets. Accordingly, the Applicant requests a waiver from UDO §360-20.2(F)(3) due to the impossibility of providing a direct street connection.

As a conservation subdivision, 63% of the Property will be devoted as open space with a large portion provided at the rear of the development remaining largely untouched as a natural area. The proposed development would also provide approximately 8.0 acres of usable open space which will be activated with planted green spaces, walking trails, a playground, a dog park, and a pavilion for the use and enjoyment of residents. Additionally, the Applicant is proposing to provide a 50-foot-wide open space strip along a portion of the Property's southern boundary line near the adjacent Windsor Knoll subdivision. Although UDO does not require any buffer between OSC and R-100, the Applicant understands the neighbors' desire to maintain their current view as much as possible after development of the Property. To the extent needed, Applicant will also provide extra evergreen screening plantings in areas of sparse vegetation within the buffer for added aesthetics and privacy.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the "2045 Plan"). The surrounding area is

characterized primarily by residential development including communities zoned R-100, R-140, OSC, and RA-200. The proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development and encourages a variety of housing types. Chapter 4: Housing of the 2045 Plan provides abundant data and statistics that reflect a housing shortage in Gwinnett County. In the Needs & Opportunities section of Chapter 4, the 2045 Plan identifies a need of "More Housing Development" and provides that the "housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential."

Additionally, the proposed development is in line with the policy and intent of the 2045 Plan for the Rural and Suburban Residential Future Development Areas. The dual designation of the Property is fitting because the proposed development blends the goals of the rural and suburban residential Future Development Areas by providing large areas of green space, preserving natural features, and providing single-family development. The Suburban Residential Future Development Area recommends OSC as an appropriate zoning district, and the proposed development achieves the goals of the Development Area by providing single-family homes, open space, and conservation areas. Additionally, the proposed development is in line with spirit and intent of the Rural Development Type because it provides 50.4 acres of open space, while the OSC requirement is only 31.76 acres (40% of the overall property area). The proposed development is closer to a blend of OSC and R-100 because of the lower density — only 1.85 units per acre. Moreover, the 2045 Plan lists single-family residential, conservation, and parks/open space as appropriate uses for future development in the Rural Future Development Area, all of which the proposed development provides. Therefore, a single-family residential development devoted to all

the aforementioned aspects fits within the 2045 Plan's vision for the area. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix while preserving and activating natural spaces for residents to enjoy.

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

Respectfully submitted this 4th day of February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

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

(A) Yes, approval of the Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses.

(B) No, approval of the Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement the housing mix of the surrounding area.

(C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.

(D) No, approval of the Rezoning Application will not result in an excessive or burdensome use of the surrounding infrastructure systems. The proposed development has direct access to Luke Edwards Road. Additionally, water and sewer utilities are present in the immediate vicinity.

(E) Yes, approval of the Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan, which specifically recommends OSC as an appropriate zoning district.

(F) The Applicant submits that the quality of proposed homes, and the large amount of usable green space throughout the development provide supporting grounds for approval of the Application.

Exhibit F: 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: Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP	Name: Priscilla Richardson, Willie McCluskey, and David Boland
Address: 1550 N Brown Road, Suite 125	Address: 1550 N Brown Road, Suite 125
City: Lawrenceville	City: Lawrenceville
State: GA ZIP: 30043	State: GA ZIP: 30043
Phone: 770.232.0000	Phone: 770.232.0000
Email: gschaller@mptlawfirm.com	Email: gschaller@mptlawfirm.com

Contact Person: Gabrielle Schaller Phone: 770.232.0000

Contact's Email: gschaller@mptlawfirm.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): RA-200, R-100 Requested Zoning District: OSC

Parcel Number(s): R5262 002, R5283 003, 012, 016 Acreage: 79.40

Property Address(es): 2445, 2481, the 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Lane

Proposed Development: OSC Development

Variance(s): N/A Waiver(s): N/A

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 148	No. of Buildings: N/A
Dwelling Unit Sq. Ft.: 2,700 Min	Total Building Sq. Ft.: N/A
Density: 1.86	Floor Area Ratio: N/A
Floor Area Ratio (LRR, MRR, HRR): N/A	

MIXED-USE DEVELOPMENT

No. of Dwelling Units: N/A Dwelling Unit Sq. Ft.: N/A

Total Non-Residential Sq. Ft.: N/A Floor Area Ratio: N/A

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: Willie McCluskey, Co-Administrator of the Estate of Lena Ruth McCluskey

Signature: Willie McCluskey

Date: 3-18-2025

Notary Public

Name: Kelly O. Faber

Signature: Kelly Faber

Date: 3.18.25

KELLY O. FABER
NOTARY
EXPIRES
GEORGIA
December 19, 2025
PUBLIC
GWINNETT COUNTY

Notary Seal

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: Priscilla Richardson, Co-Administrator of the Estate of Lena Ruth McCluskey

Signature: Priscilla Richardson

Date: 03-18-2025

Notary Public

Name: Kelly O. Faber

Signature: Kelly Faber

Date: 3.18.25

KELLY O. FABER NOTARY EXPIRES GEORGIA December 19, 2025 PUBLIC GWINNETT COUNTY

Notary Seal

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: Priscilla Richardson, Individually

Signature: Priscilla Richardson

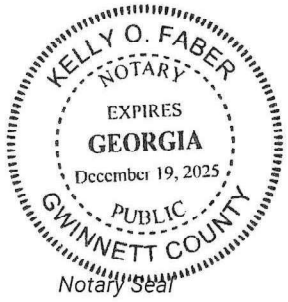
Date: 03-18-2025

Notary Public

Name: Kelly O. Faber

Signature: Kelly Faber

Date: 3-18-25



Notary Seal

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: David S. Boland

Signature:

Date: 3/2/26

Notary Public

Name: John J. Briscoe

Signature:

Date: 2/2/2026

JOHN J BRISCOE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
Notary Seal

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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: Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP

Signature: _____ **Date:** April 4, 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)
R5283 003	Yes
R5283 012	Yes
R5283 016	Yes
R5283 014	Yes
R5262 002	Yes

Tax Commissioner Affirmation

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

Name: Tracie Finley **Title:** TSA II

Signature: T Finley **Date:** 4-4-25

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 G: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-236-08**
Expiration Date: 08/12/2026

Tie-In Manhole FID: **2266683**

August 12, 2025

Bryan Muddiman
Ashton Woods
3820 Mansell Rd., Suite 300
Alpharetta, GA 30022

RE: Sewer Availability for Proposed Development – Luke Edwards Road
Parcel ID 5283 003, 5283 012, 5283 016

Dear Mr. Muddiman:

This letter supersedes the earlier Sewer Capacity Certification C2025-065-05 dated May 20, 2025.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 148 single-family homes on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of **25.7 gpm** discharging to the sewer tie-in manhole at Facility ID **2266683**.

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

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

MAHAFFEY PICKENS TUCKER, LLP

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Ben Ku, Commissioner	$2,000	04/25/2025
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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 H: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY

LUKE EDWARDS SUBDIVISION

Luke Edwards Road
Gwinnett County, Georgia

TPA Job No. 1-24-0389

1586 Mars Hill Road, Suite A
Watkinsville, Georgia 30677
(706) 310-1551

GEORGIA
REGISTERED
No. 27717
PROFESSIONAL
ENGINEER
MICHAEL STUART GREENLEE
12/20/2024

FOR THE FIRM
Travis Pruitt & Associates, Inc.

Issued: 12/20/2024

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FIGURE 8 EXISTING+BACKGROUND+PROJECT TRAFFIC – LUKE EDWARDS ROAD / NEW HOPE ROAD 20
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FIGURE 10 EXISTING+ B5+PROJECT TRAFFIC – LUKE EDWARDS ROAD / NEW HOPE ROAD 24
FIGURE 11 EXISTING+ B5+PROJECT TRAFFIC – LUKE EDWARDS ROAD / PROJECT ACCESS #1 25

I. STUDY ELEMENTS

Location Description

The subject property is located in Gwinnett County, Georgia. The property is approximately 75.6 acres and located on Tax Parcels 5283 003, 5283 012, 5283 016, and 5283 014. The development will include 177 residential lots for detached single-family residences with a new internal roadway network and amenity areas and open space.

The site is located on the west side of Luke Edwards Road—approximately 3,600 feet to the northwest of the existing intersection of Luke Edwards Road and New Hope Road.

The project is expected to be completed and occupied in three (3) years.

The purpose of this study is to determine the impact of this development on Luke Edwards Road and New Hope Road. Figure 1 is a vicinity map for the subject property and Figure 2 is a site plan that shows the location of the proposed access points for the project. The scope of the study includes analyses of the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

FIGURE 1 - VICINITY MAP

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VICINITY MAP

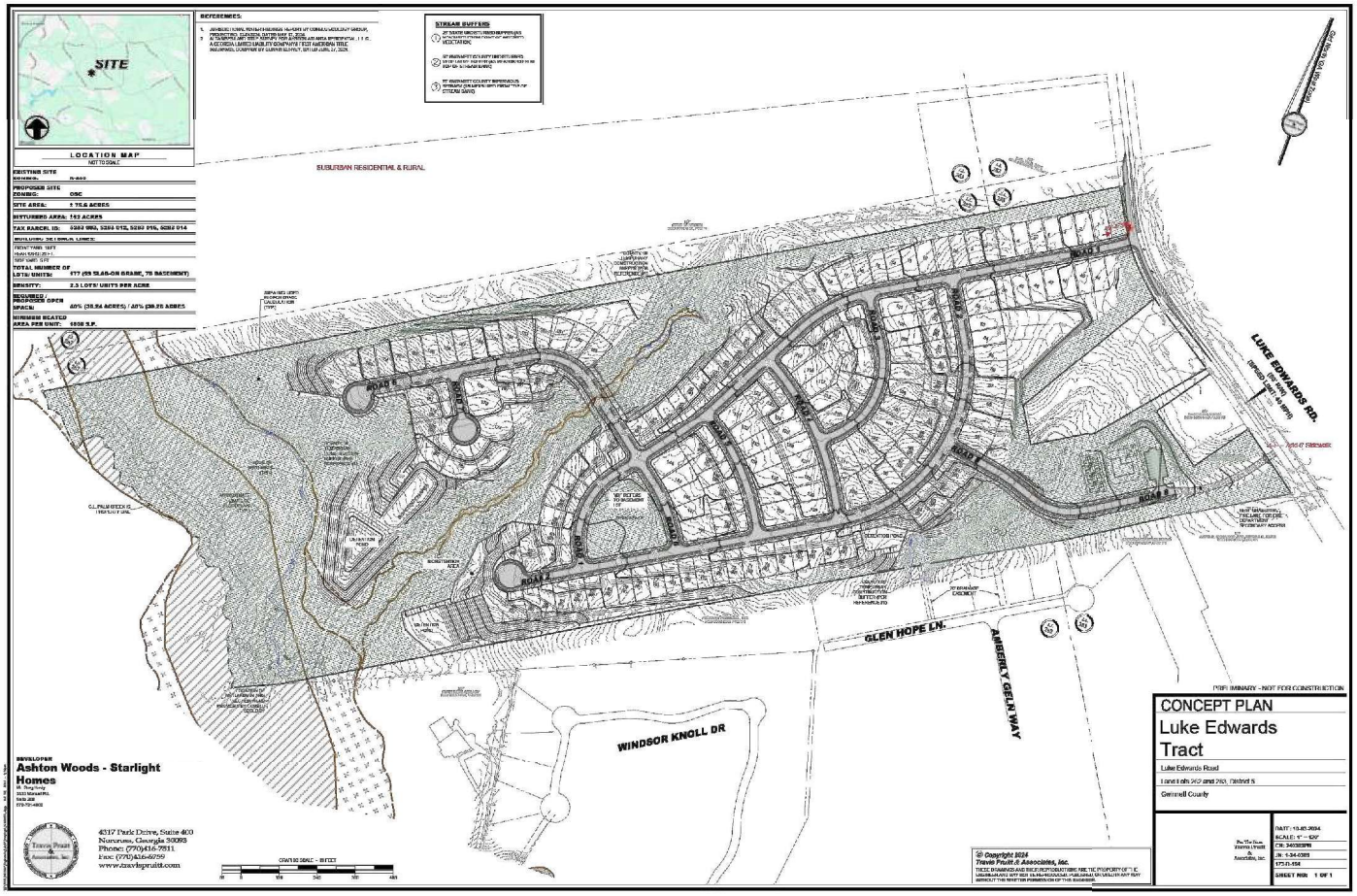
LUKE EDWARDS S/D

Luke Edwards Road
GWINNETT COUNTY GEORGIA

DATE: 12/20/2024
SCALE: NTS
CN: 240389 Traffic
JN: 1-24-0389
FN:
Sheet No. **FIGURE 1**

W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 1 VICINITY MAP, mgreenlee, Dec 18, 2024 - 3:04:26pm

FIGURE 2 - SITE PLAN



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SITE PLAN

LUKE EDWARDS S/D

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

DATE: 12/20/2024
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CN: 240389 Traffic
JN: 1-24-0389
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Sheet No. **FIGURE 2**

W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 2 SITE PLAN, mgreenlee, Dec 18, 2024 - 3:04:33pm

Land Use

The existing properties have frontage on Luke Edwards Road. The parcels are all currently zoned RA-200. There are two existing residential structures located along the frontage of Luke Edwards Road. These structures will remain.

The proposed development is a single-family residential subdivision land use located on Luke Edwards Road in Gwinnett County, Georgia. The project will be constructed in a single phase for the purposes of this traffic study. Construction will begin in 2025 (existing year) and the project is anticipated to be completed and fully occupied in 2028. The project will also include water, sanitary sewer and stormwater management facilities.

The properties to the north of the site, on the west side of Luke Edwards Road, are zoned RA-200 and consist of large acreage parcels. The parcels to the west of the subject property are zoned RA-100 as a part of the Monfort Estates Subdivision. Palm Creek is the property line along the western edge of the site. The parcels to the south of the subject property include single-family properties in the Amberly Glen Subdivision and lots with direct frontage on Luke Edwards Road. There is also a 14.79-acre undeveloped parcel that is zoned RA-200 with frontage on New Hope Road. The eastern side of the subject property has frontage along Luke Edwards Road. The existing lots on the east side of Luke Edwards Road are single-family residential lots.

Trip Generation Estimate

Based on the ITE Trip Generation Manual, 11th Edition, the project is expected to generate 1,706 daily trips, 125 AM peak hour trips, and 170 PM peak hour trips. In accordance with the Gwinnett County Department of Transportation's Traffic Impact Study Guidelines, Version 1, dated June 30, 2023, the project meets the threshold (21-249 projected peak hour trips) for a Level 2 Study.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual – 11th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

The results of the total vehicle trip generation for Luke Edwards Road Subdivision are given in Table 1.

Table 1. Trip Generation Results

Trip Generation									
Land Use (ITE Code)	Intensity	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	177	Dwelling Units	1,706	31	94	125	107	63	170
Total			1,706	31	94	125	107	63	170

Access Management Review

The proposed project access will be located approximately 175 feet south of the northern property of parcel 5283 012. For the purposes of this study, the proposed roadway will be referred to as Project Access #1 (Intersection #2). A secondary access point for fire and emergency vehicles only will be located 135 feet to the north of the southern property line of parcel 5283 003. Project Access #1 will be a 2-lane road designed to Gwinnett County road and intersection standards and will be stop-controlled at its intersection with Luke Edwards Road. The emergency access point will be designed to the requirements for a private driveway with a permeable surface.

Adjacent Access Spacing

In accordance with Section 360.40.5, for a posted speed limit of 40mph, the required minimum driveway spacing is 294 feet. This applies to the separation between public roads and streets but does not apply to residential driveways.

The nearest public roads are Cammie Wages Road which is located 4,913 feet to the north of the intersection of Luke Edwards Road / Proposed Access #1 and Edwards Estate Drive which is located 2,414 feet to the south to the intersection of Luke Edwards Road / Proposed Access #1.

There are no existing roads or driveways located on the east side of Luke Edwards Road so there will be no conflicting turning movements.

To the north, the nearest residential driveway serves the single-family residence at 2405 Luke Edwards Road and is located 406 feet to the north (CL to CL) of Proposed Access #1 on the west side of Luke Edwards Road. To the south, the nearest driveway is the residential driveway for the single-family residence at 2445 Luke Edwards Road. The driveway is located 272 feet (CL to CL) from Proposed Access #1.

Intersection Sight Distance

In accordance with Section 360-50.7 and Table 360.2, the required sight distance from Proposed Access #1 for the posted speed limit of 40mph on Luke Edwards Road is 445 feet to the left (north) and 475 feet to the right (south) for the proposed three-lane (1 northbound through lane, 1 northbound left turn lane, 1 southbound through lane). On 12/20/2024, the available sight distance measurements were 638 feet to the left (north) and 757 feet to the south (right) from a point 15 feet from the edge of the proposed traveled way (after widening for the NB left turn lane on Luke Edwards Road) at an eye height of 3.5 feet looking to the north and south at an object height of 3.5 feet.

Connectivity And Circulation Review

The rural subdivision will be required to provide internal sidewalks as well as sidewalk along the frontage of Luke Edwards Road.

Existing Street Functional Classification

The study area for the traffic impact study has been defined to include the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

Gwinnett County Department of Transportation has classified Luke Edwards Road as a Minor Collector and New Hope Road as a Major Collector as identified on the Gwinnett County Long Rage Classification Map.

Table 2 below lists the relevant cross section data for the existing road in the study area.

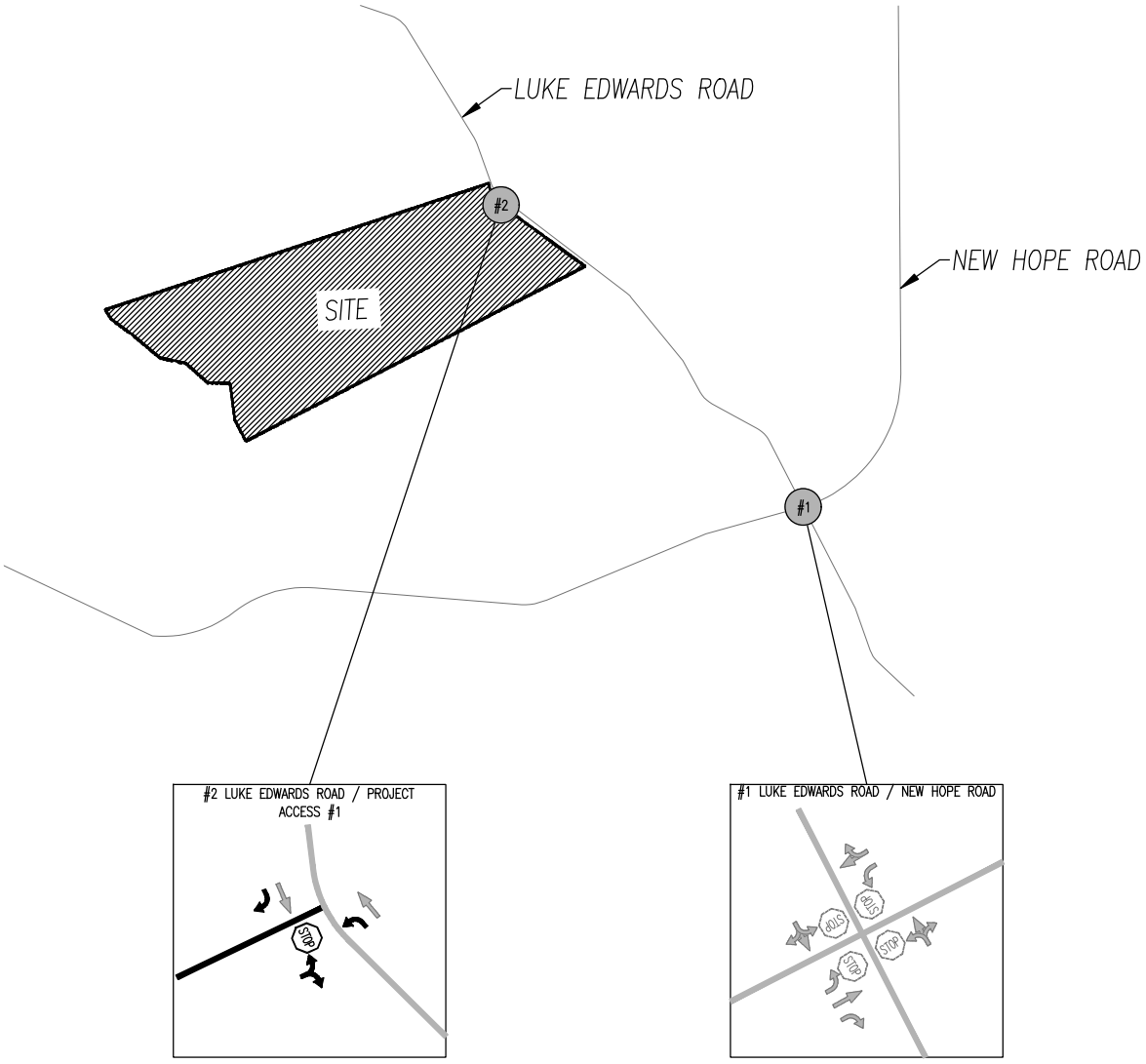
Table 2. Existing Roadway Conditions

Roadway Name	Speed Limit	Cross Section	Maintained By	Lanes	Bike & Ped Facilities	Turn Lanes	Signals	Stop Control
Luke Edwards Road	40 mph (north of New Hope Road) 35 mph (south of New Hope Road)	Rural	GCDOT	2	None	None	None	TWSC at New Hope Road (Stop on NB and SB approaches)
New Hope Road	45 mph	Rural	GCDOT	2	None	EB-separate Left and Right Turn Lanes. WB- Left Turn Lane and shared through and right lane	None	TWSC at Luke Edwards Road (Free Flow EB and WB approaches)

A lane diagram for the study intersections is given in Figure 3.

REZ2026-00006

FIGURE 3 - LANE DIAGRAM



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Sheet No. FIGURE 3

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LANE DIAGRAM

LUKE EDWARDS S/D

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

REVISIONS

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W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 3 LANE DIAGRAM, mgreenlee, Dec 18, 2024 - 3:04:39pm

Posted Speed Limits
The posted speed limits for Luke Edwards Road and New Hope Road are listed in Table 2 above.

Existing ADT Volumes
On 10/30/2024, a 24-hour tube count collected bi-directional traffic near the project access location on Luke Edwards Road to the north of its intersection with New Hope Road. The total trips in the count is 567 total trips with 277 northbound and 290 southbound vehicles. Gwinnett County Transportation has collected historical data on Luke Edwards Road and New Hope Road. For Luke Edwards Road, GCDOT has a count of 389 vehicles (2020) and 405 vehicles (2023). For New Hope Road, GCDOT has a count of 3411 vehicles (2020) and 3226 vehicles (2023). For New Hope Road, GDOT also has a count of 4631 vehicles (2021) and 6262 vehicles (2024).

Future ADT Volumes
Growth rate is the annual rate of growth expected at a location within a project facility based on historical traffic trends as well as estimates of expected future growth due to new development and redevelopment.

The required GDOT traffic forecasting methodology relies on the following calculations:

- The existing traffic growth rate is based on the analysis of long-term (historical) trends in traffic volumes based on actual traffic counts (not just travel demand model data or output); and

For the purposes of this study, GCDOT data was used as historical data for the calculation of growth rates on the roads within the project study boundary. The subject project includes the development of the growth rate for Luke Edwards Road.

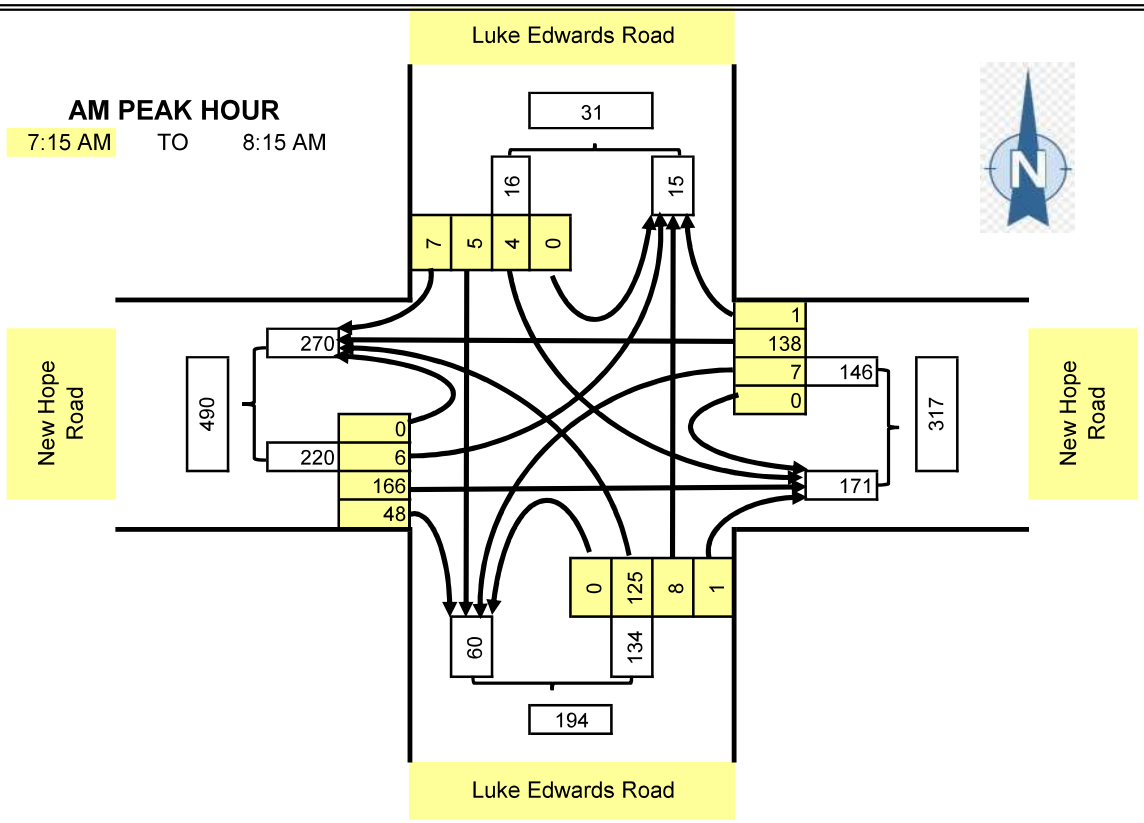
A calculated growth rate of 1.34% will be used for both Luke Edwards Road and New Hope Road. The calculations are provided in the appendix.

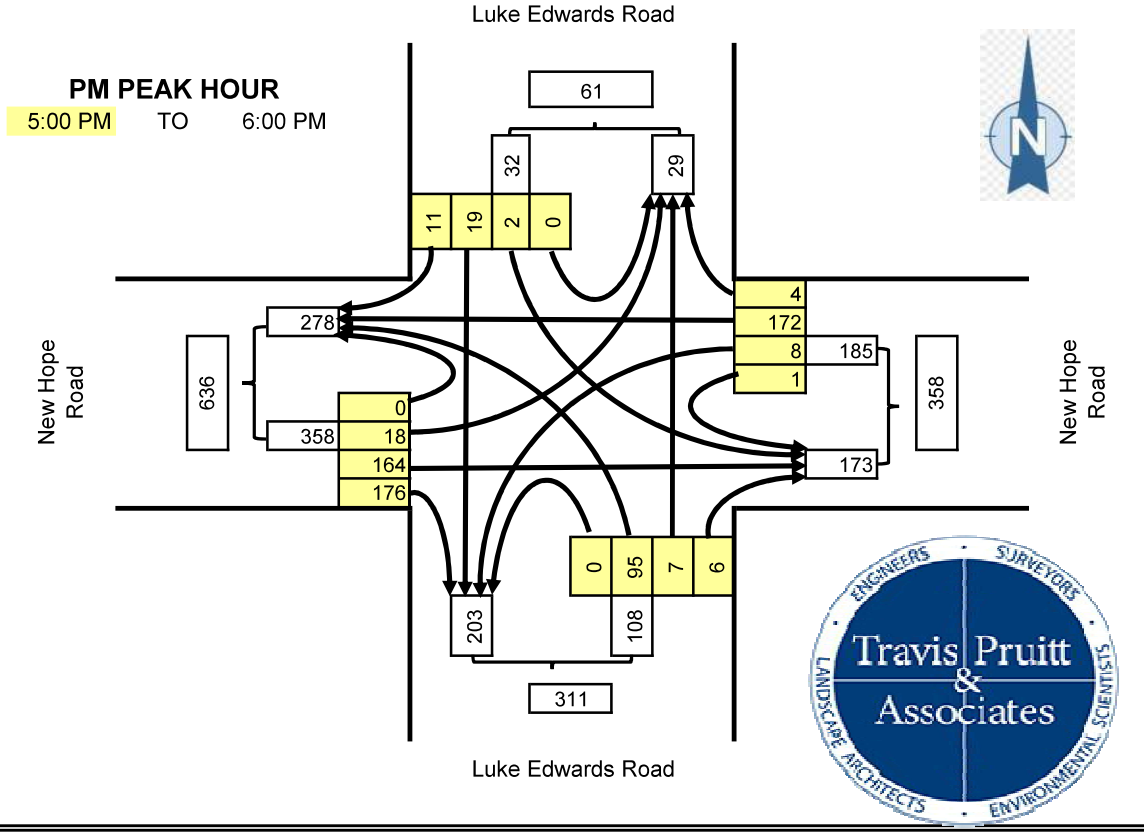
Summary of Existing Pedestrian and Bicycle Facilities and Connectivity
There are no sidewalks or bike lanes located on Luke Edwards Road as listed in Table 2 above. The Gwinnett Trails Master Plan indicates that there is a future trail that will be located to the north of the subdivision site on Luke Edwards Road, but there are no proposed projects at the project site.

Current Intersection Turning Movement Peak Period Volumes
AM and PM turning movement counts were made on 10/30/2024 at the existing study intersection. The turning movement counts for the AM and PM peak hours at the Intersection #1 Luke Edwards Road / New Hope Road are shown in Figure 4 and the original counts are provided in the Appendix.

Figure 4

EXISTING TRAFFIC
AM & PM PEAK HOUR TURNING MOVEMENTS





Existing And Proposed Transit Routes and Stops

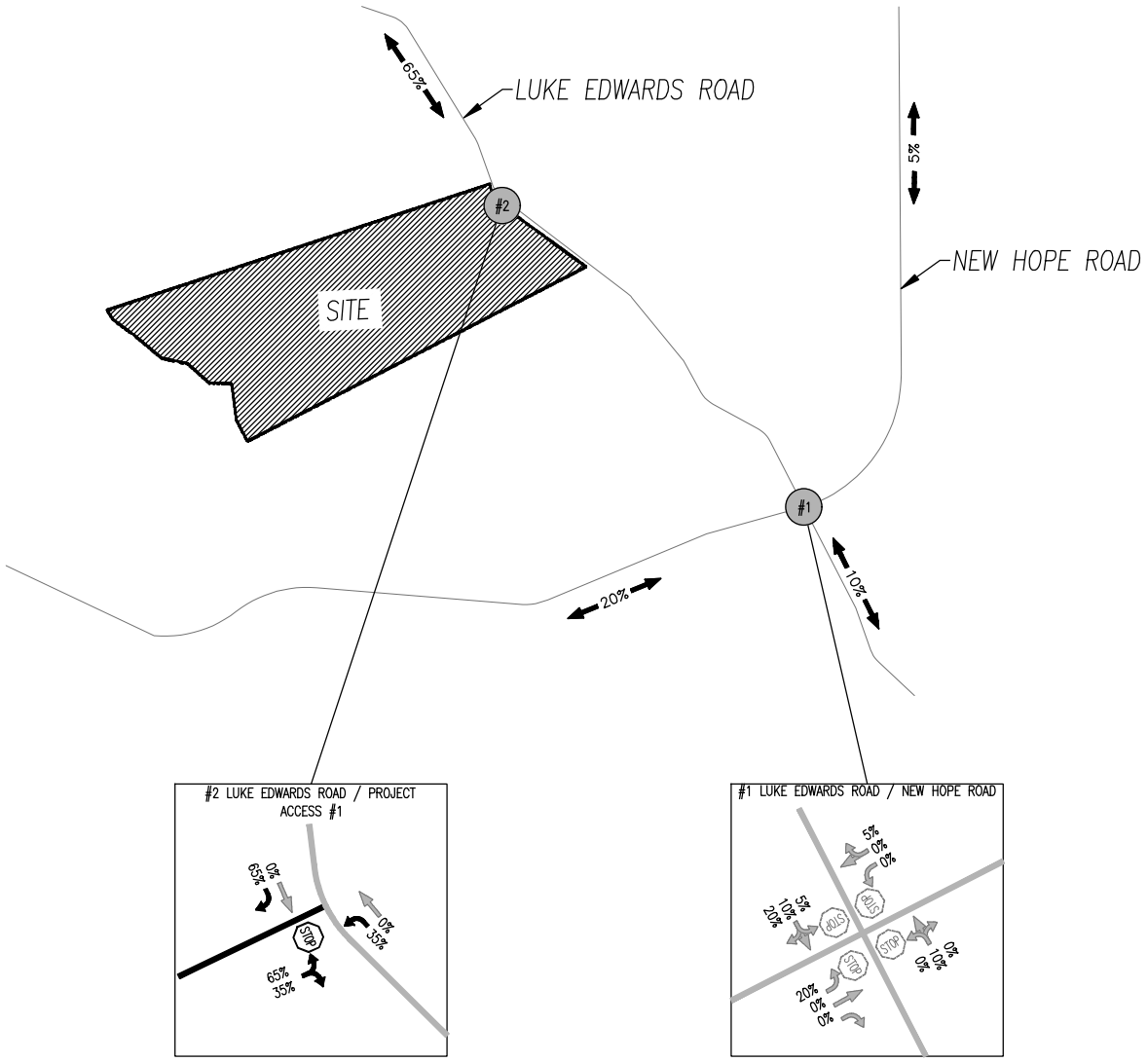
There are no existing or proposed transit routes or stops on Luke Edwards Road as identified by Ride Gwinnett. The Transit Development Plan does not include any routes or stops on Luke Edwards Road as part of the County Ride, Quick Ride, Rapid Ride, or Airport Ride plans.

Traffic Distribution and Assignment Assumptions

The assignment of traffic to the existing street network has been developed in accordance with an analysis of the existing traffic volumes, a general knowledge of the area, and analysis of its existing development.

Figure 5 shows the assignment of traffic generated by the proposed project to the surrounding road network. Figure 6 shows the project traffic for the AM and PM peak hour periods.

FIGURE 5 - TRAFFIC ASSIGNMENT-



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SCALE: NTS
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JN: 1-24-0389
FN: —
Sheet No. FIGURE 5

TRAFFIC ASSIGNMENT

LUKE EDWARDS S/D

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

REVISIONS							
0	1	2	3	4	5	6	
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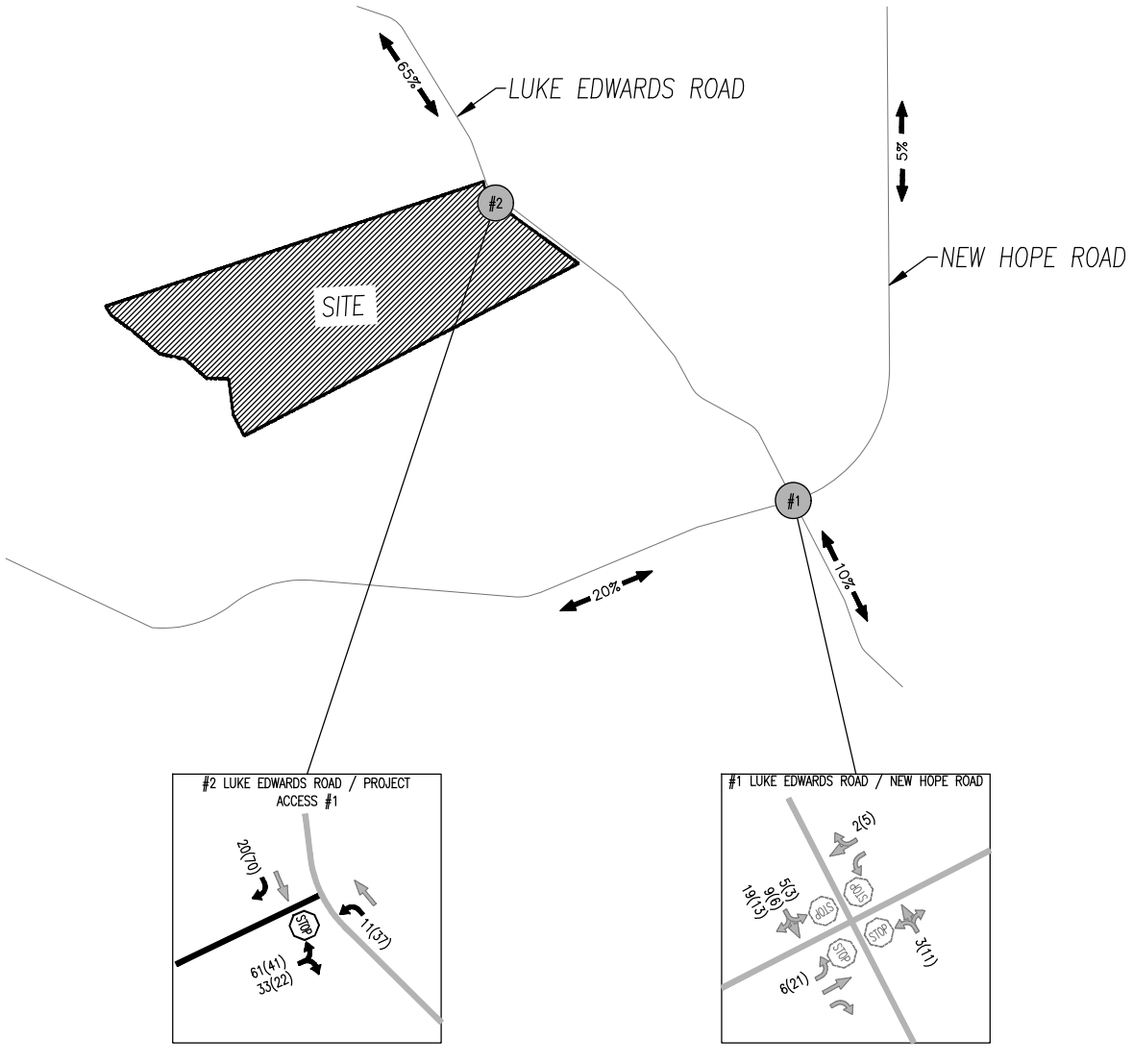
FIGURE 6 - PROJECT TRAFFIC



DATE: 12/20/2024
SCALE: NTS
CN: 240389 Traffic
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Sheet No. FIGURE 6

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PROJECT TRAFFIC

LUKE EDWARDS S/D

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

REVISIONS

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Trip Generation Reduction Assumptions or Pass-By Trips

With the proposed development consisting of detached single-family residential units, ITE does not allow reductions for internal capture or pass-by trips. There are no existing units or development improvements that will be replaced that would allow for a reduction in the trip generation numbers.

Traffic Operations Analysis Requirements

In accordance with the Traffic Operations Analysis requirements for a Level 2 Study, Gwinnett County requires the study of the following:

- Scenario Analysis
  - Existing Conditions (No Development) conditions
- Interrupted Flow Capacity Analysis
  - Turn Lane Warrant Analysis
  - Proposed Transit Routes
- Summary and Recommendations
  - Intersection and Roadway Geometric Recommendations

Future Identified Projects

There are no programmed improvements identified on any of the following sources:

- GDOT
- Gwinnett County 2045 Unified Plan
- Gwinnett County Comprehensive Transportation Plan
- Gwinnett County SPLOST

II. SCENARIO ANALYSIS

Capacity Analysis

Capacity analyses of the study intersections were completed using procedures in the *Highway Capacity Manual (HCM), HCM 6 (2016)*. This is the usual methodology for the analysis of traffic conditions. The software program *Synchro 11* was used to perform the analyses. The capacity analysis printouts are included in the Appendix.

Operating conditions are evaluated in terms of levels of service (LOS). Levels of service A through E are normally considered acceptable levels of service for un-signalized intersections. Levels of service for signalized intersections are reported in composite fashion; i.e., one LOS for the entire intersection and are presented in terms of control delay. Individual turning movements at signalized intersections may experience poor levels of service, particularly where those volumes are relatively low, while the intersection as whole has an acceptable level of service. This is because the major movements on the major roadway are given priority in assigning green signal time. Levels of service A through D are considered to be acceptable peak hour operations for signalized intersections. Level of service E is normally acceptable for stop-controlled approaches and for left turns from the major street at un-signalized intersections. Level of service F is generally considered an unacceptable peak hour condition, except at low volume, stop-controlled approaches.

Traffic conditions at un-signalized intersections with stop control on the minor street only are evaluated for the minor street approach(es) and for the left turn from the major street. Unsignalized through-traffic on the major street is assumed to have no delay as there is no control (no stop sign). Poor levels of service for minor street approaches to un-signalized intersections are not uncommon, because the continuous flow traffic will always have the priority. The LOS criteria for signalized and un-signalized intersections are shown in Table 3.

Table 3. Level of Service Delay Criteria

LEVEL OF SERVICE	CONTROL DELAY (seconds per vehicle)	
	Signalized Intersection	Un-signalized Intersection
A	<10	<10
B	>10 and <20	>10 and <15
C	>20 and <35	>15 and <25
D	>35 and <55	>25 and <35
E	>55 and <80	>35 and <50
F	>80	>50

Existing Conditions

Based on the existing conditions and traffic counts, the level of service was analyzed for the study of the existing intersections. The results of the capacity analysis for existing traffic are given in Table 4. Calculation reports for each intersection are provided in the Appendix.

Table 4. Levels of Service – Existing (2025)

INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (Approach Delay)			
			AM		PM	
			LOS	DELAY	LOS	DELAY
#1 Luke Edwards Road / New Hope Road	Unsignalized	EB	A	0.2	A	0.4
		WB	A	0.4	A	0.4
		NB	B	14.0	C	16.4
		SB	B	11.0	B	13.9
		Intersection LOS	A	3.8	A	3.8

In the Existing traffic conditions, the intersection functions at an acceptable level of service in both the AM and PM peak hours.

Existing Plus Background Conditions

In the Existing Plus Background conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period (2028) and the study intersection was re-analyzed to determine its level of service. Figure 7 shows the projected turning movements at the existing study intersection. Table 5 summarizes the projected LOS for the existing intersection based on these conditions. Calculation reports are included in Appendix.

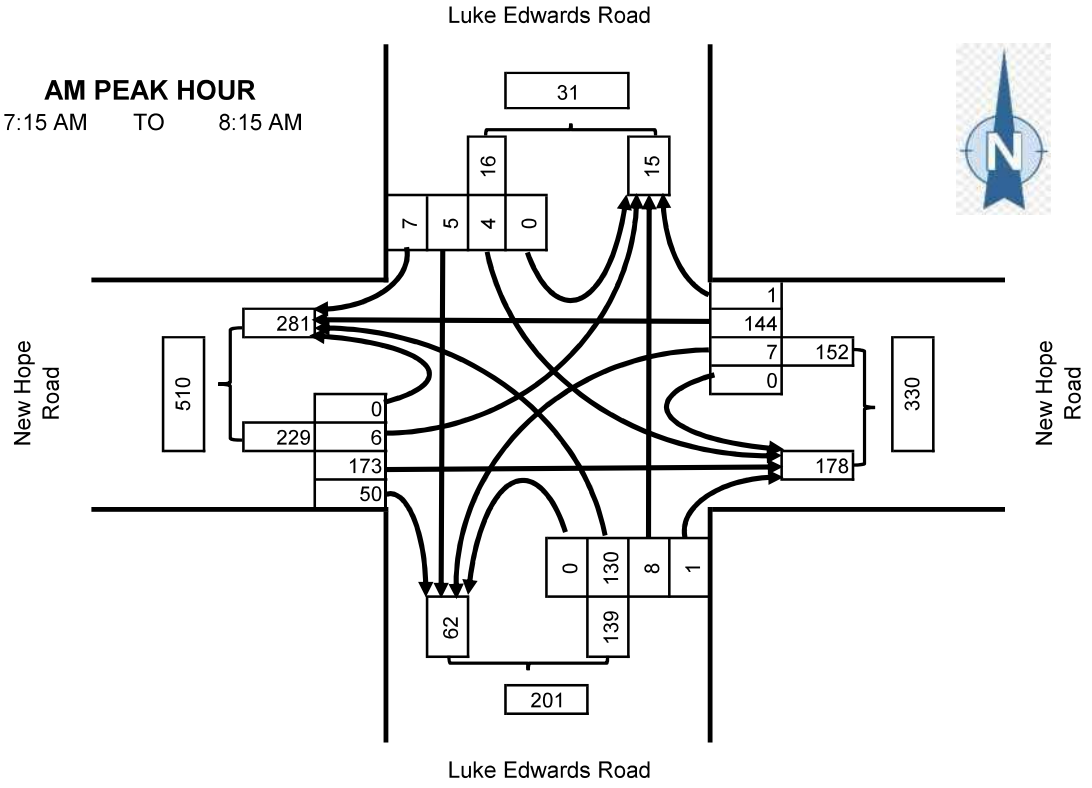
Table 5. Levels of Service – Existing+Background (2028)

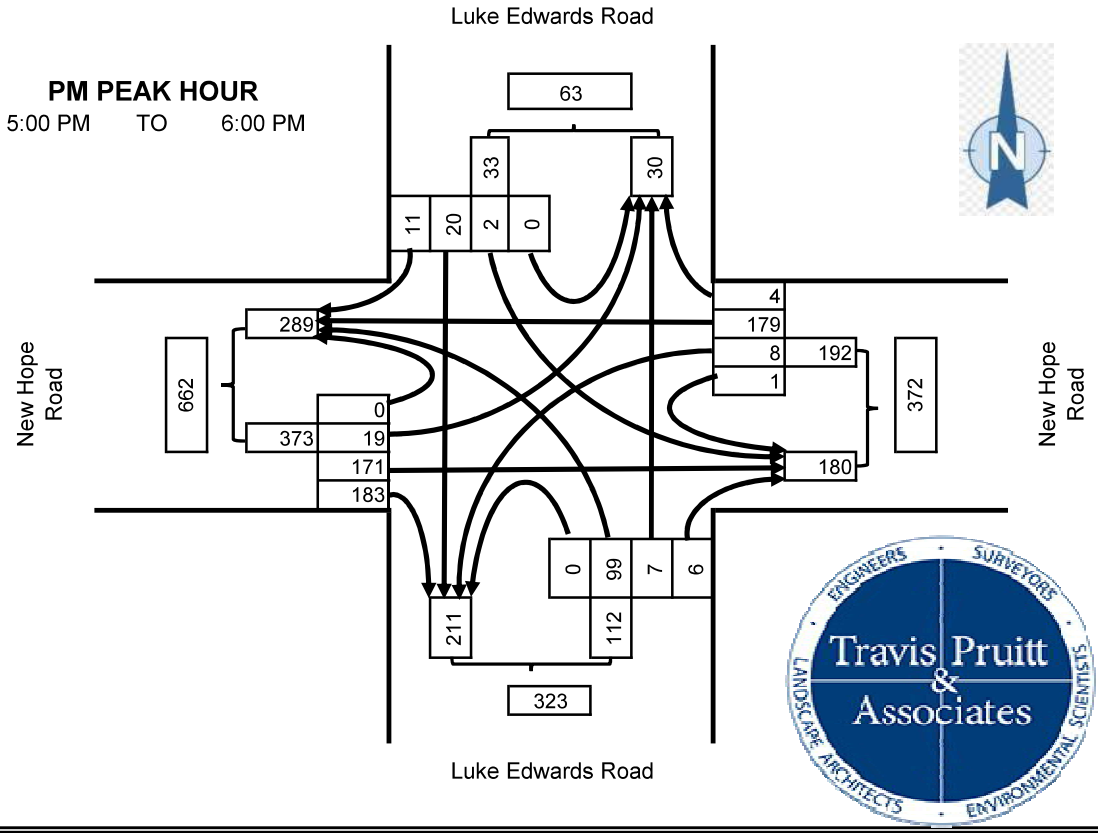
INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (Approach Delay)			
			AM		PM	
			LOS	DELAY	LOS	DELAY
#1 Luke Edwards Road / New Hope Road	Unsignalized	EB	A	0.2	A	0.4
		WB	A	0.4	A	0.4
		NB	B	14.5	C	17.0
		SB	B	11.2	B	14.2
		Intersection LOS	A	3.9	A	3.9

In the Existing Plus Background traffic conditions, the intersection functions at an acceptable level of service in both the AM and PM peak hours.

Figure 7

EXISTING + BACKGROUND TRAFFIC
AM & PM PEAK HOUR TURNING MOVEMENTS





Existing Plus Background Plus Project Conditions

In the Existing Plus Background Plus Project conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period (2028) and the project traffic was distributed to the study intersections and re-analyzed to determine their levels of service. Figures 8 and Figure 9 show the projected turning movements at each study intersection. Table 6 summarizes the projected LOS for each intersection based on these conditions. Calculation reports are included in Appendix.

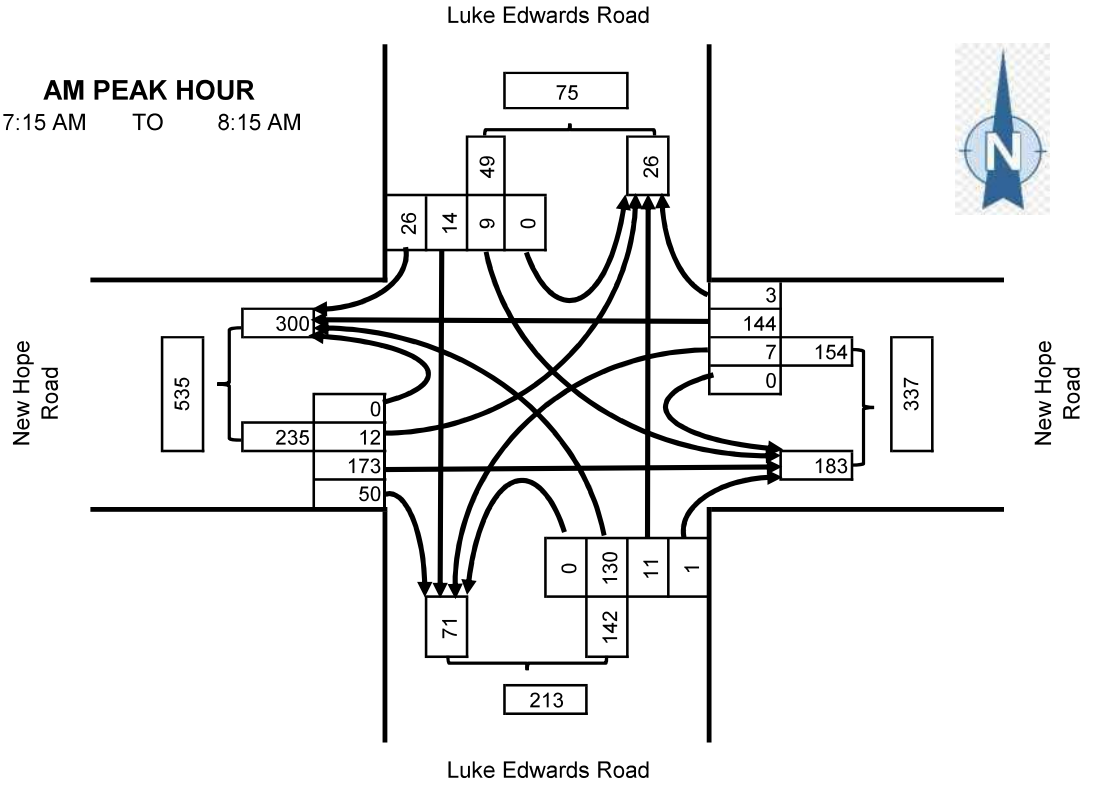
Table 6. Levels of Service – Existing+Background+Project (2028)

INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (Approach Delay)			
			AM		PM	
			LOS	DELAY	LOS	DELAY
#1 Luke Edwards Road / New Hope Road	Unsignalized	EB	A	0.4	A	0.8
		WB	A	0.4	A	0.4
		NB	C	15.8	C	21.5
		SB	B	11.4	C	15.0
		Intersection LOS	A	4.6	A	5.3
#2 Luke Edwards Road / Project Access #1	Unsignalized	EB	A	9.2	A	9.4
		WB	N/A	N/A	N/A	N/A
		NB	A	2.6	A	4.0
		SB	A	0.0	A	0.0
		Intersection LOS	A	5.7	A	3.7

In the Existing Plus Background Plus Project traffic conditions, all intersections continue to function at acceptable levels of service in both the AM and PM peak hours. In the Existing Plus Background Plus Project Condition, Project Access #1 will have been constructed as a part of the subdivision development on Luke Edwards Road.

Figure 8

EXISTING + BACKGROUND + PROJECT TRAFFIC
AM & PM PEAK HOUR TURNING MOVEMENTS



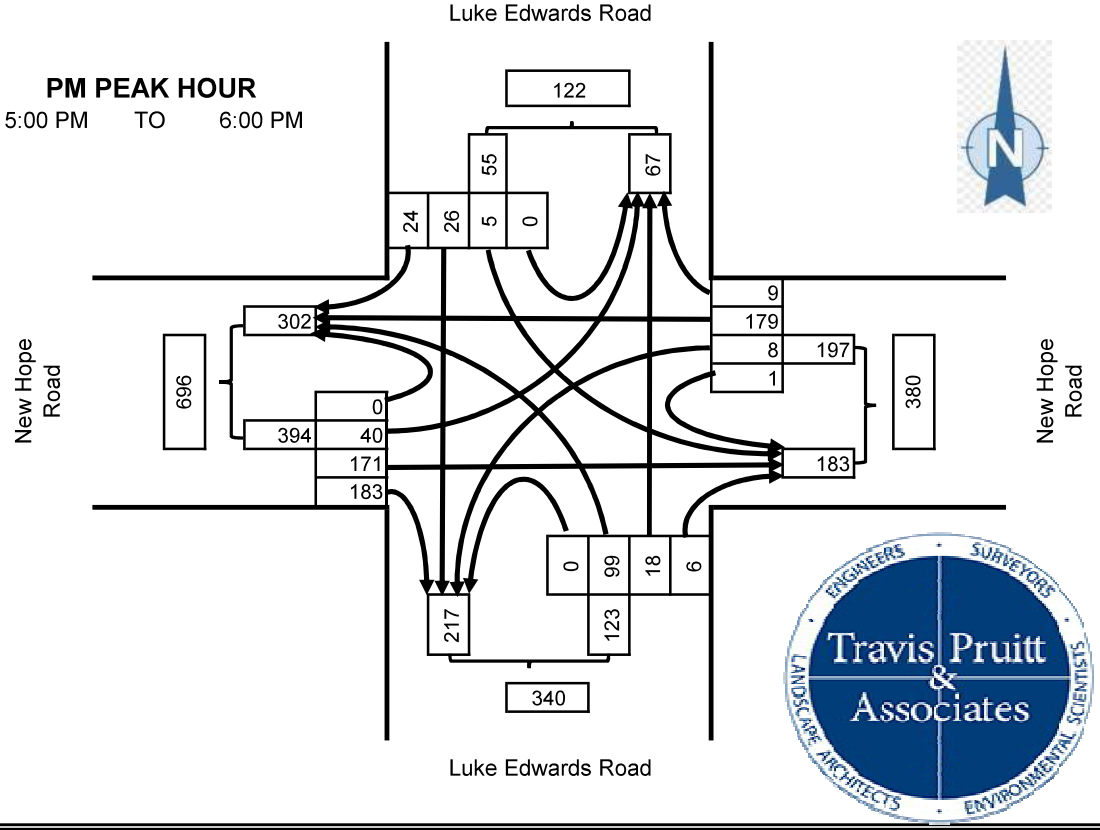
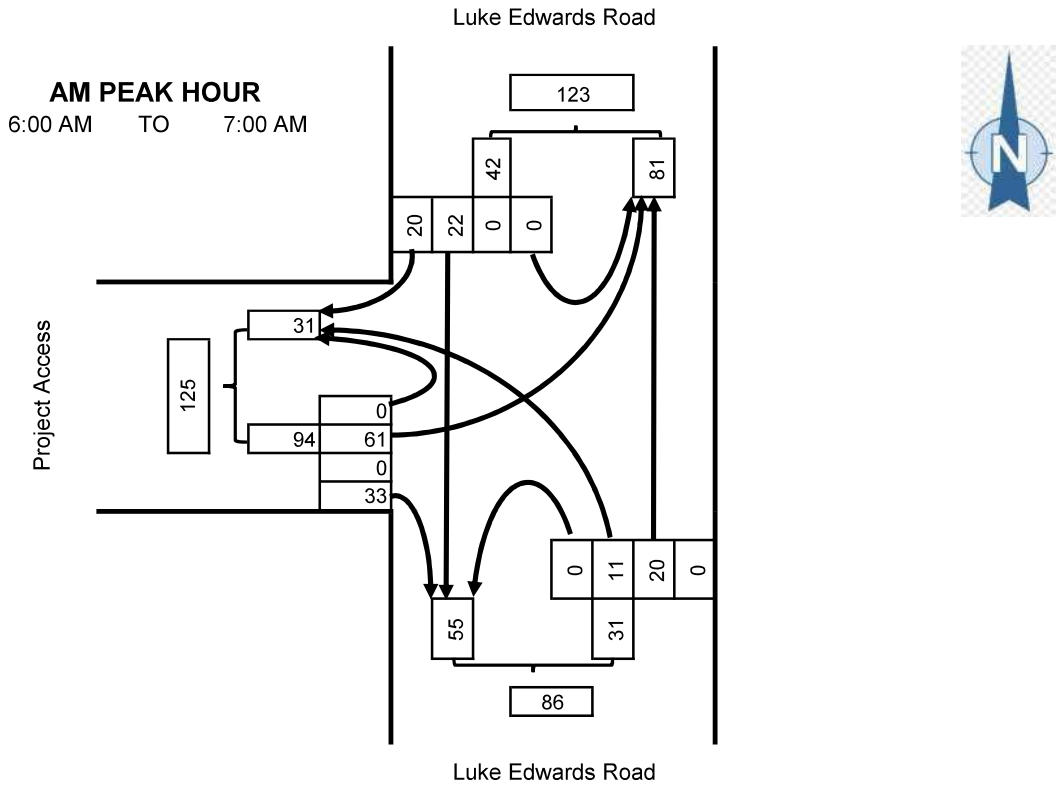
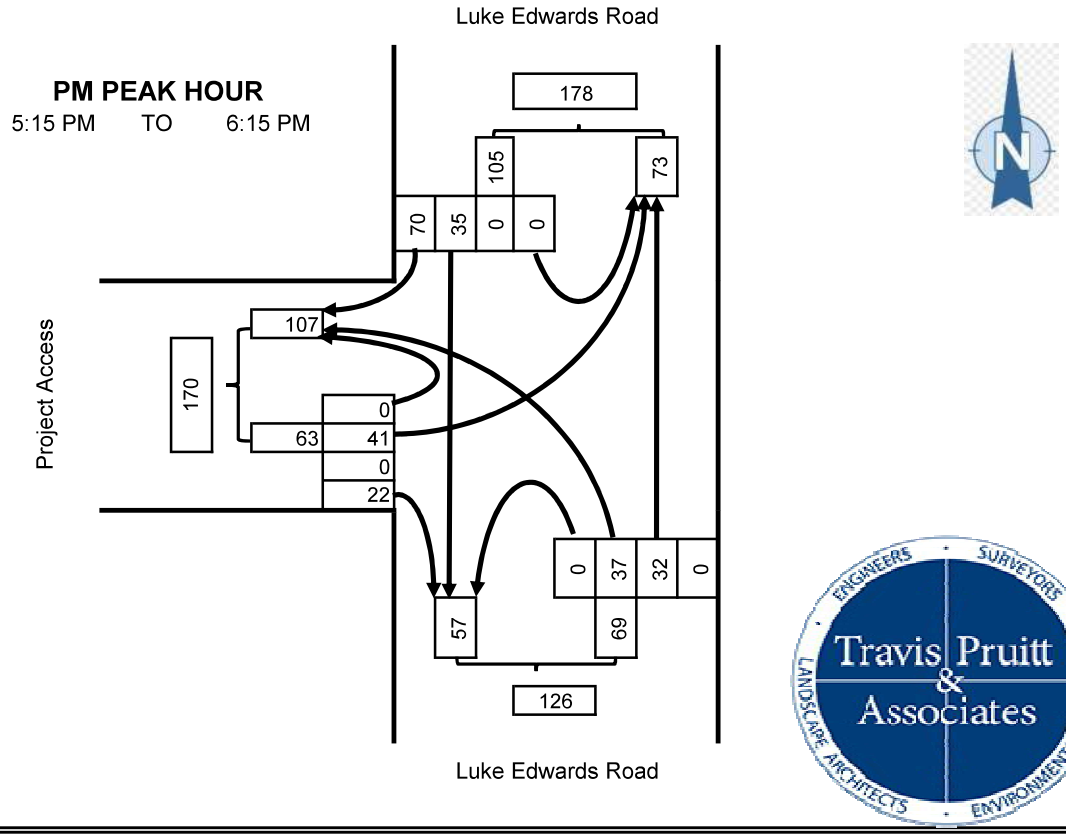


Figure 9

EXISTING + BACKGROUND + PROJECT TRAFFIC
AM & PM PEAK HOUR TURNING MOVEMENTS





Queue Lengths

Queue lengths for each leg of the study intersections were calculated based on the Existing Plus Background Plus Project traffic (2028) conditions. These queue lengths are shown in Table 7 - Table 8 and calculations are included in Appendix. All queue lengths are in feet and represent the 95% queue lengths.

Table 7. #1 Luke Edwards Road / New Hope Road

Existing + Background + Project Conditions												
	EB			WB			NB			SB		
	L	T	R	L	TR			LTR			LTR	
AM	0	0	0	0	0			32.5			7.5	
PM	2.5	0	0	0	0			52.5			15	

Queue lengths are less than the available storage.

Table 8. #2 Luke Edwards Road / Project Access #1

Existing + Background + Project Conditions												
	EB			WB			NB			SB		
		LR					L	T			T	R
AM		10					0	0			0	0
PM		0					0	0			0	0

Queue lengths are less than the available storage.

Existing Plus Background (5 Years After Buildout) Plus Project Conditions

In the Existing Plus Background (5 years after buildout) Plus Project conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period then grown for an additional 5 years (2033) after the project has been built out before the project traffic is added and re-analyzed to determine the levels of service. Figures 10 and Figure 11 show the projected turning movements at each study intersection. Table 9 summarizes the projected LOS for each intersection based on these conditions. Calculation reports are included in Appendix.

Table 9. Levels of Service – Existing+B5+Project (2033)

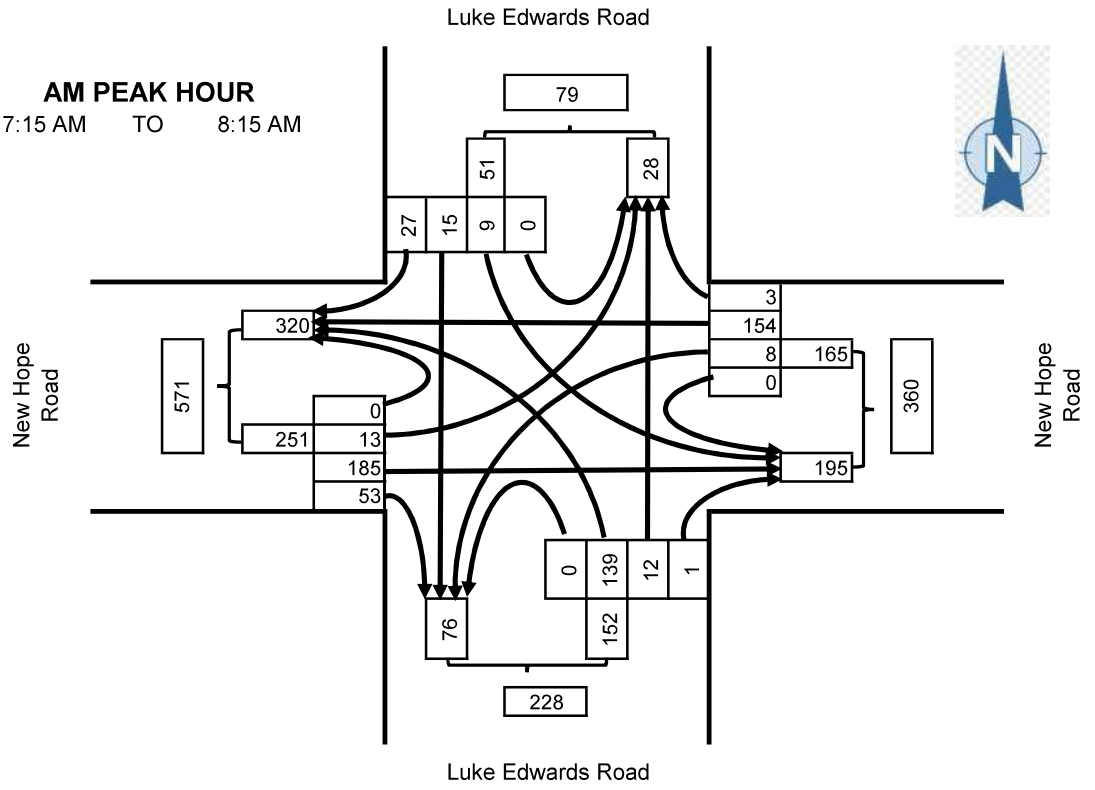
INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (Approach Delay)			
			AM		PM	
			LOS	DELAY	LOS	DELAY
#1 Luke Edwards Road / New Hope Road	Unsignalized	EB	A	0.4	A	0.8
		WB	A	0.4	A	0.4
		NB	C	17.1	C	24.4
		SB	B	11.7	C	15.8
		Intersection LOS	A	4.9	A	5.9
#2 Luke Edwards Road / Project Access #1	Unsignalized	EB	A	9.2	A	9.5
		WB	N/A	N/A	N/A	N/A
		NB	A	2.5	A	3.9
		SB	A	0.0	A	0.0
		Intersection LOS	A	5.6	A	3.6

Analysis:

In the Existing Plus Background (5 years after buildout) Plus Project traffic conditions, all intersections continue to function at acceptable levels of service in both the AM and PM peak hours. In the Existing Plus Background (5 years after buildout) + Project Condition, Project Access #1 will have been constructed as a part of the subdivision development on Luke Edwards Road.

Figure 10

EXISTING + BACKGROUND @ 8 YEARS + PROJECT
AM & PM PEAK HOUR TURNING MOVEMENTS



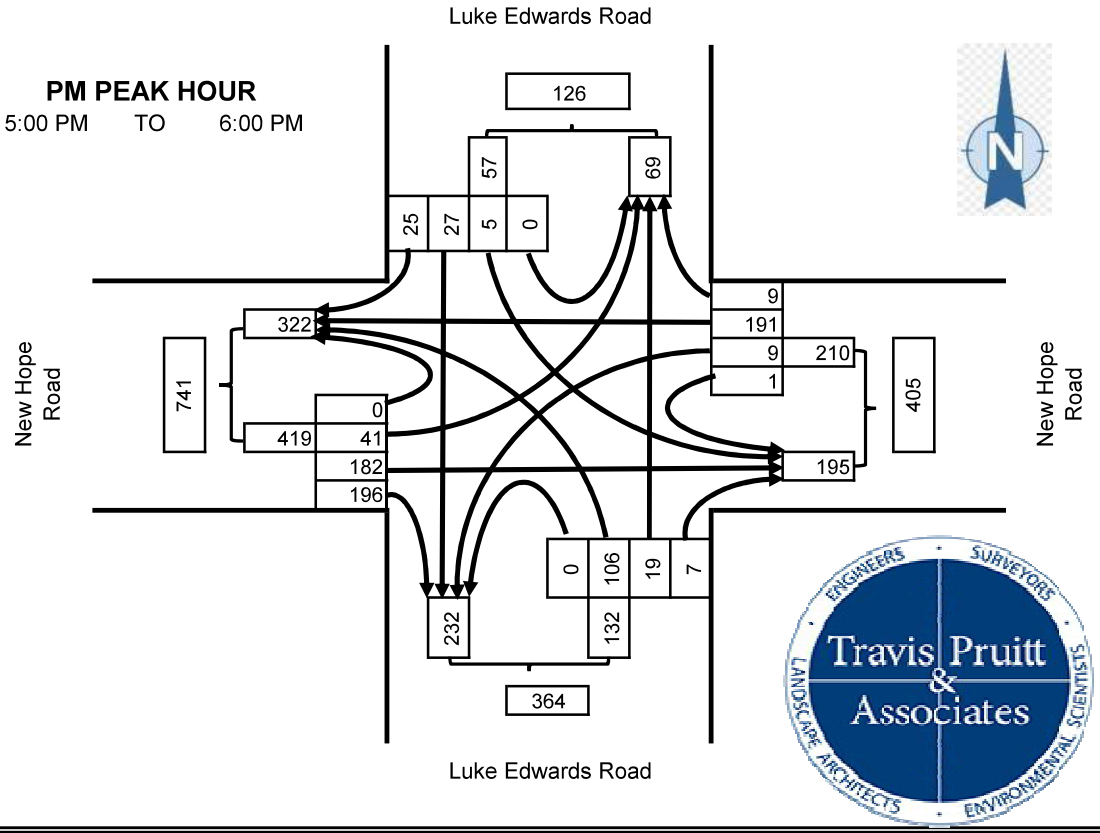
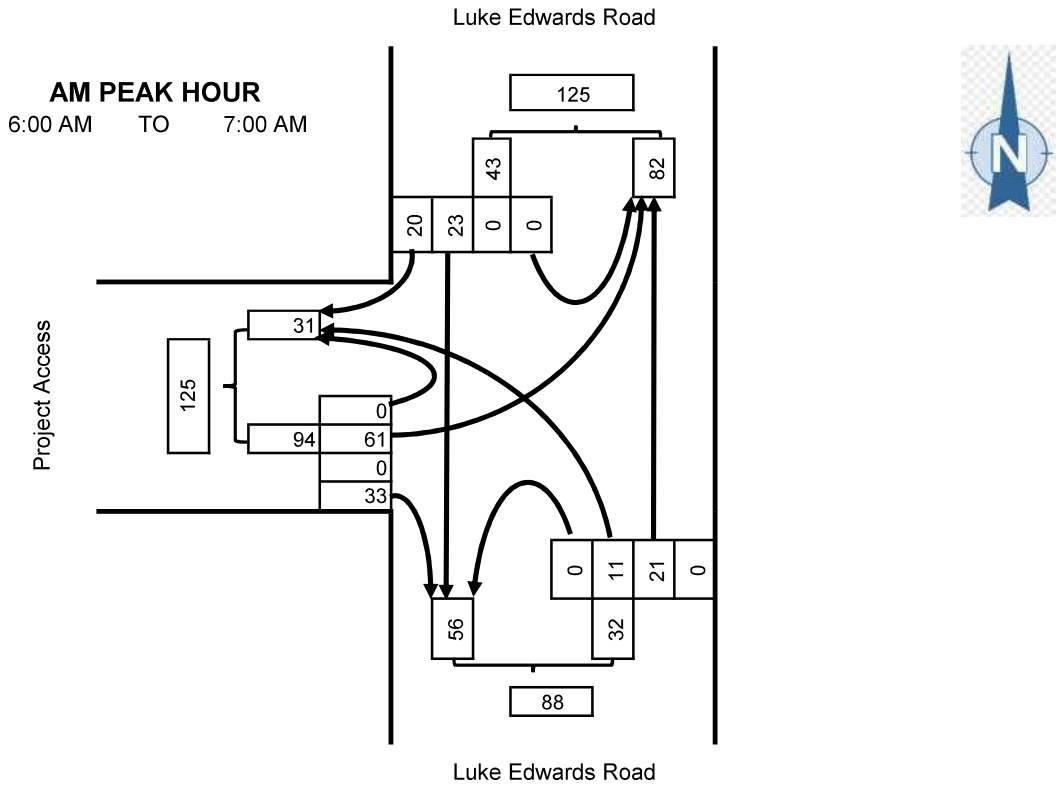
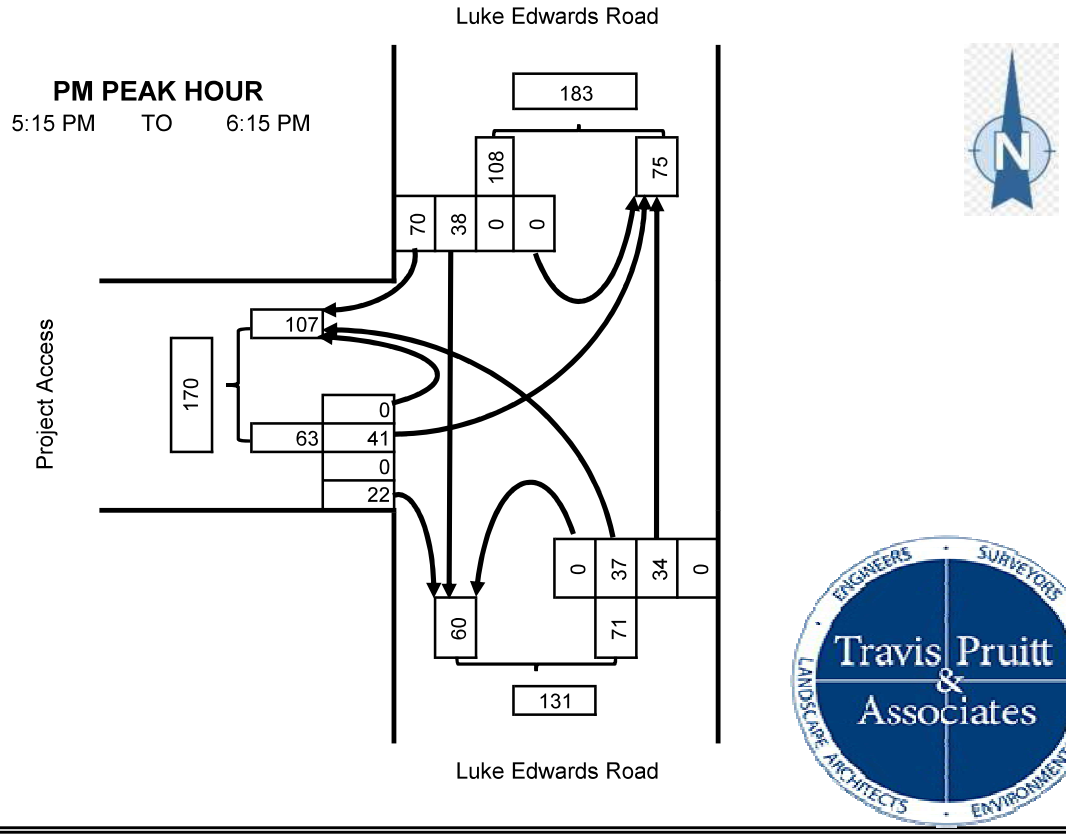


Figure 11

EXISTING + BACKGROUND @ 8 YEARS + PROJECT
AM & PM PEAK HOUR TURNING MOVEMENTS





III. SUMMARY AND RECOMMENDATIONS

Conclusions

The existing properties have frontage on Luke Edwards Road. The parcels are all currently zoned RA-200. There are two existing residential structures located along the frontage of Luke Edwards Road. These structures will remain.

The proposed development is a single-family residential subdivision land use located on Luke Edwards Road in Gwinnett County, Georgia. The project will be constructed in a single phase for the purposes of this traffic study. Construction will begin in 2025 (existing year) and the project is anticipated to be completed and fully occupied in 2028. The project will also include water, sanitary sewer and stormwater management facilities.

The proposed project access is located along Luke Edwards Road. The driveways will be designated as Project Access #1 (Intersection #2) and of the project access point will be a 2-lane roadway designed to Gwinnett County road standards and will be stop-controlled at its intersection with Luke Edwards Road.

The project is expected to be completed and occupied in three (3) years.

The purpose of this study is to determine the impact of this development on Luke Edwards Road and New Hope Road. Figure 1 is a vicinity map for the subject property and Figure 2 is a site plan that shows the location of the proposed access points for the project. The scope of the study includes analyses of the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

The existing conditions were studied to determine the level of service at each of the study intersections listed above. In the Existing traffic conditions, all intersections function at acceptable levels of service in both the AM and PM peak hours. In the Existing Conditions, Project Access #1 on Luke Edwards Road does not exist. The intersections continue to function at acceptable levels of service in the all conditions.

A traffic analysis was performed to evaluate how each of the study intersections will operate under the proposed conditions. The existing traffic was grown at 1.34% per year for 3 years to generate the expected background traffic growth.

The scope of this study includes the analysis of 2 intersections within the vicinity of the subject property in each of the following traffic conditions:

- Existing (2025)
- Existing + Background (2028)
- Existing + Background + Project (2028)
- Existing + Background (5 years after project buildout) + Project (2033)

With or without the development of the Luke Edwards Road Subdivision project as determined in this study, traffic will continue to grow, congestion and delay will increase, and roadway improvements will be required. The following are the conclusions based on the analysis of the data:

Intersection #1: Luke Edwards Road / New Hope Road

1. The intersection of Luke Edwards Road / New Hope Road operates at acceptable intersection levels of service with and without the addition of background and project traffic.
2. The NB and SB approaches of Luke Edwards Road to New Hope Road operate at LOS B/C, which is considered to be acceptable given that there is adequate storage for queuing vehicles on each of the minor approaches to the two-way stop-controlled intersection.
3. As traffic volumes increase at the intersection, with or without the project traffic, congestion and delay will also continue to increase.

Intersection #2: Luke Edwards Road / Project Access #1

1. The intersection of Luke Edwards Road / Project Access #1 operates at acceptable levels of service with and without the addition of background and project traffic.

Recommendations

As traffic develops along this roadway network, we recommend that the developer of the facility and roadway network address the following items as outlined below:

#1 Luke Edwards Road / New Hope Road

1. No improvements are required.

#2 Luke Edwards Road / Project Access #1

1. Project Access #1 will be a two-lane, full-access stop-controlled road which will serve as the eastbound approach to its intersection with Luke Edwards Road, which is a Gwinnett County maintained roadway within Gwinnett County-maintained right-of-way. The roadway will have one ingress lane and one egress lane.
2. Project Access #1 will be located approximately 3,600 feet (centerline to centerline) north of the existing intersection of Luke Edwards Road / New Hope Road and 175’ south of the northern property line of the subject property at the ROW line for Luke Edwards Road.
3. Project Access #1 will be located approximately 810 feet (centerline to centerline) north of the proposed intersection of the emergency vehicle access in the southeast corner of the property on Luke Edwards Road.
4. Luke Edwards Road will continue to be free-flowing and Project Access #1 will be stop-controlled at its intersection with Luke Edwards Road.
5. In accordance with Section 360-50, Project Access #1 must intersect Luke Edwards Road at an angle of not less than 85 degrees.

6. In accordance with Section 360-30.1.B, a deceleration lane shall be required to be provided for each subdivision street entrance that provides street access to a minor collector Street (Luke Edwards Road).
7. In accordance with Section 360-60.1.C, the southbound right turn lane is required to have a minimum of 200 feet of full width storage length with a taper of 50 feet. The pavement width must be 12' exclusive of curb and gutter and the turn lane must have curb and gutter. Additional right-of-way to accommodate the deceleration land and a required 11-foot shoulder measured from the back of curb.
8. Project Access #1 shall have minimum 25-foot radii and 12-foot wide lanes.
9. Signing and marking shall be in accordance with the MUTCD and Gwinnett County requirements.
10. The turn lane shall be paved in accordance with the Gwinnett County specifications.
11. With a posted speed limit of 40mph, an ADT < 6,000 on the 2-lane Luke Edwards Road, the proposed daily NB left turning vehicles will be 299 vehicles at full project buildout. Based on GCDOT's "Criteria and Guidelines for Left Turn Lanes" and Table 1 below, a left turn lane is required at intersection #2.

Gwinnett County – Residential Developments * **TABLE I**
Left Turn Lane Criteria

Posted Speed Limit (mph)	2 Lane Routes ----------ADT---------- <6000	>=6000	More Than 2 Lanes on Main Road ----------ADT---------- <10,000	>=10,000
30 to 35	120 Lots	75 Lots	160 Lots	120 Lots
40 to 50	100 Lots	65 Lots	130 Lots	100 Lots
>= 55	75 lots	55 Lots	100 Lots	75 Lots

* Zoning Districts R-XX(X)

12. The northbound left turn lane must be designed as either a symmetrical or asymmetrical widening of Luke Edwards Road in accordance with Figure 1 or Figure 2 of the GCDOT's "Criteria and Guidelines for Left Turn Lanes".
13. The northbound left turn lane must have a full width (12-foot wide left turn lane) storage of 100 feet and a bay taper of 50 feet. The approach and departure taper lengths are specified as 160 feet for a symmetrical widening and 360 feet for an asymmetrical widening.
14. Associated drainage improvements as deemed necessary for the construction of the deceleration or turn lane shall be required.
15. All design and construction must meet Gwinnett County standards and specifications, as appropriate.

Exhibit I: Public Participation Plan and Report

[attached]

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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 3 Commissioner Watkins

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.**

   Tribble Mill Park Holly Pavilion

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

   May 8, 2025 at 6 p.m.

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

   Attendees will be given the opportunity to ask questions before the conclusion of the meeting.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

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

   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.**

   May 15, 2025, Tribble Mill Park, Holly Pavilion

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

   Please see attached. The developer team including an engineer and two attorneys were present to answer questions and present the project.

4. **What issues and concerns were expressed by attendees at the meeting(s)?** Neighbors asked questions regarding the number of units, environmental impact, traffic impact, impact on property values, questions about school impact, and general questions about the zoning process proposed amenities.

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?**

   Developer team explained density of the proposed development is low and allows for a large amount of greenspace; will be managed and maintained by an HOA; explained the proposed development is in line with the 2045 Comprehensive Plan and took the opportunity to explain the zoning process and informed residents of where they can find more information; explained the results of the traffic study; explained the Land Disturbance Process when asked about additional environmental studies and that the LDP process includes that review.

Exhibit J: Internal and External Agency Review Comments

[attached]

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	November 2025
Department/Agency Name:	Parks and Recreation
Reviewer Name:	Adanegn Woldemichael
Reviewer Title:	Construction Manager I
Reviewer Email Address:	Adanegn.woldemichael@gwinnettcounty.com
Case Number:	ZON2025-00044/REZ2026-00006
Case Address:	479 LUKE EDWARDS RD, DACULA, GA 30019

	Comments:	X	YES		NO
1	Provide, at no cost to the County, a 50-foot easement for the future development of a Tier-1 Greenway as designated in the Gwinnett Countywide Trails Master Plan, in accordance with the Unified Development Ordinance, Title 3, Section 350-50.5.				
2					
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	09.19.2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.hodges@gwinnettcounty.com
Case Number:	ZON2025-00044
Case Address:	2479 Luke Edwards Road,

	Comments:	**X**	**YES**		**NO**
1	Luke Edwards Road is a minor collector. The Average Daily Traffic (ADT) volume is 1,677.				
2	The nearest Ride Gwinnett facility is located 8.8 miles away at 368 Grayson Highway and VFW #5255 (Stop #4087 / Route 40).				
3	Per the zoning site plan as well as per section 360-30 of the UDO, the developer shall install a left and right turn lane along Luke Edwards Road into the site.				
4	The developer shall provide a sight distance certification for the driveway at Luke Edwards Road, per section 360-40.4 and table 360.2 of the UDO.				
5	Due to projected background growth and the build scenario, all approaches for the intersection of Luke Edwards Road and New Hope Road will maintain a level of service (LOS) C or better (after build scenario). No mitigations are recommended for this intersection.				
6	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be installed along the entire site frontage.				
7					

	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	ZON2025-00044
Case Address:	2479 Luke Edwards Rd

	Comments:	X	YES		NO
1	Water: The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Luke Edwards Road.				
2	Sewer: A Sewer Capacity Certification (C2025-236-08) was approved in August 2025 for 148 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5262 068. Offsite easements will be required.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
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5					
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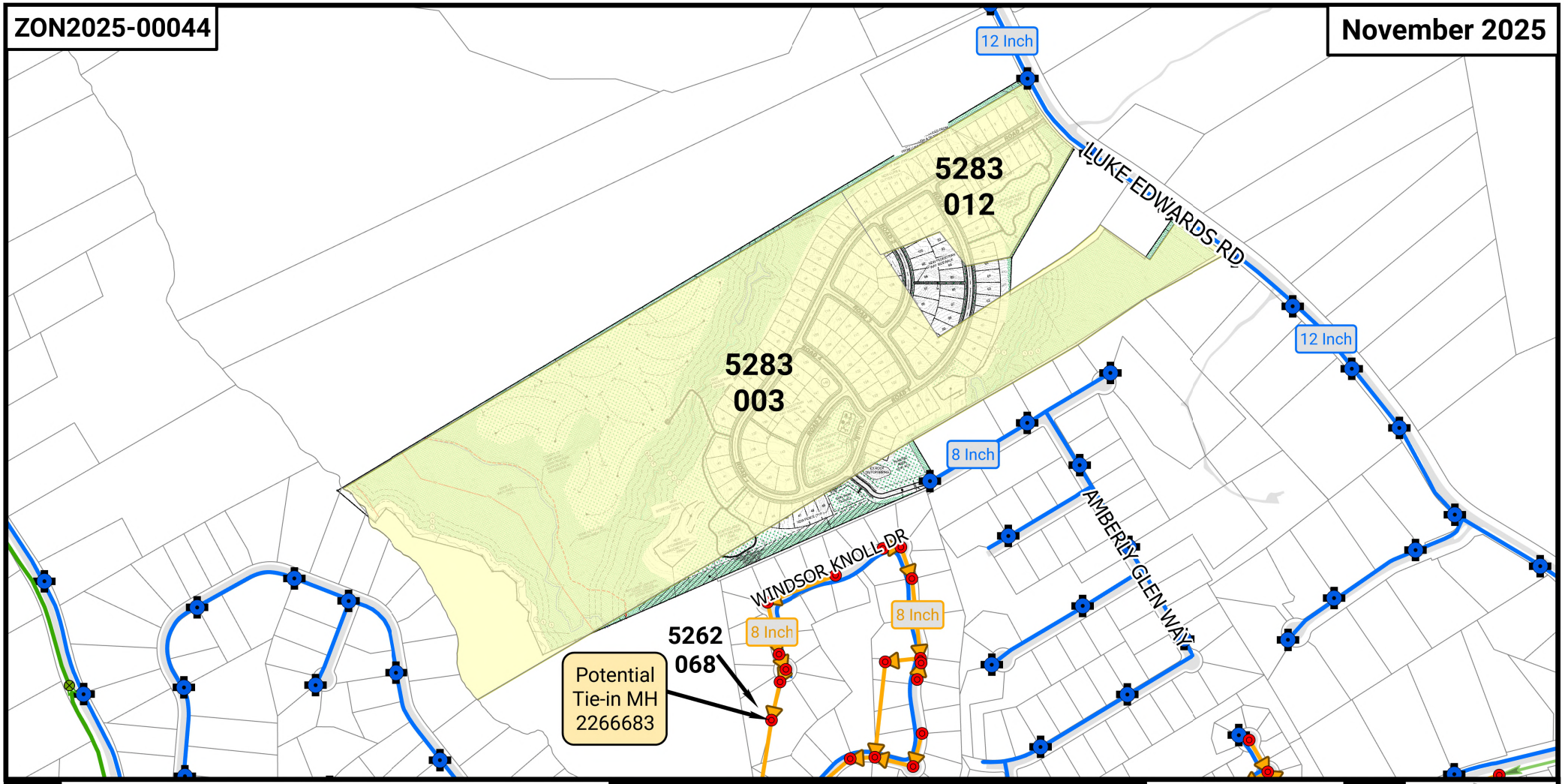
Note: Attach additional pages, if needed

Revised 7/26/2021

ZON2025-00044

November 2025



LEGEND

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

2479 Luke Edwards Rd

RA-200 to OSC

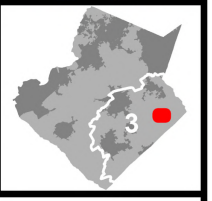
Water & Sewer Utility Map

N W E S

0 340 680

Feet

LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Luke Edwards Road.

Sewer Comments: A Sewer Capacity Certification (C2025-236-08) was approved in August 2025 for 148 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5262 068. Offsite easements will be required.

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

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

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.

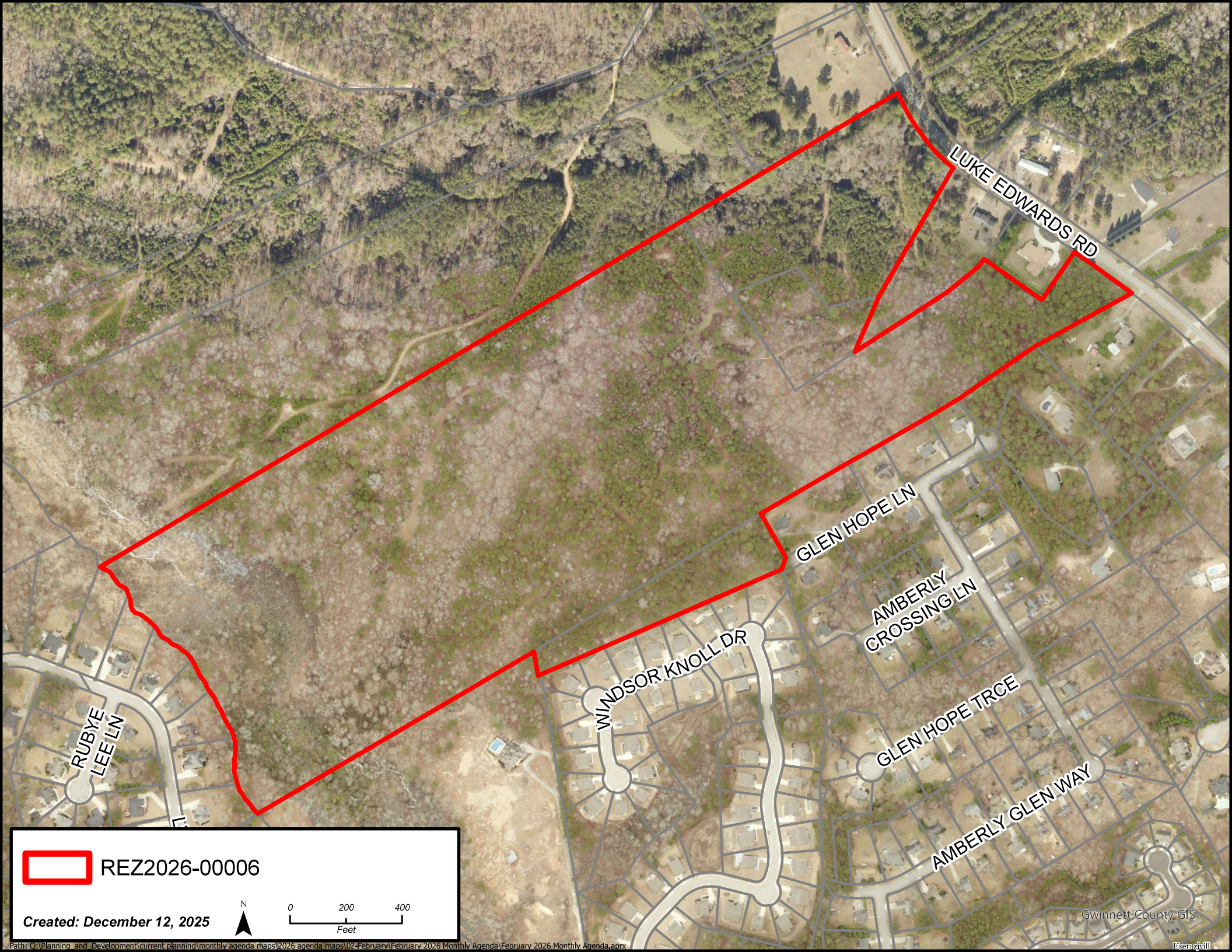
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, November, 2025

		2025-26			2026-27			2027-28			Proposed Zoning
	School	**Forecast**	**Capacity**	**+/- Cap.**	**Forecast**	**Capacity**	**+/- Cap.**	**Forecast**	**Capacity**	**+/- Cap.**	Approximate Student Projections from Proposed Developments
	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 K: Maps

[attached]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AMBERLY CROSSING LN
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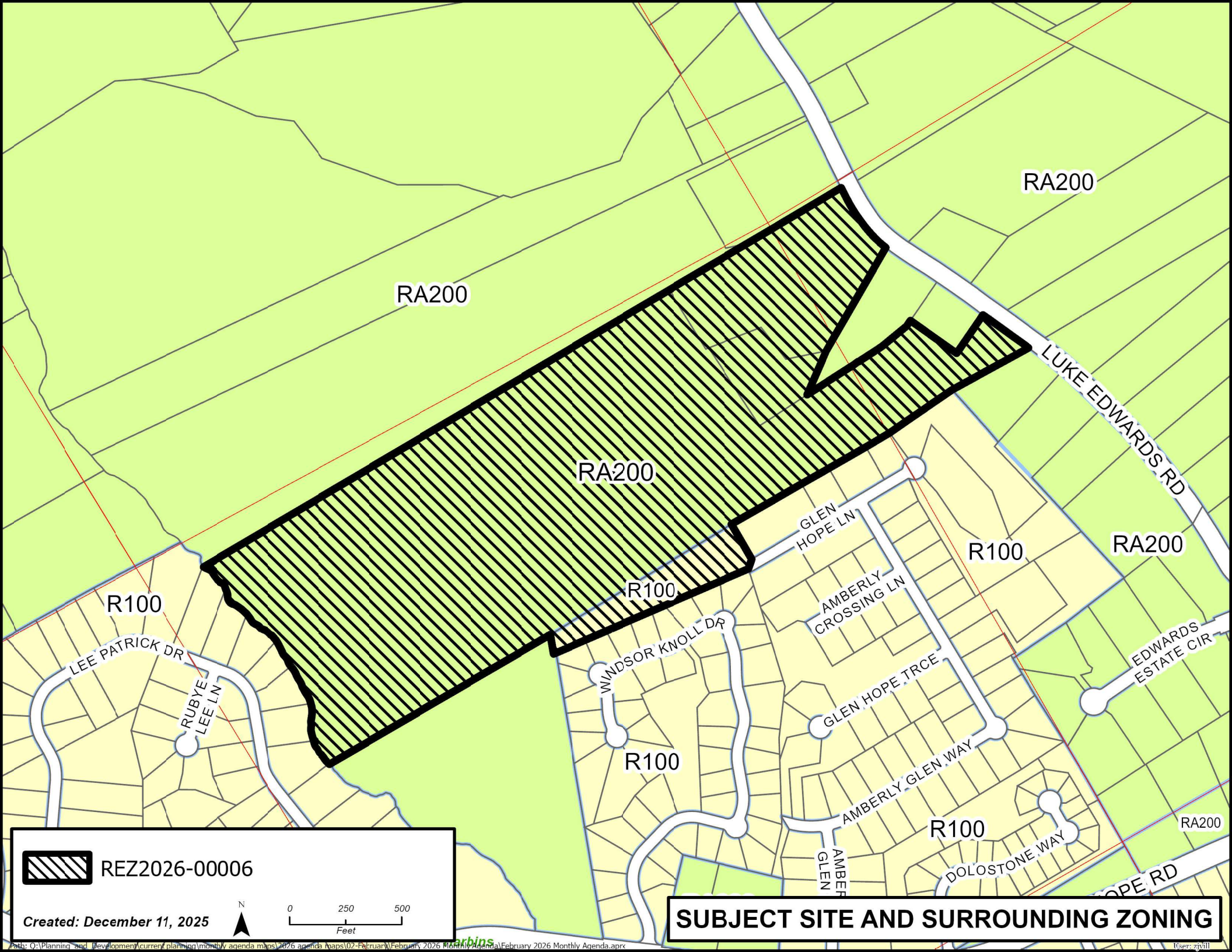
RA200
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LUKE EDWARDS RD
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AMBERLY GLEN WAY
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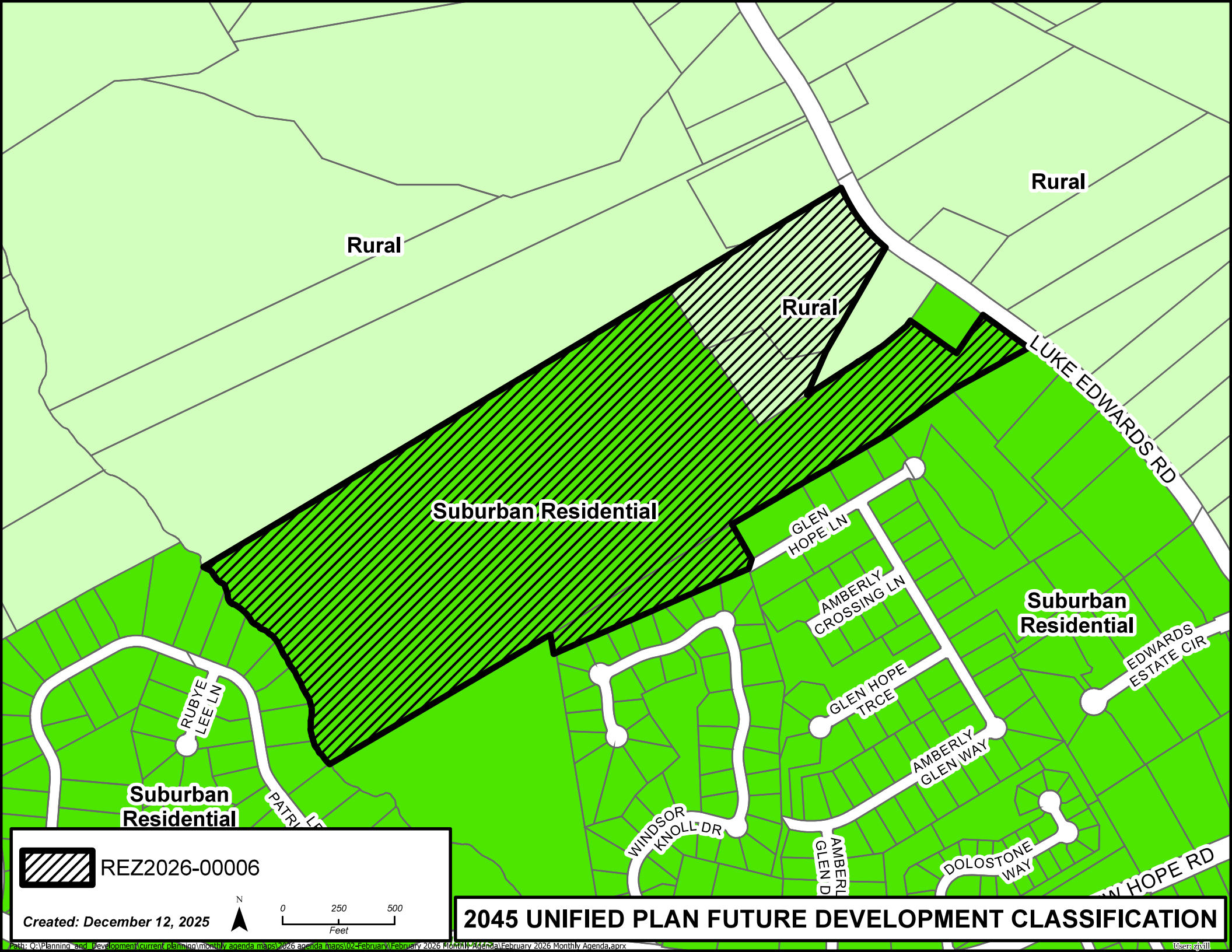
SUBJECT SITE AND SURROUNDING ZONING


Rural
Rural
Rural
Suburban Residential
LUKE EDWARDS RD
GLEN HOPE LN
AMBERLY CROSSING LN
Suburban Residential
EDWARDS ESTATE CIR
GLEN HOPE TRCE
AMBERLY GLEN WAY
RUBYE LEE LN
Suburban Residential
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GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
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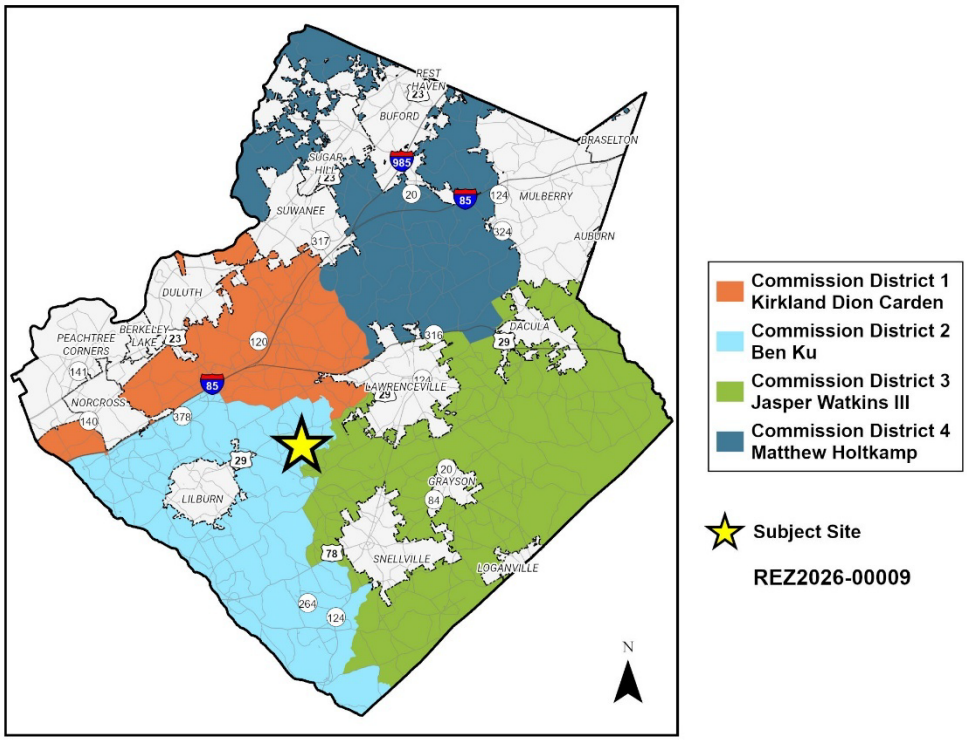
PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00009**
Current Zoning:	**R-75** (Single-Family Residence District)
Request:	Rezoning to **O-I** (Office-Institutional District)
Additional Requests:	Variances
Address:	135 Huff Drive
Map Number:	R5019 005
Site Area:	0.75 acres
Square Feet:	3,942
Proposed Development:	Office
Commission District:	District 2 – Commissioner Ku
Future Development Type:	Neighborhood Traditional
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	George Rendon 500 Sun Valley Drive, Suite H3 Roswell, GA 30076	**Owner:**	L&S The Best Services, LLC 135 Huff Drive Lawrenceville, GA 30044
Contact:	George Rendon	**Phone:**	770.597.3380

Zoning History

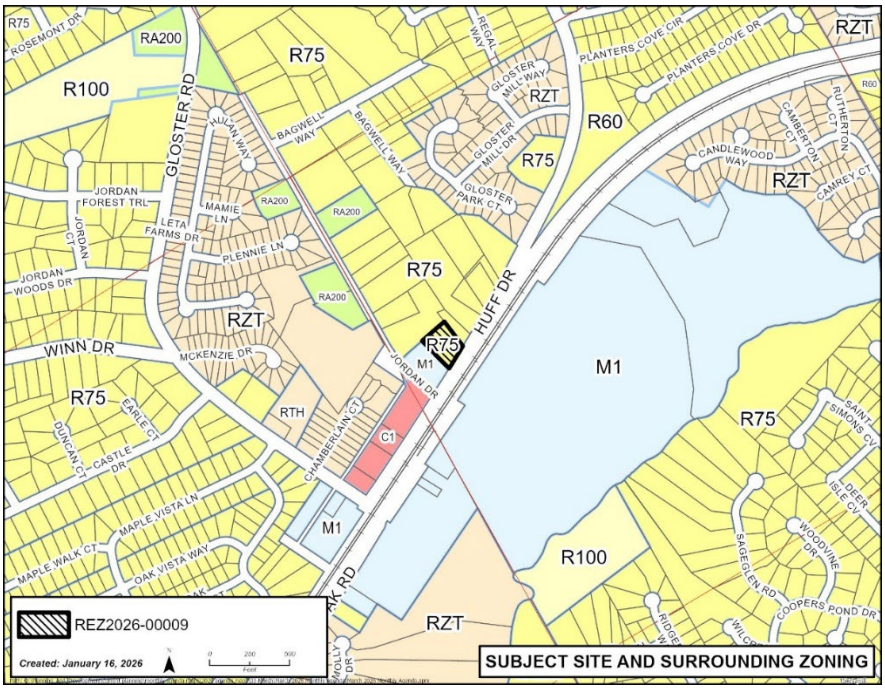
The subject property is zoned R-75 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 0.75-acre parcel located along Huff Drive, east of its intersection with Gloster Road. The property contains a 3,820-square-foot residence which has been converted to offices without a permit. The majority of the front yard is paved, with two entrances to Huff Drive. A septic field is located west of the building. A utility pole and overhead powerlines are located behind the building, and a chain-link fence encloses the rear yard. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 2.5 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of residential, industrial and commercial uses. Single-family residences are located to the north and east. A residence that is zoned for light industrial uses is located to the west. Farther west along Huff Drive are several commercial and light industrial properties. A large, undeveloped industrially-zoned property is located to the south across Huff Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Office	O-I
North	Single-Family Residential	R-75
East	Single-Family Residential	R-75
South	Industrial (undeveloped)	M-1
West	Light Industrial Commercial	M-1 C-1

Project Summary

The applicant requests rezoning from R-75 to O-I for offices, including:

- Expansion of a 3,820-square-foot building into a 3,942-square-foot office with seven suites, supporting tax preparation, bookkeeping, insurance, notary services and automobile brokerage businesses.
- 8 parking spaces located in front of the building and a 3,900-square-foot concrete patio behind the building.
- A new septic field along the northern property line.
- 15-foot-wide enhanced buffers along the northern and eastern property lines.
- Maintaining existing entrances along Huff Drive, with a new deceleration lane and a 5-foot-wide sidewalk.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 3.0	0.11	YES
Lot Coverage	Maximum 80%	41.33%	YES
Building Height	75’	14’ 1”	YES
Parking	Minimum 7 spaces Maximum 15 spaces	8 spaces	YES
Zoning Buffer	Minimum 50’	15’	NO*

*The applicant is requesting a variance from this standard.

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 a mixture of residential, industrial and commercial uses. A small neighborhood-serving office building 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 proposed office building is an adaptive reuse of a single-family residence adjacent to an industrially-zoned parcel. Staff has recommended several conditions to mitigate potential

impact on adjacent residential properties, including prohibiting certain intense uses, and requiring the installation of a privacy fence. 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 the proposed rezoning has a reasonable economic use as currently zoned.

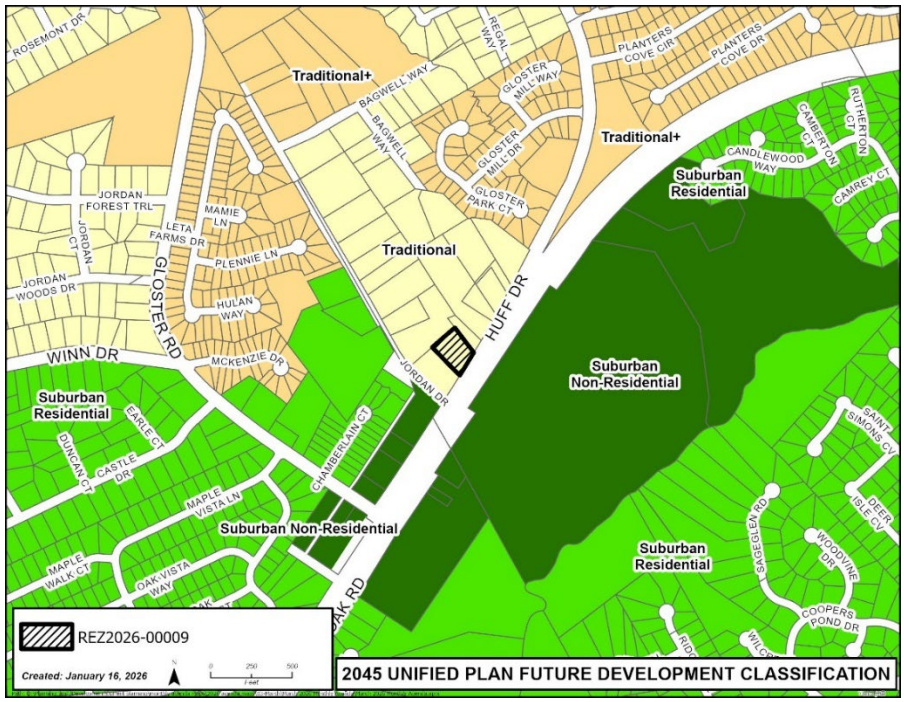
The property has a reasonable economic use as currently zoned.

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. No 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 envisions large-lot single-family residential development. Although the proposal is not in conformity with the policy and intent of the Unified Plan and Future Development Map, it is compatible with the surrounding non-residential uses located along Huff 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 rezoning.

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 provision of the UDO:

1. **Section 230-100.1 Zoning Buffer.** The applicant is requesting to replace the 50-foot-wide zoning buffer with a 15-foot-wide enhanced buffer along the eastern property line.

   Analysis: The existing building, driveway, and parking area encroach into the required zoning buffer. Staff has recommended a condition to install a 6-foot-tall privacy fence to mitigate potential impacts. Approval of this variance would not nullify the intent of the UDO.

2. **Section 230-100.1 Zoning Buffer.** The applicant is requesting to reduce the 50-foot-wide zoning buffer to 15 feet along the northern property line.

   Analysis: The applicant is requesting to reduce the zoning buffer to accommodate a new septic field. However, if the applicant were to reduce the size of the proposed 3,900-square-foot concrete patio, the site could fit both the septic field and a 30-foot-wide zoning buffer. Approval of this variance would 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 request and **APPROVAL** of the following variance:

1. To replace the 50-foot-wide zoning buffer with a 15-foot-wide enhanced buffer along the eastern property line.

In addition, staff recommends **DENIAL** of the following variance:

2. To reduce the 50-foot-wide zoning buffer to 15 feet along the northern property line.

Staff Recommended Conditions

Approval as O-I (Office-Institutional District), subject to the following conditions:

1. The property shall be limited to uses allowed in O-I with the following uses prohibited:
   a. Lodging establishments
   b. Multifamily dwellings
   c. Outdoor Display or Sales of Merchandise

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 22, 2026, and Exhibit C: Elevations, dated received December 4, 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. A 30-foot-wide zoning buffer shall be provided along the northern property line, and a 15-foot-wide enhanced buffer and a 6-foot-tall privacy fence shall be provided along the eastern property line, prior to issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

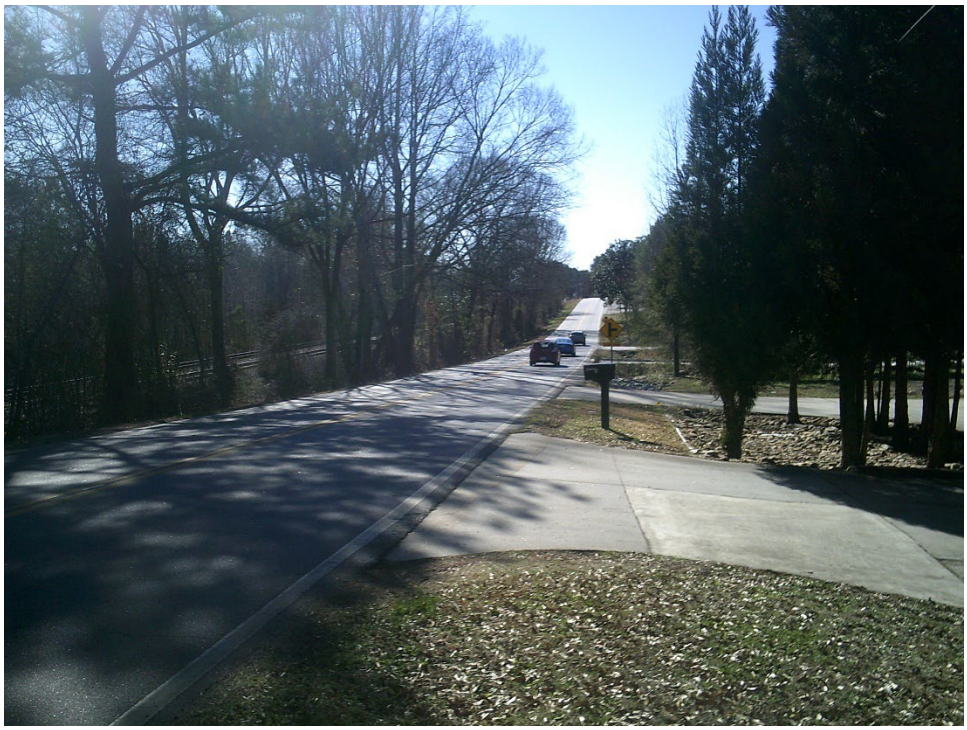
4. A deceleration lane and 5-foot-wide sidewalk shall be provided along Huff Drive, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

Exhibits:

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

Exhibit A: Site Visit Photos

View of office suites



Southbound view of Huff Drive

Northbound view of Huff Drive

Exhibit B: Site Plan

[attached]

PAVEMENT SECTION (CONCRETE)

CONCRETE PAVING SYMBOLS LEGEND

CONCRETE PAVEMENT STANDARD DUTY
6" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI [28 - DAY COMPRESSIVE STRENGTH] & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
SUBGRADE TO BE COMPACTED

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.
3. GEOTECHNICAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.
4. NYLON FIBER REINFORCEMENT TO BE ADDED FOR TEMPERATURE AND SHRINKAGE CRACKING CONTROL

SCALE: NONE

CURB & GUTTER LEGEND

24" ROLLED CONCRETE CURB

STANDARD 24" CONCRETE CURB & GUTTER

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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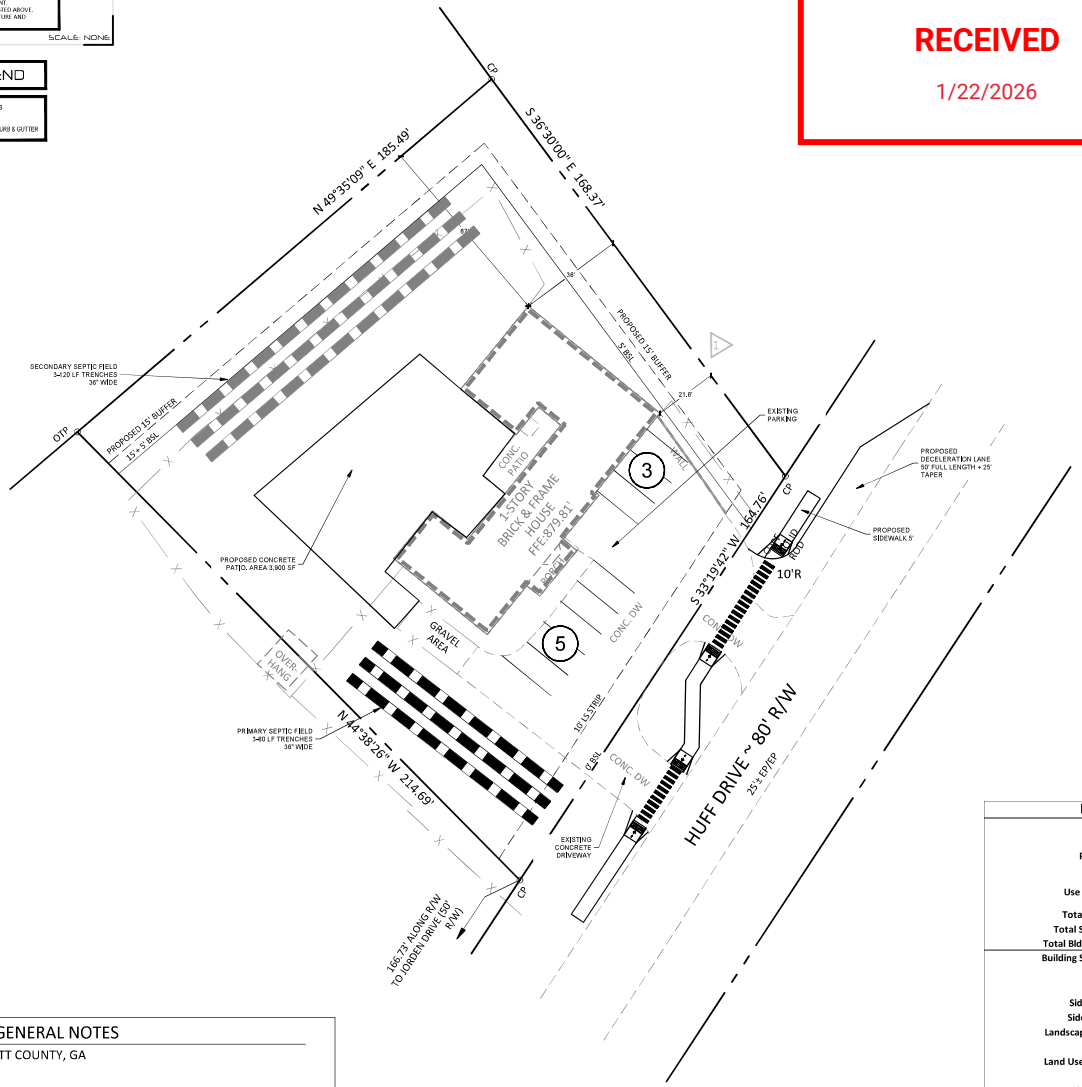
1/22/2026



Level 1	
	Provided
Address	135 Huff Drive
Parcel ID	R5019 005
Zoning	O-I
Use Allowed	Office-Institutional District
Total Bldg SF	3942 SF
Total Site Area	0.75 AC
Total Bldg Height	14'-1"
Building Setbacks	-
Front	0'
Rear	50 + 5'
Side (East)	5'
Side (West)	0'
Landscape Strips	-
Front	10'
Land Use Buffers	-
Rear	50'
Side (East)	15'

Level 2	
	Proposed
Parking Ratio	1 per 500 SF
Parking Spaces	8
Parking Size	9' x 18'
Compact Parking %	-
LS - Open Space %	44%

GENERAL NOTES

1. LOCAL JURISDICTION: GWINNETT COUNTY, GA
2. PROPERTY AREA: 0.75 AC
3. CURRENT ZONING: R-75
4. PROPOSED USE: O-I (Office-Institutional District)
5. FLOOD MAP # 13135C0101F
6. THERE ARE NO STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE
8. PARCEL ID: R5019 005
9. EX. BUILDING AREA: 3,900 S.F./43560 = 0.089 AC
10. LOT COVERAGE (80% MAX): 41.33%
11. FAR: 0.11

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE GWINNETT COUNTY, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY SYSTEMS ATLANTA; ADDRESS 660 LAKE DR, SNELLVILLE, GA, 30039, DATED 04-18-2025.
3. ACCORDING TO THE SURVEY PREPARED BY SURVEY SYSTEMS ATLANTA, DATED 04-18-2025, "THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 13135C0101F, DATED 09-29-2006".
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY GWINNETT COUNTY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. ALL PRODUCT AND MATERIAL SUBSTITUTIONS AND PLAN DEVIATIONS MUST BE PERMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION. ALL(INCLUDING DOT UTILITY ENCROACHMENT PERMIT).
9. ALL SIGNAGE SHALL COMPLY WITH THE GWINNETT COUNTY ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE GWINNETT COUNTY PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

PARKING SPACES REQUIRED FOR A 3.942 SF BUILDING
(Based o Table 240.1 of Section 240-20)

MINIMUM
1 SPACE PER 500 SF
= 7 PARKING SPACES

MAXIMUM
1 SPACE PER 250 SF
= 15 PARKING SPACES
8 PARKING SPACES PROVIDED

N

SCALE: 1" = 20'
20 0 20 40 60 FEET

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

SITE PLAN

135 HUFF DRIVE
135 HUFF DRIVE SW
LAWRENCEVILLE, GA 30044

C201

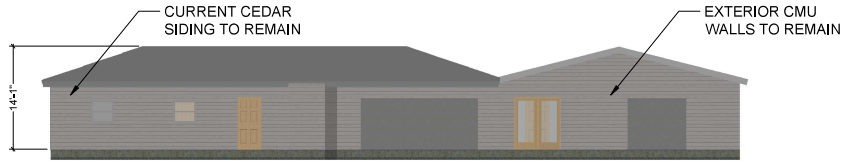
25310

10-24-25

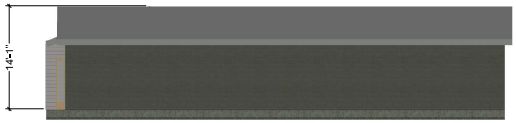
REVISIONS
1 COUNTY COMMENTS 12-04-25
2 COUNTY COMMENTS 12-18-25
3 COUNTY COMMENTS 01-22-26

Exhibit C: Building Elevations

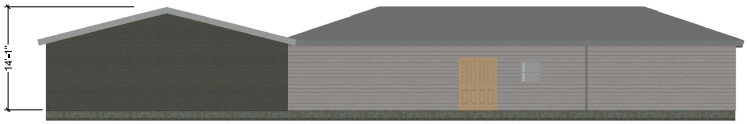
[attached]



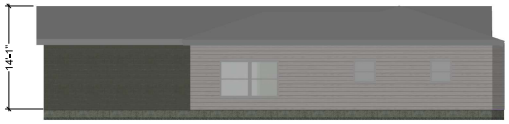
1 A1.2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



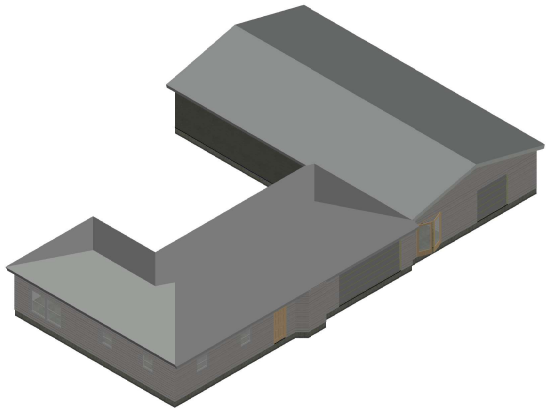
2 A1.2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

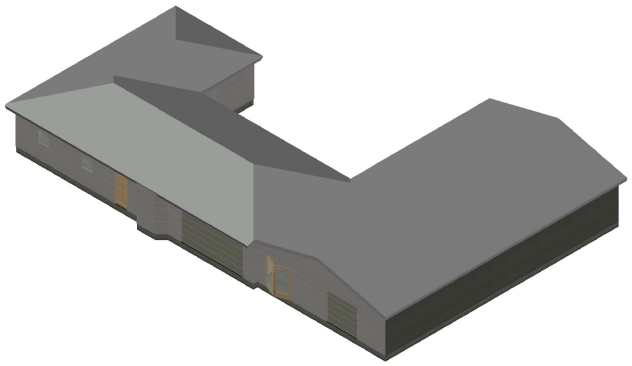


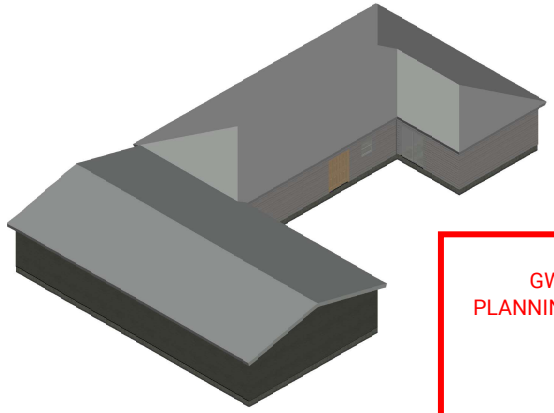
3 A1.2 REAR ELEVATION
SCALE: 1/8"=1'-0"

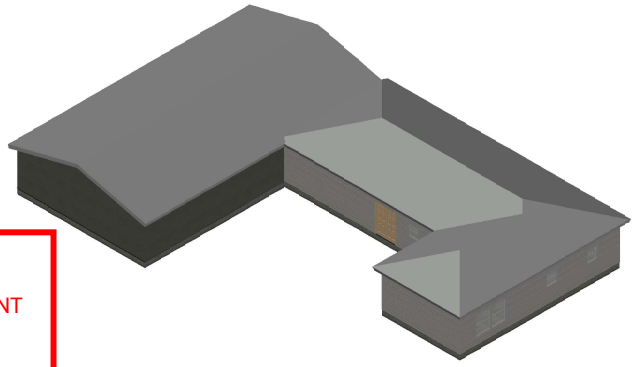


4 A1.2 LEFT ELEVATION
SCALE: 1/8"=1'-0"









GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/4/2025

WARRANT & LIABILITY

THERE ARE NO WARRANTIES MADE BY J&C DESIGNS, LLC. EITHER EXPRESS OR IMPLIED, OTHER THAN A WARRANTY OF TITLE. J&C DESIGNS, LLC. SPECIFICALLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
LIMITATION OF LIABILITY: J&C DESIGNS, LLC. LIMITS ANY AND ALL LIABILITY TO SELF INCURRED COST(S) TO CORRECT WORKING DRAWINGS IN THE EVENT AN ERROR OR DISCREPANCY OCCURS. NEW REVISED WORKING DRAWINGS WILL BE SUPPLIED AT NO ADDITIONAL COST TO THE CLIENT. NO MONIES SHALL BE PAID TO THE CLIENT FOR FIELD MODIFICATIONS, CORRECTIONS, ECT. RESULTING FROM ANY ALLEGED ERROR. J&C DESIGNS, LLC., UPON NOTIFICATION WILL PROVIDE ALTERNATE SOLUTIONS TO PROBLEMS/CONDITIONS THAT MAY ARISE FROM AN ALLEGED ERROR AT NO ADDITIONAL EXPENSE TO THE CLIENT.
INDEMNITY: THE CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS FROM ANY CLAIMS, LIABILITY, OR DEFENSE COST IN EXCESS OF THE LIMIT AS STATED ABOVE FOR INJURY OR LOSS SUSTAINED BY ANY PARTY FROM EXPOSURES ALLEGEDLY CAUSED BY OUR COMPANY PERFORMANCE OF SERVICE.
THE PLANS AND OTHER INFORMATION PROVIDED BY J&C DESIGNS LLC., HEREUNDER ARE INTENDED SOLELY FOR THE USE OF THE CUSTOMER TO WHOM THIS PROPOSAL IS ADDRESSED AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY. USE BY ANYONE OTHER THAN THE CUSTOMER NAMED ABOVE IS AT THE USERS PERIL.

135 Huff Drive
Lawrenceville, GA, 30044

NO.	REVISION/ISSUE	DATE
0	ISSUED FOR APPROVAL	01/16/25
1	ISSUED FOR CONSTRUCTION	04/16/25
2	REISSUED FOR CONSTRUCTION	11/21/25

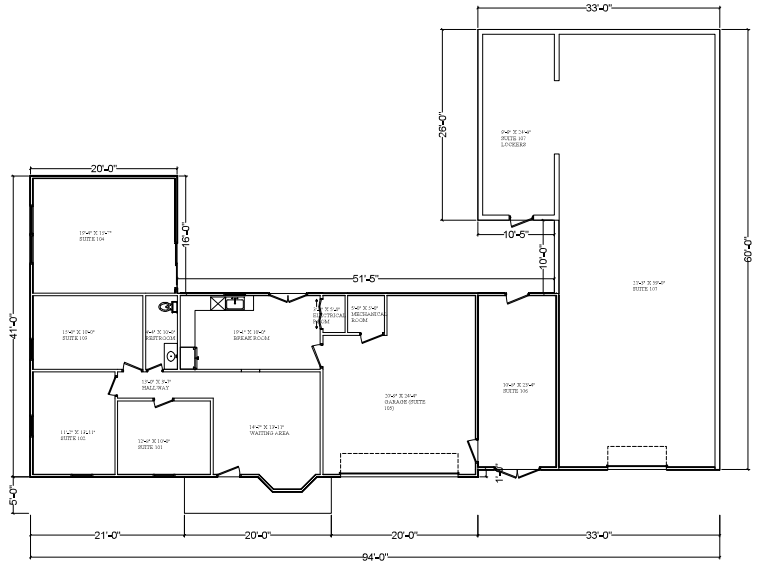
FOR FURTHER INFORMATION OR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:	
PROJECT OWNER:	Luis J Chavez Soto
PHONE #:	786-616-0896
EMAIL:	luisjavier29875@icloud.com

ENG:	OTHERS	XX/XX/XX
DRN:	JMF	01/16/25
CHK:	HF	01/16/25

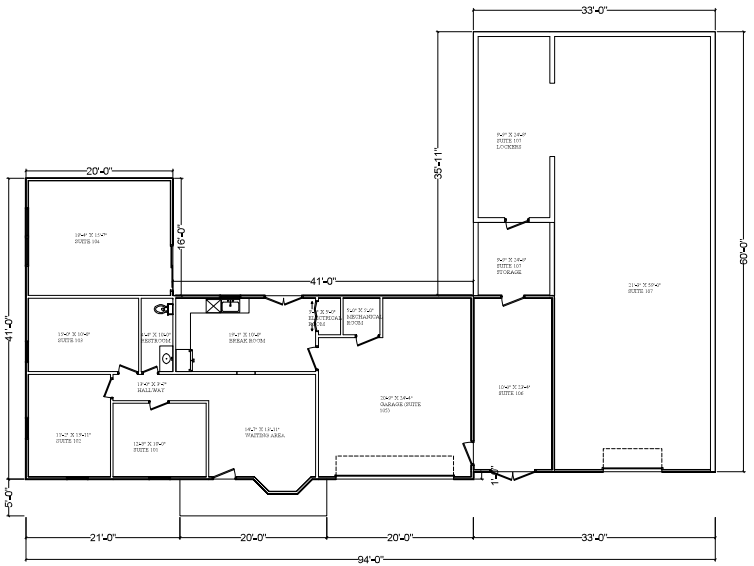
JOB #: 250105	A1.2
SCALE: SEE PLAN	

Exhibit D: Floorplan

[attached]



1 A1.1 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



2 A1.1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

WARRANT & LIABILITY

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135 Huff Drive
Lawrenceville, GA, 30044

NO.	REVISION/ISSUE	DATE
0	ISSUED FOR APPROVAL	01/16/25
1	ISSUED FOR CONSTRUCTION	04/16/25

FOR FURTHER INFORMATION OR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:	
PROJECT OWNER:	Luis J Chavez Soto
PHONE #:	786-616-0896
EMAIL:	luisjavier29875@icloud.com

ENG:	OTHERS	XX/XX/XX
DRN:	JMF	01/16/25
CHK:	HF	01/16/25

JOB #: 250105

SCALE: SEE PLAN

A1.1

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

[attached]

L & S The Best Services LLC

Letter of intent

Date: February 5, 2025

Gwinnett County Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Ref: ZON2025-00060
Address: 135 Huff Drive, Lawrenceville, GA 30044

To Whom It May Concern:

We respectfully submit this letter in support of the rezoning request for the property identified as Parcel ID #R5019 005, from R-75 (Residential) to O-I (Office-Institutional). This 7-suite building will serve the community with multi-services, tax preparation, bookkeeping, insurance, notary services and car broker office. No automotive uses are proposed as part of this rezoning. In addition, the back concrete patio will be used as play area. As part of this rezoning process, we are requesting approval of the following variances:

Zoning Buffer Variance
Per Section 230-100.1, the O-I district requires a 50-foot undisturbed buffer and a 5-foot building setback buffer. The existing site improvements—including the building, parking, and fencing—will remain in place; therefore, compliance with the buffer and setback requirements is not feasible without significantly altering the current layout. The existing conditions have functioned appropriately and maintain compatibility with surrounding development. As a result, a 15' buffer and a 5' building setback will be provided on the northeast and northwest side of the property.

For these reasons, we respectfully request approval of the above variances in conjunction with the rezoning application. The proposed variances are the minimum necessary to allow reasonable use of the property while maintaining consistency with the intent of the zoning ordinance and protecting public safety.

Please feel free to contact me should you have any questions or require additional information.

Respectfully submitted,

Luis Chavez
L&S The Best Services LLC
Email: luisjavier29875@hotmail.com
Phone: (786) 616-0896

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

Many residential neighborhoods may benefit from a small commercial office space.

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

No it will not. The building will remain the same.

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

In order to get the best return, you may have to subdivide the lot in order to add new residential buildings.

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, it it meant to be used for small businesses.

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

The area has been zoned for traditional neighborhoods only.

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:

No, building will remain the same.

Exhibit F: 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: George Rendon	Name: L&S The Best Services, LLC
Address: 500 Sun Valley Drive, Suite H3	Address: 135 Huff Drive
City: Roswell	City: Lawrenceville
State: GA ZIP: 30076	State: GA ZIP: 30044
Phone: 770.597.3380	Phone: 786.616.0896
Email: george@civilogistix.com	Email: luisjavier2987@gmail.com

Contact Person: George Rendon Phone: 770.597.3380

Contact's Email: george@civilogistix.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-75 Requested Zoning District: O-I

Parcel Number(s): 5019 005 Acreage: 0.75

Property Address(es): 135 Huff Drive

Proposed Development: Business Offices

Variance(s): Buffer Reduction Waiver(s): N/A

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units:	No. of Buildings: 1
Dwelling Unit Sq. Ft.:	Total Building Sq. Ft.: 3,942
Density:	Floor Area Ratio: 0.11
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

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: Luis Chavez Soto

Signature:

Date: 05/15/2025

Notary Public

Name: Leydi K Delgado

Signature:

Date: 05-15-2025

LEYDI K DELGADO
My Commission Expires
NOTARY PUBLIC
August 15, 2026
GWINNETT COUNTY, GEORGIA
Notary Seal

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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: L&S The Best Service LLC

Signature: [signature] **Date:** 10-08-25

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)
R5019 005	YES (2025 tax Bill is current, bill issued on September 2025)

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 016BNT **Title:** TSA

Signature: [signature] **Date:** 10-23-2025

Doc ID: a093ada0e93256cabc7270f4c8d3d1664ae5e1bb

DISCLOSURE OF CAMPAIGN 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: George Rendon

Relationship to Application: (●) **Applicant** ( ) **Representative of Applicant**

Campaign Contributions? ( ) **Yes** (●) **No**

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit G: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	January 16, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00009
Case Address:	135 Huff Drive, Lawrenceville, 30044

	Comments:	**X**	**YES**		**NO**
1	Huff Drive is a major collector. The Average Daily Traffic (ADT) volume is 7,967.				
2	The nearest Ride Gwinnett facility is located 2.5 miles away at 65 Lawrenceville Suwanee Road (Stop #4073 / Route 40) Lawrenceville Suwanee Road and Dollar Tree.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00009
Case Address:	135 Huff Dr

	Comments:		**YES**	X	**NO**
1	Water: GCDWR does not have comments for this Rezoning case. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Rezoning case. The existing building is on septic and will remain on septic.				
3					
4					
5					
6					
7					

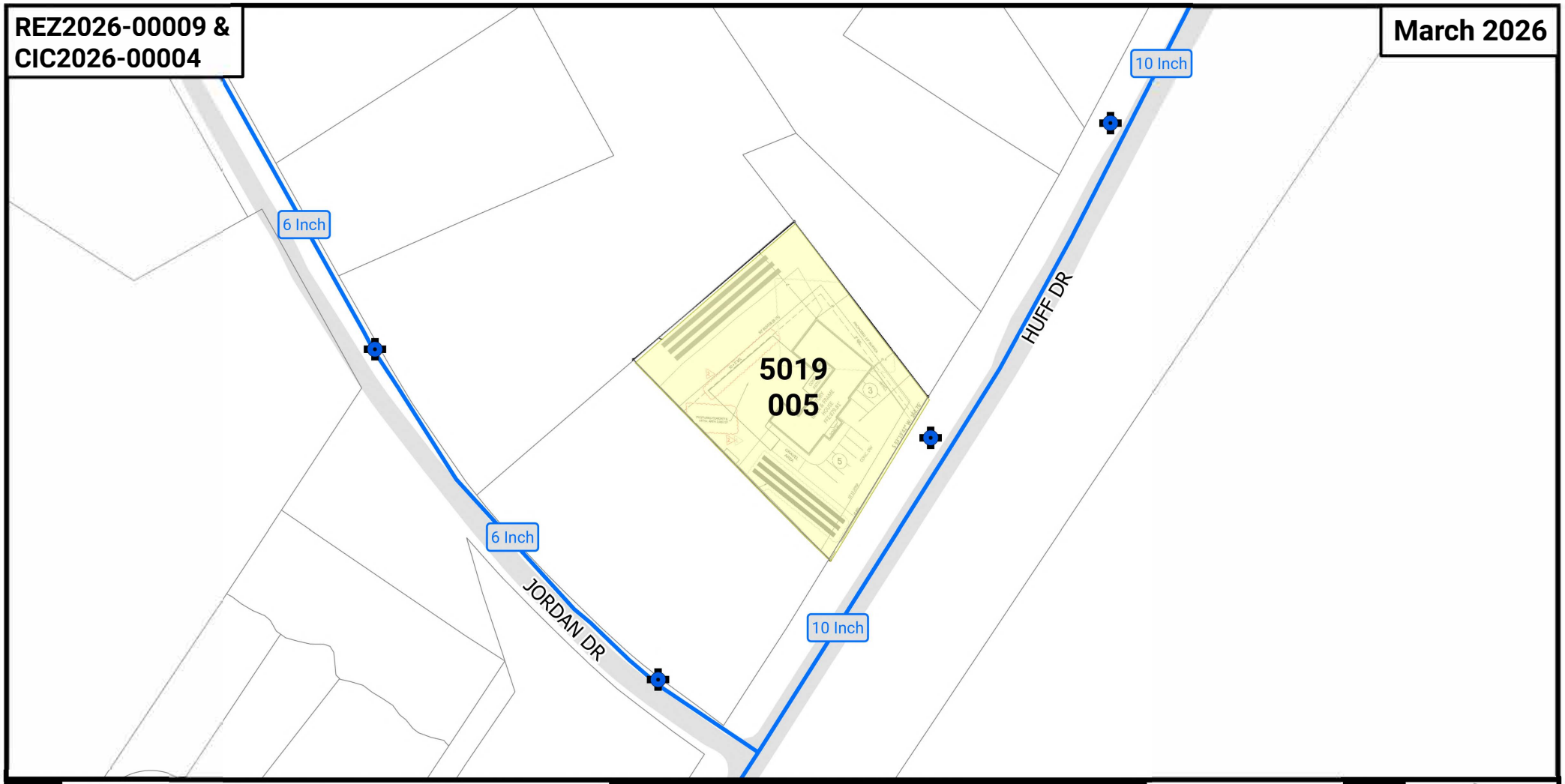
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00009 &
CIC2026-00004

March 2026



LEGEND

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

135 Huff Dr
R-75 to O-I

Water & Sewer Utility Map

N
W E
S

0 70 140
Feet

LOCATION

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

Sewer Comments: GCDWR does not have comments for this Rezoning case. The existing building is on septic and will remain on septic.

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

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

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

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

Exhibit H: Maps

[attached]

HUFF DR
JORDAN DR
REZ2026-00009
Created: January 16, 2026
N
0
40
80
Feet
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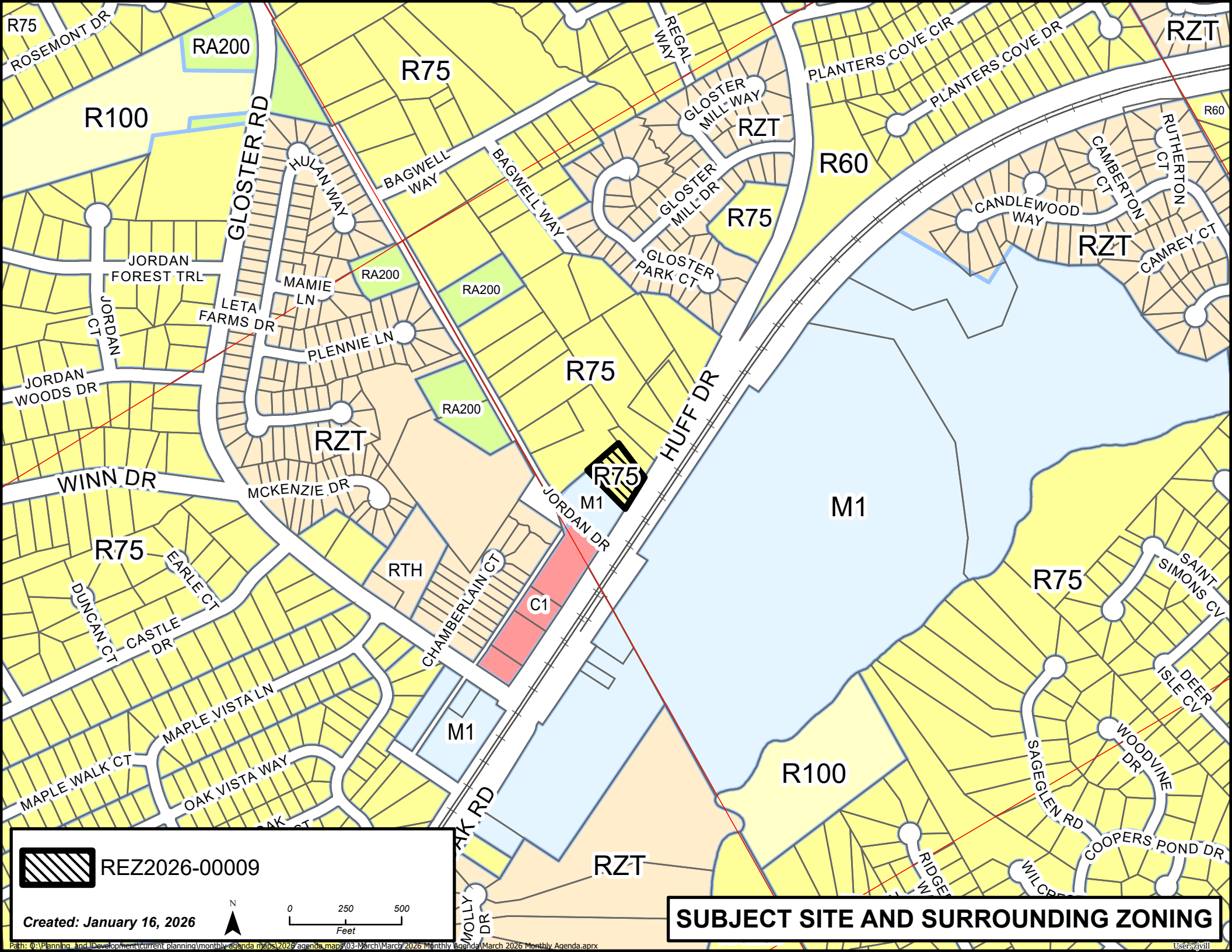
User: zjvill


R75
ROSEMONT DR
RA200
R100
GLOSTER RD
HULAN WAY
R75
REGAL WAY
PLANTERS COVE CIR
PLANTERS COVE DR
RZT
GLOSTER MILL WAY
RZT
R60
R60
CAMBERTON CT
RUTHERTON CT
BAGWELL WAY
BAGWELL WAY
GLOSTER MILL DR
R75
CANDLEWOOD WAY
RZT
CAMREY CT
JORDAN FOREST TRL
JORDAN CT
MAMIE LN
LETA FARMS DR
RA200
RA200
GLOSTER PARK CT
PLENNIE LN
R75
HUFF DR
JORDAN WOODS DR
RA200
RZT
WINN DR
MCKENZIE DR
R75
M1
JORDAN DR
M1
R75
EARLE CT
DUNCAN CT
CASTLE DR
RTH
CHAMBERLAIN CT
C1
SAINT SIMONS CV
DEER ISLE CV
MAPLE VISTA LN
M1
R100
SAGEGLEN RD
WOODVINE DR
MAPLE WALK CT
OAK VISTA WAY
COOPERS POND DR
RZT
MOLLY DR
REZ2026-00009
Created: January 16, 2026
N
0
250
500
Feet
SUBJECT SITE AND SURROUNDING ZONING
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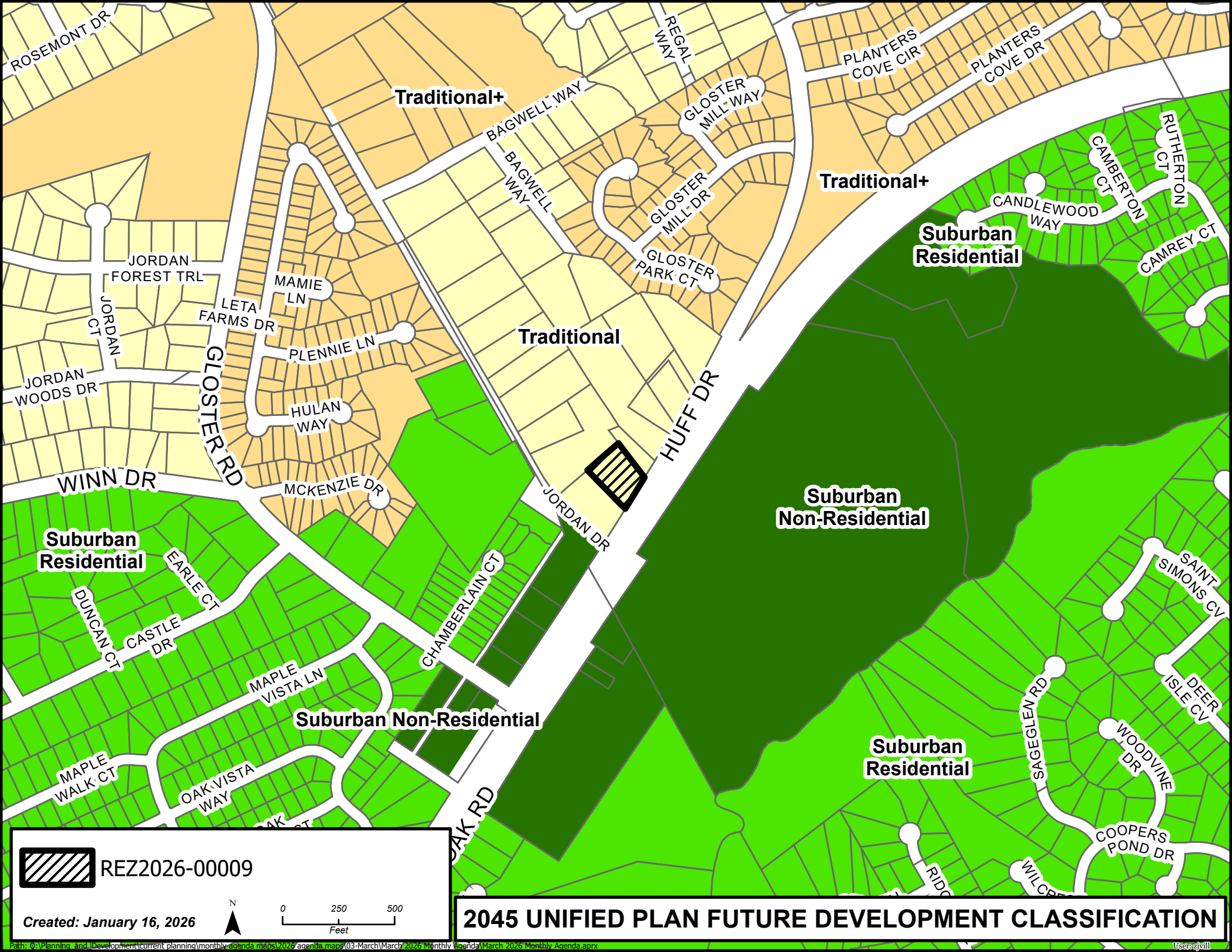

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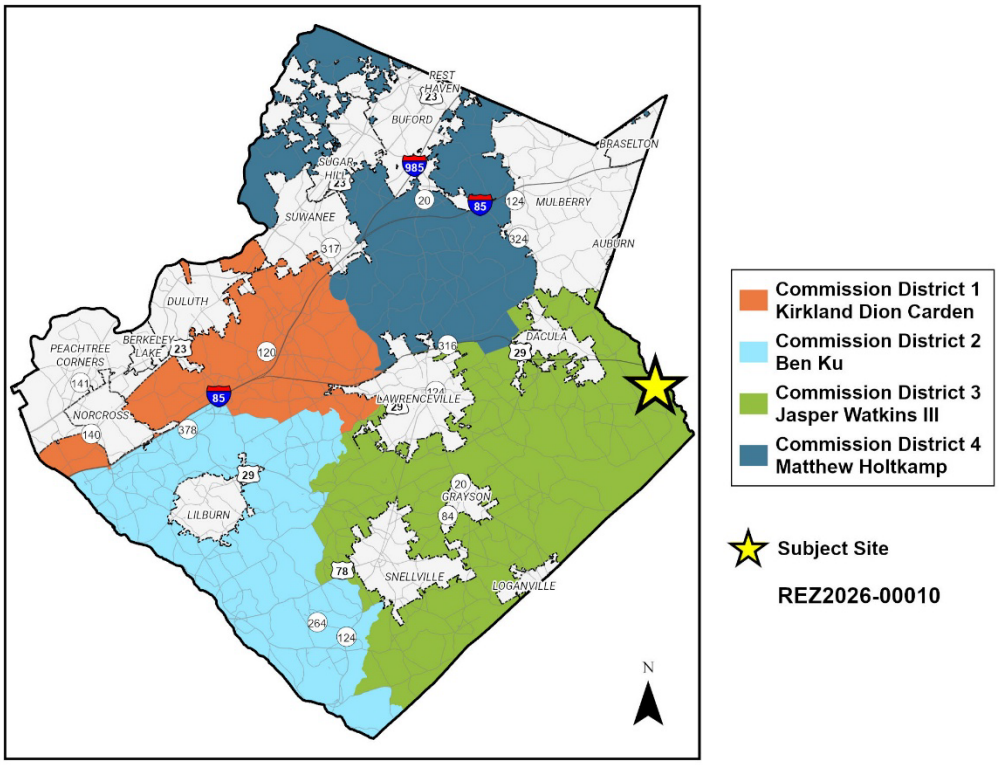
User: Zivill

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00010**
Current Zoning:	**RA-200** (Agriculture-Residence District)
Request:	Rezoning to **OSC** (Open Space Conservation District)
Additional Request:	Waiver
Address:	221 Whitley Road
Map Number:	R5356 001
Site Area:	45.45 acres
Units:	113
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Rural
Staff Recommendation:	**DENIAL**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	DRB Group, LLC c/o Mahaffey Pickens Tucker, LLP 1550 North Brown Road, Suite 125 Lawrenceville, GA 30043	**Owner:**	MEA Family Investments LP 4398 Lochsa Lane Suwanee, GA 30024
Contact:	Shane Lanham	**Phone:**	770.232.0000

Zoning History

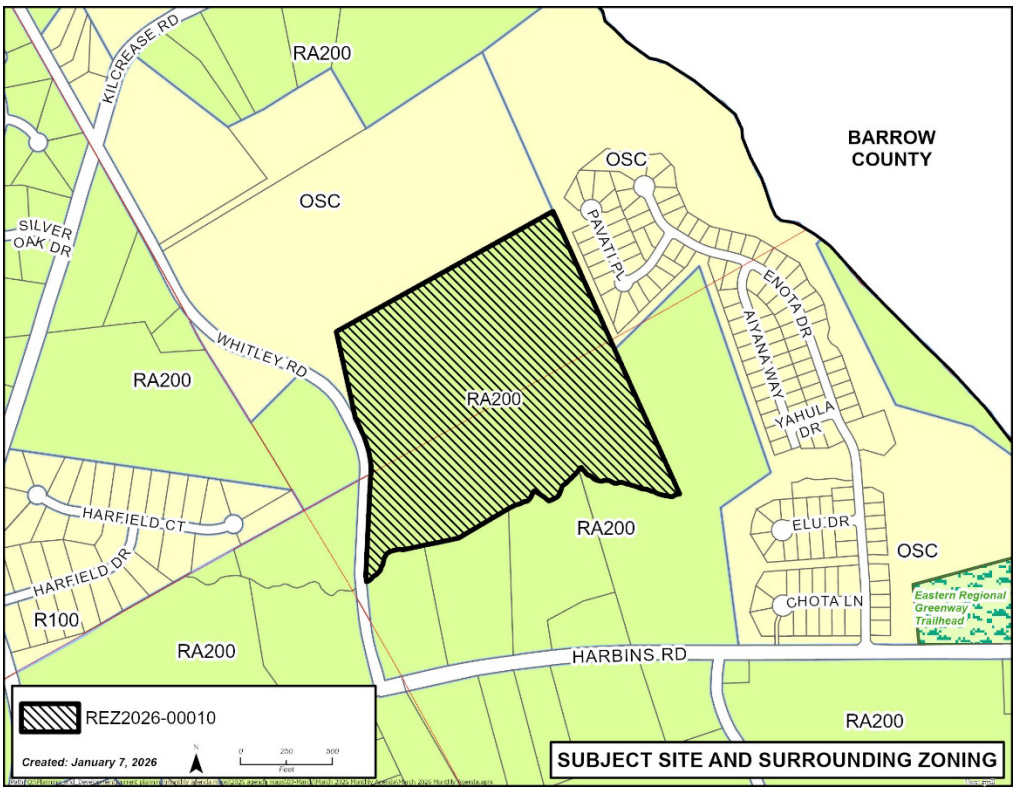
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 45.45-acre parcel located along Whitley Road, north of its intersection with Harbins Road. The property contains a single-family residence and multiple accessory buildings, with dense vegetation at the southeastern corner of the site. Two ponds and a stream are located along the southern property line. There are no sidewalks along the road frontage. The nearest Ride Gwinnett transit stop is approximately 11.3 miles from the property.

Surrounding Use and Zoning

The property is surrounded by undeveloped parcels and single-family residences within subdivisions and on large lots. A recently-approved OSC subdivision is located to the north. The Apalachee Hills subdivision, which is currently under development, is located to the east. Single-family residences on large lots and undeveloped residential parcels are located to the east, south, and west. Farther west is the Fairfield Plantation subdivision accessed from Kilcrease Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.49 units per acre
North	Single-Family Residential	OSC	1.83 units per acre (approved)
East	Single-Family Residential (Apalachee Hills) Single-Family Residential	OSC RA-200	2.00 units per acre 0.04 units per acre
South	Single-Family Residential Single-Family Residential (undeveloped)	RA-200 RA-200	0.16 units per acre N/A
West	Single-Family Residential Single-Family Residential (undeveloped) Single-Family Residential (Fairfield Plantation)	RA-200 RA-200 R-100	0.20 units per acre N/A 1.31 units per acre

Project Summary

The applicant requests rezoning from RA-200 to OSC for a single-family detached subdivision, including:

- 113 single-family detached residences on lots ranging from 5,075 to 8,998 square feet, yielding a density of 2.49 units per acre.
- Two-story residences with two- and three-car garages with a minimum heated floor area of 2,200 square feet.
- Exterior building materials of cementitious siding and brick.
- 21.21 acres of open space, including 5.19 acres of usable open space comprised of a pool, clubhouse, playground, splash pad, fire pit, grilling station, pocket parks, and 5-foot-wide recreational trails throughout the conservation area and connecting to the trail network in the Apalachee Hills subdivision.
- 13 parking spaces for the amenity area.
- One stormwater management facility in the northeastern portion of the development.
- A stub street for future vehicular connection to the property to the east.
- One full-access entrance with a deceleration lane, left-turn lane, and a 5-foot-wide sidewalk along Whitley Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 10 acres	45.45 acres	YES
Density	Maximum 2.5 units per acre	2.49 units per acre	YES
Lot Size	Minimum 5,000 square feet	Minimum 5,000 square feet	YES
Lot Width	Minimum 50’	Minimum 50’	YES
Lot Coverage	Maximum 70%	Maximum 70%	YES
Front Yard	Minimum 10’	Minimum 10’	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 40% or 18.18 acres	46% or 21.21 acres	YES
Usable Open Space	Minimum 10% or 4.55 acres	11% or 5.19 acres	YES

Public Participation

The applicant held a community meeting on November 20, 2025, at Chateau 1870 in Dacula. There were five community members in attendance, who raised questions regarding the proposed zoning district and the character of the area. The applicant responded to these concerns by discussing the 2045 Unified Plan and the conservation space requirements of the OSC zoning district.

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 proposed rezoning will permit a single-family detached subdivision in a low-density residential area. The proposed subdivision has a much higher density than the surrounding area. The proposed rezoning will permit a use that is not 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 has a higher density at 2.49 units per acre compared to the surrounding OSC subdivisions which were approved for 2 and 1.83 units per acre. The proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

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

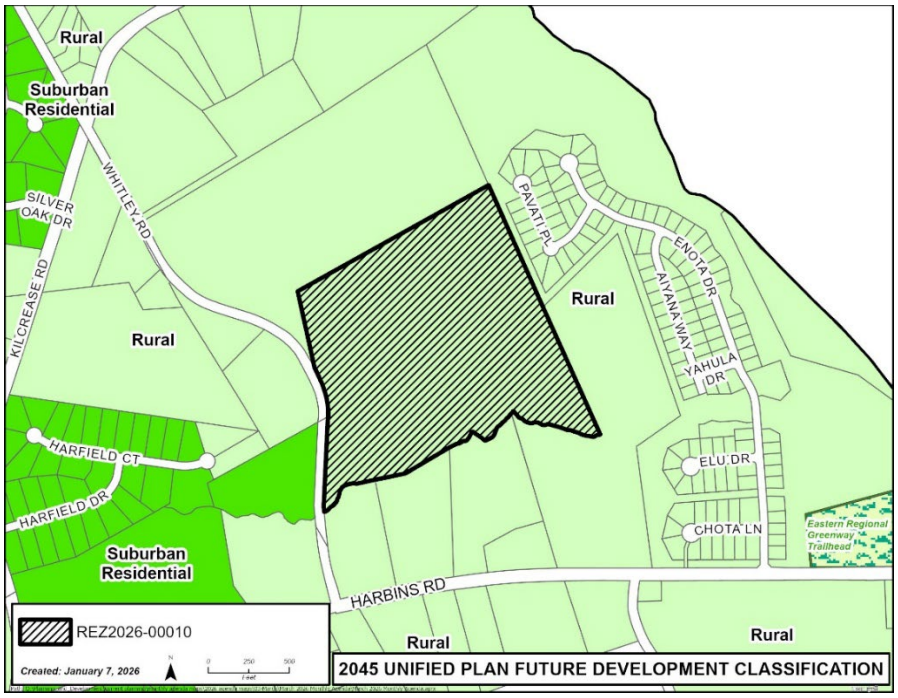
The property has a reasonable economic use as currently zoned.

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 estimates that the development would generate 83 morning and 111 evening peak hour trips. The study recommends a deceleration lane and a left-turn lane into the development. 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 "Rural" for the subject property. This future development type strives to maintain a low-intensity, pastoral character of the outermost parts of the County. OSC is not a recommended zoning district for this future development type. The proposed rezoning is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

There are no 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 the UDO:

1. **Section 350-60.2 Pedestrian Access:** The applicant proposes to exceed the maximum block length of 500 feet by approximately 100 feet.

   Analysis: Staff recommends denial of the rezoning, thus denial of the waiver.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the rezoning request and **DENIAL** of the following waiver:

1. To exceed the maximum block length of 500 feet by approximately 100 feet.

Staff Recommended Conditions

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

Approval as OSC (Open Space Conservation Subdivision) 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 1.83 units per acre.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 18, 2025, and Exhibit C: Building Elevations dated received November 7, 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 minimum heated floor area shall be 2,200 square feet.

4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received December 18, 2025, including, but not limited to, a pool, clubhouse, playground, splash pad, fire pit, grilling stations, green spaces, and walking paths, subject to the review and approval of the Department of Planning and Development.

5. Provisions for future inter-parcel access shall be provided to Parcel R5356 051, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

6. A full-access entrance, deceleration lane, left-turn lane, and a 5-foot-wide sidewalk shall be provided along Whitley 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. Existing Features and Site Analysis Plan for OSC
D. Building Elevations
E. Letter of Intent and Applicant's Response to Standards
F. Application and Disclosure of Campaign Contributions
G. DWR Sewer Capacity Certification Letter
H. Traffic Impact Study
I. Public Participation Plan and Report
J. Internal and External Agency Review Comments
K. Maps

Exhibit A: Site Visit Photos

View of property

View of property

View of property

Northbound view of Whitley Road

Southbound view of Whitley Road

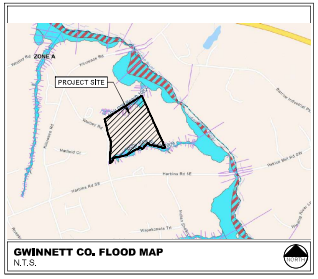
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/18/2025



GWINNETT CO. FLOOD MAP
N.T.S.

GENERAL NOTES

1. SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY KIMLEY-HORN AND ASSOCIATES, DATED
2. PROPERTY IS LOCATED ALONG WHITLEY ROAD IN LAND LOTS 135 AND 136 IN THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA. (PARCEL ID: 5356 001)
3. TOTAL SITE AREA = +/- 45.43 ACRES
4. APPLICANT/DEVELOPER/PRIMARY PERMITTEE:
   DRB GROUP GEORGIA, LLC
   50 IVAN ALLEN JR. BLVD, SUITE 400
   ATLANTA, GA 30313
   CONTACT: CAMERON HEATH
   770.471.4751
   CHEATH@DRBGROUP.COM
5. ENGINEER:
   KIMLEY HORN AND ASSOCIATES, INC
   3930 E JONES BRIDGE RD, SUITE 350
   PEACHTREE CORNERS, GA 30092
   CONTACT: AUSTIN DOHRN, PE
   470.881.5527
   AUSTIN.DOHRN@KIMLEY-HORN.COM
6. PROPOSED ZONING: OSC
   EXISTING ZONING: RA200
7. PROPOSED ROADWAYS TO BE PUBLIC WITH 27' BOC AND 50' R/W. ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED ROADWAY.
9. NO PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13135C0078G, 13135C0079G, 13135C0093G, AND 13135C0094G, DATED 4/11/2024
10. JURISDICTIONAL WETLANDS AND/OR BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU AND SURVEYED BY KIMLEY-HORN AND ASSOCIATES.
11. WATER & GRAVITY SEWER TO BE PROVIDED BY GWINNETT COUNTY. PROPOSED DEVELOPMENT TO TIE TO EXISTING WATER MAIN ALONG WHITLEY ROAD AND TIE TO EXISTING SEWER MAIN ALONG THE NORTHWEST CORNER OF THE SITE. NO WELLS OR SEPTIC PROPOSED ON SITE.
12. TRAFFIC CALMING TO BE INSTALLED ON ROADS LONGER THAN 500 FEET.

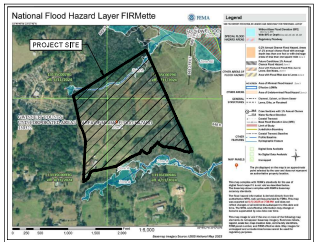
SITE ANALYSIS

TOTAL SITE AREA		45.43 ACRES±
PROPOSED LOTS		113 LOTS
	(A) 70' X 120' LOTS	56 LOTS
	(B) 50' X 100' LOTS	57 LOTS
PROPOSED DENSITY		2.49 UNITS/AC
OSC ZONING CRITERIA		
MAXIMUM NET DENSITY		2.5 UNITS/AC
MINIMUM LOT SIZE		5,000 S.F.
MINIMUM LOT WIDTH		50 FEET
BUILDING SETBACKS	FRONT	10 FEET
	SIDE	5 FEET
	REAR	20 FEET
MAXIMUM BUILDING HEIGHT		35 FEET
MINIMUM PROJECT AREA		10 ACRES
MINIMUM OPEN SPACE (% OF PROJECT AREA)		21.21 ACs (48%)
MINIMUM USABLE OPEN SPACE (% OF PROJECT AREA)		5.19 ACs (11%)

STREAM BUFFER KEY

- (A) 25-FT STATE UNDISTURBED STREAM BUFFER
- (B) 50-FT GWINNETT COUNTY UNDISTURBED STREAM BUFFER
- (C) 75-FT NON-IMPERVIOUS SURFACE SETBACK STREAM BUFFER

LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

GRAPHIC SCALE IN FEET
0 50 100 200
NORTH

Kimley»Horn
PREPARED BY
3930 E JONES BRIDGE ROAD
SUITE 350, PEACHTREE CORNERS
GEORGIA 30092
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM

DRB GROUP
PREPARED FOR
50 IVAN ALLEN JR. BLVD, SUITE 400
ATLANTA, GA 30313
PHONE 770.471.4751
WWW.DRBGROUP.COM

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PRICING SET SUBMITTAL	08/15/2025	ARD

DRB WHITLEY
PROJECT
221 WHITLEY ROAD
BETHLEHEM, GA 30620
PIN 5356 001, LAND LOTS 356-357
5TH DISTRICT

PRELIMINARY
Not For Construction
8/10/2025

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	JSB
DESIGNED BY	LCW
REVIEWED BY	ARD
DATE	07.16.2025
PROJECT NO.	014957038

TITLE
ZONING SITE PLAN

SHEET NUMBER
Z.1

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\014957038_DRB Whitley\CADD\Exhibits\Zoning Site Plan\DRB Whitley - Zoning Site Plan.dwg Zoning Site Plan Dec 10, 2025 2:47pm by Justin.Bartlett

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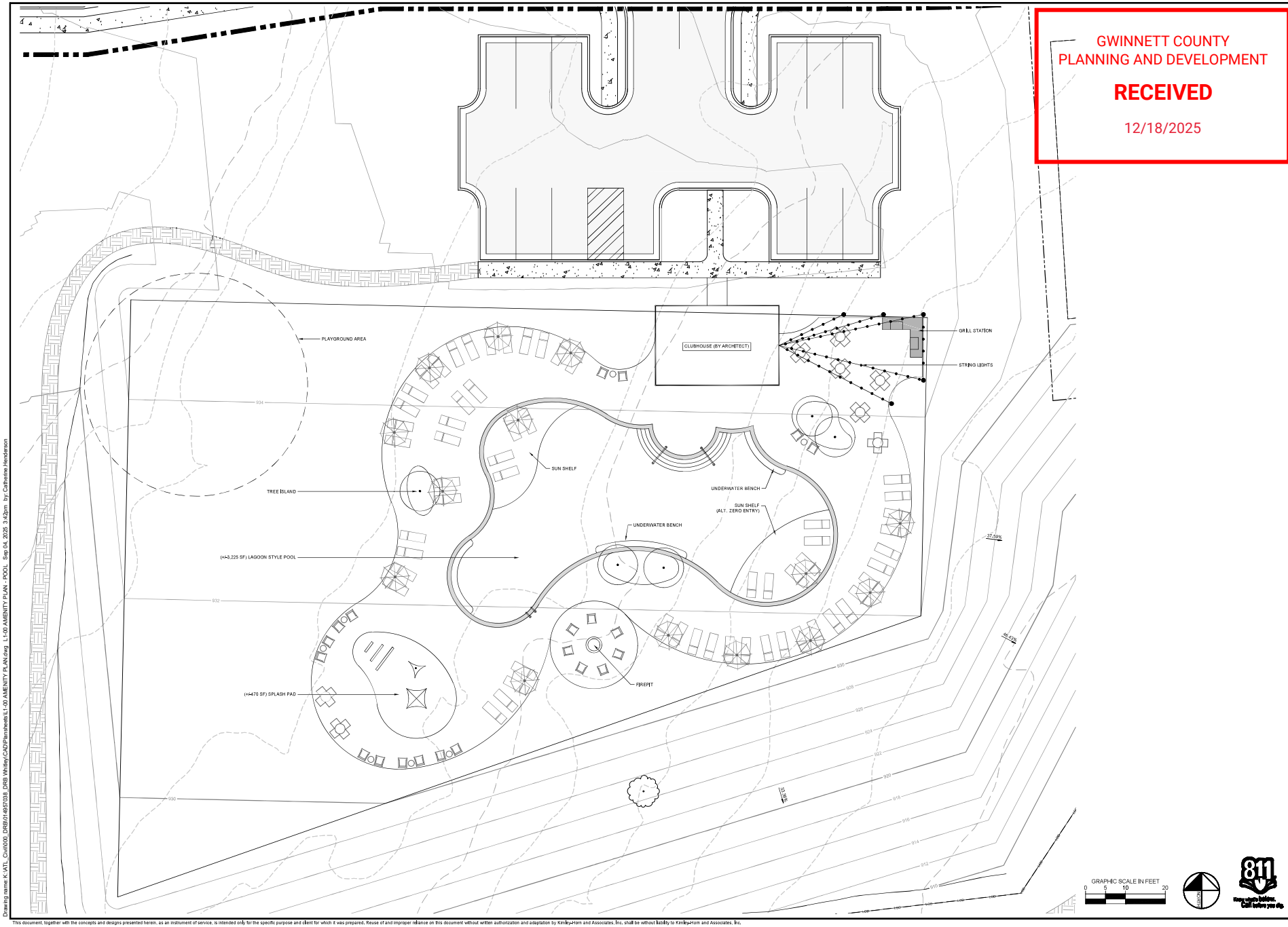

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/18/2025

PREPARED BY
Kimley»Horn
3930 E JONES BRIDGE ROAD
SUITE 350, PEACHTREE CORNERS
GEORGIA 30092
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
DRB GROUP
55 IVAN ALLEN JR. BLVD. SUITE 400
ATLANTA, GA 30313
PHONE 770.471.4751
WWW.DRBGROUP.COM

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PRICING SET SUBMITTAL	08/15/2025	ARD

PROJECT
DRB WHITLEY
221 WHITLEY ROAD
BETHLEHEM, GA 30620
PIN 5356 001, LAND LOTS 356-357
5TH DISTRICT

PRELIMINARY NOT FOR CONSTRUCTION 09/04/2025

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	JSB
DESIGNED BY	LCW
REVIEWED BY	ARD
DATE	08.15.2025
PROJECT NO.	014957038

TITLE
AMENITY PLAN - POOL

SHEET NUMBER
L1-00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\014957038_DRB Whitley\CAD\Plansheets\L1-00 AMENITY PLAN.dwg L1-00 AMENITY PLAN - POOL Sep 04, 2025 3:42pm by: Catherine Henderson

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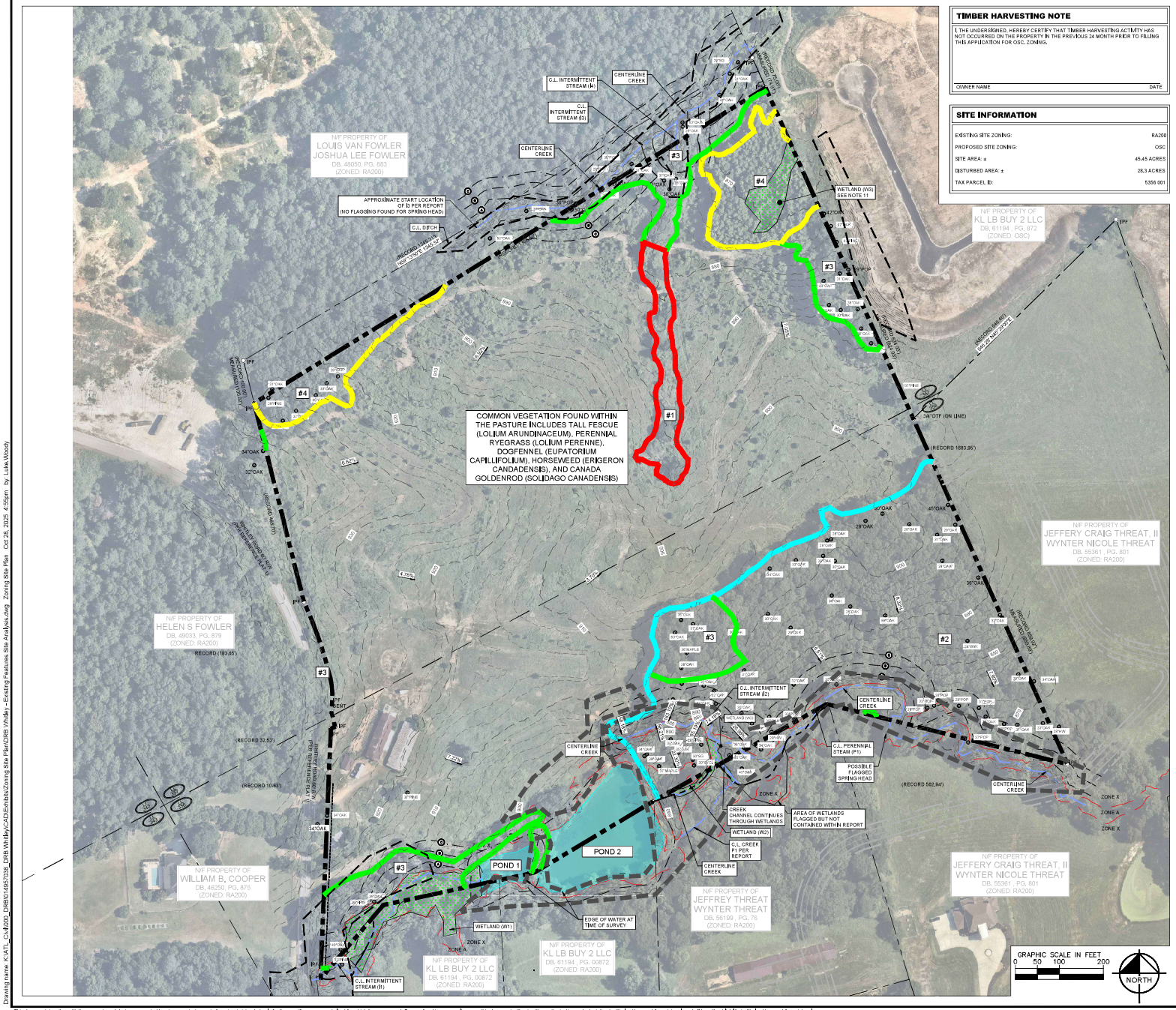
Exhibit C: Existing Features and Site Analysis Plan for OSC

[attached]



TIMBER HARVESTING NOTE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TIMBER HARVESTING ACTIVITY HAS NOT OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTH PRIOR TO FILLING THIS APPLICATION FOR OSC ZONING.

OWNER NAME DATE

SITE INFORMATION

EXISTING SITE ZONING:	RA200
PROPOSED SITE ZONING:	OSC
SITE AREA: ±	45.45 ACRES
DISTURBED AREA: ±	28.3 ACRES
TAX PARCEL ID:	5356 001

REFERENCES

1. JURISDICTIONAL WATER FINDINGS REPORT BY CORBLU ECOLOGY GROUP, PROJECT NO. 03-040325, DATED JUNE 17, 2025.
2. ALTA/NSPS LAND TITLE SURVEY FOR DRB GROUP GEORGIA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, BY KIMLEY-HORN AND ASSOCIATES, INC. DATED AUGUST 13, 2025.
3. FLORA AND FAUNA FIELD INSPECTION BY KIMLEY-HORN AND ASSOCIATES, INC.
4. PROTECTED SPECIES FIELD INSPECTION BY KIMLEY-HORN AND ASSOCIATES, INC.

HISTORICAL/ARCHEOLOGICAL SURVEY NOTE

PER REFERENCE #3

PER THE GEORGIA'S NATURAL, ARCHEOLOGICAL AND HISTORIC RESOURCES GEOGRAPHIC INFORMATION SYSTEM (GNAHRGIS) THERE ARE NO PREVIOUSLY RECORDED HISTORIC AND/OR ARCHEOLOGICAL SITES FOUND WITHIN OR ADJACENT TO THE PROJECT SITE.

TREE SURVEY LEGEND

PER REFERENCE #3

#1 MIXED (OLD GROWTH); 10% LOBLOLLY PINE WITH WATER OAK
#2 HARDWOOD (OLD GROWTH); SOUTHERN RED OAK, WHITE ASH, TULIP POPLAR, WINGED ELM, SYCAMORE, CHERRY, SWEET GUM
#3 MIXED (OLD GROWTH); LOBLOLLY PINE, TULIP POPLAR, SOUTHERN RED OAK, WHITE OAK, RED MAPLE
#4 50/50 HARDWOOD & PINE MIX (NEW GROWTH); TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE

PROTECTED SPECIES NOTE

PER REFERENCE #4

KIMLEY-HORN ENVIRONMENTAL BIOLOGIST REVIEWED THE US FISH & WILDLIFE SERVICE "INFORMATION FOR PLANNING AND CONSERVATION SYSTEM (IPaC)", BASED ON THE IPaC SEARCH, THERE WERE LISTED SPECIES THAT COULD POSSIBLY BE FOUND WITHIN THE VICINITY OF THE PROJECT, IN ADDITION TO THE IPaC SEARCH, KIMLEY-HORN CONDUCTED A LITERATURE REVIEW OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, WILDLIFE RESOURCES DIVISION, AND NATURAL HERITAGE PROGRAM (NHP) DATABASE, KIMLEY-HORN CONFINED THIS SEARCH TO THE QUARTER QUADRANGLE MAP THE SITE IS LOCATED ON, AND THE EIGHT SURROUNDING QUARTER QUADRANGLE MAPS, THE DATABASE WAS EXAMINED TO DETERMINE PREVIOUSLY IDENTIFIED PROTECTED SPECIES POTENTIALLY OCCURRING ON THE NINE QUARTER-QUADRANGLE MAPS.

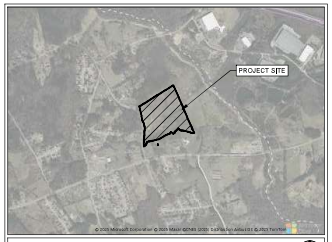
BASED ON THE RESEARCH CONDUCTED BY THE KIMLEY-HORN TEAM THE TWO POSSIBLE PROTECTED SPECIES THAT COULD BE LOCATED IN THE VICINITY ARE THE LITTLE AMPHIANTHUS *AMPHIANTHUS PUSILLUS* AND BLACK SPORED QUILLWORT *ISOETES MELANOSPORA*, HOWEVER, AN ONSITE SURVEY CARRIED OUT BY KIMLEY-HORN ENVIRONMENTAL PERSONNEL VERIFIED THAT NO PROTECTED SPECIES ARE PRESENT WITHIN THE PROJECT SITE.

SITE LEGEND

- AREA OF STEEP SLOPE (40% OR GREATER)
- TREE AREAS (COLORS DIFFER, SEE TREE LEGEND)
- WETLANDS
- FLOODPLAIN
- CREEK CENTERLINE

STREAM BUFFER KEY

- (A) 25-FT STATE UNDISTURBED STREAM BUFFER
- (B) 50-FT GWINNETT COUNTY UNDISTURBED STREAM BUFFER
- (C) 75-FT NO-IMPERVIOUS SURFACE SETBACK STREAM BUFFER



LOCATION MAP
N.T.S.

Kimley»Horn
PREPARED BY
350 E. JONES BRIDGE ROAD SUITE 300, PEACHTREE CORNERS GEORGIA 30092
PHONE 770.826.0744
WWW.KIMLEY-HORN.COM
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

DRB GROUP
PREPARED FOR
3501 WAN ALLEN JR. BLVD. SUITE 400 ATLANTA, GA 30313
PHONE 770.471.4751
WWW.DRBGROUP.COM

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PRICING SET SUBMITTAL	08/15/2025	ARD

DRB WHITLEY
PROJECT
221 WHITLEY ROAD
BETHLEHEM, GA 30620
PIN 5356 001, LAND LOTS 356-357
5TH DISTRICT

PRELIMINARY
Not For Construction
10/16/2025

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	JSB
DESIGNED BY	LCW
REVIEWED BY	ARD
DATE	07.16.2025
PROJECT NO.	014957038

TITLE
EX. FEAT. SITE PLAN

SHEET NUMBER
Z.2

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\014957038_DRB Whitley\CADD\Exhibits\Zoning Site Plan\DRB Whitley - Existing Features Site Analysis.dwg Zoning Site Plan Oct 28, 2025 4:55pm by Luke.Woody

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.

Exhibit D: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES

Division Office:

55 Ivan Allen Jr. Blvd, Ste 400

Atlanta, GA 30308

Corporate Office:

2099 Gaither Road, Ste 600

Rockville, MD 20850

Whitley

Gwinnett County, Georgia

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

38' Elevations

Whitley

Gwinnett County, Georgia

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
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DRB HOMES

Ansley

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Ansley

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

ANSLEY

(RIGHT ELEVATION)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES

Ansley

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Brier Creek

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES

Brier Creek

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Brier Creek

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Brier Creek

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES

Lassiter

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

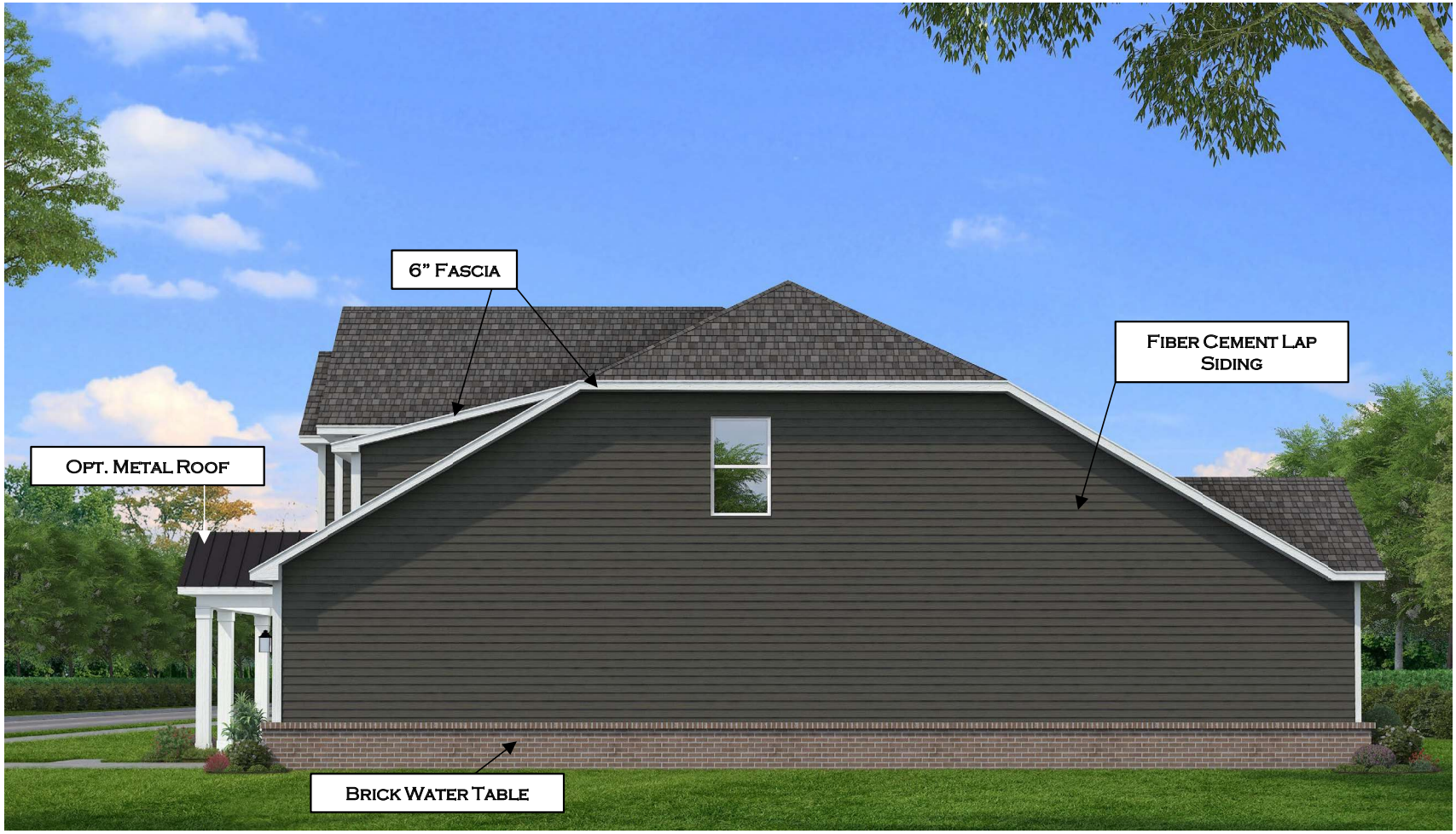
DRB HOMES

Lassiter

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES



Lassiter

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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11/7/2025

DRB HOMES

Lassiter

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
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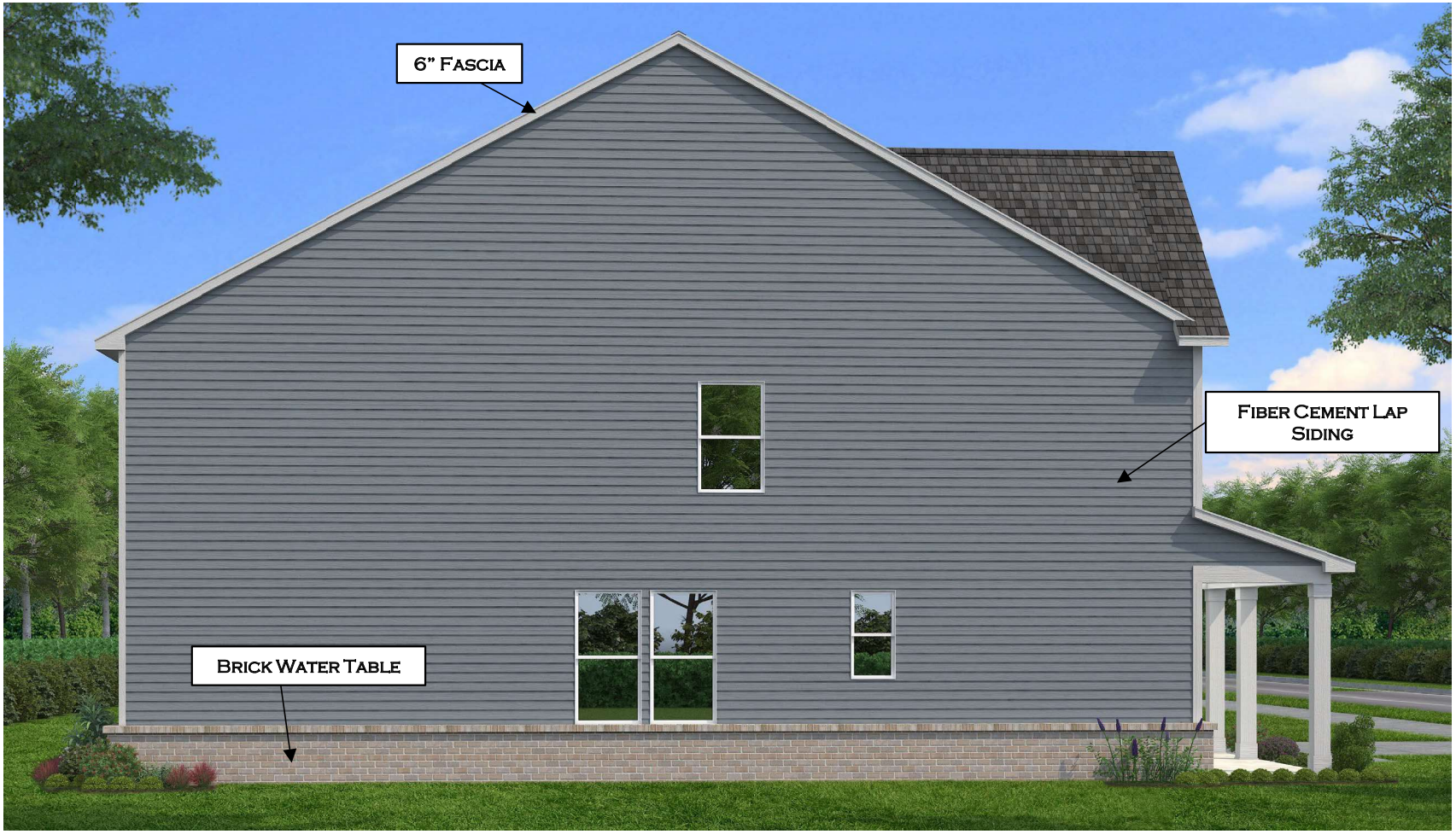
DRB HOMES

Wagener

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES

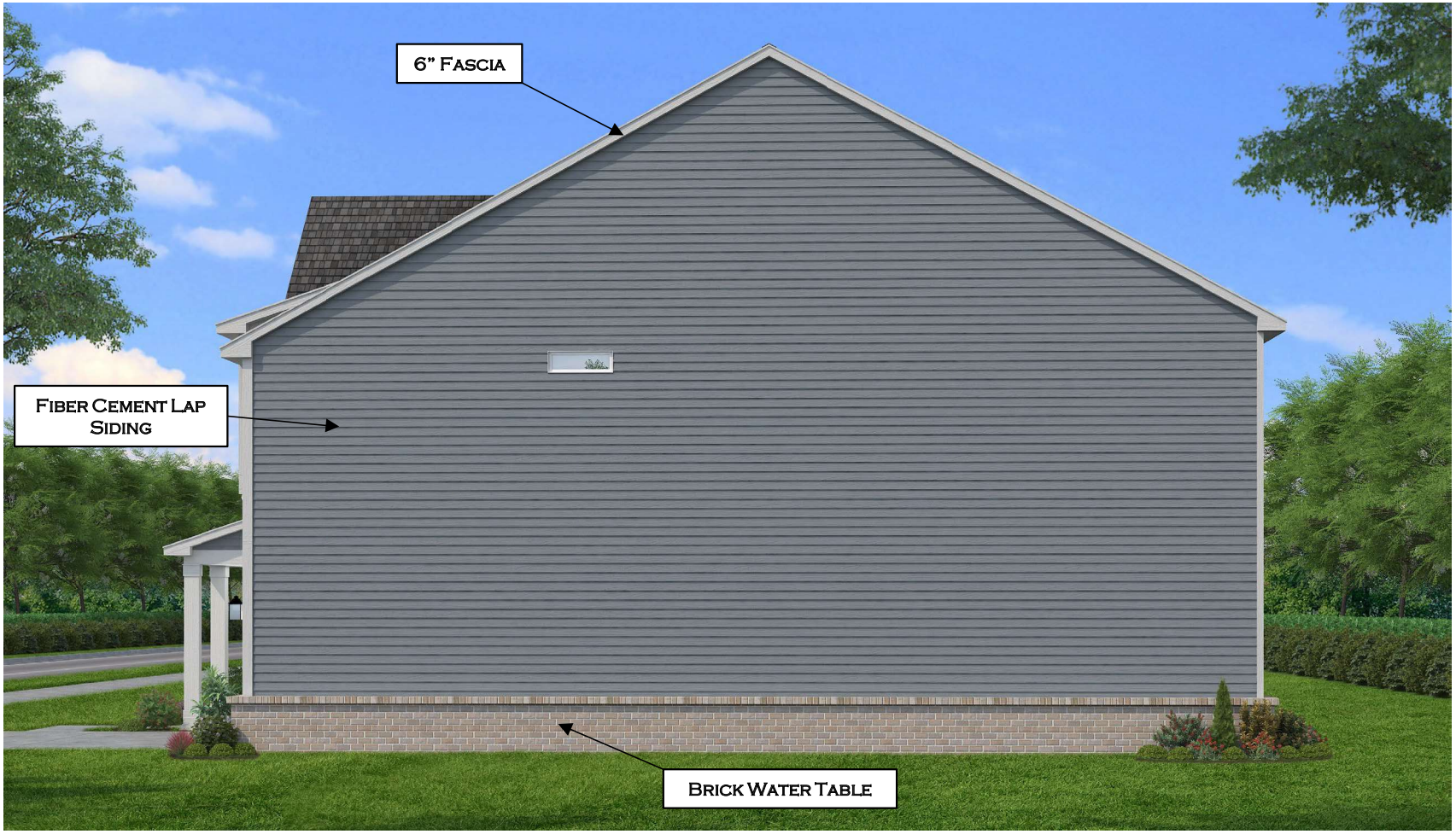


Wagener

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES



Wagener

(Right Elevation)

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DRB HOMES

Wagener

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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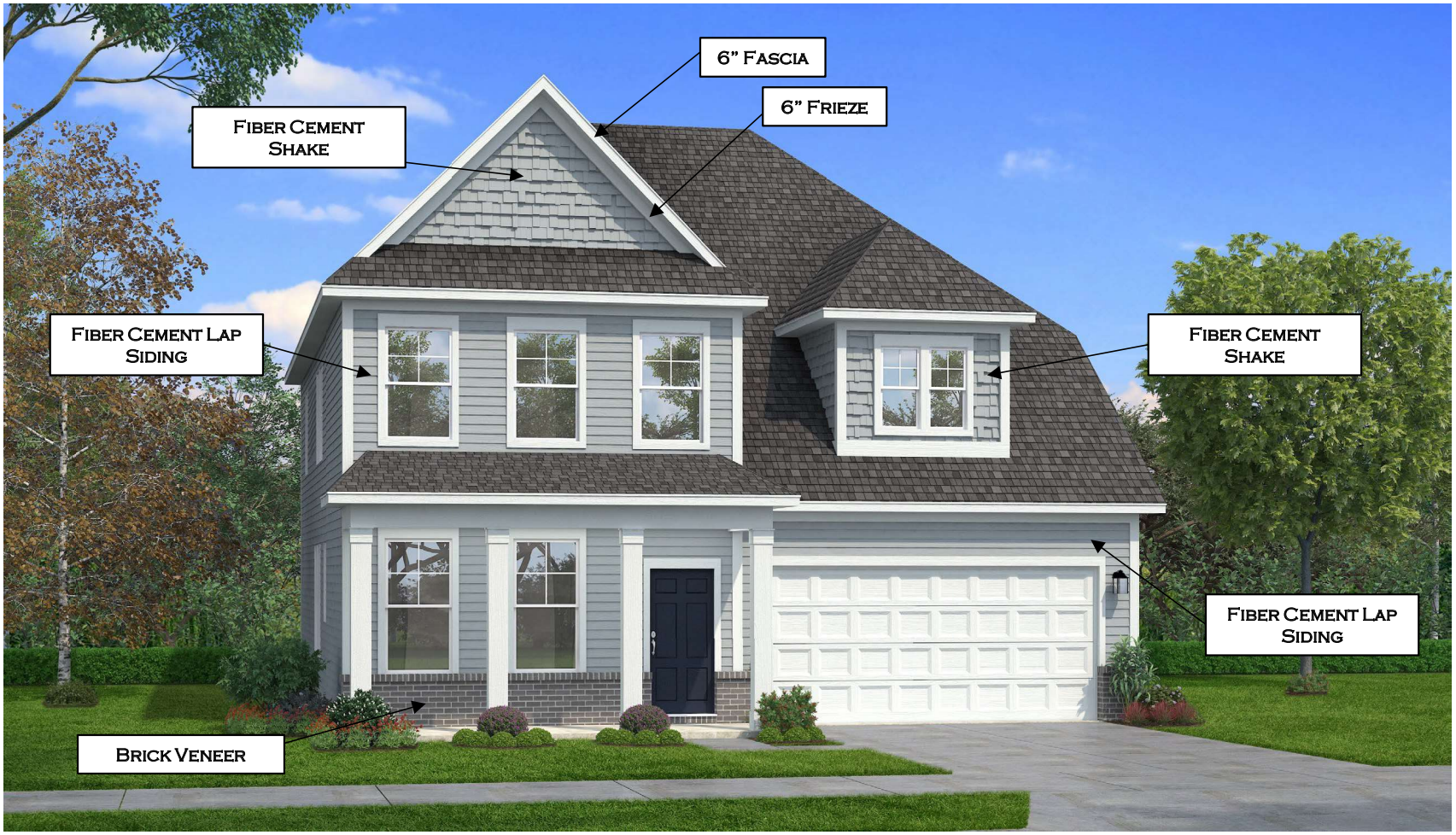

Wynwood

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Wynwood

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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11/7/2025

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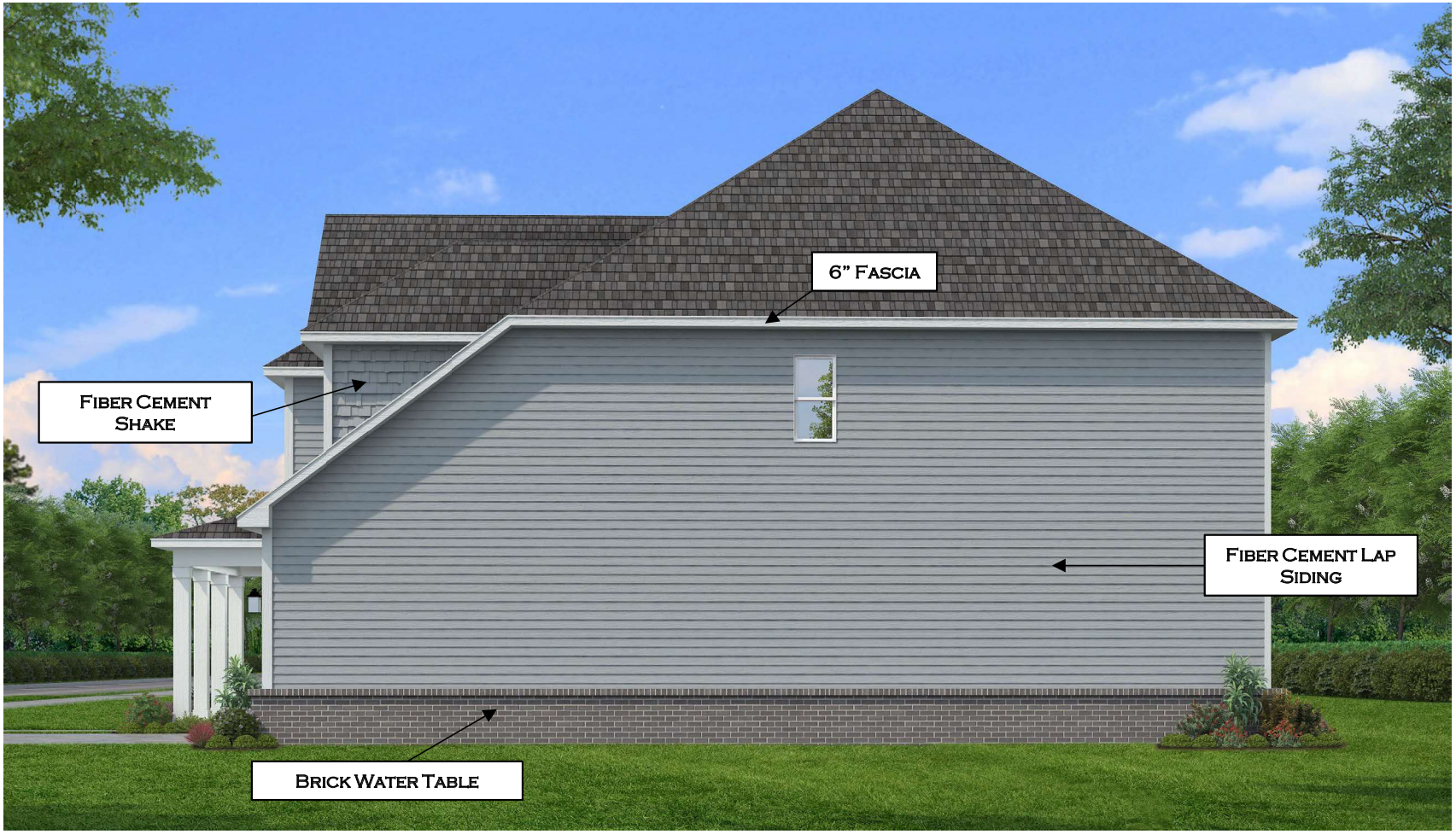

Wynwood

(Right Elevation)

GWINNETT COUNTY
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DRB HOMES

Wynwood

(Rear Elevation)

GWINNETT COUNTY
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DRB HOMES

50' Elevations

Whitley

Gwinnett County, Georgia

GWINNETT COUNTY
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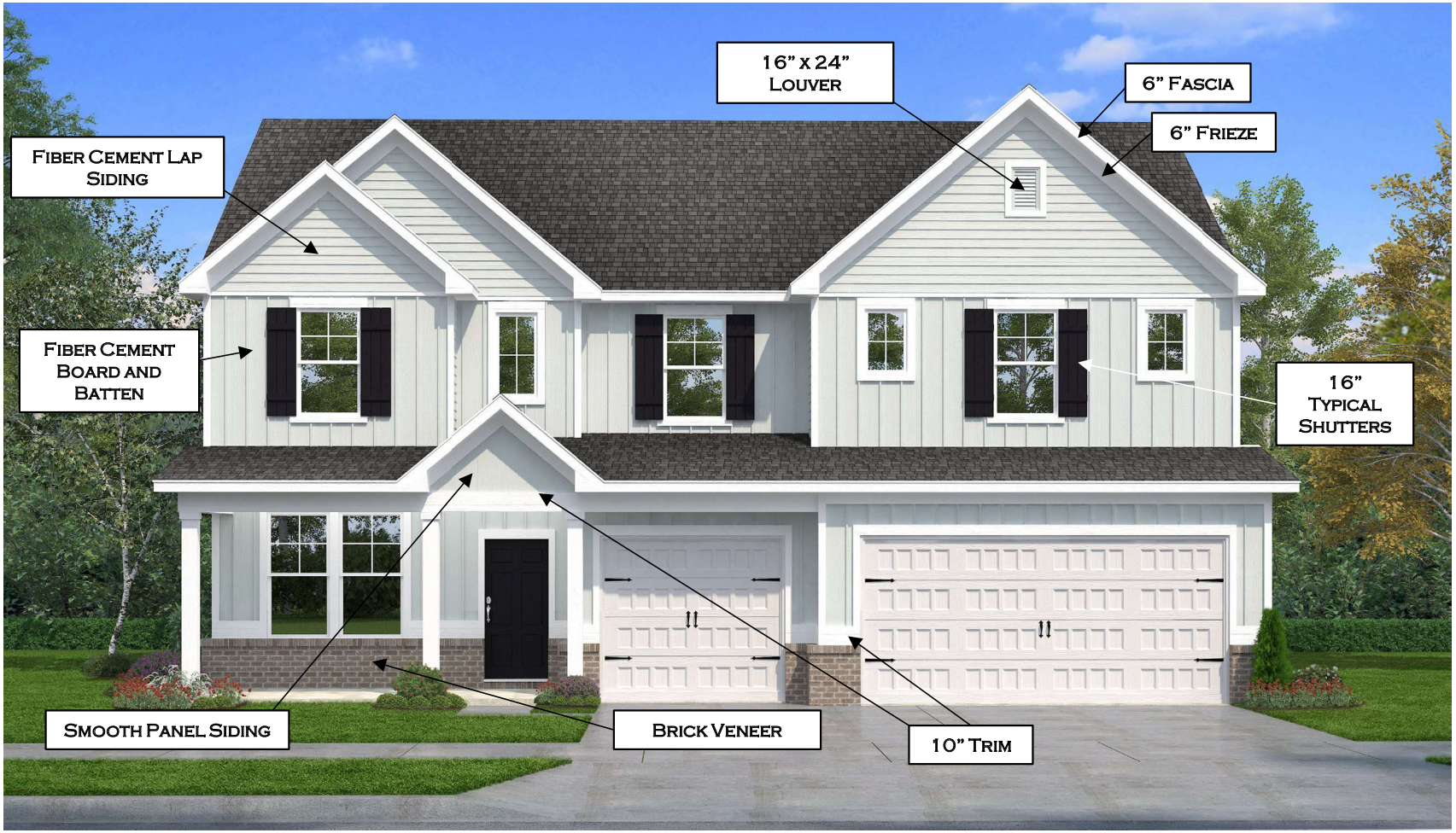

Isabella

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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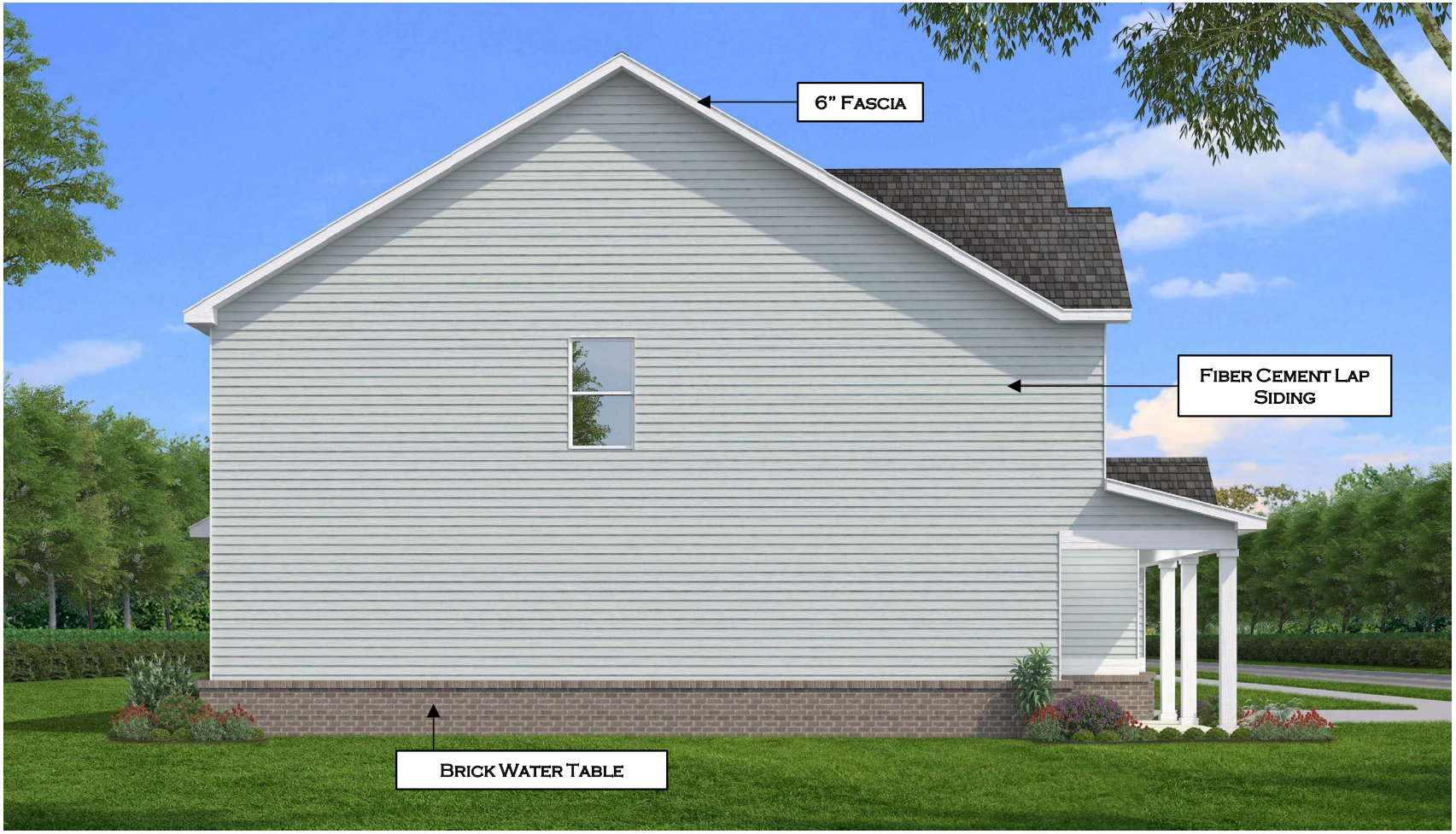

Isabella

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Isabella

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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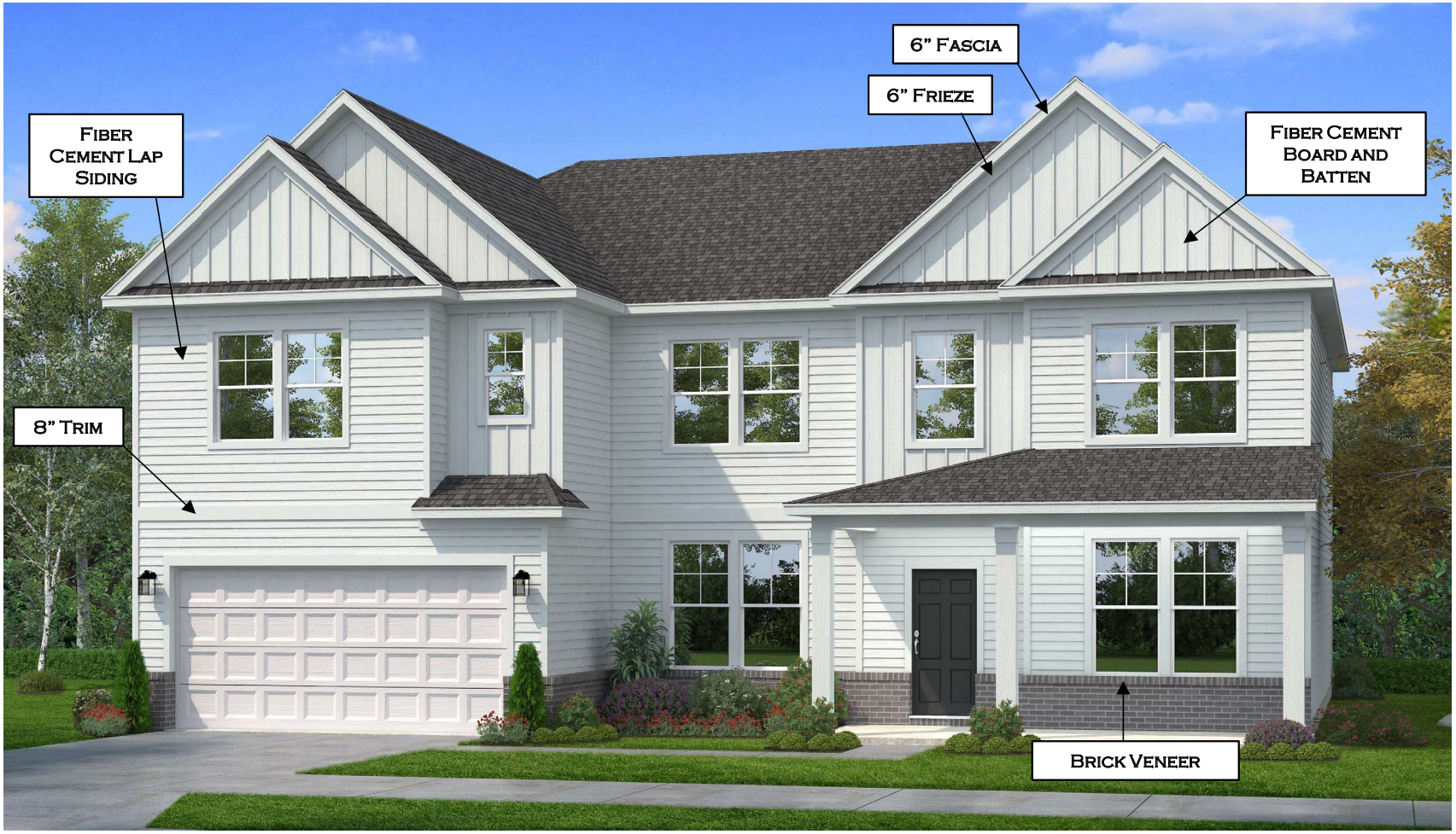
DRB HOMES

Isabella

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES



Clarity

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Clarity

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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11/7/2025

DRB HOMES

Clarity

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Clarity

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Meridian

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

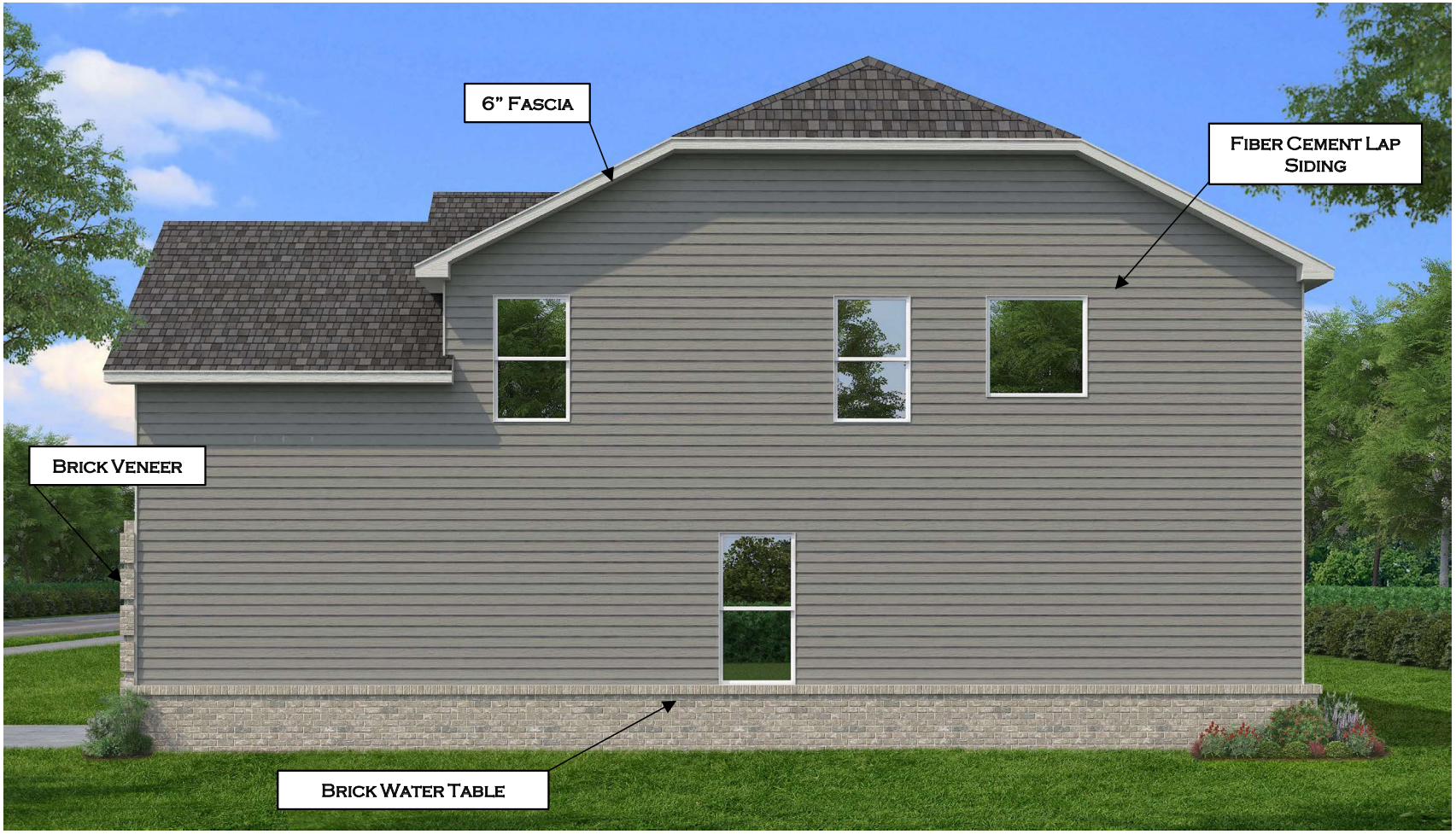
DRB HOMES

Meridian

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/7/2025

DRB HOMES



Meridian

(Right Elevation)

GWINNETT COUNTY
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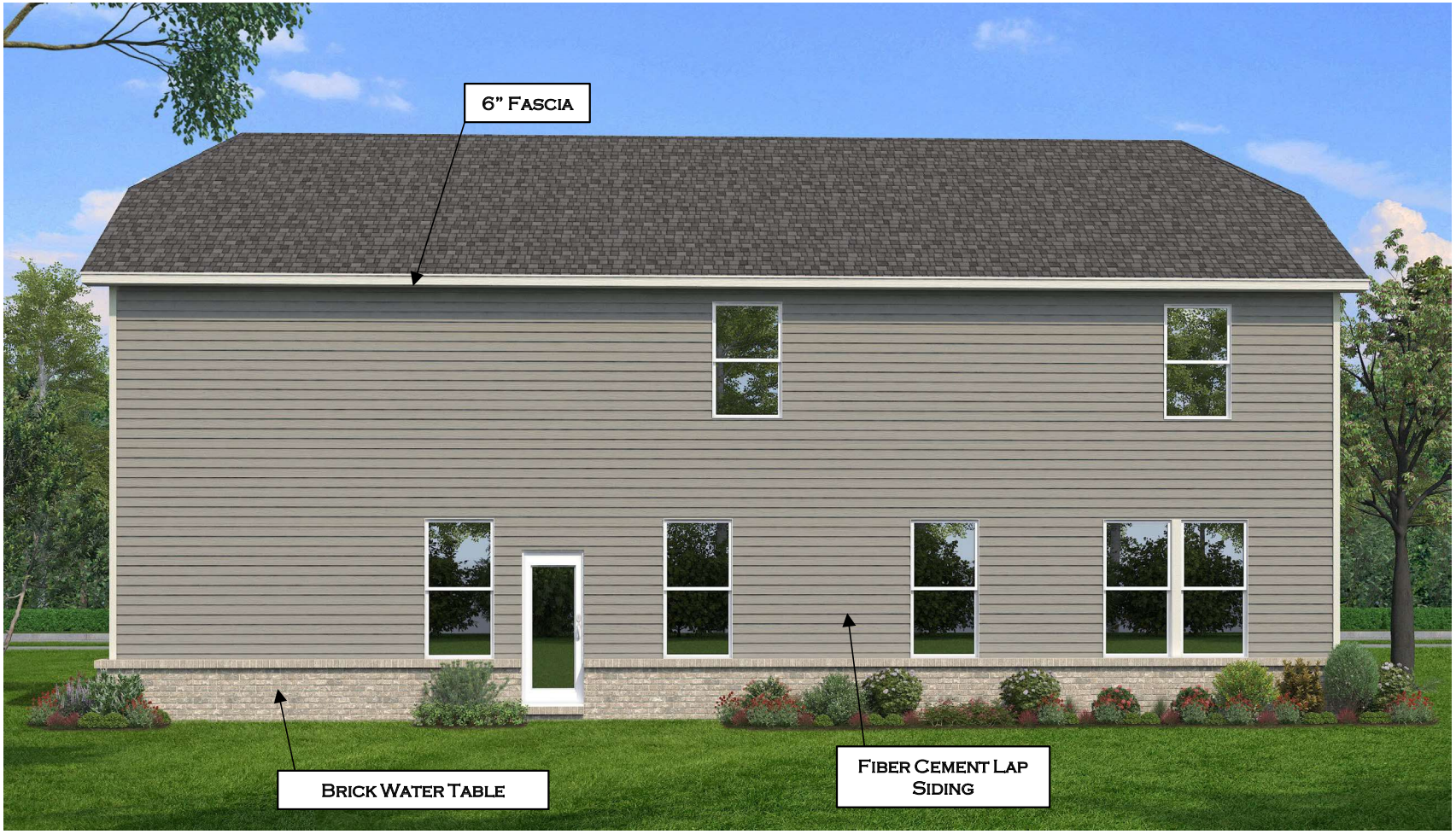
DRB HOMES



Meridian

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Rosemary

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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11/7/2025

DRB HOMES

Rosemary

(Left Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Rosemary

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Rosemary

(Rear Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Stonefield

(Front Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Stonefield

(Left Elevation)

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DRB HOMES

Stonefield

(Right Elevation)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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DRB HOMES

Stonefield

(Rear Elevation)

Exhibit E: 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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the "Application") on behalf of DRB Group Georgia, LLC, (the "Applicant") relative to an approximately 45.45-acre tract of land (the "Property") situated along the eastern side of Whitley Road just north of its intersection with Harbins Road. The Property is located within a developing area of Gwinnett County and is just over a half mile south of University Parkway (State Route 316). The Applicant is proposing to rezone the Property to the OSC (Open Space Conservation) zoning classification to accommodate the development of a single-family conservation subdivision with a total of 113 homes.

The proposed development would be accessed by a main entrance on Whitley Road with additional connectivity to Harbins Road via a proposed interparcel vehicular access point with adjacent parcel number R5356 051. The proposed development also provides a pedestrian connection to adjacent parcel number R5356 005 to ultimately provide access to the recently constructed Eastern Regional Greenway. Homes in the proposed community would be constructed with attractive architectural elements and building materials which would meet or exceed the

requirements of the Architectural Design Standards for Detached Residential Buildings set forth in the Gwinnett County Unified Development Ordinance (the "UDO"). Building materials for the proposed homes would include brick, stone, and/or fiber cement shake, siding, and/or board-and-batten as depicted in the building elevations submitted with the Application. The proposed development would include varying lot sizes ranging from a minimum of 50 feet wide to over 70 feet wide. All homes would include a minimum two-car garage and would range from approximately 2,200 square feet of floor area to just over 4,000 square feet.

Residents of the proposed community would enjoy access to a main active amenity area including a pool, clubhouse, playground, splash pad, fire pit, and grilling station as well as passive amenities including smaller green spaces and a walking trail. The walking trail would connect the active amenity area to larger open space areas located in the southern portion of the Property. This open space area includes a proposed natural tree save area with several specimen trees, including a 63-inch oak tree. The tree save area would be protected but also carefully activated to provide additional recreational opportunities for residents. In addition to the main walking trail, the developer would install multiple lower-impact mulch "side trails" to provide better access to some of the larger trees and more scenic areas of the Property. The proposed development is an excellent example of the benefits of conservation subdivisions which allow a relatively low residential density, while preserving large areas of otherwise developable land. By focusing the homes in the central and northern portions of the Property, the Applicant is able to preserve an attractive stand of mature hardwoods for future generations.

The Applicant also requests relief from the requirements of UDO §350-60.2 related to block length requirements. As depicted on the site plan, the proposed development features a grid-style street network that forms blocks. Block lengths were intentionally kept to a minimum length,

but the "edge" or "corner" blocks necessarily have a longer length than interior blocks. Accordingly, the Applicant respectfully requests relief from UDO §350-60.2 to provide blocks longer than 500 feet.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the "2045 Plan"). The surrounding area includes several single-family residential developments including communities zoned R-100, OSC, and RA-200. In fact, two tracts of land zoned OSC are adjacent to the Property to the north and northeast. The proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development and encourages a variety of housing types. Chapter 4: Housing of the 2045 Plan identifies a need of "More Housing Development" and provides that Gwinnett County's "housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential." These policies encouraging residential development are reflected by Gwinnett's recent construction of the nearby Apalachee River Pump Station, a regional sewer pump station with capacity of 14 million gallons per day. The proposed development would also provide residential critical mass to support the ongoing Rowen development, a planned 2,000-acre regional employment center which is projected to support 18,500 jobs by 2035 and provide 22 million square feet of new mixed-use development.

The proposed development is also in line with the spirit and intent of the 2045 Plan, which classifies the Property as within the Rural Future Development Area. The 2045 Plan provides that "Rural areas are on septic and typically are at least more than two miles from any Village Center or Urban Corridor." However, the subject property has direct access to sewer and is located

approximately 1.5 miles from the Harbins Village Center and less than 0.7 miles from the University Parkway Urban Corridor. This distinguishes the Property from other areas designated as "Rural" which do not enjoy direct access to sewer infrastructure and are isolated from major transportation corridors. Further, the 2045 Plan specifically designates "single-family" uses, such as the proposed conservation subdivision, as "appropriate" for the Rural Future Development Area. Moreover, the 2045 Plan's Land Use Descriptions chart sets forth a typical floor area ratio (FAR) range for single-family residential uses. Using an average home size of 2,500 square feet, the proposed development's FAR would be 0.15 which is below the typical FAR range of 0.2 – 0.7 established for "single-family" and actually within the range of 0.0 – 0.2 set forth for "agricultural/rural residential uses." Accordingly, the proposed residential development fits squarely within the 2045 Plan's land use policies and is consistent with the established development pattern in the area.

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

Respectfully submitted this 13th day of January, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

Yes, approval of the Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of single-family residential uses including land zoned RA-200, R-100, and OSC. The subject property is adjacent to land zoned OSC to the north and east. The proposed OSC zoning classification would allow residential development that is similar to and compatible with the existing development pattern in the area.

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

No, approval of the Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of nearby property.

C. 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:

Due to its size, location, layout, dimensions, and other physical characteristics, the Applicant submits that the Property does not have reasonable economic use as currently zoned.

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

No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to major transportation corridors including Harbins Road and University Parkway (State Route 316) with access to utilities.

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

Yes, approval of the Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The Property is located within the Rural Character Area, but has direct access to sewer through existing gravity lines and the recently completed Apalachee River Pump Station, a regional sewer pump station with capacity of 14 million gallons per day. The 2045 Plan provides that "Rural areas are on septic and typically are at least more than two miles from any Village Center or Urban Corridor." However, the subject property has access to sewer and is located approximately 1.5 miles from the Harbins Village Center and less than 0.7 miles from the University Parkway Urban Corridor.

F. Whether there are existing or changing conditions affecting the use and development of the property?

The Applicant submits that the subject Property's location adjacent to other similar residential developments as well as its proximity to major transportation corridors and the upcoming Rowen development, which will be a regional employment and activity center provide additional supporting ground for approval of the Application.

Exhibit F: 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: DRB Group Georgia, LLC c/o Mahaffey Pickens Tucker, LLP.	Name: MEA Family Investments LP
Address: 1550 N. Brown Road, Ste 125	Address: 4398 Lochsa Lane
City: Lawrenceville	City: Suwanee
State: Georgia ZIP: 30043	State: Georgia ZIP: 30024-1739
Phone: 770-232-0000	Phone: 770-232-0000
Email: SLanham@MPTLawfirm.com	Email: SLanham@MPTLawfirm.com

Contact Person: Shane Lanham Phone: 770-232-0000

Contact's Email: SLanham@MPTLawfirm.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser

Current Zoning District(s): RA200 Requested Zoning District: OSC

Parcel Number(s): 5356 001 Acreage: 45.45

Property Address(es): 221 Whitley Road, Bethlehem, GA 30620

Proposed Development: Open Space Conservation Subdivision

Variance(s): Block Length Waiver(s): n/a

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 113	No. of Buildings:
Dwelling Unit Sq. Ft.: Min 2,200	Total Building Sq. Ft.:
Density: 2.49	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

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: Martha Ashworth, General Partner MEA Family Investment LP

Signature: Martha E Ashworth

Date: 8/27/25

Notary Public

Name: Sebastian Denbrok

Signature:

Date: 08/27/2025

SEBASTIAN DENBROK
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 19, 2028

Notary Seal

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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

Applicant Information

Name: Shane Lanham, Attorney for the Applicant

Signature: _____ **Date:** 9/17/2025

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)
R5356 001	2024 Tax Paid (Yes); 2025 Tax Due on 11/15/2025

Tax Commissioner Affirmation

The payment of all property taxes billed to date for the above referenced parcels were verified by:

Name: Binh Tran **Title:** TSA

Signature: _____ **Date:** 9-17-2025

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-212-08**
Expiration Date: 08/08/2026
Tie-In Manhole FID: **4081011**

August 8, 2025

Cameron Heath
DRB Group Georgia, LLC
55 Ivan Allen Jr. Blvd
Atlanta, GA 30313

RE: Sewer Availability for Proposed Development – DRB Whitley
Parcel ID 5356 001

Dear Mr. Heath:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 113 single-family homes and a 1300-sf amenity center with a 60-swimmer pool 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 **19.9 gpm** discharging to the sewer tie-in manhole at Facility ID **4081011**.

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

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

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 H: Traffic Impact Study

[attached]

Traffic Impact Study

Whitley Development

Gwinnett County, Georgia

Report Prepared:

September 2025

Report Revised

November 6, 2025

Prepared for:

DRB Group

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
014957038

Traffic Impact Study

Whitley Development

Gwinnett County, Georgia

Report Prepared:

September 2025

Report Revised

November 6, 2025

Prepared for:

DRB Group

Prepared by:

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11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
014957038

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Appendix C: *Synchro* Analysis Reports
Appendix D: Raw Traffic Counts
Appendix E: Trip Generation
Appendix F: Excerpt from Adjacent Residential Development Traffic Impact Study

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *Whitley Development*, which is expected to be completed in 2030 (referred to herein as "build-out year"). This study evaluates the impact of constructing 113 single-family homes. The approximate 45.43-acre site is located north of Harbins Road and east of Whitley Road in unincorporated Gwinnett County, Georgia.

This report will summarize the analyses of the following three (3) scenarios:

1. Existing 2025 Conditions
2. Projected 2030 No-Build Conditions (Existing 2025 Conditions, plus background traffic growth).
3. Projected 2030 Build Conditions (Projected 2030 No-Build Conditions, plus the traffic associated with the proposed *Whitley Development*).

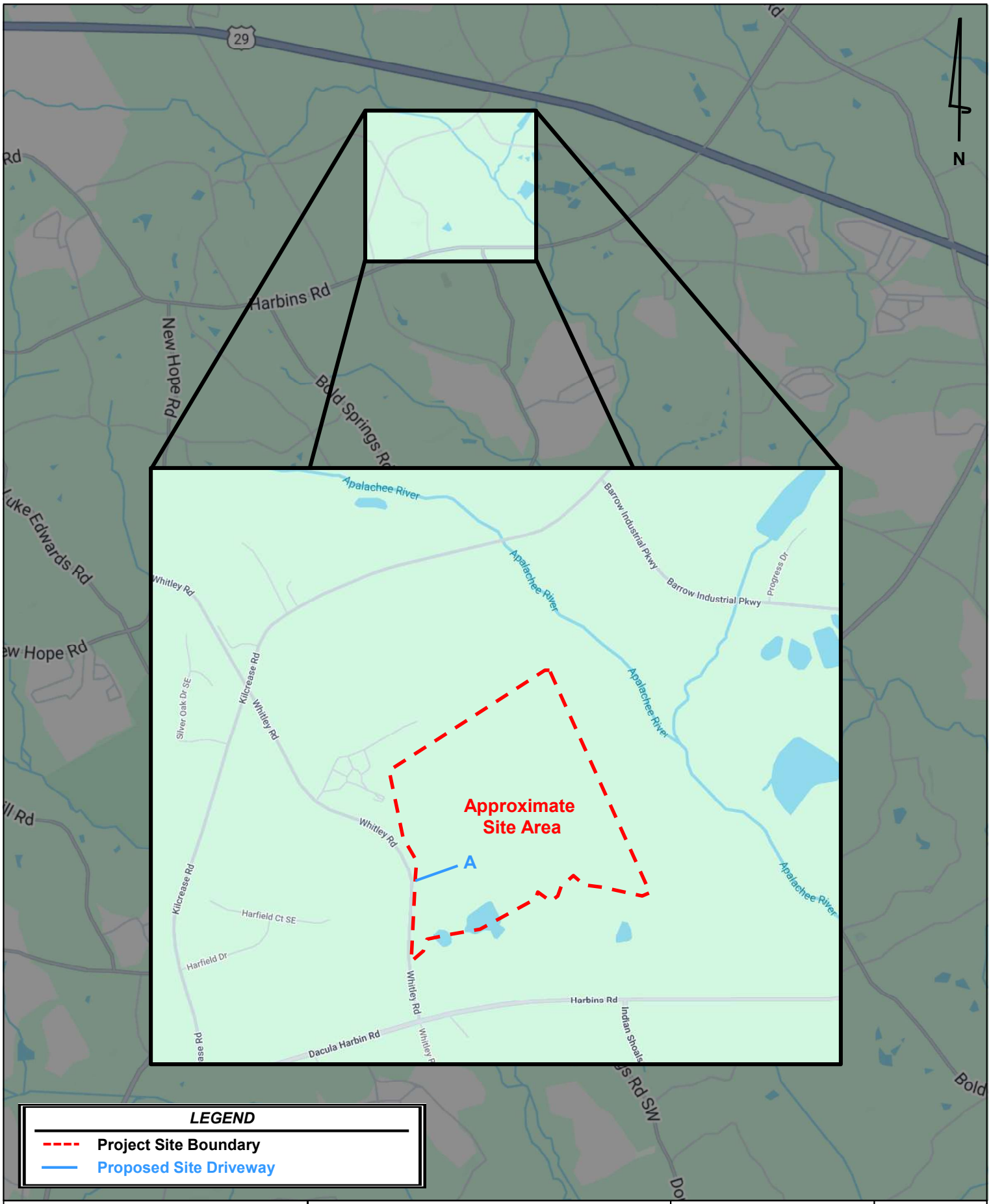
Figure 1 provides a location map of the project site. **Figure 2** provides an aerial imagery of the project site. Additionally, a copy of the proposed site plan is provided in **Appendix A**.

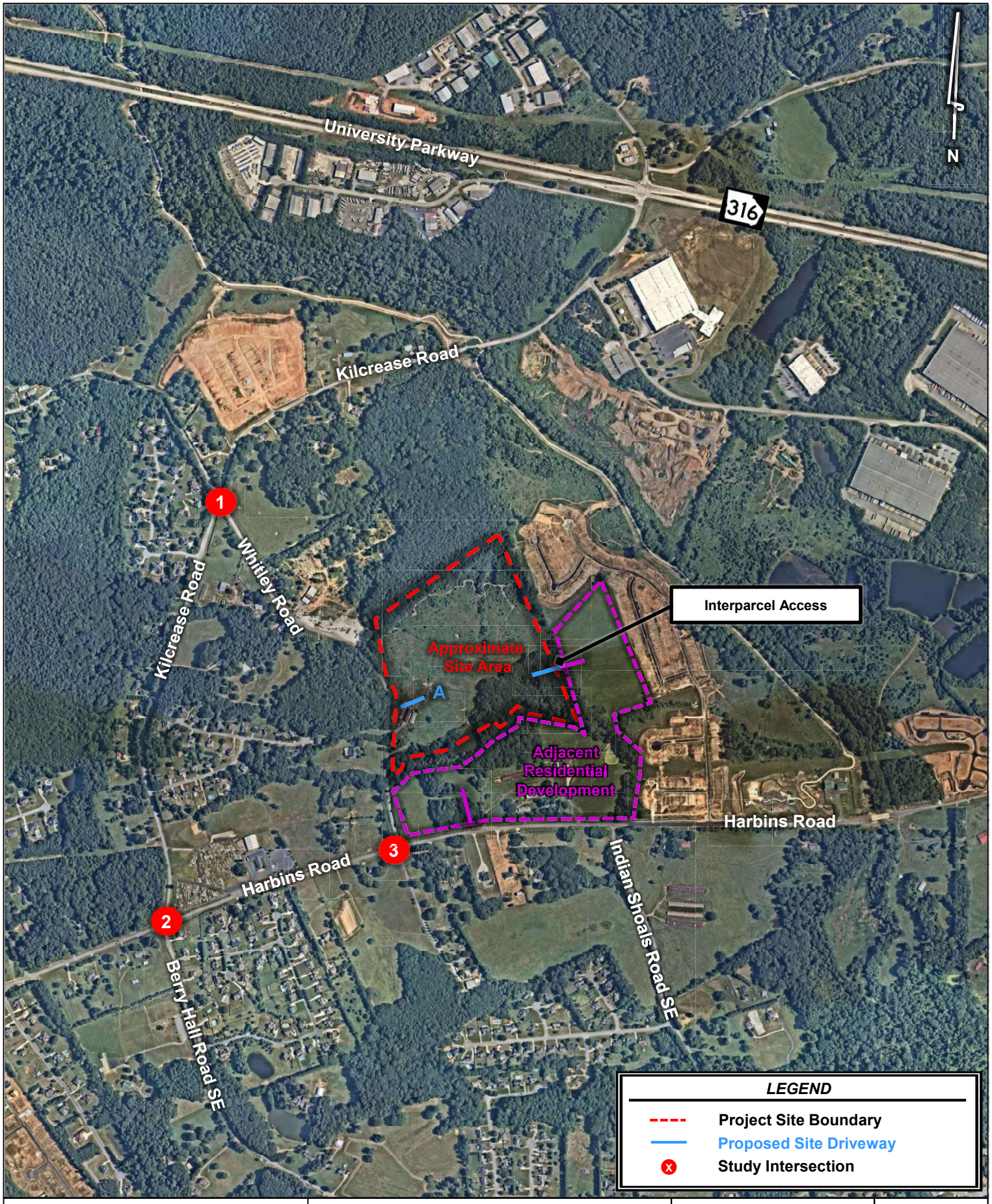
2.0 STUDY AREA DETERMINATION

The study area consists of the following three (3) existing intersections:

1. Kilcrease Road at Whitley Road (unsignalized)
2. Harbins Road at Kilcrease Road/Berry Hall Road (signalized)
3. Harbins Road at Whitley Road (unsignalized)

For the purpose of this traffic impact study, Harbins Road is considered to have an east-west orientation. Whitley Road is considered to have a north-south orientation. Kilcrease Road is considered to have an east-west orientation at the intersection of Kilcrease Road at Whitley Road and a north-south orientation at the intersection of Harbins Road at Kilcrease Road.


29
N
Harbins Rd
New Hope Rd
Bold Springs Rd
Apalachee River
Barrow Industrial Pkwy
Progress Dr
Whitley Rd
Kilcrease Rd
Silver Oak Dr SE
Approximate Site Area
A
Harfield Ct SE
Harfield Dr
Dacula Harbin Rd
Indian Shoals
LEGEND
Project Site Boundary
Proposed Site Driveway


University Parkway
316
N
Kilcrease Road
1
Whitley Road
Kilcrease Road
Interparcel Access
Approximate Site Area
A
Adjacent Residential Development
Harbins Road
3
Harbins Road
2
Indian Shoals Road SE
Berry Hall Road SE
LEGEND
Project Site Boundary
Proposed Site Driveway
Study Intersection

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Harbins Road is a two-lane, undivided major collector roadway (GDOT Functional Classification) and major arterial roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 50 MPH in the vicinity of the project. GDOT counts taken along Harbins Road, west of Whitley Road indicated an AADT of 3,700 vehicles per day in 2024.

Kilcrease Road is a two-lane, undivided local roadway (GDOT Functional Classification) and residential roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 40 MPH in the vicinity of the project. GDOT counts taken along Kilcrease Road, west of Barrow Industrial Parkway indicated an AADT of 5,090 vehicles per day in 2024. Kilcrease Road transitions to Berry Hall Road south of Harbins Road.

Whitley Road is a two-lane, undivided local roadway (GDOT Functional Classification) and residential roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 40 MPH in the vicinity of the project. There are no GDOT count stations located along Whitley Road.

Berry Hall Road is a two-lane, undivided local roadway (GDOT Functional Classification) and major arterial roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 40 MPH. There are no GDOT count stations located along Berry Hall Road. Berry Hall Road transitions to Kilcrease Road north of Harbins Road.

3.2 EXISTING TRAFFIC VOLUMES

Vehicle peak hour turning movement counts were performed at the following study intersections:

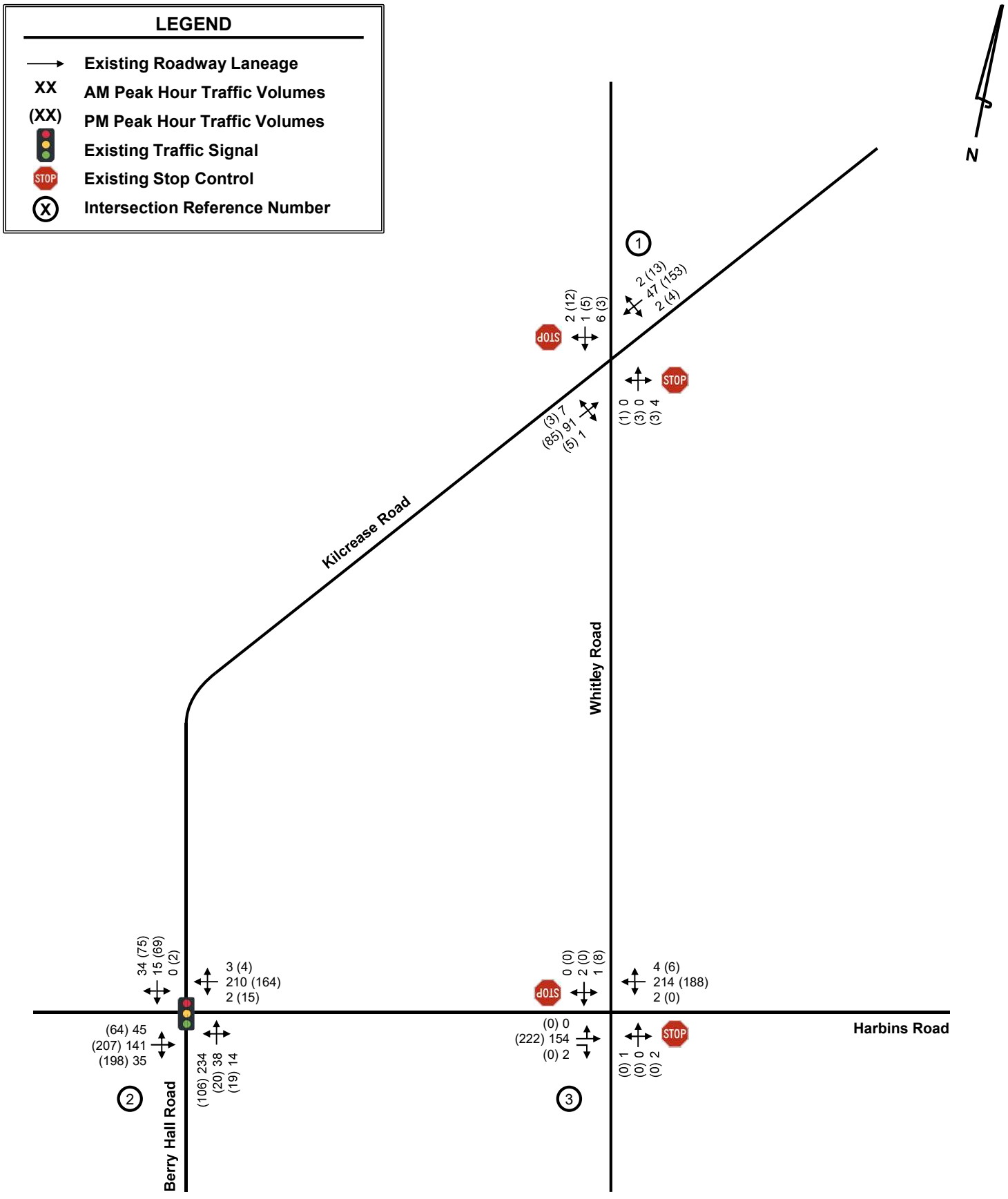
1. Kilcrease Road at Whitley Road (unsignalized)
2. Harbins Road at Kilcrease Road/Berry Hall Road (signalized)
3. Harbins Road at Whitley Road (unsignalized)

The vehicle peak hour turning movement counts for the study intersections were collected on Wednesday, August 13, 2025. The counts were performed during the AM period (6:30 AM to 8:30 AM) and the PM period (4:00 PM to 6:00 PM). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix E**.

Table 1: Peak Hour Summary

Intersection	AM Peak Hour	PM Peak Hour
1. Kilcrease Road at Whitley Road	7:15 AM – 8:15 AM	4:45 PM – 5:45 PM
2. Harbins Road at Kilcrease Road/Berry Hall Road	6:45 AM – 7:45 AM	5:00 PM – 6:00 PM
3. Harbins Road at Whitley Road	6:45 AM – 7:45 AM	5:00 PM – 6:00 PM

Figure 3 illustrates the Existing 2025 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout). The complete traffic count data is provided in **Appendix E**.



Kimley»Horn REZ2026-00010	*Whitley Development* **Traffic Impact Study** Page 84 of 106	**Existing 2025 Conditions**	**Figure 3** MR Page 6

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed *Whitley Development*. The Existing 2025 peak hour traffic volumes were increased by 1.5% per year for five (5) years to account for the expected background growth in traffic through year 2030, build-out of the project.

Figure 4 illustrates the Projected 2030 No-Build traffic conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

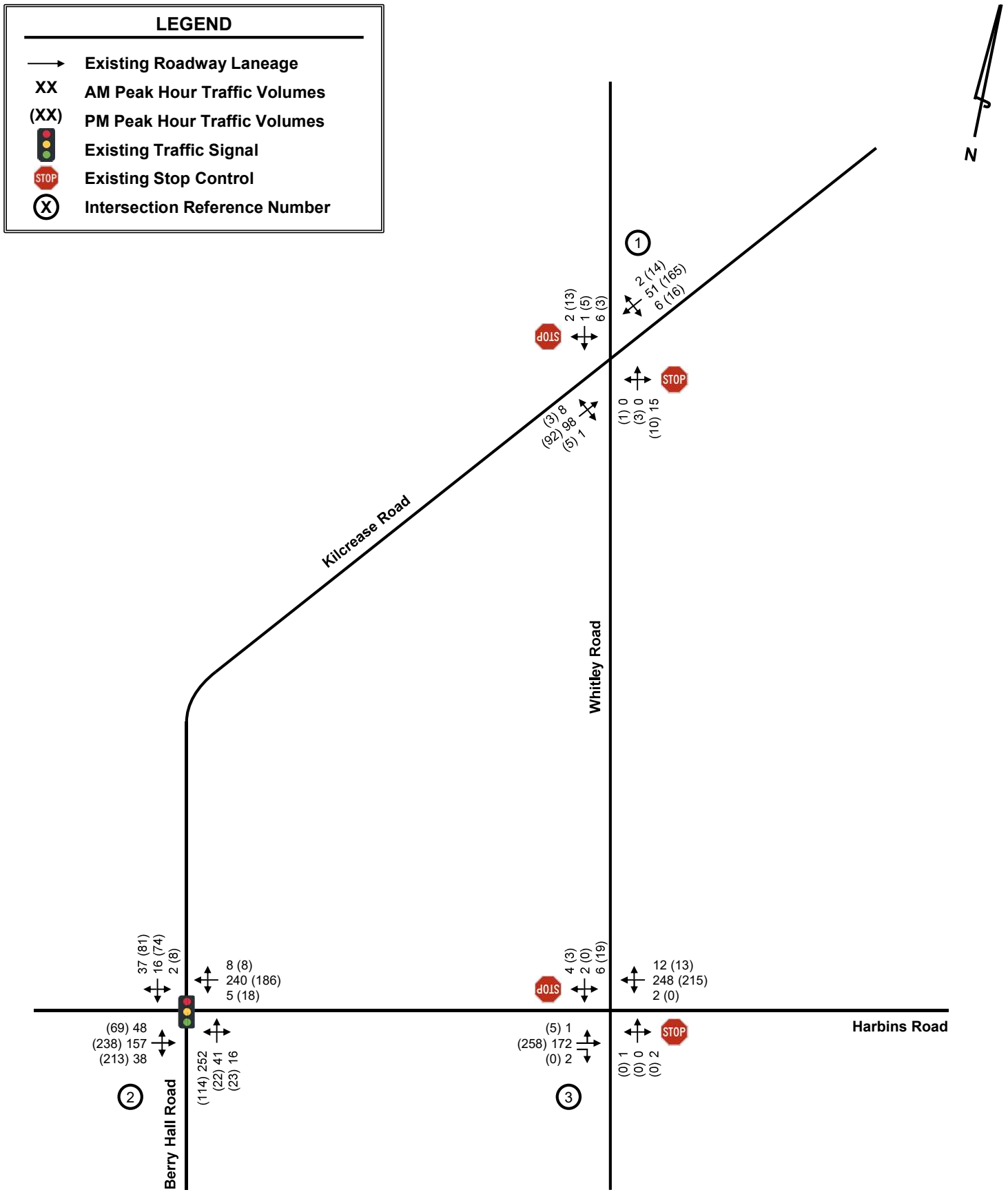
The ARC's Atlanta Region's Plan and GDOT GeoPI project lists were researched for currently programmed transportation projects within the vicinity of the proposed development. No active projects were identified.

4.2 ADJACENT DEVELOPMENTS

Based on conversations with Gwinnett County staff, one (1) adjacent development was identified within the vicinity of the proposed *Whitely Development* site:

- Proposed Residential Development on Harbins Road
    - Excerpts from this traffic impact study (prepared by others) are included in **Appendix F**.
    - This site is located north of Harbins Road and east of Whitley Road and is proposed to be served by one (1) driveway along Harbins and one (1) driveway along Whitley Road.
    - There is proposed interconnectivity between this adjacent site and the proposed *Whitley Development*. Refer to site plan in **Appendix A.**

The project trips associated with this adjacent development were included in one (1) phase into the future no-build and build scenarios within this report.



*Existing 2025 traffic volumes grown at 1.5% per year to 2030.

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *Whitley Development*, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of constructing 113 single-family homes.

5.1 PROJECT SITE ACCESS

Access to the proposed *Whitley Development* will be provided at one (1) proposed site driveway, which is shown on the proposed site plan in **Appendix A**:

- **Site Driveway A –** a proposed, full-movement driveway located along Whitley Road. The intersection is proposed to operate under side-street stop control. The driveway will serve as the primary driveway for all passenger vehicles. The driveway will have one (1) egress lane exiting the site and one (1) ingress lane entering the site.
- Currently, interparcel access is provided between the proposed *Whitley Development* and the adjacent residential development (by others). It is likely that project trips associated with the Whitley Development may use the adjacent residential site development's driveway #2. This full-movement, unsignalized driveway is located along Harbins Road. See traffic study excerpt attached in **Appendix F**.

The proposed Site Driveway A provides vehicular access to the entire development. Internal private roadways throughout the site provide access to all residences. See the referenced site plans in **Appendix A** for a visual representation of vehicular access and circulation throughout the site.

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated assuming single-family detached housing (Land Use 210). **Table 2** summarizes the trip generation for the proposed development under full build-out (year 2030).

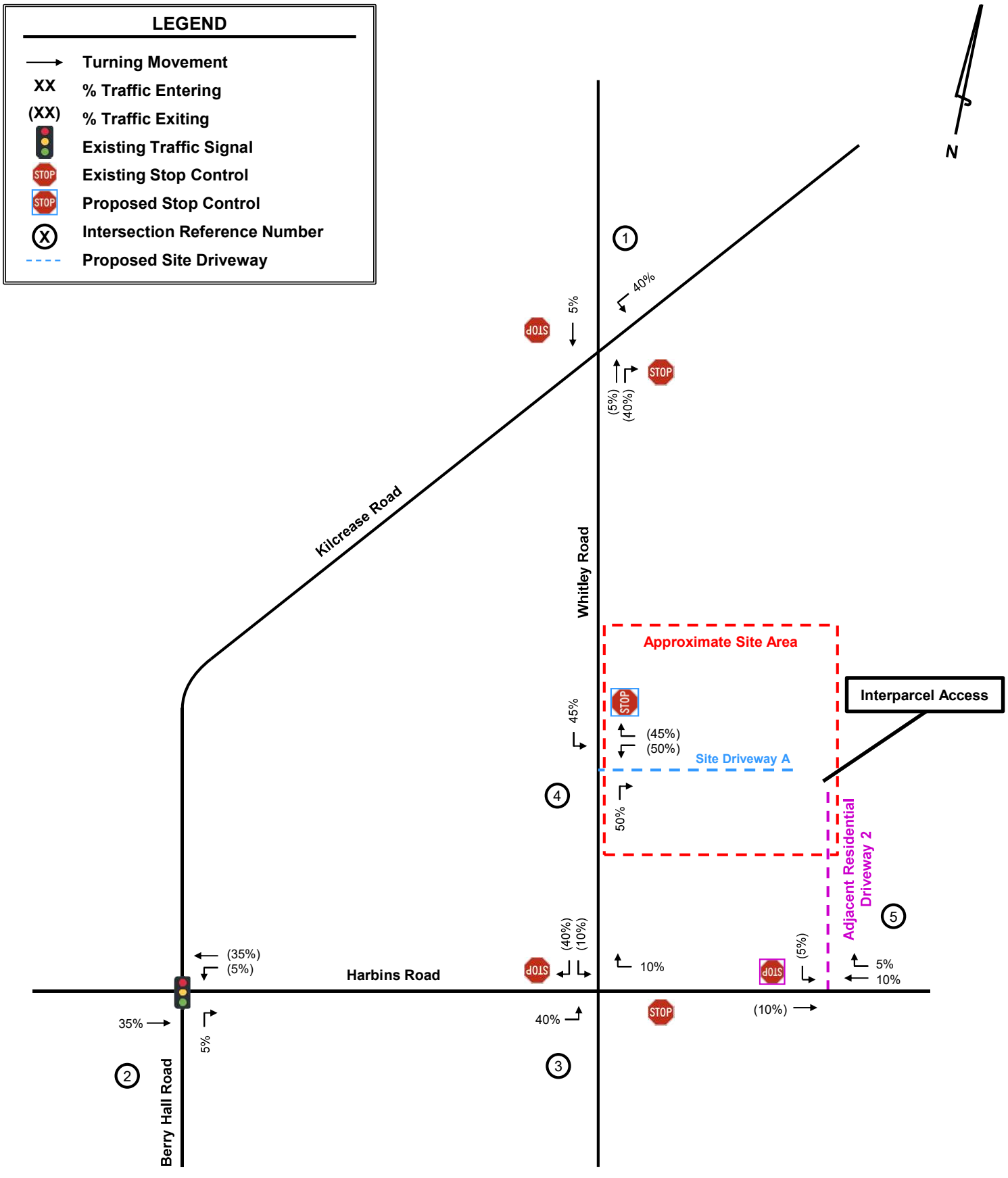
Table 2: Trip Generation

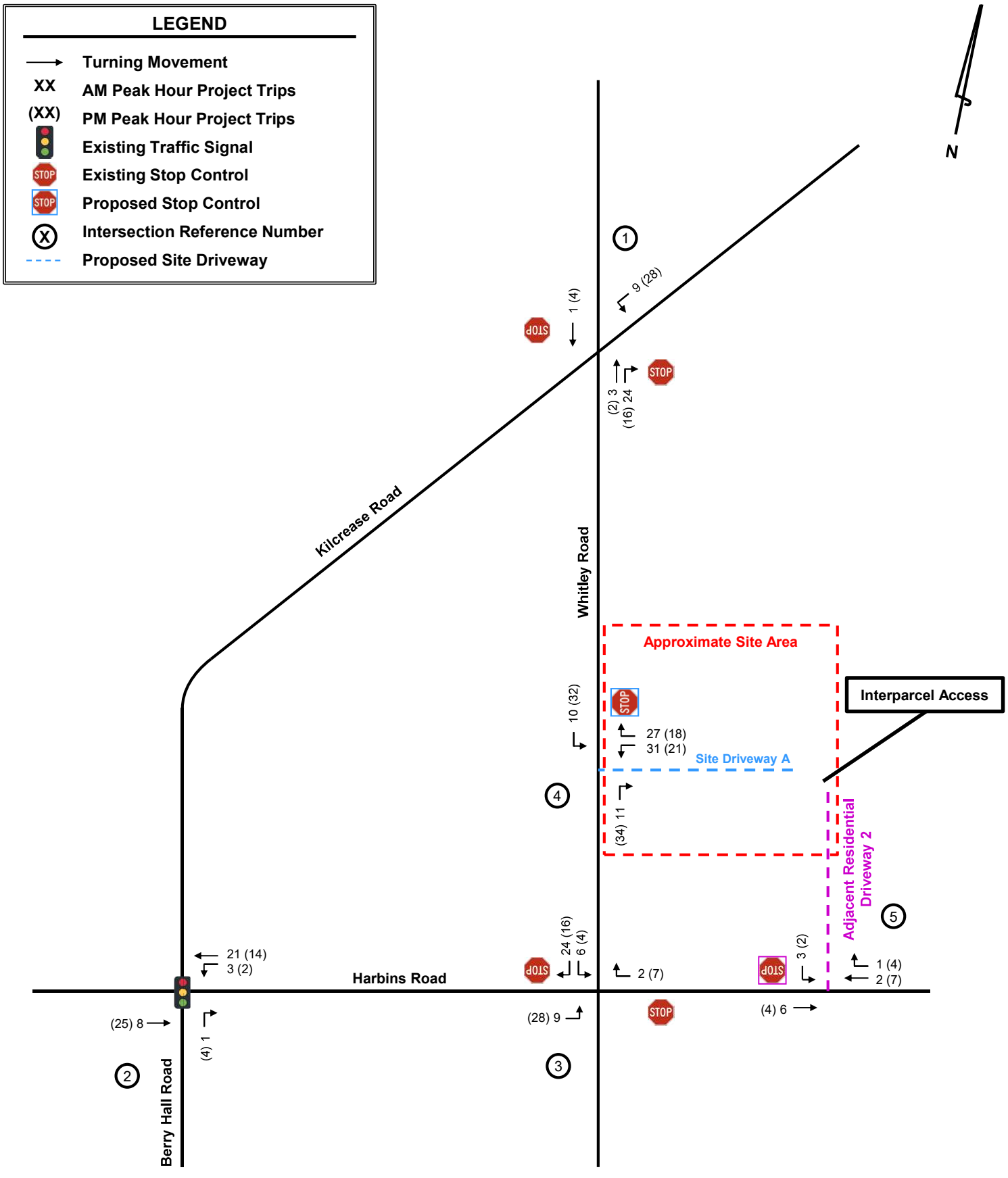
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing	*113 units*	210	1,130	565	565	83	22	61	111	70	41
Total Gross Project Trips			**1,130**	**565**	**565**	**83**	**22**	**61**	**111**	**70**	**41**

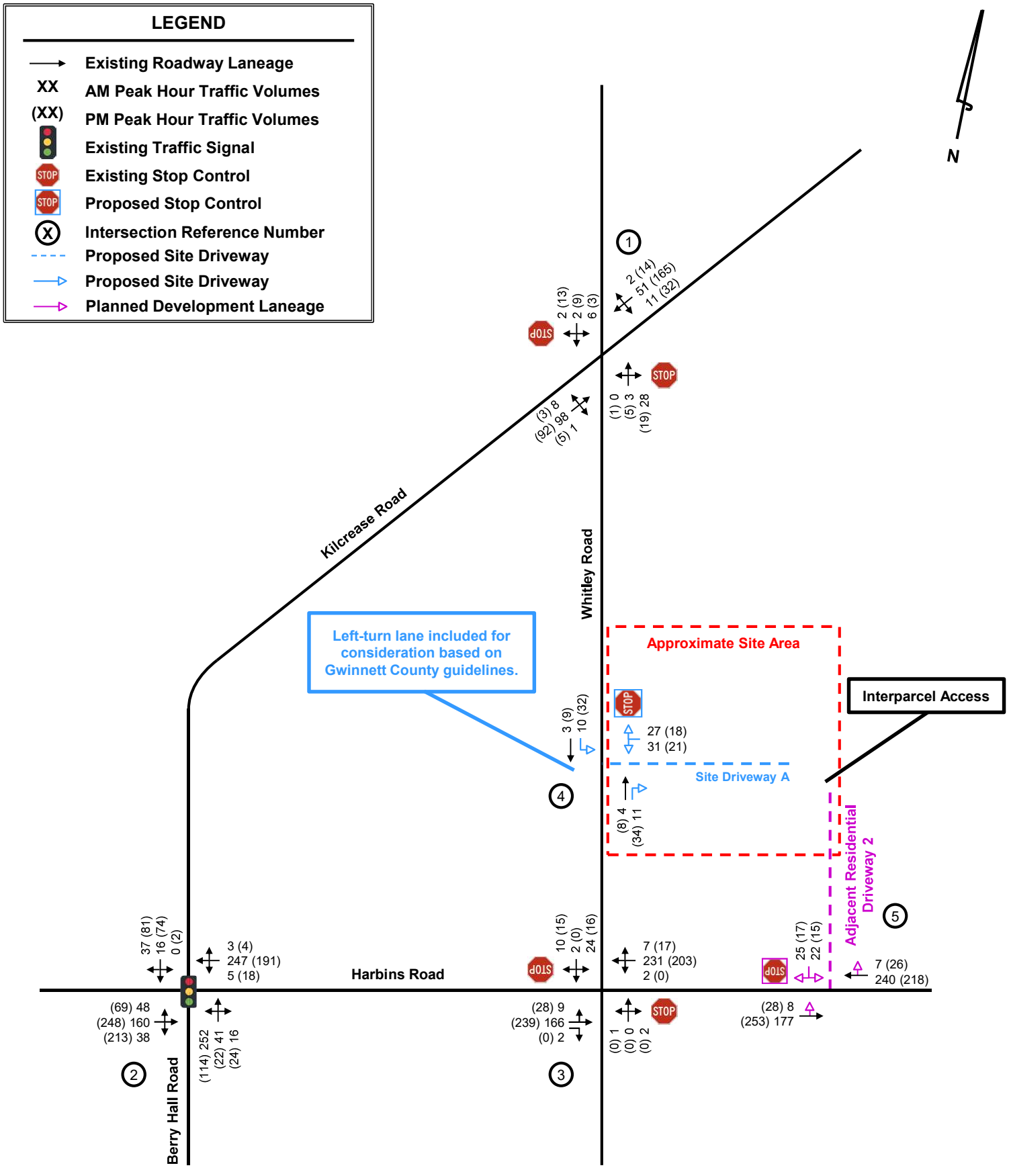
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of new project trips was based on a review of land uses, population densities, and the existing travel patterns in the area. A detailed trip distribution and assignment for the project trips is illustrated in **Figure 5**.

Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 5**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 6**. **Figure 7** illustrates the Projected 2030 Build traffic conditions for the AM and PM peak hours. **Appendix C** provides intersection volume worksheets for the study network.


LEGEND
Turning Movement
XX % Traffic Entering
(XX) % Traffic Exiting
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Intersection Reference Number
Proposed Site Driveway
N
Kilcrease Road
Whitley Road
Berry Hall Road
Harbins Road
Approximate Site Area
Interparcel Access
Site Driveway A
Adjacent Residential Driveway 2
STOP
1
2
3
4
5
40%
5%
(5%)
(40%)
45%
(45%)
(50%)
50%
(40%)
(10%)
10%
(5%)
5%
10%
(10%)
(35%)
(5%)
35%
5%
40%


LEGEND
Turning Movement
XX AM Peak Hour Project Trips
(XX) PM Peak Hour Project Trips
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Intersection Reference Number
Proposed Site Driveway
N
Kilcrease Road
Whitley Road
Harbins Road
Berry Hall Road
Approximate Site Area
Interparcel Access
Site Driveway A
Adjacent Residential Driveway 2
1
2
3
4
5
9 (28)
1 (4)
(2) 3
(16) 24
10 (32)
27 (18)
31 (21)
(34) 11
21 (14)
3 (2)
(25) 8
(4) 1
24 (16)
6 (4)
2 (7)
(28) 9
3 (2)
1 (4)
2 (7)
(4) 6



Kimley»Horn REZ2026-00010	*Whitley Development* **Traffic Impact Study** Page 91 of 106	**Projected 2030 Build Conditions**	**Figure 7** MR Page 13

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed access intersections using *Synchro Professional, Version 12.0*. The program uses methodologies contained in the *Highway Capacity Manual, 7th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection experience a low LOS, while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections, with stop control on the minor street only, are reported for the sidestreet approaches and major street left-turns. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

In addition to the Existing 2025 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2030 No-Build and Build traffic conditions. The results of the LOS analysis for the Existing 2025 and the Projected 2030 traffic conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in **Appendix D**.

Table 3: Level-of-Service Summary *LOS (Delay, in seconds)*							
Intersection	**Approach / Movement**	**Existing 2025**		**Projected 2030 No-Build**		**Projected 2030 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Kilcrease Road at Whitley Road (unsignalized)	NB	A (8.8)	A (9.9)	A (8.9)	A (9.5)	A (9.4)	A (9.5)
	SB	A (9.6)	A (10.0)	A (9.8)	B (10.2)	A (10.1)	B (10.7)
	EBL	A (7.3)	A (7.6)	A (7.3)	A (7.6)	A (7.3)	A (7.6)
	WBL	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.7)	A (7.5)
2. Harbins Road at Kilcrease Road/Berry Hall Road (signalized)	Overall	A (9.7)	A (9.3)	A (9.7)	A (9.7)	A (9.8)	A (9.8)
3. Harbins Road at Whitley Road (unsignalized)	NB	A (9.9)	A (0.0)	B (10.2)	A (0.0)	B (10.4)	A (0.0)
	SB	B (12.3)	B (12.5)	B (11.6)	B (13.5)	B (11.5)	B (13.4)
	EBL	A (0.0)	A (0.0)	A (7.8)	A (0.0)	A (7.9)	A (7.9)
	WBL	A (7.6)	A (0.0)	A (7.6)	A (0.0)	A (7.6)	A (0.0)
4. Whitley Road at Site Driveway A (unsignalized)	SBL					A (7.3)	A (7.4)
	WB					A (8.7)	A (8.9)
5. Harbins Road at Adjacent Residential Driveway #2*	SB					B (13.1)	B (11.5)
	EBL					A (9.1)	A (7.8)

*Note: Currently, interparcel access between the proposed Whitley Development and an adjacent residential site is proposed.

As shown in **Table 3**, all intersections currently operate and are projected to continue to operate an acceptable LOS during both the AM and PM peak hours under the Existing 2025, Projected 2030 No-Build, and Projected 2030 Build Conditions. The intersection of Whitley Road at Site Driveway A (Intersection 4) is projected to operate at LOS A during both the AM and PM peak hours under the Projected 2030 Build Conditions.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Whitley Development*, located north of Harbins Road and east of Whitley Road in unincorporated Gwinnett County, Georgia. The approximate 45.43-acre site involves the construction of 113 single-family homes.

The study network, which consists of three (3) existing intersections, was analyzed for the weekday AM and PM peak hours under Existing 2025 conditions, Projected 2030 No-Build conditions (five years of background traffic growth), and Projected 2030 Build conditions (Projected 2030 No-Build conditions plus traffic generated by the proposed *Whitley Development*).

Based on the results of this traffic impact study, all intersections currently operate and are projected to continue to operate an acceptable LOS during both the AM and PM peak hours under the Existing 2025, Projected 2030 No-Build, and Projected 2030 Build Conditions. The intersection of Whitley Road at Site Driveway A (Intersection 4) is projected to operate at LOS A during both the AM and PM peak hours under the Projected 2030 Build Conditions.

Kimley-Horn and Associates, Inc. does not recommend any system improvements based on the results of this study (note: this would be the improvements needed to serve the background road network traffic).

7.1 SITE ACCESS IMPROVEMENT RECOMMENDATIONS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site access improvements to serve the Projected 2030 Build traffic conditions (note: this would be the improvements needed to serve traffic associated with the *Whitley Development*).

- Intersection 4 – Whitley Road at Site Driveway A
    - Construct an exclusive northbound right-turn lane along Whitley Road, in accordance with Gwinnett County requirements for a minor collector.
    - Consider providing an exclusive southbound left-turn lane along Whitley Road based on Gwinnett County's "Criteria for Left-Turn Lanes."

Exhibit I: Public Participation Plan and Report

[attached]

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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.**

   Ebenezer Baptist Church, 2570 Harbins Road, Dacula, Georgia 30019

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.**

   Tuesday, October 21, 2025, at 6:30 p.m.

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.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

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

   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.**

   November 20, 2025 at 6:30 p.m. at Chateau 1870, 491 Harbins Road, Dacula, Georgia 30019

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

   Five (5) people participated in the meeting.

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

   The participants expressed concerns with any development that is not R200 occurring on the property, and whether the development is in line with the character of the community.

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 OSC zoning is considered in line with the character area based on the 2045 Plan, and that OSC provides conservation area requirements that are not provided for by the current R200 zoning. The applicant will take neighbor concerns and feedback into account.

Exhibit J: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	January 16, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00010
Case Address:	221 Whitley Road, Bethlehem, 30620

	Comments:	**X**	**YES**		**NO**
1	Whitley Road is a local road. The Average Daily Traffic (ADT) volume is not listed.				
2	The nearest Ride Gwinnett facility is located 11.3 miles to the west at Collins Hill Road and Collins Industrial Way (Stop #4528 / Route 45).				
3	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be required along the entire site frontage.				
4	Traffic Calming shall be required along any internal street that exceeds 500' without a control point.				
5	Per the included traffic impact study, all studied intersections operate at levels of service (LOS) A or B. The study also shows that the levels of service of A or B will continue in the no-build and build scenarios of the development.				
6					
7					

	Recommended Zoning Conditions:	**X**	**YES**		**NO**
1	The developer shall construct a NB right turn deceleration lane and a SB left turn lane along Whitley Road at the site driveway, subject to the review and approval of the Gwinnett County Department of Transportation.				
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00010
Case Address:	221 Whitley Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to an existing 8-inch water main located along the western right-of-way of Whitley Road. A jack-and-bore will be required.				
2	Sewer: A Sewer Capacity Certification (C2025-345-08) was approved in August 2025 for 113 townhomes. The proposed development plans to connect to a newly constructed 8-inch gravity sewer located on parcel 5356 005. Offsite easements may be required.				
3					
4					
5					
6					
7					

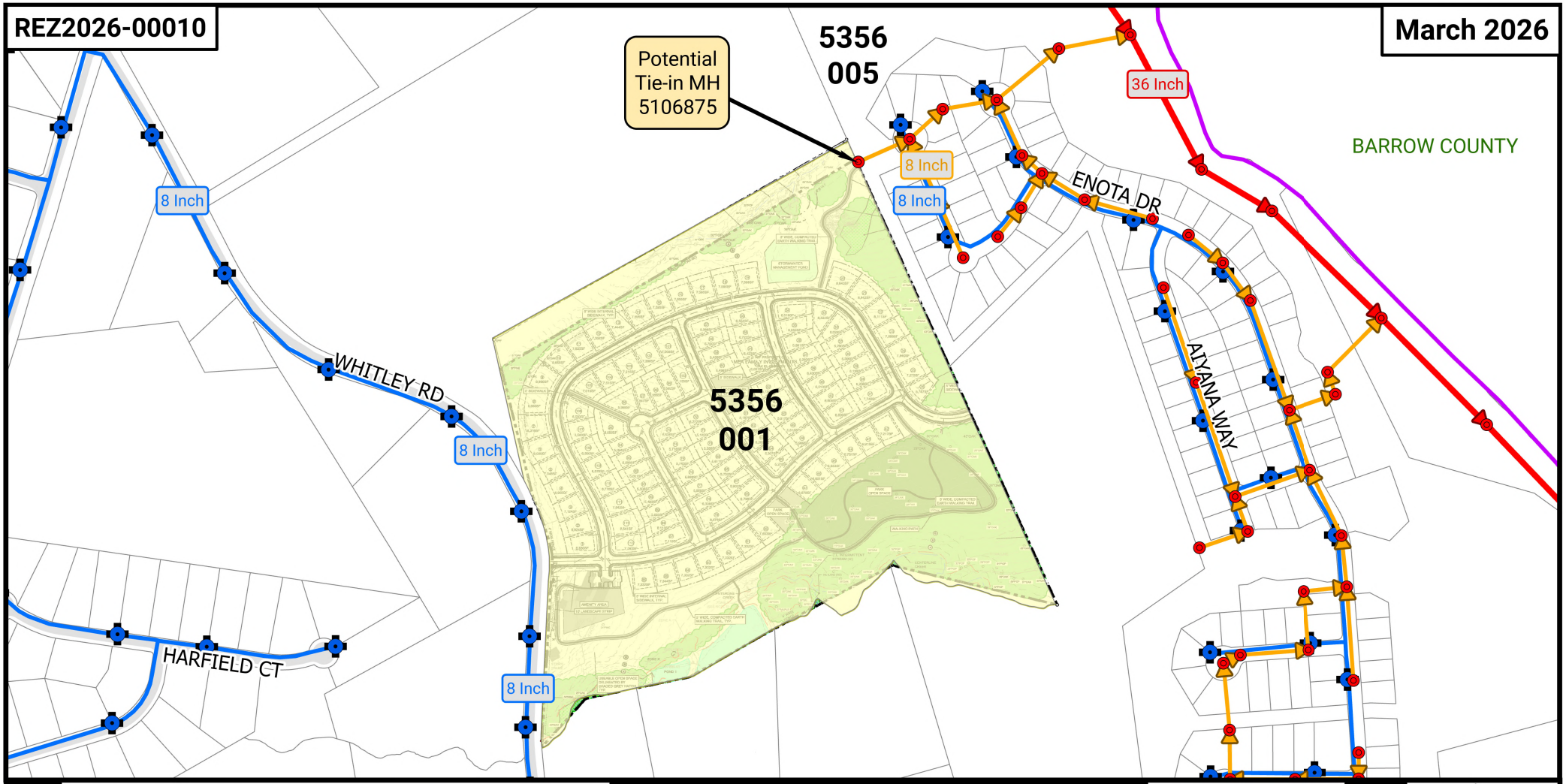
	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00010

March 2026



LEGEND

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

221 Whitley Rd
RA-200 to OSC

Water & Sewer Utility Map

N
W E
S

0 270 540
Feet

LOCATION

Water Comments: The proposed development may connect to an existing 8-inch water main located along the western right-of-way of Whitley Road. A jack-and-bore will be required.

Sewer Comments: A Sewer Capacity Certification (C2025-345-08) was approved in August 2025 for 113 townhomes. The proposed development plans to connect to a newly constructed 8-inch gravity sewer located on parcel 5356 005. Offsite easements may 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, March, 2026

										Proposed Zoning
		2025-26			2026-27			2027-28		
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	2
REZ2026-00012 (ZON2025-00096)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	1
	Magill Elementary School	**1,271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	3
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	16
REZ2026-00008 (ZON2025-00098)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	12
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	22
	Archer High School	**2933**	3,325	-392	**2,977**	3,325	-348	**3,005**	3,325	-320	27
REZ2026-00010 (ZON2025-00086)	McConnell Middle School (Murphy Middle School TBD)	**1967**	1,775	192	**2,005**	1,775	230	**2,045**	1,775	270	18
	Harbins Elementary School	**1303**	1,225	78	**1,329**	1,225	104	**1,355**	1,225	130	34

Exhibit K: Maps

[attached]

WHITLEY RD
PAVATI PL
ENOTA DR
AIYANA WAY
ELU DR
CHOTA LN
REZ2026-00010
Created: January 16, 2026
N
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150
300
Feet
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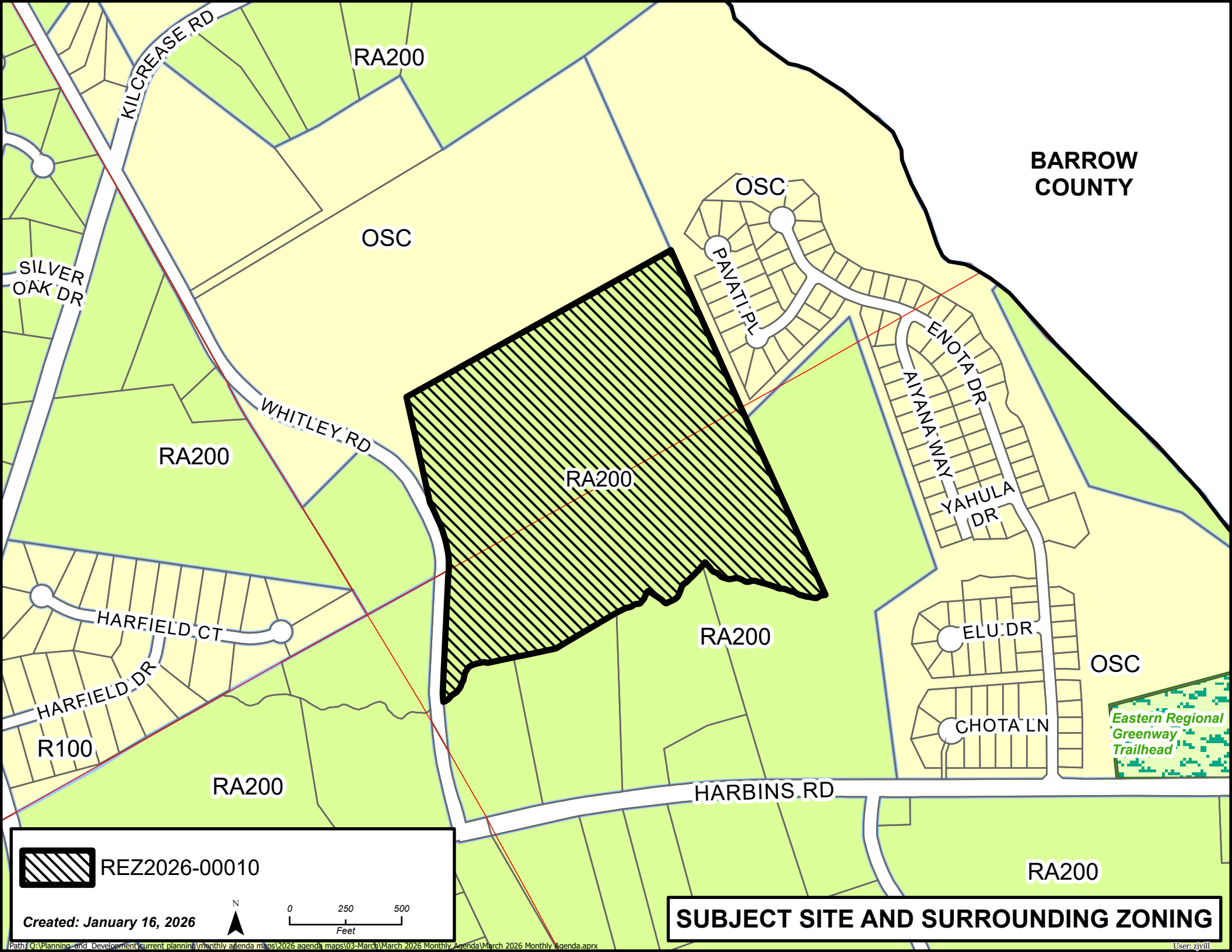
KILCREASE RD
RA200
OSC
BARROW COUNTY
OSC
PAVATI PL
SILVER OAK DR
ENOTA DR
AIYANA WAY
WHITLEY RD
RA200
RA200
YAHULA DR
HARFIELD CT
ELU DR
OSC
RA200
HARFIELD DR
CHOTA LN
Eastern Regional Greenway Trailhead
R100
RA200
HARBINS RD
RA200
REZ2026-00010
Created: January 16, 2026
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SUBJECT SITE AND SURROUNDING ZONING
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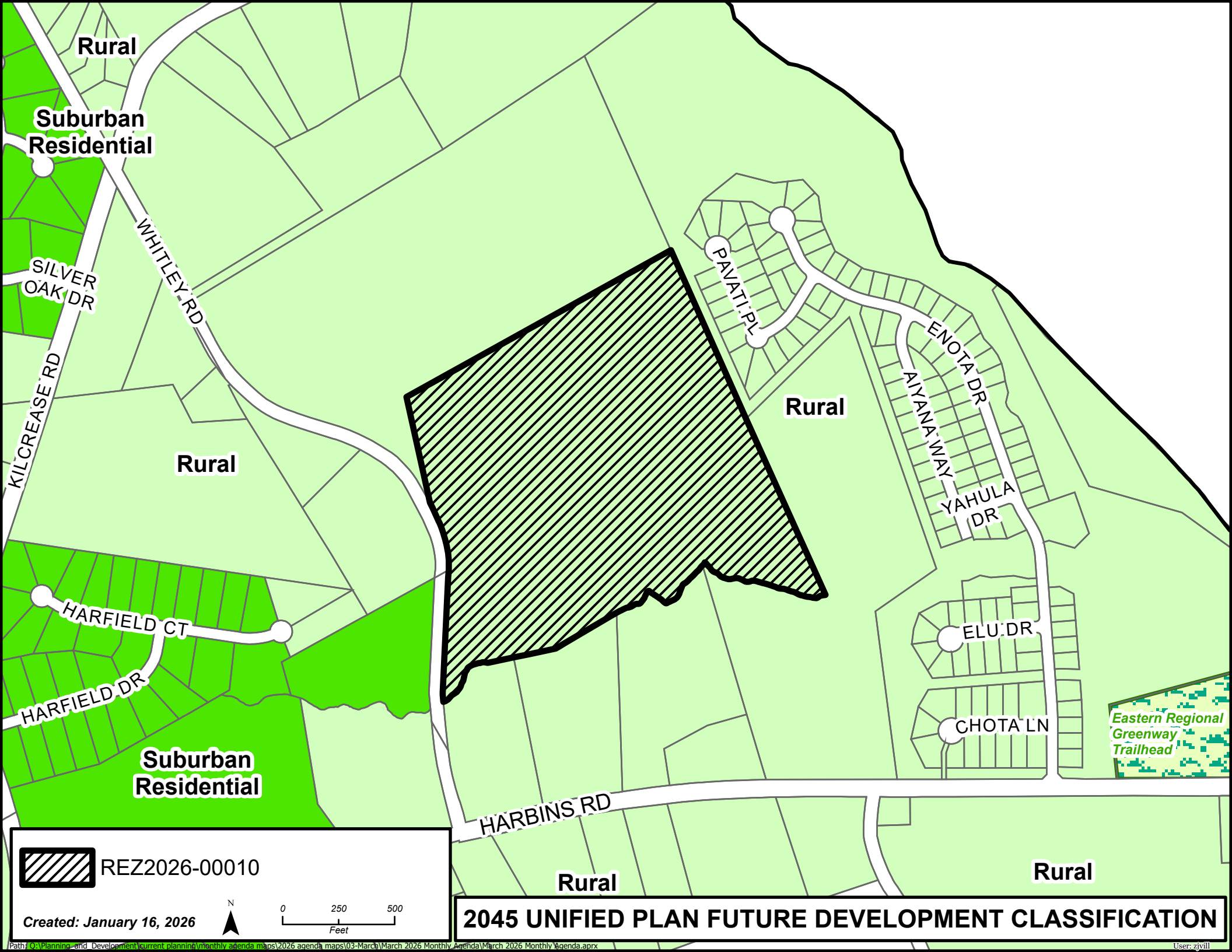
Rural
Suburban Residential
WHITLEY RD
SILVER OAK DR
KILCREASE RD
PAVATI PL
ENOTA DR
AIYANA WAY
YAHULA DR
Rural
Rural
HARFIELD CT
HARFIELD DR
ELU DR
CHOTA LN
Eastern Regional Greenway Trailhead
Suburban Residential
HARBINS RD
Rural
Rural
REZ2026-00010
Created: January 16, 2026
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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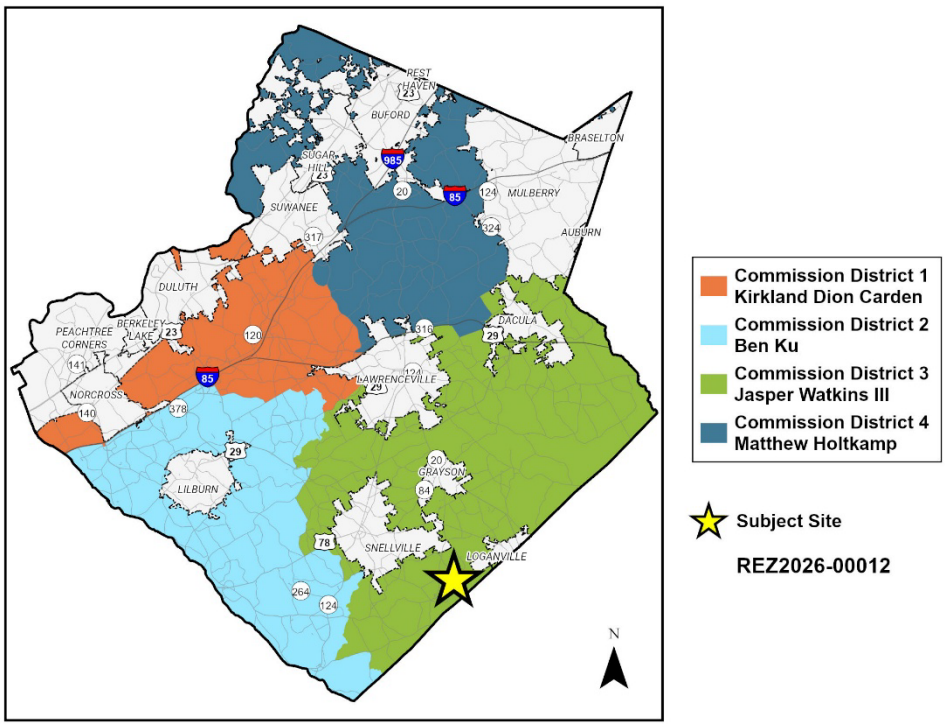
User: zjvill

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00012**
Current Zoning:	**R-100** (Single-Family Residence District)
Request:	Rezoning to **R-75** (Single-Family Residence District)
Address:	4145 Smith Road
Map Number:	R5097 002A (portion)
Site Area:	3.66 acres
Units:	10
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Rural
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 3/3/2026
Board of Commissioners Advertised Public Hearing Date: 3/24/2026

Applicant:	David Pearson Communities, Inc c/o Andersen, Tate & Carr, P.C. 1960 Satellite Boulevard, Suite 4000 Duluth, GA 30097	**Owner:**	David Pearson 2000 First Drive, Suite 400 Marietta, GA 30062
Contact:	Melody Glouton	**Phone:**	770.822.0900

Zoning History

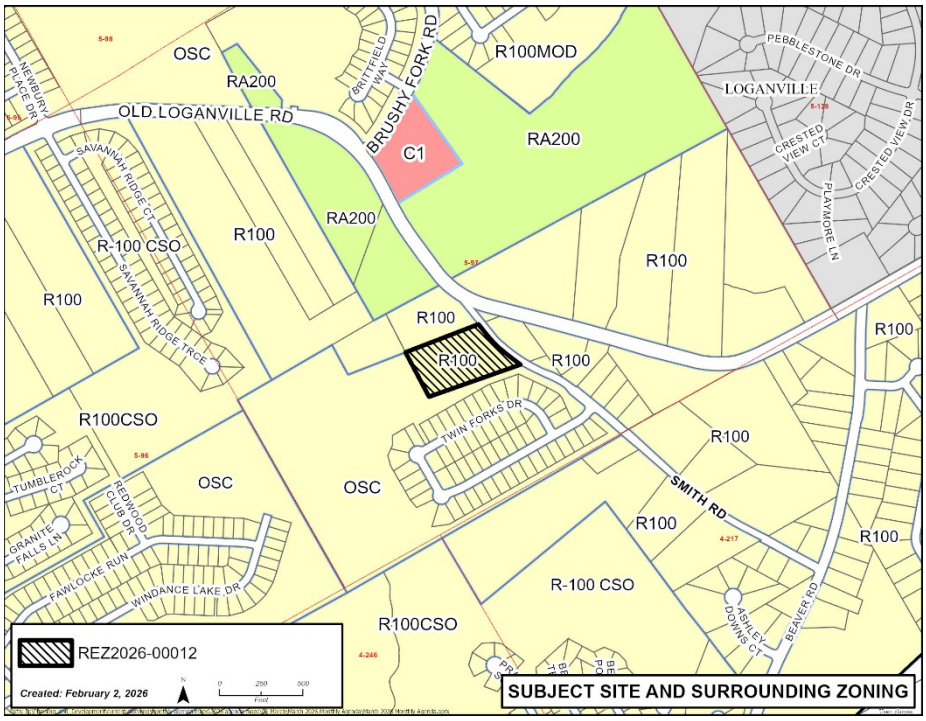
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning.

Existing Site Condition

The subject property is a 3.66-acre portion of a parcel bisected by Smith Road, south of its intersection with Old Loganville Road. A residence on the property was recently demolished; however, the circular gravel driveway providing two access points to Smith Road remains. The property slopes downwards approximately 20 feet from the road frontage to the floodplain located along the rear property line. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 5.6 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family residences within subdivisions and on large lots. A residence on a large lot is located to the north and the remaining undeveloped portion of the subject property is located to the east across Smith Road. The Twin Forks subdivision, which is currently under construction, is located to the south and west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	2.73 units per acre
North	Single-Family Residential	R-100	0.35 units per acre
East	Residential (undeveloped)	R-100	N/A
South	Single-Family Residential (Twin Forks)	OSC	1.46 units per acre
West	Single-Family Residential (Twin Forks)	OSC	1.46 units per acre

Project Summary

The applicant requests rezoning from R-100 to R-75 for a single-family detached subdivision, including:

- 10 single-family residences on lots ranging from 10,500 to 16,161 square feet, yielding a density of 2.73 units per acre, as Phase II of the Twin Fork development.
- One- and two-story, front- and side-loaded residences with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of cementitious siding, shake, and/or board and batten on all façades.
- 0.37 acres of usable open space including a passive park, dog run area, and mail kiosk at the rear of the development, and a trail connection to the existing trail network within the Twin Forks subdivision.
- Stormwater management provided by the existing detention pond in the adjacent Twin Fork subdivision.
- A 40-foot-wide setback with a 10-foot-wide landscape strip and a decorative fence and entrance features along Smith Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Smith Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Density	Maximum 3.0 units per acre	2.73 units per acre	YES
Lot Size	Minimum 10,500 square feet	Minimum 10,500 square feet	YES
Lot Width	Minimum 75’	Minimum 75’	YES
Lot Coverage	Maximum 55%	Maximum 55%	YES
Front Yard	Minimum 20’	Minimum 20’	YES
Rear Yard	Minimum 25’	Minimum 25’	YES
Side Yard	Minimum 7.5’	Minimum 7.5’	YES
Building Height	Maximum 35’	Maximum 35’	YES
Open Space	Minimum 10% or 0.37 acres	10% or 0.37 acres	YES
Usable Open Space	Minimum 5% or 0.18 acres	10% or 0.37 acres	YES

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 proposed rezoning will permit a single-family detached subdivision in a residential area. 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 rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

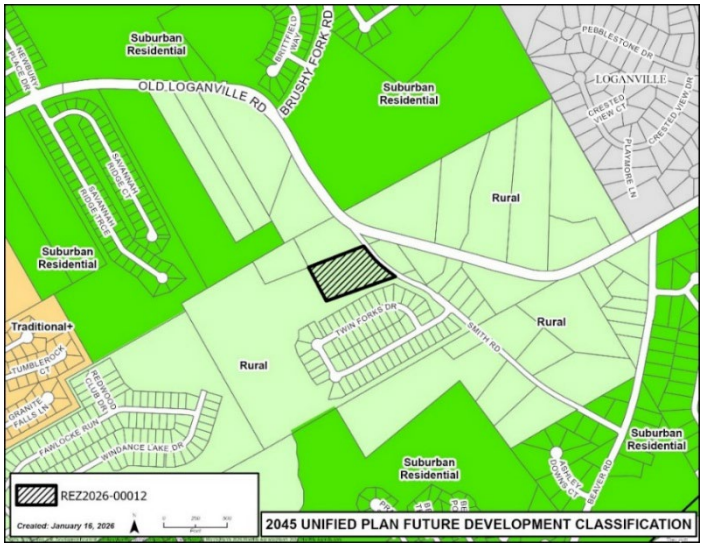
The property has a reasonable economic use as currently zoned.

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 estimates that the development would generate 7 morning and 9 evening peak hour trips. The study recommends a deceleration lane. 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 “Rural” for the subject property, which strives to maintain a low-intensity, pastoral character of the outermost parts of the County. Although R-75 is not a recommended zoning district, single-family residences are a recommended use. The proposed rezoning is in general 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.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request:

Staff Recommended Conditions

Approval as R-75 (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 10 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 8, 2026, and Exhibit C: Building Elevations dated received December 29, 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 minimum heated floor area shall be 1,800 square feet.

4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received January 8, 2026, including, but not limited to, a passive park, a dog run area, and a trail that connects to the trail network in the Twin Forks subdivision, subject to the review and approval of the Department of Planning and Development.

5. A full-access entrance, a deceleration lane, and a 5-foot-wide sidewalk shall be provided along Smith 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. Internal and External Agency Review Comments
I. Maps

Exhibit A: Site Visit Photos

View of subject property

View of Smith Road, subject property on right

View of adjacent residence on a large lot

View of adjacent Twin Forks subdivision

Exhibits:

A. Site Visit Photos
B. Site Plan
C. Building Elevations
D. Letter of Intent and Applicant's Response to Standards
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I. Maps

Exhibit A: Site Visit Photos

View of subject property

View of Smith Road, subject property on right

View of adjacent residence on a large lot

View of adjacent Twin Forks subdivision

Exhibit B: Site Plan

[attached]

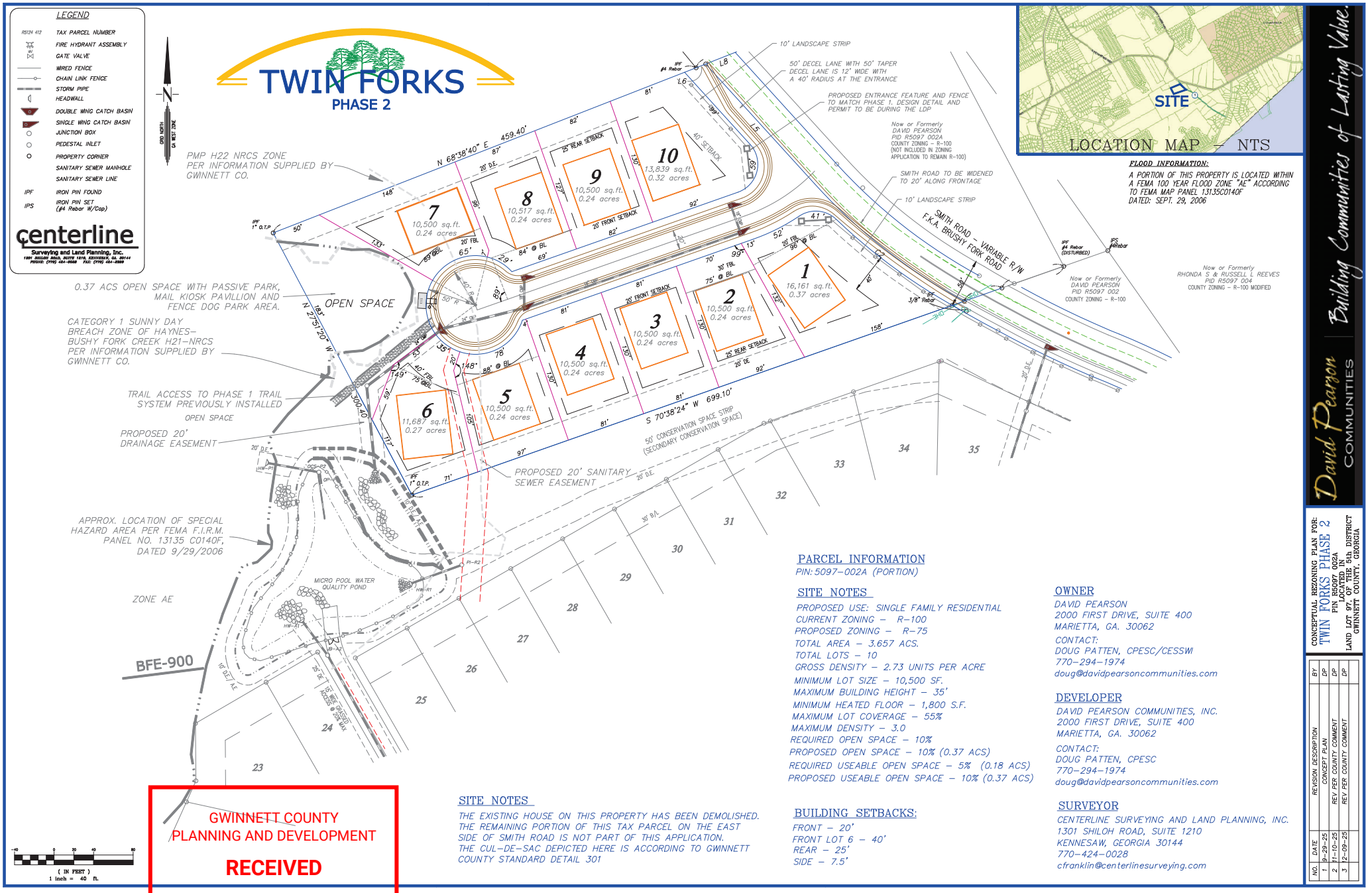
LEGEND
TAX PARCEL NUMBER
FIRE HYDRANT ASSEMBLY
GATE VALVE
WIRED FENCE
CHAIN LINK FENCE
STORM PIPE
HEADWALL
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
JUNCTION BOX
PEDESTAL INLET
PROPERTY CORNER
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
IRON PIN FOUND
IRON PIN SET (#4 Rebar W/Cap)
centerline
Surveying and Land Planning, Inc.
TWIN FORKS
PHASE 2
LOCATION MAP – NTS
SITE
PMP H22 NRCS ZONE PER INFORMATION SUPPLIED BY GWINNETT CO.
0.37 ACS OPEN SPACE WITH PASSIVE PARK, MAIL KIOSK PAVILLION AND FENCE DOG PARK AREA.
OPEN SPACE
CATEGORY 1 SUNNY DAY BREACH ZONE OF HAYNES–BUSHY FORK CREEK H21–NRCS PER INFORMATION SUPPLIED BY GWINNETT CO.
TRAIL ACCESS TO PHASE 1 TRAIL SYSTEM PREVIOUSLY INSTALLED
OPEN SPACE
PROPOSED 20' DRAINAGE EASEMENT
APPROX. LOCATION OF SPECIAL HAZARD AREA PER FEMA F.I.R.M. PANEL NO. 13135 C0140F, DATED 9/29/2006
ZONE AE
BFE-900
MICRO POOL WATER QUALITY POND
10' LANDSCAPE STRIP
50' DECEL LANE WITH 50' TAPER DECEL LANE IS 12' WIDE WITH A 40' RADIUS AT THE ENTRANCE
PROPOSED ENTRANCE FEATURE AND FENCE TO MATCH PHASE 1. DESIGN DETAIL AND PERMIT TO BE DURING THE LDP
SMITH ROAD TO BE WIDENED TO 20' ALONG FRONTAGE
SMITH ROAD – VARIABLE R/W F.K.A. BRUSHY FORK ROAD
Now or Formerly DAVID PEARSON PID R5097 002A COUNTY ZONING – R-100 (NOT INCLUDED IN ZONING APPLICATION TO REMAIN R-100)
Now or Formerly DAVID PEARSON PID R5097 002 COUNTY ZONING – R-100
Now or Formerly RHONDA S & RUSSELL L REEVES PID R5097 004 COUNTY ZONING – R-100 MODIFIED
FLOOD INFORMATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE "AE" ACCORDING TO FEMA MAP PANEL 13135C0140F DATED: SEPT. 29, 2006
1 16,161 sq.ft. 0.37 acres
2 10,500 sq.ft. 0.24 acres
3 10,500 sq.ft. 0.24 acres
4 10,500 sq.ft. 0.24 acres
5 10,500 sq.ft. 0.24 acres
6 11,687 sq.ft. 0.27 acres
7 10,500 sq.ft. 0.24 acres
8 10,517 sq.ft. 0.24 acres
9 10,500 sq.ft. 0.24 acres
10 13,839 sq.ft. 0.32 acres
50' CONSERVATION SPACE STRIP (SECONDARY CONSERVATION SPACE)
PROPOSED 20' SANITARY SEWER EASEMENT
S 70°38'24" W 699.10'
N 68°38'40" E 459.40'
N 27°51'20" W 184.1'
(IN FEET) 1 inch = 40 ft.
GWINNETT COUNTY PLANNING AND DEVELOPMENT
RECEIVED
1.8.2026
PARCEL INFORMATION
PIN: 5097–002A (PORTION)
SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING – R–100
PROPOSED ZONING – R–75
TOTAL AREA – 3.657 ACS.
TOTAL LOTS – 10
GROSS DENSITY – 2.73 UNITS PER ACRE
MINIMUM LOT SIZE – 10,500 SF.
MAXIMUM BUILDING HEIGHT – 35'
MINIMUM HEATED FLOOR – 1,800 S.F.
MAXIMUM LOT COVERAGE – 55%
MAXIMUM DENSITY – 3.0
REQUIRED OPEN SPACE – 10%
PROPOSED OPEN SPACE – 10% (0.37 ACS)
REQUIRED USEABLE OPEN SPACE – 5% (0.18 ACS)
PROPOSED USEABLE OPEN SPACE – 10% (0.37 ACS)
SITE NOTES
THE EXISTING HOUSE ON THIS PROPERTY HAS BEEN DEMOLISHED. THE REMAINING PORTION OF THIS TAX PARCEL ON THE EAST SIDE OF SMITH ROAD IS NOT PART OF THIS APPLICATION. THE CUL–DE–SAC DEPICTED HERE IS ACCORDING TO GWINNETT COUNTY STANDARD DETAIL 301
BUILDING SETBACKS:
FRONT – 20'
FRONT LOT 6 – 40'
REAR – 25'
SIDE – 7.5'
OWNER
DAVID PEARSON
2000 FIRST DRIVE, SUITE 400
MARIETTA, GA. 30062
CONTACT:
DOUG PATTEN, CPESC/CESSWI
770–294–1974
doug@davidpearsoncommunities.com
DEVELOPER
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400
MARIETTA, GA. 30062
CONTACT:
DOUG PATTEN, CPESC
770–294–1974
doug@davidpearsoncommunities.com
SURVEYOR
CENTERLINE SURVEYING AND LAND PLANNING, INC.
1301 SHILOH ROAD, SUITE 1210
KENNESAW, GEORGIA 30144
770–424–0028
cfranklin@centerlinesurveying.com
David Pearson COMMUNITIES
Building Communities of Lasting Value.
CONCEPTUAL REZONING PLAN FOR:
TWIN FORKS PHASE 2
PIN R5097 002A
LOCATED IN THE 5th DISTRICT
LAND LOT 97, 98 & 121
GWINNETT COUNTY, GEORGIA
NO. DATE REVISION DESCRIPTION BY
1 9-29-25 CONCEPT PLAN DP
2 11-10-25 REV PER COUNTY COMMENT DP
3 12-09-25 REV PER COUNTY COMMENT DP

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

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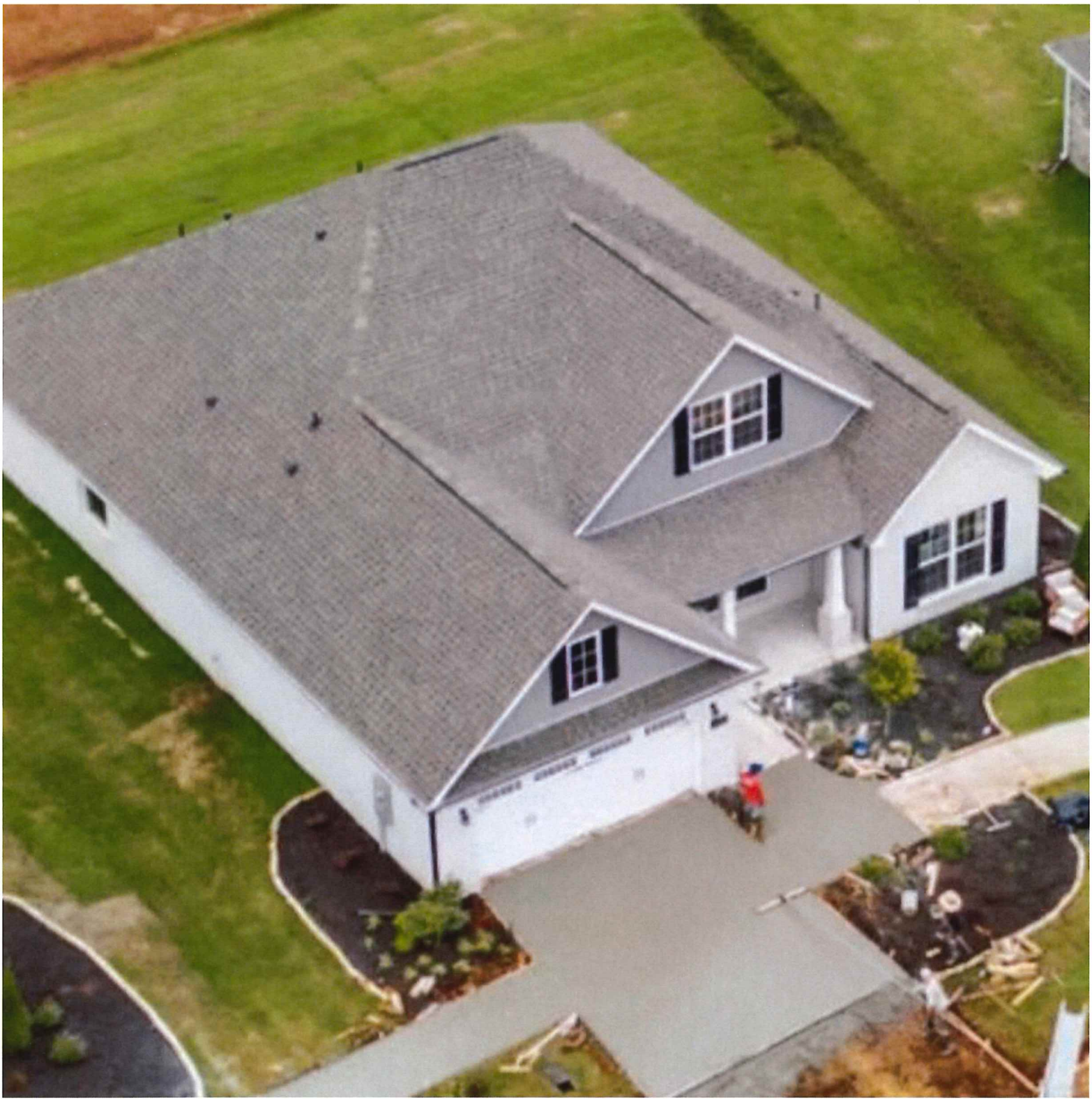
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2026

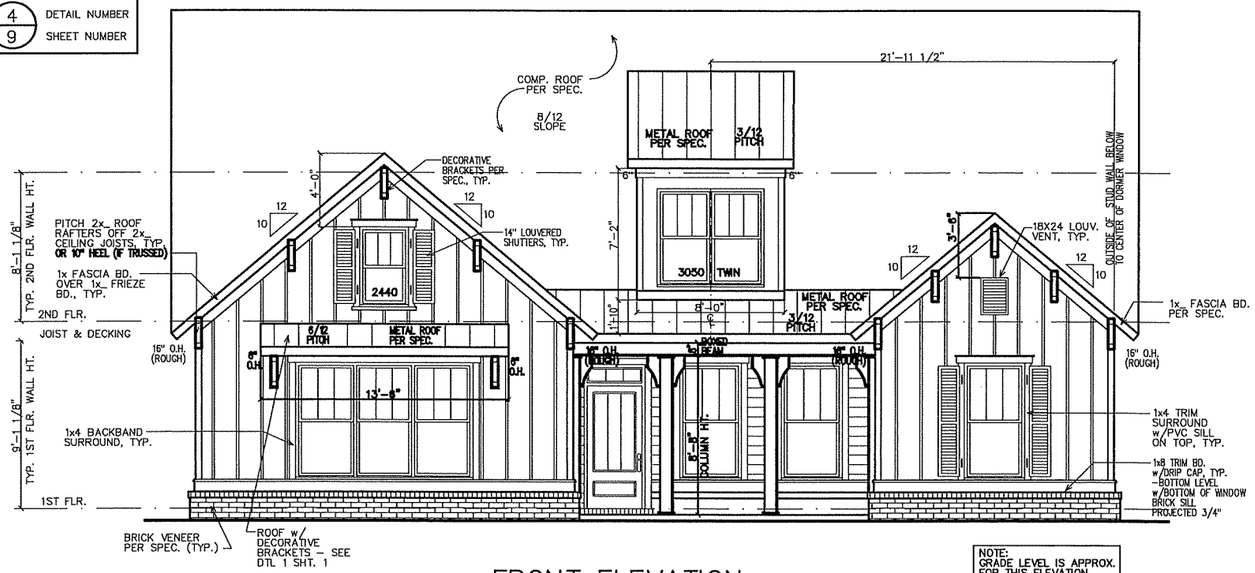


GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2026

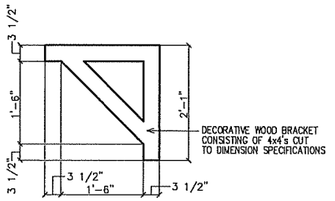
LEGEND

4/9 — 4 DETAIL NUMBER, 9 SHEET NUMBER

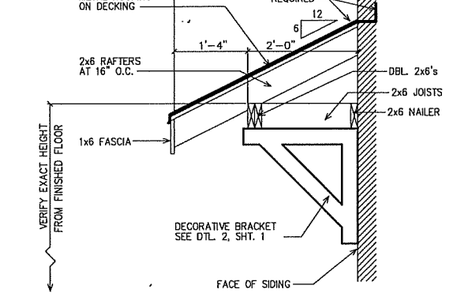


FRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

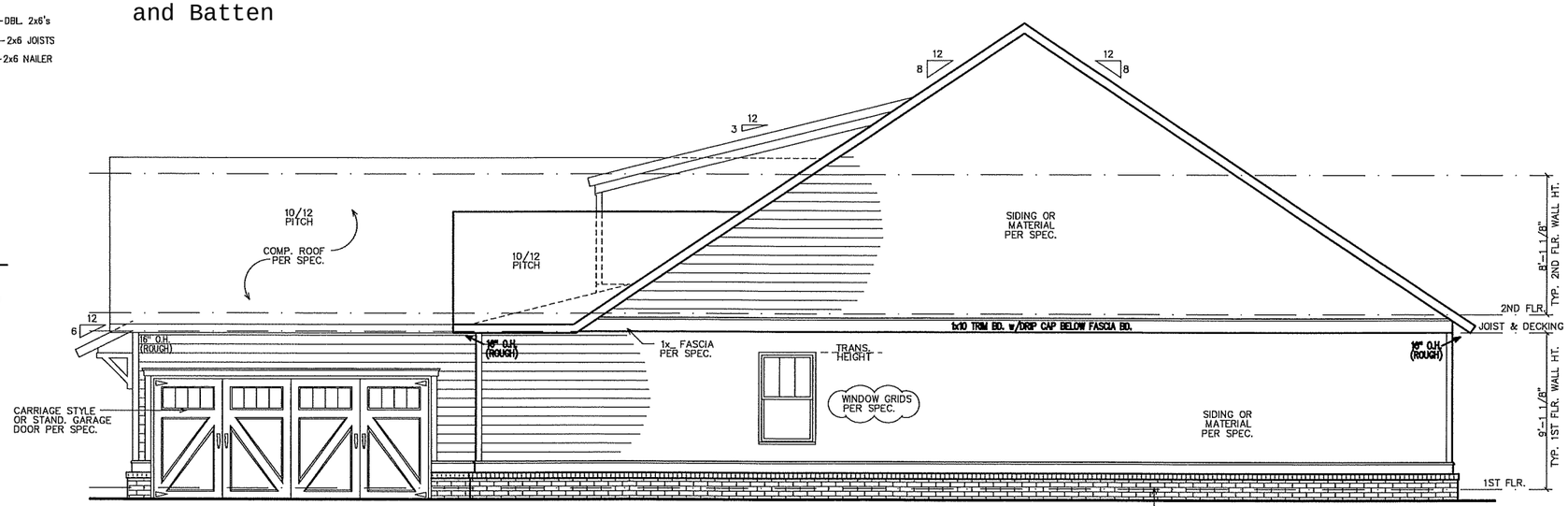


2/2 BRACKET DETAIL
SC: N.T.S.
(12 REQUIRED ON HOME) ALL TO MATCH TRIM COLOR



1/2 ROOF AT GARAGE DETAIL
SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten



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

NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

SUBDIVISION:

LOT #:

RELEASED:

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	SLAB/FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	ROOF PLAN
7	1st FLOOR ELECTRICAL PLAN
8	2nd FLOOR ELECTRICAL PLAN
9	DETAILS/WALL SECTION

AREA CALCULATIONS

	FRAMED	VENEER
HEATED MAIN	3005	3075
FRONT PORCH	105	95
BACK PORCH	190	180
GARAGE	580	610
TOTAL–UNHEATED	875	885
TOTAL–UNDER ROOF	3880	3960

THE ROCKFORD
OPTION

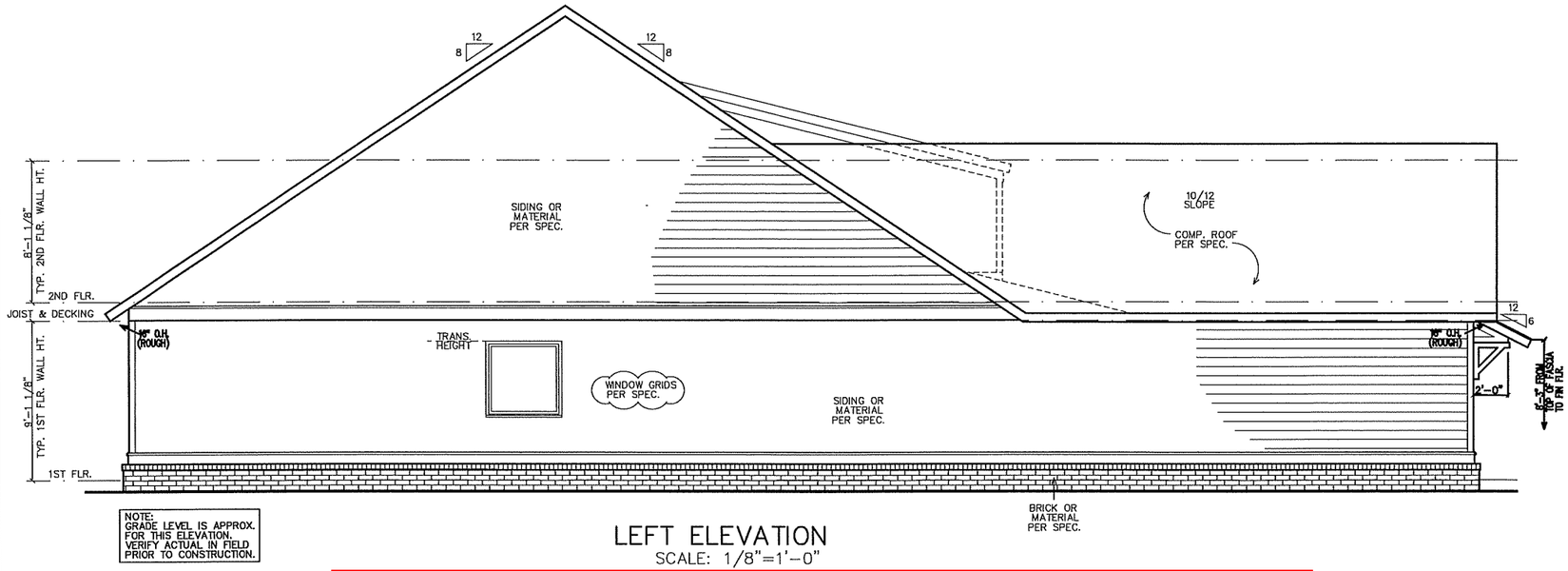
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

ALL MEASUREMENTS TO BE SITE VERIFIED

SUBDIVISION:

LOT #:

RELEASED:



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LEFT ELEVATION
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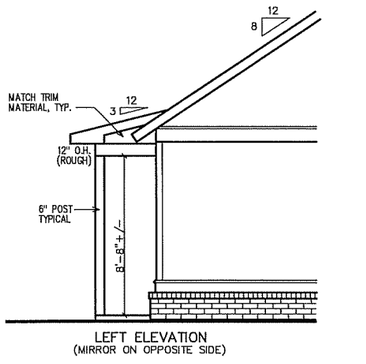
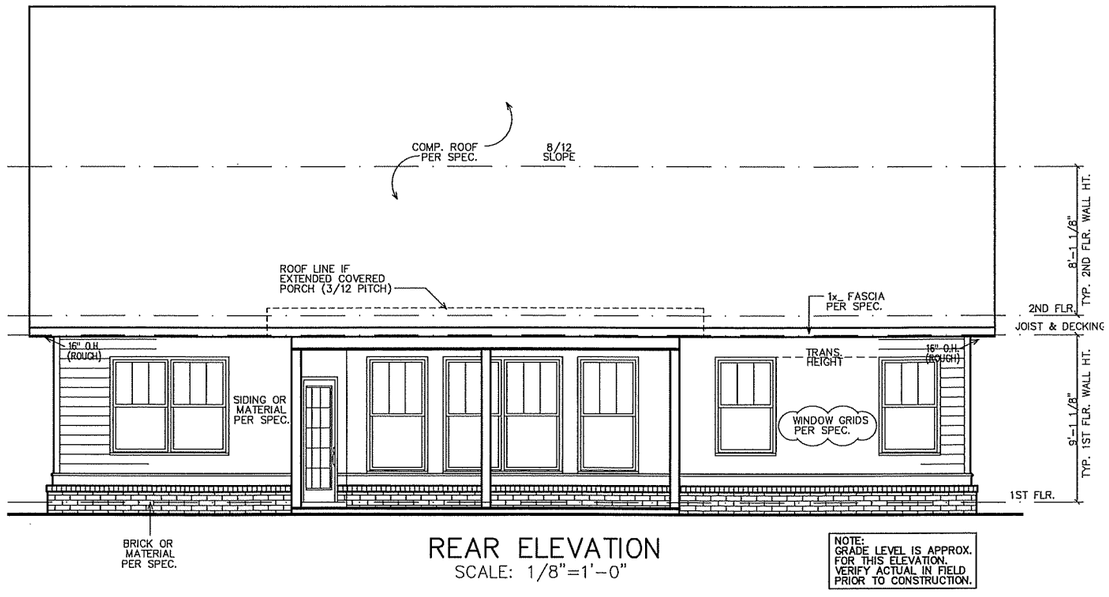


LEFT ELEVATION
(MIRROR ON OPPOSITE SIDE)

OPT EXTENDED COVERED PORCH
SC: 1/8"=1'-0"



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SCALE: 1/8"=1'-0"

NOTE:
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GWINNETT COUNTY
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RECEIVED
12.29.2025

ALL MEASUREMENTS TO BE SITE VERIFIED

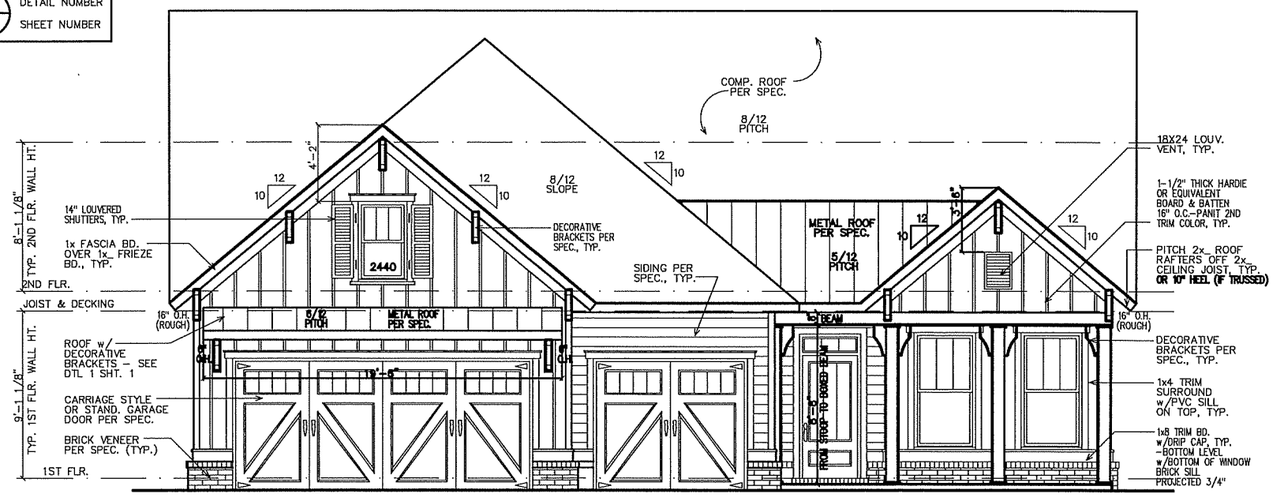
THE ROCKFORD
OPTION

THE KIRKLAND

LOT #:
RELEASED:

LEGEND

4/9 DETAIL NUMBER / SHEET NUMBER



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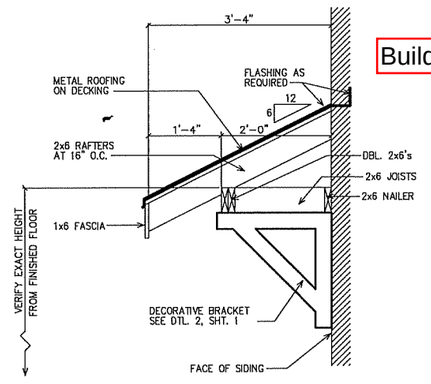

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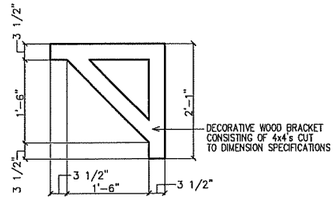
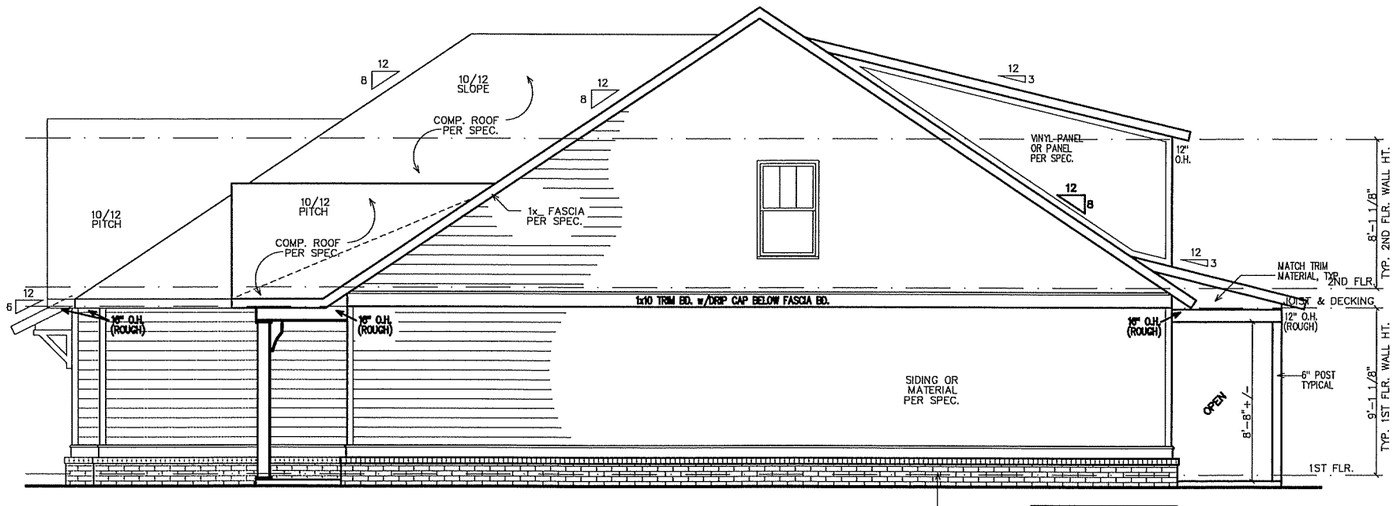


2/2 BRACKET DETAIL
SC: N.T.S.

(10 REQUIRED ON HOME) ALL TO MATCH TRIM COLOR

ALL MEASUREMENTS TO BE SITE VERIFIED



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

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7	1st FLOOR ELECTRICAL PLAN
8	2nd FLOOR ELECTRICAL PLAN
9	DETAILS/WALL SECTION

AREA CALCULATIONS

	FRAMED	VENEER
HEATED MAIN	2745	2800
FRONT PORCH	115	105
BACK PORCH	130	125
GARAGE	755	765
TOTAL-UNHEATED	1000	995
TOTAL-UNDER ROOF	3745	3795

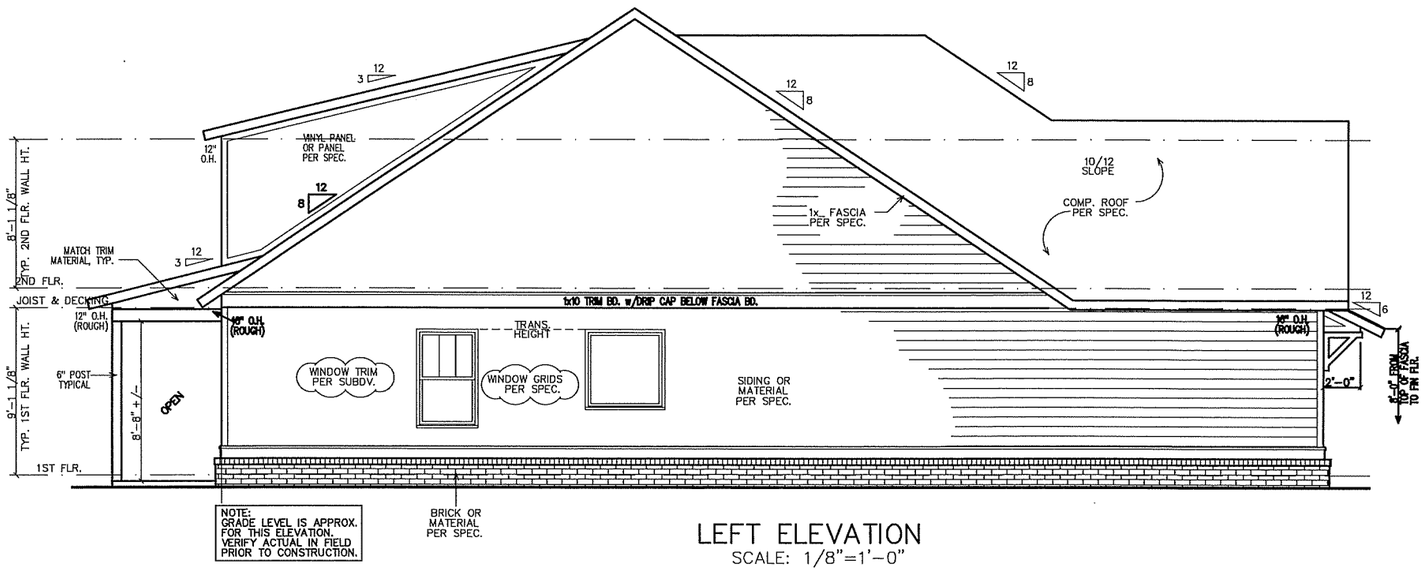
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025

THE KIRKLAND

SUBDIVISION:

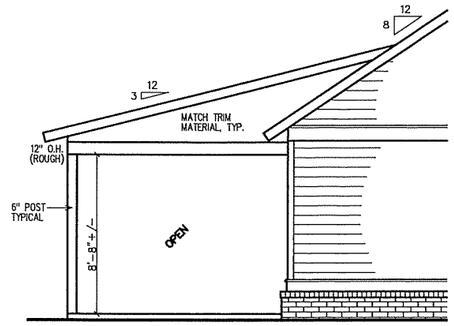
LOT #:

RELEASED:



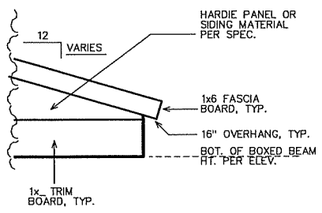
LEFT ELEVATION
SCALE: 1/8"=1'-0"

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten



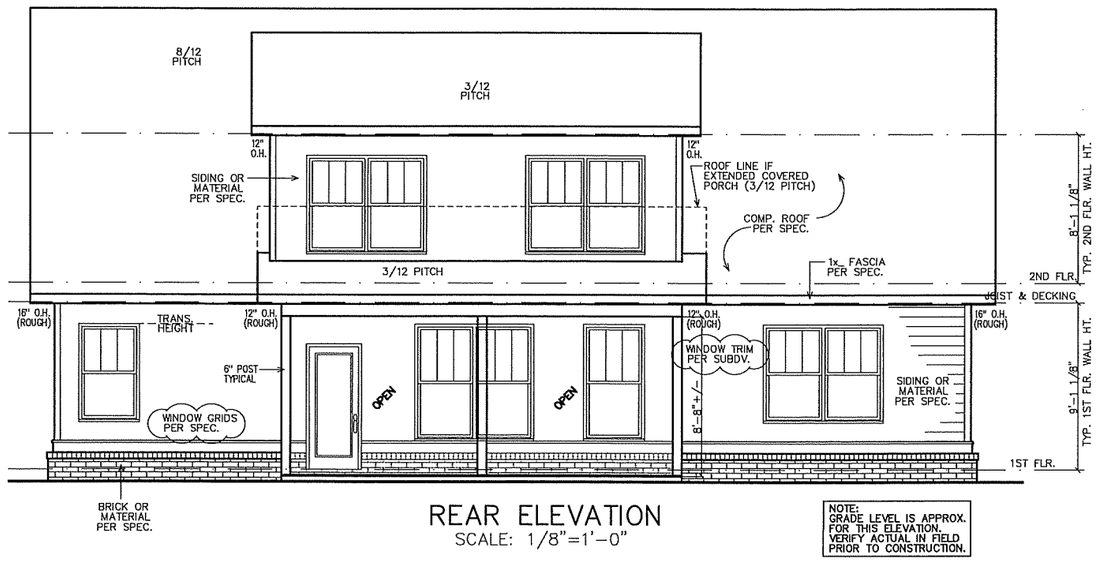
LEFT ELEVATION
(MIRROR ON OPPOSITE SIDE)

OPT EXTENDED COVERED PORCH
SC: 1/8"=1'-0"



1/2 PORCH DETAIL
SC: NOT TO SCALE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025



REAR ELEVATION
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Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

ALL MEASUREMENTS TO BE SITE VERIFIED

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NEW ARCHITECTURAL SERVICES FOR A NEW TIME!

THE KIRKLAND

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

[attached]

ANDERSEN | TATE | CARR

December 10, 2025

LETTER OF INTENT FOR REZONING

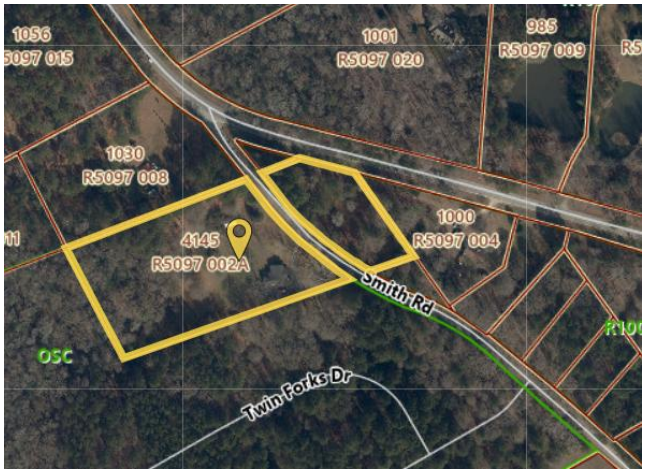
Applicant:
David Pearson Communities, Inc.

Property:
Tax Parcel ID R5097 002A (Portion)
±3.657 Acres of Land
Located at 4145 Smith Road, Loganville, Georgia
From R-100 to R-75

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 Rezoning is submitted for a 3.657-acre parcel of land located at 4145 Smith Road, Loganville, Georgia (hereinafter the "Property").[1] The Property is a single tax parcel of vacant land fronting Smith Road near the intersection of Old Loganville Road. The Property is shown on the survey prepared by Centerline Surveying and Land Planning, Inc., dated, March 12, 2025 and filed with this Application. The Property that is the subject of this rezoning application is further identified below from the Gwinnett County GIS:



The Property is currently zoned R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, David Pearson Communities, Inc. (the "Applicant") now seeks approval to rezone the Property to R-75 (Single Family Residence District) to develop a distinctive and attractive single-family residential community with 10 homes.

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is mostly rectangular shaped with a curved boundary on the northeast corner along Smith Road. It is bounded on all sides by residentially zoned properties. The surrounding area is uniformly zoned single-family residential, and the adjacent parcels include a mix of vacant land and residences.

Although the Subject Property is located in the "Rural" Character Area of the Future Development Map of the Gwinnett County 2045 Unified Plan (the "2045 Plan"), it is in close proximity to the "Suburban Residential" Character Areas that are situated to the north and south of the site. Rural areas are typically on septic and at least more than 2 miles from any Village Center or Urban Corridor. As identified in the application materials, the Subject

[1] The eastern portion of the property that is located across the street and maintains 0.987 acres is not included in this rezoning submittal and will remain R-100.

Property has access to sewer and is more aligned with the Suburban Residential Character Area. Said areas are representative of much of the single-family residential development that has occurred in the county over the past thirty years. In addition, these areas are desirable to many households, and serve a role as being part of the diversity of housing types in the county. The proposed development is intended to be Phase 2 of the existing subdivision to the south that is zoned OSC (Open Space Conservation District).

Below is a map of the surrounding zoning classifications to the Property:

III. PROJECT SUMMARY

As shown on the site plan by David Pearson Communities, Inc. dated September 29, 2025, and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop the Property into a distinctive and attractive residential community with 10 homes. The Applicant is proposing to rezone 3.657 acres from R-100 to R-75 to accommodate the development of a single-family residential community with 10 lots. for a gross density of 2.73 units per acre. The proposed development would provide attractive, high-end residences. The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The minimum heated floor area is proposed to be 1,800 square feet. The proposed development would have a single entrance on Smith Road which would be landscaped and maintained by a mandatory Homeowners Association.

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from R-100 to R-75 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 10th day of December, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4913-3164-0704, v. 1

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Smith Road and surrounded primarily by residential uses to the east, west, and south. The proposed residential development is compatible with existing residential uses and will provide additional housing units in the community.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and expressly encouraged within the Village Center - Rural Character Area.

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

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

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 rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Smith Road and access to sewer. The proposed development would complement the existing and nearby residential uses. Any increase in impacts on public facilities or infrastructure could be mitigated with appropriate zoning conditions, site development requirements, and planning.

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

The 2045 Unified Plan Future Development Map indicates that the subject property lies within the Village Center -Rural Character Area. Encouraged land uses in this character area include single-family detached homes, as well as the R-75 zoning classification.

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

The Applicant submits that the character of the surrounding developments and quality of the proposed homes provide supporting reasons for approval of the rezoning application. The continued anticipated growth in Gwinnett County also suggests a strong need for more housing.

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: David Pearson Communities, Inc. c/o Andersen Tate & Carr, PC	Name: David Pearson
Address: 2000 First Drive, Ste. 400	Address: 2000 First Drive, Ste. 400
City: Marietta	City: Marietta
State: GA ZIP: 30062	State: GA ZIP: 30062
Phone: 770-321-5032	Phone: 770-321-5032
Email: dpatten@davidpearsoncommunities.com	Email: dpatten@davidpearsoncommunities.com

Contact Person: Melody A. Glouton Phone: 770-822-0900

Contact's Email: mglouton@atclawfirm.com

APPLICANT IS THE:

☐ Owner's Agent ■ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-100 Requested Zoning District: R-75

Parcel Number(s): R5097 002A Acreage: 3.657

Property Address(es): 4145 Smith Road, Loganville, GA

Proposed Development: Single family detached subdivison

Variance(s): None Waiver(s): None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 10	No. of Buildings:
Dwelling Unit Sq. Ft.: minimum 1800SF	Total Building Sq. Ft.:
Density: 2.73 upa	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: DAVID PEARSON

Signature:

Date: 9-29-25

Notary Public

Name: Sandra Blair

Signature: Sandra Blair

Date: 9-29-25

SANDRA BLAIR
NOTARY PUBLIC
My Commission Expires
December 3, 2027
PAULDING COUNTY, GEORGIA
Notary Seal

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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

Applicant Information

Name: David Pearson Communities, Inc.

Signature: Melody A. Glouton
Melody A. Glouton, Attorney for Applicant

Date: October 20, 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)
R5097 002A	yes, 2024

Tax Commissioner Affirmation

The payment of all property taxes billed to date for the above referenced parcels were verified by:

Name: marche Eskew

Title: TSA

Signature:

Date: 10/20/25

DISCLOSURE OF CAMPAIGN 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
Matthew Holtkamp	$1,500.00	6/19/2025	Andersen Tate & Carr
Matthew Holtkamp	$800.00	1/25/2024	Andersen Tate & Carr
Kirkland Carden	$800.00	2/5/2024	Andersen Tate & Carr
Ben Ku	$2,000.00	5/6/2025	Andersen Tate & Carr

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-288-10**
Expiration Date: 10/21/2026
Tie-In Manhole FID: **4815979**

October 21, 2025

Doug Patten
David Pearson Communities, Inc
2000 First Drive Suite 400
Marietta, GA 30062

RE: Sewer Availability for Proposed Development – Twin Forks Phase 2
Parcel ID 5097 002A

Dear Mr. Patten:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 10 single-family homes 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 **1.74 gpm** discharging to the sewer tie-in manhole at Facility ID **4815979.**

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

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]

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
ON SMITH ROAD SW

GWINNETT COUNTY, GEORGIA

Prepared for:

David Pearson Communities
2000 First Drive, Suite 400
Marietta, GA 30062

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

December 09, 2025
A & R Project # 25-225

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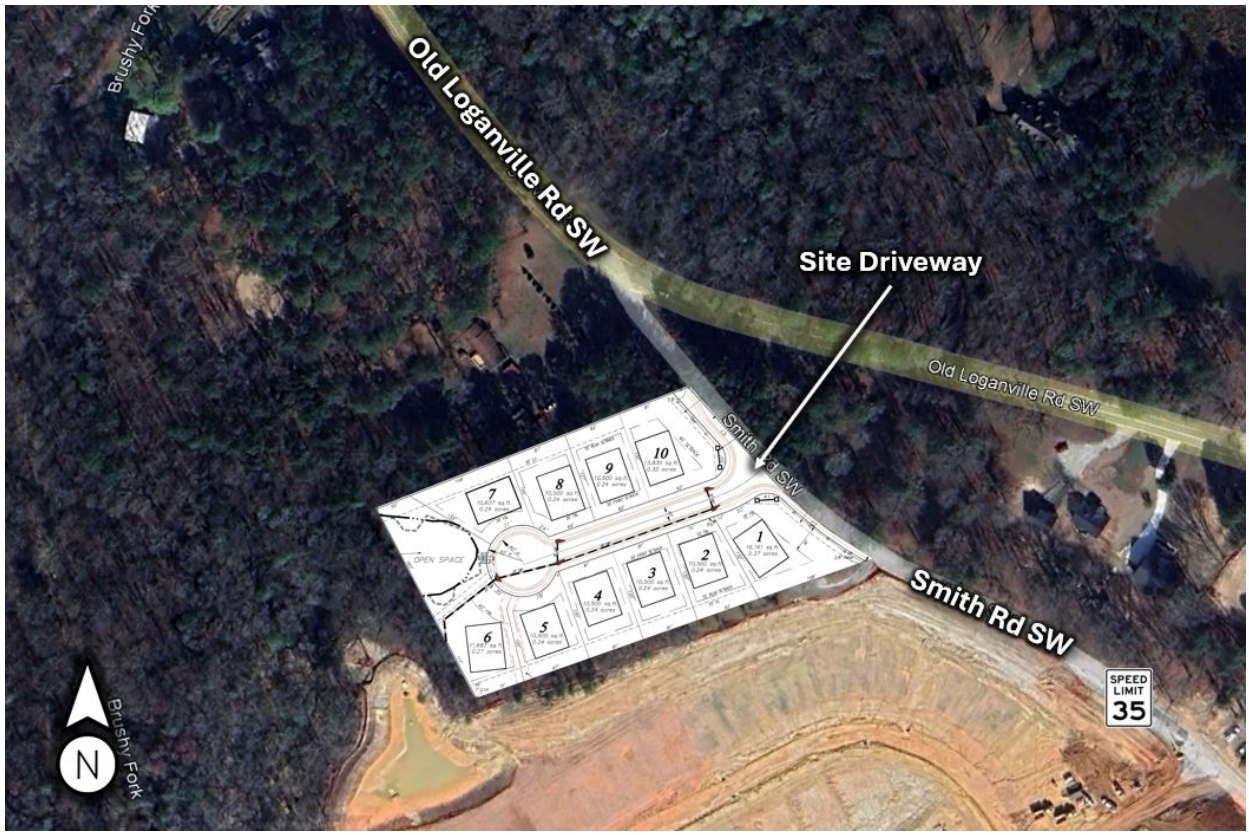
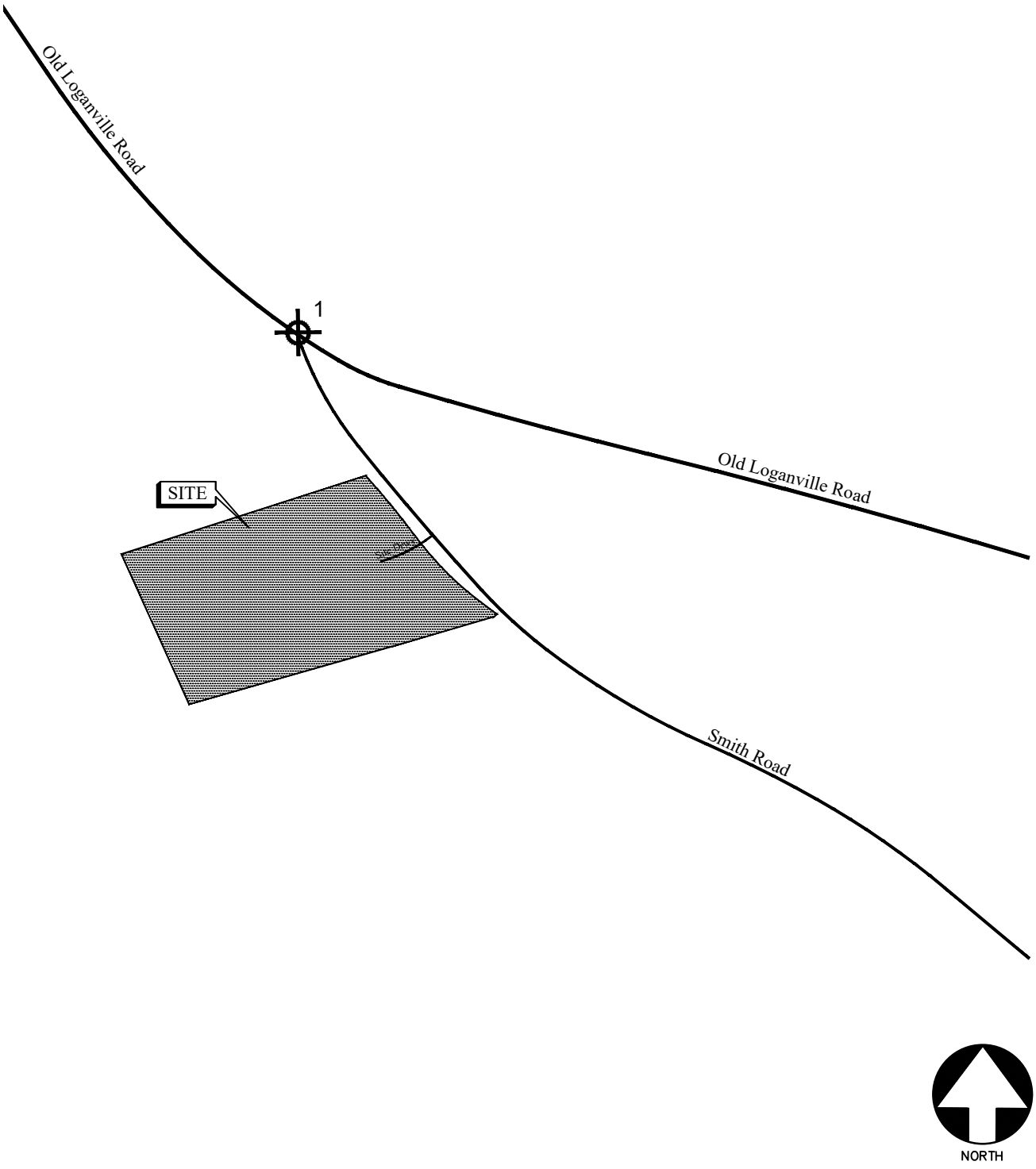
1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County, Georgia. The traffic analysis evaluates the current operations at the existing study intersection, and trip generation estimates for future site traffic are also included. The proposed development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.



This study includes the evaluation of traffic operations for the AM and PM peak hours at the intersection of Old Loganville Road SW and Smith Road SW. The location of the development and the nearby study intersection are shown in Figure 1.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

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

2.1.1 Old Loganville Road SW

Old Loganville Road SW is an east-west, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-8538) indicate that the daily traffic volume on Old Loganville Road SW in 2024 was 4,810 vehicles per day west of Rosebud Road. Old Loganville Road GW is classified by Gwinnet County as a Major Collector roadway.

2.1.2 Smith Road SW

Smith Road SW is a two-lane undivided roadway with a posted speed limit of 35 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designed as "F" regardless of the control delay.

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" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles cannot depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 ADDITIONAL INFORMATION – GWINNETT COUNTY LEVEL 1 TRAFFIC IMPACT STUDY

The following section has been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 1 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

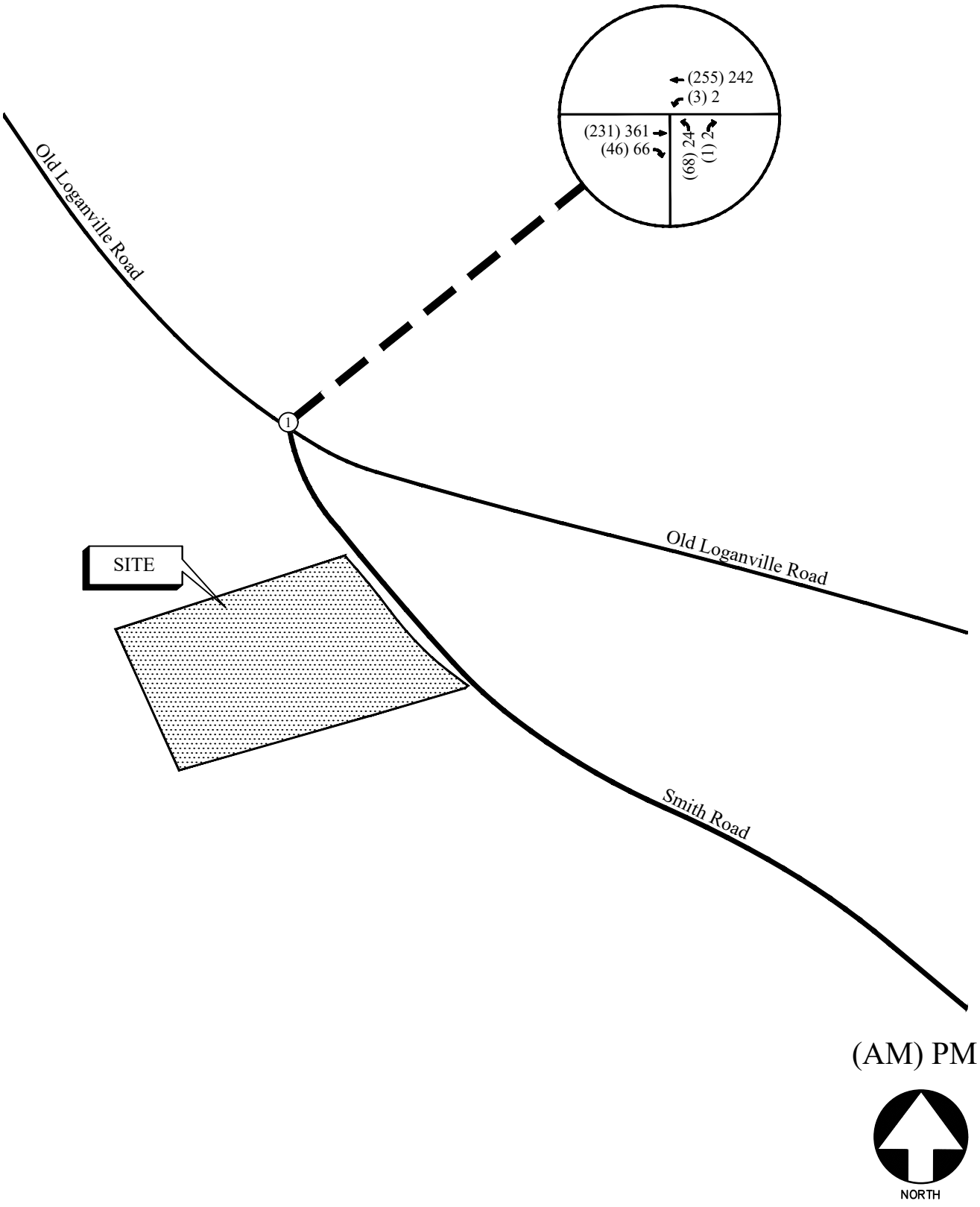
4.1 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled GDOT/Gwinnet County projects that will be completed within the study network or that will have a notable impact on the study network.

5.0 EXISTING 2025 TRAFFIC ANALYSIS

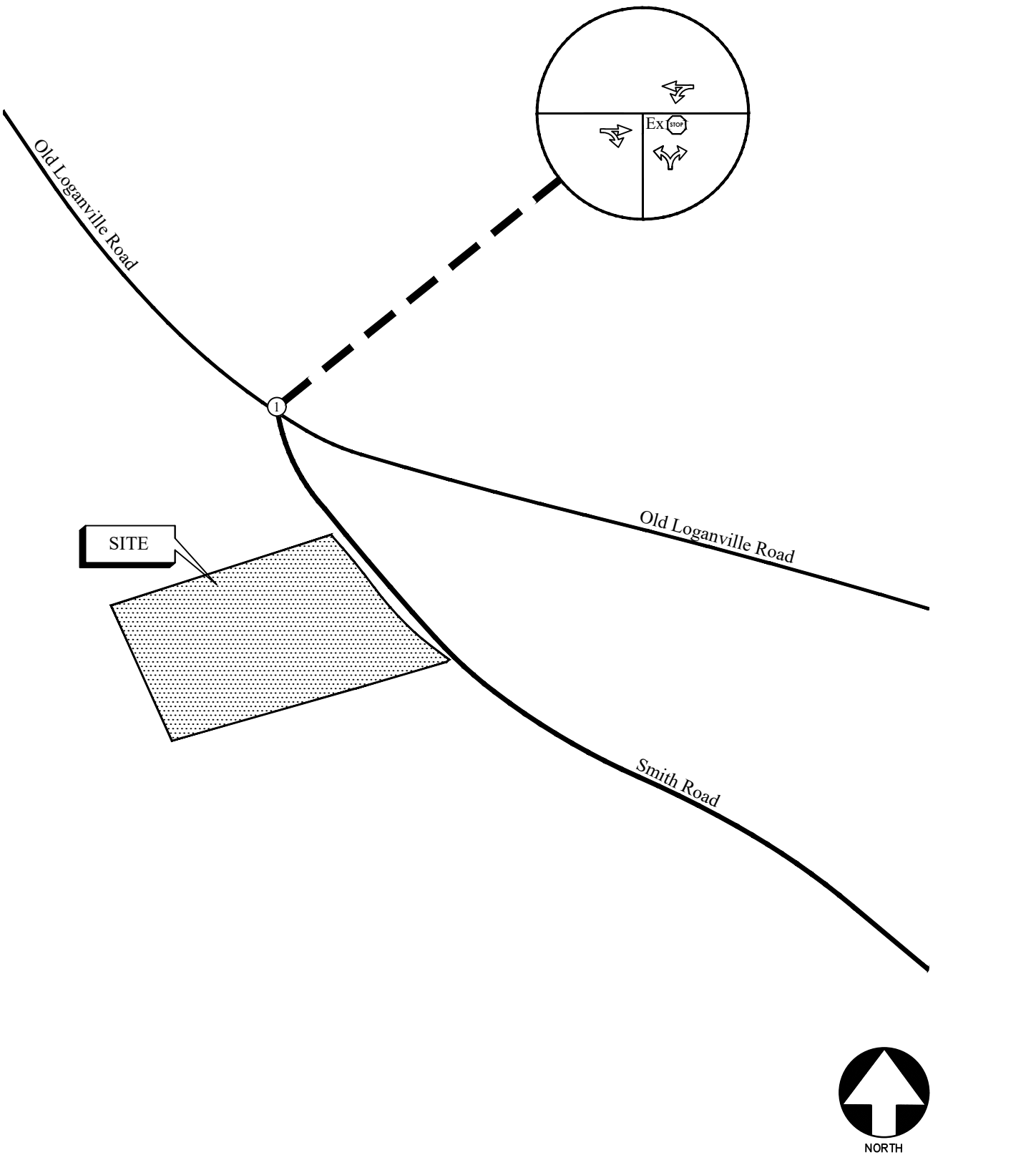
5.1 Existing Traffic Volumes

Traffic counts were collected at the study intersection of Old Loganville Road and Smith Road on Wednesday, November 19, 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 produced 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 2. The existing traffic control and lane geometry for the study intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

5.2 Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersection of Old Loganville Road SW and Smith Road SW in accordance with the HCM methodology. The analysis results are shown in Table 3.

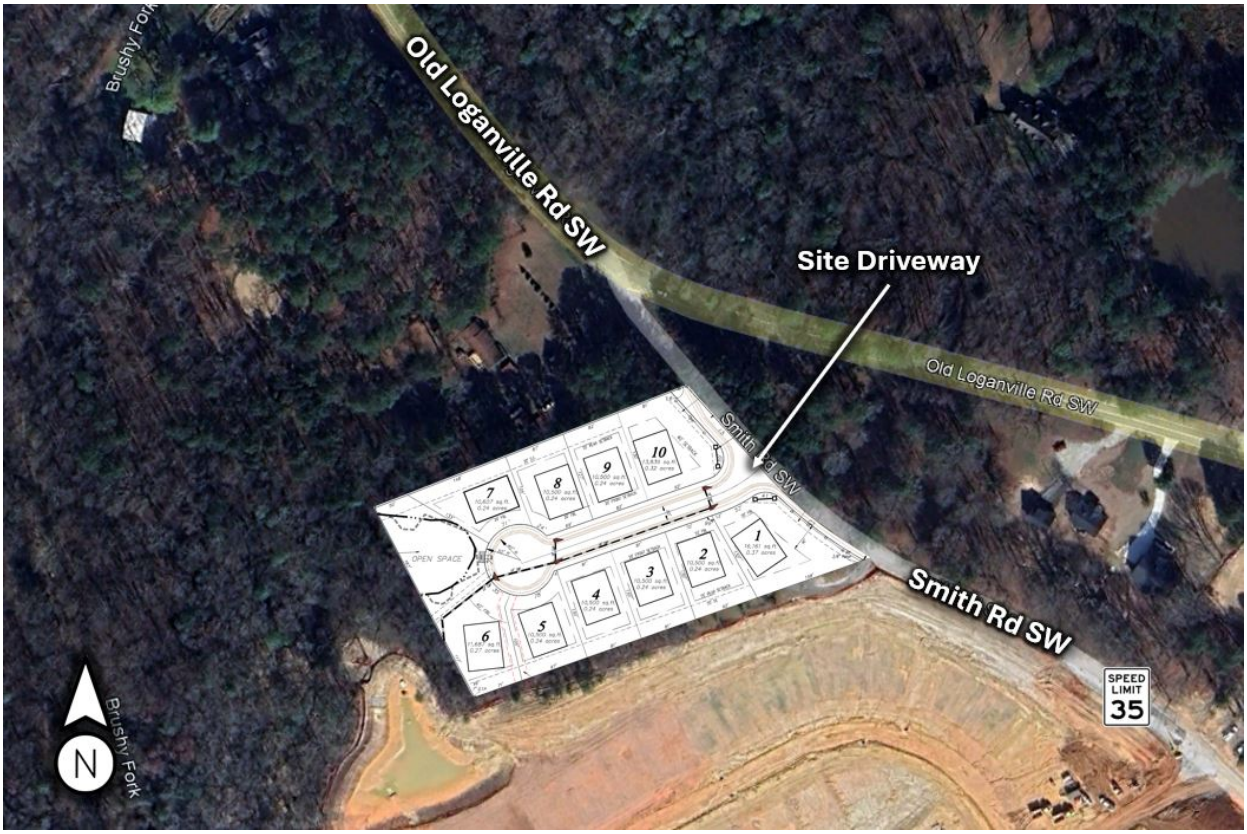
TABLE 3 – EXISTING INTERSECTION OPERATIONS

Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Old Loganville Road SW @ Smith Road SW** -Westbound Left -Northbound Approach	Stop-Controlled on NB Approach	A (7.9) B (14.2)	A (8.3) B (14.0)

The results of the existing traffic operations analysis indicate that the approaches at the study intersection are operating at a level of service "B" or better in both the AM and PM peak hours.

6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County. The development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.



A site plan is shown in Figure 4.

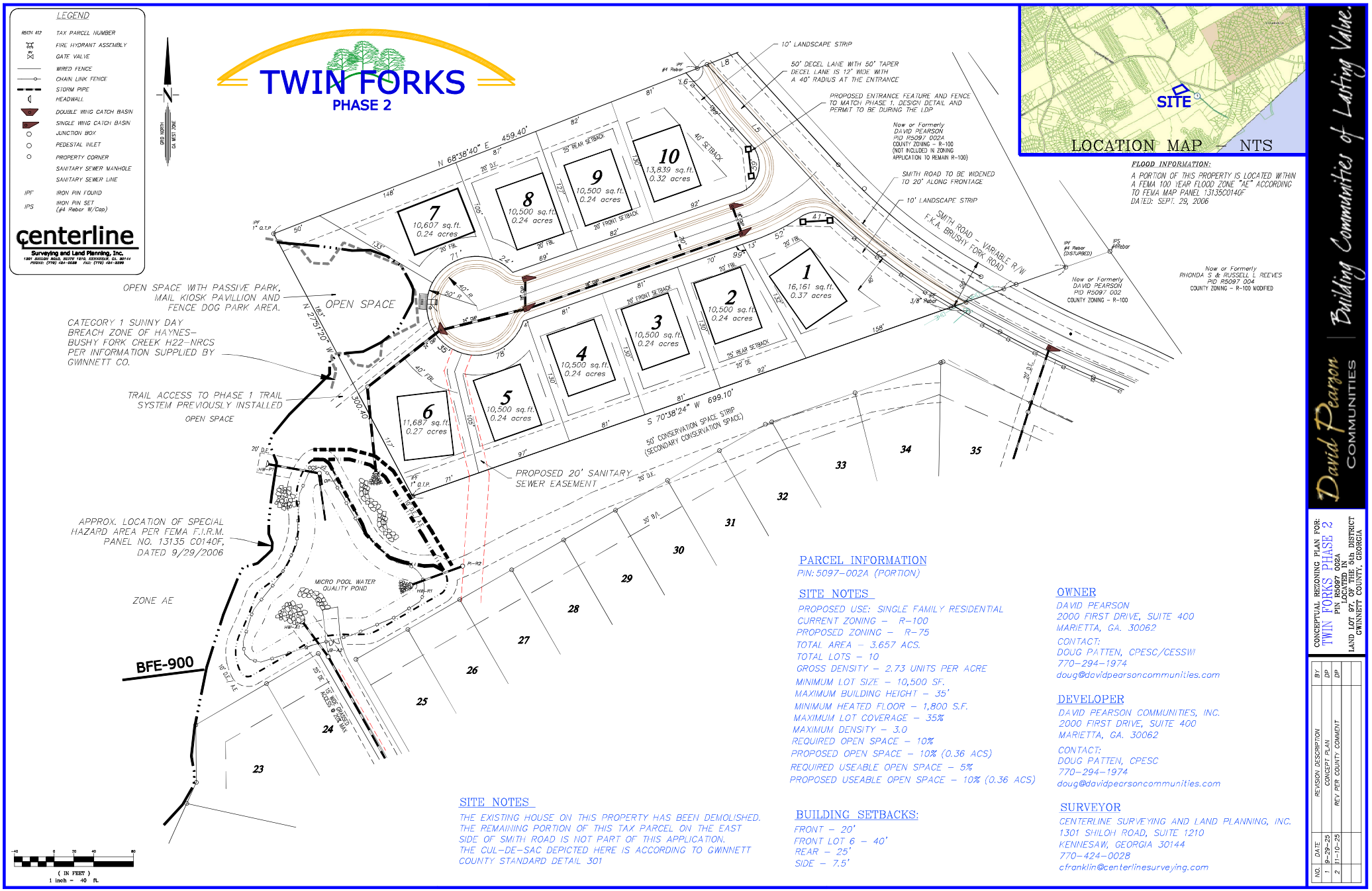


Figure 4 – Site Plan

6.1 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 Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category *210 – Single-Family Detached Housing*. The calculated trip generation volumes for the proposed development are shown in Table 4.

TABLE 4 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 – Single-Family Detached Housing	10 Units	2	5	7	6	3	9	91

6.2 Auxiliary Lane Analysis

6.2.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, left turn lanes must be provided at each subdivision street that accesses a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds (Table 1 – Residential Developments). However, these thresholds are not applicable to the driveway proposed for this development, as it will not intersect a roadway classified by Gwinnett County as a collector street or a major thoroughfare. Additionally, the Gwinnett County standard threshold for a left turn lane on a 35-mph roadway with an estimated ADT of under 6,000 is 120 lots, while the proposed development will only consist of 10 residential lots. Therefore, a left turn lane is not recommended for the site driveway.

6.2.2 Deceleration Turn Lane Analysis

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a right turn deceleration lane shall be required at each subdivision street entrance that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2). Although Smith Road SW is not classified as either a minor collector street or major thoroughfare, a short right turn lane is still recommended here to provide safer turning movements for entering site traffic.

7.0 CONCLUSIONS AND RECOMMENDATIONS

A level 1 traffic analysis was conducted for the proposed residential development that will be located on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County. The development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.

The results of the existing traffic operations analysis indicate that the approaches at the study intersection of Old Loganville Road SW and Smith Road SW are operating at a level of service "B" or better in both the AM and PM peak hours.

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection:

- Site Driveway: Full Access Driveway on Smith Road SW
    - One entering lane and one exiting lane
    - Stop sign controlled on the driveway approach with Smith Road SW remaining free flow
    - A short right turn lane for entering traffic

Exhibit H: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	January 16, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00012
Case Address:	4145 Smith Road, Loganville, 30052

	Comments:	X	YES		NO
1	Smith Road is a local road. The Average Daily Traffic (ADT) volume is not listed.				
2	The nearest Ride Gwinnett facility is located 5.6 miles away at 2357 East Main Street (Stop #7000 / Route 70) US 78 and Wisteria Drive.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					
7					

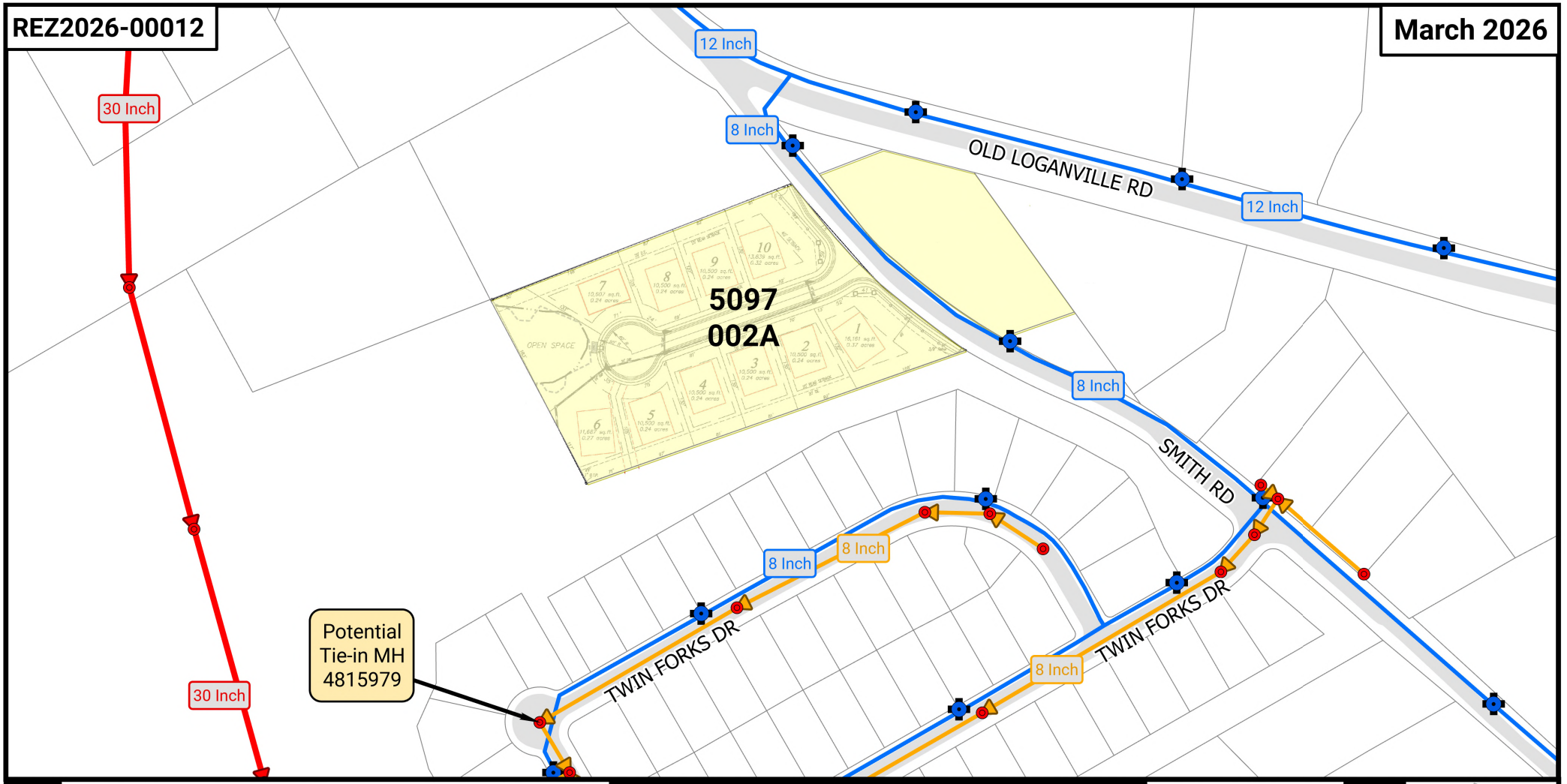
TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00012
Case Address:	4145 Smith Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to an existing 8-inch water main located along the northern right-of-way of Smith Road. A jack-and-bore may be required.				
2	Sewer: A Sewer Capacity Certification (C2025-288-10) was approved in October 2025 for 10 single family residences. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Twin Forks Road right-of-way. Offsite easements will be required.				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

REZ2026-00012

March 2026



LEGEND

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

4145 Smith Rd
R-100 to R-75

Water & Sewer Utility Map

N
W E
S

0 110 220
Feet

LOCATION

Water Comments: The proposed development may connect to an existing 8-inch water main located along the northern right-of-way of Smith Road. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification (C2025-288-10) was approved in October 2025 for 10 single family residences. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Twin Forks Road right-of-way. Offsite easements will be required.

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

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

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

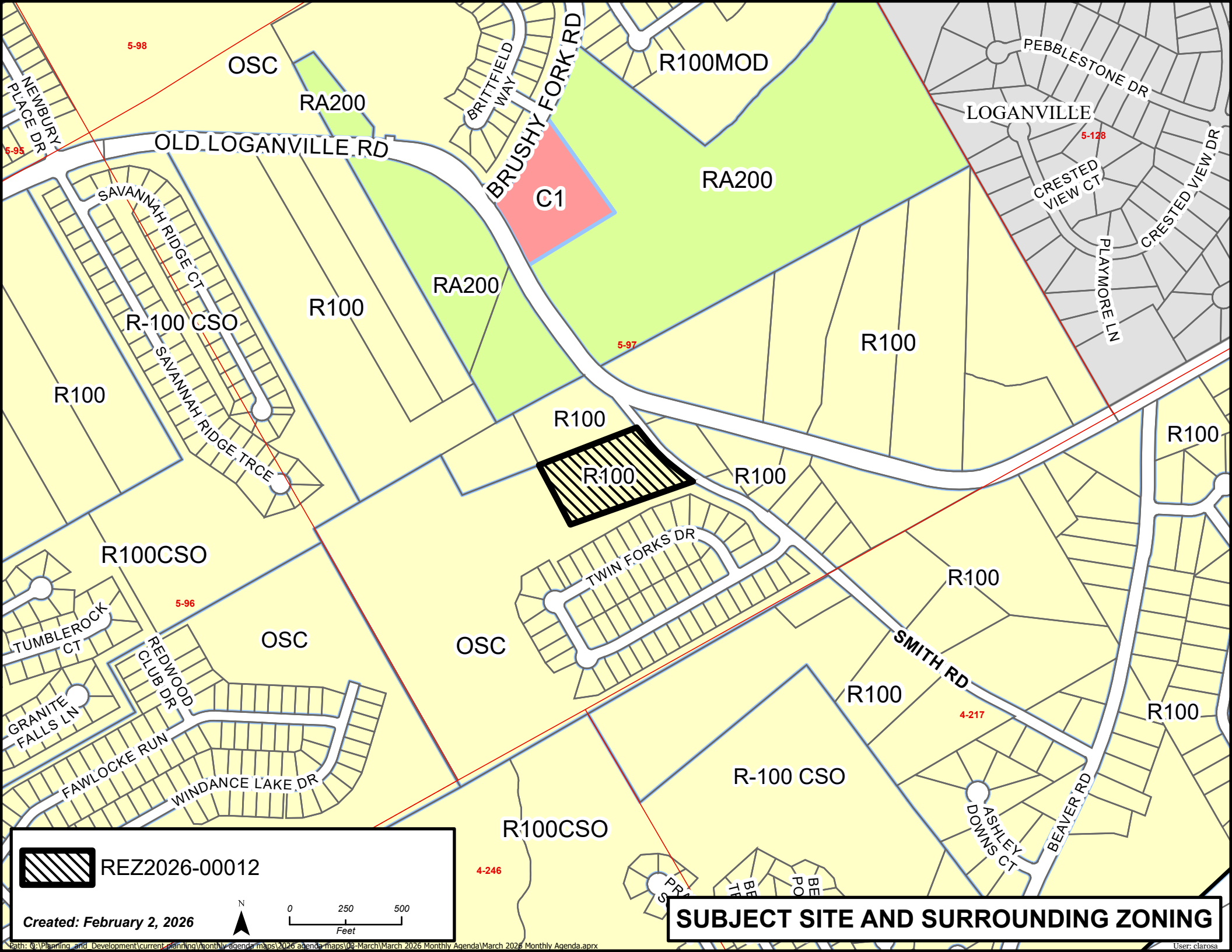
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, March, 2026

										Proposed Zoning
		2025-26			2026-27			2027-28		
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	2
REZ2026-00012 (ZON2025-00096)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	1
	Magill Elementary School	**1,271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	3
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	16
REZ2026-00008 (ZON2025-00098)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	12
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	22
	Archer High School	**2933**	3,325	-392	**2,977**	3,325	-348	**3,005**	3,325	-320	27
REZ2026-00010 (ZON2025-00086)	McConnell Middle School (Murphy Middle School TBD)	**1967**	1,775	192	**2,005**	1,775	230	**2,045**	1,775	270	18
	Harbins Elementary School	**1303**	1,225	78	**1,329**	1,225	104	**1,355**	1,225	130	34

Exhibit I: Maps

[attached]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RA200
R100MOD
OLD LOGANVILLE RD
BRUSHY FORK RD
BRITTFIELD WAY
NEWBURY PLACE DR
PEBBLESTONE DR
LOGANVILLE
CRESTED VIEW CT
CRESTED VIEW DR
PLAYMORE LN
C1
RA200
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
R-100 CSO
R100
RA200
R100
R100
R100
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R100
R100
R100
R100
TWIN FORKS DR
R100CSO
TUMBLEROCK CT
REDWOOD CLUB DR
GRANITE FALLS LN
FAWLOCKE RUN
WINDANCE LAKE DR
OSC
OSC
SMITH RD
R100
R100
R-100 CSO
ASHLEY DOWNS CT
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R100CSO
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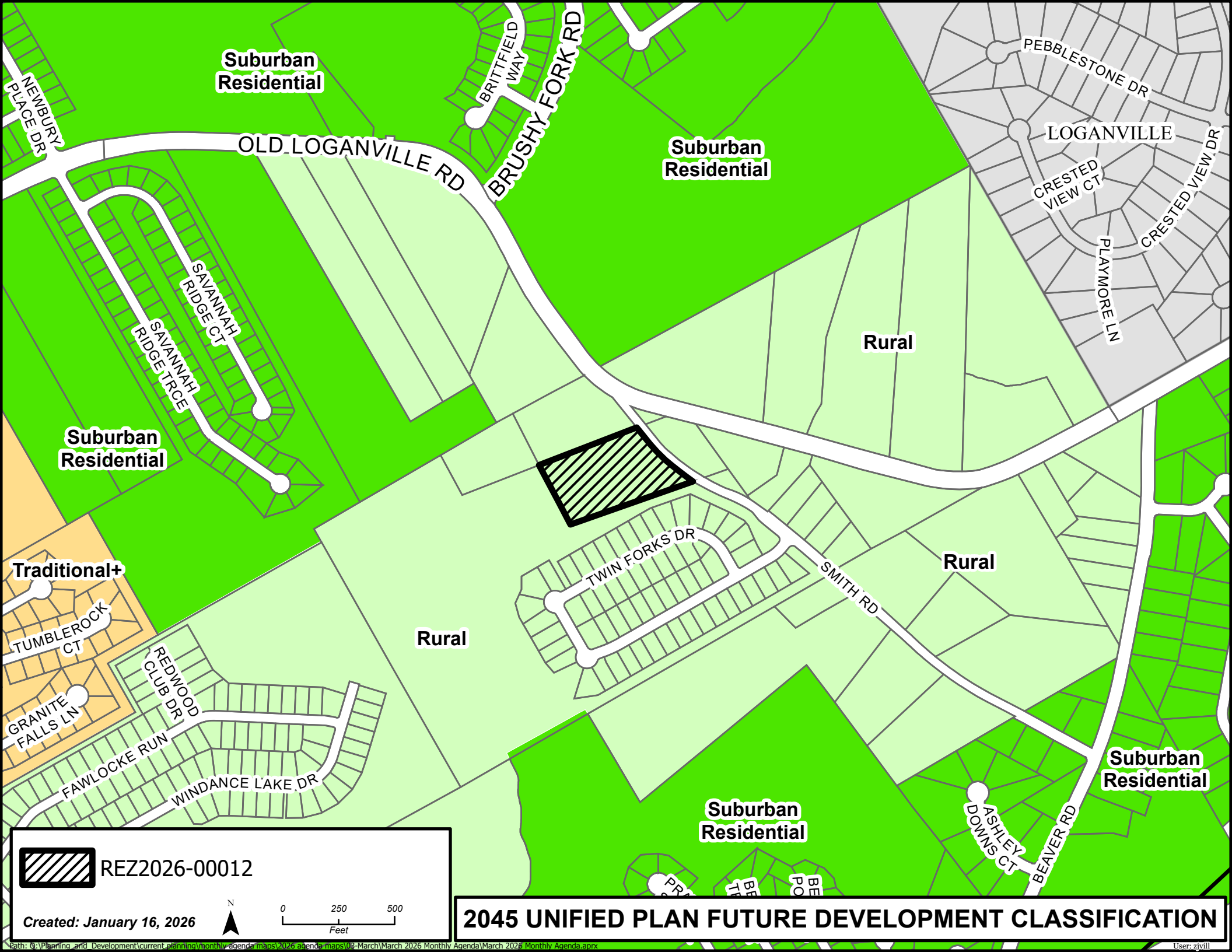
Suburban Residential
Suburban Residential
Suburban Residential
Suburban Residential
Rural
Rural
Rural
Traditional+
Suburban Residential
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NEWBURY PLACE DR
OLD LOGANVILLE RD
BRITTFIELD WAY
BRUSHY FORK RD
PEBBLESTONE DR
LOGANVILLE
CRESTED VIEW CT
CRESTED VIEW DR
PLAYMORE LN
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
TWIN FORKS DR
SMITH RD
TUMBLEROCK CT
REDWOOD CLUB DR
GRANITE FALLS LN
FAWLOCKE RUN
WINDANCE LAKE DR
ASHLEY DOWNS CT
BEAVER RD
REZ2026-00012
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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