Gwinnett

MEETING AGENDA

Planning Commission Public Hearing Agenda
Tuesday, May 5, 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:

- April 14, 2026

E. Announcements

F. New Business

1. Case Number: **SUP2026-00007**

Applicant:	Mitchell Stephens Company, LLC
Contact:	Tonya Woods
Phone Number:	678.730.1874
Zoning:	M-1
Location:	821 Petty Road
Map Number:	R7013 100
Acreage:	7.19
Square Footage:	9,600
Proposed Development:	Contractor Office with Outdoor Storage
Additional Requests:	Variances
Commission District:	(4) Holtkamp
Department Recommendation:	**APPROVAL WITH CONDITIONS**

2. Case Number: **REZ2026-00008**

Applicant:	MBC Developers, LLC c/o Mahaffey Pickens Tucker, LLP
Contact:	Gabrielle Schaller
Phone Number:	770.232.0000
Zoning Change:	RA-200 to R-TH
Location:	3724, 3754, 3774, and 3784 Ridge Road
Map Numbers:	R1004 015, 015A, 154, and 219
Acreage:	11.59
Units:	59
Proposed Development:	Townhouse and Single-Family Detached Subdivision
Additional Requests:	Variances
Commission District:	(4) Holtkamp
Department Recommendation:	**APPROVAL WITH CONDITIONS**

3. Case Number**:** **REZ2026-00018**
   Applicant: Morosan Homes, LLC
   c/o LJA Engineering
   Contact: Tyler Lasser
   Phone Number: 470.202.9321
   Zoning Change: RA-200 to R-100
   Location: 3080 Wallace Road
   Map Number: R7181 023
   Acreage: 7.99
   Units: 7
   Proposed Development: Single-Family Detached Subdivision
   Commission District: (4) Holtkamp
   Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number**:** **REZ2026-00020**
   Applicant: Sale Creek, LLC
   c/o LJA Engineering
   Contact: Tyler Lasser
   Phone Number: 470.202.9321
   Zoning Change: RA-200 and R-100 to R-100
   Location: 1662 Hannah Road
   Map Number: R7062 103
   Acreage: 4.80
   Units: 6
   Proposed Development: Single-Family Detached Subdivision
   Commission District: (4) Holtkamp
   Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number**:** **REZ2026-00021**
   Applicant: CKK Development Services
   Contact: Andy Lunsford
   Phone Number: 678.314.0466
   Zoning Change: R-100 to R-TH
   Location: 3490 and 3502 Lake Carlton Road
   Map Numbers: R5126 036 and R5127 001
   Acreage: 8.10
   Units: 59
   Proposed Development: Townhouses
   Additional Requests: Variances
   Commission District: (3) Watkins
   Department Recommendation: **APPROVAL WITH CONDITIONS**

G. Audience Comments

H. Committee Reports

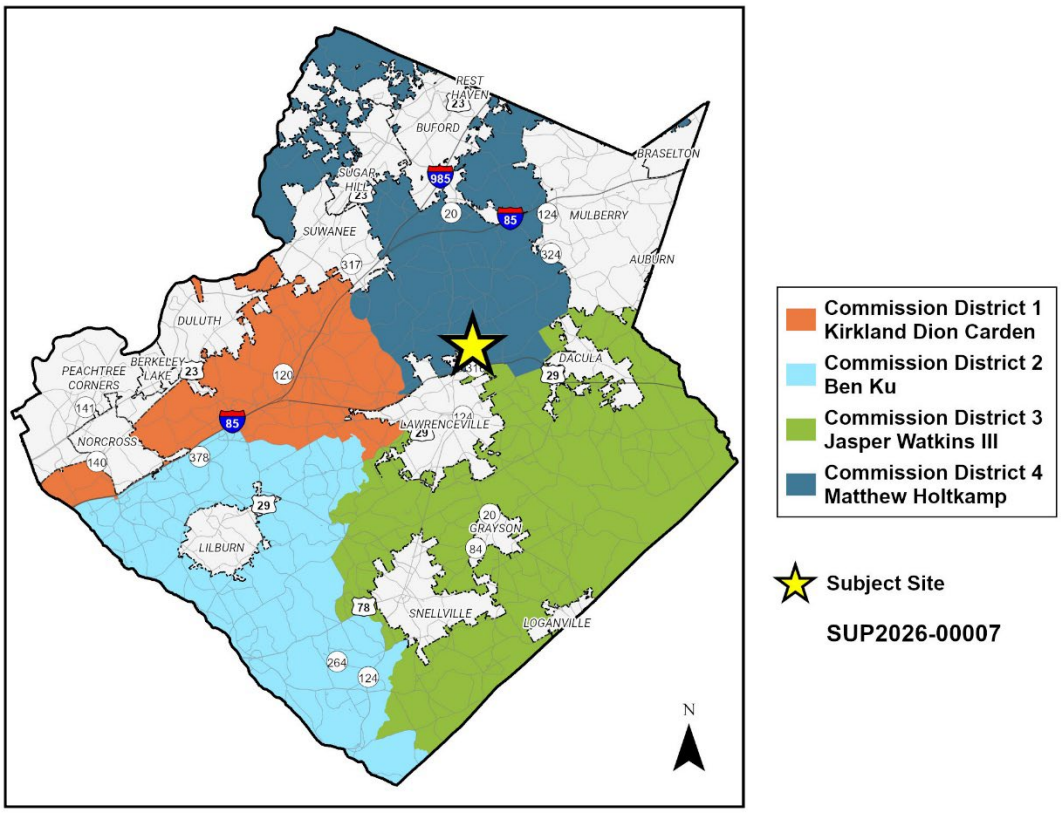
I. Comments By Staff and Planning Commission

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:	**SUP2026-00007**
Current Zoning:	**M-1** (Light Industry District)
Request:	Special Use Permit
Additional Requests:	Variances
Address:	821 Petty Road
Map Number:	R7013 100
Site Area:	7.19 acres
Square Feet:	9,600
Proposed Development:	Contractor Office with Outdoor Storage
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Workplace Center – Light
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/5/2026
Board of Commissioners Advertised Public Hearing Date: 5/19/2026

Applicant:	Mitchell Stephens Company, LLC 2827 Peachtree Road, Suite 630 Atlanta, GA 30305	**Owner:**	Rooker Gwinnett, LLC 445 Bishop Street NW, Suite 200 Atlanta, GA 30318
Contact:	Tonya Woods	**Phone:**	678.730.1874

Zoning History

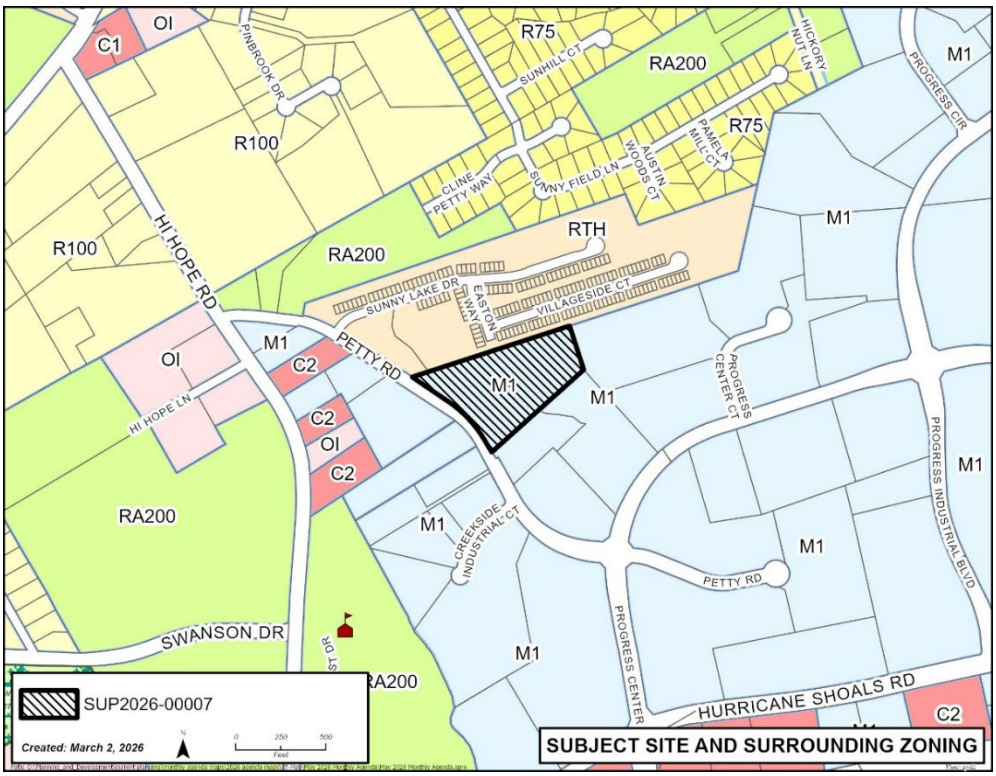
The subject property is zoned M-1 (Light Industry District). In 1975, the property was rezoned from R-100 (Single-Family Residence District) to M-1 as part of an areawide rezoning.

Existing Site Condition

The subject property is a 7.19-acre parcel located along Petty Road, east of its intersection with Hi Hope Road. The property is undeveloped with dense vegetation, and a pond is located along the southern property line. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 2.1 miles from the subject property.

Surrounding Use and Zoning

The property is located adjacent to the Gwinnett Progress Center Business Park and is surrounded by townhouses, light industrial, and office uses. The Morningside Village townhouse subdivision is located to the north. Warehouses and offices are located to the east and south. Contractor offices with outdoor storage are located to the west, across Petty Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Contractor Office with Outdoor Storage	M-1
North	Townhouses (Morningside Village)	R-TH
East	Light Industrial (warehouse)	M-1
South	Light Industrial (office)	M-1
West	Light Industrial (contractor offices)	M-1

Project Summary

The applicant requests a special use permit for a contractor office with outdoor storage, including:

- A one-story, 9,600-square-foot warehouse building yielding a floor area ratio (FAR) of 0.03.
- Exterior building materials of corrugated metal panels.
- A 3.40-acre gravel storage area enclosed by an 8-foot-tall chain link fence with screening slats.
- 11 parking spaces located in front of the building, and a stormwater management facility southeast of the building.
- A 25-foot-wide zoning buffer along the northern property line.
- One full-access entrance and a 5-foot-wide sidewalk along Petty Road.

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 1.0	0.03	YES
Lot Size	Minimum 1 acre	7.19 acres	YES
Lot Width	Minimum 150’	Minimum 150’	YES
Lot Coverage	Maximum 80%	59.11%	YES
Front Setback	Minimum 50’	Minimum 50’	YES
Side Setback	Minimum 25’	Minimum 25’	YES
Rear Setback	Minimum 50’	Minimum 50’	YES
Building Height	Maximum 45’	Maximum 45’	YES
Parking	Minimum 4 spaces Maximum 6 spaces	11 spaces	NO*
Zoning Buffer	50’	25’	NO*

* The applicant is requesting variances from these standards.

Public Participation

The applicant held a community meeting on December 30, 2025, at the Rhodes Jordan Park Community Center in Lawrenceville. There were eight community members in attendance, who raised questions regarding business operations, outdoor storage, and zoning buffer. The applicant responded to these concerns by explaining the reduced buffer and how the proposed development generally complies with the Unified Development Ordinance.

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 request:

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 townhouses, light industrial, and office uses. The site is adjacent to the Gwinnett Progress Center Business Park, and there are several similar industrial uses located along Petty Road. 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.

Given that several light industrial facilities with outdoor storage are located along Petty Road and that the property abuts a townhouse subdivision, staff has recommended conditions to mitigate any potential impacts, including zoning buffer, screening and building materials. With proper conditions, 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.

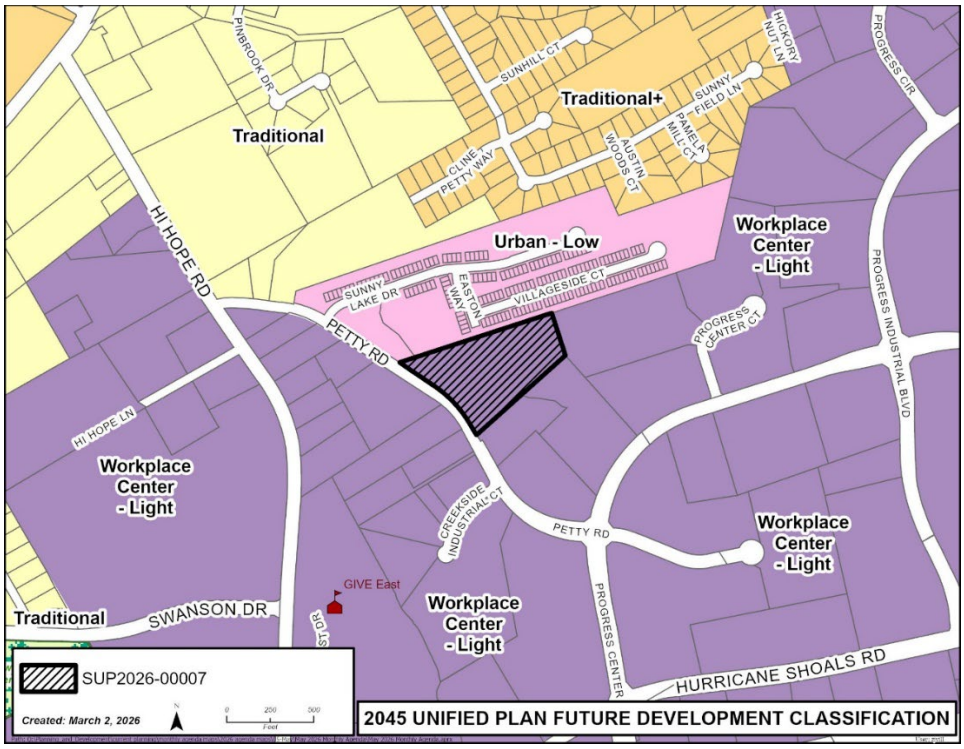
The property has a reasonable economic use as currently zoned.

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. 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. A contractor office with outdoor storage is an appropriate land use. The proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Variance Requests and Analyses:

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

1. **Section 211-90.16.C.2 Outdoor Storage.** The applicant is requesting to allow outdoor storage in the front yard.

   Analysis: The property contains sufficient space to locate the proposed outdoor storage in the side and rear yard. Approval of the variance would nullify the intent of the UDO.

2. **Section 230-80.2.C Fence Height.** The applicant is requesting to allow an 8-foot-tall fence in the front yard.

   Analysis: The proposed fence is intended to enclose the outdoor storage in the front yard. Staff has recommended denial of the variance to allow outdoor storage in the front yard, thus denial of this variance.

3. **Section 230-100.1.D Zoning Buffer.** The applicant is requesting to reduce the 50-foot-wide zoning buffer to 25 feet along the northern property line.

   Analysis: Zoning buffers are intended to provide separation and screening between uses of different intensities. A 50-foot-wide zoning buffer would help mitigate potential impacts on the townhouse subdivision. Approval of the variance request would nullify the intent of the UDO.

4. **Section 230-110.6.B.4 Metal Panels.** The applicant is requesting to allow the warehouse building façades to be constructed of corrugated metal panels.
   Analysis: Several nearby industrial properties contain buildings with corrugated metal panels. Staff has recommended a condition to require the front façade to contain at least 50 percent brick and/or stone. With proper condition, approval of the variance request would not nullify the intent of the UDO.

5. **Section 240-10.3.A Parking Surfaces.** The applicant is requesting to allow a gravel parking lot for outdoor storage.
   Analysis: Several nearby industrial properties along Petty Road contain gravel storage areas. Staff has recommended conditions 1) to plant the landscape strip to buffer standards, 2) to install a wooden privacy fence in lieu of the chain link fence, and 3) to require paved surfaces in areas where motorized equipment and vehicles will be stored in order to limit dust leaving the property. With proper conditions, approval of the variance request would not nullify the intent of the UDO.

6. **Section 240-20.2 Parking Spaces.** The applicant is requesting to increase the maximum parking from 6 to 11 spaces.
   Analysis: Since the building will be used as an office/warehouse, not a traditional warehouse, 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 **APPROVAL** of the following variances:

4. To allow corrugated metal panels on the building façades.

5. To allow a gravel parking lot for outdoor storage.

6. To increase the maximum parking from 6 to 11 spaces.

Staff recommends **DENIAL** of the following variances:

1. To allow outdoor storage in the front yard.

2. To allow an 8-foot-tall fence in the front yard.

3. To reduce the 50-foot-wide zoning buffer to 25 feet along the northern property line.

Staff Recommended Conditions

Approval of a special use permit for a contractor office with outdoor storage in M-1 (Light Industry District), subject to the following conditions:

1. The special use of the property shall be limited to a contractor office with outdoor storage.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 26, 2026, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

3. The front building façade shall contain at least 50 percent brick and/or stone, subject to the review and approval of the Department of Planning and Development.

4. The outdoor storage area shall be enclosed by an 8-foot-tall wooden privacy fence, along the 50-foot-wide zoning buffer and the front building setback line, subject to the review and approval of the Department of Planning and Development.

5. Motorized equipment and vehicles shall be stored on a paved surface, subject to the review and approval of the Department of Planning and Development.

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

7. The 10-foot-wide landscape strip along Petty Road shall be planted to zoning buffer standards, subject to the review and approval of the Department of Planning and Development.

8. Stormwater management facilities that are not designed as an amenity shall be screened from Petty Road by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to the review and approval by the Department of Planning and Development.

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. Public Participation Plan and Report
H. Internal and External Agency Review Comments
I. Maps

Exhibit A: Site Visit Photos



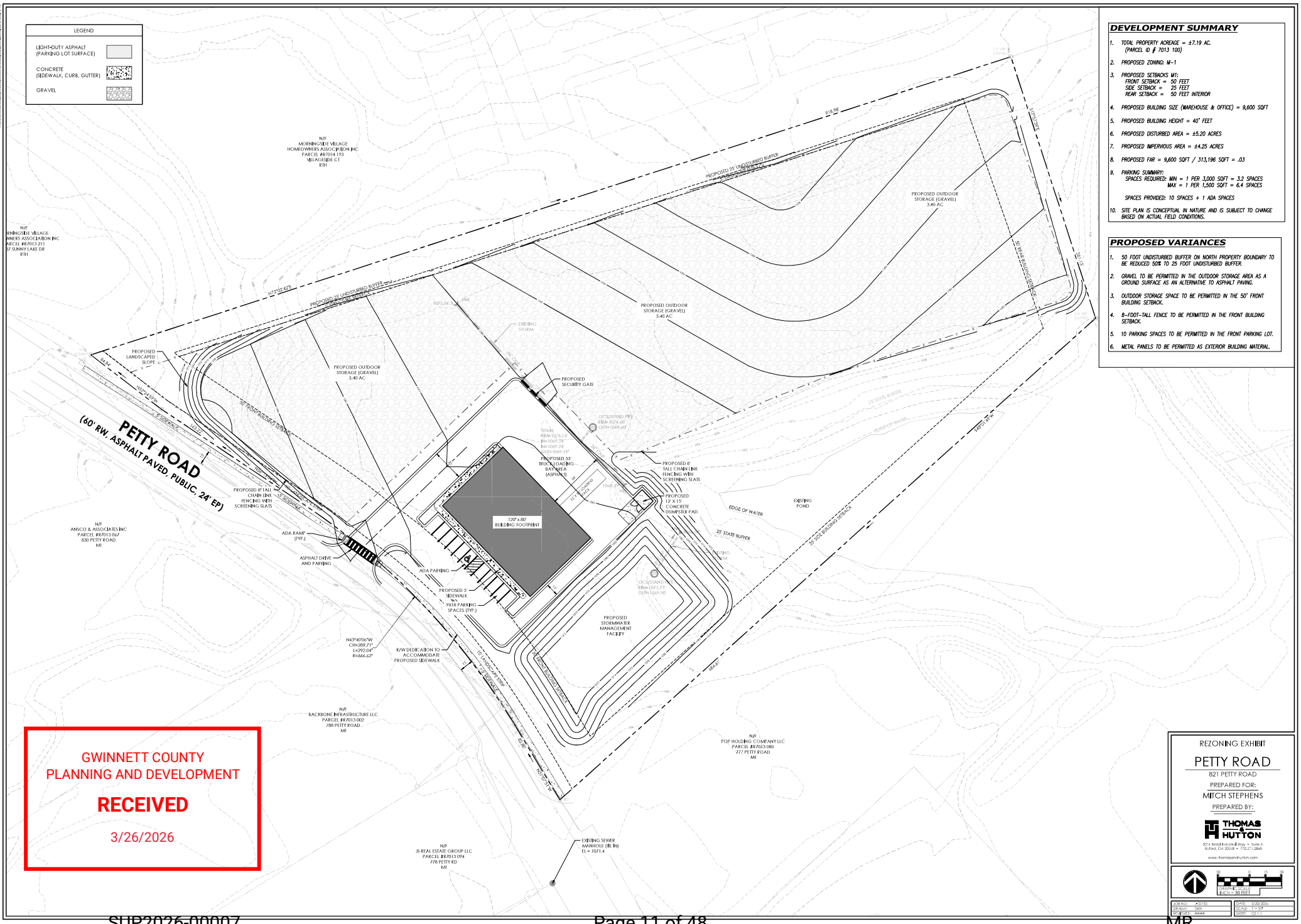
View of property along Petty Road



Morningside Village townhouses north of the site

Exhibit B: Site Plan

[attached]



DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±7.19 AC. (PARCEL ID # 7013 100)
2. PROPOSED ZONING: M-1
3. PROPOSED SETBACKS M1:
   FRONT SETBACK = 50 FEET
   SIDE SETBACK = 25 FEET
   REAR SETBACK = 50 FEET INTERIOR
4. PROPOSED BUILDING SIZE (WAREHOUSE & OFFICE) = 9,600 SQFT
5. PROPOSED BUILDING HEIGHT = 40' FEET
6. PROPOSED DISTURBED AREA = ±5.20 ACRES
7. PROPOSED IMPERVIOUS AREA = ±4.25 ACRES
8. PROPOSED FAR = 9,600 SQFT / 313,196 SQFT = .03
9. PARKING SUMMARY:
   SPACES REQUIRED: MIN = 1 PER 3,000 SQFT = 3.2 SPACES
   MAX = 1 PER 1,500 SQFT = 6.4 SPACES
   SPACES PROVIDED: 10 SPACES + 1 ADA SPACES
10. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

PROPOSED VARIANCES

1. 50 FOOT UNDISTURBED BUFFER ON NORTH PROPERTY BOUNDARY TO BE REDUCED 50% TO 25 FOOT UNDISTURBED BUFFER.
2. GRAVEL TO BE PERMITTED IN THE OUTDOOR STORAGE AREA AS A GROUND SURFACE AS AN ALTERNATIVE TO ASPHALT PAVING.
3. OUTDOOR STORAGE SPACE TO BE PERMITTED IN THE 50' FRONT BUILDING SETBACK.
4. 8-FOOT-TALL FENCE TO BE PERMITTED IN THE FRONT BUILDING SETBACK.
5. 10 PARKING SPACES TO BE PERMITTED IN THE FRONT PARKING LOT.
6. METAL PANELS TO BE PERMITTED AS EXTERIOR BUILDING MATERIAL.

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PLANNING AND DEVELOPMENT

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3/26/2026

REZONING EXHIBIT

PETTY ROAD

821 PETTY ROAD

PREPARED FOR:
MITCH STEPHENS

PREPARED BY:
THOMAS & HUTTON
5014 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

GRAPHIC SCALE: 1INCH = 30 FEET

JOB NO:	DATE:
DRAWN:	SCALE:
DESIGNED:	SHEET:

Exhibit C: Building Elevations

[attached]

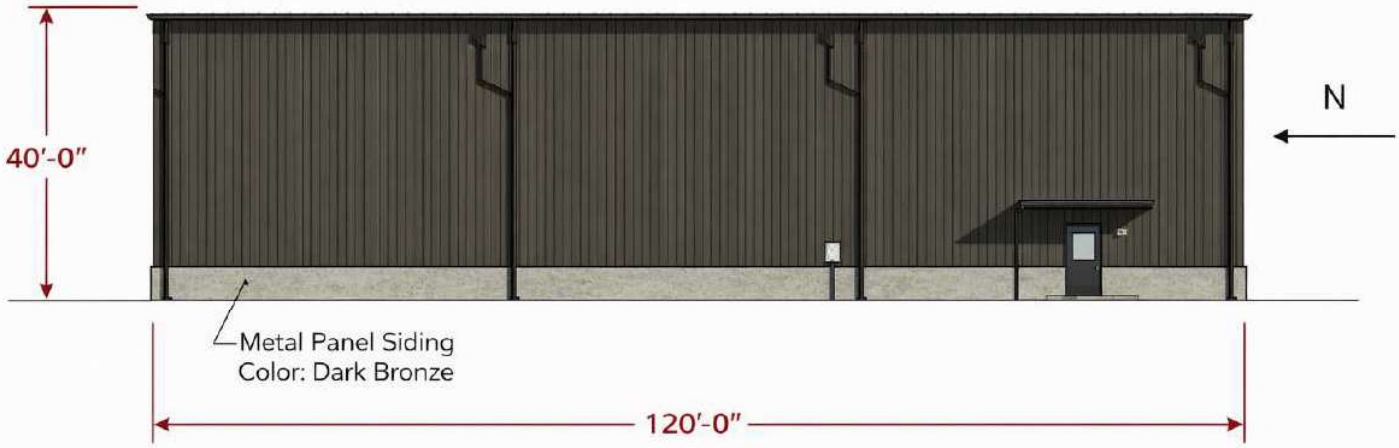
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2/11/2026

821 Petty Road Outdoor Storage SUP

Proposed Building Materials:

Pre-Engineered Metal Building with steel structure and corrugated steel panel cladding.
Concrete slab foundation.

Building Dimensions: 120' (L) x 80' (W) x 40' (H)

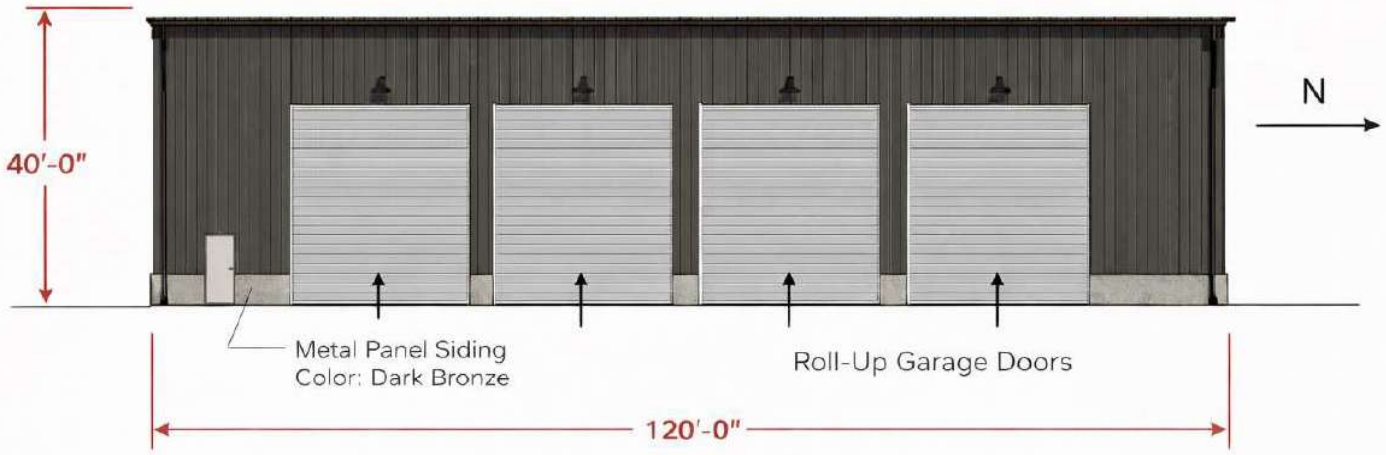


Front Elevation, Facing West

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821 Petty Road Outdoor Storage SUP

Rear Elevation, Facing East



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2/11/2026

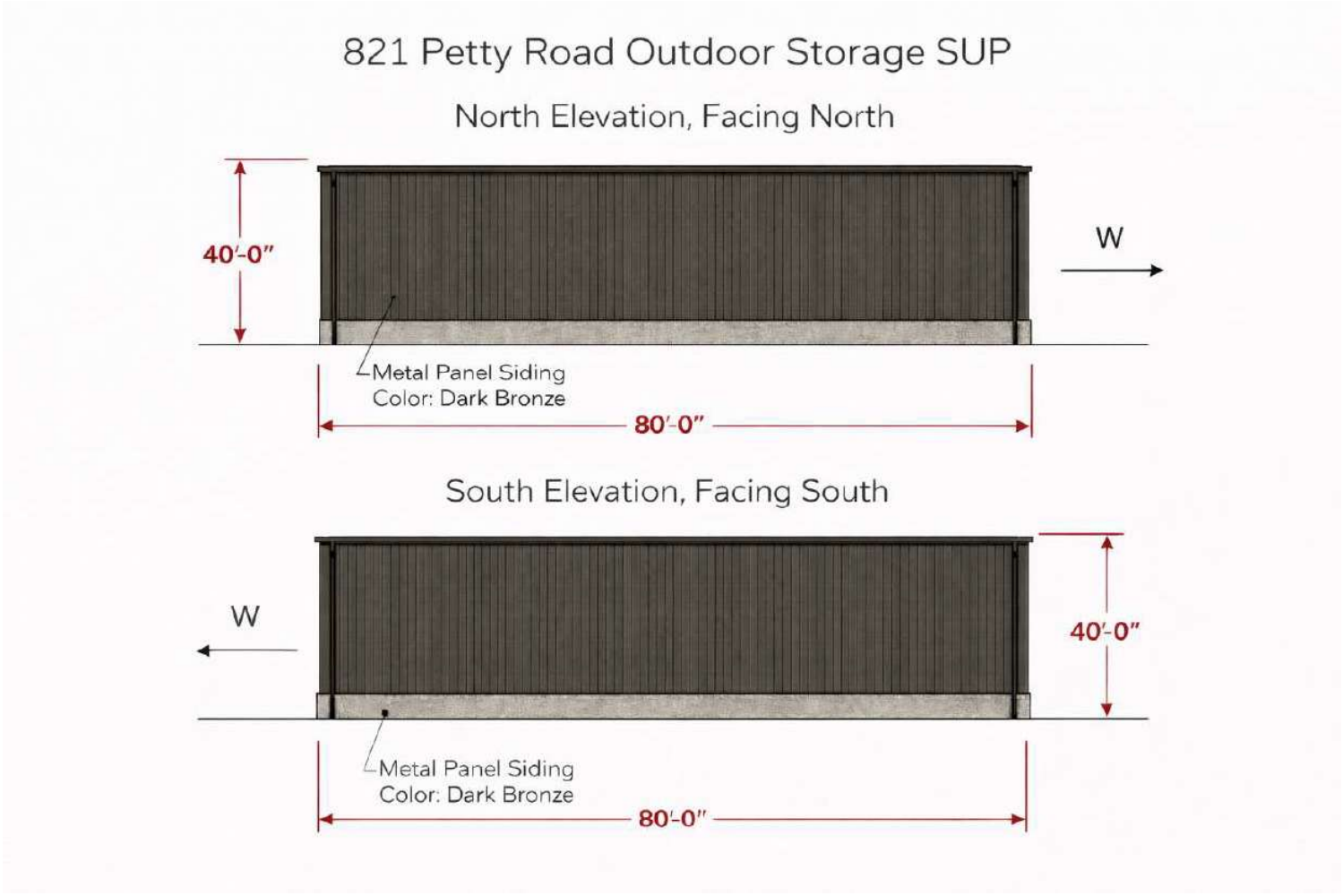


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

THIRD AMENDED LETTER OF INTENT AND JUSTIFICATION FOR SPECIAL USE PERMIT AND RELATED VARIANCES

April 9, 2026

Special Use Permit Application
Gwinnett County, Georgia

Applicant:

Mitchell Stephens Company, LLC

Application Number:

ZON2025-00109

Property:

Tax Parcel ID 7013 100
±7.192 Acres of Land
Located at 821 Petty Road Lawrenceville, Georgia 30043

SUP for Heavy/Civil Construction/Logging Contractors Office with Outdoor Storage at an Existing Industrial Site, With Related Variances

Submitted on behalf of Applicant by:

Brandon C. Arnold, Esq.
Mitchell Stephens Company
2827 Peachtree Road, Suite 630
Atlanta, Georgia 30305
barnold@mitchelldstephens.com

Tonya Woods, Project Manager
Thomas & Hutton
5074 Bristol Industrial Way, Suite A
Buford, Georgia 30518
woods.t@tandh.com

I. INTRODUCTION

Mitchell Stephens Company, LLC ("Applicant"), as contract purchaser of an approximately 7.192-acre parcel of land located in Land Lot 13 of the 7th District of Gwinnett County Georgia, and referred to as 821 Petty Road, Lawrenceville, Georgia (the "Property"), respectfully submits this First Amended Letter of Intent in further support of its request for a Special Use Permit ("SUP") to allow for a Heavy/Civil Construction/Logging Contractors Office with Outdoor Storage in the M-1 Light Industrial District.[1]

In conjunction with the SUP, Applicant also requests six concurrent variances necessary to reasonably develop the Property given its unique physical constraints, including an existing pond, required impervious setbacks, and topographical limitations.

The requested SUP and concurrent variances are consistent with the Property's current industrial zoning and the established development pattern along Petty Road, and they incorporate enhanced buffering, screening, and other mitigation measures to ensure compatibility with nearby residential uses.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of approximately 7.192 acres at 821 Petty Road in unincorporated Gwinnett County. It is zoned M-1 Light Industrial and is currently undeveloped. The site includes an existing pond, impervious setback areas, and a mix of slopes and grade changes that influence where improvements can be reasonably placed. These physical features limit the buildable envelope of the tract and help shape the location of proposed outdoor storage areas and circulation routes.

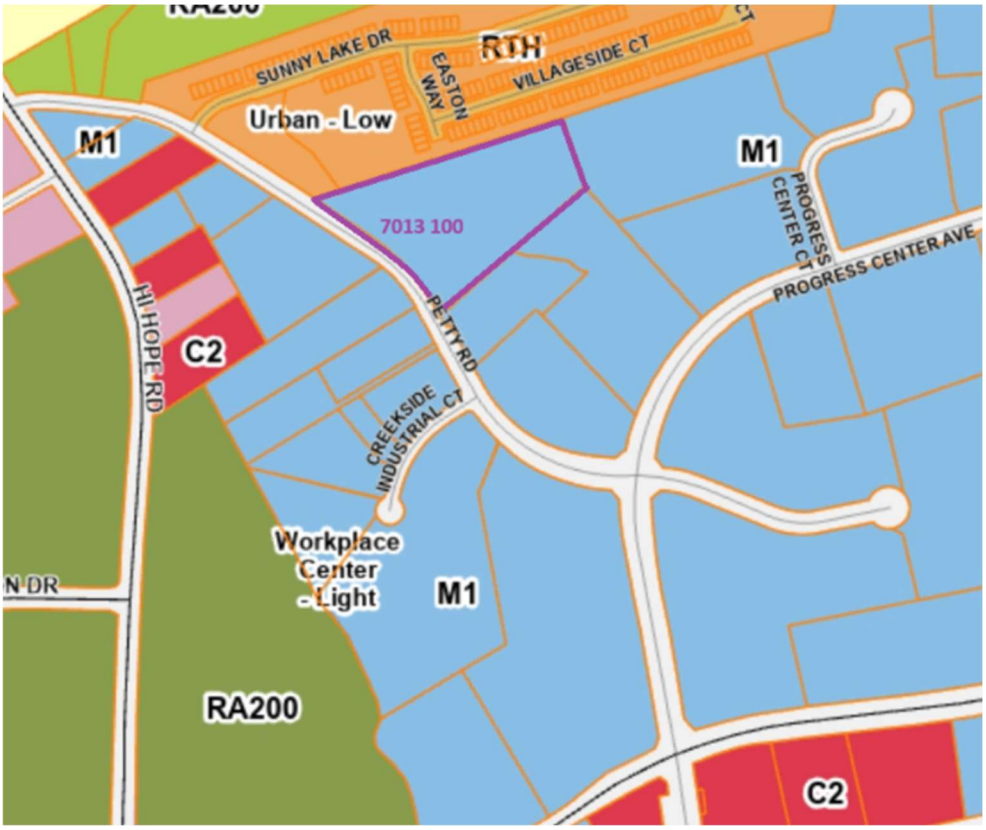
Petty Road has developed into a primarily industrial corridor, and the properties surrounding the site reflect that pattern. To the east, at 777 Petty Road, is an M-1 office/warehouse facility. To the north, 850 Progress Center is also zoned M-1 and used for warehouse operations. These uses involve typical light-industrial activity, including truck movements, loading, equipment staging, and general support functions. Several similar equipment yards and outdoor storage operations are already located along the corridor, including 850 Petty Road and 872 Petty Road, which contribute to a consistent industrial character.

To the north is the Morningside Village townhome community, zoned R-TH, which contains approximately 160 townhome units contained within 24 separate condominium buildings. The rear facades of 14 of those townhome units of 2 condominium buildings face south

[1] Applicant's initial letter of intent was submitted on December 8, 2025. A First Amended Letter of Intent addressed comments offered by Gwinnett Planning in December 2025. A Second Amended Letter of Intent filed in March 2026 added applicant's sixth variance request related to exterior construction materials. This Third Amended Letter of Intent, filed at the request of Gwinnett Planning, merely clarifies applicant's intended use as "Heavy/Civil Construction/Logging Contractors Office with Outdoor Storage."

towards the shared property line. Existing vegetation and natural topography already provide separation between the two properties. The proposed development will maintain a 25-foot undisturbed buffer along this boundary and supplement it with screened fencing ensure an appropriate transition between residential and industrial uses.

A GIS map showing the Property and the surrounding zoning and development pattern is included:



In general, the broader area is dominated by warehouse, distribution, and other light-industrial uses, with outdoor storage serving as a common accessory activity along Petty Road. The proposed use fits within that context, and the combination of natural site features and planned mitigation measures will create a compatible interface with the adjacent residential development.

III. PROJECT SUMMARY

The Applicant requests a Special Use Permit for "Automobile or Truck Storage, standalone or offsite" on a ±7.192 acres M-1 property, together with six concurrent variances necessary to reasonably develop the site. As shown on the Concept Grading Plan prepared by Thomas & Hutton dated December 2, 2025, the project includes construction of an approximately 120' x 80' accessory office/warehouse building, designated outdoor storage areas for trucks, equipment, and materials, and a gravel-surfaced storage yard that is consistent with similar facilities along

Petty Road. Access will be provided from Petty Road, and internal vehicle circulation is arranged so that traffic flows within the interior of the site and maintains meaningful separation from the adjacent residential area. The plan retains the existing pond and associated setback areas, incorporates stormwater improvements, and provides on-site parking for employees and service vehicles, with all ADA spaces paved and compliant.

The application includes six concurrent variance requests: (1) a variance to UDO § 230-100.1 and/or Table 230.2 to reduce the required 50-foot undisturbed buffer along the R-TH district to 25 feet, supplemented with fencing to create an effective ±65-foot separation from the nearest townhomes; (2) a variance to UDO § 240-10.3.A. to allow gravel surfacing within the outdoor storage areas, where paved surfaces would degrade under heavy equipment loads and where gravel reduces impervious area and stormwater runoff; (3) a variance to UDO § 211-90.16(C)(2) to allow outdoor storage within the required front yard, subject to full screening as shown on the Concept Grading Plan, (4) a variance from UDO § 230-80.2.C to permit an eight-foot (8') tall fence within the front yard, which is necessary to comply with the Outdoor Storage screening requirements of UDO § 211-90.16.C.3, (5) a variance from UDO § 240-20.2 and Table 240-1 to increase the allowable number of parking spaces from six (6) to ten (10), and (6) a variance to UDO § 230-110.6(B)(4) to permit the use of metal panel exterior materials on the proposed warehouse building, consistent with the concept elevations submitted with the accompanying Special Use Permit application. No improvements are proposed beyond those shown on the Concept Grading Plan.

IV. CONSISTENCY WITH FUTURE LAND USE MAP AND UNIFIED PLAN

The Gwinnett County 2045 Unified Plan identifies the Property within a Workplace Center – Light area. The 2045 Plan explains that Workplace Center – Light areas are intended for light industrial, flex-industrial, warehouse, heavy commercial, and office uses, many of which serve as substantial employment centers. These uses do not exhibit the external impacts associated with heavy industry, but they generate truck and freight activity and therefore benefit from being separated from residential and mixed-use areas. The Plan notes that light industrial uses are generally incompatible with the walkable, urban-form design standards expected in urban districts and that they require more flexibility in site design and circulation.

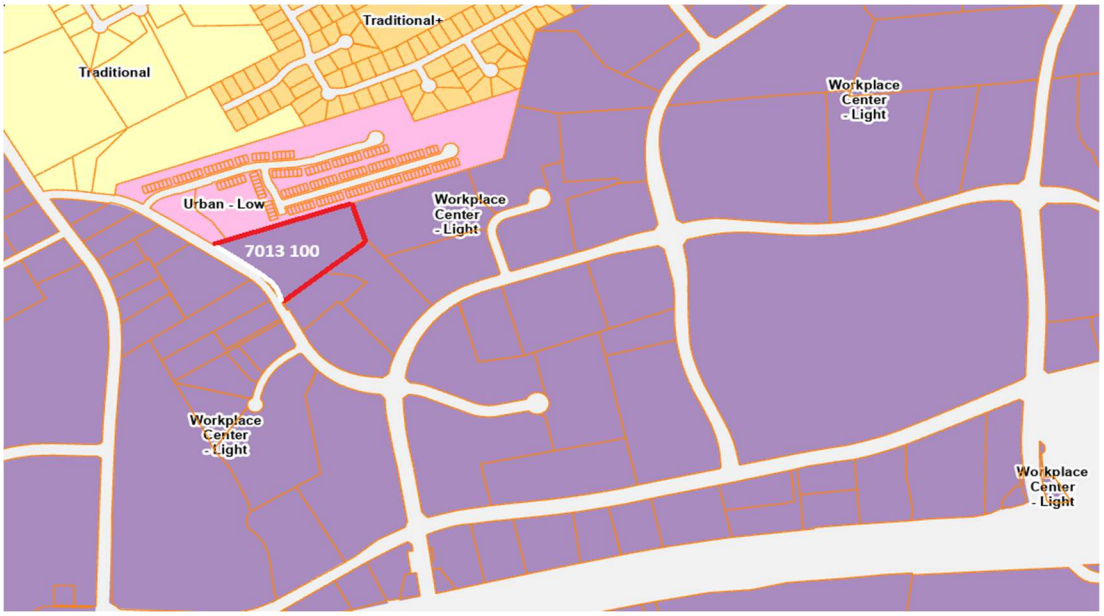
The Plan further recognizes that most new light industrial development is tied to warehousing, logistics, and distribution, which require large, low-density building footprints that cannot feasibly be built vertically. Because these uses provide a critical share of the County's employment opportunities and help maintain a balanced tax base, the Future Development Map designates large areas of Workplace Center – Light along major employment corridors in order to accommodate them.

The proposed Special Use Permit is consistent with this vision. Outdoor storage associated with equipment, materials, and vehicles is a common accessory function for light industrial and warehouse operations, all of which fall squarely within the Workplace Center – Light classification. The Petty Road corridor already contains a concentration of M-1 users, warehouse facilities, and existing outdoor storage yards, establishing a stable and long-standing employment-oriented development pattern. The proposed project continues that pattern by introducing a low-intensity, well-screened industrial yard and accessory building that each align with the 2045 Plan's goals for this type of area.

This application also advances several key implementation actions in the 2045 Plan, including (i) preserving industrial areas from nonindustrial encroachment, (ii) utilizing buffers for beautification and enhanced compatibility, and (iii) organizing industrial uses to protect nearby residential neighborhoods. The development plan maintains a 25-foot undisturbed buffer along the boundary with the R-TH townhome community, but because the townhome buildings are constructed approximately 40 feet to the north from the shared property line, roughly 65 feet of total separation is provided. This distance is further enhanced through fencing and the placement of active areas internal to the site away from the shared property line. For comparison, approximately 28 other townhome units in the same community contained within three condominium buildings currently face south toward the truck loading area of an existing neighboring warehouse, with a total buffer separation that is less than or comparable to the 65-foot separation proposed by this application. Together, these measures provide a substantial and effective transition that reflects the 2045 Plan's expectations for workplace-designated corridors.

The requested concurrent variances also support the general spirit and intent of Title 2 of the UDO, which emphasizes orderly development, compatibility among adjacent uses, and appropriate transitions where industrial and residential areas meet. By retaining natural features, improving screening and buffering, and concentrating activity within the most suitable portions of the site, the proposal satisfied these objectives.

A Future Land Use Map excerpt illustrating the Property's Workplace Center – Light designation is included:



In summary, the Special Use Permit and associated variances are consistent with the 2045 Unified Plan's vision for Workplace Center – Light areas: supporting light-industrial and logistics uses, reinforcing an established employment corridor, and integrating appropriate screening and separation to protect adjacent residential development.

V. CONCURRENT VARIANCES

The Applicant requests six variances to allow the Property to be developed in a practical manner consistent with the Concept Grading Plan prepared by Thomas & Hutton on December 2, 2025. The site contains several physical constraints—including the existing pond, the related setback areas, and limited buildable land—that restrict how the Property can be used under the baseline zoning standards. Each variance addresses one of these constraints and allows the Property to be used for a light-industrial purpose that matches surrounding development.

A. VARIANCE TO UDO § 230-100.1 AND TABLE 230.2 (BUFFER REDUCTION)

The UDO requires a 50-foot undisturbed buffer where M-1 property adjoins the R-TH district. The Applicant is requesting approval of a 25-foot undisturbed buffer along the northern property line which borders the existing townhome community.

A 25-foot buffer, when combined with the approximately 40-foot building setback of the townhomes, results in a total separation of roughly 65 feet between the storage yard and the closest residences. This level of separation is comparable to conditions elsewhere along the corridor and is less than or equal to the buffer provided by the adjacent industrial property to the same R-TH community. The proposed use involves outdoor storage of equipment and materials and therefore produces limited noise, especially when compared with other industrial activities allowed in the M-1 district. The buffer will be supplemented with fencing, which offers additional

visual screening and help soften the limited operational noise that may occur. This variance allows the Property to be used in a reasonable way while maintaining an appropriate transition to the residential development next door.

B. VARIANCE TO UDO § 240-10.3.A (PARKING SURFACES)

UDO § 240-10.3.A requires vehicle parking areas in non-residential districts to be paved unless another surface is approved. The Applicant is requesting permission to use gravel within the outdoor storage and equipment yard areas.

Gravel is a practical and durable surface for equipment and materials typically staged in industrial storage yards. Asphalt or concrete would deteriorate rapidly under these loads and require frequent maintenance. A gravel yard also reduces impervious surface area and stormwater runoff, which helps protect natural areas around the pond. Several nearby storage yards along Petty Road use gravel, so the request is consistent with the corridor's development pattern.

C. VARIANCE TO UDO § 211-90.16(C)(2) (FRONT-YARD STORAGE)

UDO § 211-90.16(C)(2) prohibits outdoor storage in a required front yard. The Applicant is requesting approval to place outdoor storage in the front portion of the Property, as shown on the Concept Grading Plan.

Because the pond and its setback limit how the site can be arranged, allowing some storage in the front yard makes the site functional for truck access and equipment staging. The storage area will be screened by sloping, a landscape strip, and an opaque fence so that it maintains an orderly appearance along Petty Road. Other properties on the corridor use similar layouts, and this request aligns with the area's established industrial character.

D. VARIANCE TO UDO § 230-80(2)(C) (FRONT-YARD FENCE HEIGHT)

UDO § 230-80.2.C limits fences enclosing an industrial use to a maximum height of six (6) feet within the front yard. The Applicant is requesting approval of an eight (8) foot tall fence within the front yard of the Property.

The proposed use includes outdoor storage of equipment and materials, which must be fully screened in industrial zoning districts. UDO § 211-90.16.C.3 requires such outdoor storage to be screened by a solid wood fence or slatted chain-link fence at least eight (8) feet in height. Allowing an eight-foot fence in the front yard is therefore necessary to comply with the Outdoor Storage standards of the UDO.

The taller fence will improve visual screening, enhance site security, and reduce view of stored materials from Petty Road. An eight-foot fence is consistent with the industrial character of the corridor and will not create adverse impacts on adjacent properties or the public right-of-

way. This variance represents the minimum relief necessary to allow the Property to be developed and operated in compliance with applicable Outdoor Storage requirements.

E. VARIANCE TO UDO § 240-20.2 AND TABLE 240-1 (MAXIMUM PARKING REQUIREMENTS)

UDO § 240-20.2 and Table 240-1 establish maximum parking requirements based on use and square footage. The proposed building is 9,600 square feet and is to contain both warehouse and office uses. Under the applicable UDO standards, warehouse use is subject to a maximum of one (1) parking space per 1,500 square feet. Applied to the warehouse component of the building, that standard produces a maximum of six (6) standard parking spaces for the site.

Six parking spaces are not sufficient to support the day-to-day operation of the proposed outdoor storage business. The Applicant's site plan shows ten (10) parking spaces, which reflects the actual number of spaces needed to accommodate employees and operational activity associated with the use. The proposed ten-space layout is a reasonable and minimal departure from the calculated maximum, and it avoids constraining the site to a parking count that would significantly hinder the day-to-day operation of the business.

All proposed parking spaces comply with the dimensional and accessibility requirements of UDO § 240-20.3, including the provision of ADA-accessible spaces in the umber and configuration required by applicable standards. The request is limited to the number of spaces shown on the site plan (10) and does not seek relief from any other parking design or layout standard. Granting this variance allows the Property to be developed and used in a functional manner without creating excess parking or adverse impacts on surrounding properties.

F. VARIANCE TO UDO § 230-110.6(B)(4) (ARCHITECTURAL DESIGN MATERIALS)

UDO § 230-110.6(B)(4) states that architectural smooth and industrial ribbed metal panels may be allowed on non-residential buildings subject to review by the Director. The Applicant proposes to build the warehouse with a metal panel exterior, as reflected in the concept elevations filed with the accompanying Special Use Permit application.

Metal siding is a natural fit for this type of facility. It is durable, low-maintenance, and widely used among the industrial and warehouse properties along the Petty Road corridor. The concept elevations already before the board show how the building will look, and nothing about the proposed materials is out of character for this area.

Out of an abundance of caution, the Applicant is seeking board approval of the metal panel exterior rather than relying solely on the Director's administrative review. The goal is straightforward—to have the building materials expressly approved as part of this application so there is no ambiguity going forward. Approval of this variance will allow construction to proceed as planned, consistent with the elevations already in the record.

G. CONCLUSION

Each requested variance request is narrow in scope and tied directly to the physical constraints of the site. The variances allow the Property to be used in a manner consistent with the long-standing industrial character of Petty Road, while also maintaining appropriate buffering, screening, and separation from the adjacent residential community. The requested relief remains consistent with the intent of the UDO and the policies of the 2045 Unified Plan for Workplace Center – Light areas.

VI. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.7, entitled "Impact Analysis," the Applicant submits its written impact analysis which shows that approving the SUP and related variances satisfies UDO § 270-20.6, entitled "Standards Governing the Exercise of Zoning Power," as follows:

A. WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

Yes. Approval of the proposed SUP will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Petty Road within an established M-1 industrial corridor that already supports warehouse, storage, trucking, and equipment-related operations. Nearby parcels to the north, east, and south are developed with industrial and commercial uses consistent with the County's Workplace Center – Light designation. The adjacent R-TH townhomes are separated from the proposed storage areas by an undisturbed buffer and fencing totaling approximately 65 feet of separation, providing an appropriate transition. The proposed SUP is compatible with the surrounding development pattern.

B. WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

No. The proposed SUP will not adversely affect the existing use or usability of adjacent or nearby property. The Property lies within an established M-1 industrial corridor where outdoor storage, trucking activity, and warehouse operations are already present. The adjacent R-TH townhomes will remain buffered by a 25-foot undisturbed buffer, opaque fencing, and an overall separation of approximately 65 feet between residential buildings and the proposed storage yard. These measures provide an appropriate transition and ensure that nearby properties can continue to be used as intended without adverse impacts.

C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. Due to the size, location, layout, topography, and natural features of the Property—including the existing pond, associated setback areas, and limited buildable area—it does not have a reasonable economic use as currently zoned. The surrounding M-1 corridor has been developed for a long period of time with warehouse, trucking, and storage uses, yet this parcel has remained undeveloped because these physical constraints limit feasible site design under the base zoning. The requested SUP is necessary to allow viable industrial use consistent with the development pattern on Petty Road.

D. WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOM USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

No. The proposed SUP will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The requested use—Automobile or Truck Storage, standalone or offsite—is a low-intensity light industrial operation that generates limited daily traffic compared to other permitted M-1 uses such as warehouses or manufactured facilities. Petty Road already serves similar industrial and storage operations without capacity issues. The development will utilize existing utility infrastructure, and no impact to schools is anticipated because the use does not generate residential population. Accordingly, the proposed SUP can be accommodated by existing public facilities without undue burden.

E. WHETHER THE PROPOSED REZONING IS IN CONFIRMITY WITH THE POLICY AND INTNT OF THE UNIFIED PLAN AN FUTURE DEVELOPMENT MAP.

Yes. The proposed SUP is in conformity with the policy and intent of the Unified Plan and Future Development Map. The Property is designated Workplace Center – Light in the 2045 Unified Plan, which envisions light industrial, flex-industrial, warehouse, and similar employment uses that generate truck activity and benefit from separation from residential areas. The proposed Automobile or Truck Storage use is consistent with these expectations and fits the established industrial character of Petty Road. The development incorporates buffering, screening, and layout features that align with the Unified Plan's compatibility and transition objectives.

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.

Yes. Existing and changing conditions along Petty Road support approval of the proposed SUP. The surrounding area has long been developed with M-1 industrial, warehouse, trucking, and outdoor storage uses consistent with the County's Workplace Center – Light designation. The subject parcel remains one of the few undeveloped tracts in this corridor due to its physical constraints, including the existing pond, associated setbacks, and limited buildable area. The proposed SUP provides a reasonable and compatible industrial use that aligns with ongoing development patterns and accommodates the site's constraints while maintaining appropriate buffering and separation from nearby residential property.

VII. RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

The Applicant respectfully submits that the Property is entitled to a reasonable economic use consistent with its M-1 zoning classification and with the standards and policies of the Unified Development Ordinance. To the extent that any interpretation or application of the Ordinance, including the denial of this request or the imposition of conditions more restrictive than those shown on the Concept Grading Plan, would prohibit such reasonable use, the Applicant asserts that those actions would be unlawful under controlling state and federal law.

Without limitation, the Applicant hereby reserves all constitutional objections available under Georgia and federal law, including objections based on substantive due process (arbitrary or unreasonable restriction of property rights), equal protection (disparate treatment of similarly situated properties), regulatory taking without just compensation, and unlawful delegation of zoning authority.

The Applicant further submits that any zoning classification, interpretation, or condition that would prevent the Property from being used in a manner consistent with its established industrial contest and the 2045 Unified Plan's Workplace Center – Light designation would lack substantial relation to the public health, safety, or welfare. The Applicant expressly preserves the right to raise any and all constitutional and statutory claims in the event this request is denied or granted subject to conditions that eliminate reasonable economic use of the Property.

VIII. CONCLUSION

The proposed Special Use Permit and concurrent variances represent a reasonable and well-planned use of a physically constrained industrial parcel. The application is consistent with the 2045 Unified Plan, compatible with surrounding development, and supported by buffers, screening, and design measures that ensure a safe and orderly transition to adjacent residential

uses. Approval of the request will allow the Property to be used in a manner that fits the established industrial character of Petty Road and advances the County's long-term planning goals.

The Applicant respectfully requests approval of the Special Use Permit and associated variances.

/s/ Brandon C. Arnold
Brandon C. Arnold
Georgia Bar No. 847150
2827 Peachtree Road, Suite 630
Atlanta, Georgia 30305
barnold@mitchelldstephens.com

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: Mitchell Stephens Company, LLC	Name: Rooker Gwinnett, LLC
Address: 2827 Peachtree Road, Suite 630	Address: 445 Bishop Street NW, Suite 200
City: Atlanta	City: Atlanta
State: GA ZIP: 30305	State: GA ZIP: 30318
Phone: 770.326.6000	Phone: 678.367.4210
Email: barnold@mitchelldstephens.com	Email: briancardoza@rookerco.com

Contact Person: Tonya Woods Phone: 678.730.1874

Contact's Email: woods.t@tandh.com

APPLICANT IS THE:

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

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

Parcel Number(s): R7013 100 Acreage: 7.19

Property Address(es): 821 Petty Road

Proposed Development: Contractor's Office with Outdoor Storage

Variance(s): Multiple - See LOI Waiver(s): N/A

Building/Leased Sq. Ft.: 9,600 Floor Area Ratio: 0.03

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: Mitchell Stephens Company, LLC c/o Rooker Gwinnett LLC

Signature: _____ **Date:** 12/8/25

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)
7013 100	Yes

Tax Commissioner Affirmation

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

Name: Jessilyn McDuffie **Title:** TSA

Signature: _____ **Date:** 12/9/25

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 Booker Gwinnett LLC

Name: E. Murray Reavis, JT

Signature:

Date: 12-30-25

Notary Public

Name: Connie W. Holbert

Signature:

Date: 12-30-2025

CONNIE W HOLBERT
NOTARY
EXPIRES
GEORGIA
August 28, 2026
PUBLIC
PICKENS COUNTY

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: Mitchell Stephens Company, LLC

Relationship to Application: (●) **Applicant** ( ) **Representative of Applicant**

Campaign Contributions? ( ) **Yes** (●) **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: Tonya Woods

Relationship to Application: ○ **Applicant** ◉ **Representative of Applicant**

Campaign Contributions? ○ **Yes** ◉ **No**

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

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 #**C2025-339-12**
Expiration Date: 12/18/2026
Tie-In Manhole FID: **265389**

December 18, 2025

Brandon Arnold
Metro Green Recycling
4351 Pleasantdale Rd.
Doraville, GA 30340

RE: Sewer Availability for Proposed Development – 821 Petty Road
Parcel ID 7013 100

Dear Mr. Arnold:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 9,600 square-foot storage building with 15 employees 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 **0.43 gpm** discharging to the sewer tie-in manhole at Facility ID **265389. 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.

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

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

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 G: 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?**

   N/A

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.**

   RHODES JORDAN PARK COMMUNITY RECREATION CENTER, MEETING ROOM, 100 E CROGAN STREET, LAWRENCEVILLE, GA 30046

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.**

   DECEMBER 30, 2025, @ 5:30 PM

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

   COUNSEL FOR APPLICANT WILL BE AVAILABLE AT THE PUBLIC PARTICIPATION MEETING; COUNSEL WILL PROVIDE CONTACT INFORMATION TO ALL MEETING ATTENDEES TO FACILITE FURTHER DISCUSSION

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>**
   See Exhibit A, 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.**
   PPP meeting was held 12/30/25 @ 5:30 PM at the Rhodes Jordan Park Community Center

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>**
   See Exhibit B, attached.

4. **What issues and concerns were expressed by attendees at the meeting(s)?**
   Meeting attendees inquired with applicant regarding details of the proposed project including the type of items to be stored onsite, the intensity of proposed operations, and applicant's intended efforts to buffer those operations from neighboring properties

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?**
   Applicant contends that its proposed project adequately addresses any concerns expressed by providing adequate buffering and otherwise complying generallly with all applicable zoning requirements.

4

Exhibit H: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	March 25, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	SUP2026-00007
Case Address:	821 Petty Road, Lawrenceville, 30043

	Comments:	X	YES		NO
1	Petty Road is a local Road. There is no Average Daily Traffic (ADT) volume on file.				
2	The nearest Ride Gwinnett facility is located 2.1 miles away at Collins Hill Road and Collins Industrial Way (Stop #4528 / Route 45).				
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:	SUP2026-00007
Case Address:	821 Petty Rd

	Comments:	x	**YES**		**NO**
1	Water: The proposed development may connect to an existing 12-inch water main located along the eastern right-of-way of Petty Road.				
2	Sewer: A Sewer Capacity Certification (C2025-339-12) was approved in December 2025 for a 9,600 square-foot storage building with 15 employees. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Petty Road right-of-way. A jack-and-bore may be required.				
3					
4					
5					
6					
7					

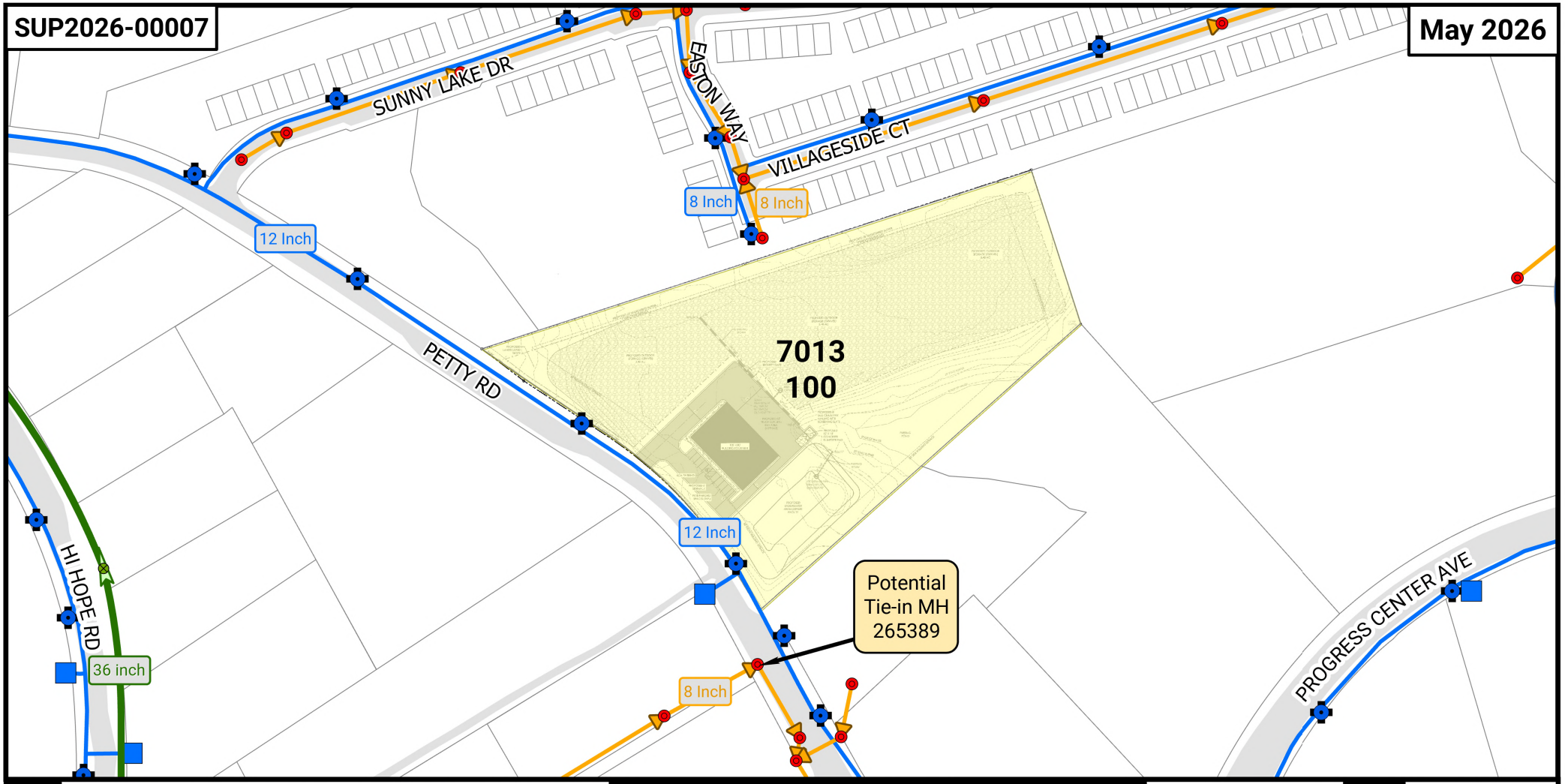
	Recommended Zoning Conditions:		**YES**	x	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

SUP2026-00007

May 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

821 Petty Rd
M-1

Water & Sewer Utility Map

N
W E
S

0 130 260
Feet

LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main located along the eastern right-of-way of Petty Road.

Sewer Comments: A Sewer Capacity Certification (C2025-339-12) was approved in December 2025 for a 9,600 square-foot storage building with 15 employees. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Petty Road right-of-way. A jack-and-bore 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.

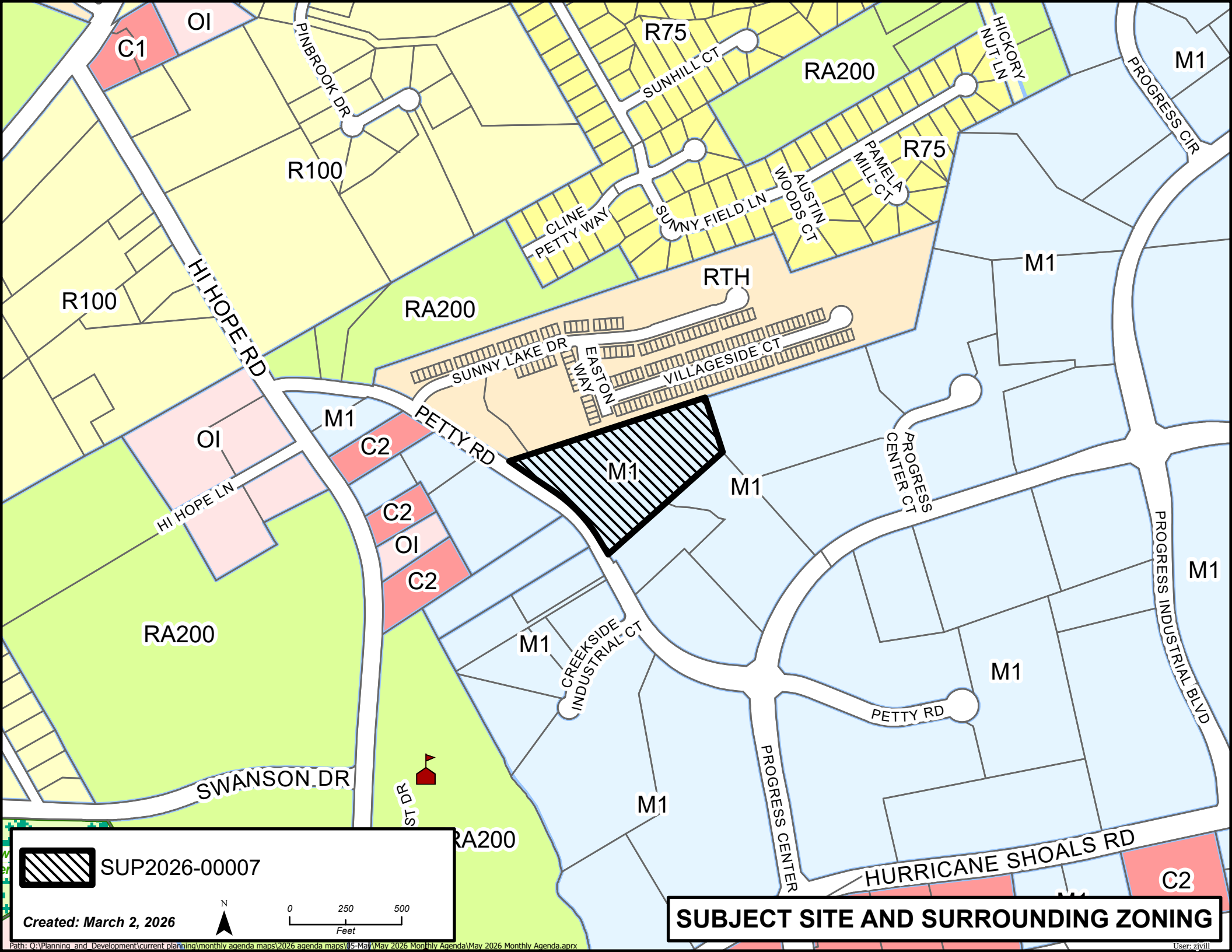
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, 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.

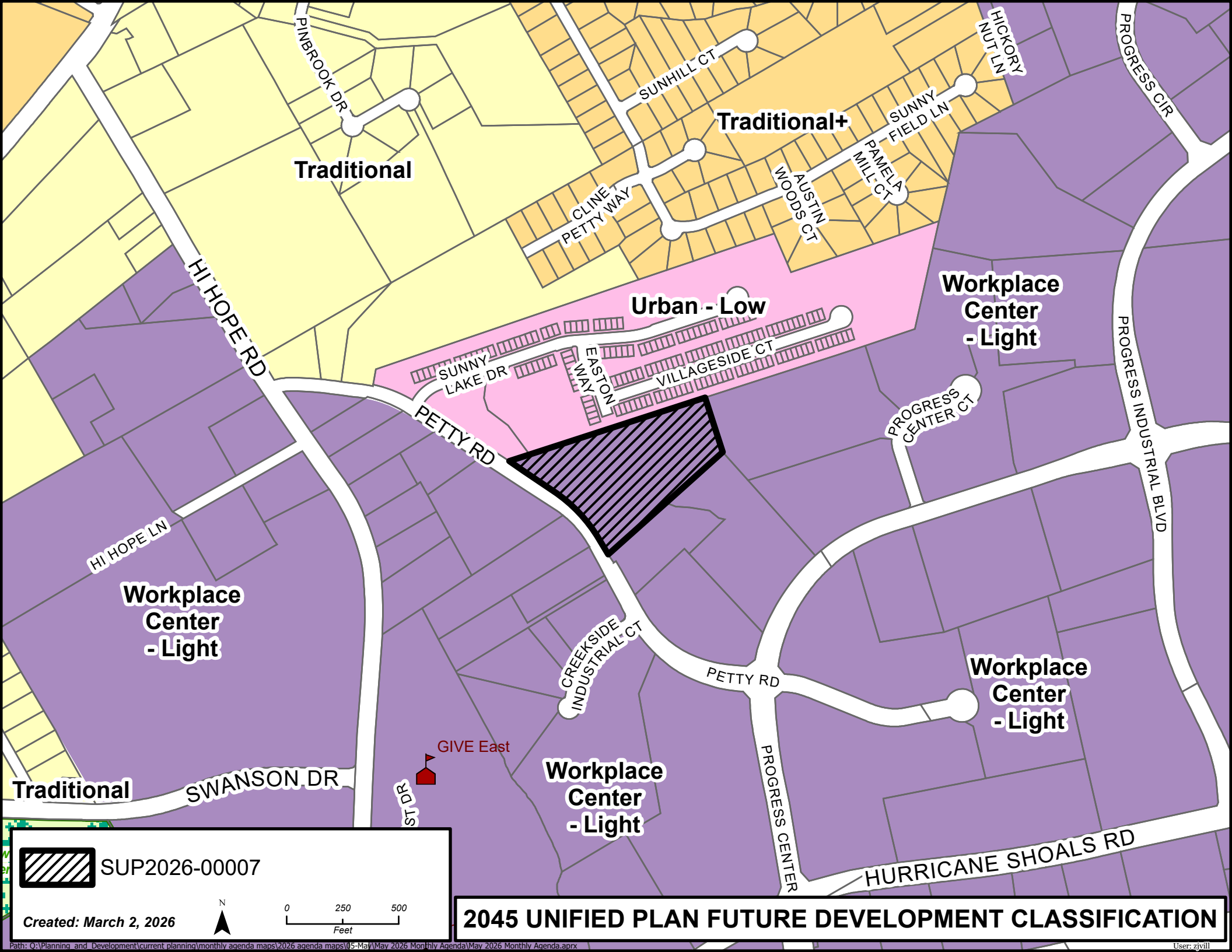
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Exhibit I: Maps

[attached]


EASTON WAY
VILLAGESIDE CT
PETTY RD
SUP2026-00007
Created: March 2, 2026
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Path: O:\Planning_and_Development\current planning\monthly agenda maps\2026 agenda maps\05-May\May 2026 Monthly Agenda\May 2026 Monthly Agenda.aprx
User: zjvill

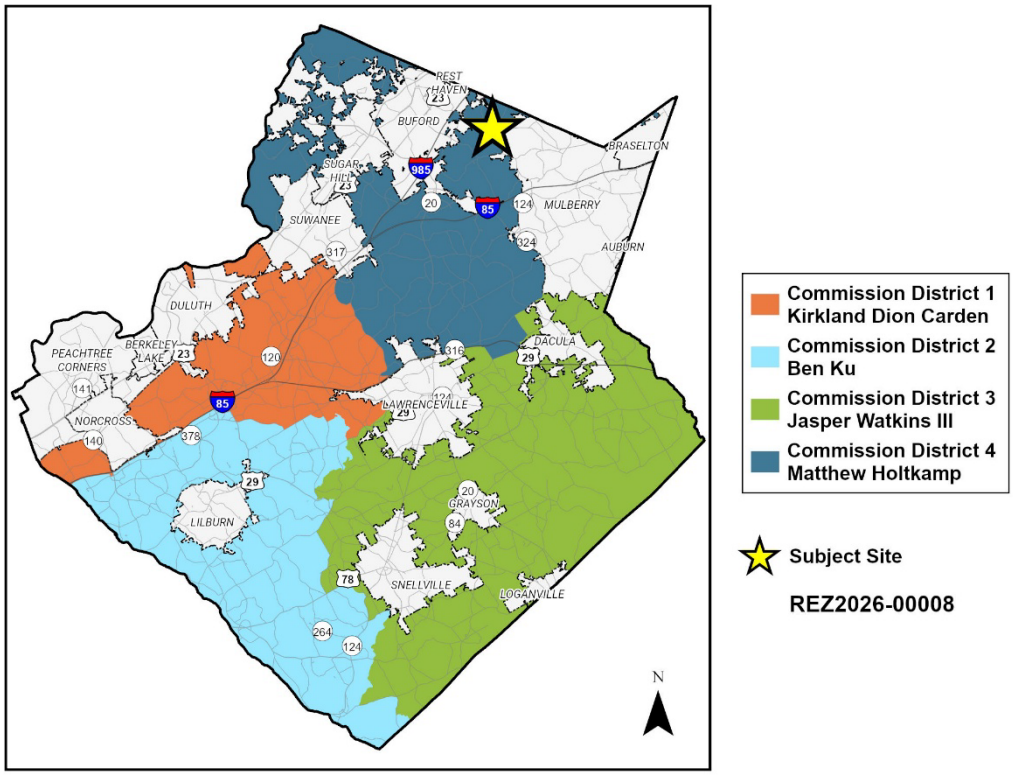

OI
C1
PINBROOK DR
R75
SUNHILL CT
RA200
HICKORY NUT LN
M1
PROGRESS CIR
R100
HI HOPE RD
CLINE
PETTY WAY
SUNNY FIELD LN
AUSTIN WOODS CT
PAMELA MILL CT
R75
M1
RTH
R100
RA200
SUNNY LAKE DR
EASTON WAY
VILLAGESIDE CT
M1
PETTY RD
OI
C2
M1
M1
PROGRESS CENTER CT
HI HOPE LN
C2
OI
C2
M1
RA200
CREEKSIDE INDUSTRIAL CT
M1
PROGRESS INDUSTRIAL BLVD
M1
PETTY RD
SWANSON DR
PROGRESS CENTER
M1
HURRICANE SHOALS RD
C2
SUP2026-00007
Created: March 2, 2026
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SUBJECT SITE AND SURROUNDING ZONING
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User: zjvill


PINBROOK DR
SUNHILL CT
HICKORY NUT LN
PROGRESS CIR
Traditional
Traditional+
SUNNY FIELD LN
PAMELA MILL CT
AUSTIN WOODS CT
CLINE PETTY WAY
HI HOPE RD
Urban - Low
Workplace Center - Light
SUNNY LAKE DR
EASTON WAY
VILLAGESIDE CT
PROGRESS INDUSTRIAL BLVD
PROGRESS CENTER CT
PETTY RD
HI HOPE LN
Workplace Center - Light
CREEKSIDE INDUSTRIAL CT
PETTY RD
Workplace Center - Light
GIVE East
Traditional
SWANSON DR
ST DR
Workplace Center - Light
PROGRESS CENTER
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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:	**REZ2026-00008**
Current Zoning:	**RA-200** (Agriculture-Residence District)
Request:	Rezoning to **R-TH** (Single-Family Townhouse District)
Additional Requests:	Variances
Addresses:	3724, 3754, 3774 and 3784 Ridge Road
Map Numbers:	R1004 015, 015A, 154, and 219
Site Area:	11.59 acres
Units:	59
Proposed Development:	Townhouse and Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/5/2026
Board of Commissioners Advertised Public Hearing Date: 5/19/2026

Applicant:	MBC Developers, LLC c/o Mahaffey Pickens Tucker, LLP 1550 N Brown Road, Suite 125 Lawrenceville, GA 30043	**Owners:**	Mark Swanson Denise Swanson 3754 Ridge Road Buford, GA 30519
Contact:	Gabrielle Schaller	**Phone:**	770.232.0000

Zoning History

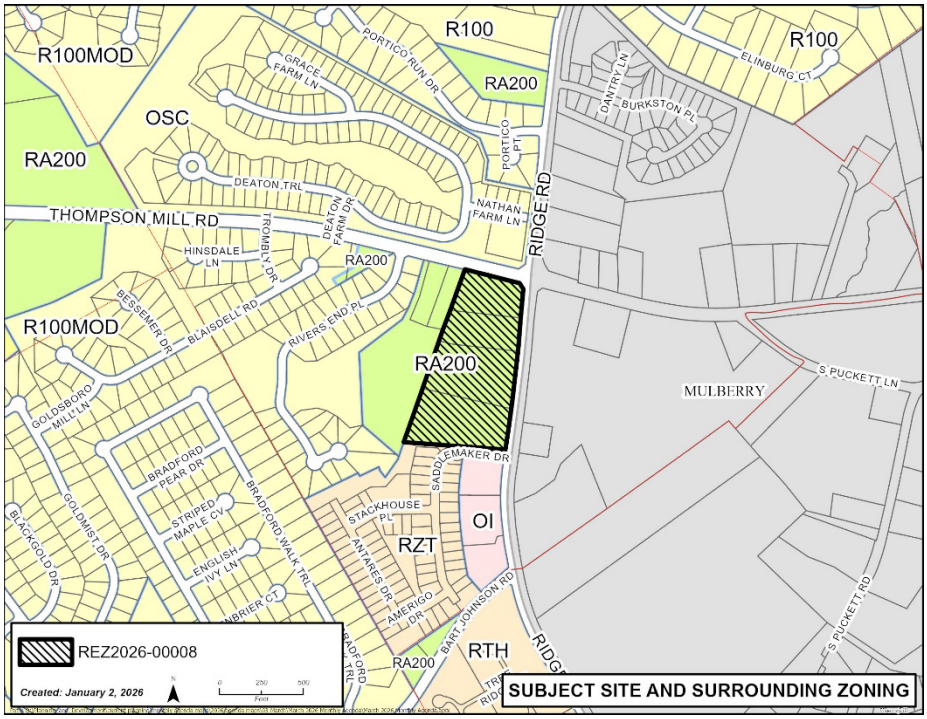
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is an 11.59-acre assemblage of four parcels located at the intersection of Ridge Road and Thompson Mill Road. The site contains two single-family residences with accessory structures accessed from Ridge Road. A pond and a dam are located near the center of the property. Several utility boxes are located along Thompson Mill Road. There are no sidewalks along the road frontages. The nearest Ride Gwinnett transit stop is approximately 4.1 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of single-family detached residences within subdivisions and on large lots, as well as villas and offices. The Deaton Farm subdivision is located to the north, across Thompson Mill Road. Residences on large lots are located to the east, across Ridge Road within the City of Mulberry. The Two Willows Preserve subdivision and the Two Willows Business Park are located to the south. Farther south is Orchards of Park Ridge, a senior-oriented villa subdivision. Residences on large lots are located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouse and Single-Family Residential	R-TH	5.09 units per acre
North	Single-Family Residential (Deaton Farm)	OSC	2.05 units per acre
East	Single-Family Residential	RA-200 (Mulberry)	0.04 units per acre
South	Single-Family Residential (Two Willows Preserve) Office Senior-Oriented Villas (Orchards of Park Ridge)	R-ZT O-I R-TH	3.49 units per acre N/A 3.94 units per acre
West	Single-Family Residential	RA-200	0.38 units per acre

Project Summary

The applicant requests rezoning from RA-200 to R-TH for a townhouse and single-family detached subdivision, including:

- 59 total units comprised of 47 townhouses and 12 single-family detached residences, yielding a density of 5.09 units per acre.
- Townhouses (two-story):
    - Front-loaded, two-car garages.
    - Minimum heated floor area of 1,800 square feet.
    - Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- Single-family detached residences (two-story):
    - Front-loaded, two-car garages.
    - Minimum heated floor area of 2,000 square feet.
    - Exterior building material of cementitious siding on all façades.
- 2.1 acres of open space, including 0.6 acres of usable open space comprised of a community garden, dog park, pocket parks and mulch trail.
- 17 on-street parallel guest parking spaces throughout the site.
- One stormwater management facility in the center of the development.
- A 25-foot-wide landscaped buffer along the southern property line, and a 25-foot-wide zoning buffer along the western property line, both supplemented by a 6-foot-tall wooden privacy fence.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along both road frontages.
- One full-access entrance with a deceleration lane along Ridge Road and 5-foot-wide sidewalks along both road frontages.
- Of note, the applicant is proposing to remove the existing dam and pond, and restore stream segments to natural condition which will require additional environmental review.

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 10 units per acre	5.09 units per acre	YES
Front Setback	Minimum 10’	Minimum 10’	YES
Rear Setback	Minimum 25’	Minimum 25’	YES
Side Setback	Minimum 5’	Minimum 5’	YES
Building Height	Maximum 40’	Maximum 40’	YES
Open Space	Minimum 10% or 1.16 acres	18.12% or 2.10 acres	YES
Usable Open Space	Minimum 5% or 0.58 acres	5.18% or 0.60 acres	YES

Standard	Required	Proposed	Meets Standard?
Guest Parking	Minimum 12 spaces	17 spaces	YES
Zoning Buffer	35’ Undisturbed	25’ Graded and Replanted 25’ Undisturbed	NO*

* Applicant is requesting a variance from this standard.

Public Participation

The applicant held a community meeting on January 21, 2026, at the Holiday Inn Express & Suites in Buford. There were 30 community members in attendance, who raised questions regarding traffic, schools, sidewalk, stormwater, and landscaping. The applicant responded to these concerns by explaining the traffic impact study, landscape plan, and sidewalk connectivity.

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 request:

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

The property is surrounded by single-family detached residences within subdivisions and on large lots, as well as villas and offices. The proposed development contains townhouses and single-family detached residences similar to nearby subdivisions. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether 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. Staff has recommended a condition requiring single-family detached residences along both road frontages and along the western property adjacent to Parcel 1004 054. 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.

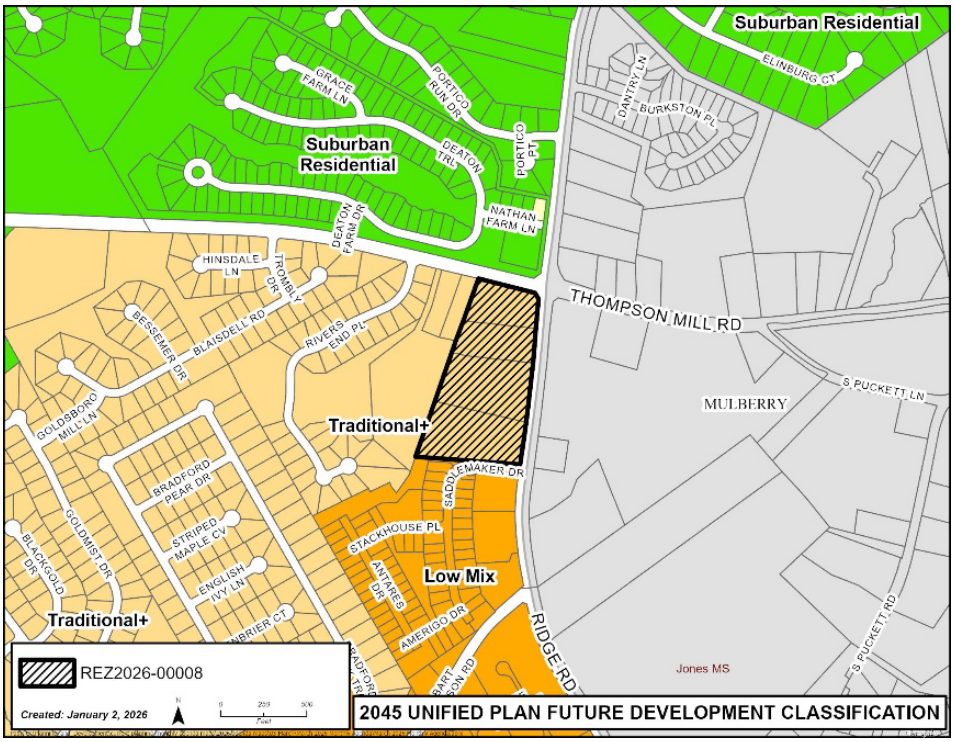
The property has a reasonable economic use as currently zoned.

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. The traffic impact study, which was based on 67 townhouses, estimates that the development would generate 24 morning and 30 evening peak hour trips. Staff has recommended a condition for inter-parcel connections to the property to the west, to mitigate traffic impacts in the rights-of-way. An increased impact is anticipated on school enrollment.

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

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



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

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

<u>Variance Requests and Analyses:</u>

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

1. **Section 210-140.19.C. Townhouse Building Orientation.** The applicant is requesting to orient the rear and sides of townhouse buildings toward external streets.

   Analysis: Staff has recommended a condition requiring single-family detached dwellings along both road frontages, thus denial of the variance request.

2. **Section 230-100.1 Zoning Buffers.** The applicant is requesting to replace the 35-foot-wide zoning buffers with a 25-foot-wide landscaped buffer along the southern property line and a 25-foot-wide zoning buffer along the western property line.

   Analysis: The applicant is proposing a 6-foot-tall wooden privacy fence to supplement both buffers, which would help screen the development from the neighboring properties. 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 rezoning request.

Staff recommends **APPROVAL** of the following variance:

2. To replace the 35-foot-wide zoning buffers with a 25-foot-wide landscaped buffer along the southern property line and a 25-foot-wide zoning buffer along the western property line.

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

1. To orient the rear and sides of townhouse buildings toward external streets.

Staff Recommended Conditions

Approval as R-TH (Single-Family Townhouse District) for a townhouse and single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to townhouses and single-family detached dwellings, not exceeding 59 units. All residences along Ridge Road, Thompson Mill Road, and adjacent to Parcel 1004 054 shall be single-family detached dwellings, with a minimum lot width of 50 feet.

2. The minimum heated floor area shall be 1,800 square feet for townhouses and 2,000 square feet for single-family detached dwellings.

3. Usable open space shall be provided, in general conformance with Exhibit B: Site Plan dated received April 16, 2026, including, but not limited to a community garden, dog park, pocket parks and mulch trail, subject to the review and approval of the Department of Planning and Development.

4. Provisions for future inter-parcel access shall be provided to Parcel R1004 180, subject to the review and approval of the Department of Planning and Development.

5. The following improvements shall be provided prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation:
   a. A full-access entrance, deceleration lane and 5-foot-wide sidewalk along Ridge Road.
   b. A 5-foot-wide sidewalk along Thompson Mill Road.

Exhibits:

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

Exhibit A: Site Visit Photos



Northbound street frontage of Ridge Road (property on left)



View of the properties to the east of the site



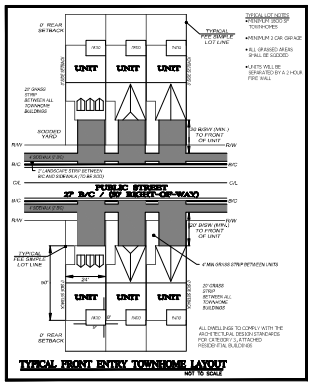
View of intersection of Ridge Road and Thompson Mill Road



View of existing single-family on site

Exhibit B: Site Plan

[attached]



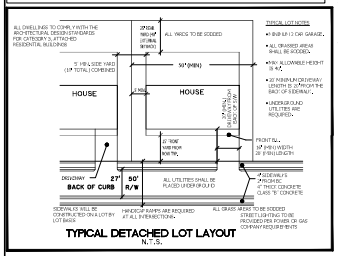
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

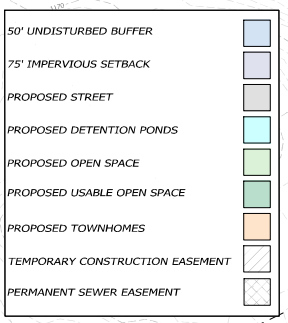
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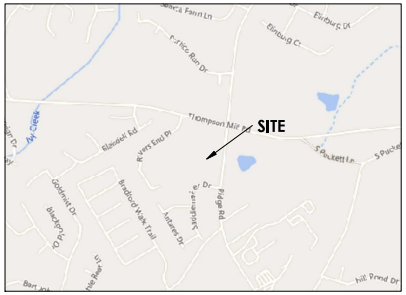
4/16/2026

***VARIANCES NEEDED:**

1. VARIANCE TO REMOVE THE REQUIRED 35' ZONING BUFFER AND REPLACE WITH A 25' GRADED AND REPLANTED SETBACK AND BUFFER ADJACENT TO RZT SUBDIVISION TO THE SOUTH AND RA-200 PROPERTY TO THE WEST.
2. VARIANCE TO ALLOW BUILDINGS ALONG FRONTAGE OF THOMPSON MILL ROAD AND RIDGE ROAD TO HAVE REAR OF BUILDING FACING TOWARDS EXTERNAL STREETS (SEC 210-140.19C).







VICINITY MAP
1" = 1000'

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±11.590 AC.
   (PARCEL ID # 1004 015, 1004 015A, 1004 154, & 1004 219)
2. CURRENT ZONING: RA200
3. PROPOSED ZONING: RTH
4. TOTAL NUMBER OF SINGLE FAMILY ATTACHED UNITS: 47
5. TOTAL NUMBER OF SINGLE FAMILY DETACHED LOTS: 12
6. GROSS & NET DENSITY: 5.09 UNITS/AC. (MAX. 10 UNITS/AC.)
7. PROPOSED EXTERIOR SETBACKS:
   FRONT SETBACK = 40 FEET
   SIDE SETBACK = 5 FEET
   REAR SETBACK = 25 FEET
8. MAX BUILDING HEIGHT: 40 FEET

(WHERE BACKS OR SIDES OF RESIDENTIAL UNITS ARE ORIENTED TOWARD EXTERNAL PUBLIC STREET, A 40' SETBACK WITH 10' LANDSCAPE STRIP ADJACENT TO R/W SHALL BE REQUIRED BETWEEN PROPERTY LINE AND UNITS)

9. REQUIRED GUEST PARKING: 0.25 SPACES/UNIT (17 SPACES PROVIDED)
10. MAXIMUM BUILDING HEIGHT: 40 FEET
11. MINIMUM BUILDING SEPARATION: 20 FEET
12. REQUIRED TOTAL OPEN SPACE: 10% (1.16 ACRES)
    PROVIDED TOTAL OPEN SPACE = ±2.10 A.C.
13. REQUIRED USABLE OPEN SPACE: 5% (.58 ACRES)
    PROVIDED USABLE OPEN SPACE: .60 ACRES
14. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY THOMAS & HUTTON FOR MBC DEVELOPERS ON 5/22/2025.
15. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM GWINNETT COUNTY GIS SURVEY REFERENCE DATUM. NGVD 1989.
16. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY
17. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
18. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

CONCEPTUAL REZONING
SITE PLAN
SWANSON TRACT
GWINNETT COUNTY, GA

PREPARED FOR:
MBC DEVELOPERS

PREPARED BY:
THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.9869
www.thomasandhutton.com

JOB NO:	0-22280.0000	DATE:	04/16/2026
DRAWN:	EHW	SCALE:	1" = 60'
REVIEWED:	KW B	SHEET:	1

GRAPHIC SCALE:
1 INCH = 60 FEET

Exhibit C: Building Elevations

[attached]

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12.11.2025

Height of town-homes is 32'.



All homes shall contain a minimum 50% brick or stone on the front facade in accordance with Gwinnett County UDO.

SWANSON PROJECT
Color and Material Legend for Color Pictures of Sample Townhomes
Dated: 12/10/2025

	FRONT ENTRANCE PICTURES AND RENDERINGS - HOUSE PLAN NAME	LOT NUMBERS - LEFT TO RIGHT	SIDING COLOR - FRONT	BOARD & BATTEN OR SHAKE COLOR	BRICK COLOR/STYLE	BRICK MORTAR COLOR	FRONT DOOR COLOR + SHUTTERS COLOR
1.	CHERRY	53	EVERGREEN FOG - SW9130	EVERGREEN FOG - SW9130	OLD TAVERN	ANTIQUE BUFF	URBANE BRONZE - SW7048
2.	CHERRY	52	ON THE ROCKS - SW7671	ON THE ROCKS - SW7671	HARPER CREEK	BUFF	CORNWALL SLATE - SW9131
3.	CHERRY	51	WHITE DUCK - SW7010	WHITE DUCK - SW7010	SPANISH MOSS	BUFF	URBANE BRONZE - SW7048
4.	DOGWOOD	50	AGREEABLE GRAY - SW7029	AGREEABLE GRAY - SW7029	SOUTHERN PEARL	IVORY BUFF	POOLHOUSE - SW7603
5.	CHERRY	49	NEUTRAL GROUND - SW7568	N/A	ABBEVILLE	ANTIQUE BUFF	EVERGREEN FOG - SW9130
6.	CHERRY	48	OYSTER BAY - SW6206	OYSTER BAY - SW6206	HARPER CREEK	BUFF	RETREAT - SW6207

URBANE BRONZE - SW7048	< All Garage Doors
DARK BRONZE	< All Gutter Colors
PURE WHITE - SW7005	< All Trim Color



SWANSON PROJECT
Color and Material Legend for Color Pictures of Sample Townhomes
Dated: 12/10/2025

	FRONT ENTRANCE PICTURES AND RENDERINGS - HOUSE PLAN NAME	LOT NUMBERS - LEFT TO RIGHT	SIDING COLOR - FRONT	BOARD & BATTEN OR SHAKE COLOR	BRICK COLOR/STYLE	BRICK MORTAR COLOR	FRONT DOOR COLOR + SHUTTERS COLOR
1.	CHERRY	53	EVERGREEN FOG - SW9130	EVERGREEN FOG - SW9130	OLD TAVERN	ANTIQUE BUFF	URBANE BRONZE - SW7048
2.	CHERRY	52	ON THE ROCKS - SW7671	ON THE ROCKS - SW7671	HARPER CREEK	BUFF	CORNWALL SLATE - SW9131
3.	CHERRY	51	WHITE DUCK - SW7010	WHITE DUCK - SW7010	SPANISH MOSS	BUFF	URBANE BRONZE - SW7048
4.	DOGWOOD	50	AGREEABLE GRAY - SW7029	AGREEABLE GRAY - SW7029	SOUTHERN PEARL	IVORY BUFF	POOLHOUSE - SW7603
5.	CHERRY	49	NEUTRAL GROUND - SW7568	N/A	ABBEVILLE	ANTIQUE BUFF	EVERGREEN FOG - SW9130
6.	CHERRY	48	OYSTER BAY - SW6206	OYSTER BAY - SW6206	HARPER CREEK	BUFF	RETREAT - SW6207

URBANE BRONZE - SW7048	< All Garage Doors
DARK BRONZE	< All Gutter Colors
PURE WHITE - SW7005	< All Trim Color

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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12.19.2025



BRAND ROAD DEVELOPERS, LLC
Color and Material Legend for Color Pictures of Sample Townhomes

	FRONT ENTRANCE PICTURES AND RENDERINGS - HOUSE PLAN NAME	LOT NUMBERS - LEFT TO RIGHT	SIDING COLOR - SIDE	BOARD & BATTEN OR SHAKE COLOR	GUTTER COLOR	TRIM COLOR	BRICK COLOR/STYLE	BRICK MORTAR COLOR
1.	CHERRY	46	EVERGREEN FOG - SW9130	EVERGREEN FOG - SW9130	DARK BRONZE	PURE WHITE - SW7005	OLD TAVERN	ANTIQUE BUFF

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12.19.2025



BRAND ROAD DEVELOPERS, LLC
Color and Material Legend for Color Pictures of Sample Townhomes

	FRONT ENTRANCE PICTURES AND RENDERINGS - HOUSE PLAN NAME	LOT NUMBERS - LEFT TO RIGHT	SIDING COLOR - SIDE	BOARD & BATTEN OR SHAKE COLOR	GUTTER COLOR	TRIM COLOR	BRICK COLOR/STYLE	BRICK MORTAR COLOR
1.	CHERRY	53	EVERGREEN FOG - SW9130	EVERGREEN FOG - SW9130	DARK BRONZE	PURE WHITE - SW7005	OLD TAVERN	ANTIQUE BUFF

GWINNETT COUNTY
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2/18/2026



Lot 24 Front

Board and Batten



Lot 24 Left Side

Lap Siding

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/18/2026



Lot 24 Right Side

Lap Siding



Board and Batten

Lot 24 Right Side

Lap Siding

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/18/2026



Lot 68

Lap Siding



Lot 23

Lap Siding

SWANSON PROJECT
Color and Material Legend for Color Pictures of Sample Single Family Detached houses
Dated: 02/20/2026

FRONT ENTRANCE PICTURES AND RENDERINGS - HOUSE PLAN NAME	LOT NUMBERS	SIDING COLOR - FRONT and ALL SIDES	BOARD & BATTEN OR SHAKE COLOR	GARAGE DOOR COLOR	TRIM COLOR	GUTTERS	FRONT DOOR COLOR + SHUTTERS COLOR
MILLER	23	SW7005 - PURE WHITE	N/A	PURE WHITE - SW7005	SW7674 - PEPPERCORN	BRONZE	SW6258 - TRICORN BLACK
MADDOX	24	SW7005 - PURE WHITE	SW7005 - PURE WHITE	PURE WHITE - SW7005	SW7005 - PURE WHITE	DARK BRONZE	SW6258 - TRICORN BLACK
MILLER	68	SW0032 - NEEDLEPOINT NAVY	N/A	PURE WHITE - SW7005	SW7005 - PURE WHITE	BLACK	SW6258 - TRICORN BLACK

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

[attached]

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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Gerald Davidson, Jr.*
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Rebecca B. Gober
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Shane M. Lanham

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John N. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.
Kassie M. Wilson

*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 MBC Developers, LLC (the "Applicant") requesting the rezoning of an approximately 11.590-acre tract of land (the "Property") situated at the corner of Ridge Road and Thompson Mill Road. The Property is located within the Traditional/Traditional+ Future Development Area of the Gwinnett County 2045 Unified Plan (the "2045 Plan") and is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the R-TH zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop the Property as an attractive residential community with both townhomes and single-family detached homes. The Applicant originally submitted a site plan for an all-townhome community with a total of 67 homes. However, following the public participation meeting with the community, the Applicant decided to reduce the number of homes in the community to 59, with 12 lots being single-family detached. The single-family detached homes would be situated along Ridge Road. Additionally, the Applicant added a 6-foot-tall privacy fence to the site plan adjacent to neighboring property owners and enhanced the buffer adjacent to neighboring property owners to be graded and replanted. An exhibit submitted with this Application shows the specific types of plantings the Applicant expects to provide in this area to provide for enhanced privacy, noise reduction, and aesthetics. Examples of trees that will be planted in the buffer area are Leyland

Cypress, which was explicitly suggested by a neighbor at the public participation meeting, Dogwood, and Little Gem Magnolia. The homes would be constructed with attractive architectural design and building materials as depicted in the photographs submitted with the Application. All the homes would include two-car garages, and the townhomes would have a minimum heated-floor area of 1,800 square feet and the single-family detached would be 2,000. The proposed development would be accessed by Ridge Road.

The proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The surrounding area is dominantly residential and has various types of neighborhoods including RTH, OSC, RZT (inactive zoning for townhome district), R75MOD, RSR, and R-60 just to name a few. Notably, the properties zoned for townhomes are adjacent or just a parcel away from the proposed development.

In order to use the Property as set forth on the submitted site plan and the Application, the Applicant also requests the following relief from the UDO:

- A variance from §230-100.1 to provide a 25-foot graded and replanted setback and buffer adjacent to the RZT subdivision to the south and RA-200 property to the west of the Property. The Applicant is providing the 6' foot tall wooden privacy fence on the interior of the Property instead of along the Property line at the request of the neighbors.
- A variance from §210-140.19C to allow the rear of the homes along Thompson Mill Road and Ridge Road to face abutting external streets. The proposed units also include standard covered rear porches, which enhance the rear elevations and provide meaningful outdoor space. Providing a small, functional backyard allows residents to enjoy outdoor living, accommodate pets, and install fencing where desired, enhancing day-to-day usability and overall quality of life and making front-loaded homes with rear yards an appropriate product type for this location. Additionally, a rear-load configuration is not consistent with the existing development pattern along Ridge Road, where no comparable right-of-way/rear-load communities are

present. Further, the use of decorative garage doors with features such as trellises and pent roofs helps break up the façade and ensures the streetscape remains visually compatible with surrounding residential development.

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

The proposed development is also compatible with the 2045 Plan's specific land use policies for the Property's Future Development Area, which is "Traditional/Traditional+." The main difference between the Traditional and Traditional+ Future Development Areas is the presence of sewer infrastructure. As set forth in the Sewer Capacity Certification submitted with the Application, sewer is available to the Property and sufficient capacity exists in the system to serve the proposed development. Accordingly, the land use policies of the Traditional+ Future Development area are applicable to the Property. The 2045 Plan provides that R-TH is a recommended zoning classification for Traditional+. Traditional+ accommodates a variety of housing types including townhomes, quads/triplexes/duplexes, and single-family cottages.

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 February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller
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 proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding area.

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

No, approval of the proposed 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. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.

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

No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property is in close proximity to major transportation corridors including Interstate 985. Water and sewer utilities are present in the area.

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

Yes, approval of the proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan which encourages residential development. The subject property is in the Traditional/Traditional+ Future Development Area. Based on the presence of sewer, the proposed development should be analyzed under the policies of the Traditional+ Future Development Area, which specifically encourages the R-TH 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 quality of the proposed homes, the character of surrounding development, and the availability of sewer provide additional supporting grounds for approval of the Application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: Keith Boeckman	Name: Mark Swanson, Denise Swanson
Address: 1550 N Brown Road, Suite 125	Address: 3754 Ridge Road
City: Lawrenceville	City: Buford
State: GA ZIP: 30043	State: GA ZIP: 30519
Phone: (770)232-0000	Phone:
Email: gschaller@mptlawfirm.com	Email:

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 Requested Zoning District: R-TH

Parcel Number(s): R1004 015, 015A, 154, and 219 Acreage: 11.59

Property Address(es): 3724, 3754, 3774 and 3784 Ridge Road

Proposed Development: Townhouse and single-family detached subdivision

Variance(s): Townhouse orientation & Buffer reduction Waiver(s):

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 59	No. of Buildings:
Dwelling Unit Sq. Ft.: minimum of 1,800 square feet	Total Building Sq. Ft.:
Density: 5.09	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 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: Gabrielle Schaller

Signature: Gabrielle Schaller **Date:** June 23, 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)
R1004 015	Yes Yes
R1004 015A	Yes Yes
R1004 154	Yes Yes
R1004 219	Yes Yes

Tax Commissioner Affirmation

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

Name: Jessilyn McDuffie **Title:** TSA

Signature: **Date:** 1/13/26

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: Mark Swanson

Signature: Mark Swanson

Date: 9-30-25

Notary Public

Name: Susan Peters

Signature: Susan Peters

Date: 9/30/25

Notary Seal
Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025

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: Denise Swanson

Signature: Denise M. Swanson

Date: 9/30/2025

Notary Public

Name: De Ann M. Pawlak

Signature: De Ann M. Pawlak

Date: 9/30/25

DE ANN M PAWLAK
NOTARY
EXPIRES
GEORGIA
May 10, 2028
PUBLIC
HALL COUNTY, GA

Notarial Seal

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: KEITH BOERKMAN

Relationship to Application: ○ Applicant ◉ Representative of Applicant

Campaign Contributions? ○ Yes ◉ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: _____ **Date:** 09-16-2025

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Signature of Applicant	Date	Type of Print Name and Title
	1/8/2026	Gabrielle Schaller - Attorney
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	1/8/2026	Notary Seal
Signature of Notary Public	Date	

CATHERINE W DAVIDSON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 1, 2026

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☒ Yes ☐ No Nelson Mullins Pickens Tucker, LLP (Your Name)

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

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

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

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

MAHAFFEY PICKENS TUCKER, LLP

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

Shane M. Lanham, Attorney at Law, PC

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

Updated 08/29/2025

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 #**C2025-345-12**
Expiration Date: 12/18/2026
P&D Number: ZON2025-00098
Tie-In Manhole FID: **2377946**

December 18, 2025

Keith Boeckman
MBC Developers
5072 Bristol Industrial Way, Suite A
Buford, GA 30518

RE: Sewer Availability for Proposed Development – Swanson Tract
Parcel ID 1004 015, 1004 015A, 1004 154, 1004 219

Dear Mr. Boeckman:

This letter supersedes the earlier Sewer Capacity Certification C2025-012-01 dated January 29, 2025.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 67 townhomes 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 **11.63 gpm** discharging to the sewer tie-in manhole at Facility ID **2377946**.

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

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

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

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

Exhibit G: Traffic Impact Study

[attached]

Level 2 Traffic Impact Study

Proposed Swanson Tract Townhomes
Ridge Road
Gwinnett County, Georgia

October 7, 2025

The Epple Solutions, Inc

in collaboration with

Acampora Traffic, LLC

Level 2 Traffic Impact Study

Proposed Swanson Tract Townhomes
Ridge Road
Gwinnett County, Georgia

prepared for:

Thomas & Hutton
5074 Bristol Industrial Way; Suite A
Buford, Georgia 30518

October 7, 2025



The Epple Solutions, Inc



in collaboration with



ACAMPORA TRAFFIC, LLC
858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763
e-mail: acamporatraffic@comcast.net

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Introduction, Project Location, and Project Description

This study assesses the traffic impact of a proposed residential townhomes development in Gwinnett County, Georgia. The site is located on the west side of Ridge Road just south of Thompson Mill Road, as shown in Figure 1. The project will be comprised of 67 attached single family residential townhome units. Vehicular access will be provided at one location on the west side of Ridge Road.

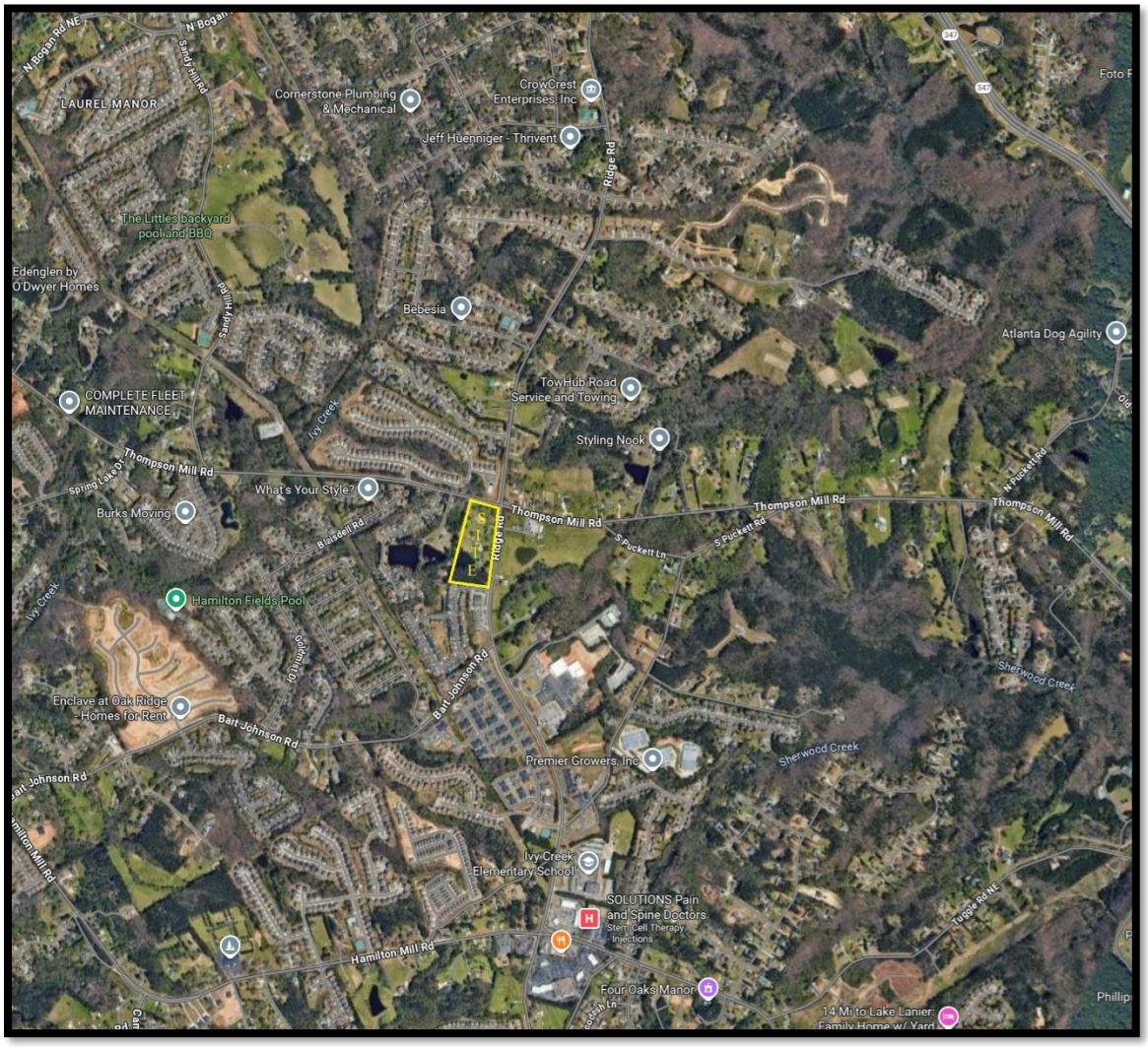


Figure 1 – Site Location Map

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's Traffic Impact Study Guidelines dated June 30, 2023. Based on peak hour trip projections made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (the current edition), the proposed townhomes will generate 30 new peak hour trips, which requires a Level 2 Traffic Study (required for projects that will generate 21 to 249 peak hour trips). This traffic impact study includes the tasks for a Level 2 Study, as set forth in the County's Guidelines, Table 1: Traffic Impact Study Scope.

Existing and Proposed Land Use

The subject property is 11.598 acres and is currently zoned RA-200 – Agriculture-Residence District. The proposed zoning is R-TH – Residence Townhouse District. Figure 2 presents the site plan for the project.

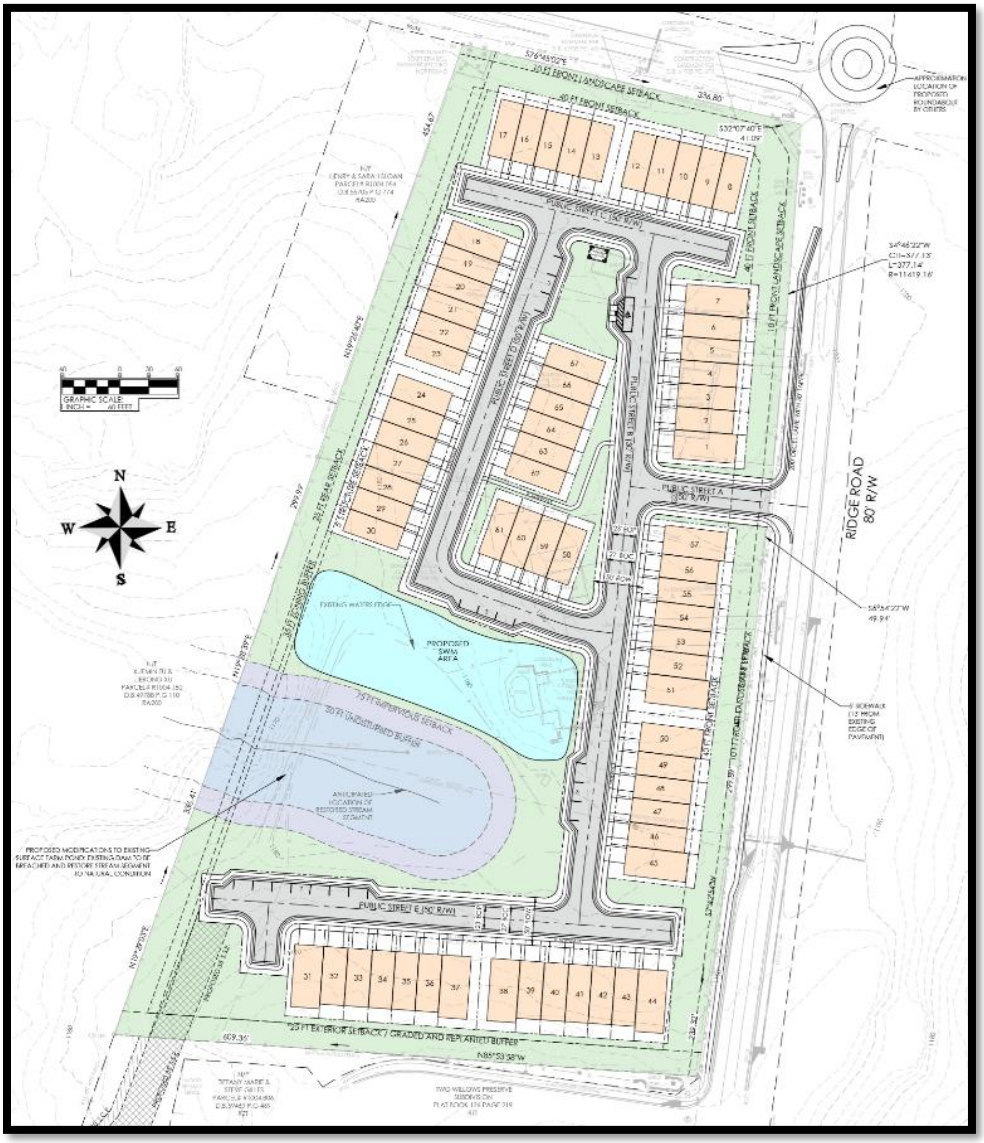


Figure 2 – Site Plan

Trip Generation Estimate

The volume of traffic that will be generated by the townhomes was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* (the current edition). ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – Proposed Townhomes Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24 Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
Single Family Attached Housing	215	67 homes	6	18	24	17	13	30	221	221	442

The proposed townhomes will generate 24 trips in the morning peak hour, 30 trips in the evening peak hour, and 442 two-way daily trips.

Description of Existing Transportation Facilities

Ridge Road is a two lane minor collector that begins at a signalized intersection at SR 347 (north of which it is called Hog Mountain Road), has a signalized intersection at Thompson Mill Road, passes the subject site, has a side street stop sign controlled T-intersection at Bart Johnson Road (which is the minor street approach), has a signalized intersection at Hamilton Mill Road, then continues south to its terminus at a T-intersection at Wallace Road. The terrain along the adjacent segment of Ridge Road is level to very gently rolling and the posted speed limit is 35 mph. The adjacent land along Ridge Road primarily serves accesses to residential subdivisions. Gwinnett County estimated an Average Daily Traffic (ADT) volume of 8,844 vehicles per day (vpd) on Ridge Road between Thompson Mill Road and Hamilton Mill Road in 2022 (the latest year for which Gwinnett County count data was available for this location).

Pedestrian, Bicycle, and Transit Accessibility

Ridge Road in this vicinity has curb-and-gutter and sidewalk along both sides, with the exception of the frontage of the subject Swanson Tract, which has no curb-and-gutter or sidewalk. There are no crosswalks or pedestrian signals at the Ridge Road / Thompson Mill Road intersection, but there are pedestrian accommodations at the signalized intersections of Ridge Road on all approaches at SR 347 and on two approaches at Hamilton Mill Road. There are no dedicated bicycle lanes along area roadways. Ride Gwinnett operates bus service in parts of the County, but there is no regularly scheduled mass transit service in the walkable area of the proposed townhomes. The proposed townhomes site plan includes sidewalks along both sides of all internal streets, connecting to Ridge Road, and along the site frontage on Ridge Road.

Adjacent Access Spacing

The Gwinnett County Unified Development Ordinance (UDO) Table 900.3 provides the minimum separation requirements for driveways, public roads, and side streets. That table is reproduced below as Table 2. For a road with a posted speed limit of 35 mph, the minimum driveway spacing is 244 feet.

Table 2 – Gwinnett UDO Minimum Separation for Driveways, Public Roads, and Side Streets

Table 900.3. Minimum Separation for Driveways, Public Roads, and Side Streets.

Posted Speed	Minimum
MPH	Driveway Spacing
25	125
30	219
35	244
40	294
45	369
50	419
55	444
60	494
65	550

Figure 3 presents an aerial photograph of the subject section of Ridge Road with the minimum required 244 foot distances scaled in both directions from the proposed townhomes access location. There are two private driveways to single family homes on the west side of Ridge Road, which are within the project site and will be eliminated in conjunction with this project. There is one private driveway within the 244 feet, on the east side of the road, to the north. The next intersection to the north at Thompson Mill Road is located approximately 415 feet to the north, and the next intersection to a public roadway to the south is Saddlemaker Drive at approximately 660 feet.



Figure 3 – Aerial Photograph of Ridge Road Showing Spacing Distances to North and South

Intersection Sight Distance

Table 900.2 – Sight Distance, from the Gwinnett County UDO, presents the minimum intersection sight distance requirements. That table is reproduced below as Table 3. Table 3 reveals that the minimum required intersection sight distance at the project access on two-lane Ridge Road, with a posted speed limit of 35 mph, is 390 feet to the left and to the right.

Table 3 – Gwinnett UDO Sight Distance Standards

Table 900.2. Sight Distance.

	SIGHT DISTANCE (FEET)						
SPEED, MPH	2 Lane		3 Lanes		4 Lanes		5 Lanes
	SDL=SDR	SDL	SDR	SDL	SDR	SDL	SDR
25	280	280	295	280	310	295	335
30	335	335	355	335	375	355	400
35	390	390	415	390	440	415	465
40	445	445	475	445	500	475	530
45	500	500	530	500	565	530	600
50	555	555	590	555	625	590	665
55	610	610	650	610	690	650	730
60	665	665	710	665	750	710	795
65	720	720	765	720	815	765	860

The available intersection sight distance to the north of the proposed access location is through the Thompson Mill Road intersection to approximately 1,050 feet from the proposed access location. The available intersection sight distance to the south is approximately 960 feet from the proposed access location. Both of these measurements exceed the minimum required 390 feet. The measurements of the sight distances are considered approximate because the proposed access is not constructed yet and the final location, alignment, grading, addition of turn lanes, islands, signage, vegetation, and the like all have an effect on intersection sight distances. From the measurements made for this study, it can be comfortably concluded that the minimum required sight distance of 390 feet can be achieved in both directions along Ridge Road at project access. It is recommended that the project site/civil engineer locate and design the access to ensure that the required sight distances are achieved.

Programmed Improvements

Programmed (scheduled and funded) and planned (anticipated) transportation infrastructure projects in the vicinity of the proposed development were researched in the Gwinnett County Destination 2050 Comprehensive Transportation Plan and the Georgia DOT projects website. The following projects were identified in the study vicinity:

Gwinnett County Project IS-145 – Ridge Road at Thompson Mill Road – this is a proposed roundabout at the adjacent study intersection. It is listed as a short-term (2024-2030) intersection improvement project. However, it is noted that the intersection has been recently signalized, so it is uncertain if another change in control to a roundabout is still anticipated.

Gwinnett County Project RC-22 is a midterm (2031-2040) project described as the widening of Hamilton Mill Road from Ridge Road to Camp Branch Road. This may affect the study intersection of Hamilton Mill Road at Ridge Road, but the impact will occur after the anticipated buildout of the proposed Swanson Tract townhomes.

Gwinnett County Project RC-42 is a midterm (2031-2040) project described as the widening of Hamilton Mill Road from Ridge Road to Pucketts Mill Road. This may affect the study intersection of Hamilton Mill Road at Ridge Road, but the impact will occur after the anticipated buildout of the proposed Swanson Tract townhomes.

It is recommended that the project ascertain the status of the roundabout at Thompson Mill Road, because it is located at the northeast corner of the subject site. The site plan should anticipate this project and accommodate it within the site plan and in the design of the project access on Ridge Road, if appropriate. The proposed Swanson Tract townhomes site plan, presented earlier in this report, depicts this roundabout.

Internal Site Circulation Review

The proposed internal site roadway plan is very basic and consists of a short entry roadway segment connecting to a north/south street with a small loop at the north end of the site and a short cross street, with dead ends at both ends, at the south end of the site. Due to the very low trip generation of the project, all entering vehicles are anticipated to flow into the site with no impediment. The exiting approach of the entry roadway segment provides over 150 feet of queuing storage within the site which is expected to comfortably accommodate the minimal exiting queues.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. SR 347 at Ridge Road
2. Thompson Mill Road at Ridge Road
3. Ridge Road at Bart Johnson Road
4. Hamilton Mill Road at Ridge Road

The locations of the traffic counts are presented in Figure 4.

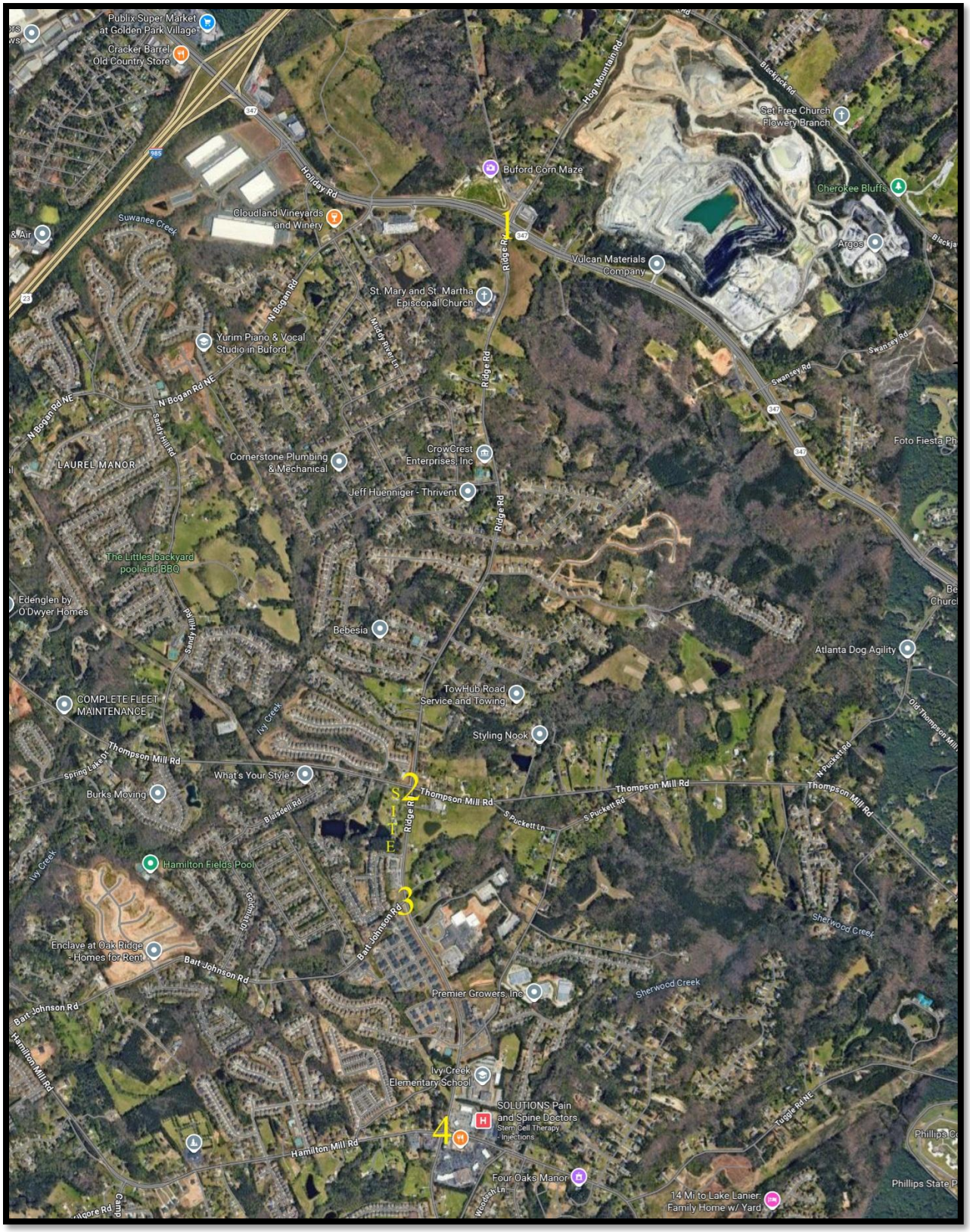


Figure 4 – Traffic Volume Count Locations

The intersection counts were collected on Thursday, September 30, 2025 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in standard session on the day of the counts. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These existing counts are shown in Figure 5. The raw count data is found in Appendix A.

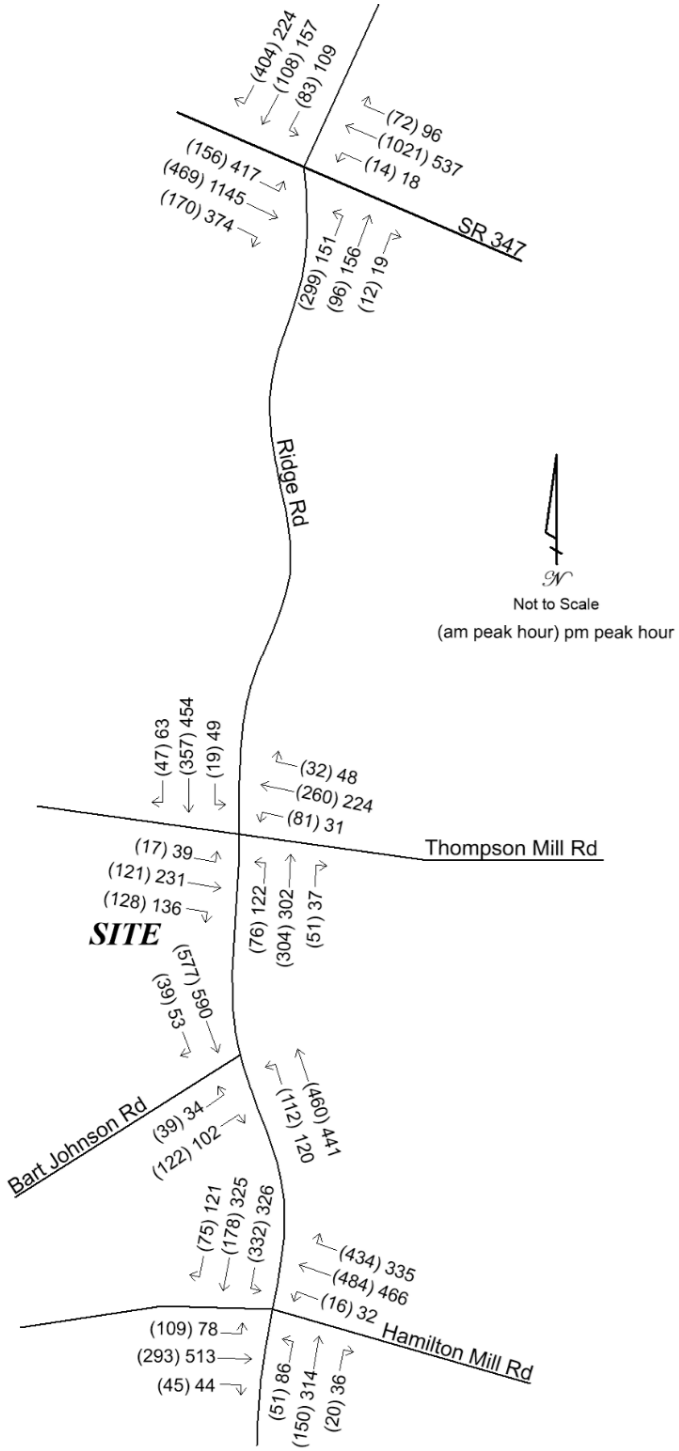


Figure 5 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 4. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 4 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. SR 347 at Ridge Road (signal)	D	38.4	D	36.0
northbound approach	C	22.3	C	21.5
southbound approach	D	42.3	C	25.1
eastbound approach	C	32.0	D	35.6
westbound approach	D	48.0	D	52.8
2. Thompson Mill Road at Ridge Road (signal)	B	17.5	C	20.0
northbound approach	B	11.3	B	12.8
southbound approach	B	10.9	B	12.2
eastbound approach	C	23.3	C	33.9
westbound approach	C	28.1	C	26.6
3. Ridge Road at Bart Johnson Road (side street stop)	B	13.8	A	4.8
northbound left turn	A	9.6	A	9.9
eastbound approach	***F***	***85.1***	***E***	***37.9***
4. Hamilton Mill Road at Ridge Road (signal)	C	29.2	D	38.7
northbound approach	C	30.4	D	41.9
southbound approach	C	22.7	C	32.5
eastbound approach	C	23.6	D	44.2
westbound approach	D	42.2	D	38.5

The existing analysis reveals acceptable operating conditions at all of the signalized study intersections and their controlled approaches. One study location fails in both the a.m. and p.m. peaks – the eastbound approach of Bart Johnson Road at Ridge Road. This is not unusual on a side street stop sign controlled approach at a busier road such as Ridge Road. The addition of an eastbound right turn lane on Bart Johnson Road would improve operations by allowing the easier right turns to be made without being trapped behind the more challenging left turns. However, to fully mitigate all failing delays, the intersection would require a change in control to a signal or a roundabout.

The side street volumes do not appear to be sufficient to satisfy any volume based warrants for signalization and this intersection does not appear to be a strong candidate for a change in control. Therefore, it is advised that the addition of an eastbound right turn lane on Bart Johnson Road at Ridge Road merits consideration by the County. This is an existing need that should be considered whether or not the subject Swanson Tract townhomes project is developed.

Project Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area. The new project trips, presented previously in this report in Table 1, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed townhomes are shown in Figure 6.

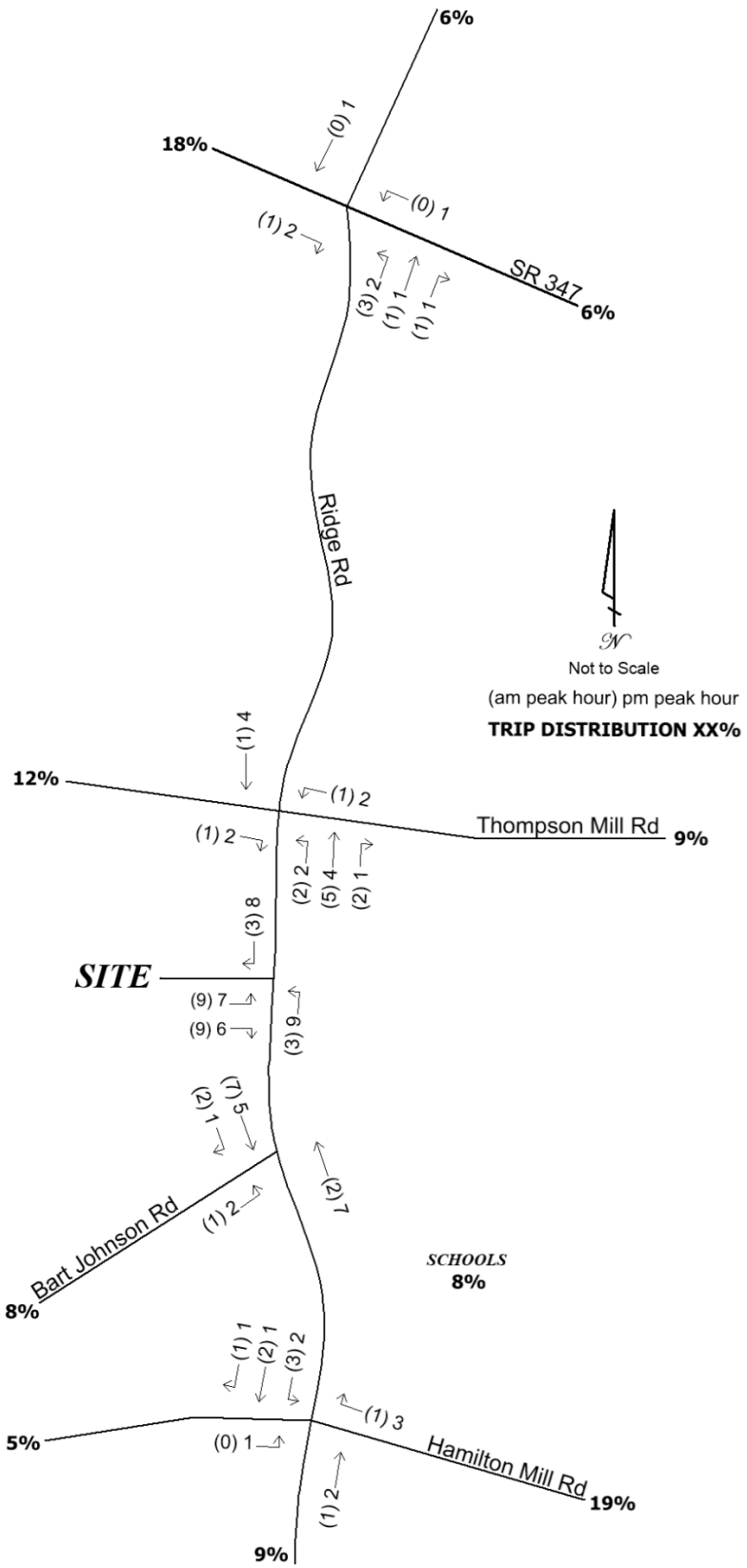


Figure 6 – Proposed Townhomes A.M. and P.M. Peak Hour Trips and Distribution Percentages

Auxiliary Lane Requirements at Project Access

The project access on Ridge Road is under the jurisdiction of Gwinnett County. Therefore, in order to determine if a southbound right turn lane or a northbound left turn lane are required on Ridge Road at the townhomes access, the requirements set forth in the Gwinnett County Unified Development Ordinance, Section 900-30. Project Access Improvements, were evaluated. The Code states:

900-30.1 Project access improvements for single-family detached, single-family attached, and duplex residential subdivisions.

A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped as a single-family detached, attached, or duplex subdivision and the County street will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.

B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required to be provided by the developer if approved by the Department of Transportation and shall meet the standards contained herein. [details regarding median breaks removed, not applicable]. Meeting the spacing criteria is not, in itself, an indication that median openings will be allowed.

C. Deceleration lanes shall have a length of 200 feet, with an additional 50 foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder measured from back of curb shall be dedicated by the developer to Gwinnett County at no cost. Associated stormwater infrastructure as deemed necessary by the construction of the deceleration lane shall also be required.

D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes."

E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.

F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

Ridge Road is a minor collector and, therefore, according to the Code, an southbound right turn lane is required on Ridge Road at the townhomes access.

In order to determine the need for a northbound left turn lane on Ridge Road at the project access location, the standards for providing those lanes were reviewed in Gwinnett County DOT's *Criteria and Guidelines for Left Turn Lanes*. Table 1 in that standard, which provides the criteria for left turn lanes for residential developments, is reproduced below as Table 5.

Table 5 – Gwinnett County's Left Turn Lane Criteria for Residential Developments

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)

For a two lane road with a posted speed limit of 35 mph and an ADT greater than 6,000 vpd (the Gwinnett County DOT recorded an ADT volume of 8,844 vpd on Ridge Road in 2022), the number of lots above which a left turn lane is required is 75 lots. The proposed townhomes development consists of 67 units which is below the 75 unit threshold. Additionally, townhomes generate trips at a lower rate than single family detached homes, and the northbound left turn volume is projected to be low, with three (3) entering left turns in the a.m. peak hour and nine (9) entering left turns in the p.m. peak hour. Therefore, it is concluded that a northbound left turn lane is not needed on Ridge Road at the proposed townhomes access.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential townhomes development in Gwinnett County. The site is located on the west side of Ridge Road just south of Thompson Mill Road. The project will be comprised of 67 attached single family residential townhome units. Vehicular access will be provided at one location on the west side of Ridge Road.

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

1. The proposed townhomes will generate 24 trips in the morning peak hour, 30 trips in the evening peak hour, and 442 two-way daily trips.

2. Gwinnett County estimated an ADT volume of 8,844 vehicles per day (vpd) on Ridge Road in 2022.

3. There is sidewalk along both side of Ridge Road in this area, with the exception of the subject development frontage. The proposed development will add that segment of sidewalk as well as sidewalks within the

project. There are no dedicated bicycle lanes along area roadways. There is no regularly scheduled mass transit service in the walkable area of the proposed townhomes.

4. For a road with a posted speed limit of 35 mph, the minimum required driveway spacing is 244 feet. There are two private driveways on Ridge Road within the project frontage that will be eliminated. With the exception of one private driveway on the east side of the road, there are no intersections within the minimum required 244 feet from the proposed townhomes access.

5. The minimum required intersection sight distance at the project access is 390 feet to the left and to the right. The available sight distance in each direction from the access location substantially exceeds the minimum standard. It is recommended that the project site/civil engineer locate and design the project access to ensure that the required sight distances are achieved.

6. The existing analysis reveals acceptable operating conditions at all study intersections and controlled approaches or movements, with one exception – the side street stop sign controlled approach of Bart Johnson Road at Ridge Road. It is advised that the County consider adding an eastbound right turn lane on Bart Johnson Road at this intersection. This is a system improvement which should be implemented whether or not the proposed townhomes are developed. No mitigation or improvements are identified for any other study intersection.

7. The County's UDO requires an southbound right turn lane on Ridge Road at the project access.

8. The County's left turn lane criteria determined that a northbound left turn lane on Ridge Road is not required at the project access.

9. One entering lane and one exiting lane are recommended in the project access roadway, with the exiting approach controlled by side street stop sign and accompanying stop bar.

10. There is a programmed roundabout at the adjacent study intersection of Ridge Road at Thompson Mill Road. However, it is noted that the intersection has been recently signalized, so it is uncertain if another change in control to a roundabout is still anticipated. It is recommended that the project ascertain the status of the roundabout at Thompson Mill Road, because it is located at the northeast corner of the subject site. The site plan should anticipate this project and accommodate it within the site plan and in the design of the project access on Ridge Road, if appropriate. The proposed Swanson Tract townhomes site plan, presented earlier in this report, depicts this roundabout.

11. The project civil/site engineer should comply with all applicable design standards at the project access and all internal roadways, including sight distances, driveway spacing, turn lane storage and taper lengths (when required), turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Exhibit H: Public Participation Plan and Report

[attached]

Public Participation Plan

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

   District Planning Commissioners and District Commissioner

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

   Holiday Inn Express, 4951 Bristol Industrial Way, Buford, GA 30518

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

   October 15, 2025 at 6:00 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.

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>**

   District Planning Commissioners and District Commissioner.

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.**

   January 21, 2026 at 6:30 p.m. at Holiday Inn Express & Suites Buford NE, 4951 Bristol Industrial Way, Buford, Georgia 30518

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>**

   Twnety-three (23) people signed in to the meeting, but thirty (30) actually attended.

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

   The attendees indicated concerns about the traffic impacts from the development, the impact on stormwater and erosion from the development, the impact on the schools, what would be done for the landscape buffer and how it would look from the street, and whether the sidewalk could be extended from the development to connect with the neighborhood.

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 impact on traffic has been considered and we are proposing a decleration lane. A traffic study has also been done, which we are going to share with those that indicated interest in having it shared. We will be providing a landscape buffer with evergreens, and are considering having some be the neighbor's suggested tree Leeland Cypress. We are doing sidewalk throughout the development, and would be willing to consider extending the sidewalk 12-feet as discussed to connect to the neighborhoods sidewalk, provided that the property owner consents.

Exhibit I: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	March 25, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00008
Case Address:	3754 Ridge Road, Buford, 30519

	Comments:	**X**	**YES**		**NO**
1	Ridge Road is a minor collector. The Average Daily Traffic (ADT) volume is 8,845.				
2	The nearest Ride Gwinnett facility is located 4.1 miles away at 3505 Buford Drive/SR 20 (Stop #5010 / Route 50) Buford Drive at Toyota AutoNation Mall of Georgia.				
3	The developer shall coordinate with the identified roundabout project (M-1382-01) at the intersection of Thompson Mill Road and Ridge Road.				
4	Per section 360-30 of the UDO, a right-turn deceleration lane shall be required at the site driveway.				
5	Per section 360-90 of the UDO, a 5’ concrete sidewalk shall be required along the entire site frontage.				
6	Traffic Calming shall be required for any internal street that exceeds 500’ without a control point.				
7					

	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

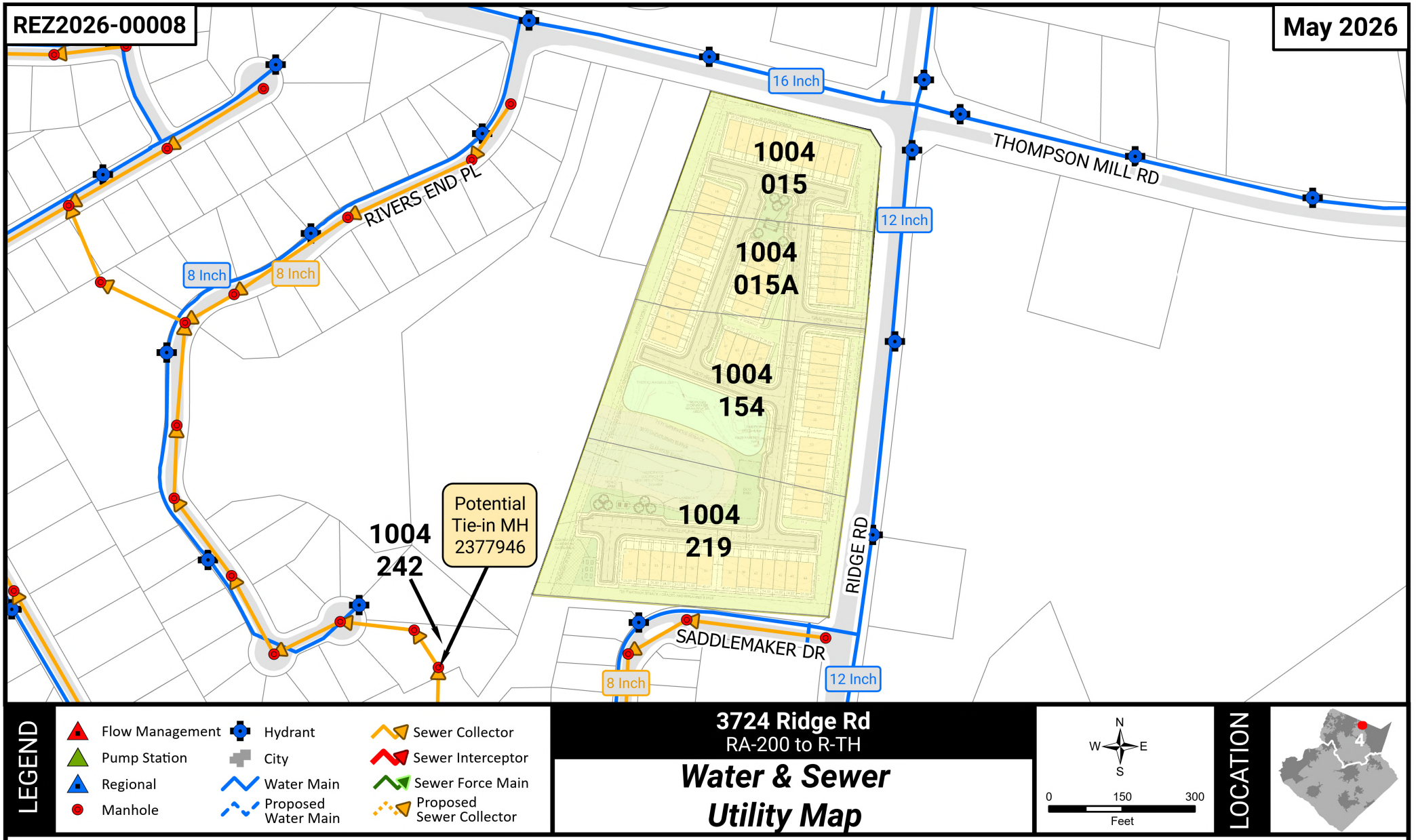
TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.campagne@gwinnettcounty.com
Case Number:	REZ2026-00008
Case Address:	3724 Ridge Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to an existing 12-inch water main located along the eastern right-of-way of Ridge Road. A jack-and-bore may be required.				
2	Sewer: A Sewer Capacity Certification (C2025-345-12) was approved in December 2025 for 67 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 1004 242. Offsite easements will 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



Water Comments: The proposed development may connect to an existing 12-inch water main located along the eastern right-of-way of Ridge Road. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification (C2025-345-12) was approved in December 2025 for 67 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 1004 242. 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.

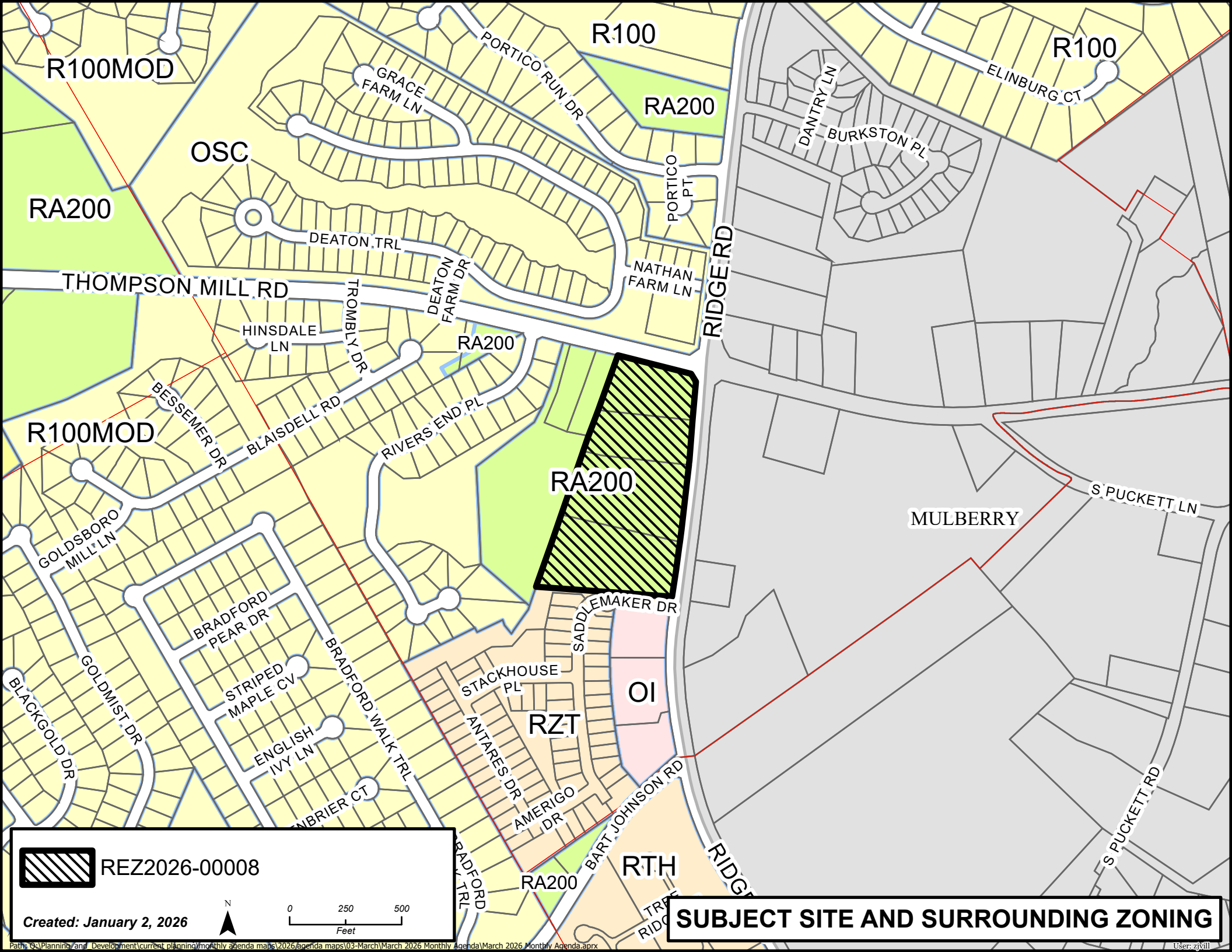
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, May, 2026

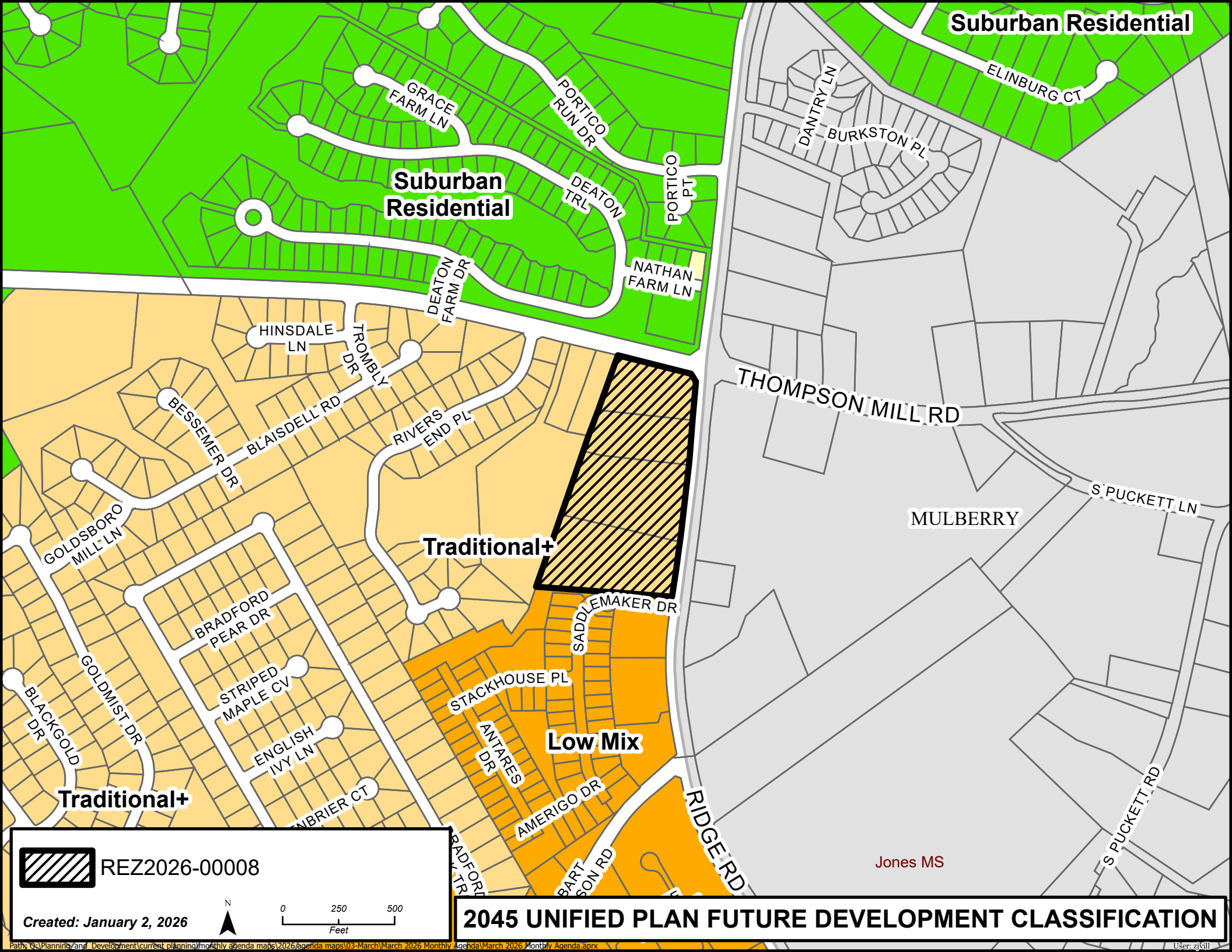
										Proposed Zoning
		2025-26			2026-27			2027-28		
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	17
REZ2026-00008 (ZON2025-00098)	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	21
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	2
REZ2026-00018 (ZON2025-00005)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	1
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	2
	Shiloh High School	**2019**	2,275	-256	**2,060**	2,275	-215	**2,081**	2,275	-194	52
REZ2026-00019 (ZON2025-00107)	Shiloh Middle School	**1596**	1,600	-4	**1,648**	1,600	48	**1,664**	1,600	64	36
	Shiloh Elementary School	**699**	650	49	**688**	650	38	**700**	650	50	66
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
REZ2026-00020 (ZON2025-00007)	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1,000**	925	75	**981**	925	56	**972**	925	47	2
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	8
REZ2026-00021 (ZON2025-00067)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	6
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	10

Exhibit J: Maps

[attached]


DEATON TRL
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BLAISDELL RD
RIVERS END PL
RIDGE RD
SADDLEMAKER DR
REZ2026-00008
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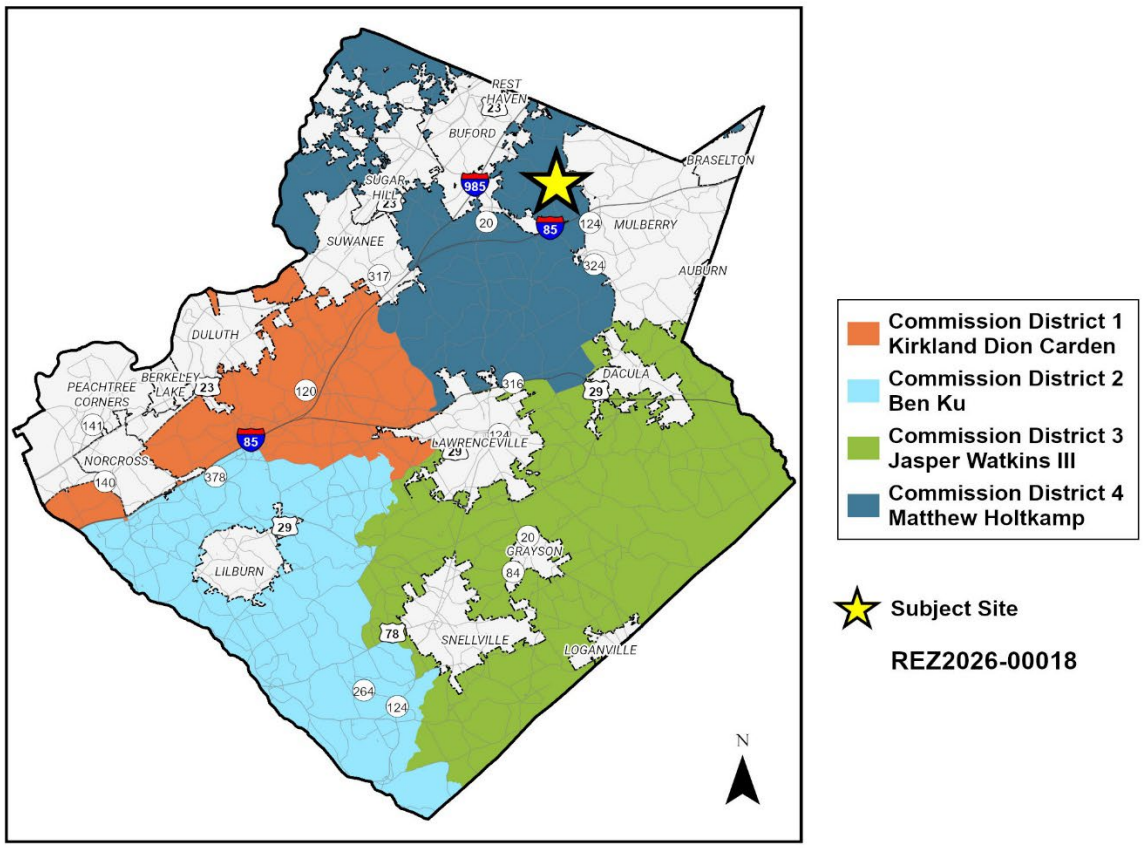

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PORTICO RUN DR
PORTICO PT
DANTRY LN
BURKSTON PL
ELINBURG CT
DEATON TRL
DEATON FARM DR
NATHAN FARM LN
RIDGE RD
THOMPSON MILL RD
TROMBLY DR
HINSDALE LN
BESSEMER DR
BLAISDELL RD
RIVERS END PL
GOLDSBORO MILL LN
BRADFORD PEAR DR
GOLDMIST DR
BLACKGOLD DR
STRIPED MAPLE CV
ENGLISH IVY LN
BRADFORD WALK TRL
NBRIER CT
SADDLEMAKER DR
STACKHOUSE PL
ANTARES DR
AMERIGO DR
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SUBJECT SITE AND SURROUNDING ZONING
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User: zjvill


Suburban Residential
Suburban Residential
GRACE FARM LN
PORTICO RUN DR
DEATON TRL
PORTICO PT
DEATON FARM DR
NATHAN FARM LN
DANTRY LN
BURKSTON PL
ELINBURG CT
HINSDALE LN
TROMBLY DR
BESSEMER DR
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MULBERRY
GOLDSBORO MILL LN
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SADDLEMAKER DR
BRADFORD PEAR DR
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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:	**REZ2026-00018**
Current Zoning:	**RA-200** (Agricultural-Residence District)
Request:	Rezoning to **R-100** (Single-Family Residence District)
Address:	3080 Wallace Road
Map Number:	R7181 023
Site Area:	7.99 acres
Units:	7
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/5/2026
Board of Commissioners Advertised Public Hearing Date: 5/19/2026

Applicant:	Morosan Homes, LLC c/o LJA Engineering 3160 Shadow Creek Roswell, GA 30075	**Owner:**	Morosan Homes, LLC 3160 Shadow Creek Roswell, GA 30075
Contact:	Tyler Lasser	**Phone:**	470.202.9321

Zoning History

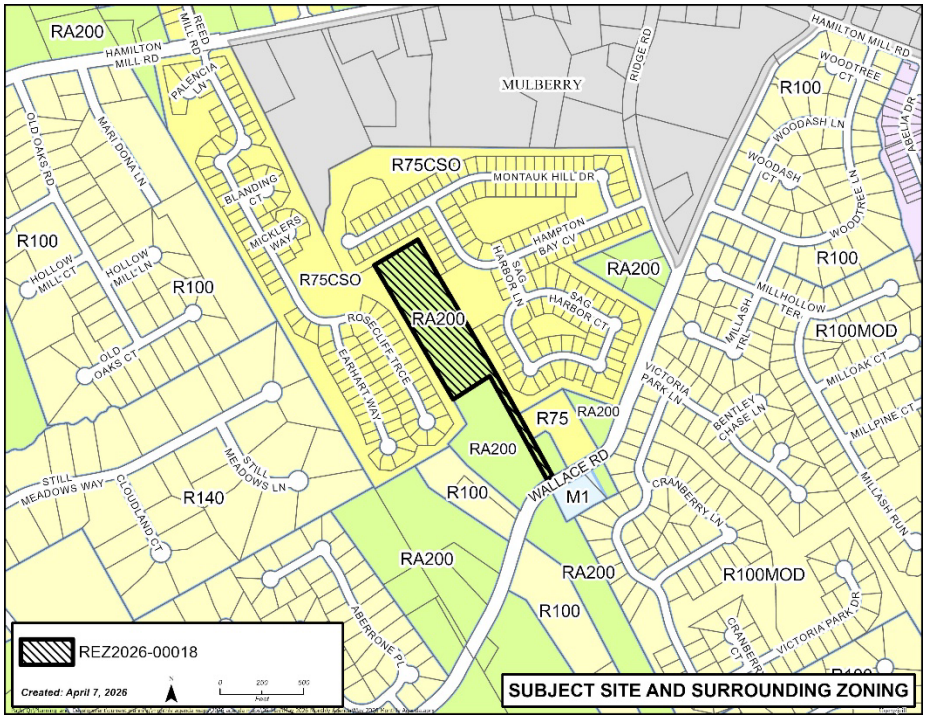
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 7.99-acre flag lot located along Wallace Road, south of its intersection with Ridge Road. The site contains a single-family residence with a detached garage, accessed by a gravel driveway from Wallace Road. A drainage ditch runs through the rear of the property. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 3.1 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family residences within subdivisions and on large lots. The Hamptons subdivision is located to the north and east. Residences on large lots are also to the east. An office/warehouse is located to the south, across Wallace Road. The Amelia Parc subdivision and residences on large lots are located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.88 units per acre
North	Single-Family Residential (Hamptons)	R-75CSO	2.92 units per acre
East	Single-Family Residential (Hamptons) Single-Family Residential Single-Family Residential	R-75CSO R-75 RA-200	2.92 units per acre 0.40 units per acre 1.72 units per acre
South	Office/Warehouse	M-1	N/A
West	Single-Family Residential Single-Family Residential (Amelia Parc)	RA-200 R-75CSO	0.19 units per acre 2.92 units per acre

Project Summary

The applicant requests rezoning from RA-200 to R-100 for a single-family detached subdivision, including:

- Seven single-family residences on lots ranging from 1.00 acre to 1.50 acres, yielding a density of 0.88 units per acre.
- Two-story residences with three-car garages, and a minimum heated floor area of 4,000 square feet.
- Exterior building materials of brick and stone on the front façade, and brick on the side and rear façades.
- Lots to be accessed by a 20-foot-wide private driveway within a 30-foot-wide access and utility easement.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 15,000 square feet	Minimum 15,000 square feet	YES
Lot Width	Minimum 100’	Minimum 100’	YES
Lot Coverage	Maximum 45%	Maximum 45%	YES
Front Yard	Minimum 25’	Minimum 25’	YES
Rear Yard	Minimum 30’	Minimum 30’	YES
Side Yard	Minimum 10’	Minimum 10’	YES
Building Height	Maximum 35’	Maximum 35’	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 proposed development 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.

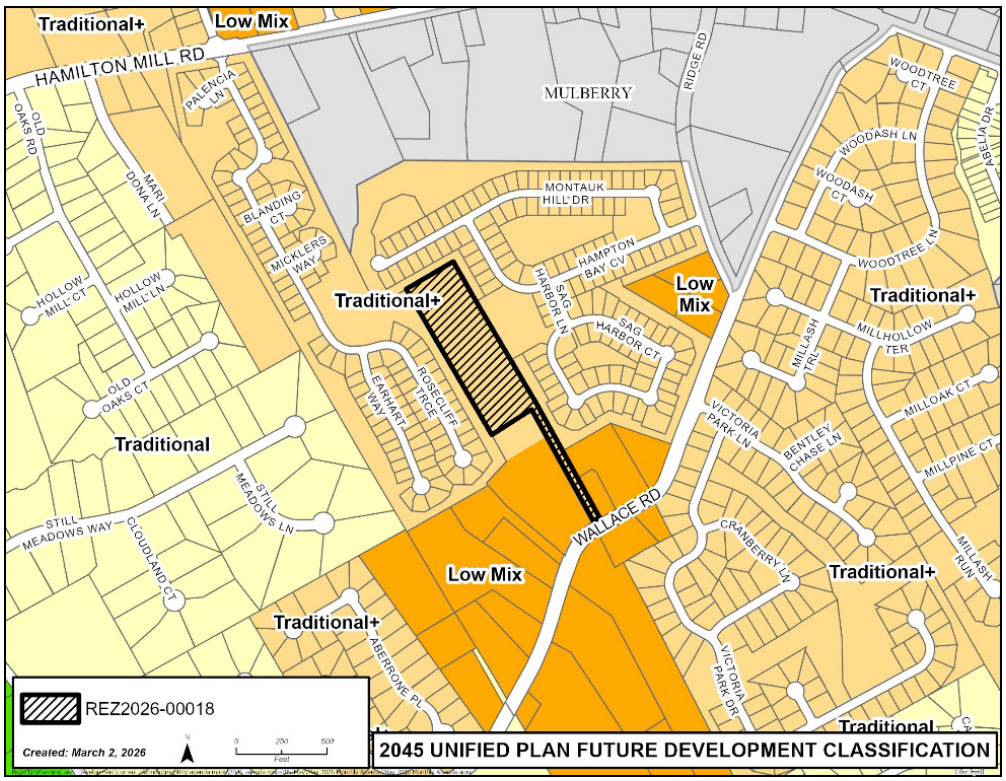
The property has a reasonable economic use as currently zoned.

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 would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property, which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Although R-100 is of lower intensity than recommended zoning districts in this future development type, single-family residences are a recommended land 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-100 (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 seven units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations, dated received February 4, 2026, 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 4,000 square feet.

4. The development shall be limited to a shared entrance along Wallace Road, 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. Internal and External Agency Review Comments
H. Maps

Exhibit A: Site Visit Photos



View of existing residence



View of driveway from Wallace Road



View of shared property line with Hamptons subdivision



View of residence on large lot in front of the site

Exhibit B: Site Plan

[attached]

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

SITE ADDRESS:
3080 WALLACE ROAD
BUFORD, GEORGIA 30519

GEORGIA811 www.Georgia811.com

LEGEND

REBF	REBAR FOUND
NLF	NAIL FOUND
IPF	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
COTP	OPEN TOP PIPE
○	CORPCTED POINT
CTP	CRIMP TOP PIPE
SCO	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
LL	LAND LOT LINE
DL	DISTRICT LINE
P.L.	PROPERTY LINE
C.L.	CENTERLINE
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
LAND LOT	LAND LOT LINE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
TOP	TOP OF PIPE
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
CB	CATCH BASIN
GB	GAUGE BASIN
JB	JUNCTION BOX
HW	HEADWALL
DP	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GLS	EXISTING GROUND ELEVATION
1234	EXISTING CONTOUR
1234	PROPOSED CONTOUR ELEVATION
UGF	UNDERGROUND FIBER-OPTIC
OHP	POWERLINE
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TV
UGT	UNDERGROUND TELEPHONE LINE
UGG	UNDERGROUND GAS LINE
UGM	UNDERGROUND GAS LINE MARKER
UGC	UNDERGROUND CABLE T.V. LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER PIPE
W	WATER LINE / PIPE
FL	FLOW LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
	LIMITED ACCESS
	STATION
	NOW OR FORMERLY
	BENCH MARK
	CONTROL POINT

N/F
THE HAMPTONS S/D
UNIT 1
PB. 112/PG. 115
TAX PARCEL NO. 7182 182
ZONED R-75 CSO
"CONSERVATION SPACE"

N/F
THE HAMPTONS S/D
UNIT 1
PB. 112/PG. 115
TAX PARCEL NO. 7182 182
ZONED R-75 CSO
"CONSERVATION SPACE"

N/F
THE HAMPTONS S/D
UNIT 2
PB. 112/PG. 169
TAX PARCEL NO. 7181 182
ZONED R-75 CSO
"CONSERVATION SPACE"

N/F
AMELIA PARC HOA INC
DB. 40403/PG. 180
PB. 110/PG. 184
TAX PARCEL NO. 7182 170
ZONED R-75
"OPEN SPACE"

N/F
CECIL F. BREEDLOVE, et al.
DB. 52588/PG. 846
TAX PARCEL NO. 7181 005
ZONED RA-200

LOT 7
±1.11 ACRES

LOT 6
±1.14 ACRES

LOT 5
±1.00 ACRES

LOT 4
±1.07 ACRES

LOT 3
±1.07 ACRES

LOT 2
±1.07 ACRES

LOT 1
±1.50 ACRES

PROPOSED DRIVE
PROPOSED RESIDENCE
PROPOSED FH
PROPOSED WATER LINE
ACCESS WITH UTILITY EASEMENT (BY OTHERS)
UNIT LINE
PL.
EPHEMERAL STREAM PER AQUATIC RESOURCE DETERMINATION PROVIDED BY RIVERBEND ENVIRONMENTAL DATED 10/15/2025.

CURRENT ZONING - RA-200
PROPOSED ZONING - R-100

R-100 MIN. SETBACKS ARE:
FRONT - 25'
REAR - 30'
SIDE - 10

MAXIMUM BUILDING HEIGHT - 35'

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13135C0027 F, DATED SEPTEMBER 29, 2006

REFERENCES:
1) QUIT CLAIM DEED RECORDED IN DEED BOOK 61365, PAGE 798, GWINNETT COUNTY RECORDS.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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2.4.26

THIS DRAWING IS FOR REZONING PURPOSES ONLY AND IS NOT TO BE USED TO CONVEY PROPERTY. INFORMATION SHOWN HEREIN HAS NOT BEEN APPROVED BY GWINNETT COUNTY AND THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE REZONING ASPECTS. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED AS SUCH.

VICINITY MAP
N.T.S.
SITE
SAG HARBOR COURT
BUBBLE CUP TRACE
LADDIE RYAN
WALLACE RD
VICTORIA PARK DR
ABERRONE PLACE

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

1 of 1

12/10/2025
DATE

25246
PROJ. NUMBER

BS
DRN. INITIALS

DATE	NO	DESCRIPTION
02/04/26	1	ADDRESS COMMENTS

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2900 BRIAN R. SUTHERLAND
02/04/2026

CONCEPTUAL LAYOUT FOR:

CORNEL MOROSAN
PARENT TRACT PARCEL NO. 7181 023

LOCATED IN LAND LOT 181 OF THE 7TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA SCALE 1"=60'

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEYING COA #1177

Exhibit C: Building Elevations

[attached]

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2.18.26



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2.18.26



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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2.18.26



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2.18.26



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RECEIVED
2.4.26

24X36 PAPER SCALE 1/8"=1'-0"



GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
6. ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
8. ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
9. ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION)SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION,ETC) IS NOT PART OF THIS SCOPE
10. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.

BUILDING CODE COMPLIANCE

CONSTRUCTION CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. GEORGIA STATE SUPPLEMENTS AND AMENDMENTS

International Building Code, 2021 Edition, with Georgia Amendments (2020)(2022)(2025)

International Residential Code, 2021 Edition, with Georgia Amendments (2020)(2024)

International Fire Code, 2021 Edition (Contact State Fire Marshal Below)

International Plumbing Code, 2021 Edition, with Georgia Amendments (2020)(2024)

International Mechanical Code, 2021 Edition, with Georgia Amendments (2020)(2024)

International Fuel Gas Code, 2021 Edition, with Georgia Amendments (2020)(2022)

National Electrical Code, 2023 Edition, with Georgia Amendments (2021)

International Energy Conservation Code, 2021 Edition, with Georgia Supplements and Amendments (2020)(2023)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

PROJECT INFORMATION

PROJECT NAME:	BRASELTON
PROJECT DESCRIPTION:	RESIDENTIAL NEW CONSTRUCTION
PROJECT OWNER:	

CEILING HEIGHTS

FIRST FLOOR	10'-0"
SECOND FLOOR	8'-0"
WINDOW HDR.	7'-0"

SQUARE FOOTAGE

FIRST FLOOR	2915
SECOND FLOOR	2337
TOTAL HEATED FTG.	5252
NOT HEATED FTG.	
GARAGE	850
FRONT PORCH	173
REAR PATIO	600

LIGHT SCHEDULE/CODES

	CEILING FAN FIXTURE
G.F.C.I. R3901	LIGHT FIXTURE G.F.C.I. OUTLET R3901
A.F.C.I.	A.F.C.I. PER 2017 NEC CODE KITCHEN-BFAST-DINING 20 AMP ALL OTHER INTERIOR 15 AMP GARAGE AND ALL EXTERIOR 20 AMP
WP	WATER PROOF OUTLET
	120V OUTLET
	LIGHT SWITCH
SD	SMOKE DETECTOR TO COMPLY WITH R314
CD	CARBON DETECTOR TO COMPLY WITH R315
	EXHAUST FAN REQUIRED TO COMPLY WITH IRC 303.3, EXCEPTION

SHEET INDEX

SHEET	SHEET CONTENT
CS	COVER SHEET
1	ELEVATIONS
2	FOUNDATION PLAN
3	FIRST FLOOR
3E	FIRST FLOOR-ELECT
4	SECOND FLOOR
4E	SECOND FLOOR-ELECT
5	ROOF PLAN
6	DETAIL SHEET

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

ALL PLANS HAVE BEEN COPYRIGHTED© BY WE PLAN HOMES

WE PLAN HOMES
TEL: 770.619.6714
WWW.WEPLANHOMES.COM

REV.
DATE

BRASELTON
COVER PAGE

DWG. BY: PWL/SAM
DATE: 12-19-24
SHEET: CS

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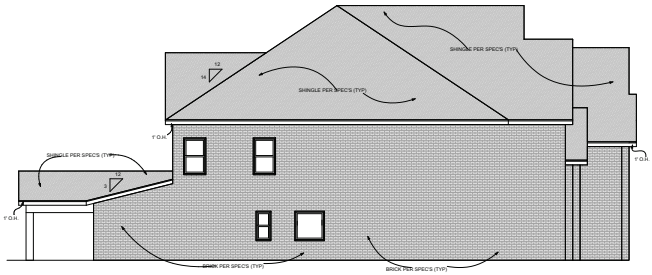
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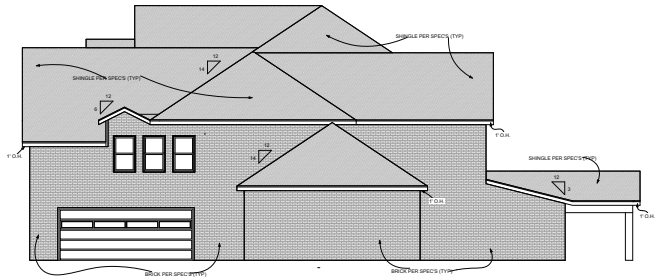
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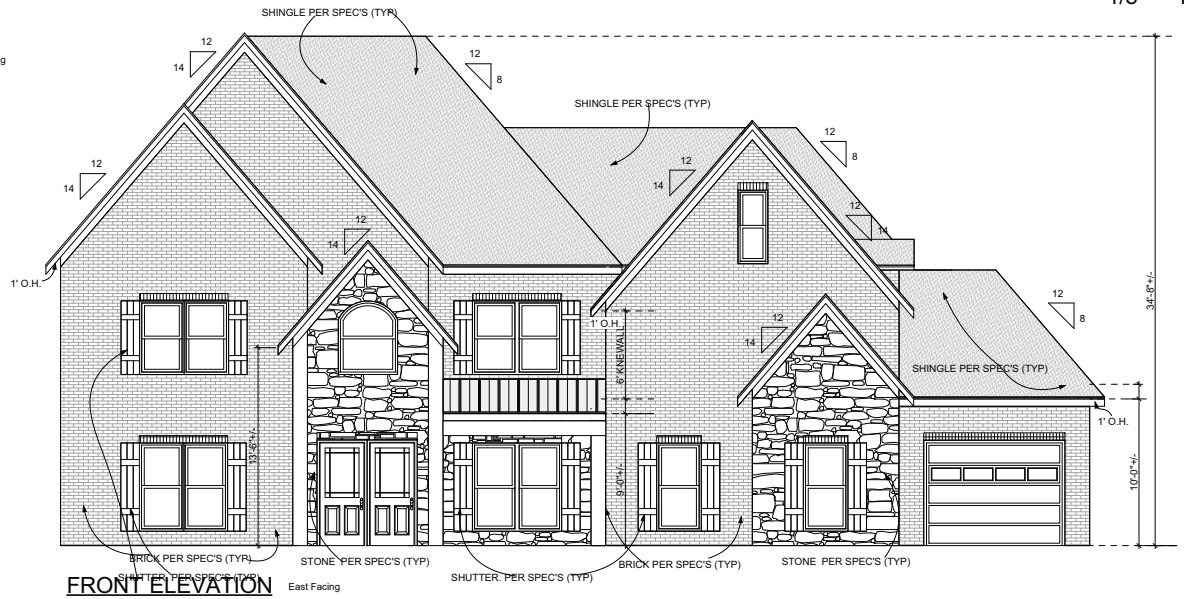
REAR ELEVATION West Facing
1/8"----1'-0"



LEFT ELEVATION South Facing
1/8"----1'-0"



RIGHT ELEVATION North Facing
1/8"----1'-0"



FRONT ELEVATION East Facing
1/4"----1'-0"

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

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TEL: 770.619.0714 WWW.WEPLANHOMES.COM

BRASELTON
ELEVATIONS

DWG. BY: PWL/SAM

DATE: 12-19-24

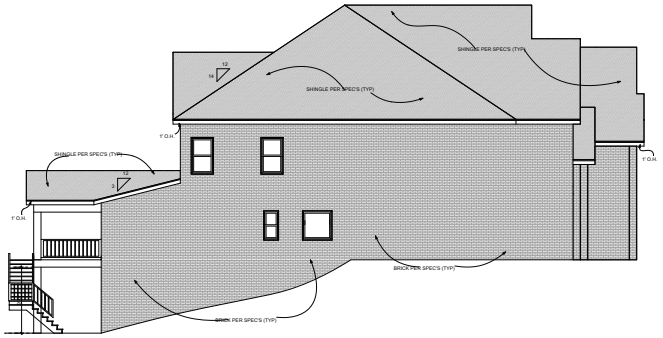
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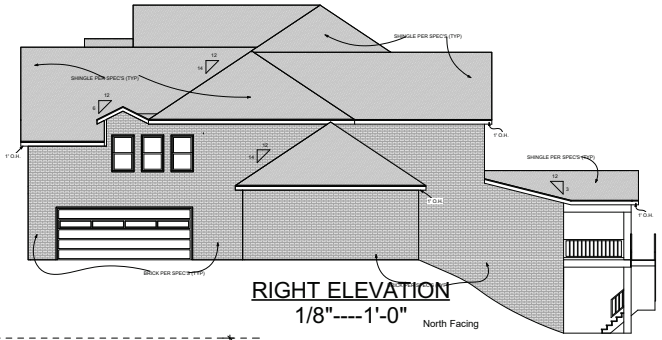
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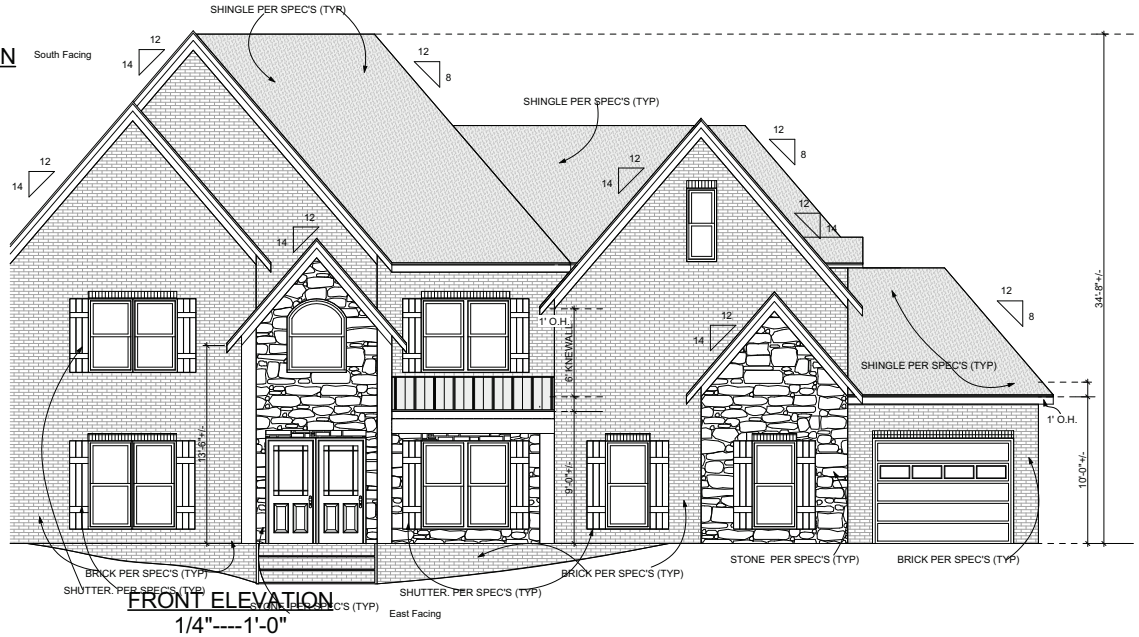
REAR ELEVATION West Facing
1/8"----1'-0"





RIGHT ELEVATION
1/8"----1'-0" North Facing

LEFT ELEVATION South Facing
1/8"----1'-0"



FRONT ELEVATION
1/4"----1'-0" East Facing

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

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BASEMENT OPTION

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BRASELTON ELEVATIONS

DWG. BY: PWL/SAM

DATE: 12-19-24

SHEET: 1

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

[attached]

770.225.4730
www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Rezoning Request
Wallace Road

Cornel Morosan, the Applicant, respectfully requests approval of a rezoning of an approximately 7.985-acre property located on Wallace Road, between Hamilton Mill Road and Camp Branch Road, from RA-200 (Residential Agricultural) to R-100 (Single-Family Residence). The subject property currently contains an existing ranch-style, single-family residence, which will be removed as part of the proposed development.

The proposed development consists of seven single-family residential lots, each being over one acre in size, resulting in a low-density development of approximately 0.88 dwelling units per acre. The lots will be accessed via a shared driveway and 30-feet-wide easement from Wallace Road. As shown on the attached elevations, the two-story homes will start at 4,000 heated square feet and will include a three-car garage (two side entry and one front entry). Each will be constructed with high-end materials, including primarily brick and stone. As proposed, each lot will be connected to sewer.

The proposed lot sizes and overall density are appropriate for the area and are compatible with surrounding residential development patterns. The subject property is adjacent to properties zoned RA-200, R-75 and R-75 CSO, two of which allow for substantially smaller lot sizes and greater residential density than what is proposed with this development. As proposed, the requested rezoning is consistent with the spirit of the Gwinnett County Comprehensive Plan, which designates this area as part of the "Traditional +" character area. While the Traditional + character area would typically support denser residential development, including smaller-lot single-family dwellings such as R-75 and R-60 zoning, as well as attached housing types permitted under TND and R-TH districts, the proposed R-100 rezoning represents a reasonable and less intensive alternative. This request follows a well-established precedent of approving lower-density zoning when it better reflects existing development patterns and surrounding zoning designations. Allowing larger estate-style homes on one-acre lots results in a development that is less dense, generates fewer impacts, and is more consistent with the prevailing character of the Wallace Road area than what could otherwise be permitted under the Comprehensive Plan designation.

Approval of this rezoning will allow for reasonable use of the property in a manner that is consistent with surrounding zoning, existing development patterns, and the Comprehensive Plan, while minimizing land disturbance and infrastructure impacts.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of 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, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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, the large single-family lots will exceed the size of the adjacent subdivision lots, and are consistent with the bulk of existing lots along Wallace Road.

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

The proposed request will not adversely affect the existing use of adjacent or nearby property. The site will remain large-lot single family residential, which is less dense than neighboring subdivisions.

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

No, the large agricultural lot is becoming less in demand within the area due to new development. The proposed use will allow for reasonable infill that is consistent with the character of the area.

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 use will have very little impact on the area. Being only 6 lots, sharing a driveway, and not needing sewer, this is a very low intensity use.

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

The proposed use meets the spirit of the plan by being consistent with the surrounding uses. The character area actually promotes denser and more intense uses in this area, which would have a negative impact on the neighboring properties.

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:

Yes, the pattern of development in the area has greatly altered demand for housing types in this area. The applicant submits the proposed development is ideal at the subject location.

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: Morosan Homes, LLC. (Cornel Morosan)	Name: Morosan Homes, LLC. (Cornel Morosan)
Address: 3160 SHADOW CRK	Address: 3160 SHADOW CRK
City: ROSWELL	City: ROSWELL
State: GA ZIP: 30075	State: GA ZIP: 30075
Phone: (678)939-9436	Phone: (678)939-9436
Email: morosan85@yahoo.com	Email: morosan85@yahoo.com

Contact Person: Tyler Lasser - LJA Phone: (470)202-9321

Contact's Email: Tlasser@lja.com

APPLICANT IS THE:

☐ Owner's Agent ■ Property Owner ☐ Contract Purchaser

Current Zoning District(s): RA-200 Requested Zoning District: R-100

Parcel Number(s): 7181 023 Acreage: 7.985

Property Address(es): 3080 Wallace Road

Proposed Development: Single-Family Detached Homes

Variance(s): N/A Waiver(s): N/A

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 7	No. of Buildings:
Dwelling Unit Sq. Ft.: 4,000	Total Building Sq. Ft.:
Density: 0.88	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 MOROSAN HOMES LLC SV HOMES LLC

Name: CORNEL MOROSAN (Owner of Morosan Homes LLC)

Signature: [signature]

Date: 11-24-25

Notary Public

Name: Parthvi Desai

Signature: P.J. Desai

Date: 11/24/2025

PARTHVI J DESAI
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES: 04-28-2029
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

MOROSAN HOMES LLC

Name: CORNEL MORUSAN

Signature: _____ **Date:** 02-18-26

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)
R7181 023	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:** Tax Associate

Signature: _____ **Date:** 2.18.2026

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: Cornel Morsan

Relationship to Application: **Applicant** X **Representative of Applicant**

Campaign Contributions? **Yes** **No** X

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: _____ **Date:** 2/23/2026

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: Tyler Lasser

Relationship to Application: ○ **Applicant** ◉ **Representative of Applicant**

Campaign Contributions? ○ **Yes** ◉ **No**

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Tyler Lasser **Date:** 2.23.2026

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

November 24, 2025

Cornel Morosan
3080 Wallace Road
Buford, GA 30519

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-312-11**
Expiration Date: 11/24/2026
Tie-In Manhole FID: **818701**

RE: Sewer Availability for Proposed Development – 3080 Wallace Road
Parcel ID 7181 023

Dear Mr. Morosan:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of seven 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 **1.22 gpm** discharging to the sewer tie-in manhole at Facility ID **818701**.

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 G: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	March 25, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00018
Case Address:	3080 Wallace Road, Buford, 30519

	Comments:	**X**	**YES**		**NO**
1	Wallace Road is a minor collector. The Average Daily Traffic (ADT) volume is not on file.				
2	The nearest Ride Gwinnett facility is located 3.1 miles away at Woodward Crossing Boulevard at The Enzo at Art (Stop #5007 / Route 50).				
3	Per section 360-40.4 and table 360.2 of the UDO, the developer shall provide a sight distance certification for the shared site driveway.				
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:	REZ2026-00018
Case Address:	380 Wallace Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to an existing 12-inch water main located along the southern right-of-way of Wallace Road. A jack-and-bore will be required. The existing 4-inch sewer force main on the northern right-of-way of Wallace Road must be avoided during all phases of construction, including the construction of driveways and connection to utilities.				
2	Sewer: A Sewer Capacity Certification (C2025-312-11) was approved in November 2025 for 7 single family units. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7182 170. Offsite easements will be required.				
3					
4					
5					
6					
7					

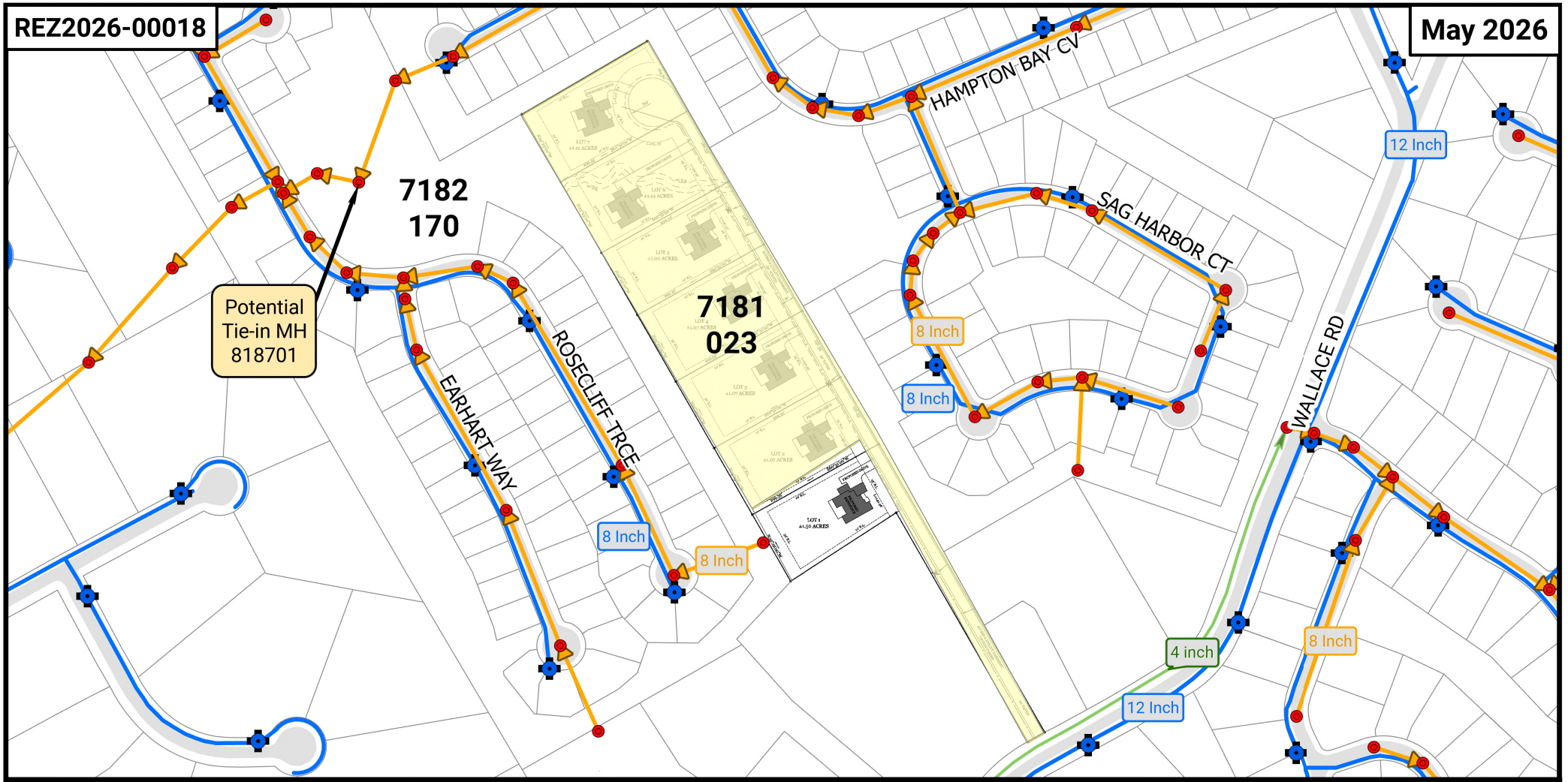
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00018

May 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

380 Wallace Rd
RA-200 to R-100

Water & Sewer Utility Map

N W E S

0 160 320
Feet

LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main located along the southern right-of-way of Wallace Road. A jack-and-bore will be required. The existing 4-inch sewer force main on the northern right-of-way of Wallace Road must be avoided during all phases of construction, including the construction of driveways and connection to utilities.

Sewer Comments: A Sewer Capacity Certification (C2025-312-11) was approved in November 2025 for 7 single family units. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7182 170. 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.

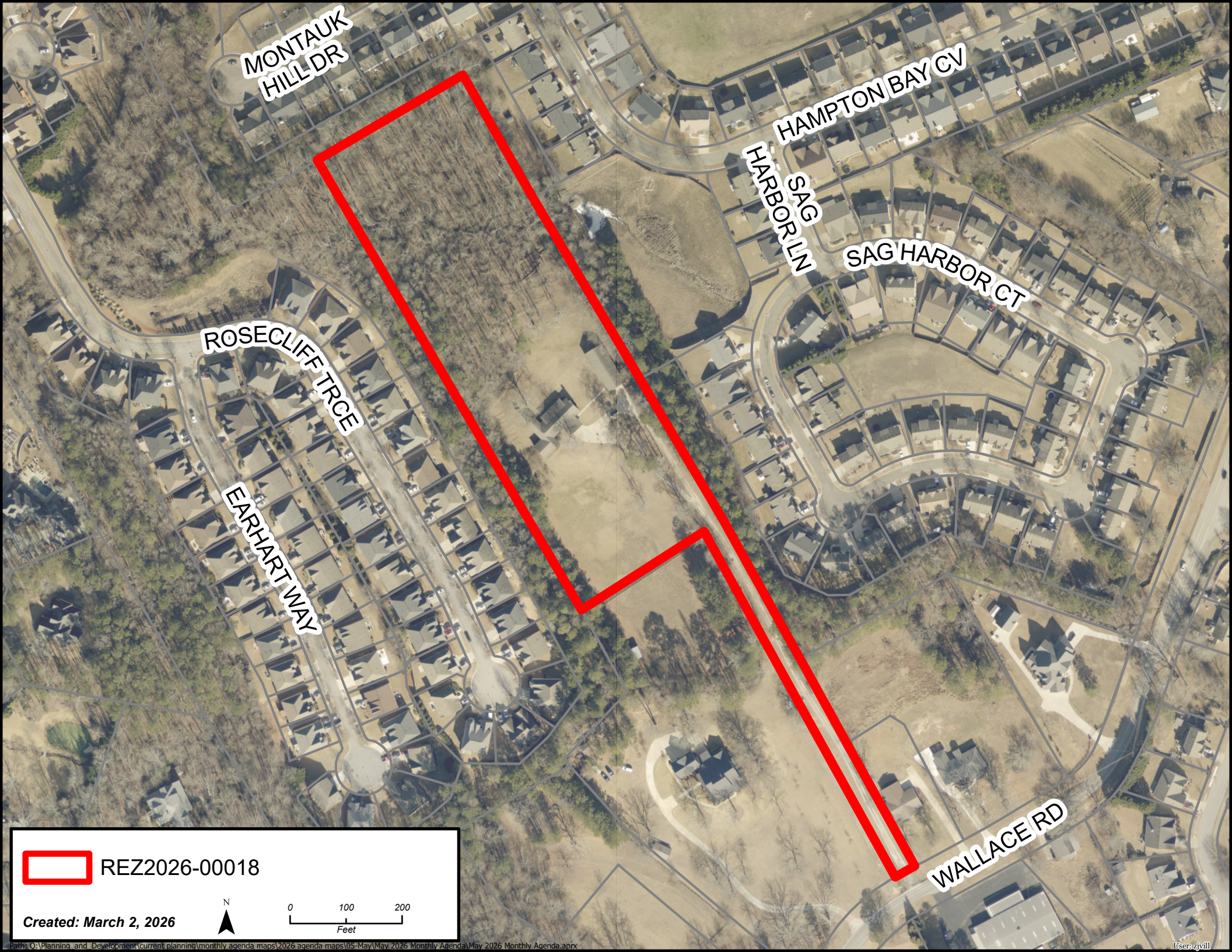
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

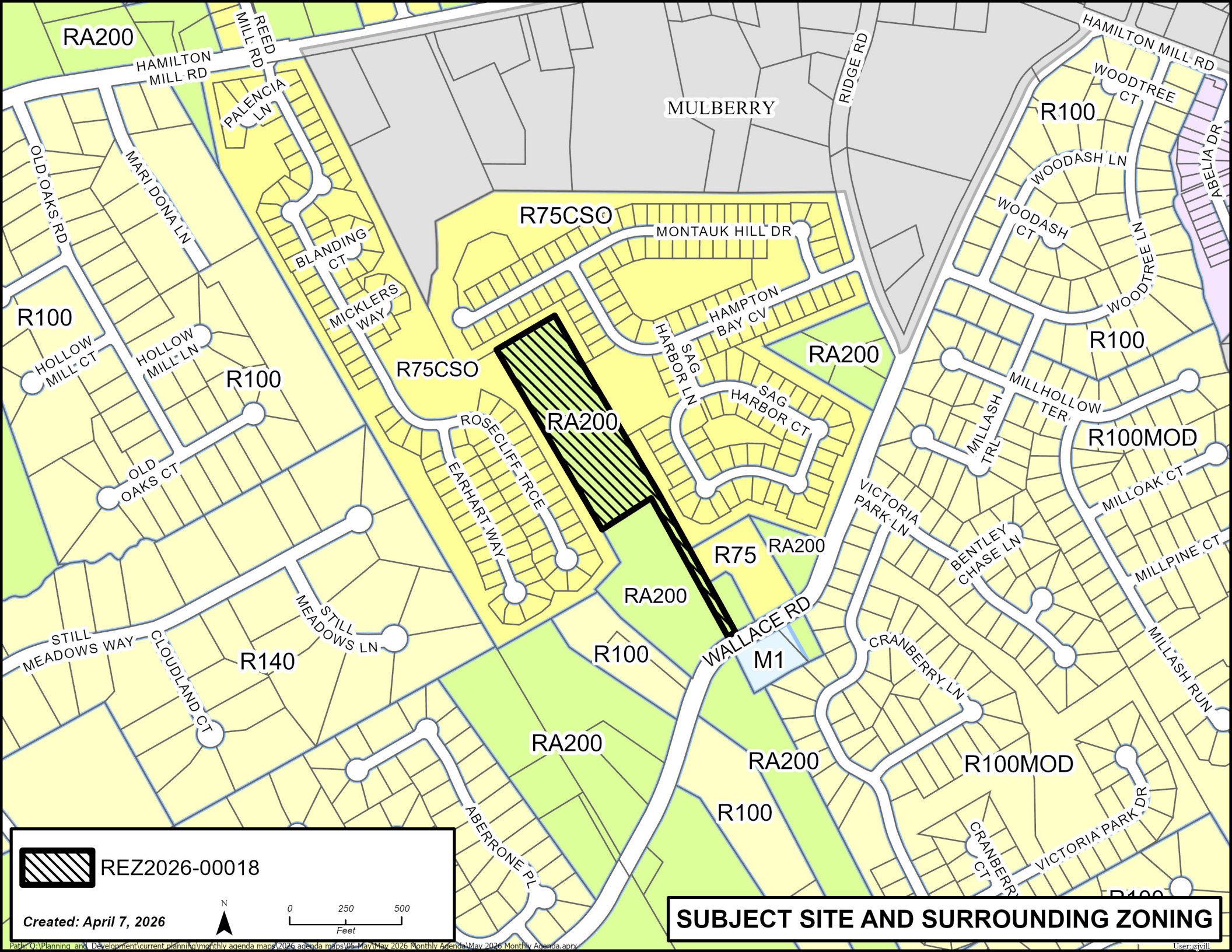
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, May, 2026

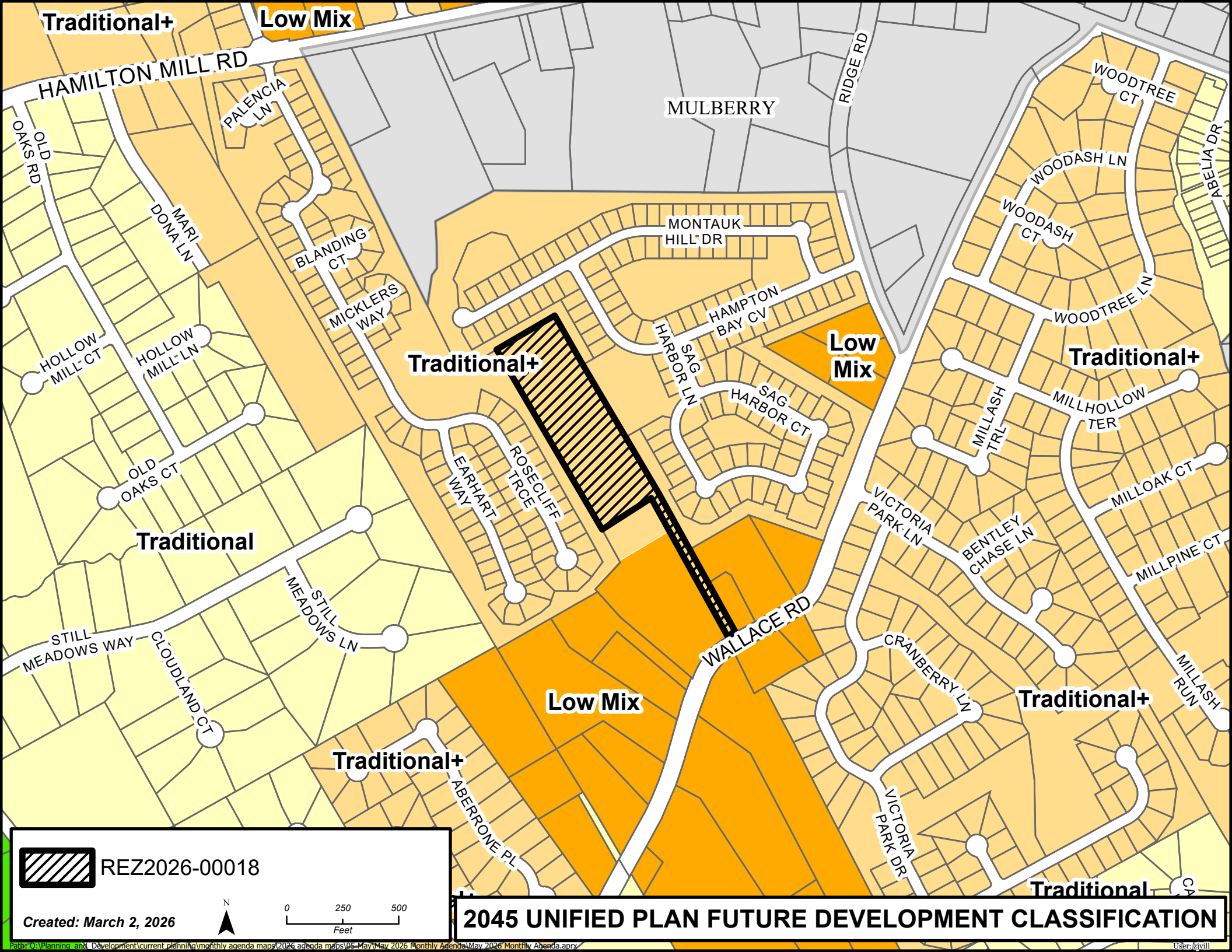
										Proposed Zoning
		2025-26			2026-27			2027-28		
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	17
REZ2026-00008 (ZON2025-00098)	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	21
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	2
REZ2026-00018 (ZON2025-00005)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	1
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	2
	Shiloh High School	**2019**	2,275	-256	**2,060**	2,275	-215	**2,081**	2,275	-194	52
REZ2026-00019 (ZON2025-00107)	Shiloh Middle School	**1596**	1,600	-4	**1,648**	1,600	48	**1,664**	1,600	64	36
	Shiloh Elementary School	**699**	650	49	**688**	650	38	**700**	650	50	66
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
REZ2026-00020 (ZON2025-00007)	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1,000**	925	75	**981**	925	56	**972**	925	47	2
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	8
REZ2026-00021 (ZON2025-00067)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	6
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	10

Exhibit H: Maps

[attached]


MONTAUK HILL DR
HAMPTON BAY CV
SAG HARBOR LN
SAG HARBOR CT
ROSECLIFF TRCE
EARHART WAY
WALLACE RD
REZ2026-00018
Created: March 2, 2026
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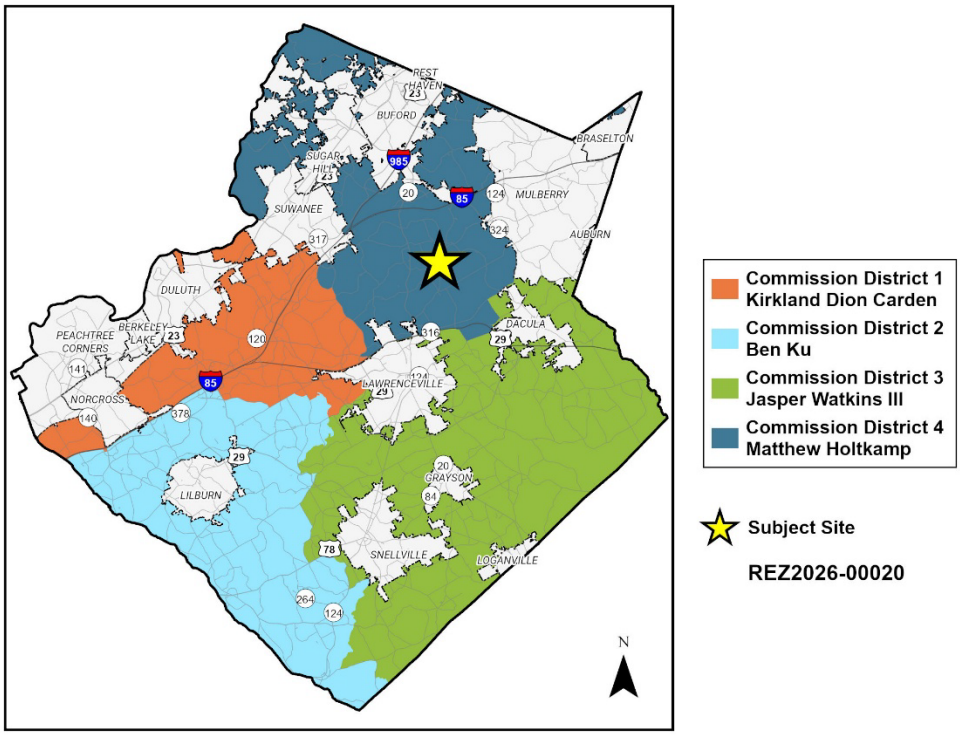

RA200
HAMILTON MILL RD
REED MILL RD
PALENCIA LN
MULBERRY
RIDGE RD
HAMILTON MILL RD
WOODTREE CT
R100
WOODASH LN
ABELIA DR
WOODASH CT
WOODTREE LN
OLD OAKS RD
MARI DONA LN
R75CSO
MONTAUK HILL DR
BLANDING CT
MICKLERS WAY
HAMPTON BAY CV
SAG HARBOR LN
RA200
R100
HOLLOW MILL CT
HOLLOW MILL LN
R75CSO
SAG HARBOR CT
MILLHOLLOW TER
MILLASH TRL
R100MOD
ROSECLIFF TRCE
EARHART WAY
RA200
MILLOAK CT
OLD OAKS CT
VICTORIA PARK LN
R75
RA200
BENTLEY CHASE LN
MILLPINE CT
RA200
STILL MEADOWS WAY
CLOUDLAND CT
STILL MEADOWS LN
WALLACE RD
CRANBERRY LN
MILLASH RUN
R140
R100
M1
RA200
RA200
R100MOD
R100
ABERRONE PL
CRANBERRY CT
VICTORIA PARK DR
REZ2026-00018
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SUBJECT SITE AND SURROUNDING ZONING
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User: gjvill


Traditional+
Low Mix
HAMILTON MILL RD
MULBERRY
RIDGE RD
WOODTREE CT
ABELIA DR
WOODASH LN
WOODASH CT
WOODTREE LN
OLD OAKS RD
MARI DONA LN
PALENCIA LN
BLANDING CT
MICKLERS WAY
MONTAUK HILL DR
HAMPTON BAY CV
SAG HARBOR LN
SAG HARBOR CT
Traditional+
Low Mix
Traditional+
HOLLOW MILL CT
HOLLOW MILL LN
OLD OAKS CT
EARHART WAY
ROSECLIFF TRCE
MILLASH TRL
MILLHOLLOW TER
MILLOAK CT
Traditional
VICTORIA PARK LN
BENTLEY CHASE LN
MILLPINE CT
STILL MEADOWS LN
STILL MEADOWS WAY
CLOUDLAND CT
WALLACE RD
CRANBERRY LN
MILLASH RUN
Low Mix
Traditional+
Traditional+
ABERRONE PL
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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User: jzivill

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:	**REZ2026-00020**
Current Zoning:	**RA-200** (Agriculture-Residence District) and **R-100** (Single-Family Residence District)
Request:	Rezoning to **R-100** (Single-Family Residence District)
Address:	1662 Hannah Road
Map Number:	R7062 103
Site Area:	4.80 acres
Units:	6
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Neighborhood Traditional
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/5/2026
Board of Commissioners Advertised Public Hearing Date: 5/19/2026

Applicant:	Sale Creek, LLC c/o LJA Engineering 11 Lumpkin Street, Suite 200 Lawrenceville, GA 30046	**Owner:**	Sale Creek, LLC 11 Lumpkin Street, Suite 200 Lawrenceville, GA 30046
Contact:	Tyler Lasser	**Phone:**	470.202.9321

Zoning History

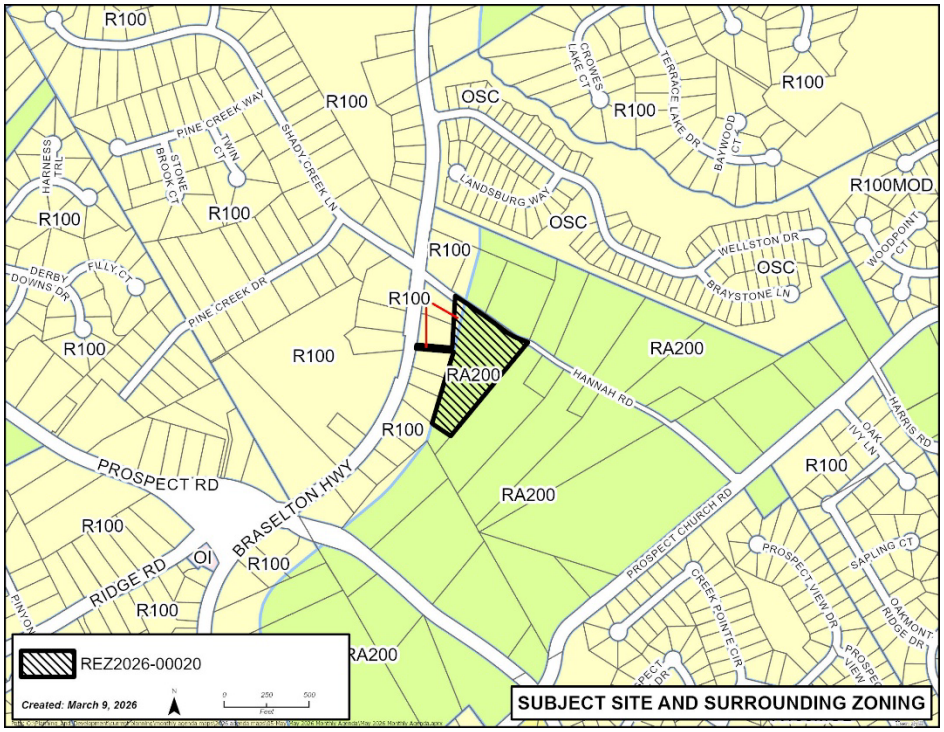
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The property is a 4.80-acre parcel located along Hannah Road, north of its intersection with Braselton Highway. There is a single-family residence and accessory buildings, accessed by a gravel driveway on Hannah Road. A 10-foot-wide strip of the property extends to Braselton Highway. There is no sidewalk along the road frontages. The nearest Ride Gwinnett transit stop is approximately 2.1 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residences on large lots and undeveloped residential properties. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.25 units per acre
North	Single-Family Residential Single-Family Residential Single-Family Residential (undeveloped)	RA-200 R-100 R-100	0.59 units per acre 1.11 units per acre N/A
East	Single-Family Residential	RA-200	0.21 units per acre
South	Single-Family Residential	RA-200	0.76 units per acre
West	Single-Family Residential Single-Family Residential (undeveloped)	R-100 R-100	1.54 units per acre N/A

Project Summary

The applicant requests rezoning from RA-200 and R-100 to R-100 for a single-family detached subdivision, including:

- Six single-family residences on lots ranging from 25,640 to 35,185 square feet, yielding a density of 1.25 units per acre.
- Two-story residences with two-car garages, and a minimum heated floor area of 3,000 square feet.
- Exterior building materials of brick, stone and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- All accesses provided from Hannah Road, including three lots by individual driveways, and three lots by a 20-foot-wide private driveway within a 30-foot-wide access and utility easement.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 15,000 square feet	Minimum 15,000 square feet	YES
Lot Width	Minimum 100’	Minimum 100’	YES
Lot Coverage	Maximum 45%	Maximum 45%	YES
Front Yard	Minimum 25’	Minimum 25’	YES
Rear Yard	Minimum 30’	Minimum 30’	YES
Side Yard	Minimum 10’	Minimum 10’	YES
Building Height	Maximum 35’	Maximum 35’	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 would allow low-intensity single-family residences 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 proposed development is compatible with the character and development pattern of nearby residences. The proposed rezoning would 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.

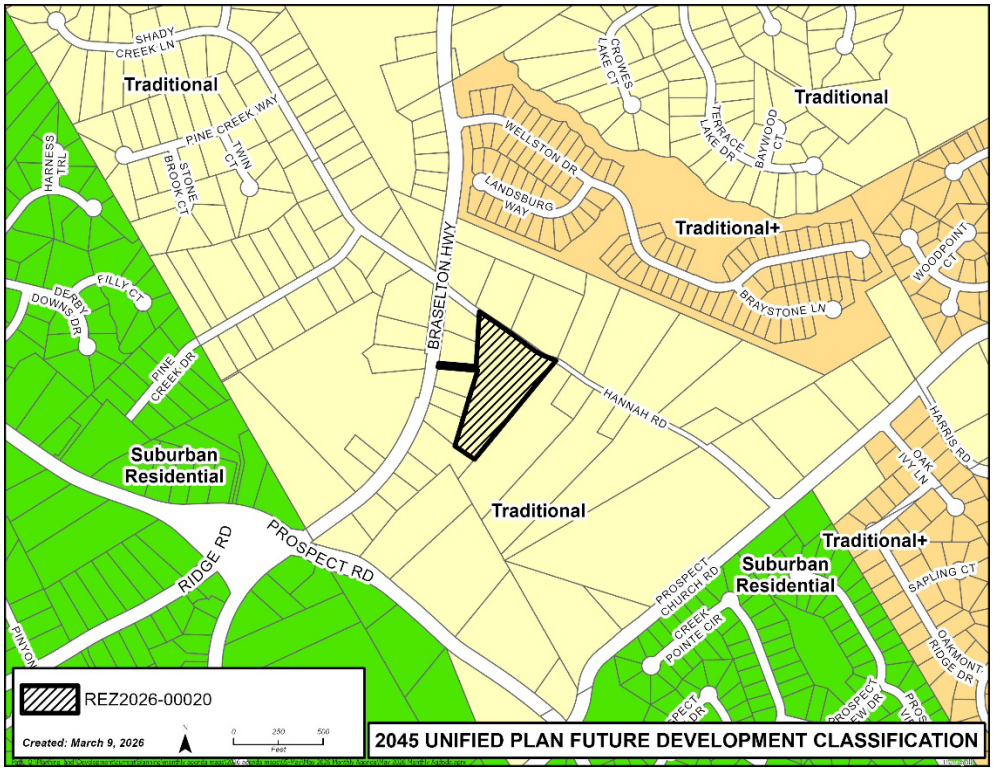
The property has a reasonable economic use as currently zoned.

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 would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates “Neighborhood Traditional” for the subject property, which envisions large-lot single-family residential development due to the lack of sewer access. Single-family residential is a recommended land use and R-100 is a recommended zoning district. The proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

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-100 (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 six units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 24, 2026, and Exhibit C: Building Elevations dated received February 12, 2026, 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 3,000 square feet.

4. Access along Hannah Road shall be provided in general conformance with Exhibit B: Site Plan dated received February 24, 2026, subject to the review and approval of the Gwinnett County Department of Transportation. No access shall be provided along Braselton Highway.

Exhibits:

A. Site Visit Photos
B. Site Plan
C. Building Elevations
D. Letter of Intent and Applicant's Response to Standards
E. Application and Disclosure of Campaign Contributions
F. Internal and External Agency Review Comments
G. Maps

Exhibit A: Site Visit Photos



View of existing residence



Approximate location of private drive



Hannah Road facing north



Hannah Road facing south

Exhibit B: Site Plan

[attached]

GENERAL/SITE NOTES:

1) OWNER OF RECORD: ROBERT T DERRICK
371 STOCKTON FARM ROAD
PENDERGRASS, GA 30567
2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
4) RD= RECORD DISTANCE
5) LAND DEVELOPMENT SURVEYORS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND UTILITIES PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ACCURACY. IT IS HIGHLY RECOMMENDED THAT THE OWNER/CONTRACTOR FIELD VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/24/2026

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING TRIMBLE R8GNSS EQUIPMENT AND TRIMBLE, INC. REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY TRIMBLE, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 10/30/25.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 168,606 FEET, AND CONTAINS A TOTAL OF 4.796 ACRES.

REFERENCES

1. DEED BOOK 56308, PAGE 860

*OTHERS AS DENOTED ON PLAT

P.O.C.
N62°32'22"W 199.80'
R/W INTERSECTION OF
HANNAH ROAD & GA
HIGHWAY #124 a.k.a.
BRASELTON HIGHWAY

NOTE:

PROPERTY TO BE REZONED TO R-100 FROM RA-200.

R-100 SINGLE FAMILY RESIDENTIAL

SETBACKS
FRONT: 25'
SIDE: 10'
REAR: 30'
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT COVERAGE (%): 45
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM LOT SIZE: 15,000 S.F.(SEWER)/ 25,500 S.F. (SEPTIC)
MINIMUM SQUARE HOUSE SQUARE FOOTAGE: 3,000 S.F.

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lot 62 of the 5th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a point formed by the Right-of-Way intersection of the Southerly Right-of-Way of Ga. Hwy 124 and the Westerly Right-of-Way of Hannah Road, THENCE South 62 degrees 32 minutes 22 seconds East for a distance of 199.80 feet to a point, said Point is the True Point of Beginning.

THENCE from said Point thus established and following along the centerline of Hannah Road for following seven (7) courses and distances, THENCE South 56 degrees 05 minutes 58 seconds East for a distance of 114.98 feet to a point; THENCE South 54 degrees 36 minutes 27 seconds East for a distance of 49.60 feet to a point; THENCE South 55 degrees 47 minutes 27 seconds East for a distance of 35.85 feet to a point; THENCE South 53 degrees 52 minutes 35 seconds East for a distance of 152.32 feet to a point; THENCE along a curve to the left having a radius of 346.98 feet an arc length of 85.12 feet being subtended by a chord bearing of South 59 degrees 02 minutes 41 seconds East for a chord distance of 84.91 feet to a point; THENCE South 68 degrees 23 minutes 51 seconds East for a distance of 45.51 feet to a point; THENCE along a curve to the left having a radius of 417.78 feet an arc length of 25.13 feet being subtended by a chord bearing of South 68 degrees 05 minutes 03 seconds East for a chord distance of 25.13 feet to a point; THENCE leaving said centerline South 39 degrees 32 minutes 34 seconds West for a distance of 712.89 feet to a point; THENCE North 56 degrees 03 minutes 18 seconds West for a distance of 131.97 feet to a point; THENCE North 16 degrees 28 minutes 17 seconds East for a distance of 276.72 to a 1/2 inch rebar found; THENCE North 17 degrees 20 minutes 55 seconds East for a distance of 163.34 feet to a 1/2 inch rebar found; THENCE North 85 degrees 11 minutes 25 seconds West for a distance of 221.76 feet to a 1/2 inch open top pipe found on the Southerly right-of-way of Ga Hwy 124; THENCE along said right-of-way North 09 degrees 04 minutes 17 seconds East for distance of 22.06 feet to a 1/2 inch rebar found; THENCE leaving said right-of-way South 85 degrees 10 minutes 02 seconds East for a distance of 209.57 feet to a railroad spike at T-post; THENCE North 03 degrees 21 minutes 08 seconds East for distance of 305.21 feet to a point, said Point is the True Point of Beginning.

Said property contains 4.796 acres.
Including all easements within.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13135C0046F, DATED SEPTEMBER 29, 2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	85.12'	346.98'	S59°02'41"E	84.91'	14°03'22"
C2	25.13'	417.78'	S68°05'03"E	25.13'	3°26'47"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°05'58"E	114.98'
L2	S54°36'27"E	49.60'
L3	S55°47'27"E	35.85'
L4	S53°52'35"E	152.32'
L5	S68°23'51"E	45.51'
L6	N09°04'17"E	22.06'

LEGEND

IPF	=	IRON PIN FOUND
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
PL	=	PROPERTY LINE
CL	=	CENTERLINE
BSL	=	BUILDING LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
FFE	=	FINISHED FLOOR ELEVATION
BOC	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
—S—	=	SANITARY SEWER LINE/PIPE
====	=	STORM SEWER LINE/PIPE
-x-x-x-	=	FENCE LINE
° ° ° ° °	=	FLOOD HAZARD ZONE LINE
N/F	=	NOW OR FORMERLY

RIGHT OF WAY LINE TABLE		
LINE	LENGTH	BEARING
RW1	96.88	S56°05'58"E
RW2	49.52	S54°36'27"E
RW3	35.66	S55°47'27"E
RW4	1.64	S53°52'35"E
RW5	137.89	S53°52'35"E
RW6	11.82	S53°52'35"E
RW7	46.48	S68°23'51"E

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA ANGLE
RWC1	376.98	92.61	92.38	S59°07'47"E	14°04'30"
RWC2	387.78	15.11	15.11	N68°44'40"W	2°13'58"

2/23/26= ADDRESS COMMENTS
2/11/26= ADDRESS COMMENTS

CONCEPT PLAN FOR:

THOMAS WHEELER HARRIS

1662 HANNAH ROAD

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

Date: 01/07/2026 Land Lot: 62 District: 7TH
County: GWINNETT COUNTY, GA Scale: 1"=60'
Field By: J.K Drawn By: JB Checked By: LJJ
Job Number: 25265 File Number: 265ZONINGLAYOUT.dwg
Sheet No. 1 of 1

GRAPHIC SCALE
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/12/2026

1662 Hannah Rd. Lawrenceville, Ga. Rezoning Elevations.

Siding to be Fiber Cement Board



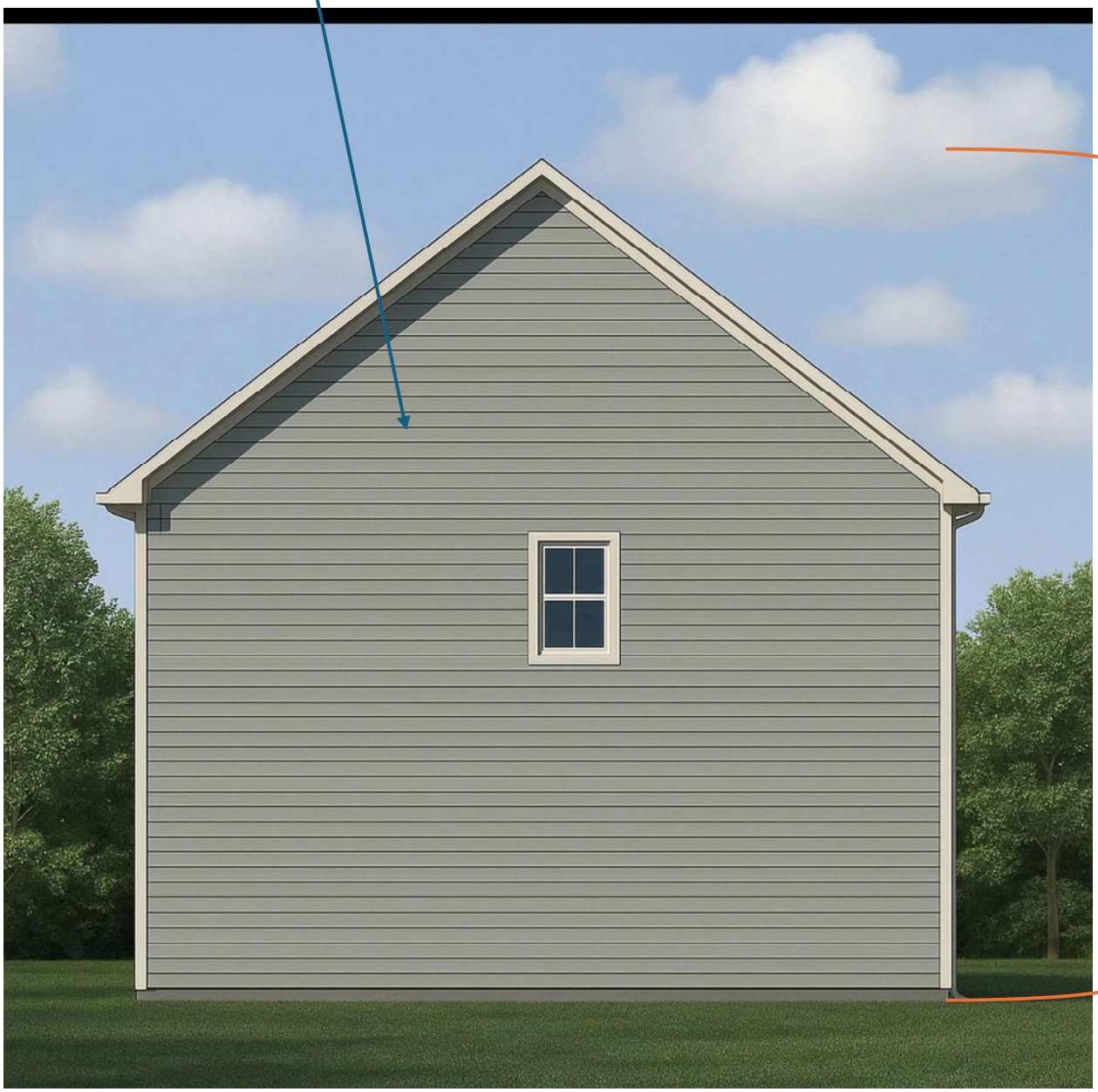
Front Elevation

Siding around Garage and Front Door to be in Brick and or Stone.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/12/2026

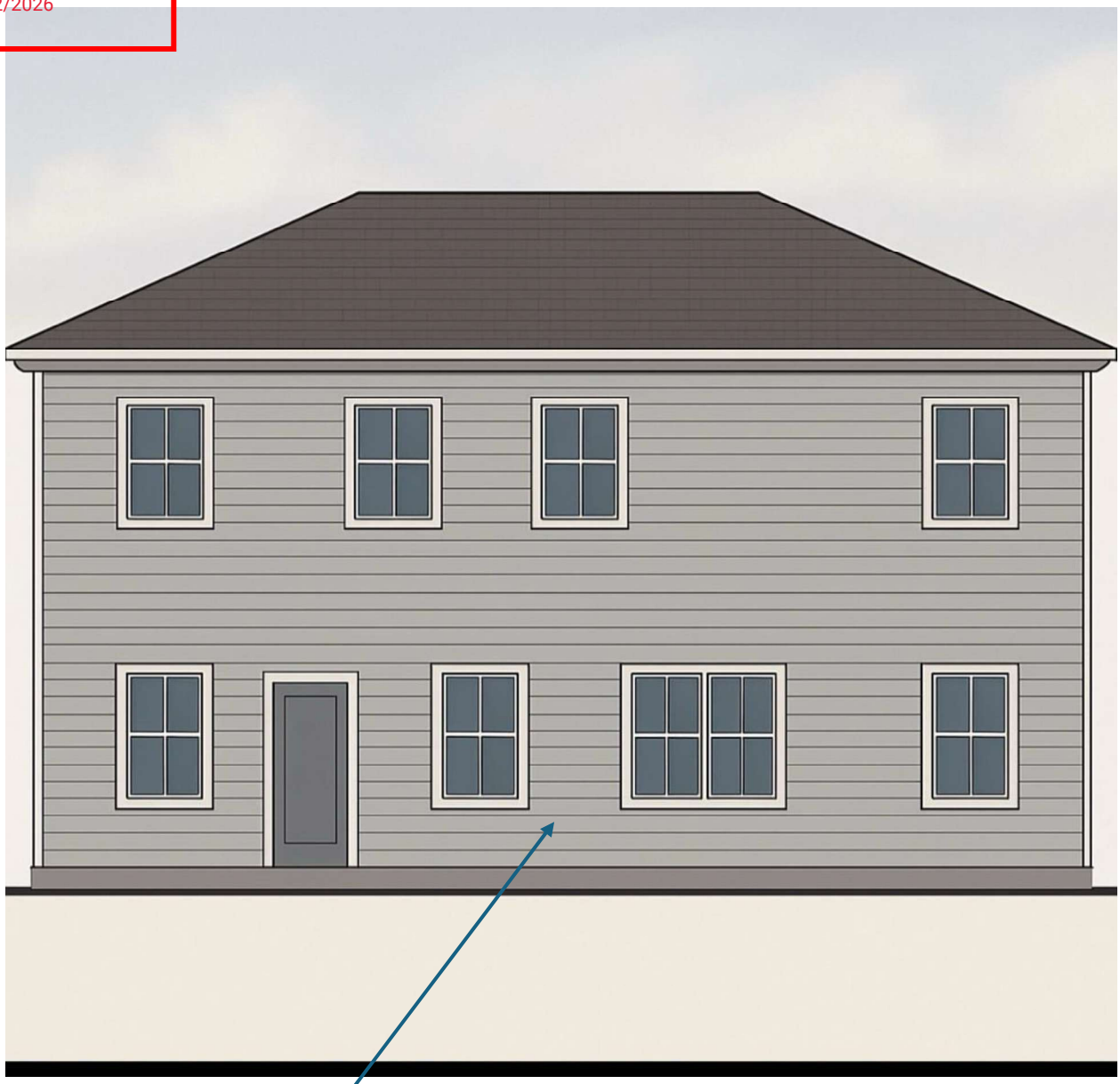
Siding to be Fiber Cement Board

Height of house not to exceed 35ft



Side Elevation

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
2/12/2026



Rear Elevation

Rear Siding will be Fiber Cement Board

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

[attached]

770.225.4730
www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Rezoning Request
Hannah Road

Sale Creek, LLC, the Applicant, respectfully requests approval of a rezoning of the subject property from its existing split zoning of R-100 (Single-Family Residence) and RA-200 (Residential Agricultural) to R-100 for the entirety of the property. The purpose of this request is to establish a consistent zoning classification across the site that better aligns with the 2045 Comprehensive Plan and the surrounding development pattern.

The subject property consists of approximately 4.796 acres and is proposed to be developed as a six-lot single-family residential subdivision in compliance with the R-100 zoning district standards. The overall density of the development will be approximately 1.25 dwelling units per acre. Lots 1 through 3 will front directly on Hannah Road and will be served by individual driveways. Lots 4 through 6 will access Hannah Road via a shared drive and access easement. Each proposed lot will exceed the minimum lot size requirements of the R-100 zoning district, resulting in a low-density development that is compatible with the surrounding residential character.

Each home within the subdivision will contain a minimum of 3,000 square feet of heated living area and will include at least a two-car garage. The residences will be constructed with high-end architectural materials, including brick or stone and cementitious siding, ensuring a high-quality development that complements nearby residential properties and enhances the overall appearance of the area. Sewer service will not be required for this development. Each lot will be served by an individual septic system, which is appropriate for the proposed lot sizes and consistent with development patterns in the surrounding area.

The subject property is located within the Traditional character area of the County's 2045 Comprehensive Plan. This character area encourages the subdivision of large lots for conventional single-family residential development, including R-100 zoning. The 2045 Comprehensive Plan does not encourage RA-200 zoning within the Traditional character area, as this designation is intended for more rural or agricultural contexts that no longer reflect the planning vision for this area.

Approval of this rezoning will allow the property to be developed in a manner that is compatible with surrounding residential development, consistent with the 2045 Comprehensive Plan, and appropriate for the Traditional character area. The Applicant appreciates your consideration of this request and is available to address any questions or concerns regarding the proposed development

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of 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, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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, the use will be maintained as a single-family use with large lots. The area is primarily R-100, with limited RA-200. A traditional residential zoning is more consistent than an agricultural zoning category.

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

No, the lots will remain large (larger than what is required in R-100). The request will not have an impact on the usability of adjacent property.

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

No, there is not a need for agricultural zoning in this location. There is mostly R-100 or denser zoning categories (OSC) in the area, which has created a demand for a certain type of housing opportunities.

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 proposal development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or school. This is a small infill development that will have little impact.

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

Yes, the proposed zoning (R-100) is consistent with the traditional character area. Part of the site, which is currently zoned RA-200, is not in conformance with the plan. RA-200 is not a recommended zoning category.

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:

Yes, the change in development pattern in the area and limited sewer access give supporting grounds for approval for the request.

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: Sale Creek, LLC c/o LJA Engineering	Name: Sale Creek, LLC
Address: 11 Lumpkin Street, Suite 200	Address: 11 Lumpkin Street, Suite 200
City: Lawrenceville	City: Lawrenceville
State: GA ZIP: 30046	State: GA ZIP: 30046
Phone: 470.202.9321	Phone: 470.202.9321
Email: tlasser@lja.com	Email: tlasser@lja.com

Contact Person: Tyler Lasser Phone: 470.202.9321

Contact's Email: tlasser@lja.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): RA-200 & R-100 Requested Zoning District: R-100

Parcel Number(s): R7062 103 Acreage: 4.80

Property Address(es): 1662 Hannah Road

Proposed Development: Subdivision

Variance(s): None Waiver(s): None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 6	No. of Buildings:
Dwelling Unit Sq. Ft.: 3,000	Total Building Sq. Ft.:
Density: 1.25	Floor Area Ratio:
Floor Area Ratio (LRR, MRR, HRR): N/A	

MIXED-USE DEVELOPMENT

No. of Dwelling Units: Dwelling Unit Sq. Ft.:

Total Non-Residential Sq. Ft.: Floor Area Ratio:

Docusign Envelope ID: 695FE7DE-9521-4B1A-AB09-D99D2964D6A9

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: Thomas Harris

Signature: Signed by: Thomas Harris 6C6D2050B82540E... **Date:** 12/11/2025

Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

Parcel ID(s) (by Applicant)	**Property Taxes Paid (Yes or No)** (Tax Commissioner Use Only)
7062 103	Yes

Tax Commissioner Affirmation

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

Name: Jacqueleen Garcia **Title:** Tax Associate II

Signature: Jacqueleen Garcia **Date:** 01/16/2026

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: Sale Creek LLC

Signature: Thomas Wheeler Harris

Date: 12/11/2025

Notary Public

Name: Jill Haney

Signature: Jill Haney

Date: 12/11/25

JILL HANEY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 09, 2026
Notary Seal

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: Tyler Lasser

Relationship to Application: ○ **Applicant** ◉ **Representative of Applicant**

Campaign Contributions? ○ **Yes** ◉ **No**

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit F: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	March 25, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00020
Case Address:	1662 Hannah Road, Lawrenceville, 30043

	Comments:	X	YES		NO
1	Hannah Road is a local road. The Average Daily Traffic (ADT) volume is not on file.				
2	The nearest Ride Gwinnett facility is located 2.1 miles away at Old Peachtree Road and Publix (Stop #5000 / Route 50).				
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:	REZ2026-00020
Case Address:	1662 Hannah Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development is required to upsize the existing 2-inch water main along the southern right-of-way of Hannah Road, from Braselton Hwy to across the frontage of their property. The existing 2-inch water main shall not be tapped.				
2	Sewer: The proposed development plans to install septic systems pending approval from GNR Public Health.				
3					
4					
5					
6					
7					

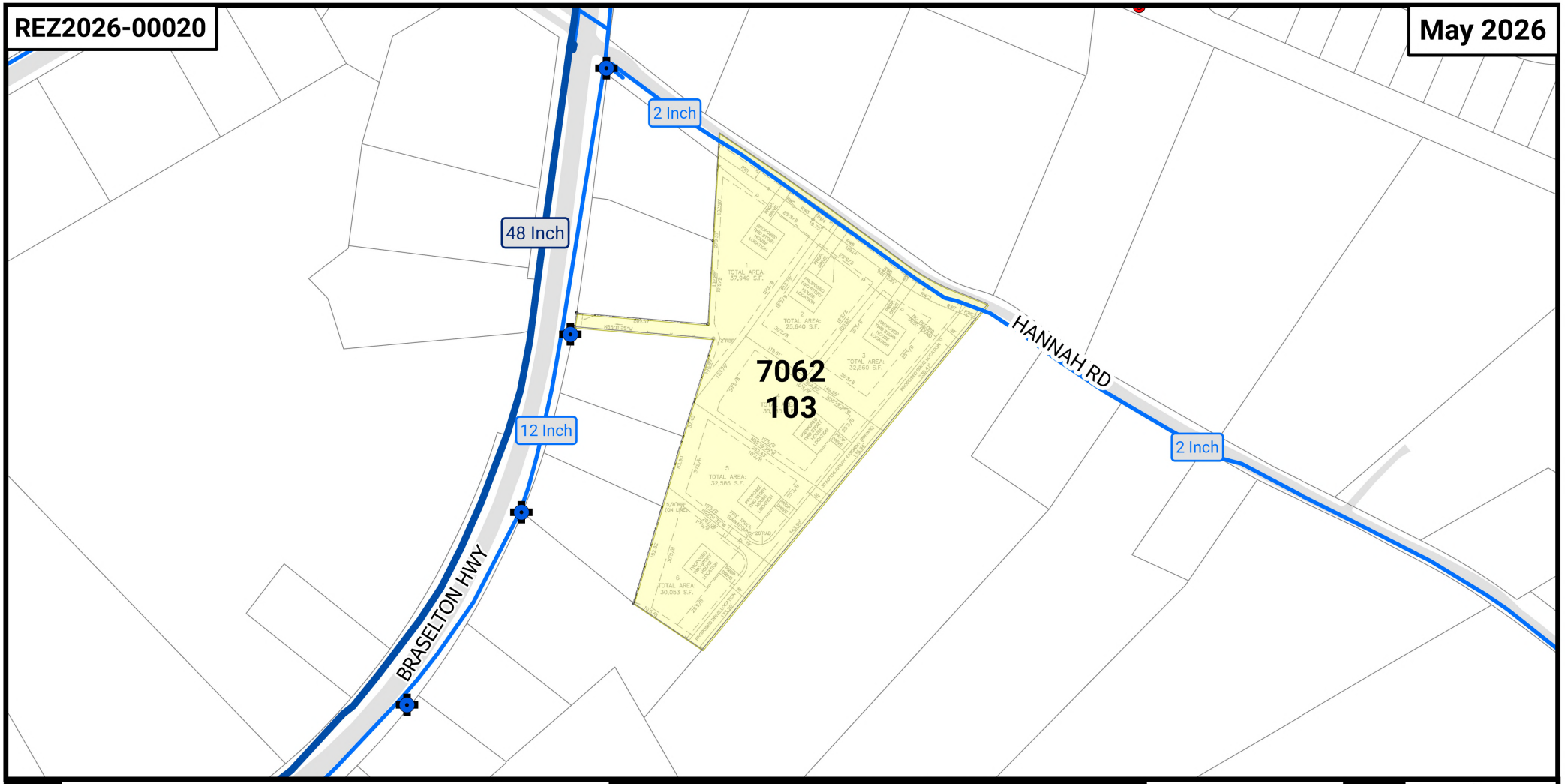
	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00020

May 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

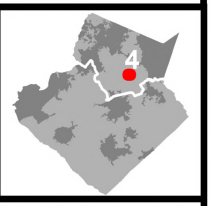
1662 Hannah Rd
R-100

Water & Sewer Utility Map

N
W E
S

0 130 260
Feet

LOCATION



Water Comments: The proposed development is required to upsize the existing 2-inch water main along the southern right-of-way of Hannah Road, from Braselton Hwy to across the frontage of their property. The existing 2-inch water main shall not be tapped.

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

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

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

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

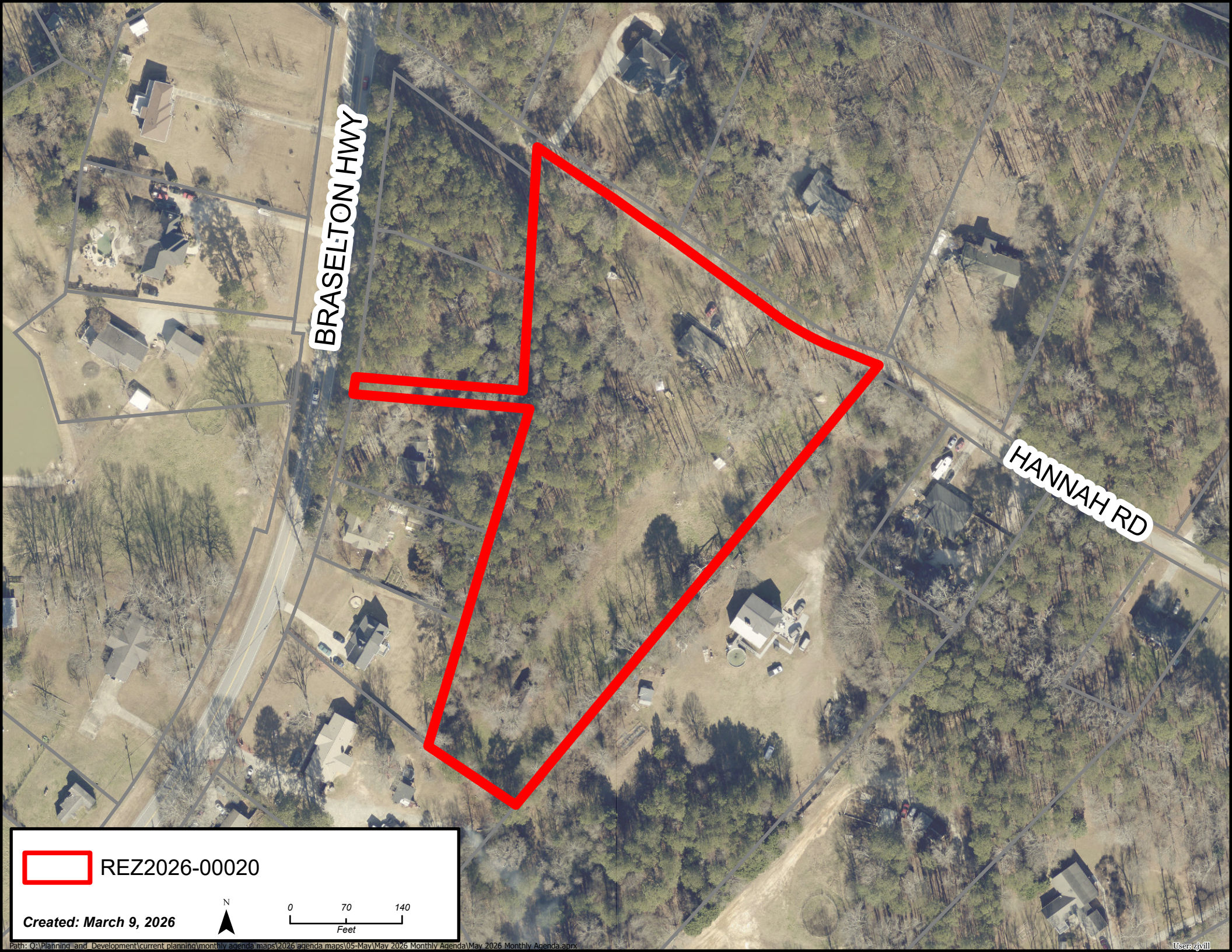
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

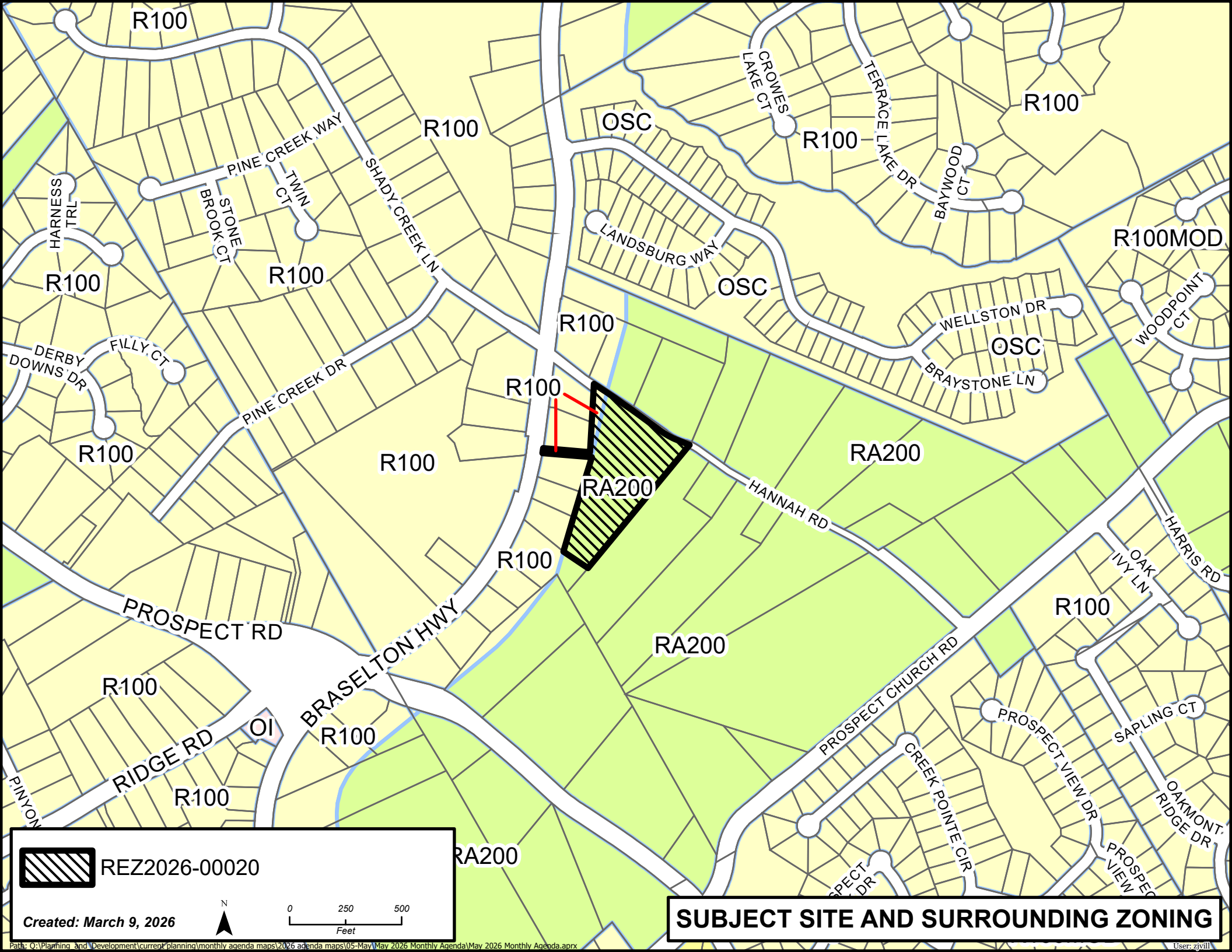
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, May, 2026

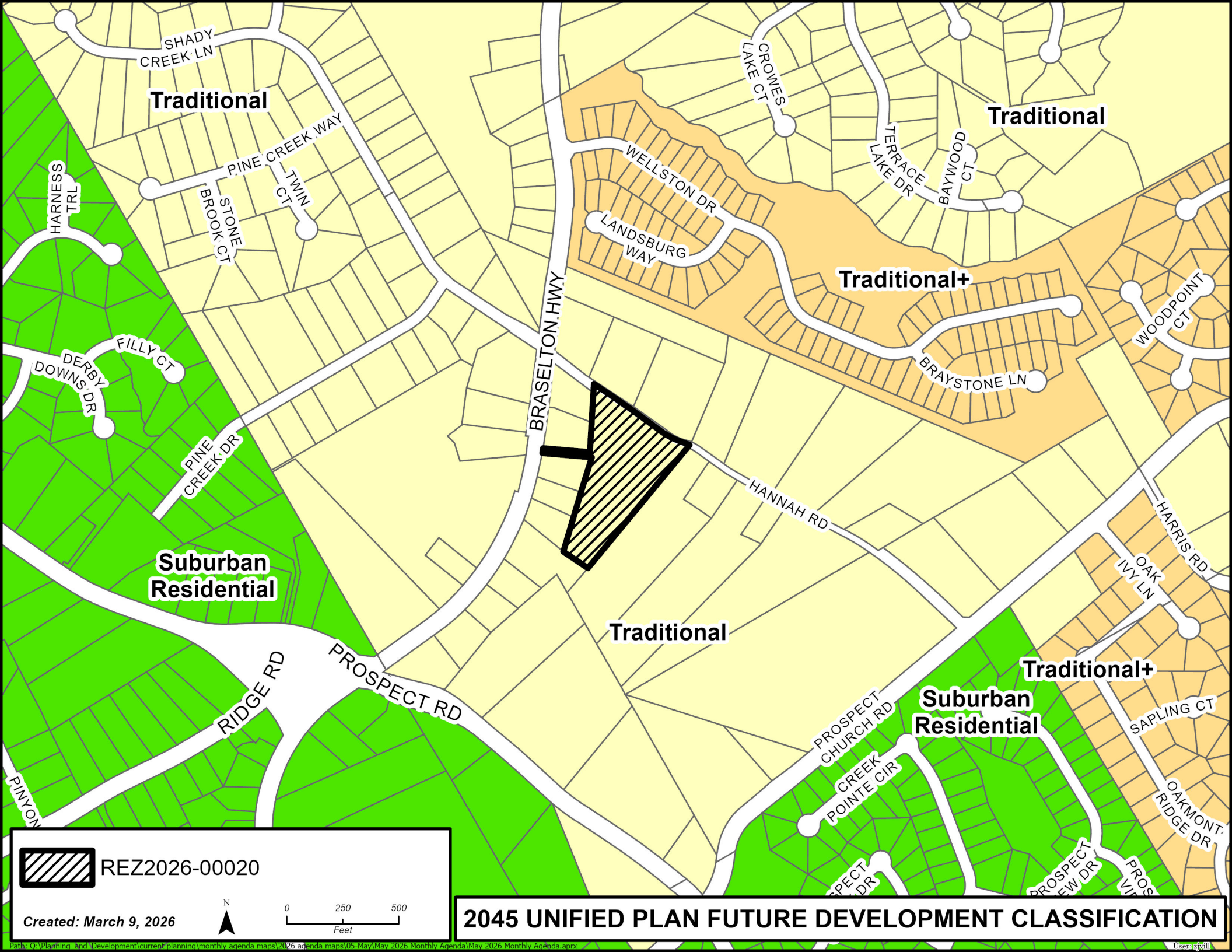
										Proposed Zoning
		2025-26			2026-27			2027-28			Approximate Student Projections
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	from Proposed Developments
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	17
REZ2026-00008 (ZON2025-00098)	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	21
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	2
REZ2026-00018 (ZON2025-00005)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	1
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	2
	Shiloh High School	**2019**	2,275	-256	**2,060**	2,275	-215	**2,081**	2,275	-194	52
REZ2026-00019 (ZON2025-00107)	Shiloh Middle School	**1596**	1,600	-4	**1,648**	1,600	48	**1,664**	1,600	64	36
	Shiloh Elementary School	**699**	650	49	**688**	650	38	**700**	650	50	66
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
REZ2026-00020 (ZON2025-00007)	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1,000**	925	75	**981**	925	56	**972**	925	47	2
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	8
REZ2026-00021 (ZON2025-00067)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	6
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	10

Exhibit G: Maps

[attached]


BRASELTON HWY
HANNAH RD
REZ2026-00020
Created: March 9, 2026
N
0
70
140
Feet
Path: Q:\Planning_and_Development\current planning\monthly agenda maps\2026 agenda maps\05-May\May 2026 Monthly Agenda\May 2026 Monthly Agenda.aprx
User: zjvill

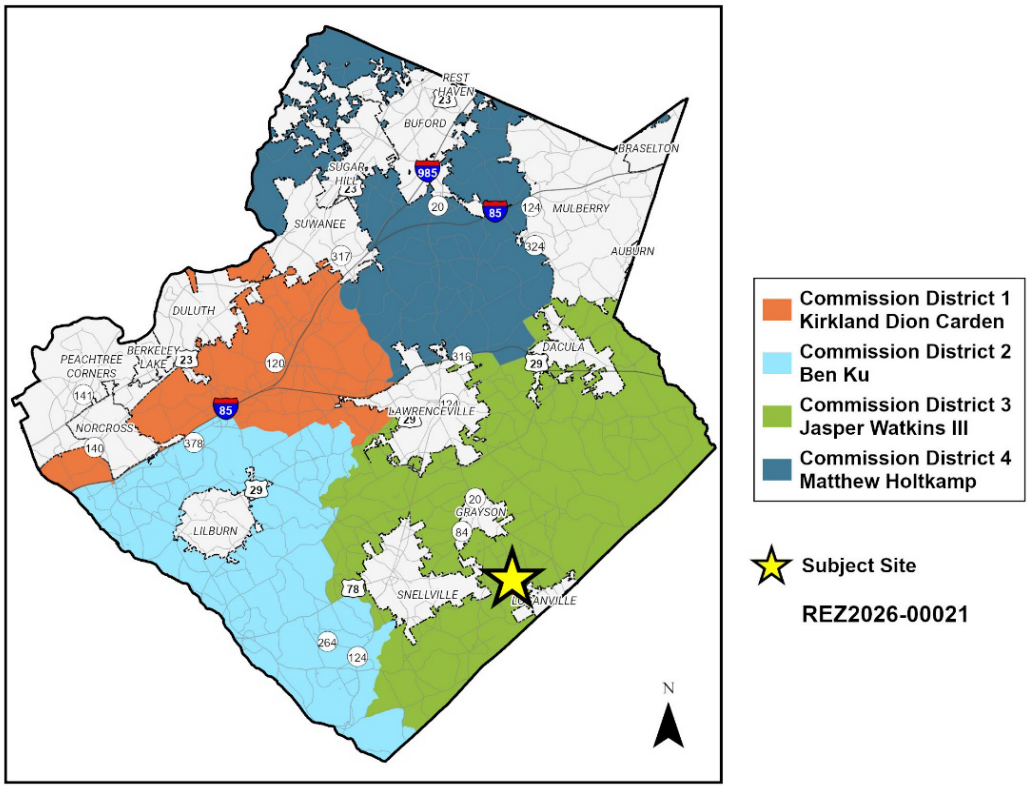

R100
PINE CREEK WAY
SHADY CREEK LN
HARNESS TRL
STONE BROOK CT
TWIN CT
OSC
CROWES LAKE CT
TERRACE LAKE DR
BAYWOOD CT
LANDSBURG WAY
R100MOD
WOODPOINT CT
WELLSTON DR
BRAYSTONE LN
DERBY DOWNS DR
FILLY CT
PINE CREEK DR
RA200
HANNAH RD
HARRIS RD
OAK IVY LN
PROSPECT RD
BRASELTON HWY
PROSPECT CHURCH RD
PROSPECT VIEW DR
SAPLING CT
CREEK POINTE CIR
OAKMONT RIDGE DR
RIDGE RD
OI
REZ2026-00020
Created: March 9, 2026
N
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500
Feet
SUBJECT SITE AND SURROUNDING ZONING


SHADY CREEK LN
Traditional
PINE CREEK WAY
TWIN CT
STONE BROOK CT
HARNESS TRL
FILLY CT
DERBY DOWNS DR
PINE CREEK DR
Suburban Residential
RIDGE RD
PROSPECT RD
PINYON
BRASELTON HWY
CROWES LAKE CT
WELLSTON DR
LANDSBURG WAY
TERRACE LAKE DR
BAYWOOD CT
Traditional
Traditional+
BRAYSTONE LN
WOODPOINT CT
HANNAH RD
Traditional
HARRIS RD
OAK IVY LN
Traditional+
PROSPECT CHURCH RD
CREEK POINTE CIR
Suburban Residential
SAPLING CT
OAKMONT RIDGE DR
REZ2026-00020
Created: March 9, 2026
N
0
250
500
Feet
2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
Path: Q:\Planning_and_Development\current planning\monthly agenda maps\2026 agenda maps\05-May\May 2026 Monthly Agenda\May 2026 Monthly Agenda.aprx
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:	**REZ2026-00021**
Current Zoning:	**R-100** (Single-Family Residence District)
Request:	Rezoning to **R-TH** (Single-Family Townhouse District)
Additional Requests:	Variances
Addresses:	3490 and 3502 Lake Carlton Road
Map Numbers:	R5126 036 and R5127 001
Site Area:	8.10 acres
Units:	59
Proposed Development:	Townhouses
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Neighborhood Traditional
Staff Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/5/2026
Board of Commissioners Advertised Public Hearing Date: 5/19/2026

Applicant: CKK Development Services
270 North Clayton Street
Lawrenceville, GA 30046

Owners: Donald R. Kimble
576 Berea Church Road
Commerce, GA 30530

Fidelmar G. Garcia and
Virginia P. Padilla
3490 Lake Carlton Road
Loganville, GA 30052

Contact: Andy Lunsford **Phone:** 678.314.0466

Zoning History

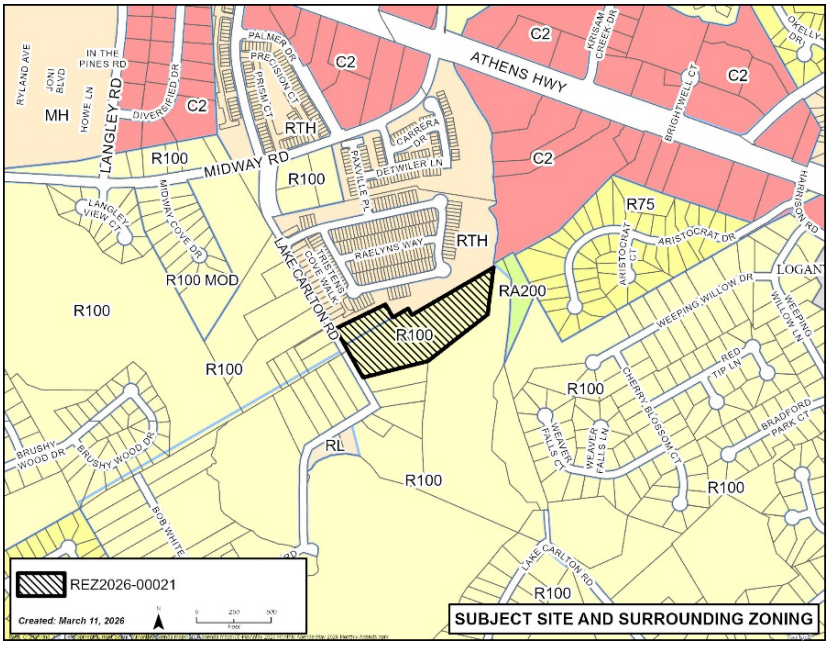
The subject property is zoned R-100 (Single-Family Residence District). In 1973, a portion of parcel R5126 036 was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning. No prior zoning cases are on record for the remainder of the property.

Existing Site Condition

The subject property is an 8.10-acre assemblage of two parcels located along Lake Carlton Road, south of its intersection with Midway Road. The site contains two existing residences with accessory buildings. A stream and floodplain are located along the rear of the property. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 4.6 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family detached residences, townhouses, and undeveloped residential properties. The Darlington subdivision containing single-family detached residences and townhouses is located to the north. An undeveloped residential property is to the east and south. Single-family residences on large lots are located to the south and west along Lake Carlton Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	7.28 units per acre
North	Single-Family Residential and Townhouses (Darlington)	R-TH	7.56 units per acre
East	Undeveloped	R-100	N/A
South	Single-Family Residential Undeveloped	R-100	0.88 units per acre N/A
West	Single-Family Residential	R-100	1.49 units per acre

Project Summary

The applicant requests rezoning from R-100 to R-TH for townhouses, including:

- 59 townhouses, including 50 front-loaded units and 9 rear-loaded units, yielding a density of 7.28 units per acre.
- Two-story townhouses with two-car garages, and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of brick, stone, and cementitious siding on all façades.
- 1.96 acres of open space, including 0.41 acres of usable open space comprised of pocket parks, dog park, and a trail connection to the future County greenway.
- 15 on-street parallel parking spaces dispersed throughout the development.
- A stormwater management facility located in the rear of the development.
- A 35-foot-wide zoning buffer along the eastern and a portion of the southern property lines, and a 30-foot-wide landscaped buffer along the reminder of the southern property line.
- Inter-parcel connection to the Darlington subdivision within a 40-foot-wide utility and access easement.
- One full-access entrance and a 5-foot-wide sidewalk along Lake Carlton 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 10 units per acre	7.28 units per acre	YES
Front Yard	Minimum 10’	Minimum 10’	YES
Rear Yard	Minimum 20’	Minimum 25’	YES
Side Yard	Minimum 5’	Minimum 5’	YES
Building Height	Maximum 40’	Maximum 40’	YES
Open Space	Minimum 10% or 0.81 acres	24% or 1.96 acres	YES
Usable Open Space	Minimum 5% or 0.41 acres	5% or 0.41 acres	YES
Guest Parking	Minimum 15 spaces	15 spaces	YES
Zoning Buffer	35’ Undisturbed	30’ Graded and Replanted	NO*

*The applicant is requesting a variance from this standard.

Public Participation

The applicant held a community meeting on January 13, 2026, at the Historic Rock Gym and Convention Center located at 135 Main Street in Loganville. There were two community members in attendance, who were interested in learning more about the development. The applicant presented project details and a detailed development timeline.

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 request:

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 townhouse subdivision in a predominantly low-density, single-family detached residential area. The proposed development has a higher density and is incompatible with the character of the large-lot single-family residences to the east, south and west. As currently designed, the proposed rezoning for townhouses will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Single-family detached residences would be more appropriate.

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

Townhouses and single-family detached residences in the Darlington subdivision are to the north, and single-family residences on large lots are located to the south and west. The proposed townhouses do not provide a proper transition between the two development patterns. Staff has recommended conditions to ensure compatibility with nearby developments, including: 1) requiring all residences to be detached, 2) adding requirements for minimum lot size, lot width, and heated floor area; 3) requiring building orientation along Lake Carlton Road to match the Darlington subdivision. 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.

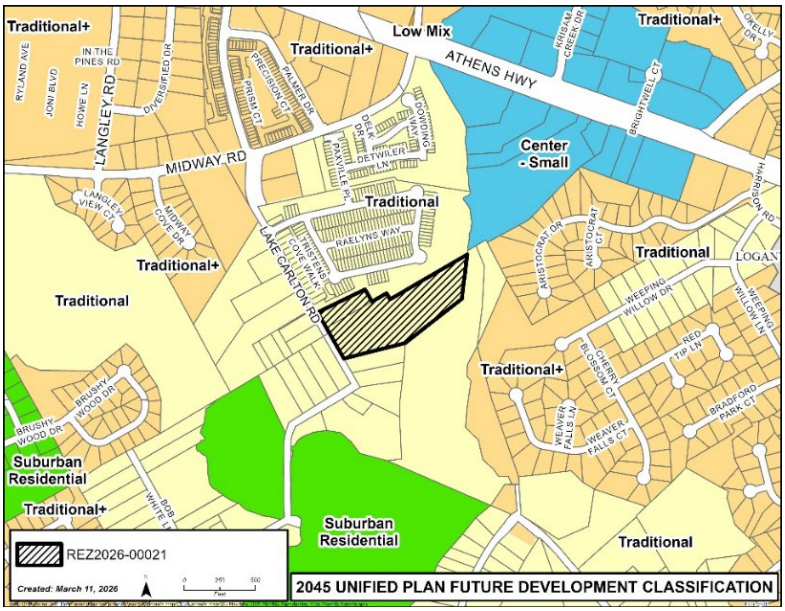
The property has a reasonable economic use as currently zoned.

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. The traffic impact study estimates that the development would generate 38 morning and 42 evening peak hour trips. The traffic impact study did not recommend any roadway improvements. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates “Neighborhood Traditional” for the subject property. Given the availability of sewer, the property would be considered "Neighborhood Traditional+", which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Although townhouses are a recommended land use and R-TH is a recommended zoning district, conditioning the development to single-family detached residences is more appropriate at this location. With proper conditions, the proposed rezoning would be in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Variance Requests and Analyses:

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

1. **Section 210-140.19.C Townhouse Building Orientation.** The applicant is requesting to orient the side of Unit 1 toward Lake Carlton Road.

   Analysis: Staff has recommended a condition only allowing single-family detached residences, thus denial of the variance request.

2. **Section 230-100.1 Zoning Buffers.** The applicant is requesting to replace the 35-foot-wide zoning buffer along a portion of the southern property line with a 30-foot-wide landscaped buffer.

   Analysis: Staff has recommended a condition only allowing single-family detached residences, which would no longer require a zoning buffer, thus denial of the variance request.

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 **DENIAL** of the following variances:

1. To orient the side of Unit 1 toward Lake Carlton Road.

2. To replace the 35-foot-wide zoning buffer along a portion of the southern property line with a 30-foot-wide landscaped buffer.

Staff Recommended Conditions

Approval as R-TH (Single-Family Townhouse 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, with a minimum lot width of 40 feet and a minimum lot size of 4,500 square feet.

2. Residences along Lake Carlton Road shall be rear-loaded, with building fronts oriented toward Lake Carlton Road.

3. An inter-parcel connection to the Darlington subdivision shall be provided, through the existing 40-foot-wide utility and access easement, subject to the review and approval of the Department of Planning and Development.

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

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

Exhibit A: Site Visit Photos



View of existing residence on site



View of existing residence on site



View of Lake Carlton Road, site on left



View of residences in Darlington fronting Lake Carlton Road

Exhibit B: Site Plan

[attached]

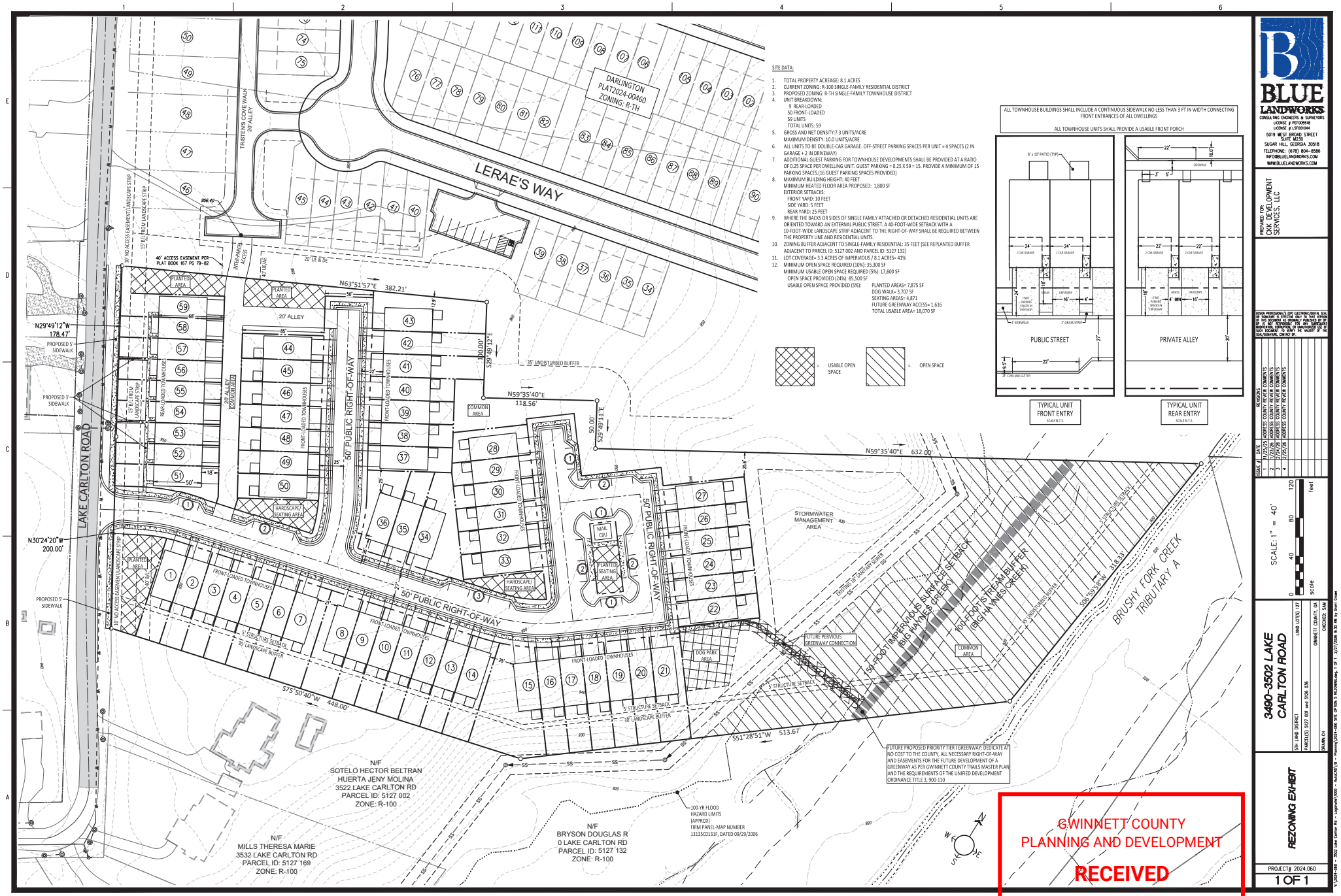
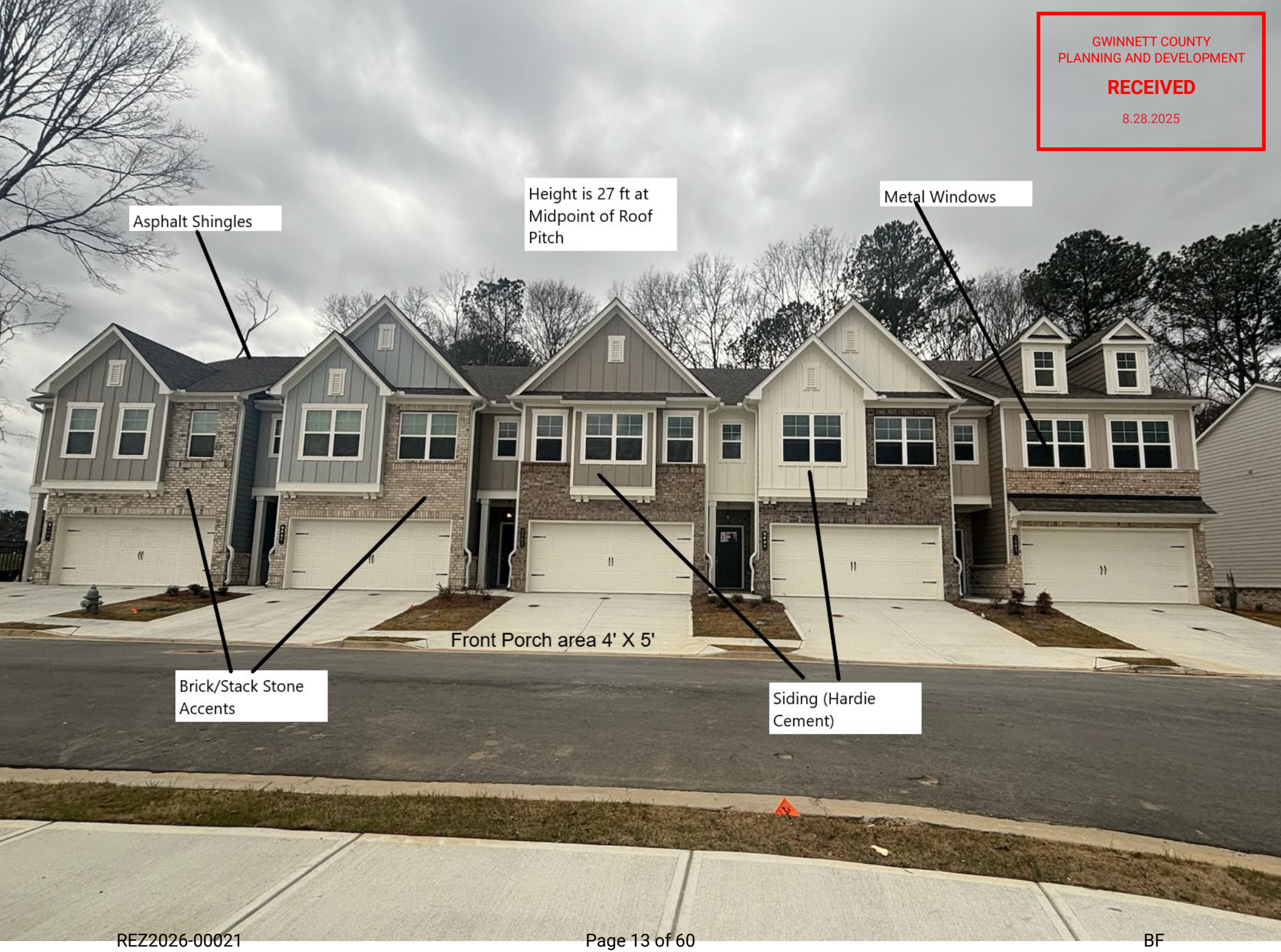

LERAE'S WAY
DARLINGTON
PLAT2024-00460
ZONING: R-TH
TRISTENS COVE WALK
20' ALLEY
LAKE CARLTON ROAD
50' PUBLIC RIGHT-OF-WAY
20' ALLEY
N63°51'57"E 382.21'
N29°49'12"W 178.47'
N59°35'40"E 118.56'
N59°35'40"E 632.00'
N30°24'20"W 200.00'
S75°50'40"W 448.00'
S51°28'51"W 513.67'
S29°49'12"E 100.00'
S29°49'12"E 50.00'
35' UNDISTURBED BUFFER
30' LANDSCAPE BUFFER
5' STRUCTURE SETBACK
FRONT-LOADED TOWNHOUSES
REAR-LOADED TOWNHOUSES
COMMON AREA
HARDSCAPE/SEATING AREA
MAIL CBU
DOG PARK AREA
STORMWATER MANAGEMENT AREA
EXISTING 16" SANITARY SEWER
FUTURE PERVIOUS GREENWAY CONNECTION
53-FOOT IMPERVIOUS BUFFER/ 75-FOOT SETBACK
100-FOOT STREAM BUFFER (BIG HAYNES CREEK)
BRUSHY FORK CREEK TRIBUTARY A
FUTURE PROPOSED PRIORITY TIER I GREENWAY: DEDICATE AT NO COST TO THE COUNTY, ALL NECESSARY RIGHT-OF-WAY AND EASEMENTS FOR THE FUTURE DEVELOPMENT OF A GREENWAY AS PER GWINNETT COUNTY TRAILS MASTER PLAN AND THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE TITLE 3, 900-110
100-YR FLOOD HAZARD LIMITS (APPROX.) FIRM PANEL-MAP NUMBER 13135C0131F, DATED 09/29/2006
N/F
SOTELO HECTOR BELTRAN
HUERTA JENY MOLINA
3522 LAKE CARLTON RD
PARCEL ID: 5127 002
ZONE: R-100
N/F
MILLS THERESA MARIE
3532 LAKE CARLTON RD
PARCEL ID: 5127 169
ZONE: R-100
N/F
BRYSON DOUGLAS R
0 LAKE CARLTON RD
PARCEL ID: 5127 132
ZONE: R-100
SITE DATA:
1. TOTAL PROPERTY ACREAGE: 8.1 ACRES
2. CURRENT ZONING: R-100 SINGLE-FAMILY RESIDENTIAL DISTRICT
3. PROPOSED ZONING: R-TH SINGLE-FAMILY TOWNHOUSE DISTRICT
4. UNIT BREAKDOWN:
9 REAR-LOADED
50 FRONT-LOADED
59 UNITS
TOTAL UNITS: 59
5. GROSS AND NET DENSITY: 7.3 UNITS/ACRE
MAXIMUM DENSITY: 10.0 UNITS/ACRE
6. ALL UNITS TO BE DOUBLE-CAR GARAGE. OFF-STREET PARKING SPACES PER UNIT = 4 SPACES (2 IN GARAGE + 2 IN DRIVEWAY)
7. ADDITIONAL GUEST PARKING FOR TOWNHOUSE DEVELOPMENTS SHALL BE PROVIDED AT A RATIO OF 0.25 SPACE PER DWELLING UNIT. GUEST PARKING = 0.25 X 59 = 15. PROVIDE A MINIMUM OF 15 PARKING SPACES. (16 GUEST PARKING SPACES PROVIDED)
8. MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM HEATED FLOOR AREA PROPOSED: 1,800 SF
EXTERIOR SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 25 FEET
9. WHERE THE BACKS OR SIDES OF SINGLE FAMILY ATTACHED OR DETACHED RESIDENTIAL UNITS ARE ORIENTED TOWARD AN EXTERNAL PUBLIC STREET, A 40-FOOT-WIDE SETBACK WITH A 10-FOOT-WIDE LANDSCAPE STRIP ADJACENT TO THE RIGHT-OF-WAY SHALL BE REQUIRED BETWEEN THE PROPERTY LINE AND RESIDENTIAL UNITS.
10. ZONING BUFFER ADJACENT TO SINGLE-FAMILY RESIDENTIAL: 35 FEET (SEE REPLANTED BUFFER ADJACENT TO PARCEL ID: 5127 002 AND PARCEL ID: 5127 132)
11. LOT COVERAGE= 3.3 ACRES OF IMPERVIOUS / 8.1 ACRES= 41%
12. MINIMUM OPEN SPACE REQUIRED (10%): 35,300 SF
MINIMUM USABLE OPEN SPACE REQUIRED (5%): 17,600 SF
OPEN SPACE PROVIDED (24%): 85,500 SF
USABLE OPEN SPACE PROVIDED (5%): PLANTED AREAS= 7,875 SF
DOG WALK= 3,707 SF
SEATING AREAS= 4,871
FUTURE GREENWAY ACCESS= 1,616
TOTAL USABLE AREA= 18,070 SF
= USABLE OPEN SPACE
= OPEN SPACE
ALL TOWNHOUSE BUILDINGS SHALL INCLUDE A CONTINUOUS SIDEWALK NO LESS THAN 3 FT IN WIDTH CONNECTING FRONT ENTRANCES OF ALL DWELLINGS
ALL TOWNHOUSE UNITS SHALL PROVIDE A USABLE FRONT PORCH
PUBLIC STREET
PRIVATE ALLEY
TYPICAL UNIT FRONT ENTRY
TYPICAL UNIT REAR ENTRY
BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE Y005018
LICENSE # LSF000144
5010 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM
PREPARED FOR:
CKK DEVELOPMENT SERVICES, LLC
REVISIONS
ISSUE # DATE
1 11/25/25 ADDRESS COUNTY REVIEW COMMENTS
2 1/26/26 ADDRESS COUNTY REVIEW COMMENTS
3 2/24/26 ADDRESS COUNTY REVIEW COMMENTS
4 2/25/26 ADDRESS COUNTY REVIEW COMMENTS
SCALE: 1" = 40'
0 40 80 120 feet
3490-3502 LAKE CARLTON ROAD
5TH LAND DISTRICT LAND LOT(S) 127
PARCEL(S) 5127 001 and 5126 036 GWINNETT COUNTY, GA
DRAWN: CH CHECKED: SAM
REZONING EXHIBIT
PROJECT# 2024.060
1 OF 1
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.3.2026
BF

Exhibit C: Building Elevations

[attached]

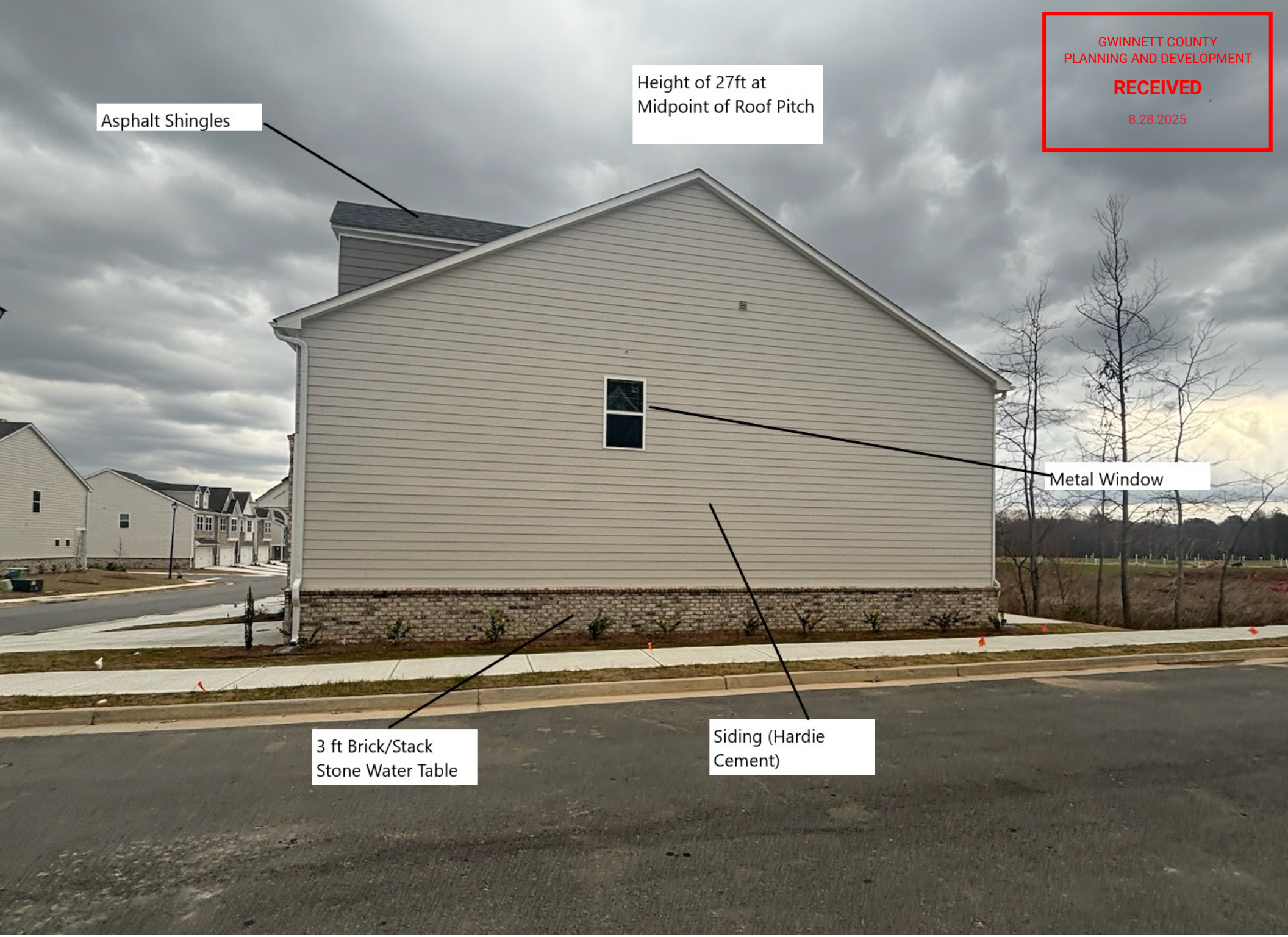
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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8.28.2025





GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8.28.2025


2 Story Front Entry Townhome
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8.28.2025
Metal Windows
27 ft height at Midpoint of Roof Pitch
Asphalt Shingles
Siding (Hardie Cement)
3 ft brick or Stack Stone Water table
Concrete Pad


GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8.28.2025
Asphalt Shingles
Height of 27ft at
Midpoint of Roof Pitch
Metal Window
3 ft Brick/Stack
Stone Water Table
Siding (Hardie
Cement)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.3.2026





GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.3.2026

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.3.2026





GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.3.2026

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

[attached]

CKK Development Services, LLC

270 N Clayton St, Lawrenceville Ga 30046

To: Gwinnett County

From: CKK Development Services

RE: Re-Zoning of property located at 3490 and 3502 Lake Carlton Road, Loganville, Ga.

CKK Development Services (Applicant) submits this Letter of Intent for the rezoning and the development of a tract of land (Subject). The subject property consists of 8.1+/- acres of land currently zoned R-100. The applicant is asking for a re-zoning to RTH.

CKK is asking that the subject be rezoned to RTH for the development of 59 Townhome lots. Townhomes shall have a minimum square footage of 1800. All homes will be built with an attractive architectural style. Building materials will consist of fronts of primarily brick/stack stone with shake accents. Sides and Rears will consist of Hardy Cement Siding with a 3-foot brick or rock water table. Metal Windows. Asphalt Singles will be used for roofing.

A Public Participation Plan and a Level 2 Traffic Study will be provided.

Applicant is requesting the following Variances:

1. Sec. 230-100.1 To eliminate the 35" zoning buffer and replace with a 30' landscape buffer.

2. Sec. 210-140.19 C. To allow for the side of Unit 1 to face Lake Carlton Road.

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 this Application.

Duncan Corley

Managing Member

CKK Development Services, LLC

2/3/26

Date

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 rezoning is suitable for the surrounding properties and is adjacent/connected to an existing R-TH development

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

The request will not adversely affect the existing use or usability of adjacent properties as it will connect to existing R-TH zoning.

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

Due to its small size and location to R-TH property, the current R-100 zoning does not reflect the highest and best use of the property.

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:

The zoning request will not cause an excessive or burdensome use of existing streets, transportation, utilities or schools.

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

The requested zoning is consistent with the Traditional designation listed on the Unified/Future land 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 rezoning:

The primary land use for adjacent and near by properties to the subject is Townhomes. The requested zoning is consistent with surrounding properties.

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: CKK Development Services	Name: Donald R. Kimble, Fidelmar G. Garcia, Virginia P. Padilla
Address: 270 N. Clayton Street	Address: 576 Berea Church Road
City: Lawrenceville	City: Commerce
State: GA ZIP: 30046	State: GA ZIP: 30052
Phone: 678.314.0466	Phone: 678.314.0466
Email: andy@ckkdev.com	Email: andy@ckkdev.com

Contact Person: Andy Lunsford Phone: 678.314.0466

Contact's Email: andy@ckkdev.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ■ Contract Purchaser

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

Parcel Number(s): 5126 036 and 5127 001 Acreage: 8.10

Property Address(es): 3490 and 3502 Lake Carlton Road, Loganville

Proposed Development: Townhouses

Variance(s): Sec. 230-100.1 and Sec. 210-140.19 C. Waiver(s): None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 59	No. of Buildings:
Dwelling Unit Sq. Ft.: 1,800	Total Building Sq. Ft.:
Density: 7.28	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: Donald R. Kimble

Signature: Donald R. Kimble

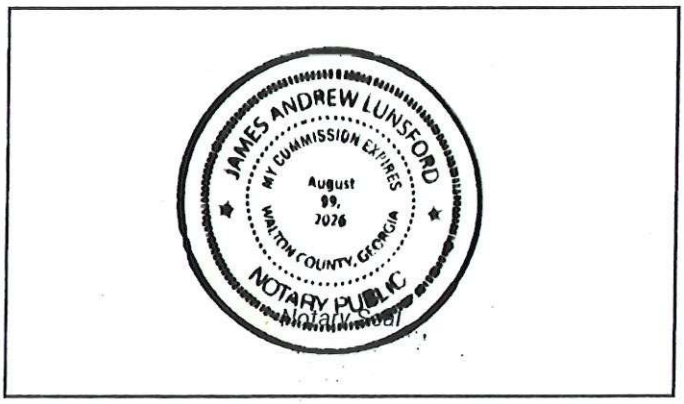
Date: 8/28/25

Notary Public

Name: James Andrew Lunsford

Signature: James Andrew Lunsford

Date: 8/28/25



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: Virginia Perez Padilla

Signature: Virginia Perez Padilla

Date: 8/28/25

Notary Public

Name: James Andrew Lunsford

Signature: James Andrew Lunsford

Date: 8/28/25

JAMES ANDREW LUNSFORD
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
August 09, 2026
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: CKK Dev Ser J. Andrew Lunsford

Signature: _____ **Date:** 8/28/25

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)
5126 036	Yes
5127 001	Yes

Tax Commissioner Affirmation

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

Name: Syrena Johnson **Title:** TSA I

Signature: Syrena Johnson **Date:** 8/28/2025

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: Duncan Corley

Relationship to Application: ☒ Applicant ☐ Representative of Applicant

Campaign Contributions? ☒ Yes ☐ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Kirkland	$1,000.00	11/1/24	CKK Dev

Signature: _____ **Date:** 9/11/25

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 **#C2025-330-12**
Expiration Date: 12/12/2026
Tie-In Manhole FID: **239012**

December 12, 2025

Duncan Corley
CKK Development Services, LLC
270 N Clayton Street
Lawrenceville, GA 30046

RE: Sewer Availability for Proposed Development – Lake Carlton Tract
Parcel ID 5127 001

Dear Mr. Corley:

This letter supersedes the earlier Sewer Capacity Certification C2024-283-11 dated November 21, 2024.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 59 townhomes 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 **10.24 gpm** discharging to the sewer tie-in manhole at Facility ID **239012**.

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

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

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

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

Exhibit G: Traffic Impact Study

[attached]

LAKE CARLTON TOWNHOMES DEVELOPMENT

TRAFFIC IMPACT STUDY

LJA Project No. GA4277-2403

Zachary S. Vermillion
GA License PEF007392

LJA Engineering, Inc.
299 South Main Street Suite A
Alpharetta, Georgia 30009
Phone: 770.225.4730
www.ljaengineering.com

December 2024

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Study (TIS) prepared by LJA Engineering, Inc. (LJA) for the proposed **Lake Carlton Townhomes** development in Gwinnett County, GA.

This development will consist of **50 multifamily townhomes**. The objective of this study is to analyze the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIS includes the street network located between two major intersections and includes the following intersections:

1. Lake Carlton Road and Midway Road
2. Lake Carlton Road and Bob White Lane

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing Conditions (2024)
2. 2026 Proposed Build (Existing + Development Trips)

Peak hour traffic and 24-hour link data were collected on November 19th, 2024.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 6th Edition* (HCM6). Level of Service analyses for intersections were completed using Synchro 11 traffic analysis software.

The overall proposed development is expected to add 396 daily vehicle trips with 38 vehicle trips (9 in, 29 out) during the AM peak hour period and 42 vehicle trips (26 in, 16 out) during the PM peak hour period, which requires a Level 2 TIS per Gwinnett County requirements. Development-related traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

As described and detailed in the following report, no improvements are required or recommended based on existing conditions and proposed volumes.

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I. Introduction

This report presents the summary of findings for the Traffic Impact Study (TIS) prepared by LJA Engineering, Inc. (LJA) for the proposed Lake Carlton Townhomes development in Gwinnett County, GA. The objective of this study is to analyze the performance of the surrounding roadway network and to determine the recommended mitigation measures to address any resulting deficiencies.

This development will consist of 50 multifamily homes. The general area of where the development will be located is shown in **Figure 1**. A copy of the proposed site concept plan is in **Appendix A**.



Figure 1 – Proposed Site Location

1.1 Existing Area Conditions

The study area for this TIS includes the street network located between the first major intersection and the second major intersection. Major intersections within the study area include:

1. Lake Carlton Road and Midway Road
2. Lake Carlton Road and Bob White Lane

1.1.1 Existing Roadway Configuration and Access

The development is bordered on its southwestern side by Lake Carlton Road, a two-lane 20-foot-wide undivided residential road. To the north of the development runs Midway Road, a two-lane 22-foot-wide undivided Major Arterial. To the southwest of the development, Lake Carlton Road intersects with Bob White Lane, a two-lane 18-foot-wide undivided residential road.

1.1.2 Land Use

The existing land where the development will be built is currently zoned R-100 (See Figure 2). The surrounding land consists of low-density residential housing. Per Section 210-110 of Gwinnett County's Unified Development Ordinance (UDO), the future zoning at this project site will be RM-13 Multifamily Residence District because the dwellings are below the maximum density of 13 units per acre.

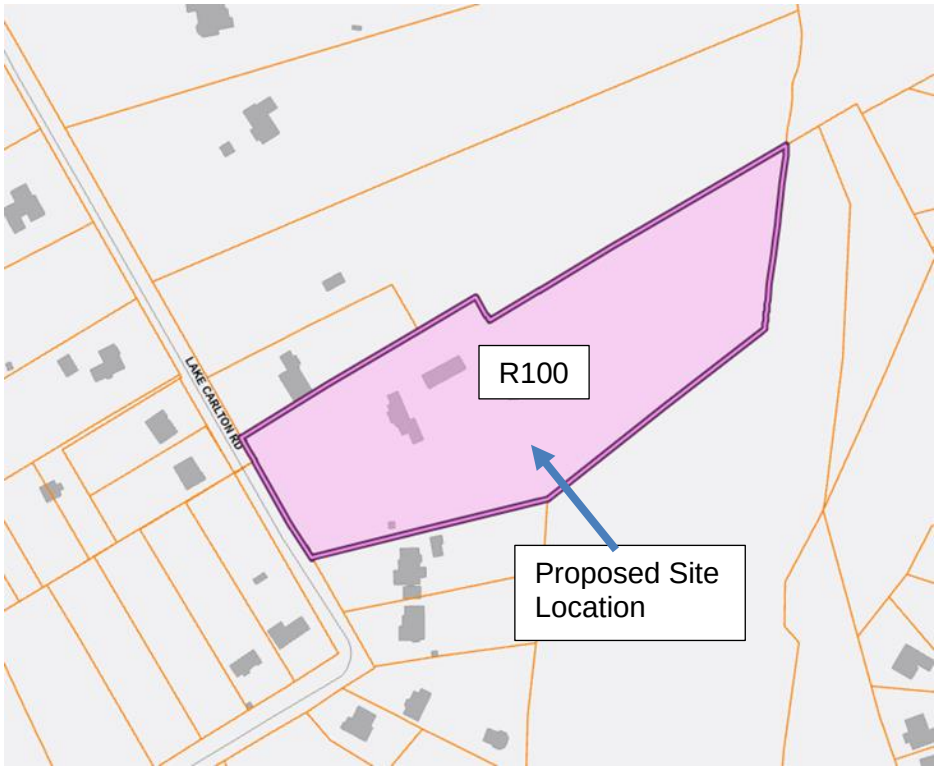


Figure 2 – Zoning Area of Site Location

1.1.3 Posted Speed Limit

Lake Carlton Rd has a speed limit of 25 miles per hour.
Midway Rd has a speed limit of 25 miles per hour.
Bob White Ln has a speed limit of 25 miles per hour.

1.1.4 Current Intersection Turning Movement Peak Period Volumes

Turning movement counts were collected on November 19th, 2024, between the hours of 7:00 – 9:00 AM and 4:00 – 6:00 PM. The AM peak hour was observed to begin at 7:30AM and the PM peak hour was observed to begin at 4:00PM.

Table 1 – Existing Intersection Turning Movement Peak Period Volumes

Study Intersections	Movement	AM Turning Movement Volumes	PM Turning Movement Volumes
Lake Carlton Road and Midway Road	NBL	6	2
	NBT	19	9
	NBR	1	0
	SBL	0	2
	SBT	2	18
	SBR	6	6
	EBL	16	36
	EBT	0	2
	EBR	5	4
	WBL	0	0
	WBT	0	0
	WBR	0	3
Lake Carlton Road and Bob White Lane	SBL	4	1
	SBR	0	0
	EBL	0	0
	EBT	12	6
	WBT	4	17
	WBR	0	2

1.1.5 Connectivity and Circulation Review

For this development, a connectivity and circulation review is not necessary.

1.1.6 Existing ADT Volumes

Per the Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA), Midway Road has 894 daily trips. Per our 24-hour counts collected on November 19th, 2024, there are about 489 daily trips on Lake Carlton Road and about 215 daily trips on Bob White Lane.

1.1.7 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

There are currently no pedestrian or bicycle facilities at this location.

1.1.8 Existing Transit Routes and Stops

There are currently no existing transit routes or stops near this development.

1.2 Proposed Area Conditions

1.2.1 Access Management Review

The proposed development will have access through one (1) driveway, Driveway A. Driveway A is approximately 1,475 feet southeast of the Lake Carlton Road and Midway Road intersection. The driveway will be built as a two-lane full access driveway with a single shared lane for the turning movements out of the development, and a single shared lane for turning movements into the development.

1.2.2 Internal Site Circulation Review

For this development, an internal site circulation review is not necessary.

1.2.3 Future ADT Volumes

The development is expected to add 396 daily 24-hour trips,

1.2.4 Future Identified Projects

There are no planned GDOT, GCCTP, or SPLOST projects planned within the study area.

II. Methodology

For this study, the AM and PM peak hours were analyzed for the following scenarios:

1. Existing Conditions (2024)
2. 2026 Proposed Build (Existing + Development Trips)

2.1 Traffic Data and Existing Conditions

Peak hour traffic and 24-hour link data were collected on November 19th, 2024, and copies of the traffic count data are located in **Appendix B.**

Exhibit 1 in **Appendix C** shows the existing lane configurations at the study intersections and the existing traffic control is listed below.

1. Lake Carlton Road and Midway Road – TWSC; 4-Leg Intersection
2. Lake Carlton Road and Bob White Lane – OWSC; 3-Leg Intersection

Exhibit 2 in **Appendix C** shows existing peak hour traffic volumes at the study intersections.

2.1.1 Traffic Distribution and Assignment Assumptions

The site traffic distribution used is shown in **Exhibit 3** of **Appendix C**.

2.1.2 Traffic Operation Analysis Requirements

For a Level 2 TIS, the existing condition operations have to be analyzed. An Intersection Control Evaluation (ICE) is not required since the proposed driveway is along an undivided roadway and the development will not be required to construct left or right turn lanes per the GDOT Driveway Manual.

2.2 Site-Generated Trips

The amount of traffic a proposed development will generate depends on several factors including the nature, size, and location of the proposed development. Vehicle trips related to the proposed development are generated based on information contained in the *Trip Generation Manual – 11th Edition* which is published by the Institute of Transportation Engineers (ITE).

2.2.1 Trip Generation

Table 2 below shows the estimated amount of vehicle trips which will be generated by the proposed development using the average rates from the manual.

Table 2 - Vehicle Trip Generation Totals for Proposed Development

Land Use (ITE Code)	Units	AM Peak Hour			PM Peak Hour			Weekday 24-Hr Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing Low-Rise (220)	50 Townhomes	9	29	38	26	16	42	198	198	396
Total		9	29	38	26	16	42	198	198	396

The overall proposed development is expected to add 396 daily vehicle trips with 38 vehicle trips (9 in, 29 out) during the AM peak hour period and 42 vehicle trips (26 in, 16 out) during the PM peak hour period.

2.2.2 Internal Trip Capture

Internal trip capture (trips that stay within a development) occurs within developments that include complementary and interacting land uses. Examples include developments with office, retail, restaurants, entertainment, hotels and/or residential. Internal trip capture can be calculated using tables and information from the *ITE Trip Generation Manual – 11th Edition*. For this development, no internal trip capture was assumed.

2.2.3 Pass-by Trip Reduction

The total external trips of the generated traffic may be reduced by a Pass-By Reduction factor to account for the projected traffic that is already traveling along the roadways adjacent to the proposed development. Pass-by reduction methodologies are established by the Institute of Transportation Engineers (ITE) and only apply to certain types of development. Pass-by reduction was not considered in this analysis for this development.

2.2.4 Growth Factor

Due to not finding any historical ADT for Lake Carlton Road, the growth factor (1.01) was determined by using the growth factors from GDOT's 2023 Traffic Factors shown in **Figure 3**.

GDOT Georgia Department of Transportation

2023 Traffic Factors

Axle Factors

Factor Groups	Functional_Class	Axle Factor
01	Rural Local Collectors	0.94
02	Rural Minor & Major Arterials	0.88
03	Rural Interstates	0.75
04	Small Urban/Urban Local Collectors	0.98
05	Small Urban Arterials	0.94
06	Small Urban/Urban Freeways & Interstates (Non-ATL)	0.86
07	Urban Minor/Major Arterials (Non-ATL)	0.97
08	Urban Minor/Major Arterials (ATL)	0.98
09	Urban Freeways/Interstates (ATL)	0.90

Growth Factors

Factor Groups	Functional_Class	Growth Factor
01	Rural Local Collectors	1.01
02	Rural Minor & Major Arterials	1.02
03	Rural Interstates	1.01
04	Small Urban/Urban Local Collectors	1.03
05	Small Urban Arterials	1.00
06	Small Urban/Urban Freeways & Interstates (Non-ATL)	1.00
07	Urban Minor/Major Arterials (Non-ATL)	1.01
08	Urban Minor/Major Arterials (ATL)	1.01
09	Urban Freeways/Interstates (ATL)	1.01

Figure 3 – GDOT 2023 Traffic Factors

III. Intersection Capacity Analysis

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 6th Edition* (HCM6), which provides procedures used to evaluate the operations of all types of transportation facilities, including both signalized and unsignalized intersections. Level of Service analyses for intersections were completed using Synchro 11 traffic analysis software.

Levels of Service is represented by a letter grade between A and F. Generally, a LOS ranking of D or better is considered acceptable. A LOS ranking of E represents conditions where the traffic demand volume is approaching the maximum capacity for a movement or the overall intersection. A LOS ranking of F represents a condition where the traffic demand volume exceeds the capacity.

For signalized intersections and all-way stop controlled intersections, a LOS is calculated for each of the lane groups/approaches at the intersection and an overall LOS for the intersection is calculated by averaging the delays (weighted by traffic volume). For one-way and two-way stop-controlled intersections a LOS is calculated for each of the lane groups/approaches at the intersection. An overall LOS is calculated, but with some movements being free flow, it may not be representative of actual operations at stop or yield controlled approaches.

Table 3 shows the criteria for each of the levels of service as listed in the HCM for intersections and intersection lane groups for both unsignalized and signalized intersections. Complete Synchro analyses output files are presented in **Appendix D.**

Table 3 – Level of Service Criteria for Intersections and Intersection Lane Groups

Level of Service	Average Amount of Control Delay (sec/veh)	
	Unsignalized Intersections	Signalized Intersections
A	**0 - 10**	**0 - 10**
B	**10 -- 15**	**10 -- 20**
C	**15 - 25**	**20 - 35**
D	**25 - 35**	**35 - 55**
E	**35 - 50**	**55 - 80**
F	**> 50**	**> 80**

In the following tables, the level of service and average delay per vehicle for signalized and all-way stop intersections is shown as an overall measure for the intersection. For intersections that are two-way stop controlled, the LOS and average delay is given for the movements that are stop controlled.

3.1 Existing Conditions

Table 4 below summarizes the level of service for the existing conditions with existing traffic volumes for the AM and PM peak hours.

Table 4 – LOS Summary – Existing Conditions

Study Intersection	Control Type	Movement	Lane Group	AM Peak		PM Peak	
				Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Lake Carlton Road and Midway Road	TWSC	EB	L/T/R	8.9	A	9.0	A
			Approach	8.9	A	9.0	A
		WB	L/T/R	0.0	A	8.4	A
			Approach	0.0	A	8.4	A
		NB	L/T/R	7.3	A	7.3	A
			Approach	7.3	A	7.3	A
		SB	L/T/R	0.0	A	7.3	A
			Approach	0.0	A	7.3	A
Lake Carlton Road and Bob White Lane	TWSC	EB	L/T	0.0	A	0.0	A
			Approach	0.0	A	0.0	A
		WB	T/R	0.0	A	0.0	A
			Approach	0.0	A	0.0	A
		SB	L/R	8.8	A	8.7	A
			Approach	8.8	A	8.7	A

Under existing conditions, the first intersection experiences an increase in its respective delay during the PM peak hour for the EB, WB, and SB movements, but the LOS for each of its lane groups remain the same in both peak hour periods. The second intersection experiences a decrease in its respective delay during the PM peak period for the SB movement, but the LOS for each of its lane groups remain the same in both peak hour periods.

3.2 Right and Left Turn Lane Analyses

Evaluations for right and left-turn lanes at the proposed development driveways were performed in accordance with Gwinnett County's and GDOT's guidelines.

3.2.1 Left-Turn Lanes

Table 5 – Gwinnett County's Left Turn Lane Criteria

Gwinnett County - Residential Developments				
Left Turn Lane Criteria				
Posted Speed Limit (mph)	2 Lane Routes		More Than 2 Lanes on Main Road	
	ADT<6000	ADT>=6000	ADT<10000	ADT>=10000
30 to 35	120 Lots	75 Lots	120 Lots	75 Lots
40 to 50	100 Lots	65 Lots	100 Lots	65 Lots
>= 55	75 Lots	55 Lots	75 Lots	55 Lots

Table 6 – GDOT Driveway Manual Left Turn Lane Criteria

GDOT Driveway Manual				
Left Turn Lane Criteria				
Posted Speed Limit (mph)	2 Lane Routes		More Than 2 Lanes on Main Road	
	AADT<6000	AADT>=6000	AADT<10000	AADT>=10000
<= 35	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Per Table 1 in Gwinnett County's "Criteria and Guidelines for Left Turn Lanes" (**Table 5**), a left-turn deceleration lane is not required at Driveway A because the criteria doesn't include roads with a speed limit of 25 mph. Per Section 4.9.1.2 of the GDOT Driveway Manual (**Table 6**), no left turn lane is required because the daily left turn volume (LTV) is not expected to exceed 300 vehicles per day.

3.2.2 Right-turn Lanes

Table 7 – GDOT Driveway Manual Right Turn Lane Criteria

GDOT Driveway Manual				
Right Turn Lane Criteria				
Posted Speed Limit (mph)	2 Lane Routes		More Than 2 Lanes on Main Road	
	AADT<6000	AADT>=6000	AADT<10000	AADT>=10000
<= 35	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65	Always	Always	Always	Always

Per the requirements from Gwinnett County's Unified Development Ordinance (UDO), no deceleration lane is required for access from a residential road (Lake Carlton Road) to a proposed site driveway. Per Section 4.9.1.1 of the GDOT Driveway Manual (**Table 7**), no deceleration lane is required because the daily right turn volume (RTV) is not expected to exceed 150 vehicles per day.

3.3 Intersection Sight Distance Analysis

For new proposed driveway/roadways, the City of Lawrenceville requests the intersection sight distance (ISD) for the following three conditions be considered at the proposed connections.

- Left-turn from Stop (Case B1)
- Right-turn from Stop (Case B2)
- Left-turn from Major Road (Case F)

Table 8 – Estimated Intersection Sight Distance

Intersection	Estimated Intersection Sight Distance		
	Case B1	Case B2	Case F
Driveway A at Lake Carlton Road	>280 ft	>240 ft	>205 ft

Considering that the speed limit on this length of Lake Carlton Road is 25 miles per hour, the intersection sight distance is more than adequate at each case.

IV. Recommendations

No improvements are required or recommended based on existing conditions and proposed volumes.

Exhibit H: Public Participation Plan and Report

[attached]

Gwinnett

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?**

   Everyone on the GC provided list.

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

   The meeting will be held at the AG Building, at 135 Main Street , Loganville, Ga. Approximatly 3 Miles from the Subject Property.

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 at 6pm on January 13, 2026

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

   We will present an overview of the project. We will address any concerns of the attendees during a Question and Answer session.

3

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 residence on the GC provided list were notified of the Public Participation Meeting

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

   Meeting was held at the AG Building, 135 Main Street, Loganville, Ga 30052.

   Applicant was represented by Duncan Corley, Andy Lunsford, and Jeff Nash

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.**

   2 residence attended the meeting.

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

   Attendies were interested in finding out the details of the new development. No concerns

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?**

   Attendees were informed of the time table and the details of the proposed development

4

Exhibit I: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	March 25, 2026
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00021
Case Address:	3502 Lake Carlton Road, Loganville, 30052

	Comments:	X	YES		NO
1	Lake Carlton Road is a local Road. The Average Daily Traffic (ADT) volume is not on file.				
2	The nearest Ride Gwinnett facility is located 4.6 miles away at Wisteria Drive and Main Street East (US 78/SR 10) (Stop #7000 / Route 70).				
3	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be required along the entire site frontage.				
4	Per section 360-40.4 and table 360.2, a sight distance certification shall be required.				
5	Traffic Calming shall be required 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					
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:	REZ2026-00021
Case Address:	3490 Lake Carlton Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to an existing 8-inch water main located on the western right-of-way of Lake Carlton Road. A jack-and-bore may be required.				
2	Sewer: A Sewer Capacity Certification (C2025-330-12) was approved in December 2025 for 59 townhomes. The proposed development plans to connect to an existing 18-inch gravity sewer located on the subject site.				
3					
4					
5					
6					
7					

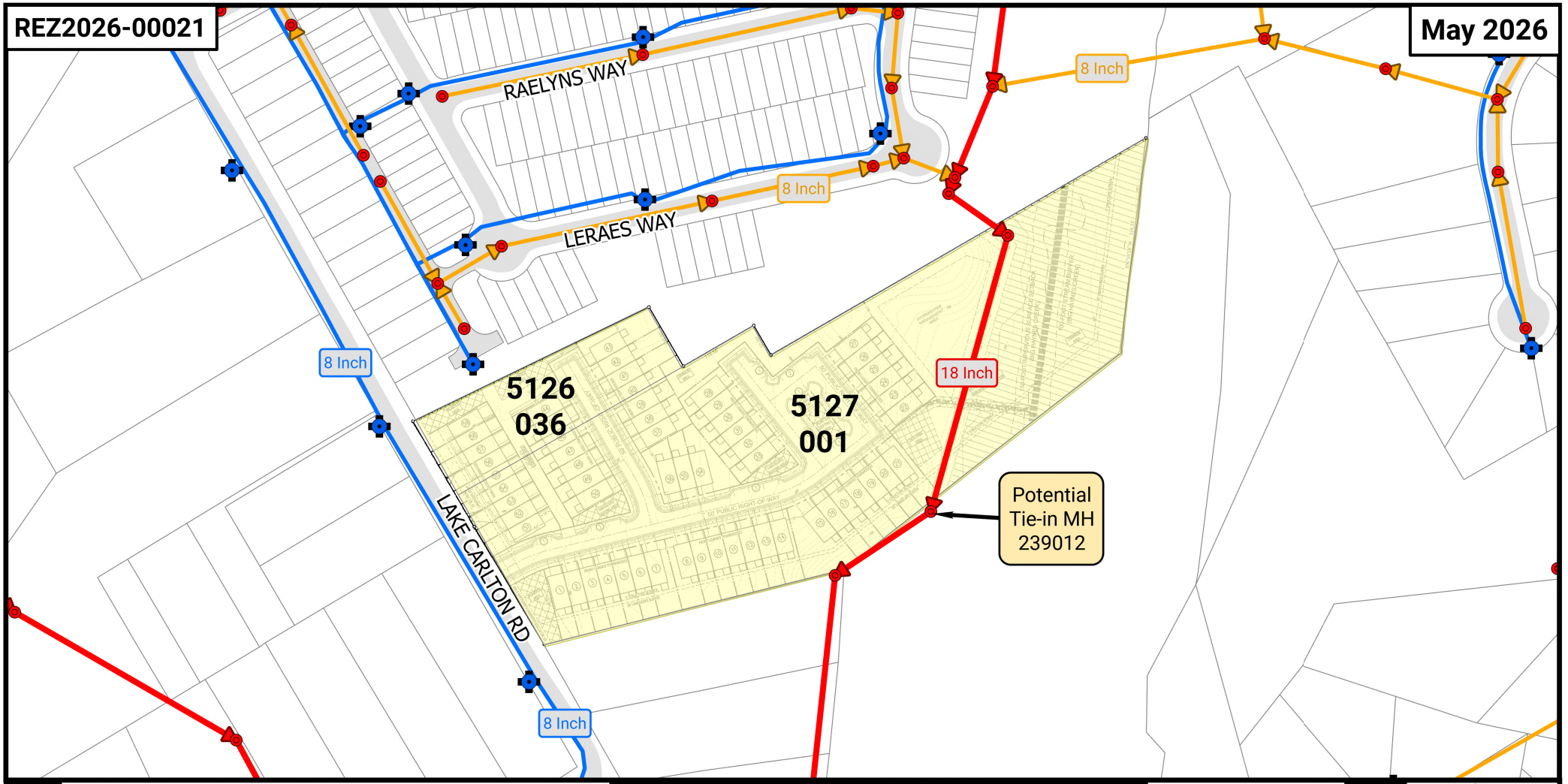
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00021

May 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

3490 Lake Carlton Rd
R-100 to R-TH

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 on the western right-of-way of Lake Carlton Road. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification (C2025-330-12) was approved in December 2025 for 59 townhomes. The proposed development plans to connect to an existing 18-inch gravity sewer located on the subject site.

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

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

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

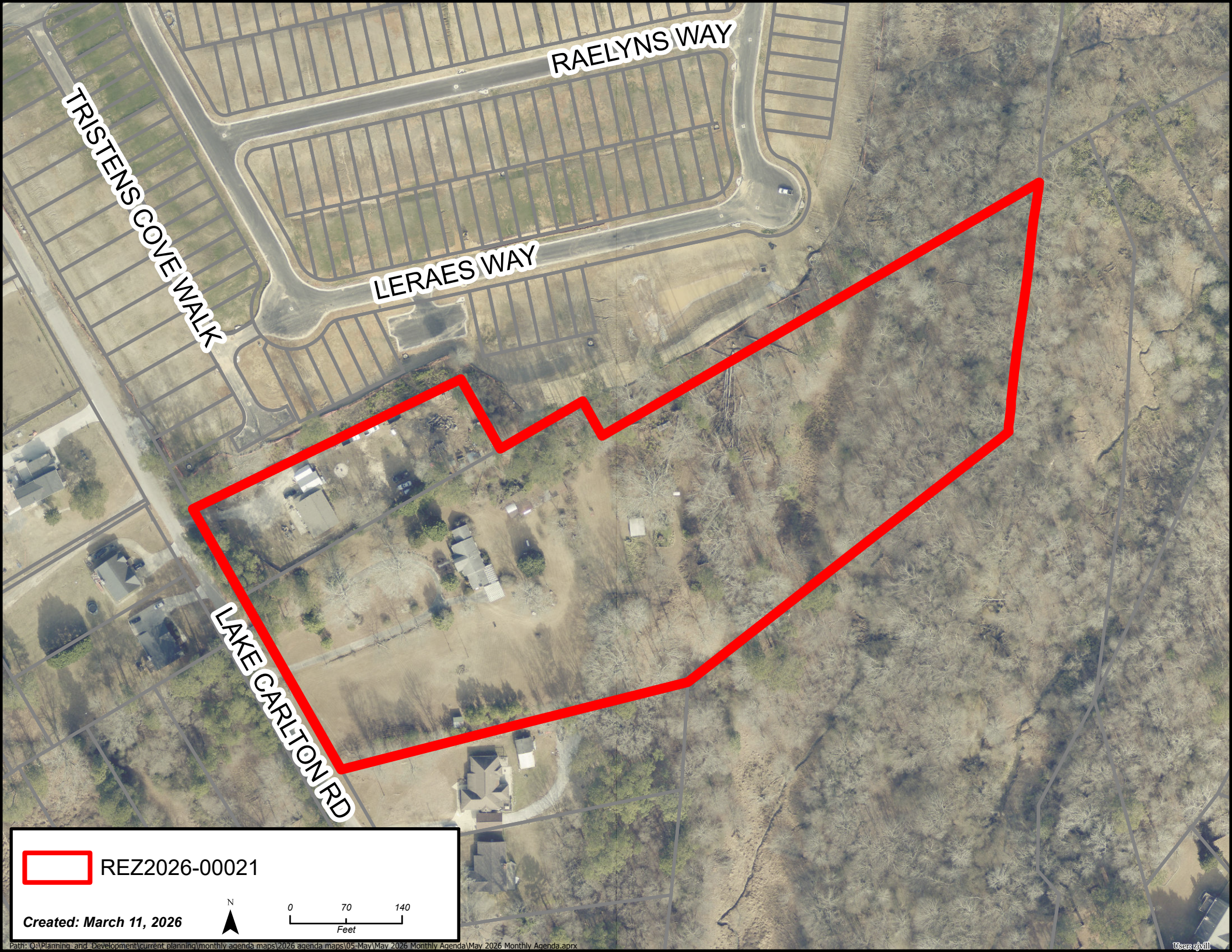
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

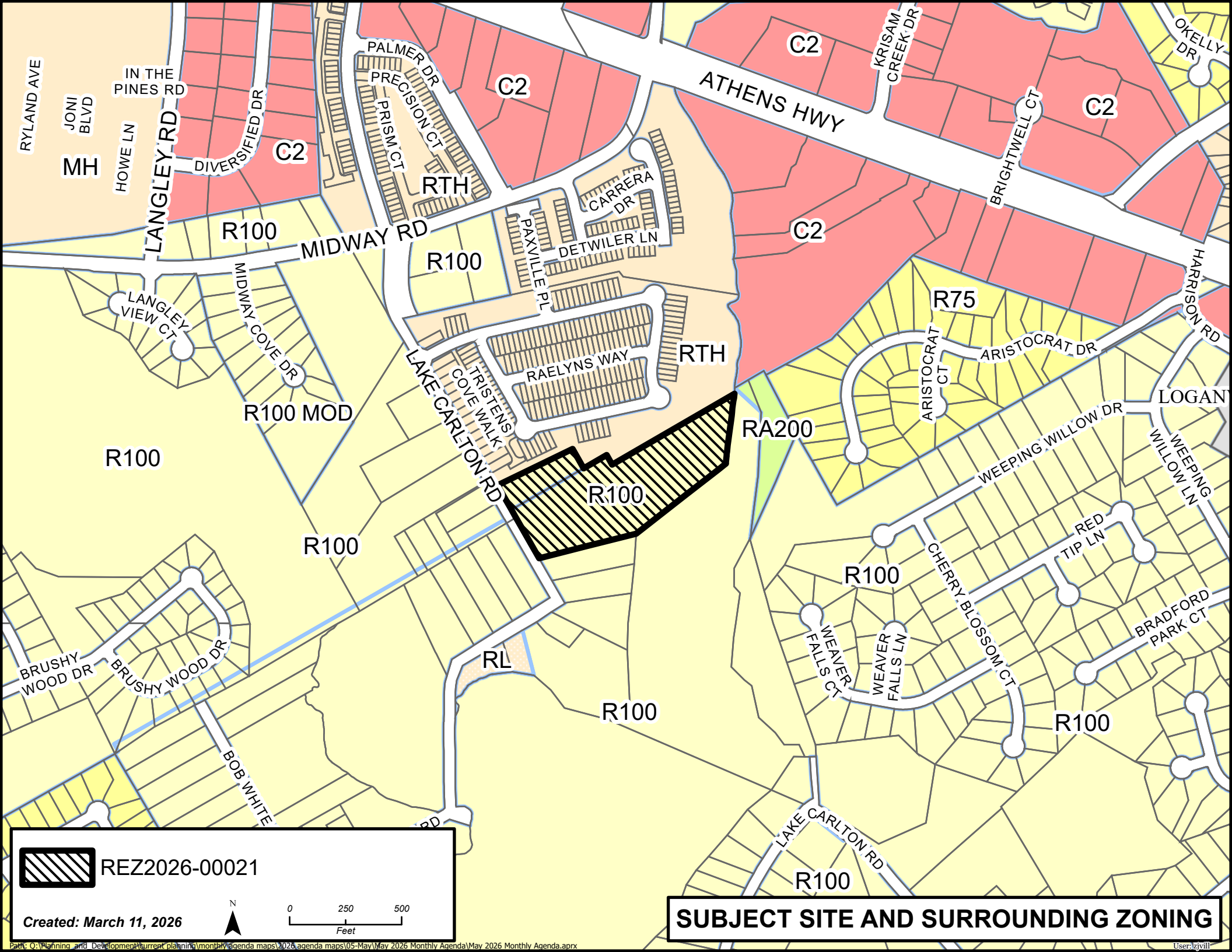
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, May, 2026

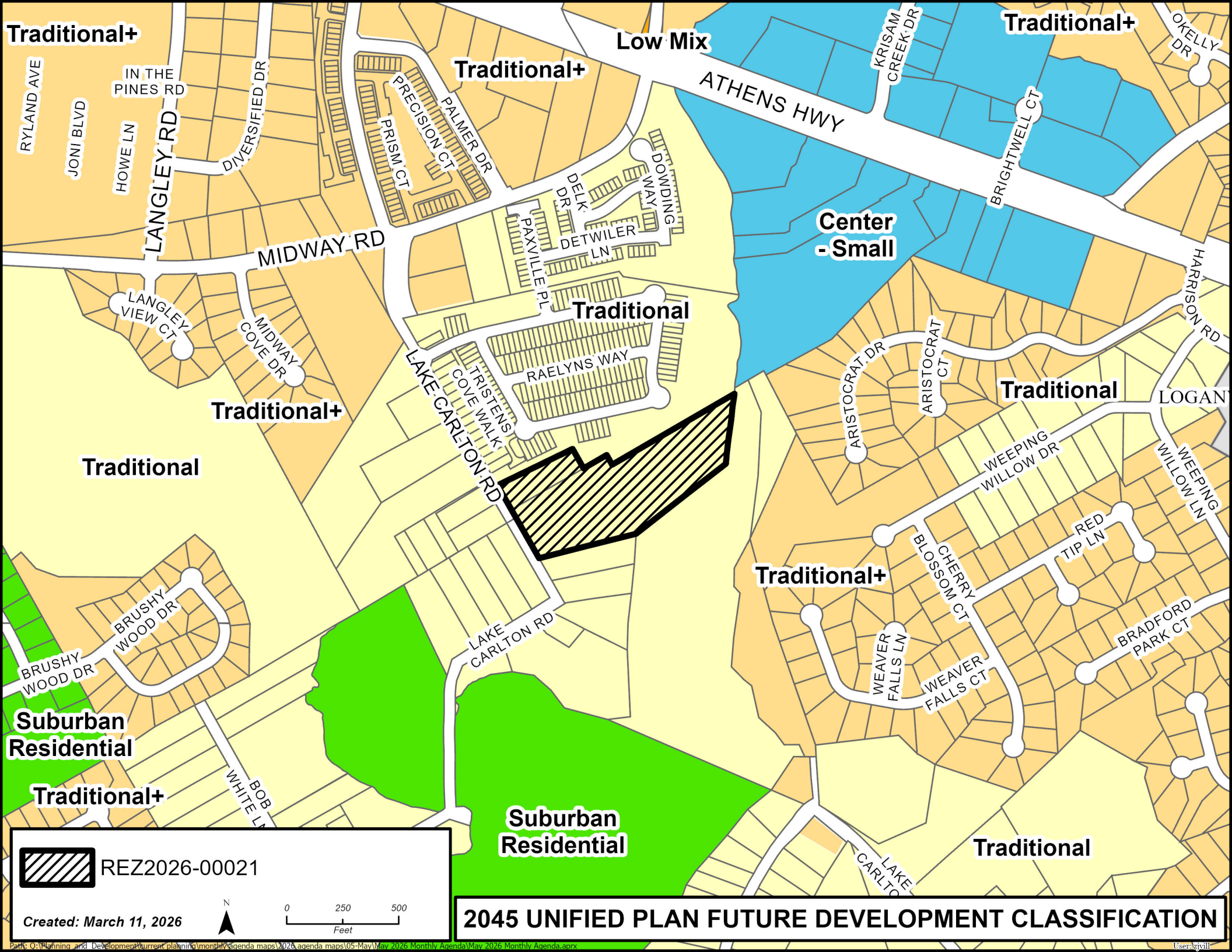
										Proposed Zoning
		2025-26			2026-27			2027-28		
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	17
REZ2026-00008 (ZON2025-00098)	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	21
	Seckinger High School	**2440**	2,800	-360	**2,485**	2,800	-315	**2,525**	2,800	-275	2
REZ2026-00018 (ZON2025-00005)	Jones Middle School	**1852**	1,575	277	**1,888**	1,575	313	**1,907**	1,575	332	1
	Ivy Creek Elementary School	**1463**	1,275	188	**1,441**	1,275	166	**1,425**	1,275	150	2
	Shiloh High School	**2019**	2,275	-256	**2,060**	2,275	-215	**2,081**	2,275	-194	52
REZ2026-00019 (ZON2025-00107)	Shiloh Middle School	**1596**	1,600	-4	**1,648**	1,600	48	**1,664**	1,600	64	36
	Shiloh Elementary School	**699**	650	49	**688**	650	38	**700**	650	50	66
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
REZ2026-00020 (ZON2025-00007)	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1,000**	925	75	**981**	925	56	**972**	925	47	2
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	8
REZ2026-00021 (ZON2025-00067)	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	6
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	10

Exhibit J: Maps

[attached]


RAELYNS WAY
TRISTENS COVE WALK
LERAES WAY
LAKE CARLTON RD
REZ2026-00021
Created: March 11, 2026
N
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70
140
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RYLAND AVE
JONI BLVD
IN THE PINES RD
HOWE LN
LANGLEY RD
DIVERSIFIED DR
MH
C2
PALMER DR
PRECISION CT
PRISM CT
RTH
ATHENS HWY
KRISAM CREEK DR
OKELLY DR
BRIGHTWELL CT
CARRERA DR
DETWILER LN
PAXVILLE PL
MIDWAY RD
R100
LANGLEY VIEW CT
MIDWAY COVE DR
R100 MOD
LAKE CARLTON RD
TRISTENS COVE WALK
RAELYNS WAY
R75
ARISTOCRAT CT
ARISTOCRAT DR
HARRISON RD
RA200
WEEPING WILLOW DR
WEEPING WILLOW LN
LOGAN
RED TIP LN
CHERRY BLOSSOM CT
BRADFORD PARK CT
WEAVER FALLS CT
WEAVER FALLS LN
BRUSHY WOOD DR
BOB WHITE
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SUBJECT SITE AND SURROUNDING ZONING
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User: jzivill


Traditional+
Low Mix
Traditional+
Traditional+
Center - Small
Traditional
Traditional+
Traditional
Traditional+
Traditional
Traditional+
Suburban Residential
Suburban Residential
Traditional
RYLAND AVE
JONI BLVD
HOWE LN
IN THE PINES RD
LANGLEY RD
DIVERSIFIED DR
PRISM CT
PRECISION CT
PALMER DR
ATHENS HWY
KRISAM CREEK DR
OKELLY DR
BRIGHTWELL CT
DELK DR
DOWDING WAY
PAXVILLE PL
DETWILER LN
MIDWAY RD
HARRISON RD
LANGLEY VIEW CT
MIDWAY COVE DR
TRISTENS COVE WALK
RAELYNS WAY
LAKE CARLTON RD
ARISTOCRAT DR
ARISTOCRAT CT
LOGAN
WEEPING WILLOW DR
WEEPING WILLOW LN
RED TIP LN
CHERRY BLOSSOM CT
BRADFORD PARK CT
WEAVER FALLS LN
WEAVER FALLS CT
BRUSHY WOOD DR
BRUSHY WOOD DR
LAKE CARLTON RD
BOB WHITE
REZ2026-00021
Created: March 11, 2026
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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