



**Planning Commission Public Hearing Agenda
Tuesday, June 2, 2026 at 7:00pm**

Revised 5/28/2026

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:
 - May 5, 2026
- E. Announcements
- F. New Business

<p>1. Case Number: Applicant: Contact: Phone Number: Zoning: Location:</p> <p>Map Number: Acreage: Units: Proposed Development: Commission District: Department Recommendation:</p>	<p>CIC2026-00005 Lake Carlton Home Builders, Inc. c/o Mahaffey Pickens Tucker, LLP Shane Lanham 770.232.0000 R-TH 3300 Block of Lake Carlton Road, 670-680 Block of Midway Road, 3400 Block of Palmer Drive, 3500 Block of Precision Court, and 3500 Prism Court R5126 173, 184, 442-447, 480-537, and 537A-537E 9.44 63 Townhouses (3) Watkins DENIAL</p>
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2. **REZ2026-00019** **(WITHDRAWN BY APPLICANT)**
Applicant: ~~_____~~ Middleburg Communities, LLC
~~_____~~ c/o Mahaffey Pickens Tucker, LLP
Contact: ~~_____~~ Shane Lanham
Phone Number: ~~_____~~ 770.232.0000
Zoning Change: ~~_____~~ M-1 and C-2 to R-1F
Location: ~~_____~~ 4417 and 4421 Stone Mountain Highway
Map Numbers: ~~_____~~ R6064 020 and 072
Acreage: ~~_____~~ 29.03
Units: ~~_____~~ 280
Proposed Development: ~~_____~~ Mixed-Residential Development
Additional Requests: ~~_____~~ Variances
Commission District: ~~_____~~ (2) Ku
Department Recommendation: ~~_____~~ **DENIAL**
3. Case Number: **REZ2026-00022**
Applicant: Ashton Atlanta Residential, LLC
c/o Wilson Brock & Irby, LLC
Contact: Harold Buckley
Phone Number: 770.803.3707
Zoning Change: RA-200 and R-100 to OSC
Location: 3379 and 3409 Camp Branch Road
Map Number: R7183 004 and 039
Acreage: 33.19
Units: 83
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **REZ2026-00023**
Applicant: Peach State Family Homes, Inc.
Contact: Bret Muetzelfeld
Phone Number: 678.665.1266
Zoning Change: RA-200 to R-100
Location: 2876 Old Peachtree Road
Map Number: R7022 022
Acreage: 1.64
Units: 2
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **REZ2026-00025**
Applicant: BDJ Consulting, LLC
c/o Gaskins + LeCraw
Contact: Dani Blumenthal
Phone Number: 215.816.9336
Zoning Change: R-100 to R-TH
Location: 1494 Plunketts Road
Map Number: R7188 004
Acreage: 3.46
Units: 32
Proposed Development: Townhouses
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **REZ2026-00026**
Applicant: Greater Atlanta Christian School, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: M-1, C-2, RM, R-75, and RA-200 to O-I
Location: 1500-1575 Indian Trail-Lilburn Road,
1383-1438 Sugarwood Lane,
1500 Block of Country Downs Drive, and
5100 Block of Oakbrook Parkway
Map Number: R6186 046 and 091, R6187 299-318, R6198 001,
015, and 057
Acreage: 100.25
Square Footage: 644,444
Proposed Development: Private School
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **SUP2026-00008**
Applicant: Greater Atlanta Christian School, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning: O-I
Location: 1525-1575 Indian Trail-Lilburn Road,
1383-1438 Sugarwood Lane,
1500 Block of Country Downs Drive, and
5100 Block of Oakbrook Parkway
Map Number: R6186 091, R6187 299-318, R6198 001,
015, and 057
Acreage: 96.73
Square Footage: 593,214
Proposed Development: Private School
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. Audience Comments

H. Committee Reports

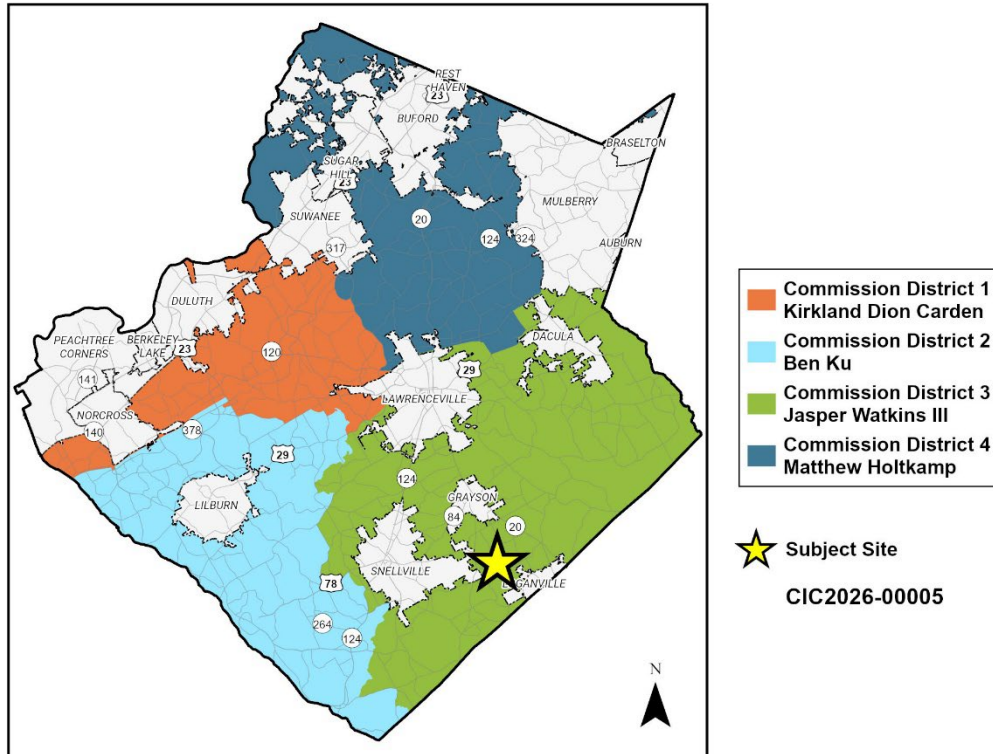
- Development Advisory Committee Appointment

I. Comments By Staff and Planning Commission

J. Adjournment

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2026-00005
Current Zoning: R-TH (Single-Family Townhouse District)
Request: Change in Conditions
Addresses: 3300 Block of Lake Carlton Road, 670-680 Block of Midway Road, 3400 Block of Palmer Drive, 3500 Block of Precision Court, and 3500 Prism Court
Map Numbers: R5126 173, 184, 442-447, 480-537, and 537A-537E
Site Area: 9.44 acres
Units: 63
Development: Townhouses
Commission District: District 3 – Commissioner Watkins
Future Development Type: Neighborhood Traditional+
Staff Recommendation: DENIAL



Applicant: Lake Carlton Home Builders, Inc.
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Lake Carlton Home Builders, Inc.
4062 Peachtree Road NE, Suite A
Brookhaven, GA 30319

Contact: Shane Lanham

Phone: 770.232.0000

Zoning History

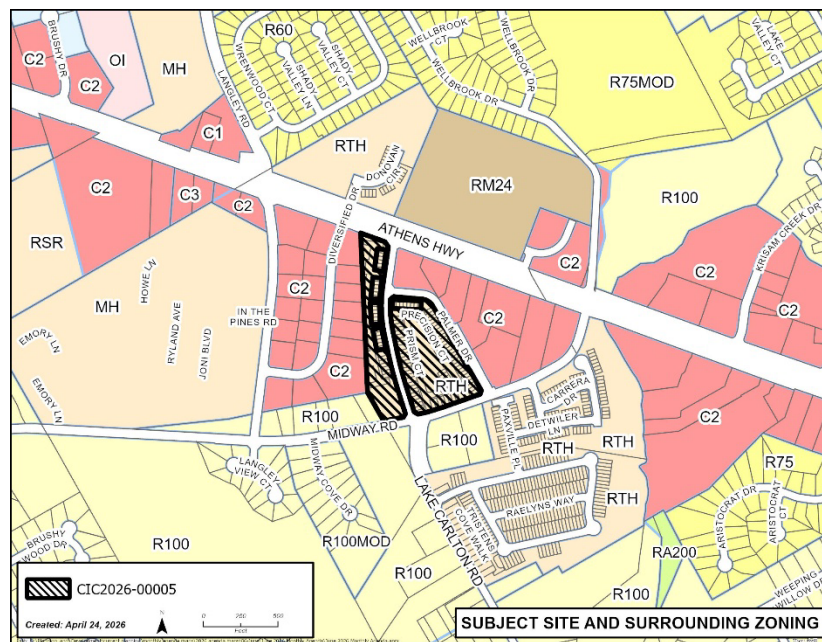
The subject property is zoned R-TH (Single-Family Townhouse District). In 2021, the property was part of a 12.09-acre rezoning from M-1 (Light Industry District) and C-2 (General Business District) to R-TH for 95 townhouses, pursuant to RZM2021-00022 and RZM2021-00024.

Existing Site Condition

The site is a 9.44-acre portion of the Lake Carlton Townhomes subdivision located along Lake Carlton Road, south of its intersection with Athens Highway. Construction began in 2024, and streets, utilities, and a stormwater management facility have been installed. Subsequently, building permits have been issued for 32 townhouse units, each approximately 2,000 square feet. There are 63 undeveloped lots remaining. The nearest Ride Gwinnett transit stop is approximately 4.5 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of commercial and residential uses. To the north is an undeveloped commercial property. Apartments as well as the Langley Overlook townhouse subdivision are also to the north, across Athens Highway. Commercial uses are to the east and west. Single-family residences on large lots, and townhouses in the Carlton Crossing and Darlington subdivisions are to the south across Midway Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	7.86 units per acre (approved)
North	Undeveloped (Commercial)	C-2	N/A
	Apartments (Rosemont Grayson)	RM-24	20 units per acre
	Townhouses (Langley Overlook)	R-TH	7.68 units per acre
East	Commercial	C-2	N/A
South	Single-Family Residential	R-100	0.87 units per acre
	Townhouses (Carlton Crossing)	R-TH	6.66 units per acre
	Townhouses (Darlington)	R-TH	7.56 units per acre
West	Commercial	C-2	N/A

Project Summary

The applicant requests a change in conditions for a property zoned R-TH for townhouses, including:

- 63 townhouses with a minimum heated floor area of 1,650 square feet. (*The original conditions required a minimum heated floor area of 2,000 square feet.*)
- No other modifications are proposed.

Zoning and Development Standards

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

Standard	Required	Existing	Meets Standard?
Density	Maximum 10 units per acre	7.86 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 35'	Maximum 35'	YES
Common Area	Minimum 15% or 1.81 acres	36% or 4.30 acres	YES
Guest Parking	Minimum 24 spaces	46 spaces	YES
Zoning Buffer	Minimum 35'	35'	YES

Public Participation

The applicant held a community meeting on March 16, 2026, at the community's model home in Loganville. There were no community members in attendance.

Staff Analysis

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

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

The property is surrounded by a mixture of commercial and residential uses. The proposed change in conditions is suitable in view of the use and development of adjacent and nearby property.

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

The applicant is requesting to reduce the minimum heated floor area for the remaining 63 townhouses in the subdivision from 2,000 to 1,650 square feet. The Langley Overlook, Carlton Crossing, and Darlington subdivisions were conditioned to a minimum heated floor area of 1,800 square feet. The proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.

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

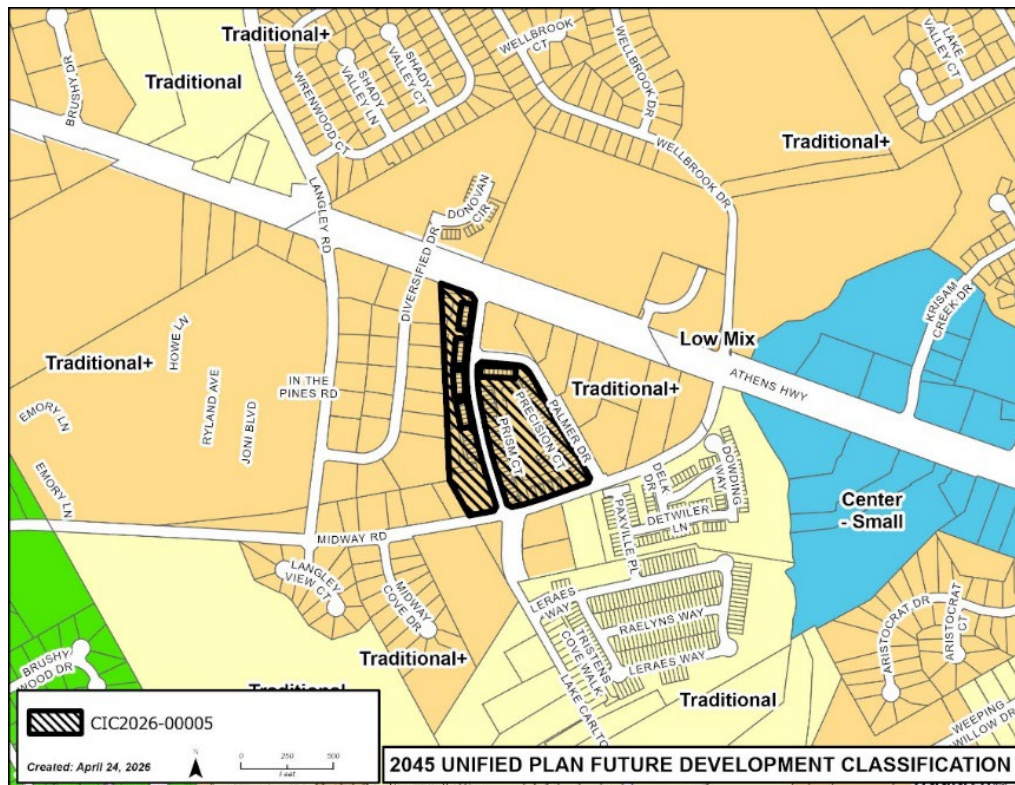
The property has a reasonable economic use as currently zoned.

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

No impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, or school enrollment.

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

The Unified Plan’s Future Development Map indicates “Neighborhood Traditional+” for the subject property, which encourages a variety of single-family attached and detached housing types. Townhouses are a recommended land use and R-TH is a recommended zoning district for this future development type. The proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the change in conditions request.

Staff Recommended Conditions

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

Approval of the change in conditions for townhouses in R-TH (Single-Family Townhouse District), subject to the following conditions:

1. Single-family attached townhouses and accessory uses, not to exceed ~~95~~ **63** units.
2. The site shall be developed in general accordance with **Exhibit B: Site Plan, dated received April 22, 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.** ~~The submitted site plan presented on July 7, 2021, during the Planning Commission meeting.~~
3. The minimum heated floor area per dwelling unit shall be ~~2,000~~ **1,800** square feet.
4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. Units along the frontage of Athens Highway and Midway Road shall be constructed primarily of brick or stacked stone, with accents of fiber-cement siding or shake on all sides.
5. All dwellings shall have at least a double car garage.
6. A mandatory Homeowners' Association shall be established and responsible for maintenance of all common areas, facilities, and rental restriction not to exceed 10 percent.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by decorative fencing and landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
10. Provide traffic calming for the proposed design in compliance with Gwinnett County Traffic Calming Design Guide.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Redlined Resolutions (RZM2021-00022 and RZM2021-00024)
- F. Application and Disclosure of Campaign Contributions
- G. Public Participation Plan and Report
- H. Internal and External Agency Review Comments
- I. Maps

Exhibit A: Site Visit Photos



Front façade of existing townhouses



Rear façade of existing townhouses

Exhibit B: Site Plan

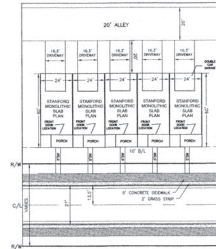
[attached]

RECEIVED

4.22.26



FINAL PLAT FOR: LAKE CARLTON TOWNHOMES



TYPICAL LOT UNIT LAYOUT

GRANT OF EASEMENT

The General Purpose Public Access and Utility Easements shown on this plat for private facilities to be installed and used for the purposes of this project shall be deemed to be granted to the County and to the public to be used for the purposes of this project...

CORNER SIGHT DISTANCE CERTIFICATION FOR SUBDIVISIONS

I, the undersigned, hereby certify that the proposed entrance and all other streets for the LAKE CARLTON TOWNHOMES project are designed with adequate corner sight distance for each intersection. The regulated speed limit for major streets is 25 miles per hour. The sight distance for all driver observation points is at least 200 feet in each direction. Sight distance is measured with the driver eye height of 3.5 feet at a distance of 100 feet from the nearest through lane to the center of each intersection.

Signature of Property Owner: [Signature] Date: 8/28/25

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 14-2-142, THIS PLAT WAS PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL GOVERNMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Signature of Surveyor: [Signature] Date: 8/28/25

PARKING NOTES

- MINIMUM 1 FREE CAR + 1 FREE BIKE + 2 BICYCLES
- MINIMUM 1 FREE CAR + 1 FREE BIKE + 2 BICYCLES
- MINIMUM 1 FREE CAR + 1 FREE BIKE + 2 BICYCLES

RZM2021-00022 & RZM2021-00024 DATED 07/27/2021

- 1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS: a. METAL AND SERVICE COMPACTS AND ACCESSORY USES...
- 2. THE SITE SHALL BE DEVELOPED IN GENERAL ACCORDANCE WITH THE SUBMITTED SITE PLAN PRESENTED ON JULY 2, 2021 DURING THE PLANNING COMMISSION MEETING.
- 3. THE MINIMUM HATED FLOOR AREA PER DWELLING UNIT SHALL BE 800 SQUARE FEET.

NOTE: REGISTRATION LINES TO BE DEDICATED TO AND MAINTAINED BY A MANUFACTORY PROPERTY OWNERS ASSOCIATION OR HOMEOWNERS ASSOCIATION

GEORGIA811
Utilities Protection Center, Inc.
Keep them below.
Call before you dig.

OWNERS ACKNOWLEDGEMENT AND DECLARATION

(STATE OF GEORGIA, COUNTY OF GWINNETT) THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN FURTHER AFFIRMATION OF HIS FAITHFUL ACKNOWLEDGMENT THAT THIS PLAT WAS MADE FROM AN ACUTE SURVEY AND IS SUBJECT TO THE APPLICABLE FEDERAL, STATE, LOCAL, AND OTHER PUBLIC LAWS AND REGULATIONS...

Signature of Subdivisor: [Signature] Date Signed: 8/28/25

Signature of Owner: [Signature] Date Signed: 8/28/25

FINAL SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND THAT THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED BY ME OR UNDER MY SUPERVISION THAT ALL MEASUREMENTS BETWEEN ADJACENT LOTS ARE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, LOCAL, AND OTHER PUBLIC LAWS AND REGULATIONS...

Signature of Surveyor: [Signature] Date: 8/28/25

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLETES THE REQUIREMENTS OF THE GEORGIA SUBDIVISION ACT AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE GEORGIA SUBDIVISION ACT AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS...

Signature of Director: [Signature] Date: 8/28/25

MAINTENANCE RESPONSIBILITY

IN SUBDIVISIONS WHERE LAND IS PROVIDED FOR COMMON AREA OR RECREATION USE IN ACCORDANCE WITH THIS SECTION, EACH LAND OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH COMMON AREAS AND RECREATION AREAS UNLESS OTHERWISE PROVIDED BY THE SUBDIVISION INSTRUMENTS...

PLAT 2025-00191

SURVEYOR: PRECISION PLANNING, INC. 400 PINE COLLEGE ROAD LAWRENCEVILLE, GA 30046 CONTACT: DONNY JAMES PHONE: 770-978-8888 EMAIL: BHUGH@PRECISIONVA.COM

DEVELOPER: LAKE CARLTON HOME BLDG. INC. 340 LAKE CARLTON ROAD LAWRENCEVILLE, GA 30046 CONTACT: BRAD HODGES PHONE: 770-978-8888 EMAIL: BHUGH@PRECISIONVA.COM

7/15/2025 DATE R21007 PREPARED BY 1 OF 2

PLAT #: 00168 P: 00165
Recorded: 09/19/2025 03:27 PM
26169322 - Pages: 2 - Fees: \$20.00
Title P: Gwinnett
City of Gwinnett Court, Gwinnett County, GA

- 1. STORMWATER NOTES: THE STORMWATER MANAGEMENT PLAN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA OF 1.0 ACRES OR MORE SHALL BE EFFECTIVE BY SEPTEMBER 29, 2026.
- 2. THERE ARE NO EXISTING WETLANDS ON THIS PROJECT SITE.
- 3. THERE ARE NO EXISTING STATE WATER ON THIS PROJECT SITE.

- 4. METAL AND SERVICE COMPACTS AND ACCESSORY USES: METAL AND SERVICE COMPACTS AND ACCESSORY USES SHALL BE PROHIBITED ON THIS PLAT.
- 5. INTERFACIAL ACCESS: INTERFACIAL ACCESS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
- 6. LIGHTING: LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE SUBMITTED SITE PLAN PRESENTED ON JULY 2, 2021 DURING THE PLANNING COMMISSION MEETING.

GENERAL NOTES

- 1. ZONING: R21007
- 2. ZONING: R21007
- 3. ZONING: R21007
- 4. ZONING: R21007
- 5. ZONING: R21007

GENERAL NOTES

- 1. ZONING: R21007
- 2. ZONING: R21007
- 3. ZONING: R21007
- 4. ZONING: R21007
- 5. ZONING: R21007

GENERAL NOTES

- 1. ZONING: R21007
- 2. ZONING: R21007
- 3. ZONING: R21007
- 4. ZONING: R21007
- 5. ZONING: R21007

PLAT B, 00168 P, 00166
 Replat of: 00190208 0327 001
 254,09325 Pages: 2 Fees: \$20.00
 Title P Survey
 Clerk of Superior Court, Gwinnett County, GA

THIS PLAT WILL BE REVISED FROM TIME TO TIME AS TOWNSHIP BUILDERS AND CONTRACTORS NETWORKS WILL CONSIDER LOCATING NEW BUILDINGS. COUNTY DIMENSIONS AND FUTURE FLOOR ELEVATIONS OF EACH UNIT AS BUILDINGS ARE COMPLETED.

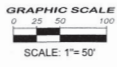


CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	144.16'	150.00'	138.65' N05°23'51"W
C2	86.57'	90.00'	83.21' S07°33'51"E
C3	267.56'	260.00'	262.46' N41°37'38"W
C4	236.61'	851.92'	236.02' N04°34'32"E
C5	236.61'	851.92'	236.02' N04°34'32"E
C6	236.61'	851.92'	236.02' N04°34'32"E
C7	8.97'	12.00'	5.94' S79°52'02"E
C8	54.97'	55.00'	52.11' S08°17'51"E
C9	1.63'	56.00'	1.63' S30°49'31"E
C10	6.74'	17.00'	6.70' S47°02'51"E
C11	13.17'	17.00'	12.94' N07°04'49"E
C12	20.56'	15.00'	18.99' N49°14'37"W
C13	23.29'	15.00'	21.02' S26°59'37"W
C14	10.11'	17.00'	9.96' S34°31'54"E
C15	11.85'	12.00'	11.41' N02°05'46"E
C16	20.12'	15.00'	18.60' N48°30'16"W
C17	9.73'	17.00'	9.60' S76°47'30"E
C18	33.63'	15.00'	31.47' N40°03'07"E
C19	1.90'	18.00'	1.90' N02°20'38"E
C20	27.00'	15.00'	23.50' N47°28'44"E
C21	14.89'	15.00'	14.36' S08°17'31"E
C22	27.00'	15.00'	23.50' S08°17'31"E
C23	303.47'	891.93'	303.87' S05°30'49"E
C24	273.72'	267.00'	273.61' S14°37'38"W
C25	9.38'	23.00'	9.32' S89°37'31"E
C26	30.60'	30.00'	28.11' N02°24'49"E
C27	51.17'	20.00'	33.17' N07°09'51"E
C28	2.89'	20.00'	2.88' N07°50'01"W
C29	1.19'	50.00'	1.19' N07°47'21"W
C30	1.28'	20.00'	1.28' N07°30'29"W
C31	33.47'	20.00'	28.38' N08°44'47"E
C32	31.47'	20.00'	28.28' S31°17'31"W
C33	31.47'	20.00'	27.91' S07°29'51"E
C34	4.32'	50.00'	4.32' N08°17'44"E
C35	31.47'	20.00'	28.28' N38°54'37"E
C36	31.47'	20.00'	28.28' S31°17'31"W
C37	30.89'	20.00'	27.68' S39°17'31"E
C38	16.09'	23.00'	16.00' N48°38'31"E
C39	18.45'	12.45'	18.41' S82°50'41"E
C40	181.01'	368.17'	158.73' S115°44'41"E

Change in Conditions Zoning Boundary Line Legend
 Green line: Denotes zoning boundary lines for request
 Red line: Denotes property excluded from zoning request

BLOCK/LOT CHART:

BLOCK "A" - 30 UNITS - 1-30
BLOCK "B" - 56 UNITS - 31-86
TOTAL - 86 UNITS



LOT STREET NAME

LAKE CARLTON RD	1 - 30
PALMER RD	31 - 62
MONDAY RD	63 - 69
LAKE CARLTON RD	70 - 92
PRECISION COURT	93 - 98

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	172.42'	S70°08'58"E	L29	56.36'	S77°29'46"W	L57	55.72'	N00°54'46"W	L85	32.00'	S78°17'13"W
L2	74.02'	S19°41'51"W	L30	28.81'	N60°27'18"W	L58	29.19'	S86°50'54"W	L86	32.00'	N13°42'40"E
L3	185.54'	S20°27'32"E	L31	164.19'	N17°33'44"W	L59	221.43'	S29°40'30"E	L87	132.00'	N78°17'10"E
L4	68.67'	S37°04'12"E	L32	123.86'	N11°14'24"W	L60	16.80'	S00°01'42"W	L88	32.00'	S19°47'45"E
L5	14.37'	S29°14'24"E	L33	27.81'	N49°18'01"E	L61	69.69'	S29°42'03"E	L89	30.00'	S78°17'10"E
L6	180.48'	N44°55'59"W	L34	171.00'	S88°50'13"E	L62	53.33'	S31°42'36"E	L90	85.68'	S13°42'40"E
L7	27.56'	N28°12'44"E	L35	212.47'	S29°40'30"E	L63	16.80'	N09°12'40"E	L91	33.30'	N79°13'04"W
L8	176.17'	N07°59'52"E	L36	168.89'	S31°14'30"E	L64	118.97'	S37°34'32"E	L92	104.00'	S00°20'27"E
L9	61.73'	N07°59'52"E	L37	144.69'	S39°58'28"E	L65	170.48'	S07°59'56"W	L93	19.83'	S00°04'40"E
L10	18.42'	N59°21'12"E	L38	56.88'	N29°58'28"W	L66	34.21'	S27°58'56"W	L94	178.50'	S11°28'10"E
L11	182.22'	S84°50'59"E	L39	185.37'	S17°19'12"E	L67	65.23'	S27°59'56"W	L95	126.33'	S02°17'10"E
L12	79.87'	S20°27'32"E	L40	56.48'	S17°29'27"E	L68	123.86'	S19°14'32"E	L96	162.58'	N02°20'38"E
L13	83.02'	S28°12'44"E	L41	218.11'	N17°32'12"W	L69	158.44'	S17°33'44"E	L97	11.79'	N10°58'28"E
L14	66.57'	S28'25'58"E	L42	227.09'	N41°48'28"W	L70	26.74'	S27°52'23"W	L98	17.89'	N81°50'47"E
L15	16.47'	S29°27'12"E	L43	191.40'	N00°54'41"W	L71	133.98'	S19°22'38"W	L99	98.67'	N09°41'48"E
L16	30.46'	S29°27'12"E	L44	41.20'	N48°19'18"W	L72	28.47'	S20°27'38"W	L100	18.00'	S08°17'10"E
L17	73.38'	S32°22'22"E	L45	170.80'	S19°28'12"W	L73	228.55'	N02°20'45"W	L101	75.21'	N08°04'13"E
L18	72.86'	S31°22'44"E	L46	82.19'	N17°32'27"W	L74	376.33'	N02°20'38"W	L102	30.00'	N81°50'47"E
L19	80.57'	S32°05'24"E	L47	73.71'	N41°48'28"W	L75	7.20'	N02°20'38"W	L103	30.00'	N08°14'18"E
L20	79.27'	S20°27'32"E	L48	10.80'	N19°41'31"W	L76	408.31'	N02°20'38"W	L104	130.00'	S81°50'47"E
L21	74.56'	S29°27'12"E	L49	113.00'	N41°48'28"W	L77	172.80'	S19°27'27"E	L105	30.00'	S08°04'13"W
L22	28.17'	S27°29'12"E	L50	35.20'	N41°48'28"W	L78	45.33'	S24°44'27"E	L106	30.00'	N81°50'47"E
L23	60.67'	S20°27'12"E	L51	110.20'	S19°41'31"W	L79	58.27'	S04°43'29"E	L107	123.86'	S08°14'18"W
L24	48.90'	S29°27'12"E	L52	88.49'	N41°48'28"W	L80	166.41'	N00°27'28"E	L108	56.43'	S04°43'29"E
L25	187.53'	S19°39'47"W	L53	44.56'	N00°54'41"W	L81	134.70'	N03°12'04"W	L109	169.21'	S01°48'10"E
L26	66.30'	S72°36'46"W	L54	13.00'	N19°59'18"E	L82	184.23'	N11°28'50"W	L110	354.42'	N29°27'41"W
L27	43.20'	S72°36'46"W	L55	73.00'	N19°59'18"E	L83	48.81'	N01°28'24"W	L111	134.11'	N19°22'41"E
L28	5.02'	S72°36'46"W	L56	13.00'	S19°59'18"E	L84	132.41'	N13°42'40"W			

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DEVELOPER
 BOCORINI/CHIES
 400 FIRE BOLLEAVUE
 ATLANTA, GA 30309
 CONTACT: BRAD BOGARD
 PHONE: 770-478-1088
 EMAIL: BRADBOGARD@BOCORINI.COM

OWNER
 LAKE CARLTON HOME BUILDERS, INC.
 241 LAKE CARLTON ROAD
 LAWRENCEVILLE, GA 30046
 CONTACT: DENNIS ADAMS
 EMAIL: BRADBOGARD@BOCORINI.COM

ENGINEER
 PRECISION PLANNING, INC.
 400 FIRE BOLLEAVUE
 LAWRENCEVILLE, GA 30046
 CONTACT: DENNIS ADAMS
 PHONE: 770-338-8000
 EMAIL: PREP@PPILUS.COM

SURVEYOR
 PRECISION PLANNING, INC.
 400 FIRE BOLLEAVUE
 LAWRENCEVILLE, GA 30046
 CONTACT: DONNY JAMES
 PHONE: 770-338-8000
 EMAIL: S220@PPILUS.COM

PLAT2025-00191

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 4.22.26**

PRECISION Planning Inc.
 planners • engineers • architects • surveyors
 1775 BIRKHEAD DRIVE, SUITE 100
 LAWRENCEVILLE, GA 30046
 PHONE: 770-338-8000
 WWW.PPILUS.COM

LAKE CARLTON HOME BUILDERS, INC.
 LAND LOT "D5, 5TH AND DISTRICT, GWINNETT COUNTY, GEORGIA

FINAL PLAT
 PLAT2025-00191
 ABL2025-00168

SHEET TITLE
 PREL. COP. DEL. RELEASE

DATE: 04/23/2025

7/15/2025
 R21007
 PROJECT NO.

2 OF 2

Exhibit C: Building Elevations

[attached]

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2.26.2026



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2.26.2026

Side View



Repose Gray SW7015

Cementitious Siding

RECEIVED

2.26.2026

Rear View



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

[attached]



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

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

LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Change in Conditions Application (the “Application”) on behalf of Lake Carlton Home Builders, Inc. (the “Applicant”), relative to a proposed development on an approximately 9.441-acres tract (the “Property”) located along Lake Carlton Road, Palmer Drive, and Midway Road bearing Gwinnett County Tax Parcel numbers R5126 173, R5126 184, R5126 442, R5126 443, R5126 444, R5126 445, R5126 446, R5126 447, R5126 480, R5126 481, R5126 482, R5126 483, R5126 484, R5126 485, R5126 486, R5126 487, R5126 488, R5126 489, R5126 490, R5126 491, R5126 492, R5126 493, R5126 494, R5126 495, R5126 496, R5126 497, R5126 498, R5126 499, R5126 500, R5126 501, R5126 502, R5126 503, R5126 504, R5126 505, R5126 506, R5126 507, R5126 508, R5126 509, R5126 510, R5126 511, R5126 512, R5126 513, R5126 514, R5126 515, R5126 516, R5126 517, R5126 518, R5126 519, R5126 520, R5126 521, R5126 522, R5126 523, R5126 524, R5126 525, R5126 526, R5126 527, R5126 528, R5126 529, R5126 530, R5126 531, R5126 532, R5126 533, R5126 534 R5126 535, R5126 536, R5126 537, R5126 537A, R5126 537B, R5126 537C, R5126 537D, and R5126 537E. The Property is currently zoned R-TH pursuant to RZM2021-00022 & RZM2021-00024 (the “Current Zoning”) and is designated as within the Traditional+ character area on the Gwinnett County 2045 Unified Plan Future Development Map.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880
Page 16 of 54
www.mptlawfirm.com

The Applicant received approval pursuant to the Current Zoning to develop the Property as a 95-unit townhome community. The development was approved in the Current Zoning with a restrictive condition on the minimum heated floor area per dwelling unit. Following the beginning of development on the Property, the Applicant discovered a need for the reduction in the minimum heated floor area per dwelling unit for the remaining 63 units. The proposed change in conditions is compatible with the surrounding zoning classifications and is compatible with existing land uses. Accordingly, the Applicant respectfully requests to modify Condition 3. of the Current Zoning as follows:

Condition 3.: The minimum heated floor area per dwelling unit shall be ~~2,000~~ 1,650 square feet.

The reduced minimum square footage is in line with residential developments in the area and compliant with the requirements of the Unified Development Ordinance. The Applicant simply requests that the standards applicable to the Property be the same as all other similarly situated properties.

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 Change in Conditions Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 17th day of April, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

JUSTIFICATION FOR CHANGE IN CONDITIONS APPLICATION

The portions of the Gwinnett County Unified Development Ordinance (the “UDO”) which impose or may impose certain conditions on the Property other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO as applied to the subject Property, which restricts its use to the present imposed conditions, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development and use with the change in conditions as requested by the Applicant, and is not economically suitable for development without the requested change in conditions. A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to grant the requested change in conditions with such condition as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the

United States. A grant of the change in conditions subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Property, would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 26th day of February, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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

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

Yes, approval of the Change in Conditions Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The adjacent and nearby properties are also residential single-family attached and detached developments, which are compatible with the proposed townhome development

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

No, approval of the Change in Conditions Application will not adversely affect the existing use or usability of any of the nearby properties. The nearby properties are residential single-family attached and detached neighborhoods, which are compatible with the proposed townhome development on the Subject Property.

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

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

No, approval of the Change in Conditions Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development has direct access to Lake Carlton Road, Midway Road, and Athens Hwy. Additionally, the proposed Change in Conditions is not increasing the number of residential units provided on the Property from the Current Zoning.

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

Yes, approval of the Change in Conditions Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan, which specifically encourages townhomes in the traditional+ character area.

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

The Applicant submits that the quality of the proposed development and the character of surrounding uses provide additional supporting grounds for approval of the application.

Exhibit E: Redlined Resolutions (RZM2021-00022 and RZM2021-00024)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 27, 2021

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

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMMISSIONER WATKINS, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 & C-2 to R-TH by ROCKHAVEN HOMES, LLC for the proposed use of TOWNHOUSES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 27, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of JULY 2021, that the aforesaid application to amend the Official Zoning Map from M-1 & C-2 to R-TH is hereby **APPROVED** with the following conditions:

1. Single-family attached townhouses and accessory uses, not to exceed 95 units.
2. The site shall be developed in general accordance with the submitted site plan presented on July 7, 2021, during the Planning Commission meeting.
3. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. Units along the frontage of Athens Highway and Midway Road shall be constructed primarily of brick or stacked stone, with accents of fiber-cement siding or shake on all sides.
5. All dwellings shall have at least a double-car garage.
6. A mandatory Homeowners' Association shall be established and responsible for maintenance of all common areas, facilities, and rental restriction not to exceed 10 percent.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by decorative fencing and landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
10. Provide traffic calming for the proposed design in compliance with Gwinnett County Traffic Calming Design Guide.

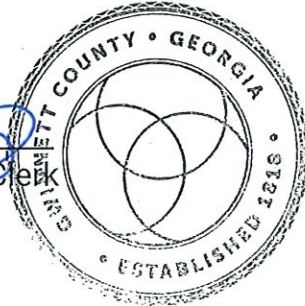
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 8/3/2021

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



Applicant Revised Conditions – RZM2021-00022

Approval as R-TH (Single-Family Residence Townhouse District), subject to the following conditions:

1. Single-family attached townhouses and accessory uses, not to exceed 95 units.
2. The site shall be developed in general accordance with the submitted site plan presented on July 7, 2021, during the Planning Commission meeting.
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4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. Units along the frontage of Athens Highway and Midway Road shall be constructed primarily of brick or stacked stone, with accents of fiber-cement siding or shake on all sides.
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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 27, 2021

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	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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5. All dwellings shall have at least a double-car garage.
6. A mandatory Homeowners' Association shall be established and responsible for maintenance of all common areas, facilities, and rental restriction not to exceed 10 percent.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by decorative fencing and landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
10. Provide traffic calming for the proposed design in compliance with Gwinnett County Traffic Calming Design Guide.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 8/3/2021

ATTEST:

Diana Hernandez
County Clerk/Deputy County Clerk



Applicant Revised Conditions – RZM2021-00024

Approval as R-TH (Single-Family Residence Townhouse District), subject to the following conditions:

1. Single-family attached townhouses and accessory uses, not to exceed 95 units.
2. The site shall be developed in general accordance with the submitted site plan presented on July 7, 2021, during the Planning Commission meeting.
3. The minimum heated floor area per dwelling unit shall be ~~2,000~~ **1,650** square feet.
4. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. Units along the frontage of Athens Highway and Midway Road shall be constructed primarily of brick or stacked stone, with accents of fiber-cement siding or shake on all sides.
5. All dwellings shall have at least a double car garage.
6. A mandatory Homeowners' Association shall be established and responsible for maintenance of all common areas, facilities, and rental restriction not to exceed 10 percent.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by decorative fencing and landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
10. Provide traffic calming for the proposed design in compliance with Gwinnett County Traffic Calming Design Guide.

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Lake Carlton Home Builders, Inc.</u> Address: <u>1550 N Brown Road, Suite 125</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30011</u> Phone: <u>770-232-0000</u> Email: <u>slanham@mptlawfirm.com</u>	Name: <u>Lake Carlton Home Builders, Inc.</u> Address: <u>1550 N Brown Road, Suite 125</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30011</u> Phone: <u>770-232-0000</u> Email: <u>slanham@mptlawfirm.com</u>
Contact Person: <u>Shane Lanham</u> Phone: <u>770-232-0000</u> Contact's Email: <u>slanham@mptlawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>R-TH</u> Prior Zoning Case No.: <u>RZM2021-00022 & RZM2021-00024</u> Parcel Number(s): <u>Please see Letter of Intent</u> Acreage: <u>9.441</u> Property Address(es): <u>Lake Carlton Road, Palmer Drive, and Midway Road, Loganville, GA 30052</u> Proposed Change in Conditions: <u>Reduce the maximum square footage from 2,000 to 1,650</u> Variance(s): <u>N/A</u> Waiver(s): <u>N/A</u>	
RESIDENTIAL DEVELOPMENT: No. of Dwelling Units: <u>63</u> Dwelling Unit Sq. Ft.: <u>1,650</u> Density: <u>7.86 units per acre</u> Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: <u>N/A</u> Total Building Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: <u>N/A</u> Total Non-Residential Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>	



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: Kassie Prater

Signature: *Kassie Prater*

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 055	Yes
R5126 173	Yes
R5126 184	Yes
R5126 537	Yes
R5126 537A	Yes
R5126 537B	Yes
R5126 537C	Yes
R5126 537D	Yes
R5126 537E	Yes
R5126 442	Yes
R5126 443	Yes
R5126 444	Yes
R5126 445	Yes

Tax Commissioner Affirmation

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

Name: *Sara Blascik*

Title: *TSA I*

Signature: *[Signature]*

Date: *2.25.2026*



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: Kassie Prater

Signature: Kassie Prater

Date: 2/23/2026

Property Information

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


Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 498	Yes
R5126 499	Yes
R5126 500	Yes
R5126 501	Yes
R5126 502	Yes
R5126 503	Yes
R5126 504	Yes
R5126 505	Yes
R5126 506	Yes
R5126 507	Yes
R5126 508	Yes
R5126 509	Yes
R5126 510	Yes

Tax Commissioner Affirmation

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

Name: Sara Blascik

Title: TSA I

Signature: 

Date: 2.25.2026



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: Kassie Prater

Signature: Kassie Prater

Date: 2/23/2026

Property Information

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

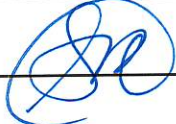
Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 524	Yes
R5126 525	Yes
R5126 526	Yes
R5126 527	Yes
R5126 528	Yes
R5126 529	Yes
R5126 530	Yes
R5126 531	Yes
R5126 532	Yes
R5126 533	Yes
R5126 534	Yes
R5126 535	Yes
R5126 536	Yes

Tax Commissioner Affirmation

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

Name: Sara Blascik

Title: TSA I

Signature: 

Date: 2.25.2026



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: Kassie Prater

Signature: Kassie Prater

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 459	yes
R5126 460	yes
R5126 461	yes
R5126 462	yes
R5126 463	yes
R5126 464	yes
R5126 465	yes
R5126 466	yes
R5126 467	yes
R5126 468	yes
R5126 469	yes
R5126 470	yes
R5126 471	yes

Tax Commissioner Affirmation

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

Name: Marche Eskew

Title: Tax Services Associate

Signature: [Signature]

Date: 2/25/26.



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: Kassie Prater

Signature: *Kassie Prater*

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 446	yes
R5126 447	yes
R5126 448	yes
R5126 449	yes
R5126 450	yes
R5126 451	yes
R5126 452	yes
R5126 453	yes
R5126 454	yes
R5126 455	yes
R5126 456	yes
R5126 457	yes
R5126 458	yes

Tax Commissioner Affirmation

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

Name: Marche Eskew

Title: Tax Services Associate

Signature: *Marche Eskew*

Date: 2/25/26



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: Kassie Prater

Signature: Kassie Prater

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 485	yes
R5126 486	yes
R5126 487	yes
R5126 488	yes
R5126 489	yes
R5126 490	yes
R5126 491	yes
R5126 492	yes
R5126 493	yes
R5126 494	yes
R5126 495	yes
R5126 496	yes
R5126 497	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 Dorough

Title: Tax Assessor

Signature: [Signature]

Date: 2.25.2026



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: Kassie Prater

Signature: Kassie Prater

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 511	yes
R5126 512	yes
R5126 513	yes
R5126 514	yes
R5126 515	yes
R5126 516	yes
R5126 517	yes
R5126 518	yes
R5126 519	yes
R5126 520	yes
R5126 521	yes
R5126 522	yes
R5126 523	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 McWhorter

Title: TSA

Signature: [Handwritten Signature]

Date: 2/25/26



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: Kassie Prater

Signature: *Kassie Prater*

Date: 2/23/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5126 472	Yes
R5126 473	Yes
R5126 474	Yes
R5126 475	Yes
R5126 476	Yes
R5126 477	Yes
R5126 478	Yes
R5126 479	Yes
R5126 480	Yes
R5126 481	Yes
R5126 482	Yes
R5126 483	Yes
R5126 484	Yes

Tax Commissioner Affirmation

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

Name: *Sara Blascik*

Title: *TSA I*

Signature: *[Signature]*

Date: *2.25.2026*



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: Lake Carlton Home Builders, Inc.

Signature: 
President

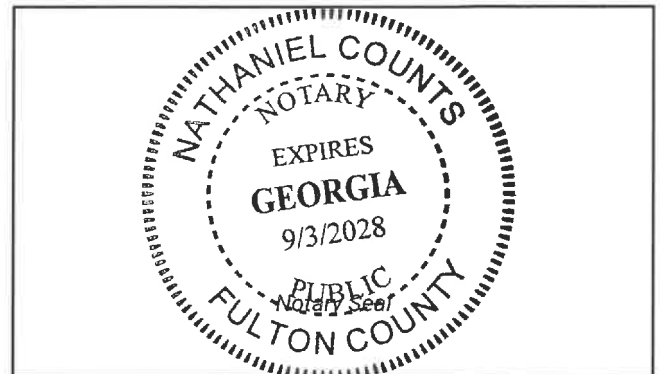
Date: 3/17/26

Notary Public

Name: Nathaniel Counts

Signature: 

Date: 3/17/26





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: Lake Carlton Home Builders, Inc.

Relationship to Application: Applicant Representative of Applicant

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature:

Date: 2/25/26



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: Kassie Prater

Relationship to Application: Applicant Representative of Applicant

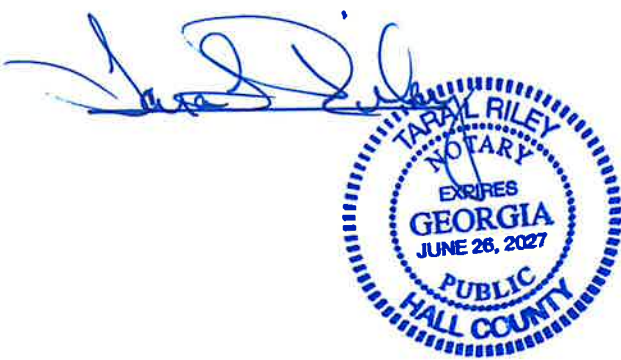
Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
See Attached			

Signature: *Kassie Prater*

Date: 3/24/20



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

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTION</u>	<u>DATE</u>
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
Ben Ku, Commissioner	\$1,300	02/03/2026

Shane M. Lanham, Attorney at Law, PC

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

Updated 08/29/2025

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?**

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.**

Bay Creek Community House, 3599 Bay Creek Church Road, Loganville, GA 30052

- 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.**

March 31, 2026 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. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.**

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.**

Thursday, March 16, 2026 at 6:30 P.M. at the Model Home at Lake Carlton, 3823 Lake Carlton Road SW, Loganville, Georgia 30052.

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.**

0 People attended.

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

The only attendees were the Applicant team, so no issues or concerns were expressed.

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?**

There were no attendees, so there were no issues or concerns to respond to.

Exhibit H: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		April 17, 2026
Department/Agency Name:		Transportation
Reviewer Name:		Brent Hodges
Reviewer Title:		Construction Manager 2
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com
Case Number:		CIC2026-00005
Case Address:		3410 Lake Carlton Road, Loganville, 30052
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Lake Carlton Road is a local road. There is no Average Daily Traffic (ADT) volume on file.	
2	The site is located 4.5 miles away from the nearest Ride Gwinnett facility (Stop 7000 / Route 70) at Wisteria Drive and US 78/Main Street East.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
6		

Note: Attach additional pages, if needed

Revised 7/26/2021

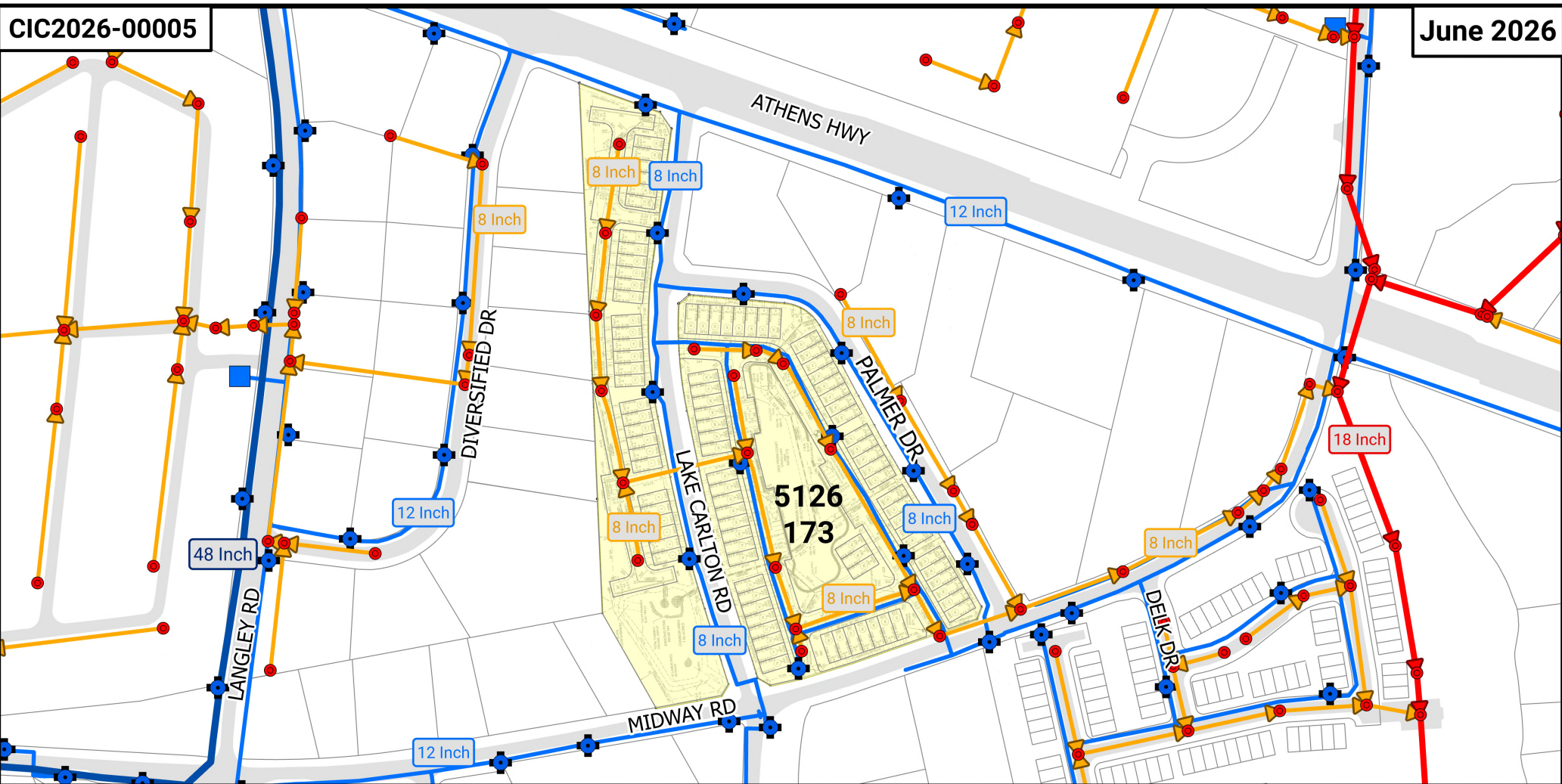


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		
Department/Agency Name:	DWR	
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	CIC2026-00005	
Case Address:	3557 Precision Ct	
Comments:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1	Water: GCDWR does not have comments for this Change-in-Conditions. The proposed development has recently completed construction and as-built of the newly installed 8-inch water main within the subject site.	
2	Sewer: GCDWR does not have comments for this Change-in-Conditions. The proposed development has recently completed construction and as-built of the newly installed 8-inch gravity sewer within the subject site.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
6		

Note: Attach additional pages, if needed

Revised 7/26/2021

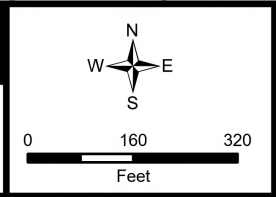


LEGEND

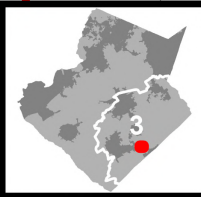
- Flow Management
- Pump Station
- Regional
- Manhole
- Hydrant
- City
- Water Main
- Proposed Water Main
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main
- Proposed Sewer Collector

3557 Precision Ct
R-TH

Water & Sewer Utility Map



LOCATION



Water Comments: GCDWR does not have comments for this Change-in-Conditions. The proposed development has recently completed construction and as-built of the newly installed 8-inch water main within the subject site.

Sewer Comments: GCDWR does not have comments for this Change-in-Conditions. The proposed development has recently completed construction and as-built of the newly installed 8-inch gravity sewer within the subject site.

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

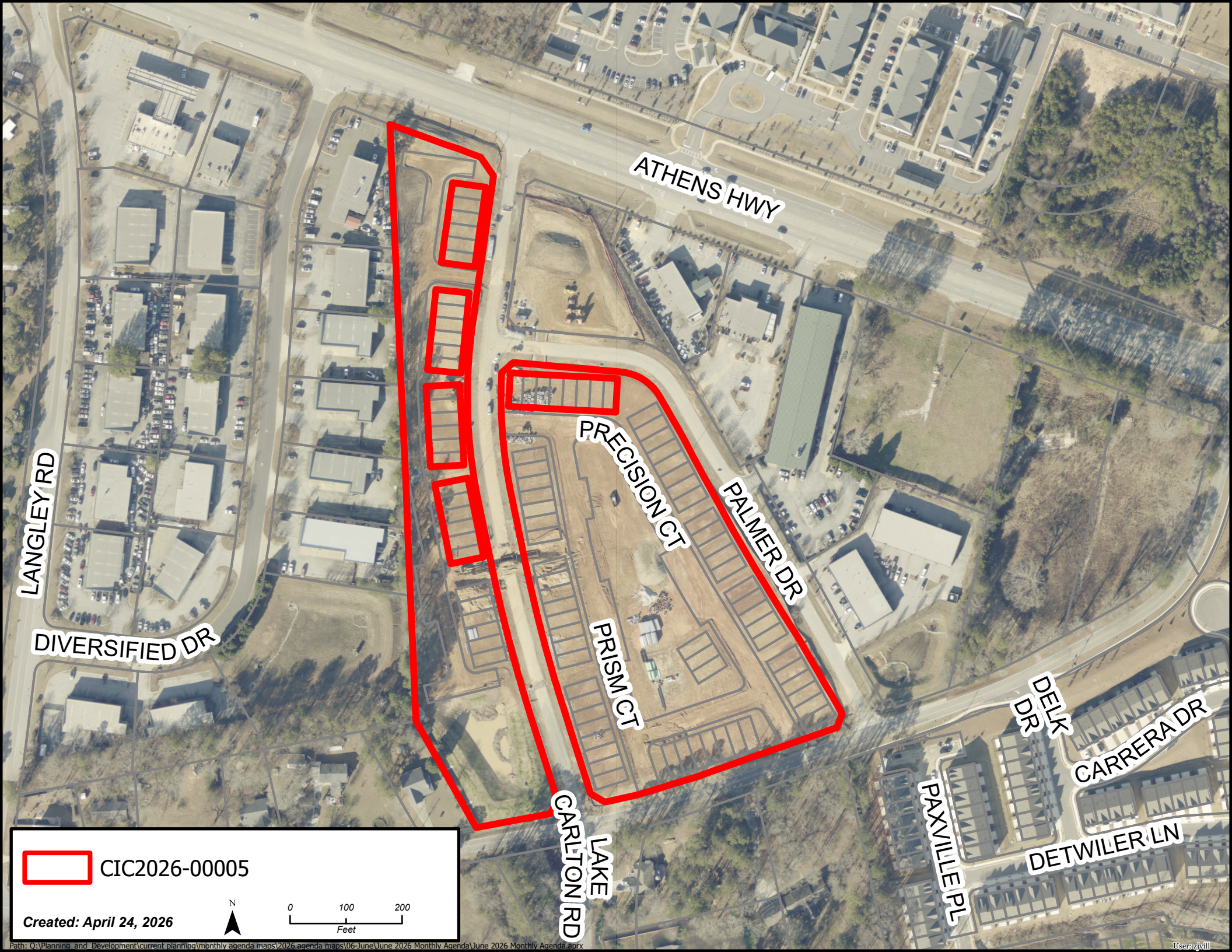
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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

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

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

Exhibit I: Maps

[attached]



LANGLEY RD

ATHENS HWY

DIVERSIFIED DR

PRECISION CT

PALMER DR

PRISM CT

CARLTON RD
LAKE

DEIK DR

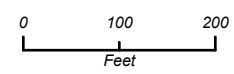
CARRERA DR

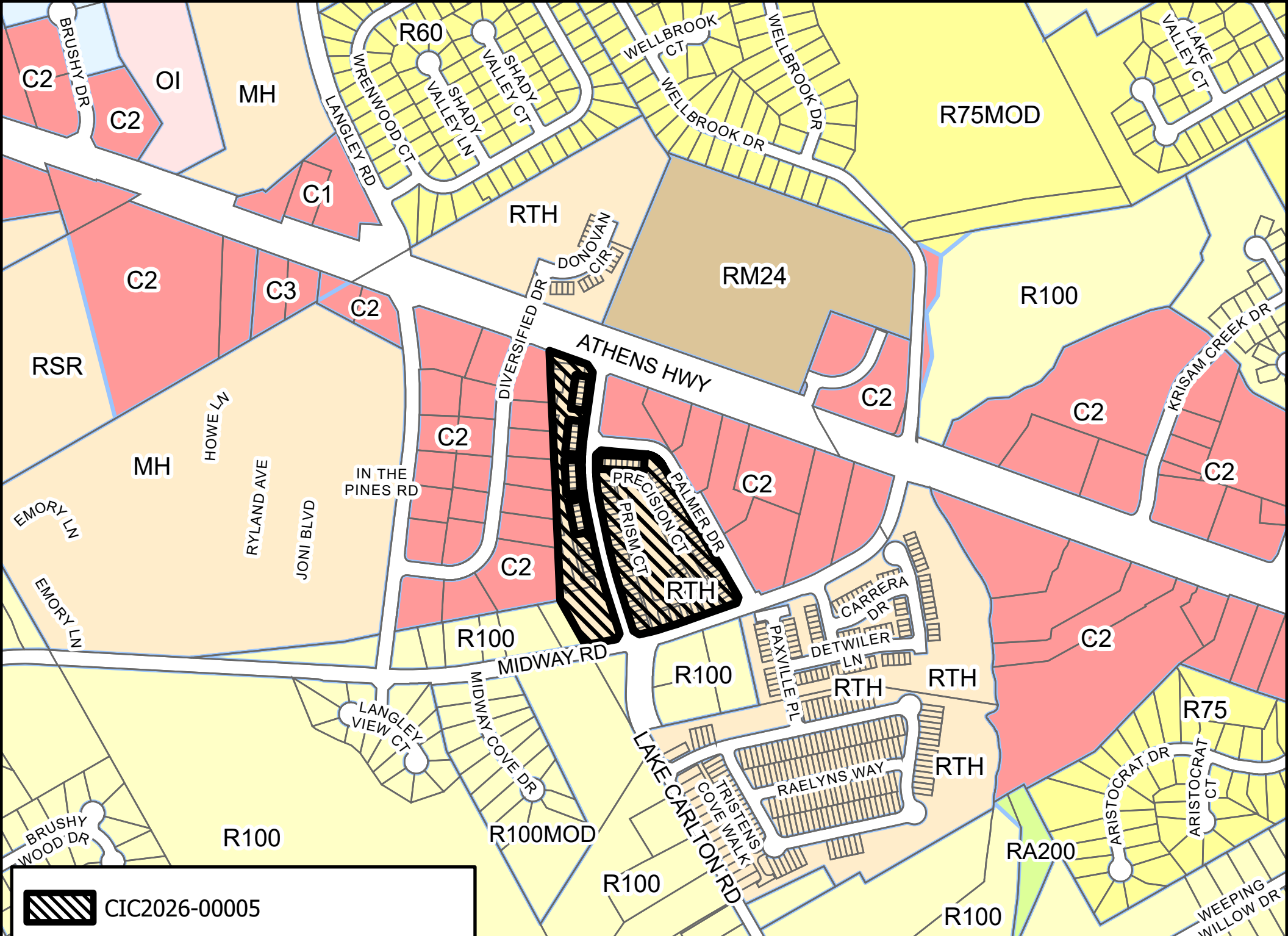
PAXVILLE PL

DETWILER LN

 CIC2026-00005

Created: April 24, 2026



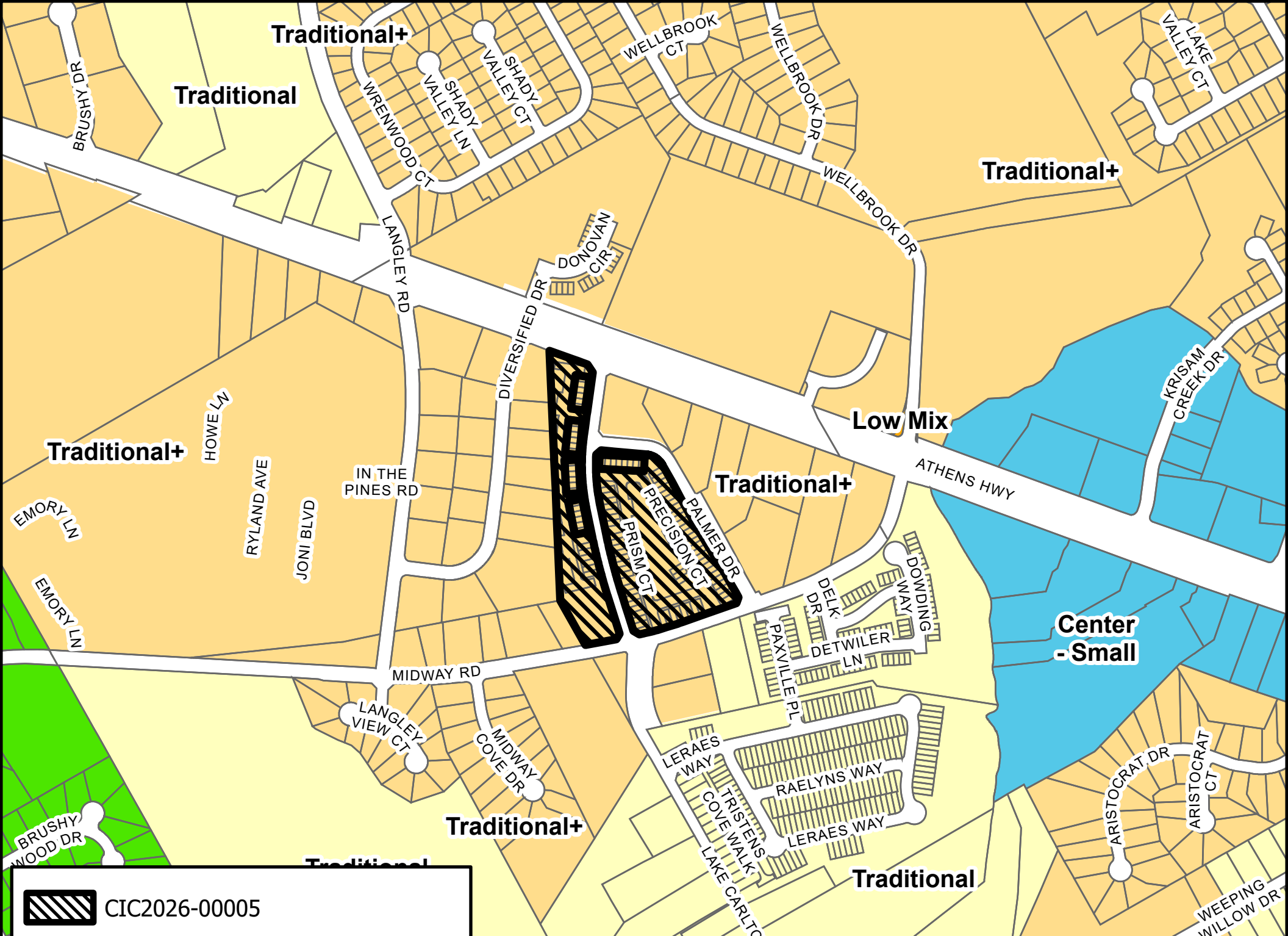


 CIC2026-00005

Created: April 24, 2026

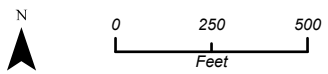
 

SUBJECT SITE AND SURROUNDING ZONING



 CIC2026-00005

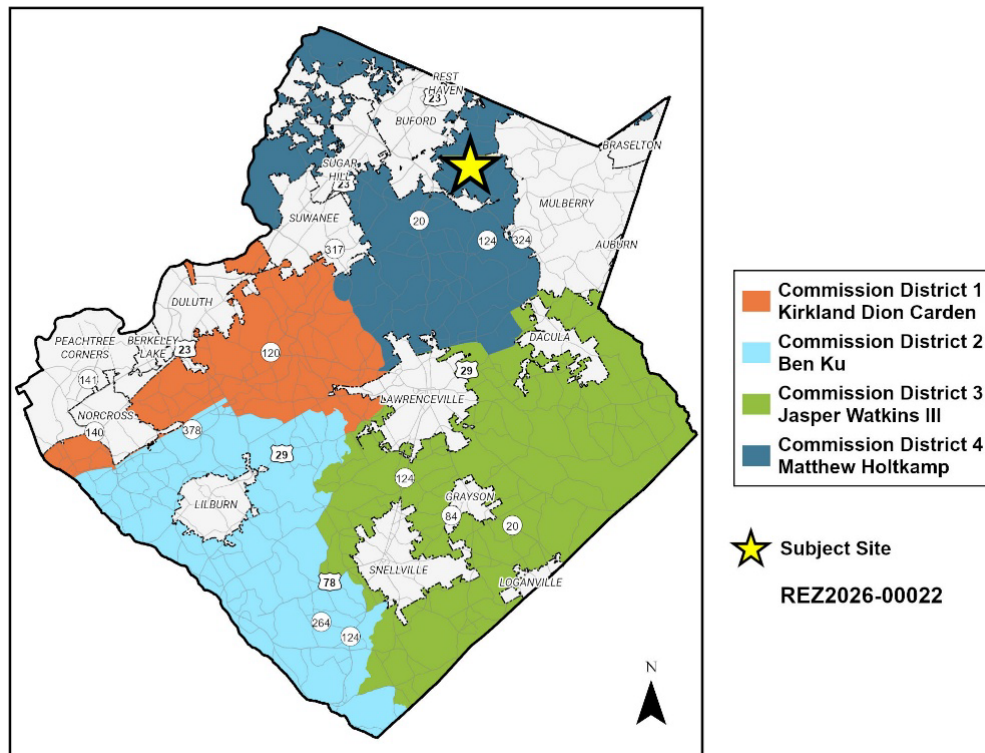
Created: April 24, 2026



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00022
Current Zoning: RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Addresses: 3379 and 3409 Camp Branch Road
Map Numbers: R7183 004 and 039
Site Area: 33.19
Units: 83
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: 6/2/2026
Board of Commissioners Advertised Public Hearing Date: 6/23/2026

Applicant: Ashton Atlanta Residential, LLC
c/o Wilson Brock & Irby, LLC
2849 Paces Ferry Road, Suite 700
Atlanta, GA 30339

Owners: David Greer
3379 Camp Branch Road
Buford, GA 30519

Ledford Living Trust
3409 Camp Branch Road
Buford, GA 30519

Contact: Harold Buckley

Phone: 770.803.3707

Zoning History

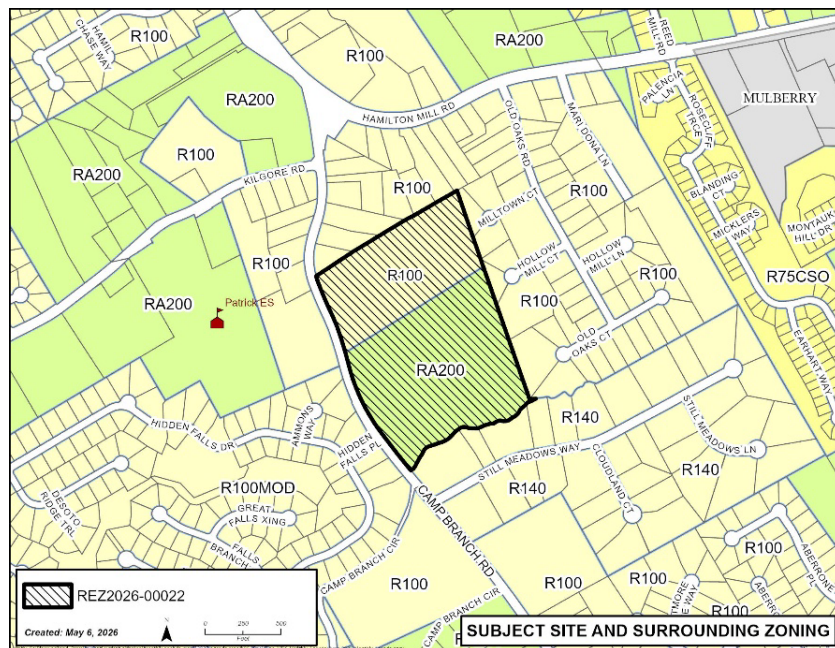
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 2023, the northern parcel was rezoned from RA-200 to R-100 for a single-family detached subdivision, pursuant to RZR2023-00012. No prior zoning requests are on record for the southern parcel.

Existing Site Condition

The subject property is a 33.19-acre assemblage of two parcels located along Camp Branch Road, south of its intersection with Kilgore Road. The site contains two single-family residences and accessory buildings, as well as a pond, streams, floodplain, floodway, wetlands, and steep slopes. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 3.0 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residences on large lots, and within subdivisions. Residences on large lots are to the north. The Old Oaks and Amelia Parc subdivisions are to the east. The Still Meadows subdivision is to the south. The Hidden Falls subdivision and a recently approved minor subdivision are to the west, across Camp Branch Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.50 units per acre
North	Single-Family Residential	R-100	1.04 units per acre
East	Single-Family Residential (Old Oaks)	R-100	1.20 units per acre
	Single Family Residential (Amelia Parc)	R-75 CSO	3.02 units per acre
South	Single-Family Residential (Still Meadows)	R-140	0.61 units per acre
West	Single-Family Residential (Hidden Falls)	R-100 MOD	1.63 units per acre
	Single-Family Residential	R-100	1.23 units per acre

Project Summary

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

- 83 single-family detached residences on lots ranging from 5,914 to 11,073 square feet, yielding a density of 2.50 units per acre.
- Two-story residences with two-car garages and a minimum heated floor area of 2,050 square feet.
- Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- 13.81 acres of open space, including 3.46 acres of usable open space comprised of pocket parks and a trail with benches around the pond.
- Two stormwater management facilities located in the front and center of the development.
- One full-access entrance with a deceleration lane, a left-turn lane, and a 5-foot-wide sidewalk along Camp Branch Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 10 acres	33.19 acres	YES
Density	Maximum 2.5 units per acre	2.5 units per acre	YES
Lot Size	Minimum 5,000 square feet	Minimum 5,000 square feet	YES
Lot Width	Minimum 50'	Minimum 50'	YES
Lot Coverage	Maximum 70%	Maximum 70%	YES
Front Yard	Minimum 10'	Minimum 10'	YES
Rear Yard	Minimum 20'	Minimum 20'	YES
Side Yard	Minimum 5'	Minimum 5'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Open Space	Minimum 40% or 13.26 acres	41% or 13.81 acres	YES
Usable Open Space	Minimum 10% or 3.32 acres	10.4% or 3.46 acres	YES

Public Participation

The applicant held a community meeting on March 5, 2026, at the Paradigm Workhub in Dacula. There were 48 community members in attendance, who raised questions regarding lot and dwelling size, amenities, density, traffic, and environmental impacts. The applicant responded to these concerns by discussing market preferences for diverse housing products, existing environmental features, and the traffic impact study.

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 would allow a single-family residential subdivision in an area that is characterized by single-family residences on large lots and within subdivisions, including Hidden Falls and Amelia Parc, both of which contain smaller lots. 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.

Since surrounding residences are on larger lots, staff has recommended a condition requiring an increased minimum lot size and width for lots along the northern, eastern, and western property lines. 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.

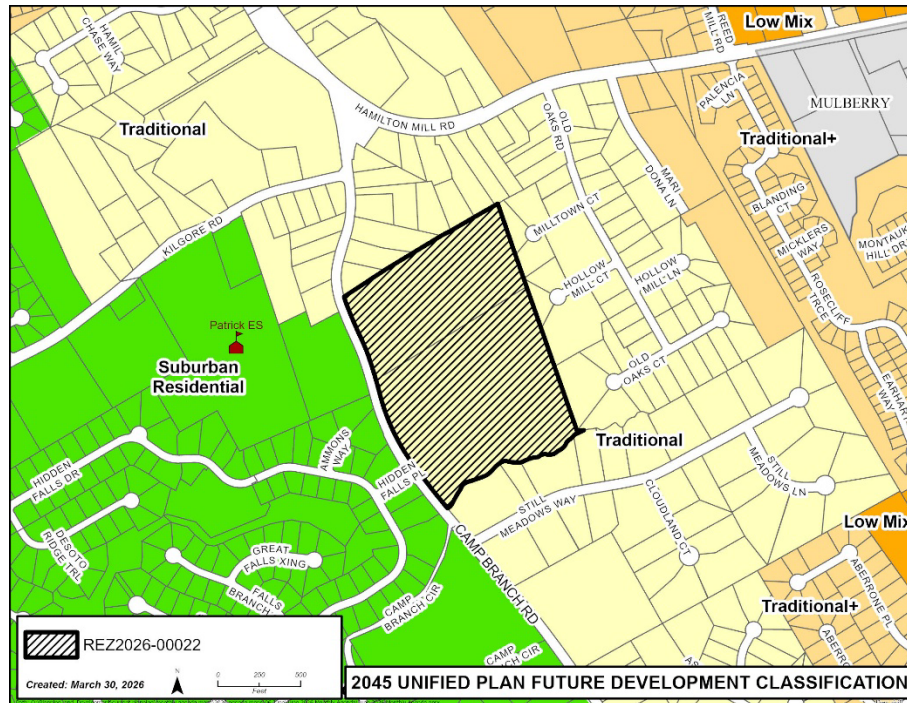
The property has a reasonable economic use as currently zoned.

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 63 morning and 83 evening peak hour trips. The study recommends a deceleration lane and a left turn lane into the development. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property. Given the availability of sewer, the property could be considered "Neighborhood Traditional+", which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Single-family residential is a recommended use and OSC 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.

Variance Request and Analysis:

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

1. **Section 212-60.7.B Streets.** The applicant is requesting to allow a cul-de-sac.

Analysis: The pond and stream in the middle of the site prohibit a loop street or inter-parcel connection. Approval of the variance would not nullify the intent of the UDO.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request and **APPROVAL** of the following variance:

1. To allow a cul-de-sac.

Staff Recommended Conditions

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

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 83 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 23, 2026, and Exhibit D: Building Elevations dated received February 6, 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. Lots along the northern, eastern, and western property lines shall have a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.
4. The minimum heated floor area shall be 2,050 square feet.
5. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received March 23, 2026, including, but not limited to, pocket parks and a trail with benches around the pond, subject to the review and approval of the Department of Planning and Development.
6. A full-access entrance, deceleration lane, left-turn lane, and a 5-foot-wide sidewalk shall be provided along Camp Branch Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Stormwater management facilities that are not designed as an amenity shall be screened from Camp Branch Road by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to the review and approval of the Department of Planning and Development.

Exhibits:

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

Exhibit A: Site Visit Photos



View of existing residence on the site



View of pond on the site



View of second existing residence on the site



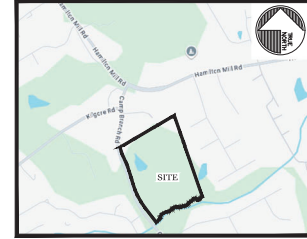
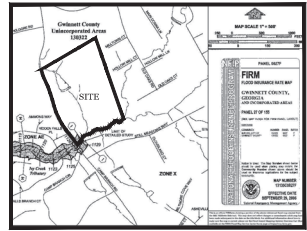
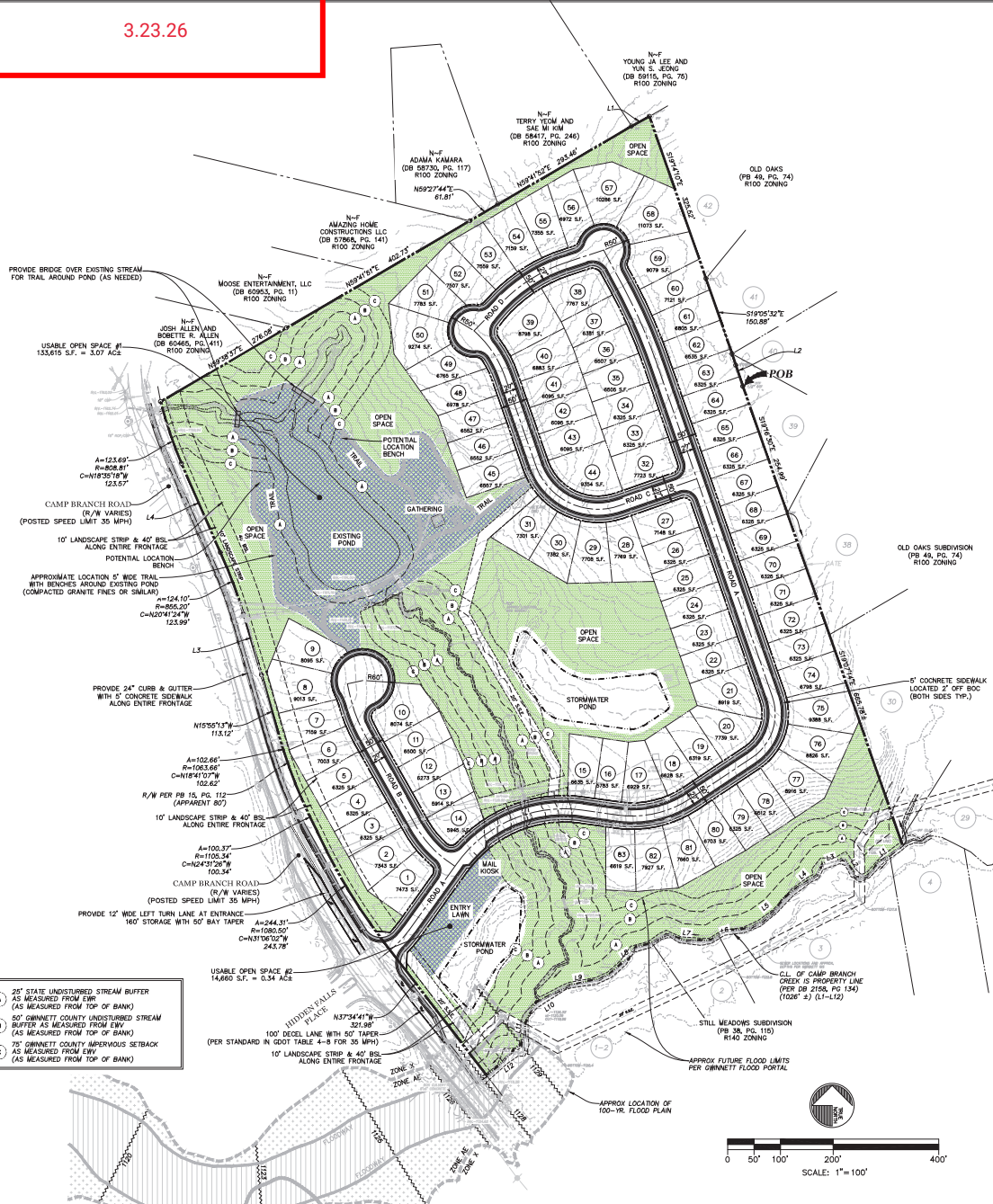
View of Camp Branch Road frontage

Exhibit B: Site Plan

[attached]

RECEIVED

3.23.26



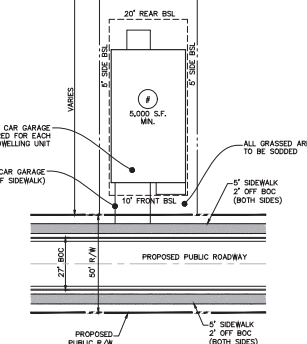
FEMA MAP
SCALE 1"=1,000'

VICINITY MAP
SCALE 1" = 1,000'

- ZONING PLAN NOTES:**
- SURVEY INFORMATION TAKEN FROM ALTA SURVEY BY GWINN LAND SURVEYING DATED 09.28.2024.
 - SUBJECT PROPERTY IS LOCATED ON CAMP BRANCH ROAD IN LAND LOT 183, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA. PARCEL IDS: 7183 004 & 7183 039.
 - TOTAL SITE AREA: 33.19 ACRES (SEE SITE ANALYSIS)
 - APPLICANT/DEVELOPER: ASHTON ATLANTA RESIDENTIAL, LLC 3820 MANSSELL ROAD, SUITE 300 ALPHARETTA, GA 30022 24-HR CONTACT: MR. GREG HASTY 770.642.6123 greg.hasty@ashtonwoods.com
 - ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC. 3000 GARDNER ROAD, SUITE 200-415 ALPHARETTA, GA 30004 SOTIR J. CHRISTOPHER, P.E. 807.309.0000 christopher@cpandeng.com
 - OWNER: LEOPOLD LIVING TRUST (PARCEL 7183 039) 3402 CAMP BRANCH ROAD BUFFALO, GA 30509 DAVID J. GREER (PARCEL 7183 004) 3736 CAMP BRANCH ROAD BUFFALO, GA 30509
 - EXISTING ZONING: R-100 (PARCEL 7183 039) & RA-200 (PARCEL 7183 004) DUE
 - ALL JURISDICTIONAL METADANS AND BUFFERED STATE WATERS ON OR WITHIN 200' OF THE SHORE WITHIN THIS DISTRICT BY GWINNETT COUNTY GROUP AND SURVEYED. SITE RECEIVING WATERS IS UNANNEXED TERRITORY TO IVY CREEK.
 - PROPOSED ROADWAYS TO BE PRIVATE 27'-800'-800' WITH 60' R/W. ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. ON-STREET PARKING TO BE PROVIDED AT MAIL ROOM LOCATION.
 - SEWERLINES TO BE PROVIDED BOTH SIDES OF ALL PROPOSED ROADWAYS AS SHOWN ON PLAN.
 - STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL.
 - A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100-YR FLOOD HAZARD AREA. DUNE ACT PER PARCELS 13183000227 (PARCEL 27 OF 186) LAST REVISED SEPTEMBER 28, 2006.
 - WATER AND SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER TO BE TO EXISTING SEWER LINE IN SOUTHWEST CORNER OF THE SITE NEAR EXISTING 'RESULTANT'. NO WELLS OR SOPTIC PROPOSED ON SITE.
 - ALL DRIVERS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL PROPOSED INTERNAL UTILITIES ARE TO BE UNDERGROUND.
 - ALL COMMON AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
 - SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
 - SITE SIGNS MUST CONTAIN PEEKS OR ROCK OUTCROPPINGS PER DELINEATION BY CORNELL.

SITE ANALYSIS	
TOTAL SITE AREA	33.19 ACRES
PROPOSED LOTS	83 LOTS
PROPOSED GROSS DENSITY (LOTS/TOTAL SITE AREA)	2.50 UNITS/AC
ZONING CRITERIA (LOSS OPEN SPACE CONSERVATION DISTRICT)	
MINIMUM OPEN SPACE AREA REQUIRED	13.26 ACRES (40%)
OPEN SPACE PROVIDED	13.81 ACRES (41.6%)
USABLE OPEN SPACE REQUIRED	3.30 ACRES (10%)
USABLE OPEN SPACE PROVIDED	3.46 ACRES (10.4%)
MAXIMUM DENSITY PERMITTED	2.5 UNITS/AC
MINIMUM LOT SIZE	5,000 S.F.
MINIMUM LOT WIDTH	50 FEET
MAXIMUM LOT COVERAGE (% OF LOT)	70%
BUILDING SETBACKS	
FRONT	10 FEET
SIDE	5 FEET
REAR	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM HEATED FLOOR SPACE	2,000 S.F.
MINIMUM PROJECT AREA	10 ACRES
FRONTAGE LANDSCAPE STRIP	10 FEET
FRONTAGE BUILDING SETBACK	40 FEET

- FOR:**
- AW**
ASHTON WOODS.
ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSSELL ROAD, SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123
24HR CONTACT: MR. GREG HASTY
404.557.9781
greg.hasty@ashtonwoods.com



- NOTES:**
- ALL GRASSED AREAS ON RESIDENTIAL LOTS AND IN PARKS SHALL BE SOLOPED.
 - UNDERGROUND UTILITIES ARE REQUIRED.
 - ALL DWELLINGS SHALL HAVE A MINIMUM DOUBLE-CAR GARAGE.
 - MAXIMUM BUILDING HEIGHT = 35 FEET
- TYPICAL LOT DETAIL**
SCALE: 1" = 30'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

OSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

18406 2548APPLE ROAD, SUITE 202-612 ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

1/9/2026

ZONING PLAN
FOR:

CAMP BRANCH ROAD TRACT
LAND LOT 183
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

FOR:

AW
ASHTON WOODS.
ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSSELL ROAD, SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123
24HR CONTACT: MR. GREG HASTY
404.557.9781
greg.hasty@ashtonwoods.com

REVISIONS

DATE	COUNTY COMMENTS
01.30.2026	COUNTY COMMENTS
03.05.2026	COUNTY COMMENTS
03.19.2026	COUNTY COMMENTS

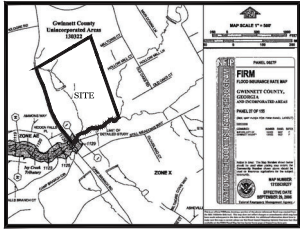
DATE: JANUARY 9, 2026
CP&E DRAWING NO: 202512421.dwg

ZONING PLAN
Z.1

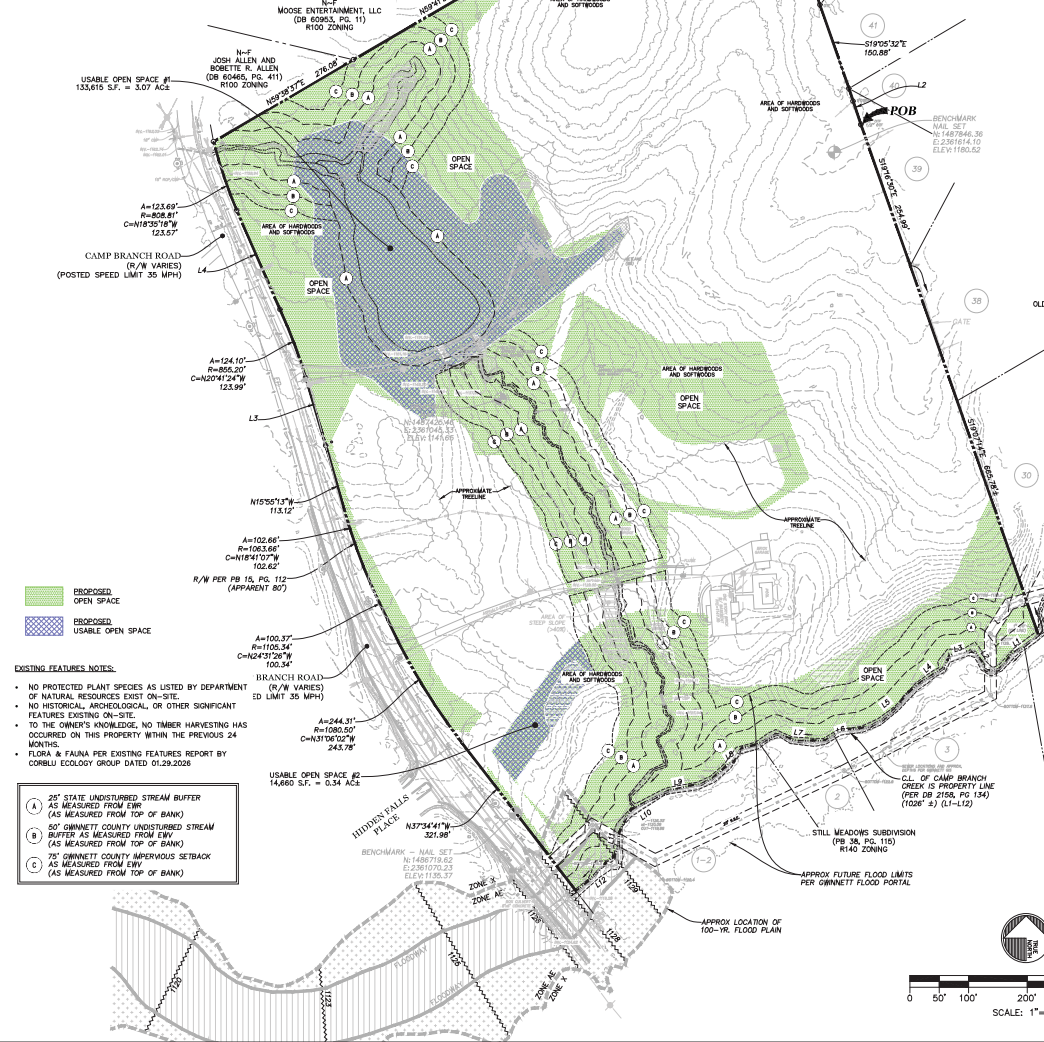
SHEET NO.

Exhibit C: Existing Features and Site Analysis

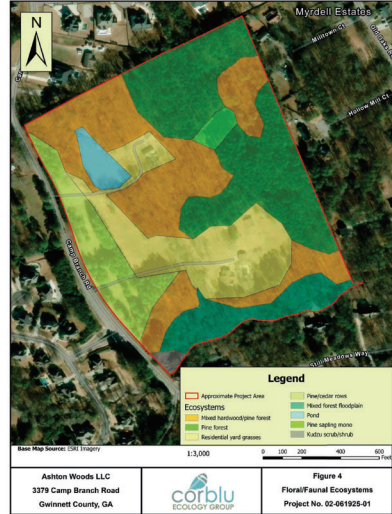
[attached]



FEMA MAP
SCALE 1"=1,000'



- ZONING PLAN NOTES**
1. SURVEY INFORMATION TAKEN FROM ALTA SURVEY BY GUNNIN LAND SURVEYING DATED 05-28-2024.
 2. SUBJECT PROPERTY IS LOCATED OFF CAMP BRANCH ROAD IN LAND LOT 183, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, PARCEL IDS: 7183 004 & 7183 039
 3. TOTAL SITE AREA: 33.19 ACRES (SEE SITE ANALYSIS)
 4. APPLICANT/DEVELOPER:
ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSSELL ROAD, SUITE 300
ALPHARETTA, GA 30022
24-HR CONTACT: MR. GREG HASTY
greh.hasty@ashtonwoods.com
404-557-9781
 5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 DRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: DUSTY L. CHRISTOPHER, P.E.
schristopher@christopherplanning.com
770-531-5533
 6. OWNERS:
LEDGROVE LIVING TRUST (PARCEL 7183 039)
3429 CAMP BRANCH ROAD
BUFFORD, GA 30019
DAVID J GREER (PARCEL 7183 004)
3379 CAMP BRANCH ROAD
BUFFORD, GA 30019
 7. EXISTING ZONING:
PROPOSED ZONING: R-100 (PARCEL 7183 039) & RA-200 (PARCEL 7183 004)
OSG
 8. ALL JURISDICTIONAL SETBACKS AND BUFFERED STATE WATERS ON OR WITHIN 200' OF SITE HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND SURVEYED. SITE RECEIVING WATERS IS UNNAMED TRIBUTARY TO HY CREEK.
 9. PROPOSED ROADWAYS TO BE PRIVATE 27' 00"-800' WITH 50' R/W. ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. ON-STREET PARKING TO BE PROVIDED AT MAIL KIOSK LOCATION.
 10. SIDEWALKS TO BE PROVIDED BOTH SIDES OF ALL PROPOSED ROADWAYS AS SHOWN ON PLAN.
 11. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL.
 12. A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100-YR FLOOD HAZARD AREA (ZONE AE) PER FIRM PANELS 1311300022F (PANEL 27 OF 160) LAST REVISED SEPTEMBER 26, 2019.
 13. WATER AND SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER TO TIE TO EXISTING SEWER LINE IN SOUTHWEST CORNER OF THE SITE NEAR EXISTING TRIBUTARY. NO WELLS OR SEPTIC PROPOSED ON SITE.
 14. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 15. ALL PROPOSED INTERNAL UTILITIES ARE TO BE UNDERGROUND.
 16. ALL COMMON AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
 17. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
 18. SITE DOES NOT CONTAIN PEAKS OR ROCK OUTCROPPINGS PER DELINEATION BY CORBLU.



Existing Features Delineation:

Floral and faunal ecosystems were mapped through a combination of aerial photography reviews and field investigation. Lively observers between ecosystems (e.g. tree lines, evergreen/deciduous canopy divisions) were identified via aerial photography, then confirmed or adjusted during the field investigation using sub-meter accurate GPS. Plant species composition data was collected for each distinct ecosystem to define the differences between the floral ecosystems present within the project boundary.

Slope steepness (20% - 40%) and very steep slopes (>40%) were identified during the field investigation and mapped using sub-meter accurate GPS.

Protected species that may be present on the site were identified via the Georgia Department of Natural Resources (DNR) Field and U.S. Fish and Wildlife Service (USFWS) information for Planning and Consultation (PAC) tool. Suitable habitat for the identified protected species was surveyed during the field investigation. Historical, archeological, and cultural resources were also investigated via historical aerial photography and parcel tax information and recorded during the field investigation.

CP&E
CHRISTOPHER PLANNING & ENGINEERING

1/9/2026

OSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03-21-2027)

12460 DRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLAN
FOR:
CAMP BRANCH ROAD TRACT
LAND LOT 183
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

FOR:
ASHTON WOODS
ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSSELL ROAD, SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123
24HR CONTACT: MR. GREG HASTY
404.557.9781
greh.hasty@ashtonwoods.com

REVISIONS

NO.	DATE	DESCRIPTION
1	01.30.2026	COUNTY COMMENTS
2	03.05.2026	COUNTY COMMENTS
3	03.19.2026	COUNTY COMMENTS

DATE: JANUARY 9, 2026
CP&E DRAWING NO: 202512421.dwg

EXISTING FEATURES SITE PLAN

SHEET NO. **EX.1**

Exhibit D: Building Elevations

[attached]

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2.6.26



3/4 x 4" Window
Trim

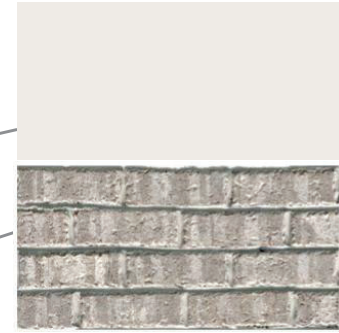
Hardie Board &
Batten 16" O.C.

Pearson P



Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze



7" Hardie Board Lap
Siding
Snowbound SW7004

Brick
Sedgefield



Trim & Garage Door
Snowbound SW7004

Front & Rear Door
March Wind SW7668

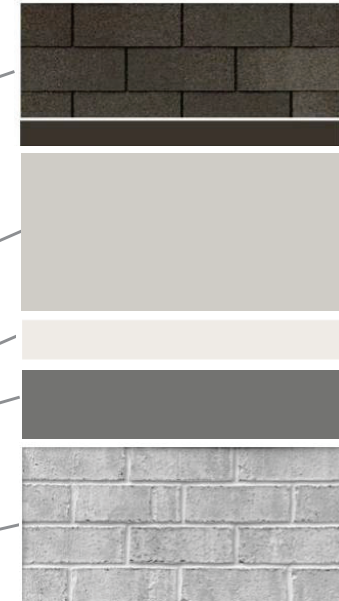
Pearson P - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

7" Hardie Board Lap Siding
On The Rocks SW7671

Trim & Garage Door
Snowbound SW7004

Front & Rear Door
Westchester Gray SW2849

Brick
Southern Pearl

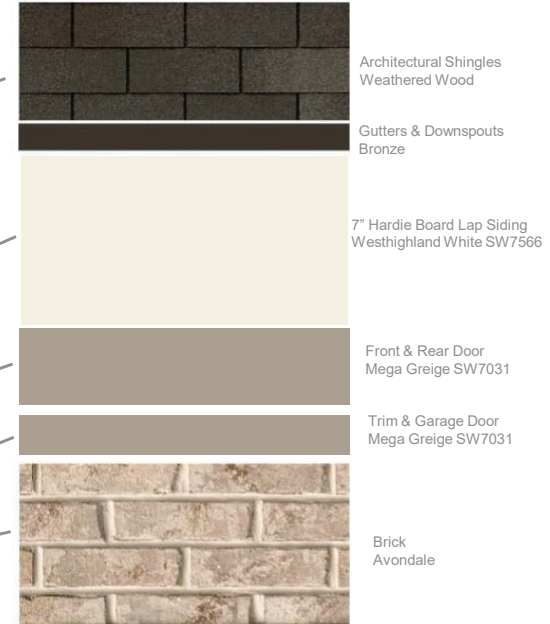
Pearson Q - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Pearson R - Proposed

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26



Left Elevation

Right Elevation

Pearson

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26



Architectural
Shingle
7\"/>

Pearson

Pearson – Rear Elevation

APPROVED BY: _____

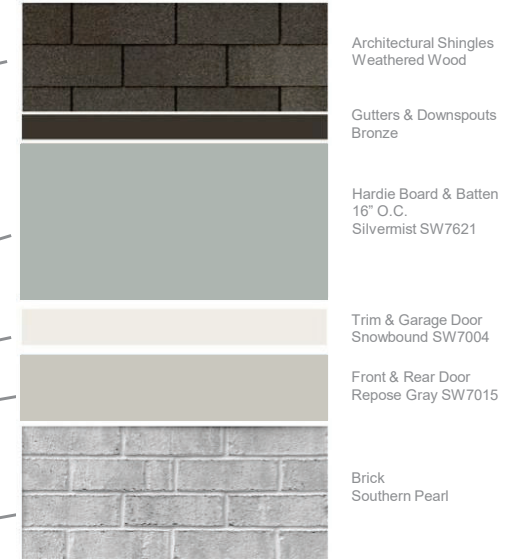
DATE: _____



ASHTON WOODS.
HOME TO INSPIRATION.

RECEIVED

2.6.26

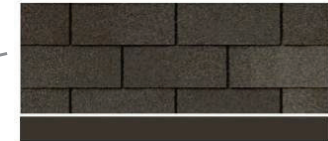


Hampstead P - Proposed

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26

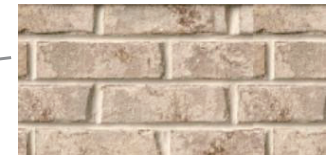


Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze



7" Hardie Board Lap Siding
Fawn Brindle SW7640



Brick
Avondale



Trim & Garage Door
Gossamer Veil SW9165

Front & Rear Door
Cornwall Slate SW9131

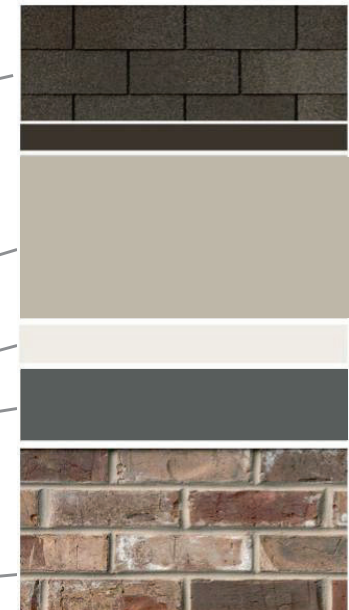
Hampstead Q - Proposed

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26

Hardie Board &
Batten 16" O.C.
¾ x 4" Window
Trim



Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

7" Hardie Board Lap Siding
Techno Gray SW6170

Trim & Garage Door
Drift of Mist SW9166

Front & Rear Door
Roycroft Pewter SW2848

Brick
Cypress Point

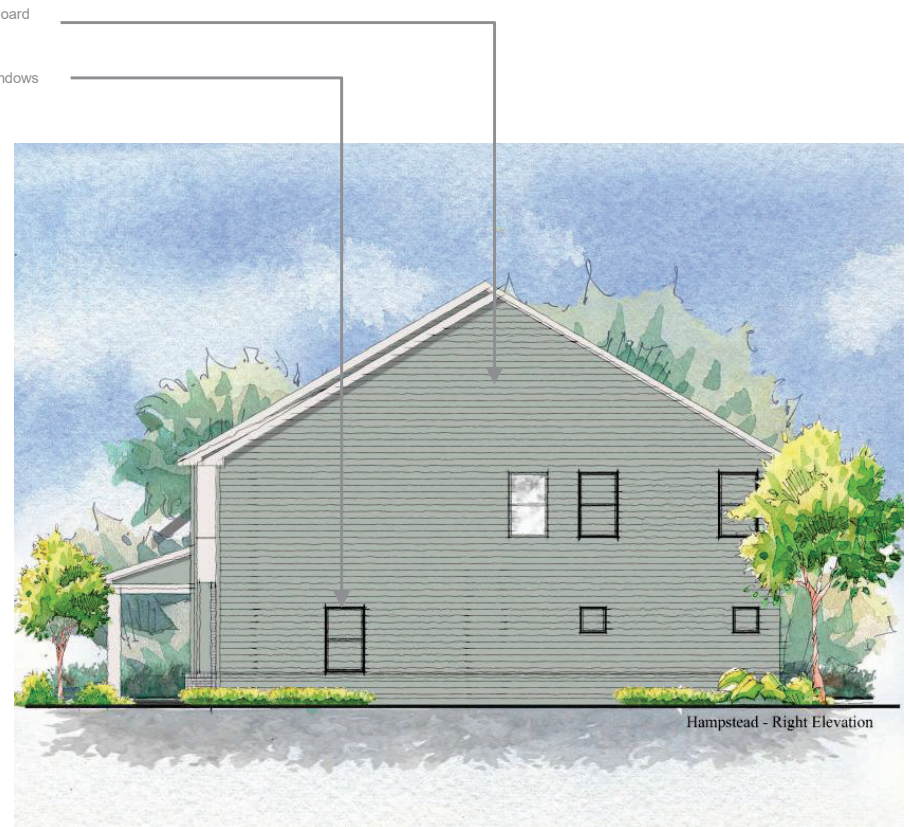
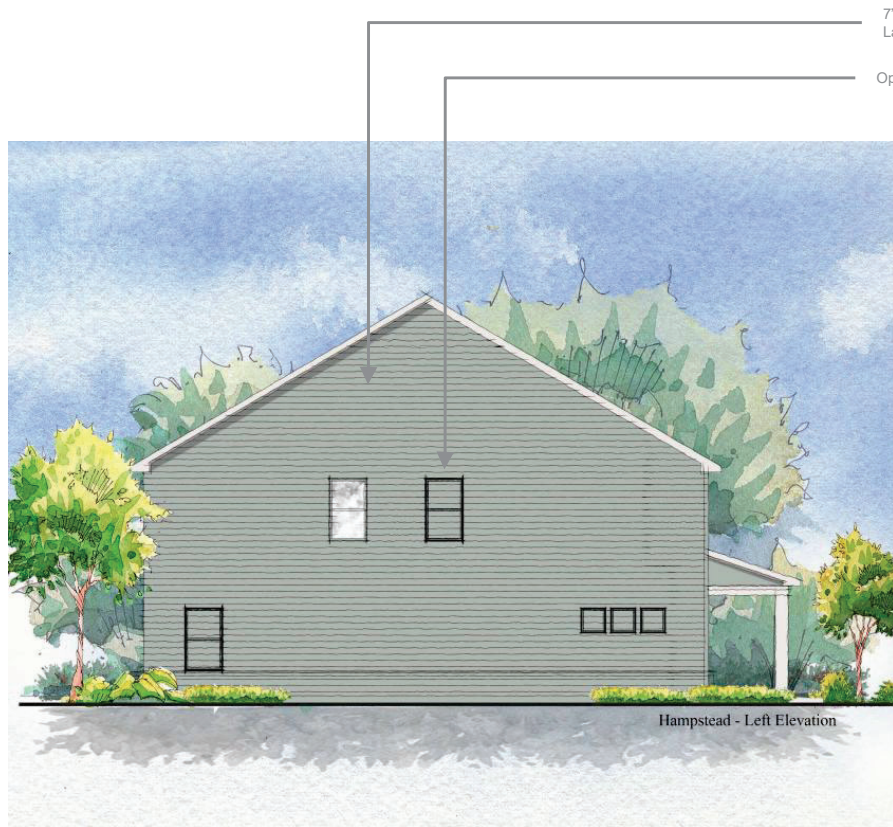
Hampstead R - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Left Elevation

Right Elevation

Hampstead

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Hampstead - Rear Elevation

Hampstead – Rear Elevation

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

Hardie Board & Batten
16" O.C.
Origami White SW7636

Brick
Cypress Point

Trim
Black Fox SW7020

Front & Rear Door
Black Fox SW7020

Garage Door
Origami White SW7636

Savoy P

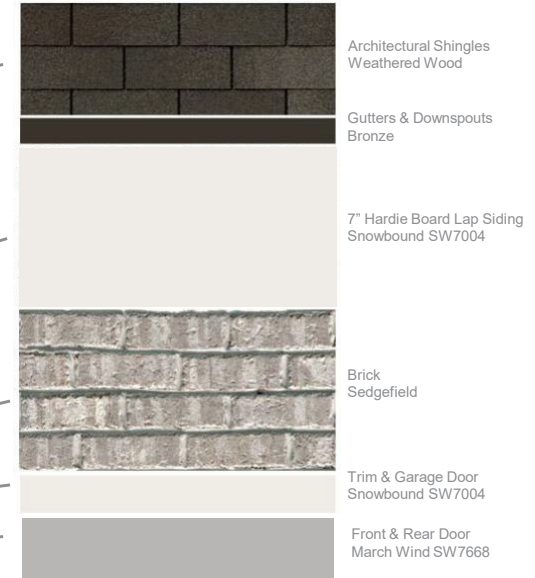
Savoy P - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



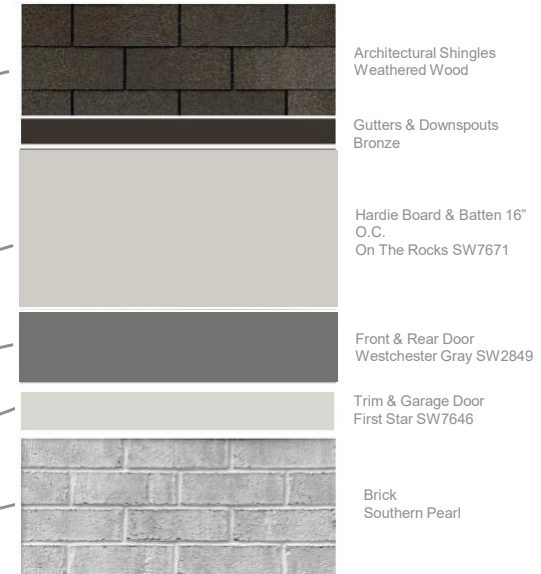
Savoy Q - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Savoy R - Proposed

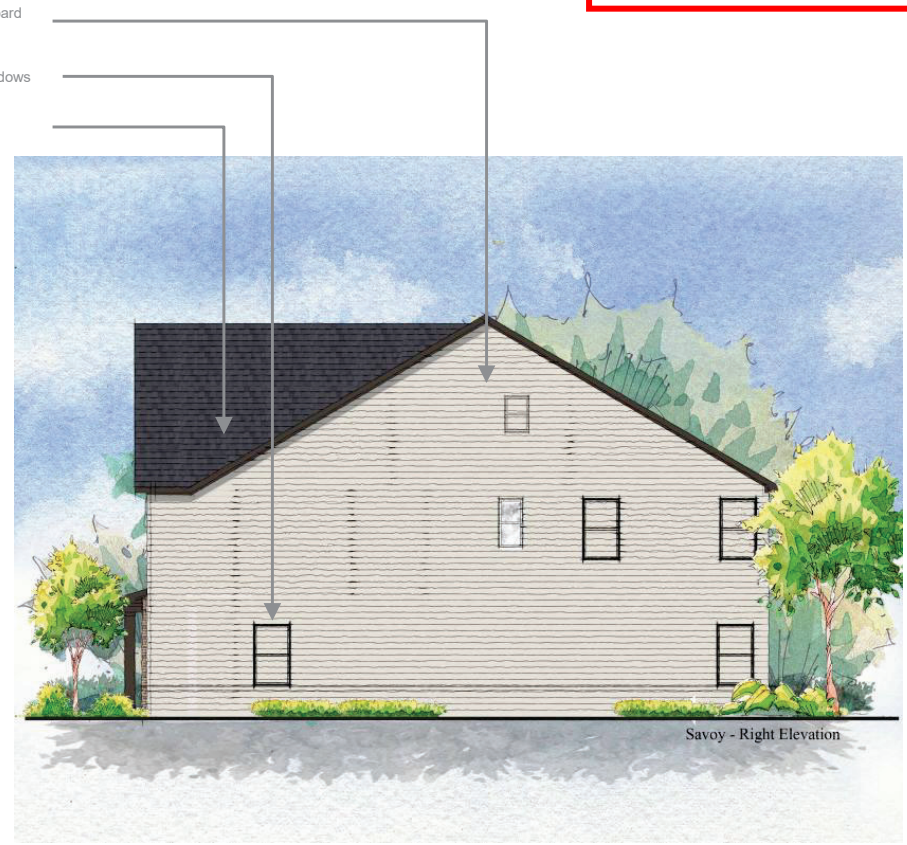
APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26



Left Elevation



Right Elevation

Savoy

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26



Savoy – Rear Elevation

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



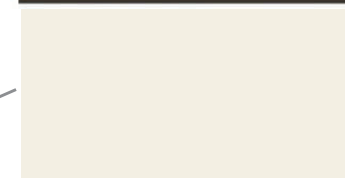
3/4 x 4" Window
Trim

Hardie Board &
Batten 16" O.C.



Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze



7" Hardie Board Lap Siding
Westhighland White SW7566



Front & Rear Door
Mega Greige SW7031



Trim & Garage Door
Mega Greige SW7031



Brick
Avondale

Lancaster P

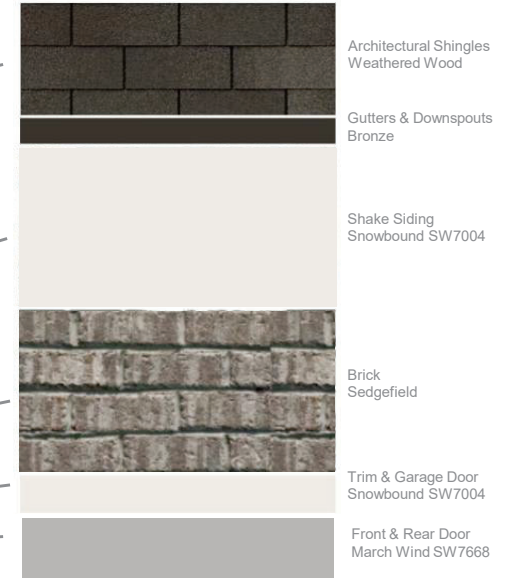
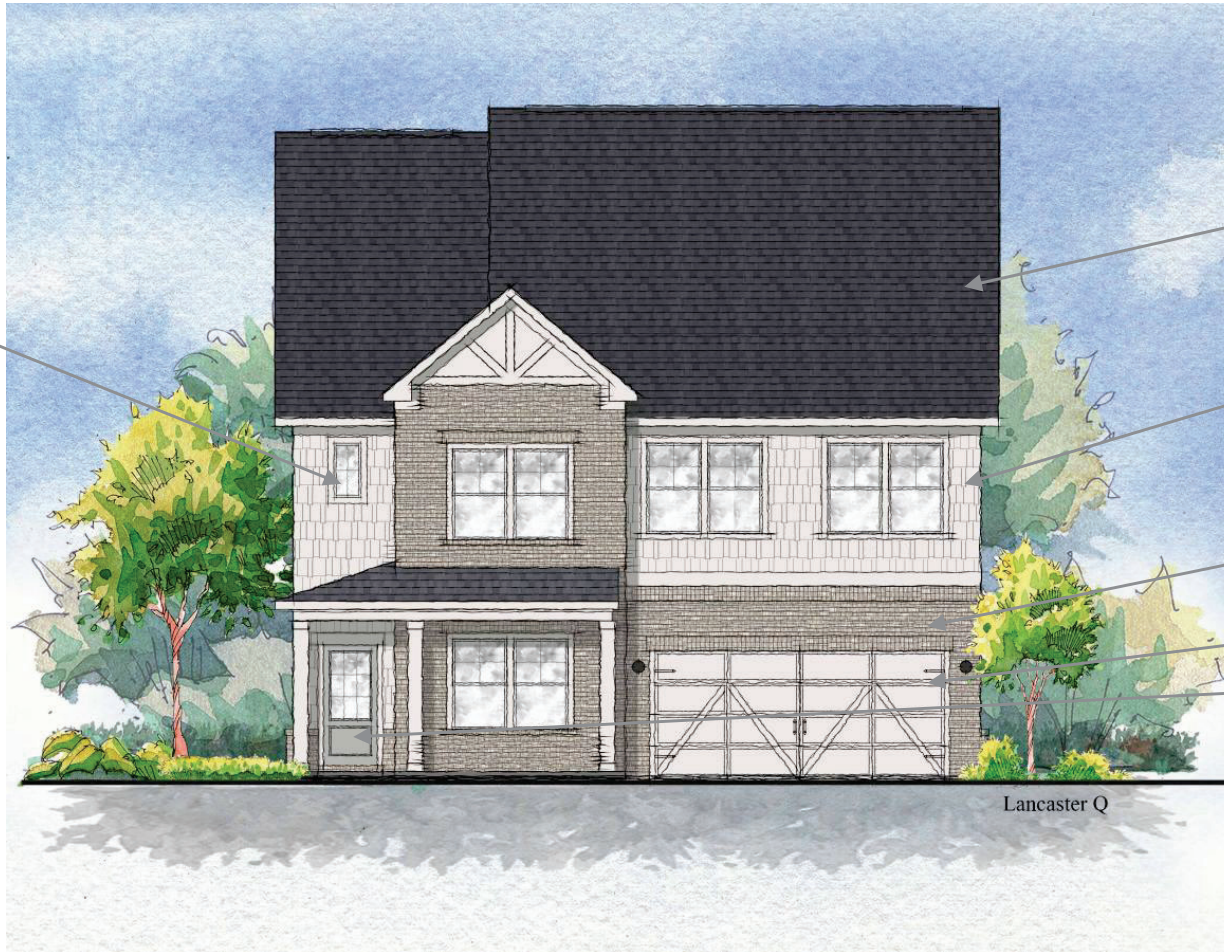
Lancaster P - Proposed

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Lancaster Q - Proposed

APPROVED BY: _____
DATE: _____

RECEIVED

2.6.26



Left Elevation

Right Elevation

Lancaster

APPROVED BY: _____

DATE: _____

RECEIVED

2.6.26



Lancaster – Rear Elevation

APPROVED BY: _____

DATE: _____

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

[attached]

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBLEGAL.COM

HAROLD BUCKLEY JR.
HBUCKLEY@WBLEGAL.COM
DIRECT DIAL: 770/803-3707

TELEPHONE
(404) 853-5050
FACSIMILE
(404) 853-1812

March 31, 2026

VIA: ELECTRONIC MAIL DELIVERY

Mr. Matthew Dickison
Gwinnett County Dept. of Planning and Dev.
446 West Crogan Street
Lawrenceville, GA 30045

Re: Revised Letter of Intent by Ashton Atlanta Residential, LLC to Rezone a 33.19-Acre Property Located at 3379 & 3409 Camp Branch Road (Tax Parcel Nos. 7183 004 & 7183 039) (the "Subject Property") From R-100/RA-200 to OSC and Variances to Allow a Cul-de-Sac Street to Facilitate an 83-Unit Single-Family Residential Development.

Dear Matthew:

My firm represents Ashton Woods Atlanta Residential, a development firm with considerable expertise in developing single-family residential communities. Ashton Woods is headquartered in Atlanta and, since 1989, it has developed high quality homes for over 50,000 families in cities such as Atlanta, Austin, Charleston, Dallas, Houston, Orlando, Phoenix, Raleigh, and San Antonio. In fact, Ashton Woods has already developed several communities in Gwinnett County, including Arbors at Richland Creek, The Estates at Casteel, and Eastlyn Crossing. Therefore, Ashton Woods has an established local track record of high-quality work that serves as an asset to the areas of Gwinnett County in which it has existing communities.

Ashton Woods has identified the Subject Property as the desired location for its next community, which would feature 83 detached single-family homes. The Subject Property is impacted by a stream with two main branches that cross the property, and two additional minor offshoots from those main branches. The resulting adverse stream buffer and flood plain site conditions substantially diminish the site's developability.

The area surrounding the Subject Property is characterized by single-family residential developments of varying densities. The Subject Property directly abuts the Still Meadows subdivision, which was zoned R-140 in 1986 (REZ1986-00010). While this subdivision has a general density of 1.69 units/acre, its individual lot sizes range down to 0.62 acres (2820 Still Meadows Way) directly next to the Subject Property. The Hidden Falls subdivision is across the street from the Subject Property. It is zoned R-100 Modified at an approved density of 1.69 units per acre in 2002 (RZR2002-00007 & SUP2002-00023). While the remainder of the area surrounding the Subject Property is predominantly a mix of RA-200 and R-100 properties, there are also hundreds of residential lots zoned either R75MOD or R75CSO. These R75 communities have lots sizes that are comparable to those in Ashton Woods' proposed development.

Ashton Woods’ proposed residential community would set aside more than 13 acres of the Subject Property as permanent open space, with more than 3 acres being usable open amenity space. Useable open space amenities would include a pedestrian trail system and a community gathering area. In addition, 5-foot sidewalks would be provided along all street frontages within (and abutting) the proposed community. In accordance with applicable environmental laws, the only encroachment into the stream buffer/floodplain would be a single road crossing and a subsurface sewer line. Each individual lot would have a minimum lot size of 5,000 square feet and each new home would have no less than 2,050 square feet of heated floor area.

To facilitate our proposed development, Ashton Woods requests the Board of Commissioners to rezone the Subject Property from R-100/RA200 to the OCS zoning classification. Our request satisfies all the rezoning approval criteria set forth in Section 270-20.6 of Gwinnett County’s Unified Development Ordinance (“Zoning Ordinance”) as follows:

I. Rezoning Analysis

- A. The proposed residential community is suitable in view of the use and development of adjacent and nearby properties;**
- B. The proposed residential community would not negatively affect the existing use or usability of nearby properties;**

As explained above, the prevailing development pattern in the area surrounding the Subject Property is almost exclusively detached single-family residential with wide ranging densities from 1.69 units per acre to roughly 3.0 units per acre. The Amelia Parc on Hamilton Mill, Preserve at Reed Mill, and the Preserve at Hamilton Mill subdivisions have densities at or near the upper end of the local density scale. There is no evidence that the presence of these higher density subdivisions has lowered any property values in the surrounding area. Ashton’s Woods’ proposed single-family community would have a residential density of 2.50 units/acre. In addition, as explained in detail below, the Board of Commissioners has designated Camp Branch Road and the area surrounding as an Urban Corridor within which it would like to see enhanced population densities, with the Board targeting a residential density of 7 – 8 units/acre. The proposed residential community is far below that target

For these reasons, Ashton Woods’ proposed residential community is suitable in view of the use and development of the surrounding area. Furthermore, for the same foregoing reasons, the proposed residential community would not negatively impact the use or usability of nearby properties.

- C. The Subject Property does not have a reasonable economic use as presently zoned;**

The Subject Property is improved with two homes that were built in 1981. In the 45 years that have passed since these homes were built, almost all other nearby single-family tracts of comparable size have been redeveloped with single-family subdivisions. On its face, the Zoning Ordinance would appear to provide the Subject Property with a reasonable economic use under its current zoning, which allows it to be redeveloped as a subdivision. However, the reasonableness

of that economic potential vanishes once the Subject Property’s substantial adverse site conditions are included in its redevelopment analysis. While there are other surrounding properties that are impacted by streams, stream buffers, and floodplain, none of them are remotely impacted to the extent of the Subject Property. Therefore, the Subject Property does not currently have a reasonable economic use.

D. The proposed residential community will not be excessive or burdensome in its use of existing local infrastructure;

Ashton Woods has performed a significant amount of technical due diligence into the sufficiency of the local infrastructure network to accommodate its development plan. More specifically, the county’s Department of Water Resources has approved our request for a Sewer Capacity Certification for 85 new homes, with the approval dated December 19, 2025. As shown in a letter dated December 2, 2025, the city of Buford’s Utilities Department also confirmed that it had natural gas capacity for 85 new homes on the Subject Property. And the Jackson Electric Membership Corporation confirmed in a letter dated December 10, 2025 that it has sufficient electricity capacity to serve the proposed residential community.

Ashton Woods also obtained a traffic study from KCI Technologies, Inc, dated December 2025. This traffic study shows Camp Branch Road currently operating at a “C” level of service. The study also calculates anticipated delays along Camp Branch Road at Hidden Falls Place for 2030 under no-build and post-development scenarios. The no-build scenario performs 2030 traffic calculations with naturally occurring background traffic without our proposed development; and the post-development calculations the background traffic and our proposed development. The roadway’s level of service remained at a level “C” with the inclusion of our development, and traffic delays increased by a mere 2 – 3 seconds. So, our development proposal would not negatively impact the performance of the local road network.¹

For the foregoing reasons, Ashton Woods’ application satisfies this approval standard.

E. The proposed rezoning conforms with the policy and intent of the land use plan and future land use map; and

The county’s 2045 Unified Plan (the “Unified Plan”) describes a county in the midst of a population and housing crisis. According to the plan, the county’s population and economic growth from the 1980s to the present day has been almost unprecedented.² As a result of this rapid growth, Gwinnett County is now home to 1 million people, and the county expects its population to exceed 1.5 million by the year 2045. Consequently, the county projects its 2045 housing demand to increase by 211,000 residential units above current levels.³ “[T]he county’s current policies cannot accommodate this anticipated growth” because they don’t generally support the housing densities necessary to meet the expected demand over the next 20 years.⁴

¹ While the analysis in our various technical reports is predicated on 85 new lots, Ashton Woods revised its site plan to reduce the number of lots to 83.

² See 2045 Unified Plan, p. 99.

³ *Id.* at p.103.

⁴ *Id.* at p. 100.

The plan also makes the following argument about embracing growth and densification:

The benefits of embracing growth, especially in a high demand area, far outweigh the growing pains. From a land use perspective, planning for growth can strengthen neighborhoods, connecting them to new job opportunities and housing options. Building more densely can reduce trip distances and vehicle miles traveled—in some cases up to 52 percent (Litman 2022)—and build support for transit. All these benefits could enhance Gwinnett’s already high quality of life and resolve some of its current planning challenges.⁵

In accordance with the foregoing realities the Board of Commissioners designated various areas within the county as Urban Corridors in its Unified Plan.⁶ The county’s Urban Corridors “are the most infrastructure rich parts of the county” and, therefore, have generally experienced high density development on a county-wide level for years.⁷ The Unified Plan places the Subject Property within a Legacy Area, which it defines as one of three subtypes of Urban Corridor.⁸ While the Unified Plan calls for developers within Legacy areas to be sensitive to surrounding areas, it also calls for them to embrace density to take advantage of their properties’ access to the rich infrastructure systems the Urban Corridors afford.⁹

The future land use map assigns the Subject Property with the Neighborhood Traditional+ future land use designation. “The [policy] goal for [Neighborhood Traditional+] areas over time is to encourage gentle density through smaller footprint homes and Accessory Dwelling Units.”¹⁰ The plan specifically includes OCS in the zoning classifications it recommends for properties designated Neighborhood Traditional+. Tellingly, the plan does not include RA200 or R100 in its recommended zoning classifications for Neighborhood Traditional+ properties, presumably because they fall far below the county’s density goals for such properties. For example, the Neighborhood Traditional+ designation is appropriate for the development of single-family cottages, missing middle housing (quads/triplexes/duplexes), townhomes and stacked flats; none of which could be developed under RA200 or R100 zoning.¹¹ In fact, the target residential density for Neighborhood Traditional+ properties is 7 – 8 units/acre.¹² Therefore, not only is Ashton Woods’ requested OCS zoning consistent with the future land use map, the Subject Property’s current R100/RA200 zoning is not consistent with that map.

Ashton Wood’s development proposal is completely consistent with the foregoing land use priorities and policies. The proposed community would employ slightly smaller lot sizes and home footprints than is allowed in the immediately surrounding area but which are entirely consistent with several nearby R75 subdivisions. Therefore, our proposal facilitates the county’s extensively

⁵ Id at p. 101 (citing paper by Mathias Doepke, Assoc. Prof. of Economics at UCLA: ([Microsoft Word - SED Newsletter Research Agenda.doc](#))).

⁶ Id at p.17.

⁷ Id.

⁸ Id at p.20.

⁹ Id.

¹⁰ Id at p. 73.

¹¹ Id at p. 74.

¹² Id at p. 76.

stated land use priorities and policies calling for population densification to accommodate its forecasted growth. And it does so in a gentle way because our proposed density of 2.50 units/acre may be slightly higher than the 1.69 units/acre of the immediately surrounding subdivision, it is far lower than the 7 – 8 units/acre density the Unified Plan calls for on Neighborhood Traditional+ properties.

Any interpretation other than the foregoing would reduce the county’s priorities and policies calling for greater densification to empty performative shibboleths by allowing higher densities to be created only where higher densities already exist. Because the Unified Plan extensively details the abject lack of sustainable densities within Gwinnett County, such a circular implementation strategy would directly defeat the policies it is ostensibly intended to support and facilitate.

For the foregoing reasons, Ashton Woods’ application meets this approval standard.

F. There are conditions affecting the use and development of the Subject Property that support the approval of the Application.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.¹³ Therefore, solely to meet this legal requirement, Ashton Woods respectfully advises Gwinnett County of its constitutional objections to comply with requirements of Georgia law.

II. Concurrent Variance Analysis

Section 212-60.7.B of the Zoning Ordinance sets forth the following cul-de-sac street restriction:

All streets, except for loop streets, shall terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable.

Ashton Woods’s proposed development would include two new streets, one of which is cul-de-sac street labeled Street B.

We respectfully request variances to allow: (1) Street B with its current cul-de-sac component and (2) disturbance of a steep slope where Road A crosses a stream. The county’s approval standards for variances are prescribed in section 270-90.7 of the Zoning Ordinance. This application meets all of those approval standards as explained below:

¹³ DeKalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property’s zoning were not first raised before the County Commission).

1. The variance arises from unique and peculiar Subject Property conditions.
2. The variance is necessary because of the Subject Property's adverse topographic conditions.
3. The adverse site conditions requiring the variance are unique to the Subject Property.
4. The Subject Property's adverse conditions were not self-inflicted by the applicant or property owner.

As explained above, the Subject Property is impacted by a stream with two main branches that cross the property, and two additional minor offshoots from those main branches. The resulting adverse stream buffer and flood plain site conditions substantially diminish the site's developability in a couple of ways. First, a substantial portion of the Subject Property is undevelopable because of stream buffer impacts, which must be preserved as greenspace. And second, the Subject Property's topography varies significantly as it slopes down to the on-site stream and stream branches. These natural slopes impairs Ashton Woods' ability to reasonably develop the Subject Property. While there are other surrounding properties that are impacted by streams, stream buffers, and floodplain, none of them are remotely impacted to the extent of the Subject Property. Therefore, the presence of a protected on-site multi-pronged stream system is a highly unusual environmental attribute, which makes the Subject Property unique in this respect.

5. Granting the variance will not negatively impact surrounding properties or create a public detriment.
6. The variance is necessary to provide a reasonable use of the Subject Property.
7. The variance will not conflict with the purpose or intent of the Zoning Ordinance or the comprehensive plan.

The Subject Property is improved with two homes that were built in 1981. In the 45 years that have passed since these homes were built, almost all other nearby single-family tracts of comparable size have been redeveloped with single-family subdivisions. On its face, the Zoning Ordinance would appear to provide the Subject Property with a reasonable economic use under its current zoning, which allows it to be redeveloped as a subdivision. However, the reasonableness of that economic potential vanishes once the Subject Property's substantial adverse site conditions are included in its redevelopment analysis.

Furthermore, as explained in paragraphs I.A and I.B above, the proposed residential development is consistent with the surrounding community's prevailing single-family residential detached development pattern. Therefore, the requested variance will not negatively impact properties in the surrounding area.

Conclusion

Ashton Woods has shown that its rezoning and concurrent variance requests are is fully consistent with the county's land use policies, and that it satisfies the county's prescribed approval standards for such requests. Furthermore, Ashton Woods has shown that its property does not have a reasonable economic use under its current zoning. Therefore, any action taken on this application other than the approval of the rezoning as requested would violate the constitutional rights guaranteed to Ashton Woods by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II and Article I, Section III, Paragraph I of the Georgia Constitution.

For all of the foregoing reasons, Ashton Woods respectfully requests the approval of its rezoning application. Please let me know if I may provide you with any additional information.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley Jr., AICP, Esq.
Attys for Ashton Woods Atlanta Residential, LLC

Enclosures

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 prevailing development pattern in the area surrounding the Subject Property is almost exclusively detached single-family residential with wide ranging densities from 1.69 units per acre to roughly 3.0 units per acre. The Amelia Pare on Hamilton Mill, Preserve at Reed Mill, and the Preserve at Hamilton Mill subdivisions have densities at or near the upper end of the local density scale. There is no evidence that the presence of these higher density subdivisions has lowered any property values in the surrounding area. Ashton's Woods' proposed single-family community would have a residential density of 2.50 units/acre. In addition, as explained in detail below, the Board of Commissioners has designated Camp Branch Road and the area surrounding as an Urban Corridor within which it would like to see enhanced population densities, with the Board targeting a residential density of 7 - 8 units/acre. The proposed residential community is far below that target.

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

The prevailing development pattern in the area surrounding the Subject Property is almost exclusively detached single-family residential with wide ranging densities from 1.69 units per acre to roughly 3.0 units per acre. The Amelia Pare on Hamilton Mill, Preserve at Reed Mill, and the Preserve at Hamilton Mill subdivisions have densities at or near the upper end of the local density scale. There is no evidence that the presence of these higher density subdivisions has lowered any property values in the surrounding area. Ashton's Woods' proposed single-family community would have a residential density of 2.50 units/acre. In addition, as explained in detail below, the Board of Commissioners has designated Camp Branch Road and the area surrounding as an Urban Corridor within which it would like to see enhanced population densities, with the Board targeting a residential density of 7 - 8 units/acre. The proposed residential community is far below that target.

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

The Subject Property is improved with two homes that were built in 1981. In the 45 years that have passed since these homes were built, almost all other nearby single-family tracts of comparable size have been redeveloped with single-family subdivisions. On its face, the zoning ordinance would appear to provide the Subject Property with a reasonable economic use under its current zoning, which allows it to be redeveloped as a subdivision. However, the reasonableness of that economic potential vanishes once the Subject Property's substantial adverse site conditions are included in its redevelopment analysis. While there are other surrounding properties that are impacted by streams, stream buffers, and floodplain, none of them are remotely impacted to the extent of the Subject Property. Therefore, the Subject Property does not currently have a reasonable economic use.

- 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:

Ashton Woods has performed a significant amount of technical due diligence into the sufficiency of the local infrastructure network to accommodate its development plan. More specifically, the county's Department of Water Resources has approved our request for a Sewer Capacity Certification for 85 new homes, with the approval dated December 19, 2025. As shown in a letter dated December 2, 2025, the city of Buford's Utilities Department also confirmed that it had natural gas capacity for 85 new homes on the Subject Property. And the Jackson Electric Membership Corporation confirmed in a letter dated December 10, 2025 that it has sufficient electricity capacity to serve the proposed residential community.

Ashton Woods also obtained a traffic study from KCI Technologies, Inc, dated December 2025. This traffic study shows Camp Branch Road currently operating at a "C" level of service. The study also calculates anticipated delays along Camp Branch Road at Hidden Falls Place for 2030 under no-build and post-development scenarios. The no-build scenario performs 2030 traffic calculations with naturally occurring background traffic without our proposed development; and the post-development calculations the background traffic and our proposed development. The roadway's level of service remained at a level "C" with the inclusion of our development, and traffic delays increased by a mere 2 - 3 seconds. So, our development proposal would not negatively impact the performance of the local road network. 1

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

The county's 2045 Unified Plan (the "Unified Plan") describes a county in the midst of a population and housing crisis. According to the plan, the county's population and economic growth from the 1980s to the present day has been almost unprecedented. 2 As a result of this rapid growth, Gwinnett County is now home to 1 million people, and the county expects its population to exceed 1.5 million by the year 2045. Consequently, the county projects its 2045 housing demand to increase by 211,000 residential units above current levels. "[T]he county's current policies cannot accommodate this anticipated growth" because they don't generally support the housing densities necessary to meet the expected demand over the next 20 years.

In accordance with the foregoing realities the Board of Commissioners designated various areas within the county as Urban Corridors in its Unified Plan.6 The county's Urban Corridors "are the most infrastructure rich parts of the county" and, therefore, have generally experienced high density development on a county-wide level for years. 7 The Unified Plan places the Subject Property within a Legacy Area, which it defines as one of three subtypes of Urban Corridor.8 While the Unified Plan calls for developers within Legacy areas to be sensitive to surrounding areas, it also calls for them to embrace density to take advantage of their properties' access to the rich infrastructure systems the Urban Corridors afford.

The future land use map assigns the Subject Property with the Traditional+ future land use designation. "The [policy] goal for [Traditional+] areas over time is to encourage gentle density through smaller footprint homes and Accessory Dwelling Units."10 The plan specifically includes OCS in the zoning classifications it recommends for properties designated Traditional+. Tellingly, the plan does not include RA200 or RI 00 in its recommended zoning classifications for Traditional+ properties, presumably because they fall far below the county's density goals for such properties. For example, the Traditional+ designation is appropriate for the development of single-family cottages, missing middle housing (quads/triplexes/duplexes), townhomes and stacked flats: none of which could be developed under RA200 or RI 00 zoning. 11 In fact, the target residential density for Traditional+ properties is 7 - 8 units/acre.12 Therefore, not only is Ashton Woods' requested OCS zoning consistent with the future land use map, the Subject Property's current R100/RA200 zoning is not consistent with that map. Ashton Wood's development proposal is completely consistent with the foregoing land use priorities and policies. The proposed community would employ slightly smaller lot sizes and home footprints than is allowed in the immediately surrounding area but which are entirely consistent with several nearby R75 subdivisions. Therefore, our proposal facilitates the county's extensively stated land use priorities and policies calling for population densification to accommodate its forecasted growth. And it does so in a gentle way because our proposed density of 2.50 units/acre may be slightly higher than the 1.69 units/acre of the immediately surrounding subdivision, it is far lower than the 7 - 8 units/acre density the Unified Plan calls for on Traditional+ properties.

Any interpretation other than the foregoing would reduce the county's priorities and policies calling for greater densification to empty performative shibboleths by allowing higher densities to be created only where higher densities already exist. Because the Unified Plan extensively details the abject lack of sustainable densities within Gwinnett County, such a circular implementation strategy would directly defeat the policies it is ostensibly intended to support and facilitate.

For the foregoing reasons Ashton Woods' application meets this approval standard.

- 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:

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions. Therefore, solely to meet this legal requirement,

Ashton Woods respectfully advises Gwinnett County of its constitutional objections to comply with requirements of Georgia law.

Ashton Woods has shown that its rezoning request is fully consistent with the county's land use policies, and that it satisfies the county's prescribed approval standards for rezoning requests. Furthermore, Ashton Woods has shown that its property does not have a reasonable economic use under its current zoning. Therefore, any action taken on this application other than the approval of the rezoning as requested would violate the constitutional rights guaranteed to Ashton Woods by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II and Article I Section III, Paragraph I of the Georgia Constitution.

For all of the foregoing reasons, Ashton Woods respectfully requests the approval of its rezoning application. Please let me know if I may provide you with any additional information.

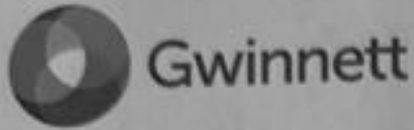
Exhibit F: Application and Disclosure of Campaign

Contributions [attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Ashton Atlanta Residential, LLC</u>	Name: <u>David T. Greer and Ledford Living Trust</u>
Address: <u>3820 Mansell Road, Ste 300</u>	Address: <u>3379 and 3409 Camp Branch Road</u>
City: <u>Alpharetta</u>	City: <u>Buford</u>
State: <u>GA</u> ZIP: <u>30022</u>	State: <u>GA</u> ZIP: <u>30519</u>
Phone: <u>631-906-9342</u>	Phone: <u>770-803-3707</u>
Email: <u>John.Briscoe@ashtonwoods.com</u>	Email: <u>hbuckley@wbilegal.com</u>
Contact Person: <u>Harold Buckley, Jr., Esq.</u> Phone: <u>770-803-3707</u>	
Contact's Email: <u>hbuckley@wbilegal.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>OSC</u>	
Parcel Number(s): <u>7183 004 and 039</u> Acreage: <u>33.18</u>	
Property Address(es): <u>3379 and 3409 Camp Branch Road</u>	
Proposed Development: <u>Single-family detached subdivision</u>	
Variance(s): <u>Section 212-60.7 B.</u> Waiver(s): _____	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>83</u> Dwelling Unit Sq. Ft.: <u>2,050</u> Density: <u>2.50 units/acre</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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

Property Owner

Name: David T. Greer

Signature:

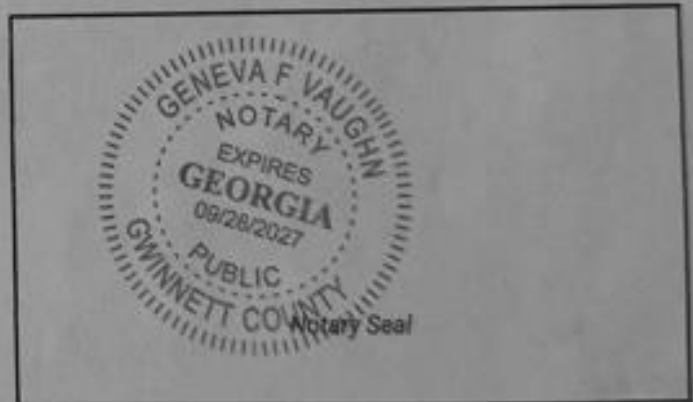
Date: 05-13-2026

Notary Public

Name: Geneva F. Vaughn

Signature:

Date: 05/13/2026





GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

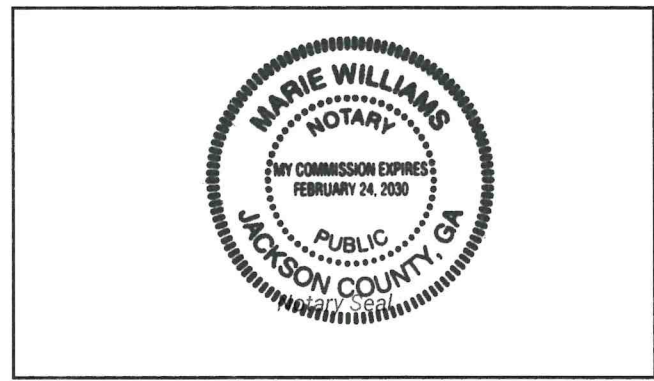
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: Rodney B Ledford
Signature: Rodney B Ledford
Date: 05-13-2026

Notary Public

Name: Marie Williams
Signature: Marie Williams
Date: 5-13-2026





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: John Briscoe for Ashton Woods

Relationship to Application Applicant Representative of Applicant Property Owner

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: 

Date: 5/5/2026



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: Harold Buckley, Jr.

Relationship to Application Applicant Representative of Applicant Property Owner

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Harold Buckley, Jr. Digitally signed by Harold Buckley, Jr. Date: 2026.05.14 10:10:49 -04'00'

Date: 05/14/26



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: David T. Greer

Relationship to Application Applicant Representative of Applicant Property Owner

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signed by:
Signature: David T. Greer
8B202FF45304497...

Date: 5/5/2026



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: Rodney B.Ledford

Relationship to Application Applicant Representative of Applicant Property Owner

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signed by:
Signature: 
BBF22BECF0514A2...

Date: 5/5/2026

Exhibit G: DWR Sewer Capacity Certification

Letter [attached]



December 19, 2025

John Briscoe
Ashton Woods Atlanta
3820 Mansell Road Ste 300
Alpharetta, GA 30022

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-343-12	
Expiration Date: 12/19/2026	
Tie-In Manhole FID: 818620	

RE: Sewer Availability for Proposed Development – Camp Branch Road
Parcel ID 7183 004 and 7183 039

Dear Mr. Briscoe:

This letter supersedes the earlier Sewer Capacity Certifications C2025-269-09 dated September 26, 2025 and C2025-025-01 dated January 21, 2025 addressed to Himanshu Karnwal of Terranovous Holdings.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 85 single-family homes on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of 14.76 gpm discharging to the sewer tie-in manhole at Facility ID **818620**.

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 H: Traffic Impact

Study [attached]



Camp Branch Road Tract Residential Development

Traffic Impact Study

Prepared for:

Ashton Woods

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

December 2025

KCI Project #00053482



RISE TO THE
CHALLENGE

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Camp Branch Road Tract residential development. The site is located in northern Gwinnett County along the east side of Camp Branch Road, at the existing side-street stop-controlled intersection of Camp Branch Road & Hidden Falls Place. Based on the concept plan (dated 4/21/2025), the +/-34.1-acre development proposes a total of 85 detached single-family homes. The concept plan (see Appendix B) for the development illustrates the proposed residential unit locations and the one proposed site driveway location across from the Hidden Falls residential community. Camp Branch Road is a two-lane roadway with a posted 35-mph speed limit and is classified as a minor collector by Gwinnett County.

For the purposes of the traffic study, the analysis included the expected completion (built-out) of the development by the year 2030. This study performed an analysis of existing and future traffic conditions at the study intersection of Camp Branch Road at Hidden Falls Place. The future conditions analysis was performed for the year 2030 No-Build Conditions (without the residential development) and the year 2030 Build Conditions (with the residential development).

The project volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Twelfth Edition. The most applicable ITE land use (LU) code was LU 210 (Single-Family Detached Housing). The estimated total driveway volumes are 950 vehicles per day (475 entering and 475 exiting), 63 vehicles during the AM peak hour (17 entering and 46 exiting) and 83 vehicles during the PM peak hour (51 entering and 32 exiting).

During the existing year 2025, the intersection of Camp Branch Road at Hidden Falls Place is currently operating at an acceptable level of service during the AM and PM peak hours, LOS B & LOS C. By the 2030 No-Build Conditions, the intersection of Camp Branch Road at Hidden Falls Place is expected to continue operating at an acceptable level of service during the AM and PM peak hours, LOS C. By the 2030 Build Conditions, the intersection of Camp Branch Road at Hidden Falls Place is expected to continue operating at an acceptable level of service during the AM and PM peak hours, LOS C. The low development traffic volumes do not significantly affect the level of service / average vehicle delay results.

The traffic study included a review of the need for auxiliary lanes along Camp Branch Road. Per the Gwinnett County Unified Development Ordinance (UDO) criteria, a right-turn deceleration lane is warranted since Camp Branch Road is classified as a minor collector by Gwinnett County's Geographic Information System (GIS). The County's *Criteria and Guidelines for Left Turn Lanes* was also reviewed. Since Camp Branch Road is a two-lane roadway, has a posted speed limit of 35-mph, and has an average daily traffic (ADT) more than 6,000 vehicles, the left-turn criteria states that a left-turn lane is warranted if there will be 75 or more lots. Based on the concept plan, the 75-lot threshold is met at the proposed driveway; therefore, the southbound left-turn lane into the development is recommended. Additionally, the presence of the opposing northbound left-turn lane and existing pavement/hatching assists in implementing this recommendation.

The following geometric recommendations are provided:

- Provide one entry lane and one exit lane on the site driveway; driveway to have stop-control
- Construct a northbound right-turn deceleration lane along Camp Branch Road
- Construct a southbound left-turn lane along Camp Branch Road

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- Figure 3 – Existing Traffic Conditions
- Figure 4 – Project Trip Distribution
- Figure 5 – Future Build (Year 2030) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

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1. Existing Conditions

1.1 Site Conditions

The proposed development is located on two properties with an existing house on each property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed as one full movement driveway to be provided at existing intersection of Camp Branch Road & Hidden Falls Place. The concept plan is included in Appendix B). Adjacent land uses are also residential homes.

1.2 Roadway Conditions

Camp Branch Road is a two-lane north-south oriented roadway in the vicinity of the proposed development site. It is functionally classified as a minor collector by Gwinnett County’s Geographic Information System (GIS) and has a posted speed limit of 35-mph.

The intersection of Camp Branch Road at Hidden Falls Place is a three-leg intersection, operates with side-street stop-control, and has the following lane configuration:

- Northbound – One through lane and one left-turn lane
- Southbound – One through lane and one right-turn lane
- Eastbound – One shared left/right-turn lane

Gwinnett County Transit does not provide bus routes near the development site. Bus 50 operates near the Mall of Georgia which is approximately three miles to the west of the site.

Sidewalks are present along Hidden Falls Place and along the Hidden Falls residential community frontage of Camp Branch Road.

1.3 Traffic Volumes

Traffic counts were collected on Wednesday, December 3, 2025, when Gwinnett County public schools were in session, for use in the traffic analysis. The traffic data collected included:

- 4-hr turning movement count (TMC), 7-9 AM and 4-6PM, for Camp Branch Road at Hidden Falls Place
- 24-hr average daily traffic (ADT) count along Camp Branch Road, south of Hidden Falls Place

The weekday daily volume data for Camp Branch Road is summarized in **Table 1**.

Table 1: Average Daily Traffic (ADT) on Camp Branch Road [2025]			
Location	Northbound	Southbound	Total ADT
Camp Branch Road, south of Hidden Falls Place	3,581	4,541	8,122

The raw traffic data is included in Appendix C.

Historical traffic volume data available from the GDOT TADA source were utilized to determine the annual growth factor. The two locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #135-0258
 - Located on Gravel Springs Road, east of Mall of Georgia Boulevard
- GDOT Count Station #135-0483
 - Located on Hamilton Mill Road, west of Camp Branch Road

Figure 3 (in Appendix A) illustrates the existing 2025 traffic volumes. The 2025 traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

1.4 Crash Review

Crash history was not reviewed for the purpose of this study.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes obtained from the GDOT TADA Database, the Governor's Office of Planning and Budget population estimates, U.S. Census population data for Gwinnett County, as well as Atlanta Regional Commission (ARC) population and employment projections. Three GDOT count stations in the area were reviewed. The annual historic compound growth rate averaged 3.0% between the two count stations. The calculations are included in Appendix D. Gwinnett County's population growth rate was most recently reported as 1.7% per year. The Governor's Office of Planning and Budget developed population projections indicate an estimated growth of 0.9% by 2030 in Gwinnett County. The ARC's population and employment projections expect a growth of 0.9% and 1.2% per year, respectively.

Considering this data, a 1.9% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be completed and opened by 2030. A 1.9% per year growth rate was applied to the 2025 existing volumes to calculate year 2030 No-Build traffic volumes.

The 2030 No-Build traffic volume projections are included in the Intersection Volume Development tables in Appendix E.

Using the 1.9% per year growth rate, the projected weekday daily volume for Camp Branch Road in 2030 is summarized in **Table 2**.

Table 2: Future ADT on Camp Branch Road [2030]			
Location	Northbound	Southbound	Total ADT
Camp Branch Road, south of Hidden Falls Place	3,934	4,989	8,923

2.2 Future Roadway Conditions

A review of Gwinnett County and Georgia DOT planned and programmed transportation projects was performed. There were no Gwinnett County planned projects near the development. There were no Georgia DOT planned projects near the development site that will affect the proposed traffic volumes for the expected 2030 build year.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Twelfth Edition. The development proposes 85 detached residential homes. The most applicable ITE land use (LU) code is LU 210 (Single-Family Detached Housing) to account for the development. Due to the development type, pass-by reductions were not included for the traffic analysis.

Table 3 below summarizes the expected daily trips, during the AM peak hour and during the PM peak hour for the development.

Table 3: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	DU	950	17	46	63	51	32	83
Driveway Totals		950	17	46	63	51	32	83

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveway.

The directional distribution for the proposed development is estimated to be:

- 40% to/from the north along Camp Branch Road
- 60% to/from the south along Camp Branch Road

Project trip distribution is illustrated in **Figure 4** in Appendix A.

3.3 Future Build Traffic Volumes

The 2030 future Build traffic volumes were calculated by adding the proposed development (Camp Branch Road Tract) traffic volumes to the projected year 2030 No-Build traffic volumes. **Figure 5** (in Appendix A) illustrates the year 2030 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 7th Edition. The Synchro Studio software, which utilizes the HCM 7th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach. Control delay for vehicles includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 4** below indicates delay and LOS for unsignalized intersections. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 4: Level of Service Criteria	
Level of Service	Average Control Delay Per Vehicle (sec)
	Unsignalized Intersection
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2025 Existing Conditions and includes existing traffic volumes at the study intersection. The existing traffic conditions and volumes are illustrated in **Figure 3**. **Table 5** summarizes the results of the existing capacity analysis.

Table 5: Existing (Year 2025) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Camp Branch Road at Hidden Falls Place	Two-way Stop-Control	EB – Hidden Falls Place	B (15)	C (16)

*Average vehicle delay in seconds

Under existing conditions, the intersection of Camp Branch Road at Hidden Falls Place is currently operating at an acceptable level of service during the AM and PM peak hours, LOS B & LOS C, respectively.

4.2 Future No Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2030 Future No Build Conditions and includes the No-Build traffic volumes and existing roadway conditions. **Table 6** summarizes the results of the capacity analysis.

Table 6: No Build (Year 2030) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Camp Branch Road at Hidden Falls Place	Two-way Stop-Control	EB – Hidden Falls Place	C (16)	C (18)

*Average vehicle delay in seconds

In the 2030 Future No-Build Conditions, the intersection of Camp Branch Road at Hidden Falls Place is expected to continue operating at an acceptable level of service during the AM and PM peak hours, LOS C.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2030 Future Build Conditions and includes the No-Build traffic volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 7** summarizes the results of the capacity analysis.

Table 7: Build (Year 2030) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Camp Branch Road at Hidden Falls Place/ Proposed Driveway	Two-way Stop-Control	EB – Hidden Falls Place	C (19)	C (22)
		WB – Proposed Driveway	C (20)	C (21)

*Average vehicle delay in seconds

In the future year 2030 Build Conditions, the intersection of Camp Branch Road at Hidden Falls Place is expected to continue operating with an acceptable level of service during the AM peak hour and PM peak hour, LOS C. The low development traffic volumes do not significantly affect the level of service / average vehicle delay results.

The results of the traffic analysis indicate the one proposed site driveway, operating under side-street stop-control, is sufficiently capable of handling the developments’ generated trips. The Build Conditions capacity analysis included adding the northbound right-turn deceleration lane and the southbound left-turn lane along Camp Branch Road as warranted by Gwinnett County’s Unified Development Ordinance (UDO) criteria and by County’s *Criteria and Guidelines for Left Turn Lanes*.

Capacity analysis reports can be found in Appendix F.

5. Recommendations

Recommendations for access for the proposed Camp Branch Road Tract residential development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop-control) were based on Gwinnett County criteria. Recommendations were based on transportation industry standards and engineering judgment. Specifics of the driveway design will need to follow Gwinnett County requirements for the driveway along Camp Branch Road.

5.1 Turn Lane Analysis at Site Driveway

Camp Branch Road is a county-maintained road. For the purposes of the traffic study, the Gwinnett County turn lane analysis criteria was evaluated.

The traffic study included a review of the need for auxiliary lanes along Camp Branch Road. The Gwinnett County Unified Development Ordinance (UDO) states that right-turn deceleration lanes shall be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or Major Thoroughfare. Camp Branch Road is classified as a minor collector by Gwinnett County's GIS; therefore, a right-turn deceleration lane will be required at the proposed driveway.

The County's *Criteria and Guidelines for Left Turn Lanes* was also reviewed. Since Camp Branch Road is a two-lane roadway, has a posted speed limit of 35-mph, and has an average daily traffic (ADT) more than 6,000 vehicles, the left-turn criteria states that a left-turn lane is warranted if there will be 75 or more lots. Based on the concept plan, the 75-lot threshold is met at the proposed driveway; therefore, the southbound left-turn lane will be required at the proposed driveway. Additionally, the presence of the opposing northbound left-turn lane and existing pavement/hatching assists in implementing this recommendation

5.2 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2030 Build year conditions and the Gwinnett County criteria, the following geometric recommendations are provided:

- Provide one entry lane and one exit lane on the site driveway: driveway to have stop-control
- Construct a northbound right-turn deceleration lane along Camp Branch Road
- Construct a southbound left-turn lane along Camp Branch Road

Exhibit I: Public Participation Plan and Report

[attached]

Public Participation Plan

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

We intend to notify the property owners within 1,000 feet of the property. We are unaware of anyone outside that radius who would have a special interest in our application.

- 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.**

Paradigm Workhub at 1862 Auburn Road, Suite 118; Dacula GA 30019

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

March 5, 2026 at 6 pm

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

We plan to make a full presentation at the meeting, similar to our planned presentation at our public hearings. Upon conclusion of our presentation, we intend to open the floor to community feedback.

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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April 27, 2026

VIA: ELECTRONIC DELIVERY (BRIAN.FORD@GWINNETTCOUNTY.COM) AND FIRST-CLASS MAIL

Mr. Brian Ford, Planner III
Gwinnett County Dept. of Planning & Dev.
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

RE: Public Participation Report for Application by Ashton Atlanta Residential, LLC (“Ashton Woods”) to Rezone Property Located at 3379 & 3409 Camp Branch Road (Tax Parcel Nos 7183 004 & 7183 039) and Related Concurrent Variances (collectively, the “Zoning Application”).

Dear Brian:

Ashton Woods hosted an informational community meeting on March 5, 2026 to present its Application to facilitate the development of a new single-family residential detached community. **We held the meeting at Paradigm Workhub at 1862 Auburn Road, Suite 118; Dacula GA 30019 at 6:00 pm.** This public participation report is submitted in compliance with section 270-20.B.2 of the Unified Development Ordinance of Gwinnett County, Georgia (the “UDO”).

I. Public Notice Summary

Section 270-20.B of the UDO prescribes the minimum standards for public notices for all zoning informational meetings. Pursuant to those standards, zoning applicants are required to:

- a. Identify all property owners within 1,000 feet of the site in question and provide them with written notice at least fourteen (14) days prior to the meeting;
- b. Provide the purpose, place, and time of the meeting within the required written notice;
- c. Have at least one applicant representative attend the informational meeting and provide an opportunity for dialogue with interested parties.

Gwinnett County has also administratively adopted requirements for the following supplemental materials be included in the foregoing required public notices: (1) the first page of the zoning application form, (2) the letter of intent, and an “8.5” x 11”” copy of the zoning site plan.¹ The supplemental notice requirements also require zoning applicants to provide the planning staff

¹ See https://www.gwinnettcounty.com/static/departments/planning/pdf/current_planning/Public-Participation-Requirements.pdf (last viewed March 30, 2026).

with a completed Firm Mailing Book for Accountable Mail as an official confirmation of proper delivery of the required public notice for zoning application.

Ashton Woods obtained a list from the planning staff identifying all property owners within 1,000 feet of our proposed development site, and we sent the required written public notice described above in accordance with all of Gwinnett County's requirements for such notice. To confirm proper public notice, please find attached the following:

- a. The mailing list the planning staff provided for the delivery of our required public notice;
- b. Completed Firm Mailing Book for Accountable Mail (PS Form 3877) paperwork; and
- c. A copy of the written public notice that was sent to every party on our mailing list, a copy of which has previously been mailed to the planning staff.

II. Public Participation Meeting Summary
A. Summary of Meeting Requirements

Section 270-20.B.2 of the UDO prescribes the minimum substantive standards for public participation meeting summaries, which must include:

- a. The date, time, and location of all meetings the applicant and/or their representative attended public participation meeting;
- b. Sign-in sheets for the meeting that provide the number of meeting participants;
- c. A summary of concerns and issues expressed at the meeting by interested parties;
- d. A summary of the applicant's response to these concerns and issues at the meeting, including changes that will be made to the development.

The following summary is provided to satisfy the foregoing meeting summary requirements.

B. Summary of Meeting Discussions

In addition to myself, John Briscoe, and Joe Ingram physically hosted the required in-person informational meeting for our Application as representatives of Ashton Woods at the date, time, and location described above and in our written public notice.² The meeting was extremely well attended with forty-eight (48) neighbors in attendance. We began the meeting at 6:00 pm and concluded our discussion with a final interested neighbor at approximately 8:00 pm.

Over the course of our extensive meeting, Ashton Woods discussed several issues and concerns with our prospective neighbors, which are summarized below with our responses:

² Joe Ingram is a vice presidential of land acquisition for Ashton Woods and John Briscoe is a land entitlement manager for Ashton Woods.

Comment: “Just don’t [redevelop the property].” Leave the two properties as they are currently developed.

Response: All of the multi-acre residential properties in this area have been developed with single-family residential subdivisions. So, it would be constitutionally unfair to deny these two the opportunity to redevelop their properties with similar residential developments.

Comments: Our community is successful because it is full of really big expensive homes. This looks like an incompatible community of starter homes.
Increase the price point to be consistent with the surrounding area, which is about \$1 million.
Reduce the total number of proposed lots.
Increase the proposed lot sizes to at least 15,000 square feet.

Responses: The existing housing in the surrounding area is very desirable, due in part to its character. However, highly desirable housing comes in multiple forms. While some potential purchasers are willing to a premium for 5,000-square-foot homes on estate sized lots, other similarly affluent prospective purchasers would pay a premium for very nicely appointed smaller homes on smaller lots. Examples include successful young professionals who haven’t yet had children who wish to move to this area and empty nesters who no longer need or want large homes and large lots but wish to remain in this area.

The price point for the proposed new homes will be in the range of the high \$400,000’s to the \$600,000’s, which represents a higher price premium on a per-square-foot and per-acre basis than the existing large home-large lot properties in the surrounding area..

Comment: The density of the proposed subdivision is inappropriate because it is so high that it “violates the Unified Development Ordinance.”

Response: The county’s 2045 Unified Plan places the subject property within an Urban Corridor, which it identifies as infrastructure rich areas within the county. The policies for Urban Corridors specifically encourage development within these areas to have higher densities to take advantage of the extensive infrastructure, with a stated residential density target of 7 – 8 units/acre.

In addition, the county’s future land use map designates the subject property as Neighborhood Traditional+ and it specifically identifies our requested OCS zoning as being compatible with this future land use designation. The Unified Plan does not list the subject property’s existing RA200 and R100 zoning as being compatible with its future land use designation, so our requested rezoning would bring our zoning into compliance with the comprehensive plan.

Comments: We are concerned about the quality of the proposed subdivision. The subdivision doesn't have an extensive amenities package. How do we know this won't be a corporate build-to-rent community? Any new homes need to have at least three-sided brick facades. Special attention needs to be paid to preserving the tree cover/buffer along the rear of the subject property, adjacent to existing homes.

Responses: The subject property is impacted by an on-site stream that has two main branches that cross the property, and two additional minor offshoots from those main branches, which render about 13 acres of the property undevelopable. Because of this adverse site condition, it is impossible to include swim and/or tennis facilities in our development program. Nevertheless, the quality of the community and the proposed homes within it will have to be of exceedingly high quality to justify our proposed price point. Ashton Woods doesn't build rental subdivisions, so it will sell focus on selling homes in the community to prospective residents.

Comments: Traffic on Camp Branch Road is bad enough already without a new subdivision. Heavy trucks use Camp Branch Road to get from warehouses to the north to I-85 to the south, which would conflict with more residential traffic. We're concerned about the ability of school buses and emergency vehicles to maneuver effectively on cul-de-sac streets.

Responses: Our rezoning application package includes a traffic study that shows our development causing minimal traffic impacts with the installation of a dedicated left turn lane and a deceleration lane. The group discussed potential alternative road improvements to minimize traffic impacts in a way that they felt might be more effective than our proposed dedicated left turn lane and deceleration lane. Some of the neighbors suggested looking at installing a traffic circle at our subdivision entrance, which they thought would manage general traffic and discourage heavy truck through traffic. Ashton Woods committed to evaluating this option with its engineers with an eye toward incorporating it into the development plan. In addition, the proposed new streets have been designed to accommodate emergency vehicles and school buses, in accordance with the county's road requirements.

A few of the neighbors also suggested making the proposed subdivision a gated, age restricted senior community (55 and older), which would minimize potential traffic impacts because seniors drive less than the general population. It was suggested that this strategy could also minimize the potential for the new community to contribute to school crowding.

Comments: We are concerned about the subdivisions potential environmental impacts. This area already floods when it rains without your additional impervious surface. A concern was raised about the condition of the on-site ponds and their contribution to the run-off problem.

Responses: Ashton Woods agreed to pay special attention to the design, capacity, and performance of its stormwater detention infrastructure.

C. Conclusion

While Ashton Woods has not yet made any changes to its site plan that it is ready to present, at the conclusion of the meeting, Ashton Woods committed to do the following:

- a. Providing attendees with copies of its traffic study and environmental reports;
- b. Examining a site plan revision that incorporates a traffic circle at the new subdivision's entrance;
- c. Examining the potential to age restrict the new development;
- d. Examining opportunities to revise the site plan to incorporate as many of the other comments as possible; and
- e. Following up with the attendees with the results of its efforts.

Please do not hesitate to let me know if we may provide any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr., AICP
Attorneys for Ashton Woods

Attachments.

Exhibit J: Internal and External Agency Review

Comments [attached]



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

TRC Meeting Date:		April 17, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00022	
Case Address:		3409 Camp Branch Road, Buford, 30519	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Camp Branch Road is a minor collector. The Average Daily Traffic (ADT) volume is 3,375.		
2	The nearest Ride Gwinnett facility (Stop 5053 / Route 50) is located 3.0 miles away at Ivy Artisan and Mall of Georgia Boulevard.		
3	Per section 360-30 of the UDO, a right-turn deceleration lane is required.		
4	Per section 360-90 of the UDO, a 5' concrete sidewalk is required along the entire site frontage.		
5	Per section 360-40.4 and table 360.2, a sight distance certification shall be provided.		
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	The developer shall construct a SB left turn lane from Camp Branch Road into the site.		
2			
3			
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7			

Note: Attach additional pages, if needed

Revised 7/26/2021

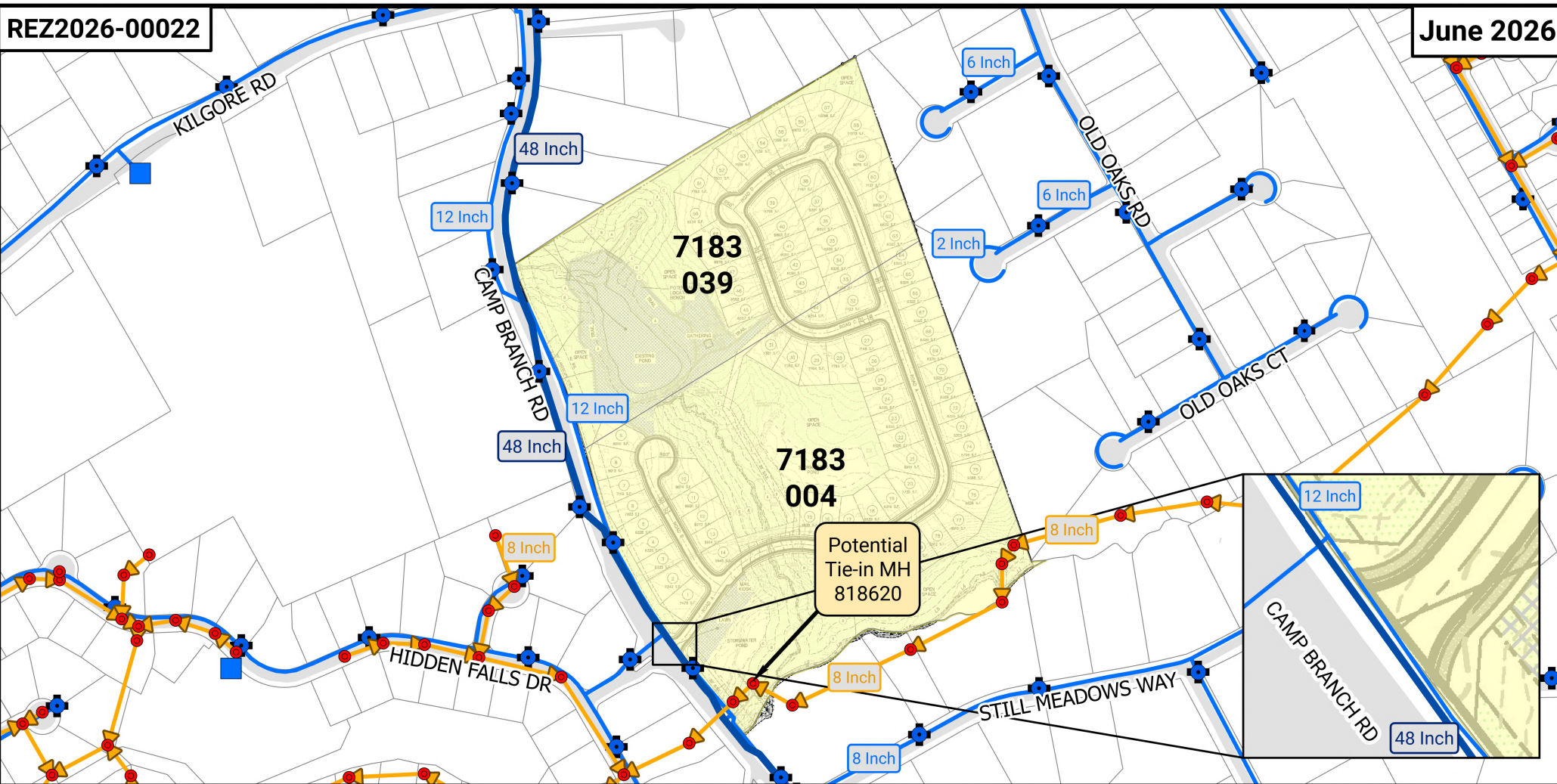


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		
Department/Agency Name:	DWR	
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	REZ2026-00022	
Case Address:	3409 Camp Branch Rd	
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main located on the eastern right-of-way of Camp Branch Road. The existing 48-inch water main within the Camp Branch Road right-of-way must be avoided during all phases of construction, including the construction of deceleration lanes and connection to utilities.	
2	Sewer: A Sewer Capacity Certification (C2025-343-12) was approved in December 2025 for 85 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.	
3		
4		
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Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
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Note: Attach additional pages, if needed

Revised 7/26/2021

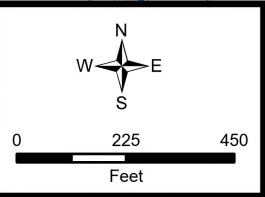


LEGEND

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

3409 Camp Branch Rd
 R-100 & RA-200 to OSC

Water & Sewer Utility Map



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

Sewer Comments: A Sewer Capacity Certification (C2025-343-12) was approved in December 2025 for 85 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.

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

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

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

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

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

											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Seckinger High School	2440	2,800	-360	2,485	2,800	-315	2,525	2,800	-275	20
REZ2026-00022 (ZON2026-00010)	Jones Middle School	1852	1,575	277	1,888	1,575	313	1,907	1,575	332	13
	Patrick Elementary School	1030	1,025	5	1,045	1,025	20	1,059	1,025	34	25
	Berkmar High School	2910	2,925	-15	2,962	2,925	37	2,990	2,925	65	4
REZ2026-00024 (ZON2025-00103)	Sweetwater Middle School	1488	1,750	-262	1,500	1,750	-250	1,520	1,750	-230	3
	Bethesda Elementary School	1,061	975	86	1,073	975	98	1,080	975	105	6
	Seckinger High School	2440	2,800	-360	2,485	2,800	-315	2,525	2,800	-275	6
REZ2026-00025 (ZON2025-00100)	Jones Middle School	1852	1,575	277	1,888	1,575	313	1,907	1,575	332	4
	Patrick Elementary School	1030	1,025	5	1,045	1,025	20	1,059	1,025	34	8

Exhibit K: Maps

[attached]



CAMP BRANCH RD

MILLTOWN CT

HOLLOW MILL CT

HOLLOW MILL LN

OLD OAKS RD

OLD OAKS CT

AMMONS WAY

HIDDEN FALLS DR

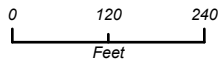
HIDDEN PL

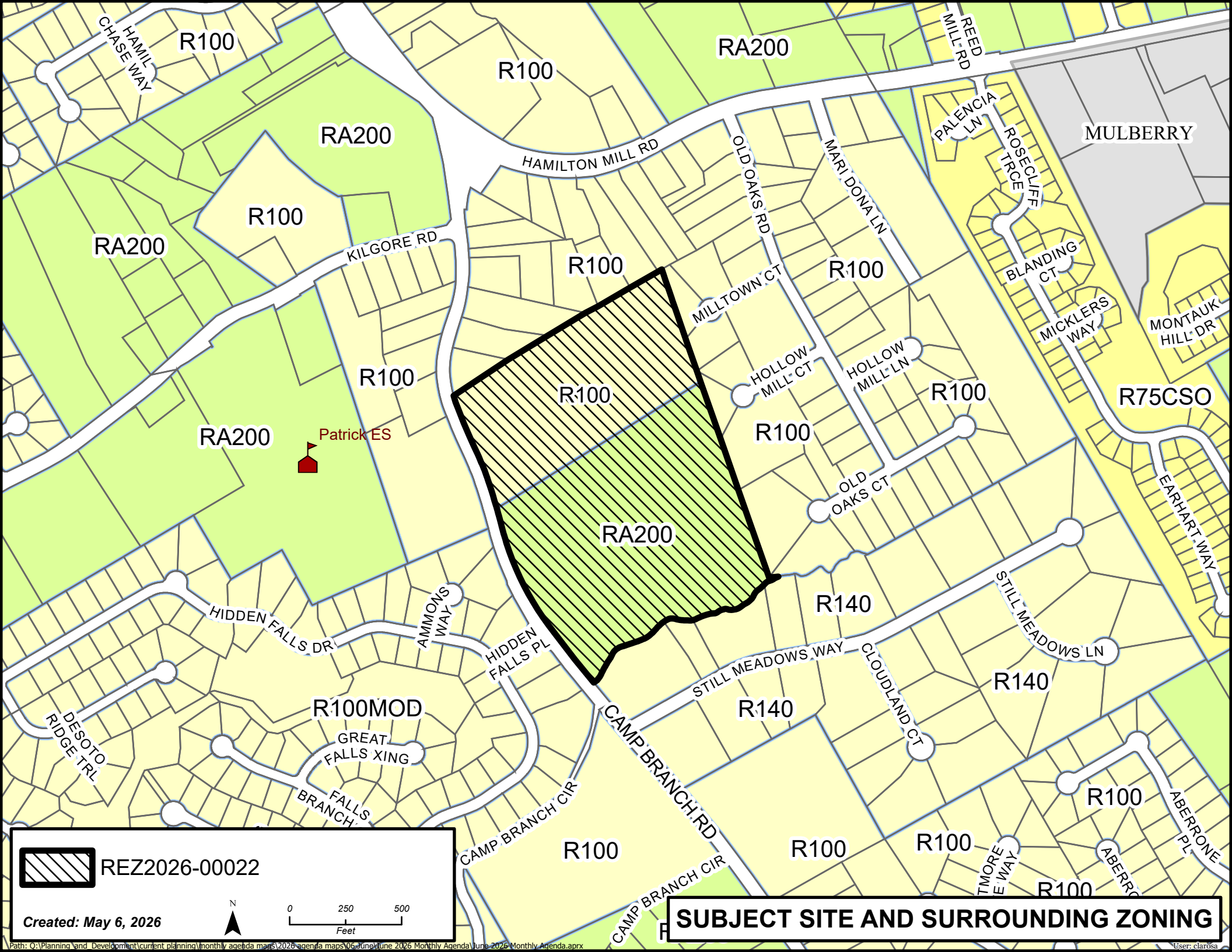
STILL MEADOWS WAY

CLOUDLAND CT

REZ2026-00022

Created: March 30, 2026





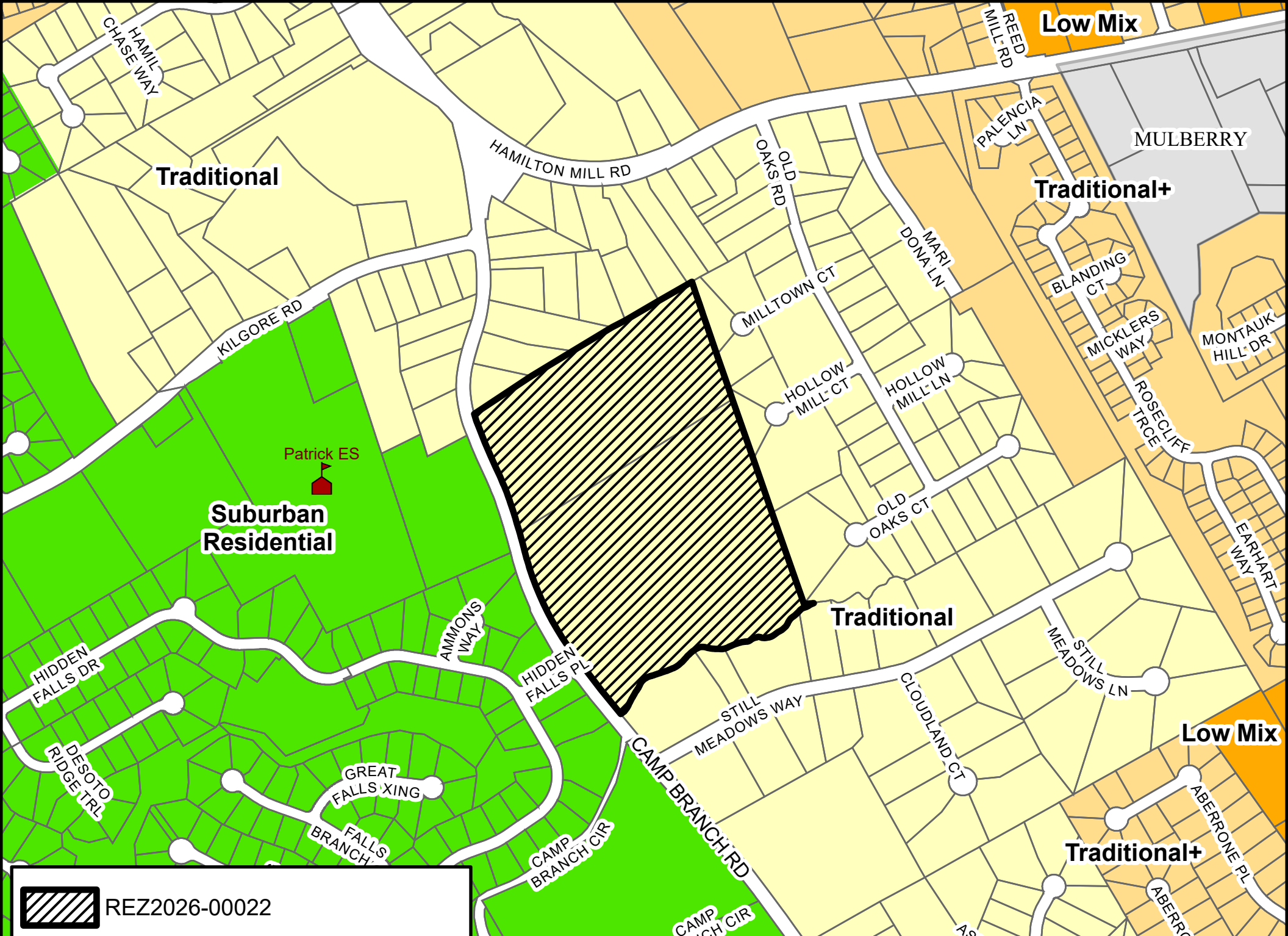
 REZ2026-00022


Created: May 6, 2026

 N



SUBJECT SITE AND SURROUNDING ZONING



 REZ2026-00022

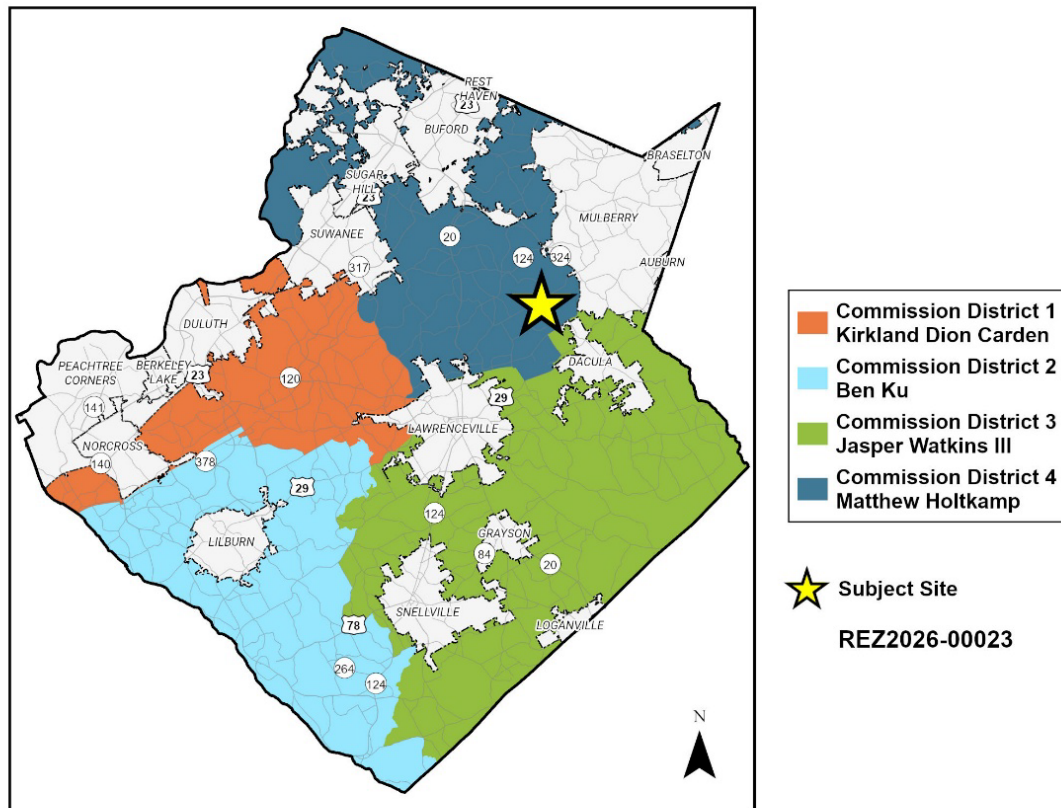
Created: March 30, 2026

0 250 500 Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00023
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Additional Request: Variance
Address: 2876 Old Peachtree Road
Map Number: R7022 022
Site Area: 1.64 acres
Units: 2
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional
Staff Recommendation: **APPROVAL WITH CONDITIONS**



Applicant: Peach State Family Homes, Inc.
 326 West Main Street
 Buford, GA 30518

Owner: Peach State Family Homes, Inc.
 326 West Main Street
 Buford, GA 30518

Contact: Bret Muetzelfeld

Phone: 678.665.1266

Zoning History

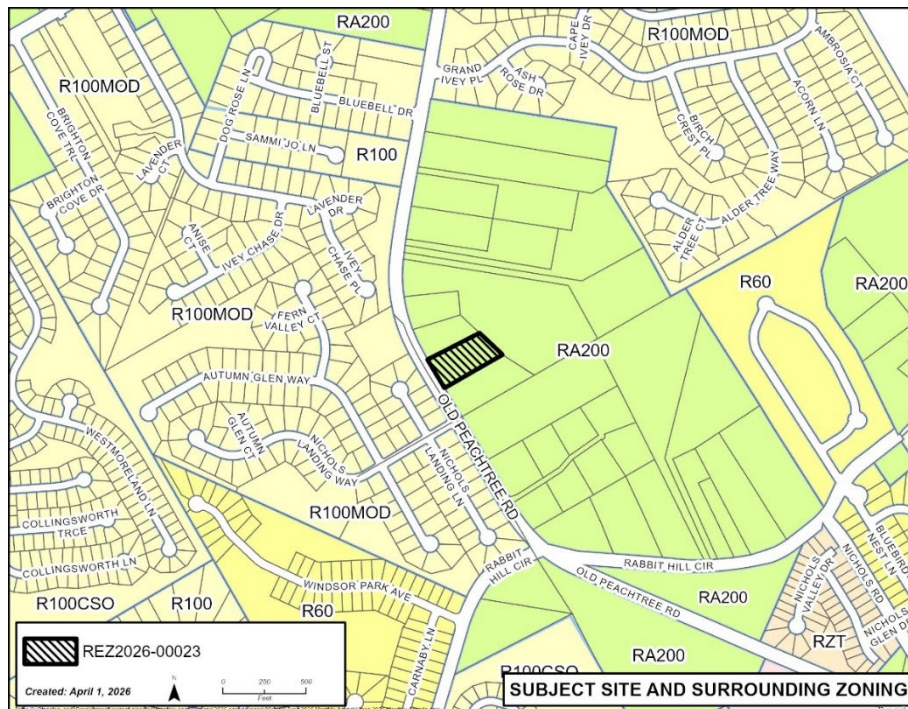
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 1.64-acre parcel located along Old Peachtree Road, north of its intersection with Rabbit Hill Circle. The site contains a single-family residence and accessory building, accessed by a gravel driveway. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 5.9 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residences on large lots, and within subdivisions. Residences on large lots are to the north, east and south. The Nichols Landing subdivision is to the west, across Old Peachtree Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.22 units per acre
North	Single-Family Residential	RA-200	0.78 units per acre
East	Single-Family Residential	RA-200	0.10 units per acre
South	Single-Family Residential	RA-200	0.48 units per acre
West	Single-Family Residential (Nichols Landing)	R-100 MOD	2.31 units per acre

Project Summary

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

- Two single-family residences on lots ranging from 34,365 to 36,904 square feet, yielding a density of 1.22 units per acre.
- Two-story residences with three-car garages and a minimum heated floor area of 3,000 square feet.
- Exterior building materials of brick and/or stone and cementitious siding on all façades.
- Access provided by two individual driveways from Old Peachtree Road.

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'	99.86'	NO*
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

* The applicant is requesting a variance from this standard.

Staff Analysis

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

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

The 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.

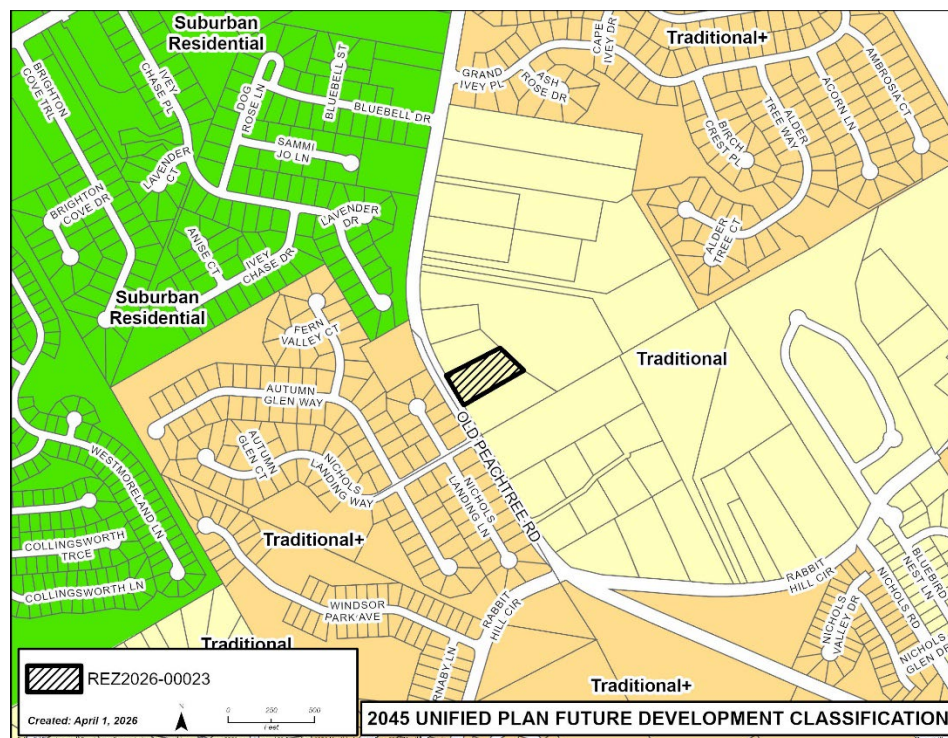
The property has a reasonable economic use as currently zoned.

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 could 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.

Variance Request and Analysis:

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

- Section 210-120. Lot Width** The applicant is requesting to reduce the minimum lot width from 100 feet to 99.86 feet.

Analysis: The lot width reduction is negligible and 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 and **APPROVAL** of the following variance:

1. To reduce the minimum lot width from 100 feet to 99.86 feet.

Staff Recommended Conditions

Approval as R-100 (Single-Family Residence District), subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding two units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 6, 2026, and Exhibit C: Building Elevations dated received April 21, 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 Old Peachtree Road shall be provided in general conformance with Exhibit B: Site Plan dated received February 6, 2026, 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. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property



Old Peachtree Road frontage

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

RECEIVED

4/21/2026



RECEIVED

4/21/2026



RECEIVED

4/21/2026



RECEIVED

4/21/2026



RECEIVED

4/21/2026



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

[attached]

2876 Old Peachtree Rd - Letter of Intent

Request for Divide and Lot Width Variance

Peach State Family Homes, Inc.
326 W Main St
Buford, Ga 30518
678-665-1266
bretmuetz@gmail.com

February 3, 2026

To Whom It May Concern,

Peach State Family Homes, Inc. respectfully submits this Letter of Intent in support of a request to divide this parcel into 2 lots and a minor variance to Section 210-120 in order to reduce the required lot width from one hundred feet (100') to ninety-nine and eighty-five hundredths feet (99.85') on each of the two proposed residential lots.

The requested variance represents a negligible reduction of one and eighty-five hundredths inches (1.85") per lot and will not adversely impact neighborhood character, setbacks, streetscape, or adjacent properties. The intent of this request is to allow efficient development while maintaining a high standard of residential design and construction that is fully consistent with — and intended to enhance — the surrounding area.

Peach State Family Homes, Inc. commits that the homes constructed on both proposed lots will meet or exceed the following standards:

- Each residence will contain a minimum of 3,000 square feet of heated, above-grade living area.
- Each home will include a three-car garage.
- The front elevation of each home will consist of a minimum of sixty percent (60%) brick and/or stone, with the remainder being cement fiberboard.
- The sides and rear elevations will include a continuous brick and/or stone water table with a minimum height of thirty inches (30"). The remainder of the elevations will be cement fiberboard.

These architectural and material standards are intended to ensure high-quality construction, long-term durability, and visual compatibility with the surrounding

neighborhood. The slight lot width variance requested will not diminish these objectives and will remain effectively imperceptible in the built environment.

We appreciate your consideration of this request and welcome the opportunity to provide any additional information or clarification that may be required.

Sincerely,

Peach State Family Homes, Inc.

By: _____

Name: _____

Title: _____

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Peach State Family Homes, Inc.</u>	Name: <u>Peach State Family Homes, Inc.</u>
Address: <u>326 West Main Street</u>	Address: <u>326 West Main Street</u>
City: <u>Buford</u>	City: <u>Buford</u>
State: <u>GA</u> ZIP: <u>30518</u>	State: <u>GA</u> ZIP: <u>30518</u>
Phone: <u>678.665.1266</u>	Phone: <u>678.665.1266</u>
Email: <u>bretmuetz@gmail.com</u>	Email: <u>bretmuetz@gmail.com</u>
Contact Person: <u>Bret Muetzefeld</u> Phone: <u>678.665.1266</u>	
Contact's Email: <u>bretmuetz@gmail.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-100</u>	
Parcel Number(s): <u>7022 022</u> Acreage: <u>1.64</u>	
Property Address(es): <u>2876 Old Peachtree Road</u>	
Proposed Development: <u>Subdivision</u>	
Variance(s): <u>Lot Width Reduction</u> Waiver(s): _____	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>2</u> Dwelling Unit Sq. Ft.: <u>3,000</u> Density: <u>1.22</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	



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: Bret Muetzelfeld

Signature: [Handwritten Signature]

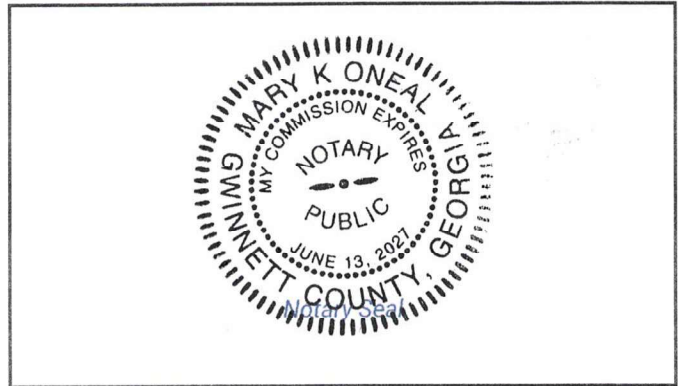
Date: 2/6/2026

Notary Public

Name: Mary K O'Neal

Signature: [Handwritten Signature]

Date: Feb 6, 2026





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: Peach State Family Homes, Inc.

Relationship to Application: Applicant Representative of Applicant

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Matthew Holtkamp	\$1,000	2025	Bret Muetzelfeld

Signature: Bret Muetzelfeld

Date: 3/26/2026

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		April 17, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00023	
Case Address:		2876 Old Peachtree Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/>	YES
		<input type="checkbox"/>	NO
1	Old Peachtree Road is a minor arterial. The Average Daily Traffic (ADT) volume is 6,962.		
2	The nearest Ride Gwinnett facility (Stop 5000 / Route 50) is located 5.9 miles away at Old Peachtree Road and Publix.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
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Note: Attach additional pages, if needed

Revised 7/26/2021

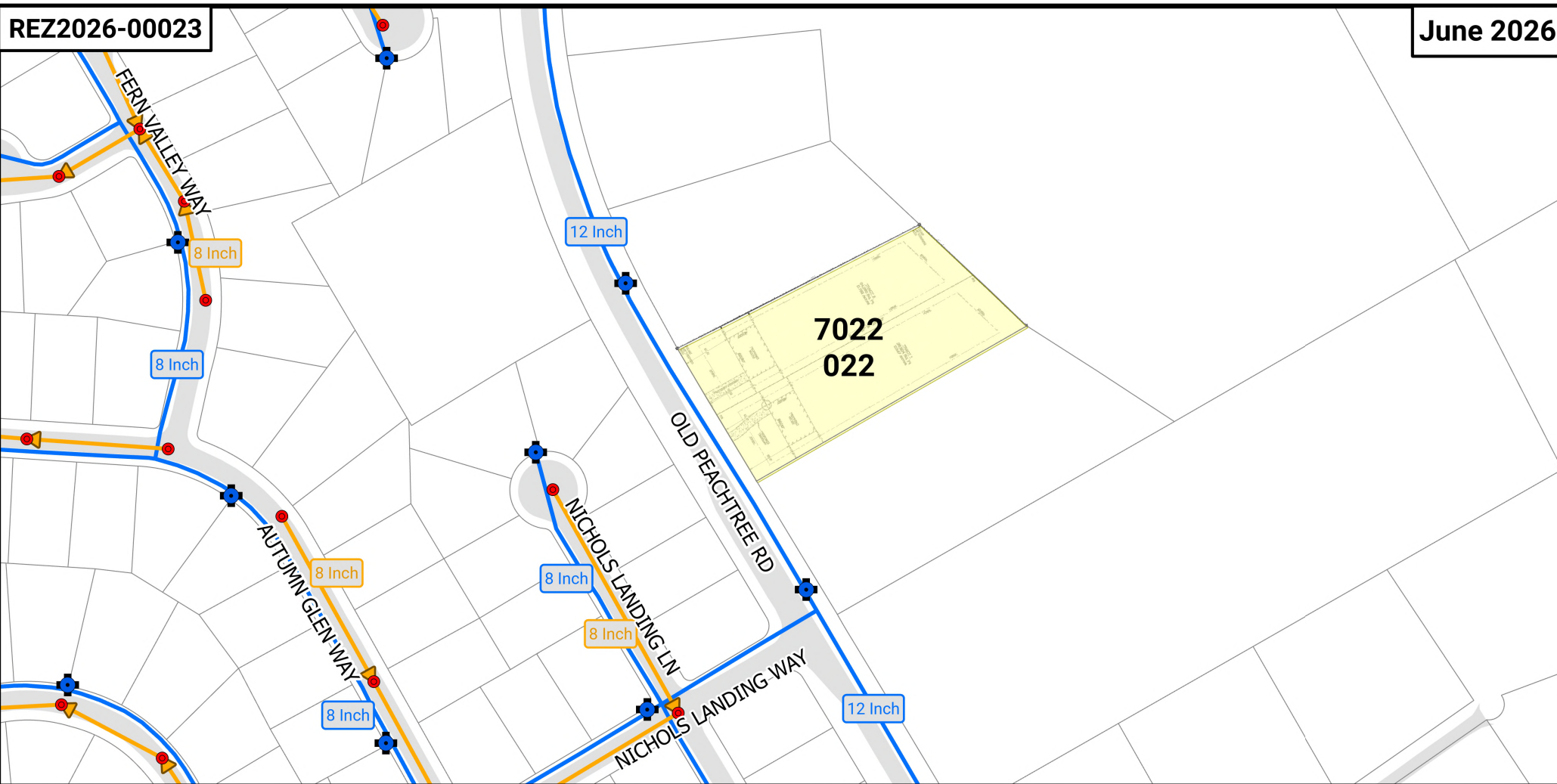


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		
Department/Agency Name:	DWR	
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	REZ2026-00023	
Case Address:	2876 Old Peachtree Rd	
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main located on the eastern right-of-way of Old Peachtree Road.	
2	Sewer: The proposed development plans to install septic systems pending approval from GNR Public Health.	
3		
4		
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6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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Note: Attach additional pages, if needed

Revised 7/26/2021

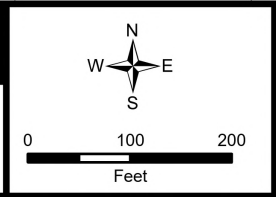


LEGEND

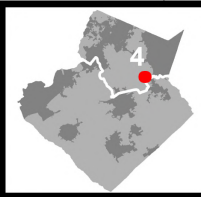
- Flow Management
- Pump Station
- Regional
- Manhole
- Hydrant
- City
- Water Main
- Proposed Water Main
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main
- Proposed Sewer Collector

2876 Old Peachtree Rd
R-200 to R-100

Water & Sewer Utility Map



LOCATION



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

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.

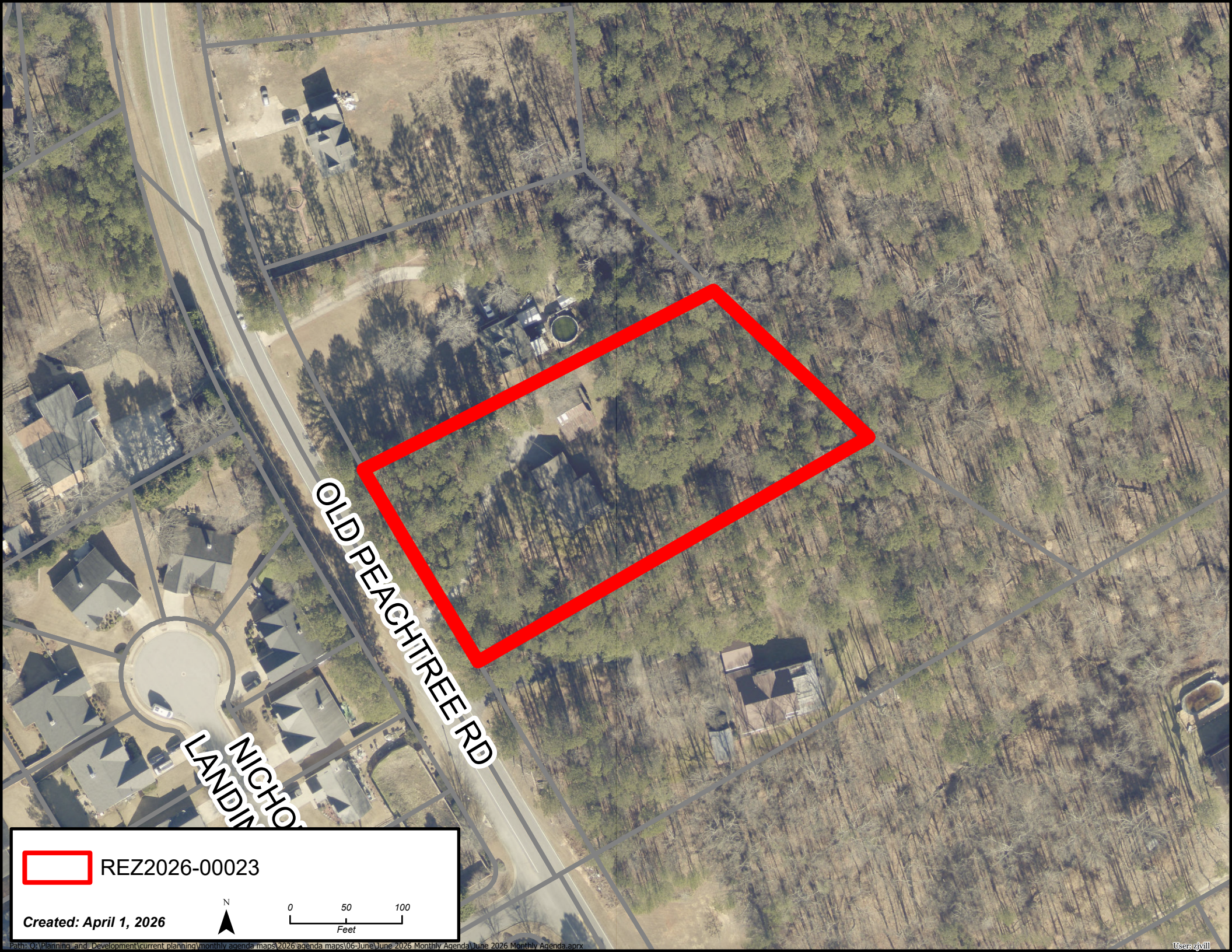
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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.


Exhibit G: Maps

[attached]

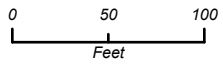


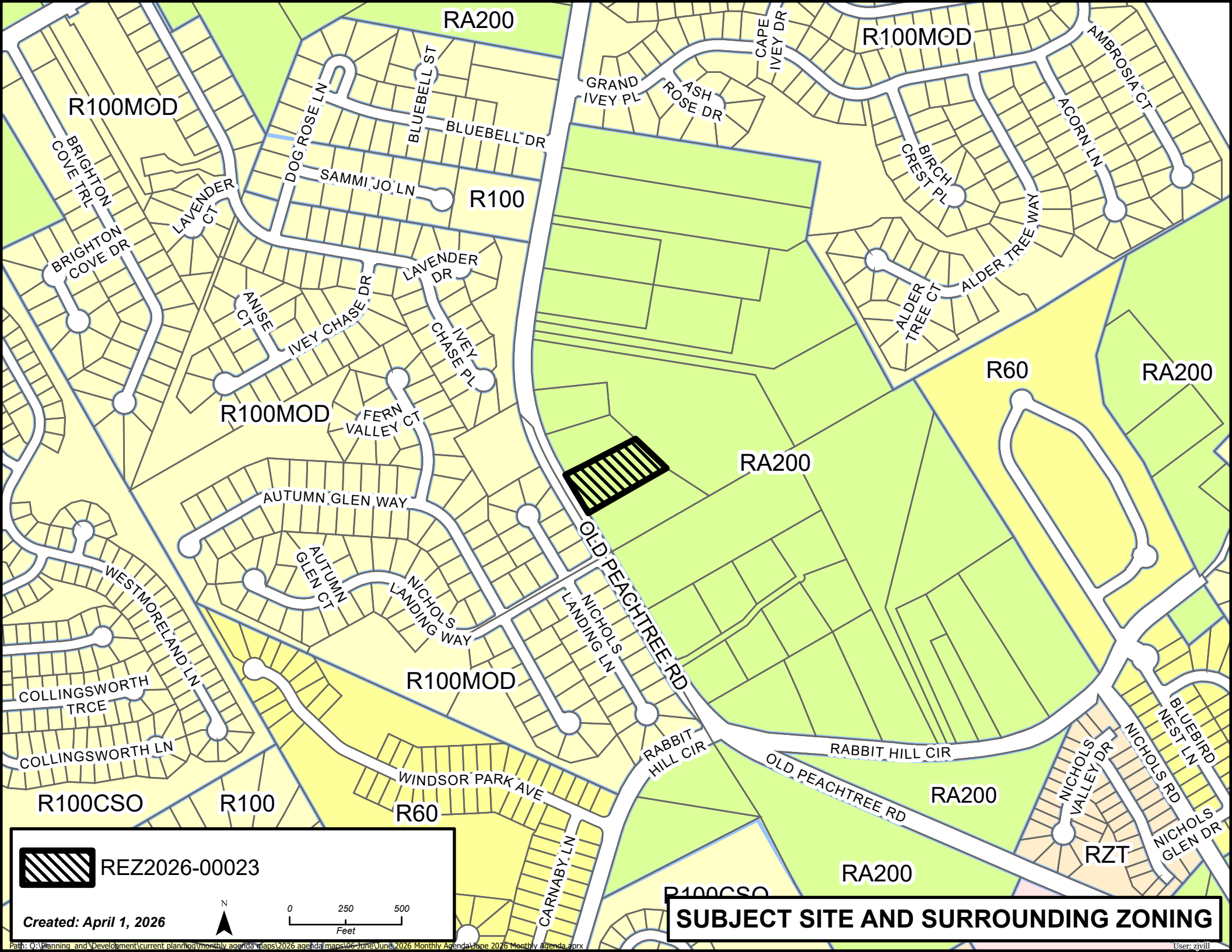
OLD PEACHTREE RD

NICHOLSON
LANDIA

 REZ2026-00023

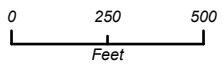
Created: April 1, 2026





 REZ2026-00023

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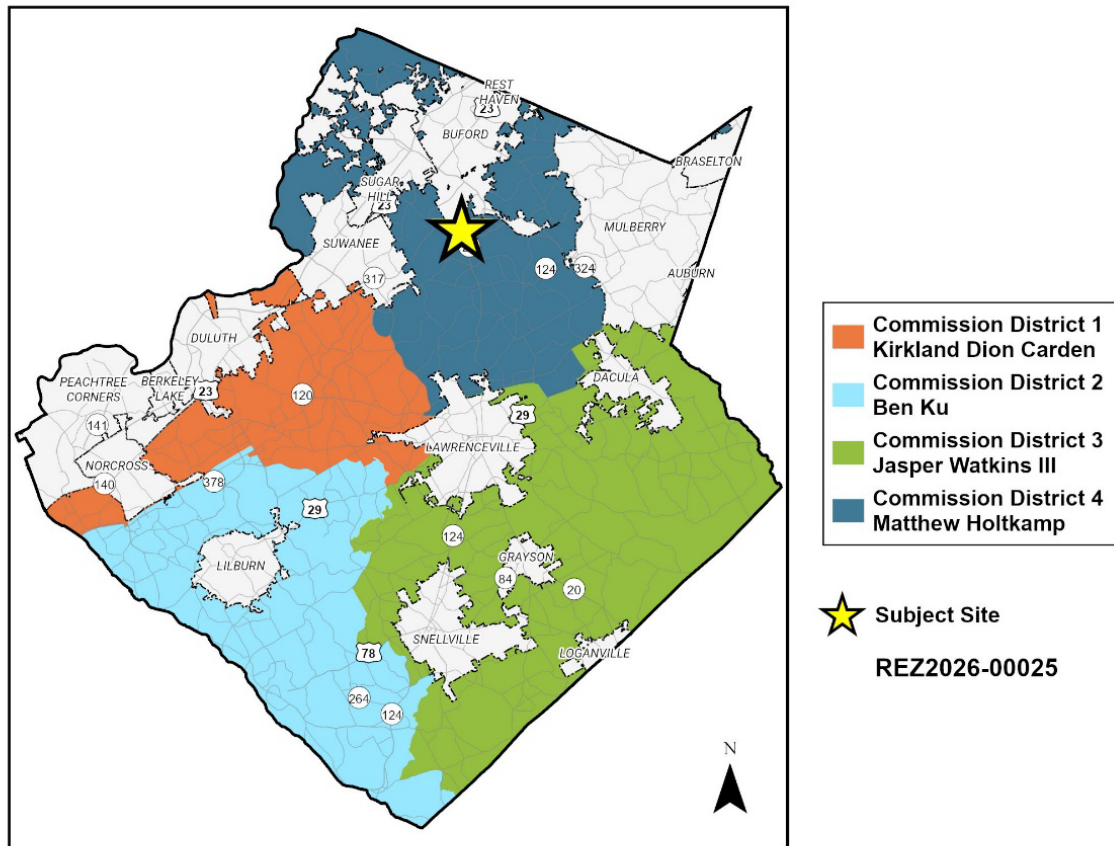


SUBJECT SITE AND SURROUNDING ZONING

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00025
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-TH (Single-Family Townhouse District)
Address: 1494 Plunketts Road
Map Number: R7188 004
Site Area: 3.46 acres
Units: 32
Proposed Development: Townhouses
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional+

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: BDJ Consulting, LLC
 c/o Gaskins + LeCraw
 3475 Corporate Way, Suite A
 Duluth, GA 30096

Owner: Antenna Capital, LLC
 6336 Lakeview Drive
 Buford, GA 30518

Contact: Dani Blumenthal

Phone: 215.816.9336

Zoning History

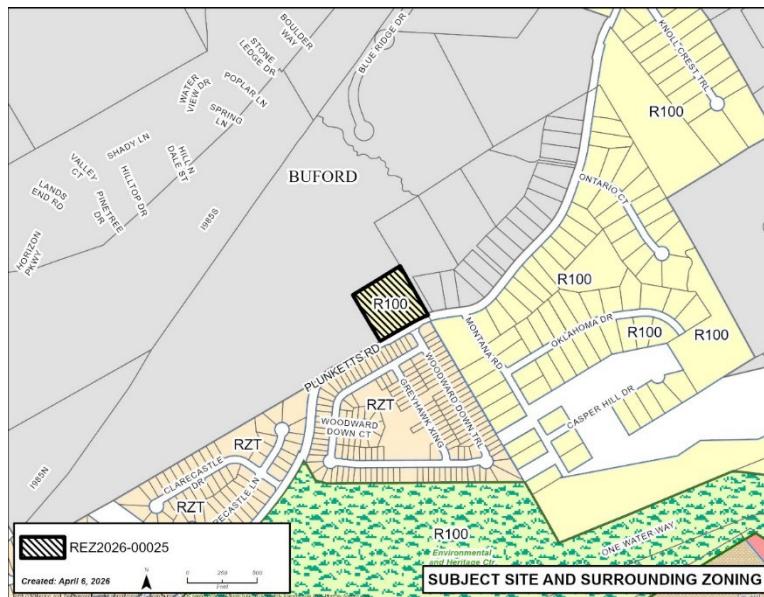
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 3.46-acre parcel located along Plunketts Road, west of its intersection with Buford Drive. The site contains a single-family residence. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 1.2 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of industrial and residential uses. A truck terminal within the City of Buford is to the north and west. The Timber Ridge subdivision within the City of Buford is to the east. The Woodward Crossing and Crown Ridge subdivisions are located to the south, across Plunketts Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	9.25 units per acre
North	Industrial (Truck Terminal)	M-1 (Buford)	N/A
East	Single-Family Residential (Timber Ridge)	RA-200 (Buford)	0.77 units per acre
South	Single-Family Residential (Woodward Crossing)	R-ZT	5.27 units per acre
	Single-Family Residential (Crown Ridge)	R-100	1.34 units per acre
West	Industrial (Truck Terminal)	M-1 (Buford)	N/A

Project Summary

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

- 32 townhouses, including 17 front-loaded units and 15 rear-loaded units, yielding a density of 9.25 units per acre.
- Three-story townhouses with two-car garages, and a minimum heated floor area of 2,100 square feet.
- Exterior building materials of brick and/or stone, with cementitious siding on the front façades, and cementitious siding on the side and rear façades.
- 0.45 acres of open space, including 0.21 acres of usable open space comprised of pocket parks with benches, picnic tables, and grilling areas.
- 10 on-street parallel guest parking spaces.
- A stormwater management facility located in the southwestern corner, fronting Plunketts Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Plunketts 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	9.25 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 0.35 acres	12.90% or 0.45 acres	YES
Usable Open Space	Minimum 5% or 0.17 acres	6.20% or 0.21 acres	YES
Guest Parking	Minimum 8 spaces	10 spaces	YES

Public Participation

The applicant held a community meeting on April 2, 2026, at the Bogan Park Community Center in Buford. There were eight community members in attendance, who raised questions regarding density, traffic, and entrance location. The applicant explained that the entrance location is based on comments from the Gwinnett County Department of Transportation and that the site distances standards are met.

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 located between a truck terminal and single-family detached residences within subdivisions. The townhouse subdivision would serve as a transition from more intensive industrial use to the north to less intensive residential uses to the south and east. 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 residential character along Plunketts Road, including the Woodward Crossing subdivision to the south which contains small lots. Staff has recommended a condition to screen the stormwater management facility from Plunketts Road, to mitigate potential visual impact. 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.

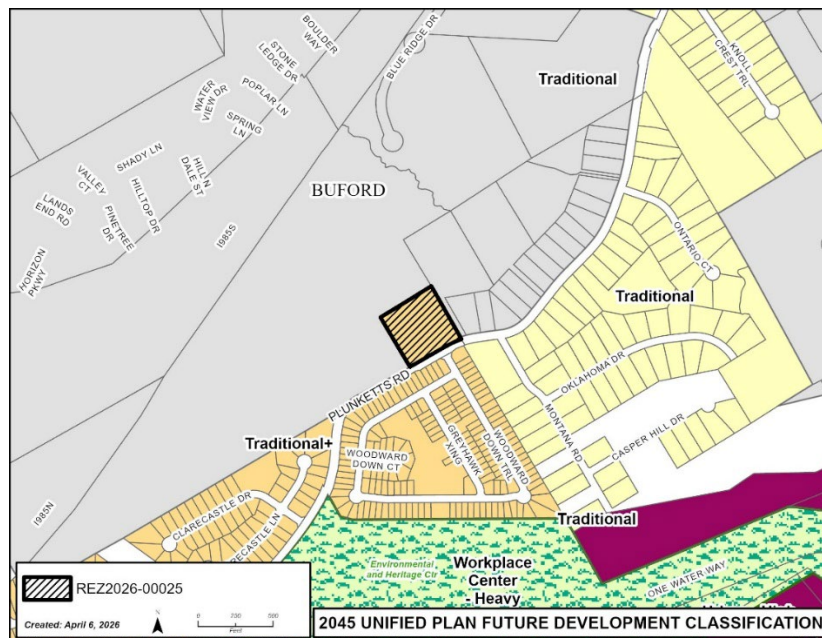
The property has a reasonable economic use as currently zoned.

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 48 townhouses, estimates that the development would generate 19 morning and 25 evening peak hour trips. The traffic impact study did not recommend any roadway improvements. An increased impact is anticipated on school enrollment.

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

The Unified Plan’s Future Development Map indicates “Neighborhood Traditional+” for the subject property, which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Townhouses are a recommended land use 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 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-TH (Single-Family Townhouse District) for townhouses, subject to the following conditions:

1. The development shall be limited to townhouses and accessory uses and structures, not exceeding 32 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 6, 2026, and Exhibit C: Building Elevations dated received March 27, 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 2,100 square feet.
4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received May 6, 2026, including but not limited to pocket parks with benches, picnic tables, and grilling areas, subject to the review and approval of the Department of Planning and Development.
5. A full-access entrance, deceleration lane and a 5-foot-wide sidewalk shall be provided along Plunketts Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.
6. Stormwater management facilities that are not designed as an amenity shall be screened from Plunketts 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. 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 property



Industrial user behind property



View of Homes in Woodward Crossing subdivision

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

1492 Plunketts Rd
Buford, GA 30519

Unit Type A
Exterior Information

Unit Type A

- this is a 3 bedroom, 3.5 bath townhome w/ covered front porch
- two-car garage
- 2,100 sq.ft. (heated & cooled) w/ 470 sq.ft. garage
- covered front porch is 7' x 4'

Front Elevation Material Breakdown:

142 sf - total glazing & door area =	20.0%
176 sf - total siding area =	24.8%
392 sf - total brick/stone area =	55.2%
710 sf - total surface area =	100.0%

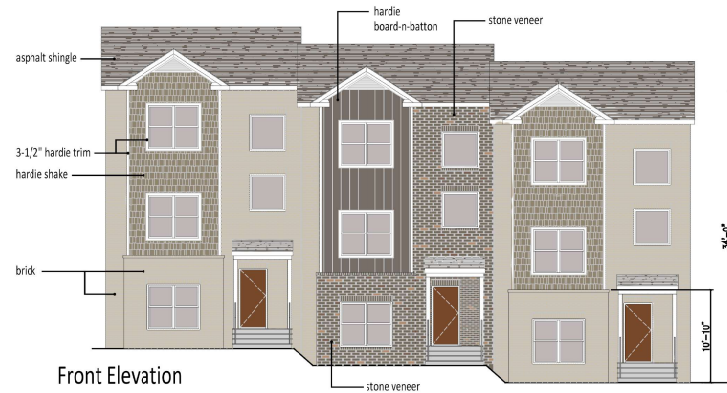
(Masonry is 59.0% of total facade area that isn't doors or glazing)



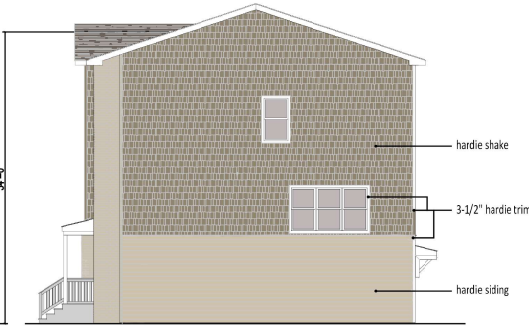
The Quarry Mill
Cascade Thin Stone



General Shale
Steeplechase Canyon



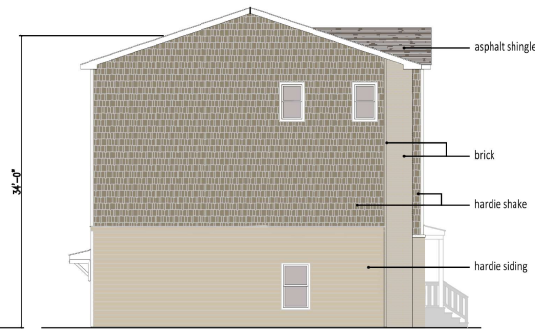
Front Elevation



Right Elevation



Rear Elevation

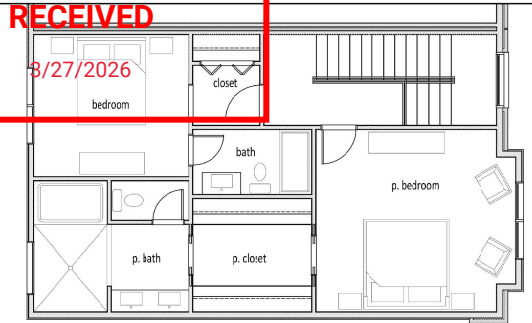


Left Elevation

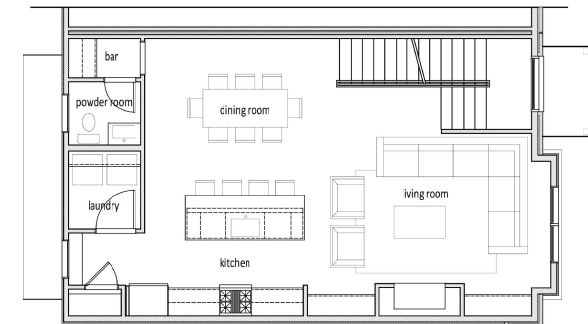
WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

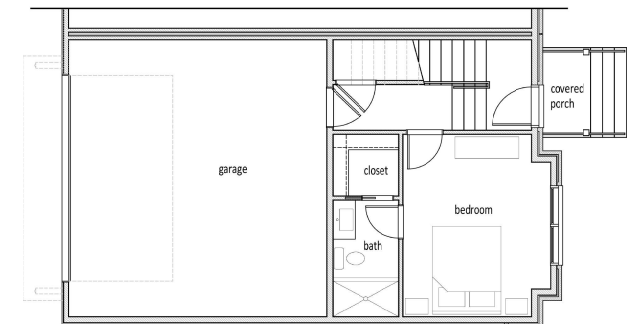
3/27/2026



3rd Floor Plan

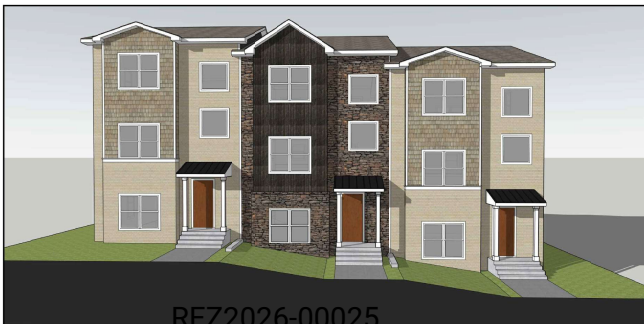


2nd Floor Plan



1st Floor Plan

MR



REZ2026-00025



Page 12 of 60

1492 Plunketts Rd
Buford, GA 30519

Unit Type B
Exterior Information

Unit Type B

- this is a 3 bedroom, 3.5 bath townhome w/ covered front porch
- two-car garage
- 2,450 sq.ft. (heated & cooled) w/ 427 sq.ft. garage
- covered front porch is 7' x 4'

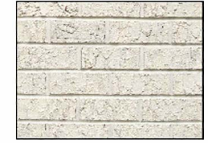
Front Elevation Material Breakdown:

259 sf - total glazing & door area =	30.0%
301 sf - total siding area =	34.8%
304 sf - total brick/stone area =	35.2%
864 sf - total surface area =	100.0%

(Masonry is 50.3% of total facade area that isn't doors or glazing)



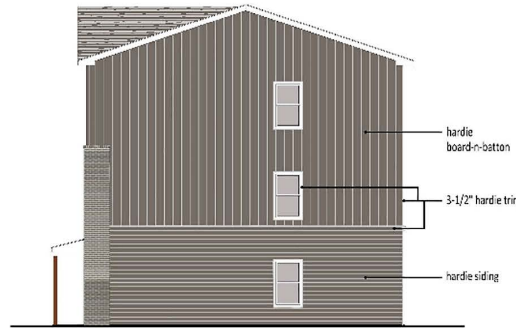
The Quarry Mill
Cascade Thin Stone



General Shale
Steeplechase Canyon



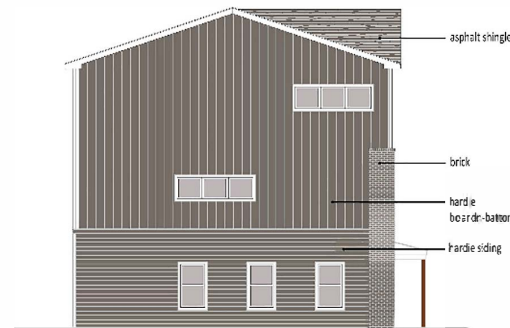
Front Elevation



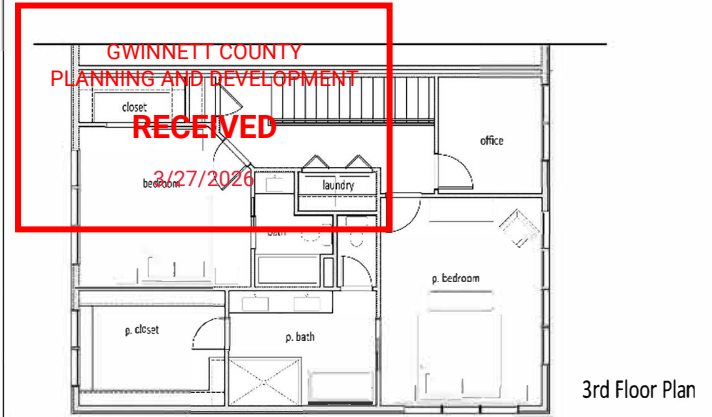
Right Elevation



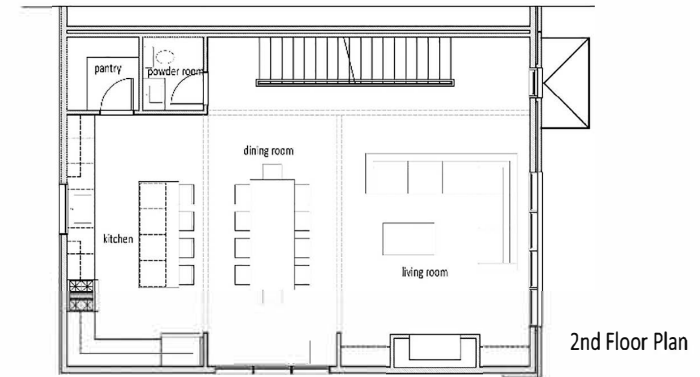
Rear Elevation



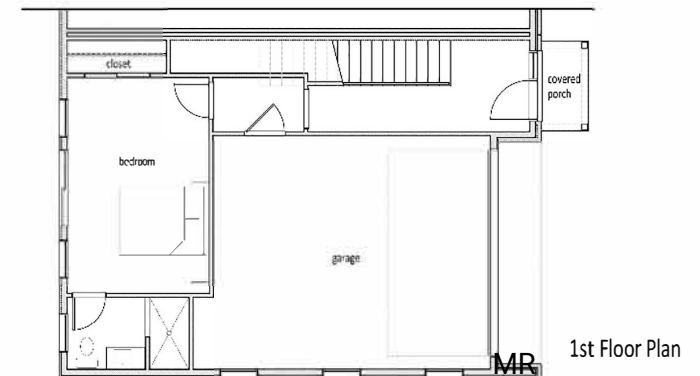
Left Elevation



3rd Floor Plan



2nd Floor Plan



1st Floor Plan



RE72026-00025



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

[attached]



March 27, 2026

Board of Commissioners
Gwinnett County
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30046

REVISED LETTER OF INTENT: Rezoning Request for 1494 Plunketts Road, Buford, Georgia

Honorable Board of Commissioners

On behalf of our client, BDJ Consulting, LLC (the “Applicant”), please accept this Letter of Intent regarding the request to rezone ±3.46 acres of land, identified as Tax Parcel 7188 004 (the “Subject Property”), from R-100 to R-TH for the development of a single-family attached residential community. The Subject Property is currently undeveloped.

The Applicant is seeking R-TH zoning to allow for the construction of 32 single-family attached homes at a proposed density of ±9.25 units per acre. Each home will include a two-car garage (17 front-loaded and 15 rear-loaded) and a minimum heated floor area of 2,100 square feet. All homes will incorporate a 7' x 4' covered front porch. Proposed exterior materials include brick, stone, Hardie (fiber cement) shake, and Hardie (fiber cement) siding.

Community amenities will include benches, picnic tables, outdoor grilling areas, a walking path, and grassed areas with landscaping.

This request is consistent with the Subject Property’s Traditional+ Future Land Use designation.

All required documentation is enclosed with this Letter of Intent. We appreciate your time and consideration of this request.

Sincerely,

Dani Blumenthal
Dani Blumenthal
Planner IV



STANDARDS GOVERNING 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:

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

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

A proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property to be affected by a proposed rezoning does have reasonable economic use as currently zoned, but the new industrial uses to the north and west of the Subject Property significantly diminish the value.

(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:

To the knowledge of the Applicant, the proposed rezoning from R-100 to R-TH will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, 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 proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map. Townhomes are listed as an appropriate use within the Traditional+ future land use area.



GASKINS + LECRAW

(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:

To the know of the Applicant, there are not 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.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>BDJ Consulting, LLC c/o Gaskins + LeCraw</u>	Name: <u>Antenna Capital, LLC</u>
Address: <u>108 Ozark Trail</u>	Address: <u>6366 Lakeview Drive</u>
City: <u>Canton</u>	City: <u>Buford</u>
State: <u>GA</u> ZIP: <u>30114</u>	State: <u>GA</u> ZIP: <u>30518-1130</u>
Phone: <u>404.435.7931</u>	Phone: _____
Email: <u>bjones@bdj-consulting.com</u>	Email: _____
Contact Person: <u>Dani Blumenthal</u> Phone: <u>215.816.9336</u>	
Contact's Email: <u>dblumenthal@gaskinslecrow.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>R-100</u> Requested Zoning District: <u>R-TH</u>	
Parcel Number(s): <u>7188 004</u> Acreage: <u>3.46 AC</u>	
Property Address(es): <u>1494 Plunketts Road</u>	
Proposed Development: <u>Single-family attached subdivision</u>	
Variance(s): _____ Waiver(s): _____	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>32</u> Dwelling Unit Sq. Ft.: <u>2,100 SF (Heated)</u> Density: <u>9.25 U/AC</u> Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
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: JEWON PARK

Signature: [Handwritten Signature]

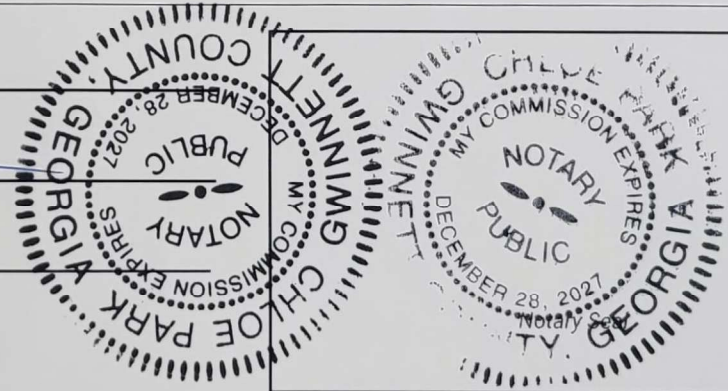
Date: 12/01/2028

Notary Public

Name: Chloe Park

Signature: [Handwritten Signature]

Date: 12/01/2025



J1 ANTENNA CAPITAL LLC

1160 Satellite Blvd #200, Suwanee, GA 30024 | 678-822-1210 | nathan@nguyenpark.com

March 10, 2026

RE: Authorization – Ownership of Antenna Capital LLC

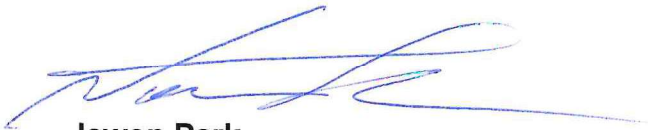
To Whom It May Concern:

This letter is to confirm that **Jewon Park** is the sole Owner and authorized representative of **J1 Antenna Capital LLC**, a limited liability company organized under the laws of the State of Georgia.

As Owner, Jewon Park is fully authorized to act on behalf of J1 Antenna Capital LLC in all matters related to the company's properties and business operations, including but not limited to the property located at 1494 Plunketts Rd, Buford, GA 30518.

Please do not hesitate to contact the undersigned directly should you require any additional information or documentation.

Sincerely,



Jewon Park
Owner, J1 Antenna Capital LLC
1160 Satellite Blvd #200, Suwanee, GA 30024
Phone: 678-822-1210 | Email: nathan@nguyenpark.com



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: Danielle Blumenthal

Relationship to Application: Applicant Representative of Applicant

Campaign Contributions? Yes No

Contributions: N/A

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Danielle Blumenthal

Date: 3/27/2026



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

Name: Brian D Jones

Relationship to Application Applicant Representative of Applicant Property Owner

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: 

Date: 5/8/26

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



March 12, 2026

Brian Jones
BDJ Consulting, LLC
108 Ozark Trail
Canton, GA 30114

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2026-044-03	
Expiration Date: 03/12/2027	
Tie-In Manhole FID: 2990015	

RE: Sewer Availability for Proposed Development – 1494 Plunketts Road
Parcel ID 7188 004

Dear Mr. Jones:

This letter supersedes the earlier Sewer Capacity Certification C2024-302-12 dated December 19, 2024.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 32 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 5.56 gpm discharging to the sewer tie-in manhole at Facility ID **2990015**.

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]

TRAFFIC IMPACT STUDY FOR

PLUNKETTS ROAD RESIDENTIAL

DATE:

December 26, 2024

LOCATION:

Gwinnett County, Georgia

PREPARED FOR:

BDJ Consulting, LLC

PREPARED WITH:

Gaskins + LeCraw

PREPARED BY:

NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



nv5.com

Executive Summary

A new residential development is proposed for construction on the west side of Plunketts Road at Woodward Down Trail in Gwinnett County, Georgia. The proposed development will consist of 48 single-family attached dwelling units. The development will utilize one (1) new full-access driveway on Plunketts Road that aligns directly across from Woodward Down Trail.

When complete, the development will generate a total of 19 external new trips (6 entering and 13 exiting) during the AM peak hour, and a total of 25 external new trips (14 entering and 11 exiting) during the PM peak hour.

Analysis indicates that the eastbound and westbound approaches of Plunketts Road currently operate at an unsatisfactory LOS F during the peak hours at the signalized intersection with Buford Drive (SR 20). The delays are primarily caused by the heavy through traffic volumes currently on Buford Drive (SR 20). The delay is expected to increase by 4.9 seconds per vehicle during the AM peak hour and 13.9 seconds per vehicle during the PM peak hour on this approach with the increase in volumes due to ambient growth. The delay is expected to increase by 7.6 seconds per vehicle during the AM peak hour and 6.5 seconds per vehicle during the PM peak hour on this approach with the trips expected to be generated by the proposed development added to the intersection. A potential method to improve the operation of this approach is to retime the signal to provide more green time to the side streets. However, this is unlikely since the timing is geared toward moving traffic along SR 20 and not the side streets.

Capacity analysis indicates that the site driveway is expected to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of the site driveway does not impact the functionality of traffic operations along Plunketts Road.

A left-turn lane is not required on Plunketts Road at the proposed Site Driveway per GCDOT criteria. A right-turn deceleration lane is not warranted at the proposed Site Driveway on the westbound approach of Plunketts Road via GDOT criteria.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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A. Introduction

A new residential development is proposed for construction on the west side of Plunketts Road at Woodward Down Trail in Gwinnett County, Georgia. The proposed development will consist of 48 single-family attached dwelling units. The development will utilize one (1) new full-access driveway on Plunketts Road that aligns directly across from Woodward Down Trail.

The traffic analyses in this report are for a single phase of construction and assumed to be complete by 2026. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is complete. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2026:

1. Buford Drive (SR 20) at Plunketts Road/Commercial Driveway – Four-leg, Signalized
2. Plunketts Road at Woodward Down Trail/Site Driveway – Four-leg, Stop-Control
3. Woodward Mill Road at Plunketts Road/Clean Water Court – Four-leg, All-Way Stop-Control

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS), and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Gwinnett County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A

Figure 1: Vicinity Map

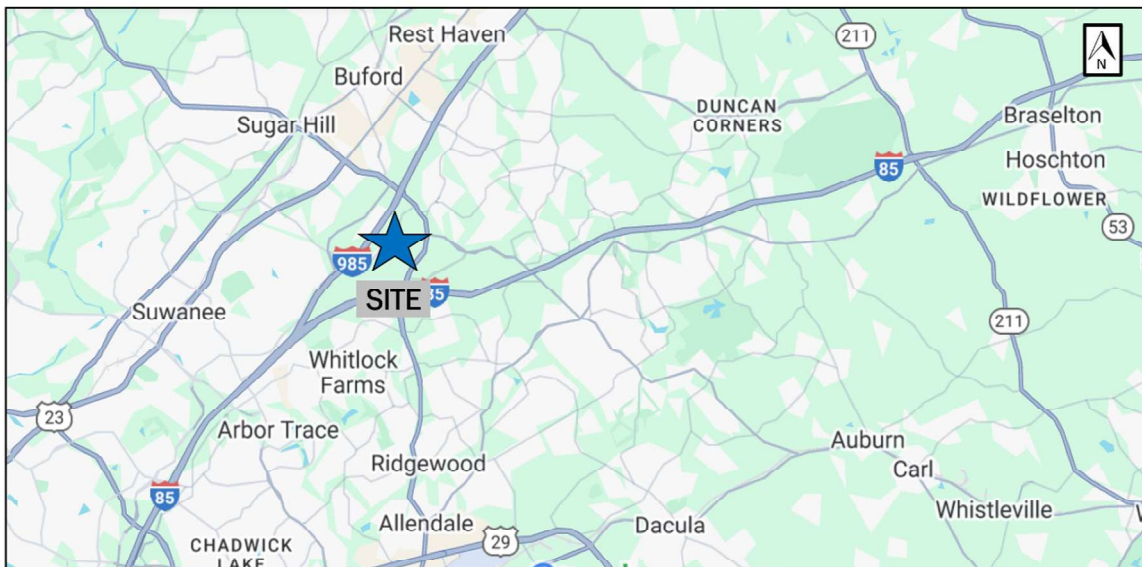


Figure 2: Site Location Aerial



1. Buford Drive (SR 20) at Plunketts Road/Commercial Driveway
2. Plunketts Road at Woodward Down Trail/Site Driveway
3. Woodward Mill Road at Plunketts Road/Clean Water Court

B. Existing Conditions

B.1. Transportation Facilities

Buford Drive (SR 20) is a six-lane divided roadway that runs in the north/south direction with dedicated left-turn and right-turn lanes, intersecting with I-985 to the north and I-85 to the south of the proposed development site. Buford Drive operates as a principle arterial roadway. It has a posted 45 mph speed limit and average estimated AADT's of 97,400 vpd per year south of I-985 and 68,100 vpd north of I-985.

Plunketts Road is a two-lane undivided roadway that runs in the northeast/southwest direction with dedicated left-turn and right-turn lanes, intersecting with Buford Drive (SR 20) north of the proposed development site and Woodward Mill Road south of the proposed development site. Plunketts Road operates as a minor collector roadway as designated by the Gwinnett County Long Range Road Classification. It has a posted 35 mph speed limit and average estimated AADT's of 3,720 vpd per year north of Woodward Mill Road.

Woodward Mill Road is a two-lane undivided roadway that runs in the east-west direction. Woodward Mill Road provides access to Satellite Boulevard to the west of Plunketts Road and has a posted 45 mph speed limit.

Clean Water Court is a two-lane undivided roadway south of Woodward Mill Road and runs in the north/south direction. Clean Water Court provides access to a water resources center.

Woodward Down Trail is a two-lane undivided roadway south of Plunketts Road and runs in the north/south direction. Woodward Down Trail provides access to residential land uses and has a posted 25 mph speed limit.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, December 10, 2024. Average daily traffic counts were also collected on Plunketts Road west of Woodward Down Trail. The average daily traffic (ADT) along Plunketts Road is 5,625 vehicles per day (vpd). Counts were collected while schools were in session. However, the counts were collected during the "Holiday Season" between Thanksgiving and New Years Day which could have a different traffic pattern. The use of counts collected in December was approved by Gwinnett County Department of Transportation (GCDOT).

An ADT count was collected in a similar section on Plunketts Road on Thursday, January 11, 2024, that showed a volume of 5,513 vpd. After comparing the two ADTs collected on Plunketts Road from early 2024 to late 2024, it was determined that the two were within acceptable limits of one another and therefore no adjustments should be made to the counts collected in December.

In addition, traffic data was collected from the GDOT Automated Traffic Signal Performance Measures (ATSPM) tool to compare to the traffic count collected at the intersection of Buford Drive (SR 20) at

Plunketts Road/Commercial Driveway on December 10, 2024. Traffic Data was taken from the ATSPM tool on August 21, 2024, September 18, 2024, and October 12, 2024. The average total volumes for the peak hours of 7 AM to 9 AM and 4 PM to 6 PM taken from the ATSPM tool is slightly higher than the counts taken in December 2024 at the signalized intersection. This data also indicates that a “seasonal” adjustment factor should not be applied to the study intersections.

It should be noted that traffic patterns indicate that local commuters appear to be using Plunketts Road as a bypass to avoid delays along Satellite Boulevard and Buford Drive (SR 20) near the I-985 interchange. During the PM peak hour 529 vehicles make a left-turn onto Plunketts Road from Woodward Mill Road and 409 vehicles make a right-turn onto Buford Drive (SR 20).

Count data are included in Appendix B. The counts collected in December 2024 are shown in Figure 3 (2024 Existing Traffic Volumes).

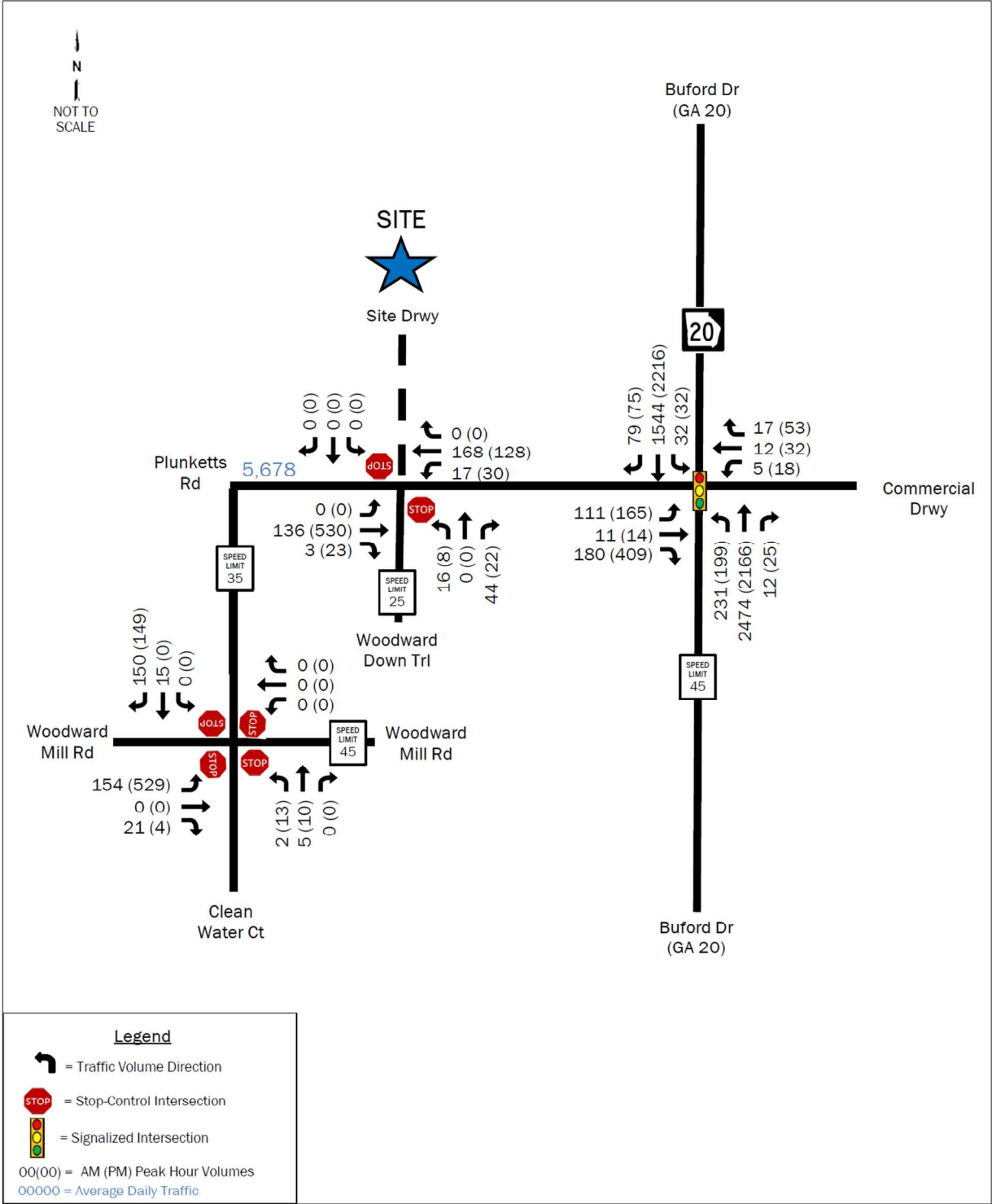
B.3. Pedestrian & Bicycle Facilities

There is a pedestrian sidewalk on the east side of Plunketts Road that runs from Woodward Down Trail to Buford Drive (SR 20). There are some pedestrian sidewalks on both sides of Plunketts Road south of Woodward Down Trail. There are pedestrian signal heads and crosswalks on all approaches of the intersection of Buford Drive (SR 20) and Plunketts Road. There are no exclusive bicycle facilities in the study area.

B.4. Transit

There are public transit routes that serve the study area. Ride Gwinnett has a fixed route service, Route 50, which serves Buford to Sugarloaf Mills, operating along Buford Drive (SR 20). Ride Gwinnett also provides paratransit service for the outlying areas of Gwinnett County for the elderly and disabled.

Figure 3: 2024 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based on an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2026. To account for ambient growth in the area, the existing traffic counts for this study were grown by a rate of 1.1% per year for two (2) years.

The total expected 2026 No-Build volumes are depicted in Figure 4. The growth rate development worksheet is included in Appendix B.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The proposed development will consist of 48 single-family attached dwelling units.

Table 1: Trip Generation

Land Use (ITE Code)	Variable	Daily	AM Peak		PM Peak	
			IN	OUT	IN	OUT
Single-Family, Attached Housing (215)	48 Dwelling Units	316	6	13	14	11

The development will generate 19 new trips (6 entering and 13 exiting) during the AM peak hour, and 25 new PM trips (14 entering and 11 exiting).

C.3. Trip Distribution and Assignment

Trip distribution was primarily based on the traffic patterns identified from the AM peak hour count data as that time period typically shows where the local population is headed to employment/retail activities from their residences. The proximity of I-985 was also factored into the distribution as trips are expected to be attracted to/from the west to access the interstate facility.

The assignment and directional distribution of new project trips is based on the traffic patterns identified in the overall study area. From the trips generated, the following patterns and distributions will occur around the study area:

- 75% of site trips will travel to/from Buford Drive (SR 20)
 - 45% of the site trips will travel to/from the north from Buford Drive (SR 20) via Plunketts Road
 - 30% of the site trips will travel to/from the south from Buford Drive (SR 20) via Plunketts Road
- 25% of site trips will travel to/from the west via Woodward Mill Road

The project trip distribution is shown in Figure 5. The project trips generated from the development utilizing the trip distribution is depicted in Figure 6. The No-Build plus project trips (Build volumes) are depicted in Figure 7.

Figure 4: 2026 No-Build Traffic Volumes

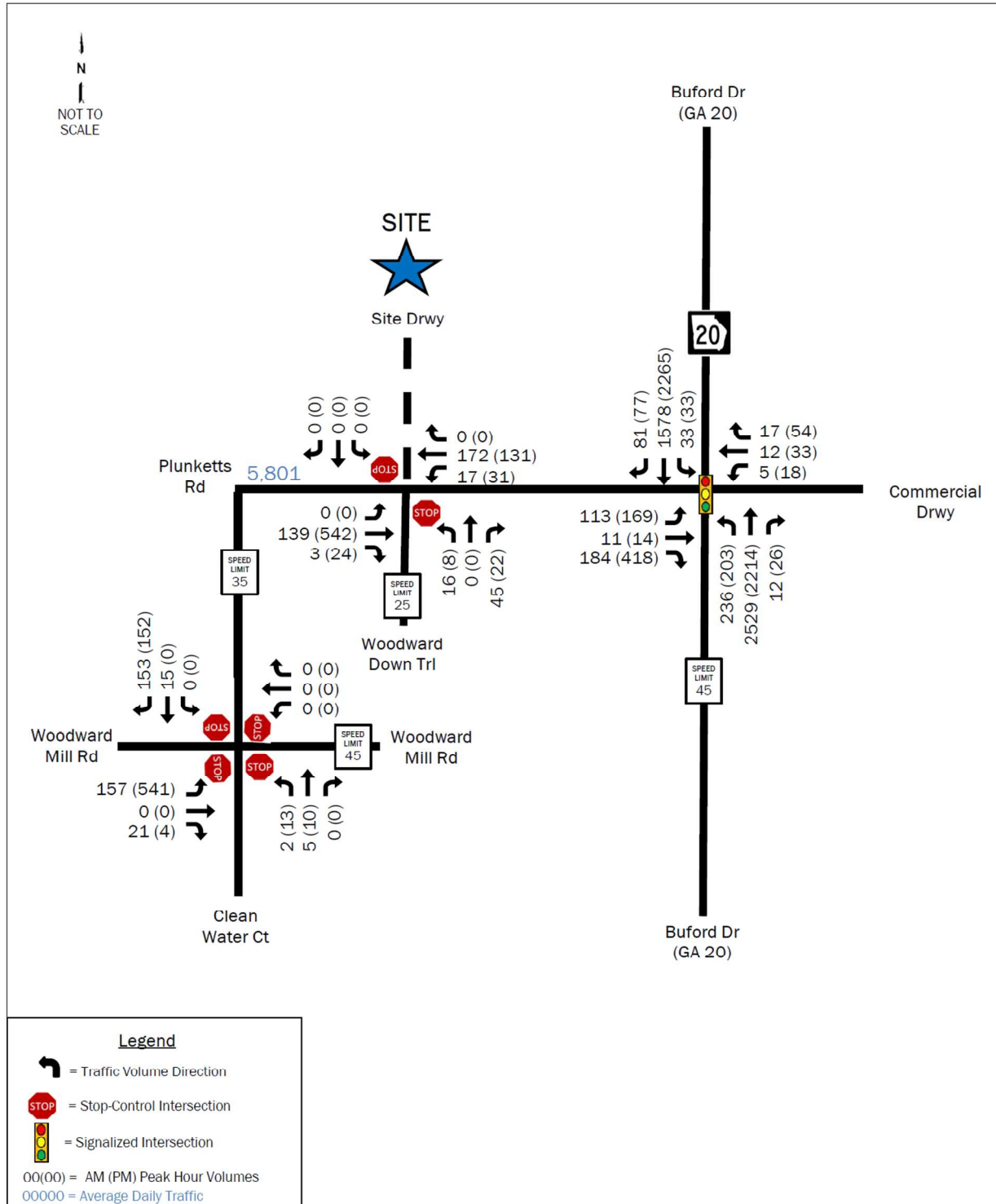


Figure 5: Primary New Project Trip Distribution

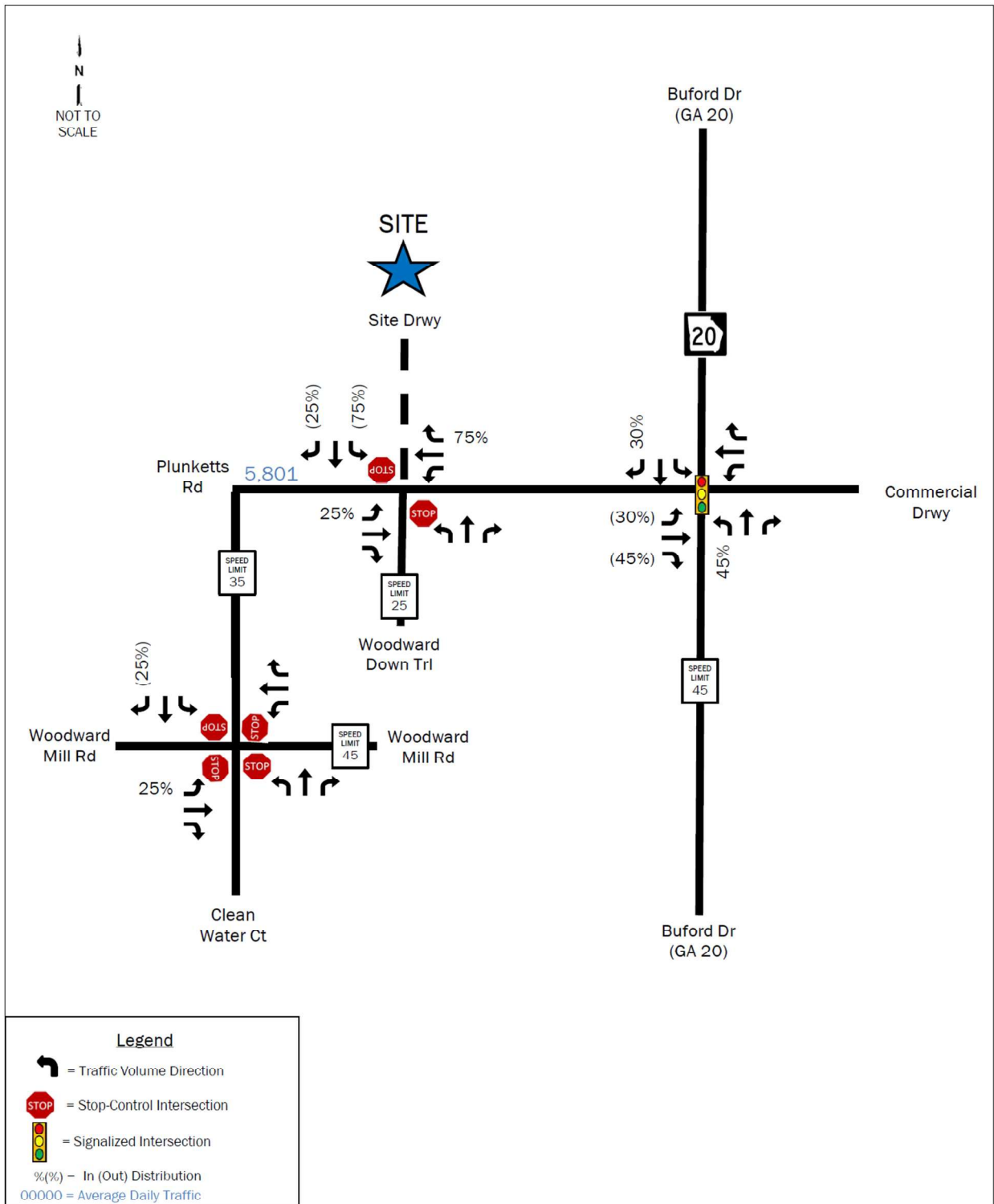


Figure 6: Primary New Project Development Trips

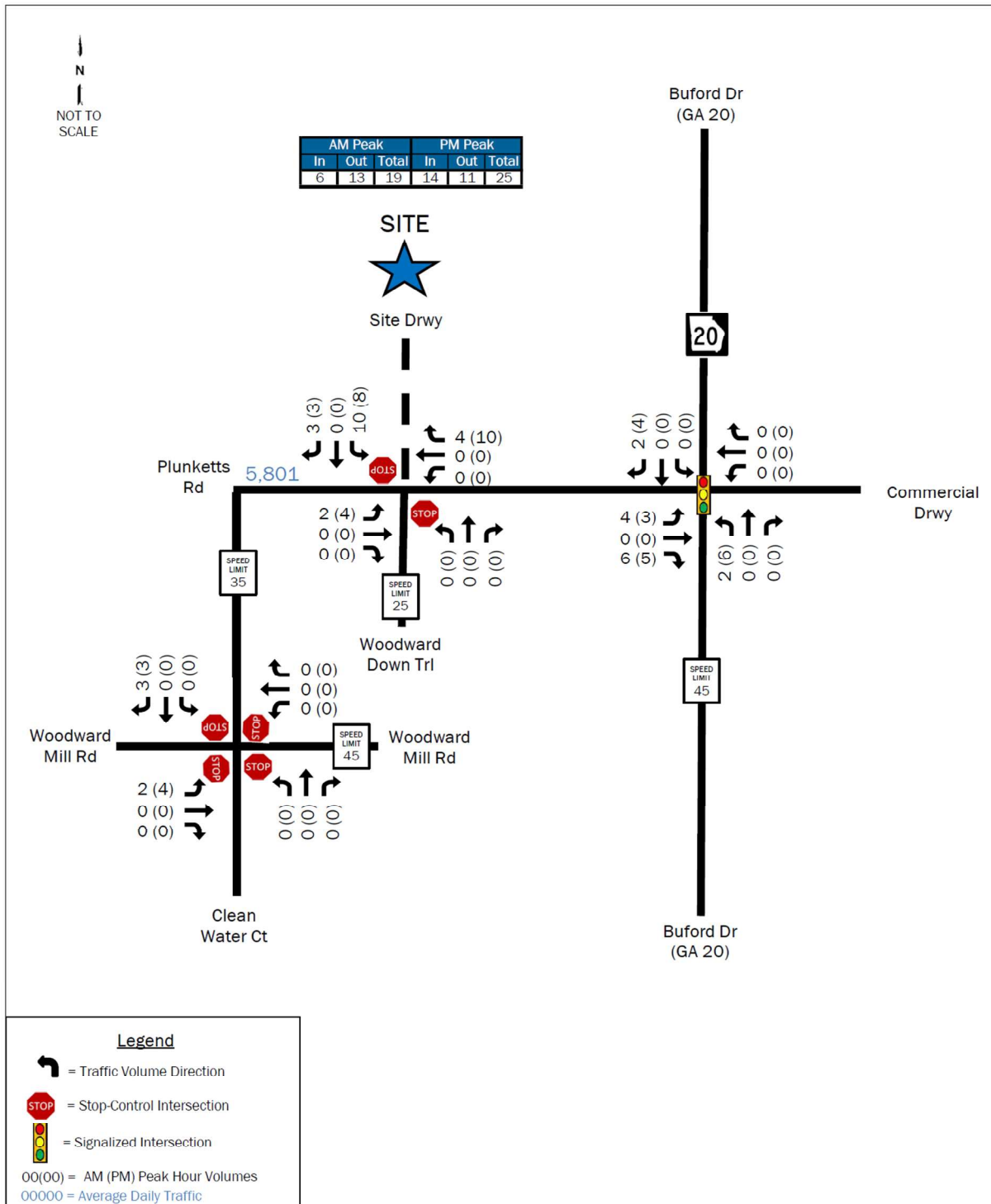
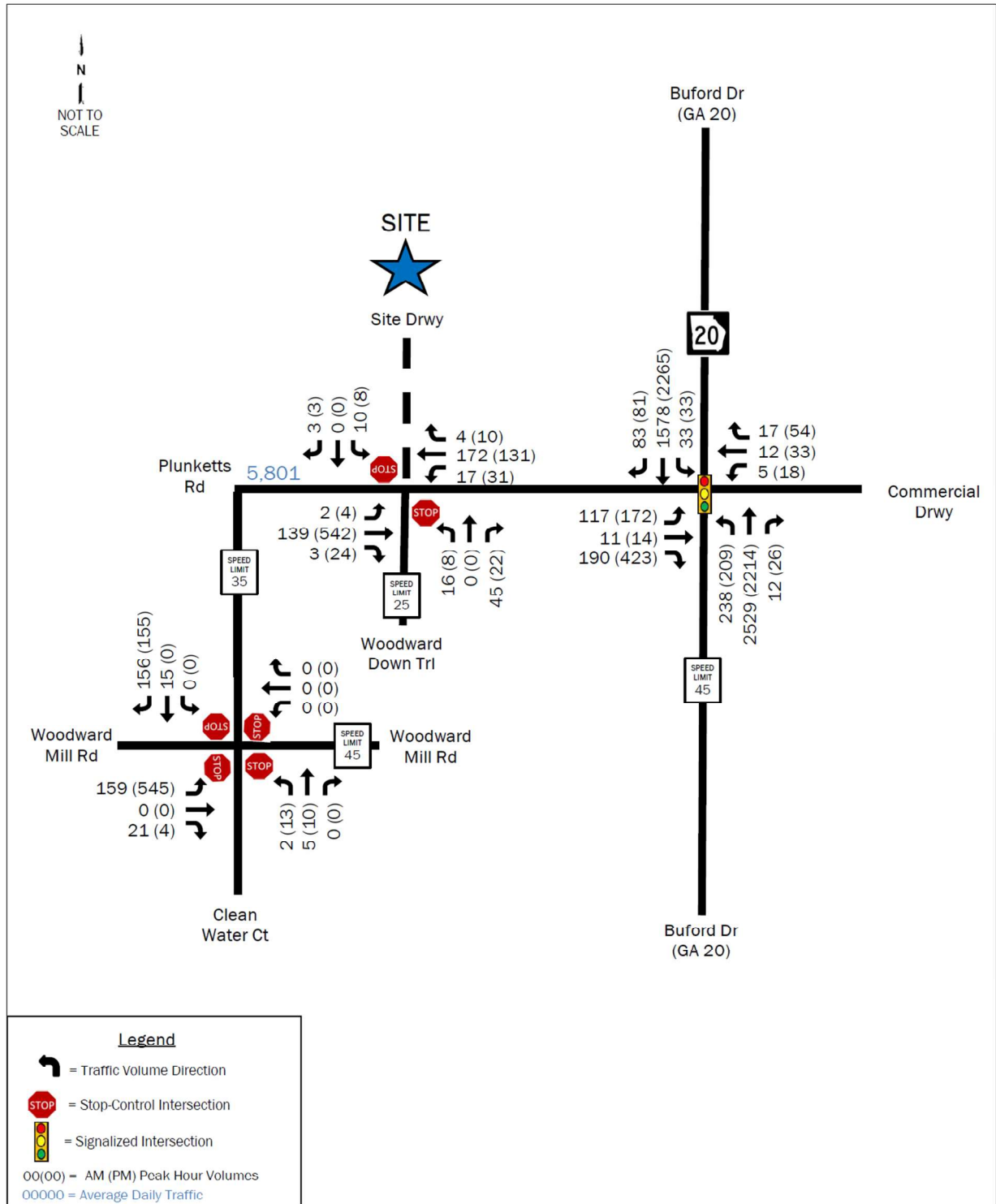


Figure 7: 2026 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the most favorable delay, and F is the least favorable delay. HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix D.

D.1. 2024 Existing Conditions Analysis

The results of the 2024 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2024 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Buford Dr (SR 20) & Plunketts Rd/Commercial Drwy	Signal	Overall	B	18.1	D	53.4
			EB	F	140.7	F	352.6
			WB	E	74.7	F	80.8
			NB	B	10.0	B	15.4
			SB	A	8.0	B	15.6
2	Plunketts Rd & Woodward Down Trl	Stop-control	WBL	A	7.6	A	8.7
			NB	B	10.2	B	13.1
3	Plunketts Rd/Clean Water Ct & Woodward Mill Rd	All-Way Stop-Control	Overall	A	8.2	C	15.2
			EB	A	7.6	A	8.8
			WB	A	8.7	C	17.3
			NB	A	7.5	A	8.0
			SB	A	7.7	A	8.9

As shown in Table 2, during the AM and PM peak hours, the unsignalized intersections operate adequately with all approaches operating at LOS D or better during both the AM and PM peak hours. Analysis indicates that the signalized intersection of Buford Drive (SR 20) and Plunketts Road/Commercial Driveways currently operates at a satisfactory overall LOS B during the AM peak hour and a satisfactory LOS D during the PM peak hour. However, the minor street approaches of Plunketts Road and the Commercial Driveway operate at unsatisfactory LOS E or F during both the AM and PM peak hours. The delays are primarily caused by the heavy through traffic volumes currently on Buford Drive (SR 20) and the amount of green time allocated to servicing these volumes.

The only logical, physical improvement is adding a right turn lane on Plunketts Road. However, since there are very few vehicles going through from Plunketts Road to the car dealerships on the east side, the through-right lanes functions like a right turn lane. The level of service would not be improved by adding a right turn lane.

D.2. 2026 No-Build Conditions Capacity Analysis

The results of the 2026 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4.

Table 3: 2026 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Buford Dr (SR 20) & Plunketts Rd/Commercial Drwy	Signal	Overall	B	18.8	E	55.6
			EB	F	145.6	F	366.5
			WB	E	74.7	F	80.7
			NB	B	10.6	B	16.0
			SB	A	8.1	B	16.6
2	Plunketts Rd & Woodward Down Trl	Stop-control	WBL	A	7.6	A	8.8
			NB	B	10.2	B	13.3
3	Plunketts Rd/Clean Water Ct & Woodward Mill Rd	All-Way Stop-Control	Overall	A	8.2	C	15.9
			EB	A	7.6	A	8.9
			WB	A	8.7	C	18.1
			NB	A	7.5	A	8.0
			SB	A	7.7	A	9.0

As shown in Table 3, traffic operations at the study intersections are anticipated to be affected by the increase in traffic from the applied growth rate. However, all of the study intersections are expected to continue to operate at a similar LOS with minimal increases in delays. The approach delay on the eastbound approach of Plunketts Road at Buford Drive (SR 20) during the AM peak hour is expected to increase by 4.9 seconds per vehicle and increase by 13.9 seconds per vehicle during the PM peak hour from the Existing to No-Build conditions.

D.3. 2026 Build Conditions Capacity Analysis

The results of the 2026 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 7.

Table 4: 2026 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Buford Dr (SR 20) & Plunketts Rd/Commercial Drwy	Signal	Overall	B	19.6	E	57.0
			EB	F	153.2	F	373.0
			WB	E	74.7	F	80.7
			NB	B	10.6	B	16.3
			SB	A	8.2	B	17.0
2	Plunketts Rd & Woodward Down Trl/Site Drwy	Stop-Control	EBL	A	7.7	A	7.5
			WBL	A	7.6	A	8.8
			NB	B	10.4	B	13.9
			SB	B	12.0	C	15.6
3	Plunketts Rd/Clean Water Ct & Woodward Mill Rd	All-Way Stop-Control	Overall	A	8.3	C	16.2
			EB	A	7.7	A	8.9
			WB	A	8.8	C	18.5
			NB	A	7.5	A	8.1
			SB	A	7.8	A	9.0

As shown in Table 4, the addition of project traffic to the study intersections is anticipated to have a minimal impact on the operations of the study intersections. The approach delay on the eastbound approach of Plunketts Road at Buford Drive (SR 20) is expected to increase 7.6 seconds per vehicle during the AM peak hour and 6.5 seconds per vehicle during the PM peak hour with the addition of project trips.

Capacity analysis indicates that the site driveway is expected to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of the site driveway does not impact the functionality of traffic operations along Plunketts Road.

E. Turn Lane Evaluations

The need for turn lanes was evaluated for the proposed site driveway along Plunketts Road using methodologies from GCDOT “Criteria and Guidelines for Left Turn Lanes.” Per the Guidelines, the installation of left-turn lanes at new driveway connections to locally maintained roadways are based on traffic volumes of the roadway, speed limit, land use type of the development and density of the development.

Plunkett Road is a two-lane facility with a posted 35 mph speed limit and average estimated AADT’s of 3,720 vpd per year north of Woodward Mill Road. The proposed development is to consist of 48 single-family attached dwelling units. According to the Guidelines the minimum threshold to require the installation of a left-turn lane is 120 single-family residential dwelling units. The proposed development does not meet this threshold and therefore a left-turn is not required at the proposed driveway connection on Plunketts Road. A copy of the GCDOT Criteria and Guidelines for Left Turn Lanes is located in Appendix E.

The need for a right-turn deceleration lane was evaluated for the proposed site driveway along Plunketts Road using methodologies from the Georgia Department of Transportation (GDOT) Regulations for Driveway and Encroachment Control Manual, dated February 10, 2023. The results of the evaluation are summarized in Table 5.

The ADT data collected in 2024 shows the average weekday traffic to be approximately 5,678 vehicles per day (vpd) along Plunketts Road near the proposed site. The speed limit on Plunketts Road is 35 miles per hour (mph).

Table 5: GDOT Turn Lane Evaluation

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
2	Plunketts Rd & Woodward Down Trl/Site Drwy	WBR	119 RT/Day	200 RT/Day	NO

As shown in Table 5, a right-turn deceleration lane is not warranted at the proposed site driveway on the westbound approach of Plunketts Road via GDOT criteria.

F. Conclusions

A new residential development is proposed for construction on the west side of Plunketts Road at Woodward Down Trail in Gwinnett County, Georgia. The proposed development will consist of 48 single-family attached dwelling units. The development will utilize one (1) new full-access driveway on Plunketts Road that aligns directly across from Woodward Down Trail.

When complete, the development will generate a total of 19 external new trips (6 entering and 13 exiting) during the AM peak hour, and a total of 25 external new trips (14 entering and 11 exiting) during the PM peak hour.

Analysis indicates that the eastbound and westbound approaches of Plunketts Road currently operate at an unsatisfactory LOS F during the peak hours at the signalized intersection with Buford Drive (SR 20). The delays are primarily caused by the heavy through traffic volumes currently on Buford Drive (SR 20). The delay is expected to increase by 4.9 seconds per vehicle during the AM peak hour and 13.9 seconds per vehicle during the PM peak hour on this approach with the increase in volumes due to ambient growth. The delay is expected to increase by 7.6 seconds per vehicle during the AM peak hour and 6.5 seconds per vehicle during the PM peak hour on this approach with the trips expected to be generated by the proposed development added to the intersection. A potential method to improve the operation of this approach is to retime the signal to provide more green time to the side streets. However, this is unlikely since the timing is geared toward moving traffic along SR 20 and not the side streets.

Capacity analysis indicates that the site driveway is expected to operate at a satisfactory LOS during both the AM and PM peak hours. The addition of the site driveway does not impact the functionality of traffic operations along Plunketts Road.

A left-turn lane is not required on Plunketts Road at the proposed Site Driveway per GCDOT criteria. A right-turn deceleration lane is not warranted at the proposed Site Driveway on the westbound approach of Plunketts Road via GDOT criteria.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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?**

Everyone on the staff-provided mailing list will be notified of the community meeting.

- 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 Bogan Park Community Center in the meeting room

(2723 North Bogan Road, Buford).

- 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 April 2, 2026.

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

We will present the proposal (site plan, building elevations, etc.) and open the floor for

questions and answers. We will also provide our contact information, in the case that questions

or comments come up after the meeting.

Public Participation Report

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

A letter with all required information and documents was sent to every address included in the mailing list provided by Gwinnett County.

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

The Applicant hosted community meeting was held in a meeting room within

Bogan Park Community Center on 4/2/2026 at 6pm. The Applicant and multiple representatives of the Registered Agent were present at the meeting.

- 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.**

8 Community members provided their information on the attached sign-in sheet.

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

The main concerns raised were regarding traffic and the safety of Plunketts Road.

Existing truck traffic was brought up by a couple community members in attendance.

There was also concern regarding the alignment of the site's entrance in view of the street opposite Plunketts Road (aligned rather than staggered). One community member noted the density was a concern.

- 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?**

At the meeting, the Applicant listened to all community concerns and agreed to

review the plans, specifically the location of the access, with the project engineer to ensure safety.

The project engineer reviewed the provided traffic study and prepared a site distance

exhibit, which shows that all site distance standards are met on the zoning site plan. The location of

the site access came as a direct comment from Gwinnett County DOT. No changes will be made to the development as a result of the meeting. The site distance exhibit will be submitted for the County's review. 4

Additionally, we reviewed the County's Truck Route Ordinance, which prohibits vehicles of a certain weight on certain streets, which we understand to include Plunketts Road. While existing truck traffic was listed as a concern, it does not appear that large trucks are permitted to drive on Plunketts Road.

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		April 17, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		REZ2026-00025	
Case Address:		1494 Plunketts Road, Buford, 30519	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Plunketts Road is a minor collector. The Average Daily Traffic (ADT) Volume is not on file.		
2	The nearest Ride Gwinnett facility (Stop 5049 / Route 50) is located 1.2 miles away at The Gateway Plaza/Buford Drive (SR 20).		
3	Per section 360-30 of the UDO, a right turn deceleration lane shall be provided.		
4	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be required along the site frontage.		
5	Per section 360-40.4 and table 360.2, a sight distance certification shall be provided.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

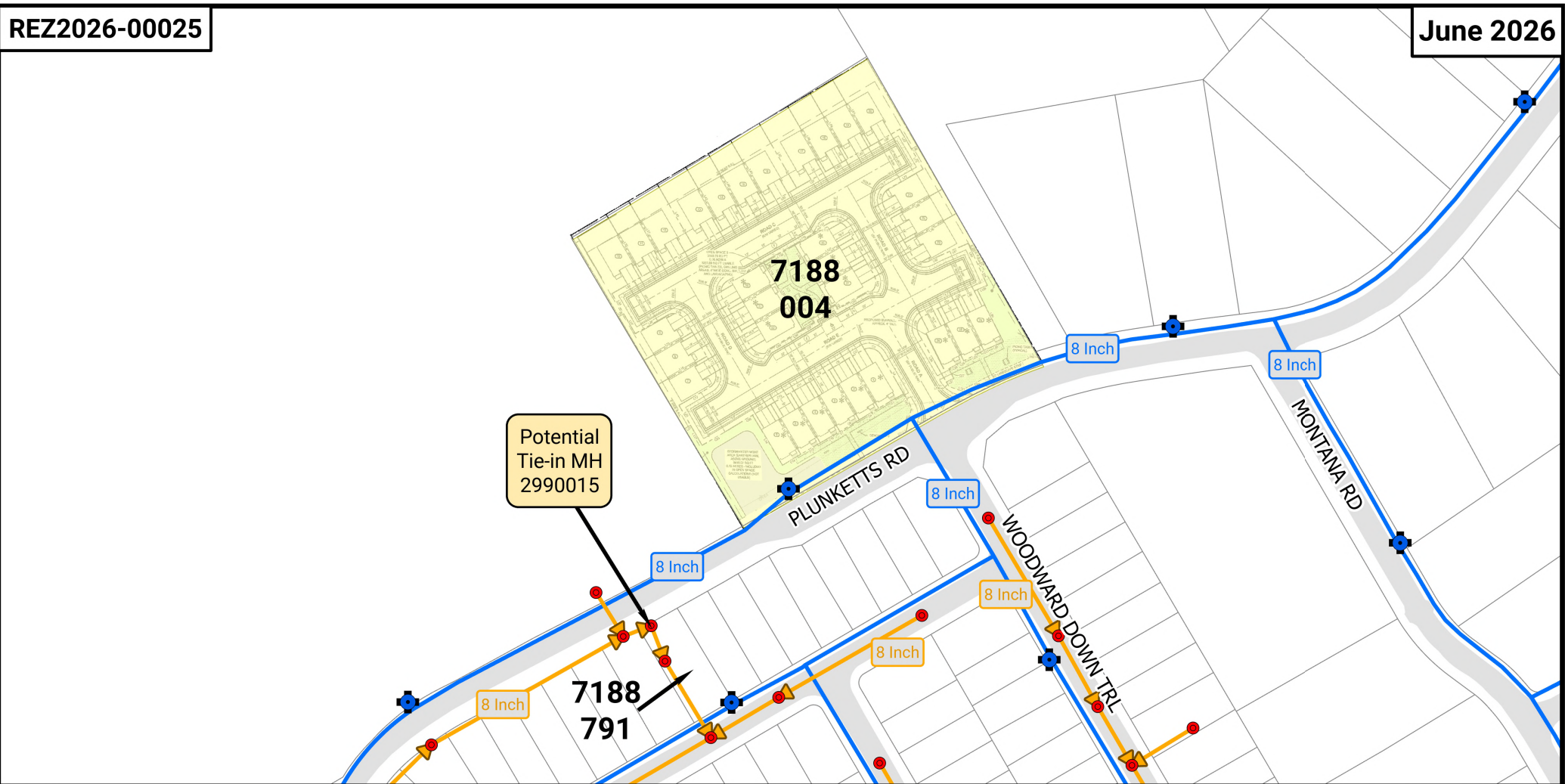


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		
Department/Agency Name:		
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	REZ2026-00025	
Case Address:	1494 Plunketts Rd	
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to the existing 8-inch water main located on the northern right-of-way of Plunketts Road.	
2	Sewer: A Sewer Capacity Certification (C2026-044-03) was approved in March 2026 for 32 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7188 791. A private easement and jack-and-bore may be required.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
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4		
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7		

Note: Attach additional pages, if needed

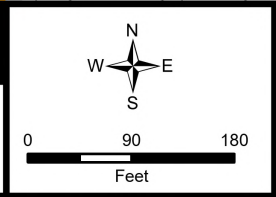
Revised 7/26/2021



LEGEND

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

1494 Plunketts Rd
R-100 to R-TH
Water & Sewer
Utility Map



Water Comments: The proposed development may connect to the existing 8-inch water main located on the northern right-of-way of Plunketts Road.

Sewer Comments: A Sewer Capacity Certification (C2026-044-03) was approved in March 2026 for 32 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7188 791. A private easement and 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.

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

											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Seckinger High School	2440	2,800	-360	2,485	2,800	-315	2,525	2,800	-275	20
REZ2026-00022 (ZON2026-00010)	Jones Middle School	1852	1,575	277	1,888	1,575	313	1,907	1,575	332	13
	Patrick Elementary School	1030	1,025	5	1,045	1,025	20	1,059	1,025	34	25
	Berkmar High School	2910	2,925	-15	2,962	2,925	37	2,990	2,925	65	4
REZ2026-00024 (ZON2025-00103)	Sweetwater Middle School	1488	1,750	-262	1,500	1,750	-250	1,520	1,750	-230	3
	Bethesda Elementary School	1,061	975	86	1,073	975	98	1,080	975	105	6
	Seckinger High School	2440	2,800	-360	2,485	2,800	-315	2,525	2,800	-275	6
REZ2026-00025 (ZON2025-00100)	Jones Middle School	1852	1,575	277	1,888	1,575	313	1,907	1,575	332	4
	Patrick Elementary School	1030	1,025	5	1,045	1,025	20	1,059	1,025	34	8


Exhibit J: Maps

[attached]

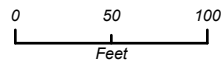
BUFORD

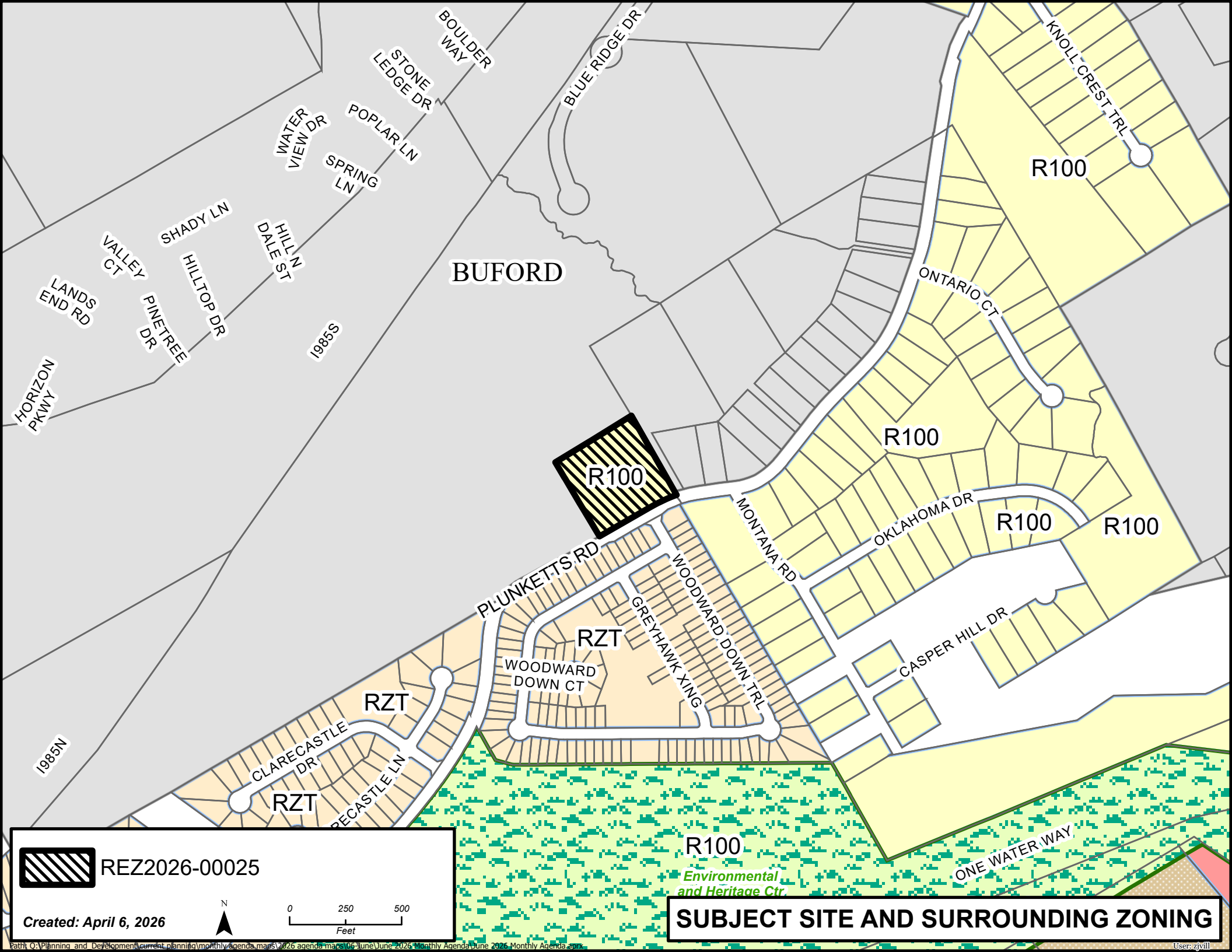
PLUNKETTS RD

**WOODWARD
DOWN TRL**

 REZ2026-00025

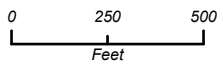
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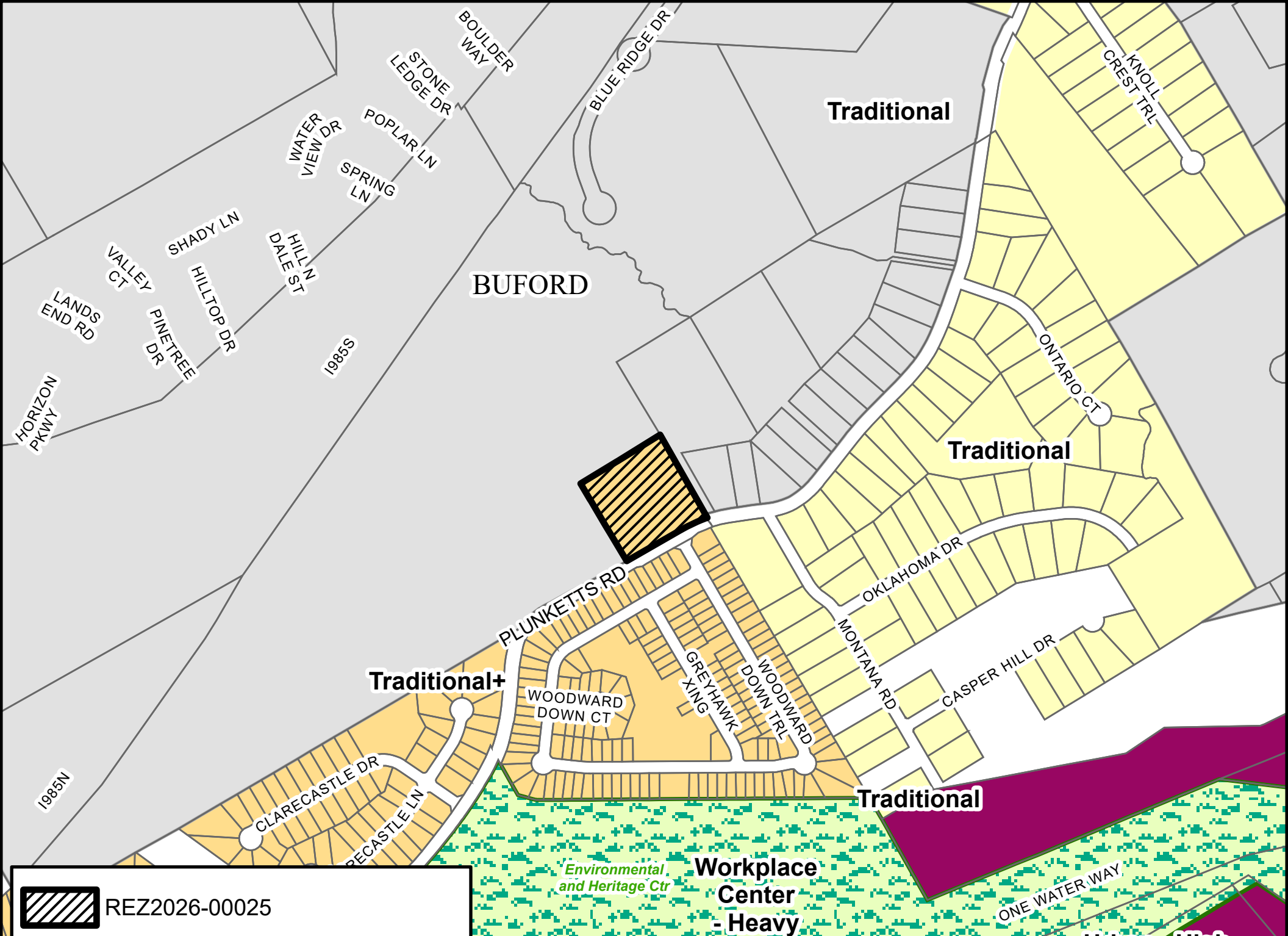


 REZ2026-00025

Created: April 6, 2026

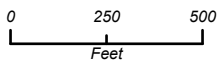


SUBJECT SITE AND SURROUNDING ZONING



 REZ2026-00025

Created: April 6, 2026

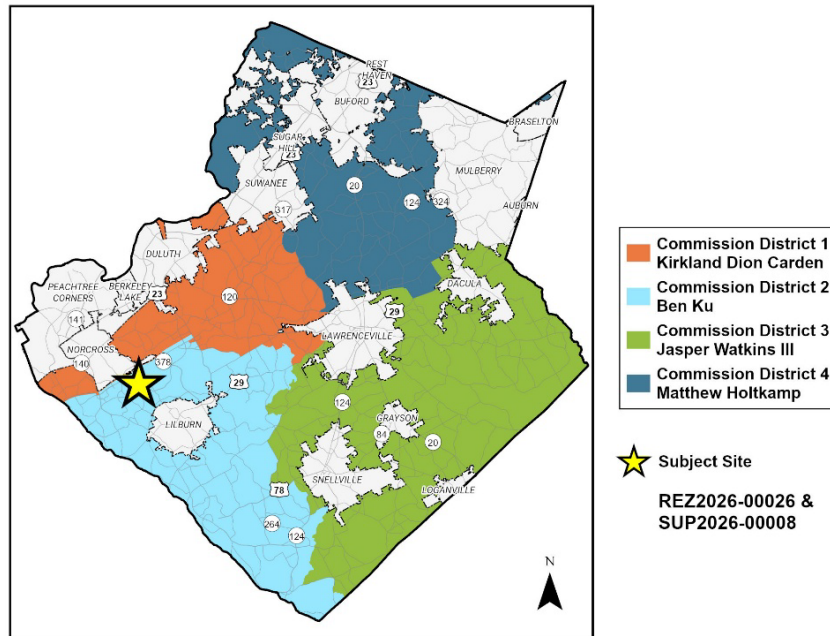


2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00026
Current Zonings: M-1 (Light Industry District), C-2 (General Business District), RM (Multi-Family Residence District), R-75 (Single-Family Residence District), and RA-200 (Agriculture-Residence District)
Request: Rezoning to O-I (Office-Institutional District)
Overlay District: Gateway 85 Overlay District
Addresses: 1500-1575 Indian Trail-Lilburn Road, 1383-1438 Sugarwood Lane, 1500 Block of Country Downs Drive, and 5100 Block of Oakbrook Parkway
Map Numbers: R6186 046 and 091, R6187 299-318, R6198 001, 015, and 057
Site Area: 100.25 acres
Square Feet: 644,444
Proposed Development: Private School
Commission District: District 2 – Commissioner Ku
Future Development Types: Urban – Medium, Urban – Low, Neighborhood Traditional+
Staff Recommendation: APPROVAL WITH CONDITIONS

Case Number: SUP2026-00008
Request: Special Use Permit
Overlay District: Gateway 85 Overlay District
Addresses: 1525-1575 Indian Trail-Lilburn Road, 1383-1438 Sugarwood Lane, 1500 Block of Country Downs Drive, and 5100 Block of Oakbrook Parkway
Map Numbers: R6186 091, R6187 299-318, R6198 001, 015, and 057
Site Area: 96.73 acres
Square Feet: 593,214
Proposed Development: Private School
Commission District: District 2 – Commissioner Ku
Future Development Types: Urban – Medium, Urban – Low, Neighborhood Traditional+
Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Greater Atlanta Christian School, Inc.
 c/o Mahaffey Pickens Tucker, LLP
 1550 North Brown Road, Suite 125
 Lawrenceville, GA 30043

Owners: Greater Atlanta Christian School, Inc.
 Norcross Home Rentals, LLC
 Gwinnett Residential Rental, LLC
 1575 Indian Trail-Lilburn Road
 Norcross, GA 30093

Contact: Gabrielle Schaller

Phone: 770.232.0000

Zoning History

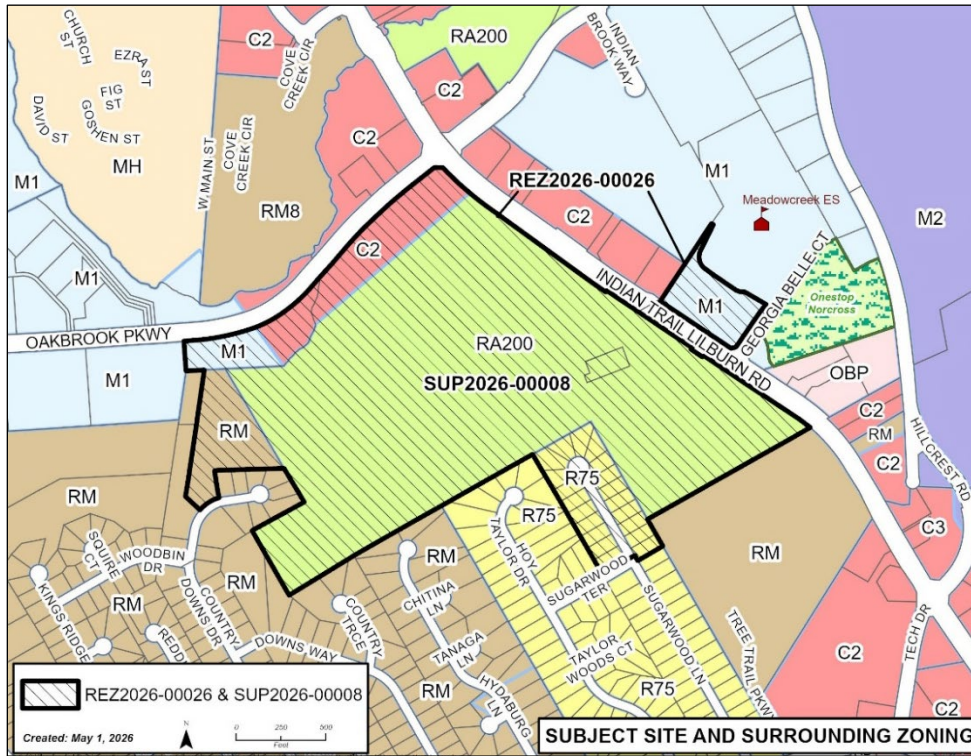
The subject property is zoned M-1 (Light Industry District), C-2 (General Business District), RM (Multi-Family Residence District), R-75 (Single-Family Residence District), and RA-200 (Agriculture-Residence District). Three Special Use Permits were approved for a private school, school expansion and a daycare on campus, in 1987, 1996, and 2016, respectively. The property is located within the Gateway 85 Overlay District.

Existing Site Condition

The subject property is a 100.25-acre assemblage of 25 parcels located along Indian Trail-Lilburn Road, south of its intersection with Oakbrook Parkway. The Greater Atlanta Christian School, which serves elementary, middle, and high school students, has been operating since 1968. The campus includes school and office buildings, recreational facilities, and 1,030 surface parking spaces. There are zoning buffers and fencing along the school perimeter adjacent to residential properties. The school also owns 20 single-family residences within the Sugarwood subdivision and two undeveloped parcels along Oakbrook Parkway and Country Downs Drive. There are sidewalks along Indian Trail-Lilburn Road and Oakbrook Parkway. The nearest Ride Gwinnett transit stop is located at the school entrance along Indian Trail-Lilburn Road.

Surrounding Use and Zoning

The subject property is surrounded by a mixture of commercial, office, institutional, and residential uses. The Willow Cove townhouse subdivision and commercial uses are located to the north, across Oakbrook Parkway. Commercial, institutional, and office uses are located to the east, across Indian Trail-Lilburn Road. The Breck apartments and several single-family subdivisions are located to the south. The Country Downs single-family subdivision, an office park, and County-owned vacant land are located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Existing	Private School	O-1
North	Townhouses (Willow Cove) Commercial	RM-8 C-2
East	Commercial Institutional (Meadowcreek Elementary School) Institutional (Gwinnett Community Resource Center) Office	C-2 M-1 M-1 OBP
South	Apartments (The Breck) Single-Family Residential (Sugarwood and Taylor Crossing) Single-Family Residential (Tanaga Forest and Fawn Ridge)	RM R-75 RM
West	Single-Family Residential (Country Downs) Office Park	RM M-1

Project Summary

The applicant requests a rezoning from M-1, C-2, RM, R-75, and RA-200 to O-I, and a special use permit for an existing private school, including:

- Demolition of 20 residences to construct an outdoor recreational area, including a multi-sport court, Olympic-sized swimming pool, sand volleyball courts, splash pad/playground, bathroom/concessions building, pump house and 138 parking spaces.
- Exterior building materials of brick on all façades for the bathroom/concession building and pump house.
- A 30-foot-wide zoning buffer and 4-foot-tall fence adjacent to residential properties.
- A gated emergency vehicle access connecting to Sugarwood Lane.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 3.0	0.15	YES
Lot Coverage	Maximum 80%	40%	YES
Building Height	Maximum 75'	Maximum 75'	YES
Parking	Minimum 1,037 spaces Maximum 1,429 spaces	1,114 spaces	YES
Lot Size	Minimum 46 acres	100.25 acres	YES
Zoning Buffer	Minimum 50 feet	30 feet	NO*

* The applicant requests a special use permit to vary from the standard.

The proposal meets all applicable requirements of the Gateway 85 Overlay District.

Public Participation

The applicant held a community meeting on March 25, 2026, at the Fincher Student Family Center Building on the campus. There were nine community members in attendance, who raised questions regarding construction impact, noise, sewer capacity, and property taxes. The applicant responded to these concerns by stating that construction traffic will not access Sugarwood Lane and that it will abide by the noise ordinance. The applicant also shared that the sewer line will be relocated, but it will not affect the existing neighborhood.

Staff Analysis

Rezoning and Special Use Permit Requests 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 and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The Greater Atlanta Christian School has been operating at the site since 1968, and is requesting a rezoning and special use permit to expand its campus with additional outdoor recreational facilities. The proposed rezoning and 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 rezoning and special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The applicant is proposing to maintain a 30-foot-wide zoning buffer and fencing abutting residential properties. The proposed rezoning and 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 rezoning and special use permit has a reasonable economic use as currently zoned.

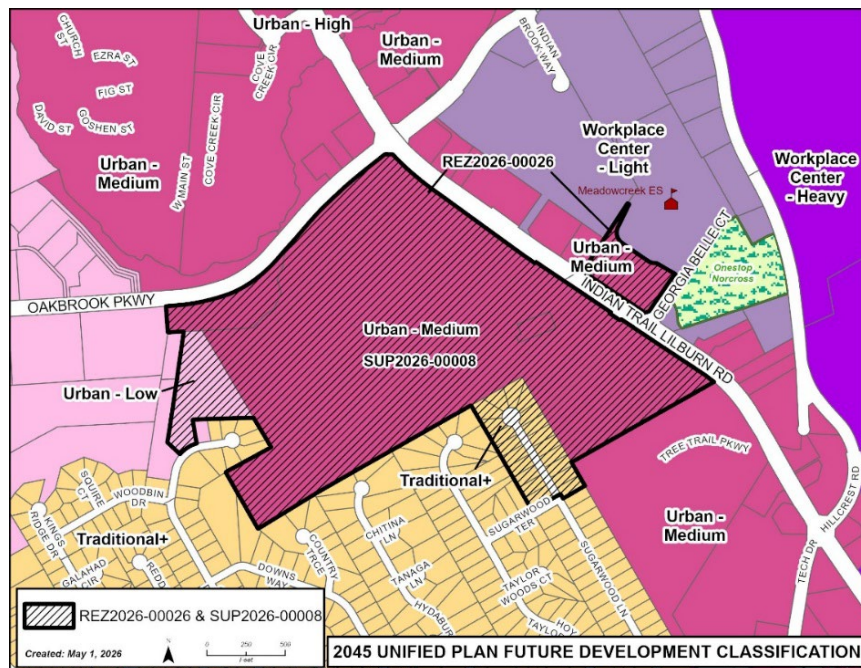
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The applicant is proposing to limit access to Sugarwood Lane for emergency vehicles only, which would further reduce potential traffic impact. No impact is anticipated on public school enrollment.

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

The Unified Plan's Future Development Map indicates "Urban – Medium", for the majority of the subject property, with the remainder designated as "Urban – Low" and "Neighborhood Traditional+". Public/institutional is a recommended land use and O-I is a recommended zoning district in the "Urban – Medium" and "Urban – Low" future development types. The proposed rezoning and special use permit are 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 and special use permit.

The school campus currently contains five zoning districts, subject to three special use permits. The proposed expansion presents an opportunity to rezone the entire campus to a single zoning district with one special use permit.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning and special use permit requests.

Staff Recommended Conditions

REZ2026-00026

Approval as O-I (Office-Institutional District) for a private school, subject to the following conditions:

1. The development shall be limited to a private school and accessory uses, which may include a day care center, dormitories, and recreational facilities.

SUP2026-00008

Approval of a special use permit for a private school, subject to the following conditions:

1. The special use of the property shall be limited to a private school and accessory uses, which may include a day care center, dormitories, and recreational facilities.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received April 2, 2026, and Exhibit C: Building Elevations, dated received March 23, 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. A 30-foot-wide zoning buffer and privacy fence shall be maintained adjacent to residential properties.
4. Sources of exterior illumination shall be directed away from adjoining residences and shall not exceed three footcandles along adjoining residential property lines. Outdoor lighting of recreational facilities adjacent to residential properties shall operate only between dusk and 11 p.m.
5. A combination plat for the main campus west of Indian Trail-Lilburn Road shall be approved and recorded, prior to the issuance of a Certificate of Occupancy for the outdoor recreational facilities.

Exhibits:

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

Exhibit A: Site Visit Photos



View of school entrance at Indian Trail-Lilburn Road



View of 1500 Center building located across Indian Trail-Lilburn Road



View of Sugarwood Lane at the project site boundary



View of residences along Sugarwood Lane, to be demolished

Exhibit B: Site Plan

[attached]

**WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED**

4.2.26

Lot Coverage

	SF	AC
Existing Building Footprints	385,349	9.08
Existing Building Under Construction Footprint	631,764	14.50
Proposed Building Under Construction Footprint	6,340	0.15
Proposed Building Footprints	12,680	0.29
Total Building SF	3,046	0.07
Total Building Footprints	3,046	0.07
Total Building Under Construction	404,735	9.29
Total Building SF	647,490	14.86
Existing Lot Coverage	1,631,600	37.46
Proposed Lot Coverage	147,300	3.34
Total Lot Coverage	1,778,900	40.84
Existing Lot Size	3,705,367	85.06
Proposed Lot Size	4,366,839	100.25

Buffers and Setbacks

Description	Distance	Measured From
Front Setback	0	Property Line
Side Setback	10	Property Line
Rear Setback	10	Property Line
Driveway and Parking Lots	25	Property Line
Undeveloped Buffer	30	Property Line
Outdoor Recreational Facilities Setback	30	Property Line
Structure and Parking Setback	5	Any Buffer or Setback
Outdoor Lighting	70	Nearest Residence
Landscaping	10	Right-Of-Way

Parcels

Existing	Zoning	Area	Address	Owner
RA-200	3,273.129	75.14		
C-2	236.869	5.44		
6180 001	3,510.018	80.58	1575 Indian Trail Lilburn Rd	Greater Atlanta Christian
6180 091	PA-200	0.81	1525 Indian Trail Lilburn Rd	Greater Atlanta Christian
M-1	92.574	2.13		
C-2	76.225	1.75		
6180 057	RM	166.789	3.88 Oakbrook Pkwy	Greater Atlanta Christian
6180 015	RM	216.335	4.97 Country Downs Dr	Greater Atlanta Christian
6187 298	R-75	15.106	0.35 1384 Sugarwood Ln	Norcross Home Rentals
6187 300	R-75	12.000	0.28 1390 Sugarwood Ln	Gwinnett Home Rentals
6187 301	R-75	12.000	0.28 1396 Sugarwood Ln	Norcross Home Rentals
6187 302	R-75	12.000	0.28 1402 Sugarwood Ln	Norcross Home Rentals
6187 303	R-75	12.000	0.28 1408 Sugarwood Ln	Gwinnett Home Rentals
6187 304	R-75	12.000	0.28 1414 Sugarwood Ln	Norcross Home Rentals
6187 305	R-75	12.000	0.28 1420 Sugarwood Ln	Norcross Home Rentals
6187 306	R-75	12.088	0.28 1426 Sugarwood Ln	Norcross Home Rentals
6187 307	R-75	17.038	0.39 1432 Sugarwood Ln	Gwinnett Home Rentals
6187 308	R-75	12.846	0.29 1438 Sugarwood Ln	Norcross Home Rentals
6187 309	R-75	15.604	0.35 1437 Sugarwood Ln	Norcross Home Rentals
6187 310	R-75	12.977	0.29 1431 Sugarwood Ln	Norcross Home Rentals
6187 311	R-75	12.088	0.28 1425 Sugarwood Ln	Norcross Home Rentals
6187 312	R-75	12.000	0.28 1419 Sugarwood Ln	Norcross Home Rentals
6187 313	R-75	12.000	0.28 1413 Sugarwood Ln	Norcross Home Rentals
6187 314	R-75	12.000	0.28 1407 Sugarwood Ln	Gwinnett Home Rentals
6187 315	R-75	12.000	0.28 1401 Sugarwood Ln	Gwinnett Home Rentals
6187 316	R-75	12.000	0.28 1395 Sugarwood Ln	Norcross Home Rentals
6187 317	R-75	12.000	0.28 1389 Sugarwood Ln	Gwinnett Home Rentals
6187 318	R-75	12.650	0.29 1383 Sugarwood Ln	Norcross Home Rentals
ROW	ROW	37.590	Right-Of-Way	
6180 048	M-1	153.331	3.52 1500 Indian Trail Lilburn Rd	Greater Atlanta Christian
PROPOSED	CH	4,366.839	100.25	

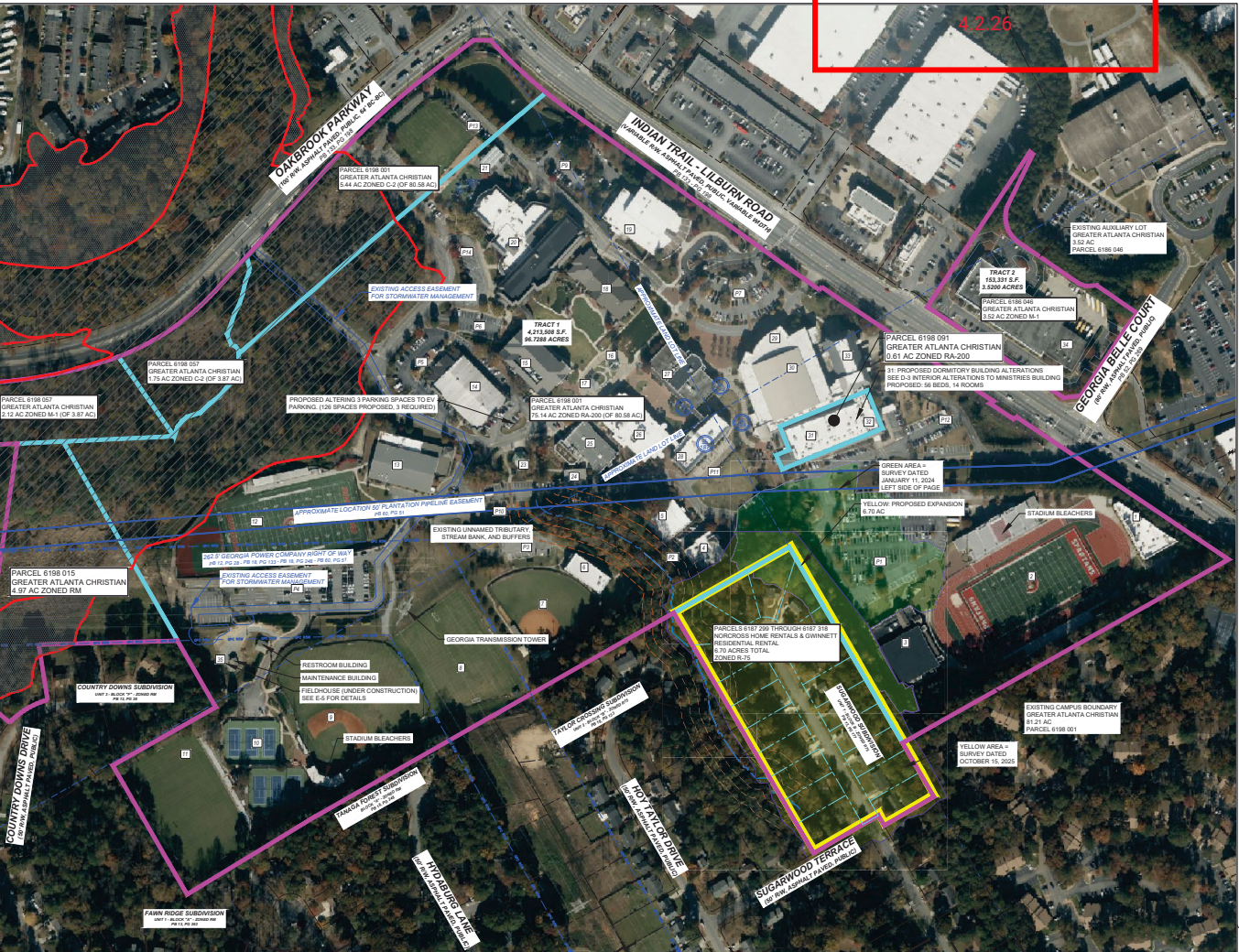
Building Calculations

#	Name	Stores	Floor 1 SF	Floor 2 SF	Total SF	Height	Parking Lot
1	Hoover Fieldhouse	2	10,000	20,000	45	P1	
2	Spartan Stadium	N/A	-	-	-	P1	
3	Freeman Aquatic Center	1	27,871	27,871	25	P1	
4	Art and Design Center	2	6,925	13,850	30	P2	
5	Kester Hall	1	7,372	7,372	14	P2	
6	Shanil Naik Athletic Training Center	2	9,714	3,238	12,952	32	P3
7	Sandra Coen Softball Field	N/A	-	-	-	P3	
8	Booster Practice Field	N/A	-	-	-	P3	
9	Spartan Baseball Stadium	N/A	-	-	-	P4	
10	Lace Tennis Courts	N/A	-	-	-	P4	
11	Soccer Stadium	N/A	-	-	-	P4	
12	Cheyfield Multi-Sport Complex	N/A	-	-	-	P4	
13	Spartan Gymnasium	2	25,938	5,187	31,125	23	P10
14	Bradford Center	2	24,037	9,420	33,457	26	P5
15	Fischer Student Family Center	2	21,276	10,638	31,914	30	P5
16	CAC Park	N/A	-	-	-	P7	
17	Cross Tower	N/A	-	-	-	P7	
18	Early Childhood Village	1	18,472	18,472	22	P7	
19	Sumner Learning Center	2	22,000	-	-	-	
20	Jim & Becky Combes Elementary	2	49,800	24,538	73,618	32	P14
21	Nasmith Environmental Center	1	2,160	2,160	24	P13	
22	Sara O Williams Fine Arts Center	2	25,935	12,967	38,902	28	P5
23	Neom Gibrell Pavilion	N/A	-	-	-	-	
24	STEM Annex	2	1,967	1,967	3,934	20	P10
25	Fields Science Hall	1	13,067	13,067	15	P10	
26	Middle School	2	17,500	35,000	27	P10	
27	Cornack High School	2	26,615	51,230	28	P15	
28	Jim and Julie Towell Commons	2	14,341	14,341	28,682	40	P11
29	Jesse & Marilyn Long Forum	2	39,129	39,129	78,257	40	P11
30	Bricket Gallery	Same Building	-	-	-	-	
31	Dring Hall	Same Building	-	-	-	-	
32	Young Learners	2	21,733	21,733	43,466	40	P7
33	Performing Arts Center	3	15,900	15,900	31,800	45	P7
34	CACCS 1500 Center	2	26,615	51,230	28	P15	
35	Fieldhouse (Under Construction)	2	6,340	6,340	12,680	41.5	P4
Total Existing			401,689	242,755	644,444	45	Max. Ht.
36	Proposed Concessions	1	1,476	1,476	14.7	Proposed	
37	Proposed Pumphouse	1	1,570	1,570	12.6	Proposed	
Total Proposed			3,046	3,046	-	-	
TOTAL			404,735	242,755	647,490	45	Max. Ht.
Proposed FAR (Total Building Area/Total Land Area)				0.09			

Parking Calculations

Existing Parking Areas	Occupancy	Building SF	Minimum	Maximum
Young Learners Daycare	18,500	37	61	
Village Daycare	18,400	37	61	
Elementary School	1,585	397	528	
Middle School	983	246	327	
High School	1,064	266	354	
1500 Office Building	20,000	40	80	
			1,023	1,411
Proposed Dormitory	56	Beds	14	18
			1,037	1,429
Existing Parking Spaces	1,030	>1,023	<1,411	
Proposed Demolished Spaces	48			
Proposed Parking Spaces	132			
Total Proposed	1,114	>1,037	<1,429	
Difference	+84			

Required Bicycle Racks = 1/30 Proposed Spaces = 5, 6 Provided
 Required EV Spaces = 1/50 Proposed Spaces = 3, 3 Provided



LEGEND

- PROPOSED BOUNDARY PROPERTY LINE
- EXISTING INTERNAL PROPERTY LINE
- LAND LOT LIMITS
- EXISTING GEORGIA TRANSMISSION COMMISSION EASEMENT
- EXISTING PLANTATION PIPELINE EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED WORK AREA
- SURVEY JANUARY 11, 2024 AREA
- SURVEY OCTOBER 16, 2024 AREA
- UNNAMED TRIBUTARY CL AND BANKS
- STREAM BUFFERS
- ACCESS EASEMENT FOR STORMWATER MANAGEMENT
- FLOODWAY
- FLOODPLAIN

SCALE IN FEET
1" = 150'

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
www.foresitegroup.com
770.368.1399
770.368.1994

DEVELOPER:
GREATER ATLANTA CHRISTIAN SCHOOL
1575 INDIAN TRAIL LILBURN RD
NORCROSS, GA 30093
(404) 328-0024
CONTACT: MR. BRETT HARTE

GREATER ATLANTA CHRISTIAN SCHOOL EXISTING CAMPUS REZONING APPLICATIONS
1575 INDIAN TRAIL LILBURN RD
NORCROSS, GA 30093

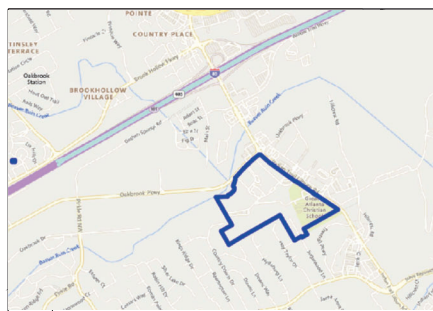
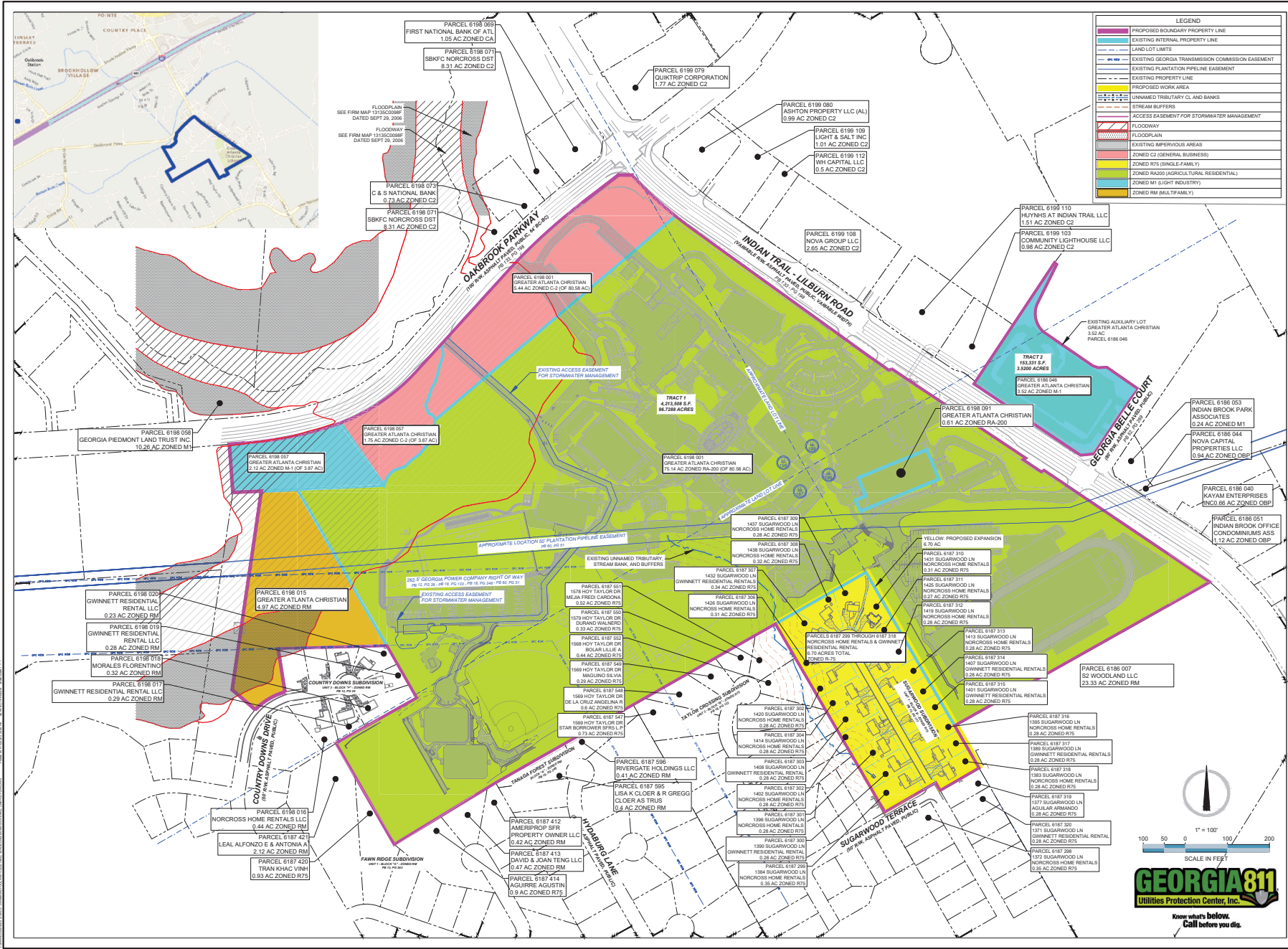
PROJECT MANAGER: KK
DRAWING BY: KK
JURISDICTION: GWINNETT, GA
DATE: 2025.12.26
SCALE: 1" = 100'
TITLE: EXISTING CAMPUS AERIAL MAP

REVISIONS: _____ DATE: _____

SHEET NUMBER: **B-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 420.012



LEGEND	
[Red line]	PROPOSED BOUNDARY PROPERTY LINE
[Blue line]	EXISTING INTERNAL PROPERTY LINE
[Dashed line]	LAND LOT LIMITS
[Blue line]	EXISTING GEORGIA TRANSMISSION COMMISSION EASEMENT
[Blue line]	EXISTING PLANTATION PIPELINE EASEMENT
[Blue line]	EXISTING PROPERTY LINE
[Yellow area]	PROPOSED WORK AREA
[Green area]	UNNAMED TRIBUTARY CL AND BANKS
[Blue area]	STREAM BUFFERS
[Red area]	ACCESS EASEMENT FOR STORMWATER MANAGEMENT
[Red area]	FLOODWAY
[Red area]	FLOODPLAIN
[Red area]	EXISTING IMPERVIOUS AREAS
[Green area]	ZONED C2 (GENERAL BUSINESS)
[Orange area]	ZONED R7S (SINGLE-FAMILY)
[Yellow area]	ZONED RA200 (AGRICULTURAL RESIDENTIAL)
[Light Green area]	ZONED M1 (LIGHT INDUSTRY)
[Dark Green area]	ZONED RM (MULTIFAMILY)

ENGINEER:
FORESITE group
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 www.fs-irc.net
 1 770.368.1399
 1 770.368.1944

DEVELOPER:

 GREATER ATLANTA CHRISTIAN SCHOOL
 1575 INDIAN TRAIL LILBURN ROAD
 NORCROSS, GA 30093
 (404) 326-0024
 CONTACT: MR. BRETT HARTE

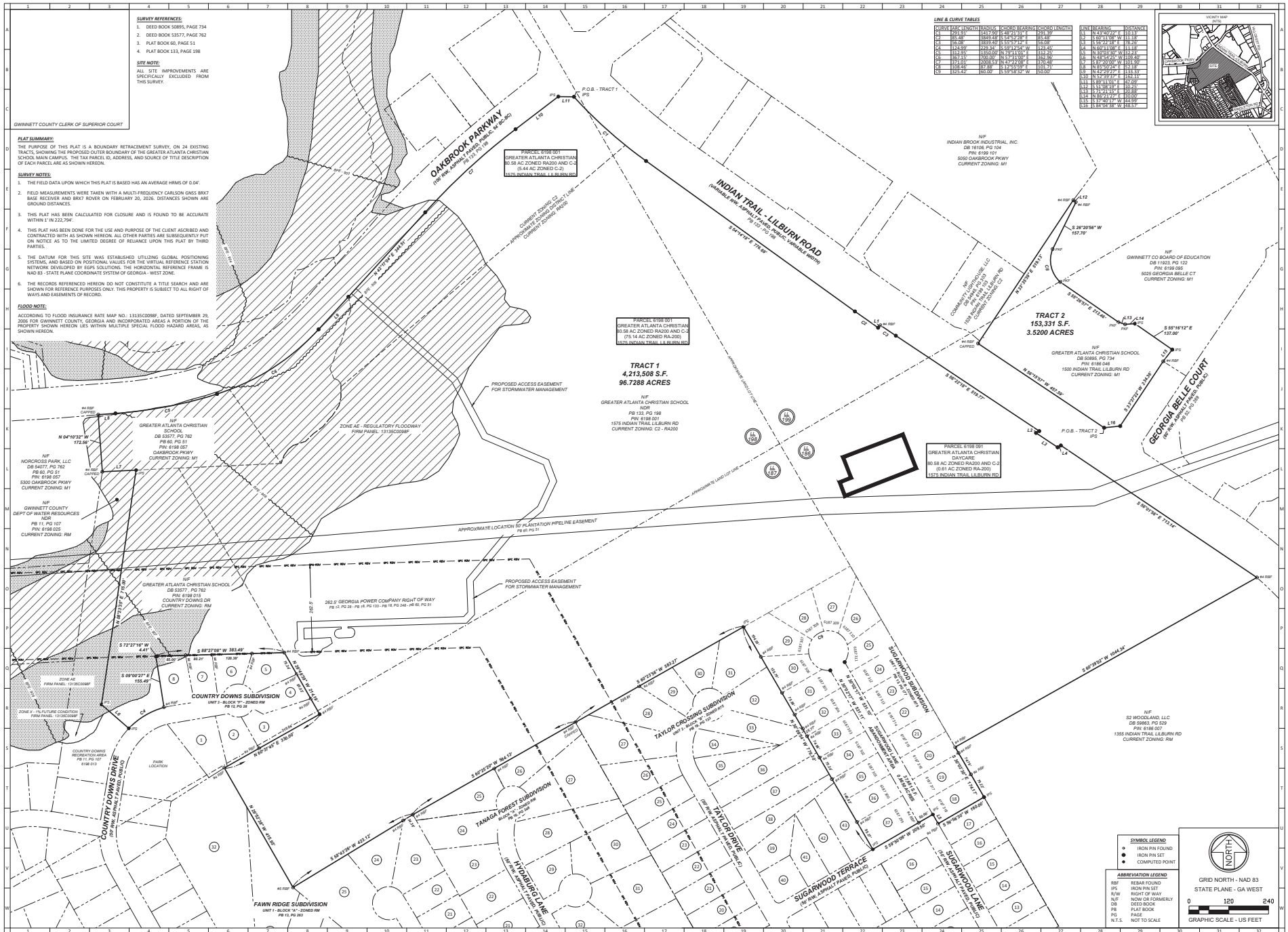
PROJECT:
GREATER ATLANTA CHRISTIAN SCHOOL EXISTING CAMPUS REZONING APPLICATIONS
 1575 INDIAN TRAIL LILBURN RD
 NORCROSS, GA 30093

SEAL:
 REVISIONS: _____ DATE: _____

PROJECT MANAGER: KK
 DRAWING BY: KK
 JURISDICTION: GWINNETT, GA
 DATE: 2025.12.26
 SCALE: 1" = 100'
 TITLE:

EXISTING PARCEL MAP
 SHEET NUMBER: **B-2**
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FIELD NUMBER: 420.012





SURVEY REFERENCES:
 1. DEED BOOK 5085, PAGE 734
 2. DEED BOOK 5327, PAGE 762
 3. PLAT BOOK 60, PAGE 51
 4. PLAT BOOK 133, PAGE 138

SITE NOTE:
 ALL SITE IMPROVEMENTS ARE SPECIFICALLY EXCLUDED FROM THIS SURVEY.

GWINNETT COUNTY CLERK OF SUPERIOR COURT

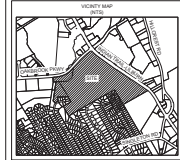
PLAT SUMMARY:
 THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACTION SURVEY, ON 24 EXISTING TRACTS, SHOWING THE PROPOSED OUTER BOUNDARY OF THE GREATER ATLANTA CHRISTIAN SCHOOL, MAIN CAMPUS. THE TAX PARCELS, ID, ADDRESS, AND SOURCE OF TITLE DESCRIPTION OF EACH PARCEL ARE AS SHOWN HEREON.

SURVEY NOTES:
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE HRMS OF 0.04".
 2. FIELD MEASUREMENTS WERE TAKEN WITH A MULTI-FREQUENCY CARLSON GRS 88K7 BASE RECEIVER AND BROT ROVER ON FEBRUARY 20, 2026. DISTANCES SHOWN ARE GROUND DISTANCES.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" TO 2.22,794".
 4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY EGRS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
 6. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAY AND EASEMENTS OF RECORD.

FLOOD NOTE:
 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 1333C008F, DATED SEPTEMBER 29, 2005 FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN MULTIPLE SPECIAL FLOOD HAZARD AREAS, AS SHOWN HEREON.

LINE & CURVE TABLES

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000
2	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000
3	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000
4	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000
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31	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000
32	S 12° 15' 00" W	12.0000	S 12° 15' 00" W	12.0000	12.0000	S 12° 15' 00" W	12.0000



FRONTIER SURVEYING & MAPPING, LLC
 1485 GARDNER LENOVOX ROAD
 SOCIAL CIRCLE, GA 30025
 KEVIN A. SETTLES, PLS
 #730.308.3923
 kevin@frontiersurveying.com
 GA Lic. No. 003337



PROPOSED OVERALL BOUNDARY RETRACTION SURVEY FOR:
GREATER ATLANTA CHRISTIAN SCHOOL
 Land Lot 186, 187, 196, & 199, 6th Land District, Gwinnett County, Georgia

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF FRONTIER SURVEYING & MAPPING, LLC.

PROJECT NO.:	19000001
ISSUE DATE:	02/24/2026
SCALE:	1" = 120'
FIELD:	08/18/2024
DATE:	02/20/2026
DRAWN BY:	KRS
CHECKED BY:	KRS
DATE:	
DESCRIPTION:	

BOUNDARY SURVEY

SHEET 1 OF 1

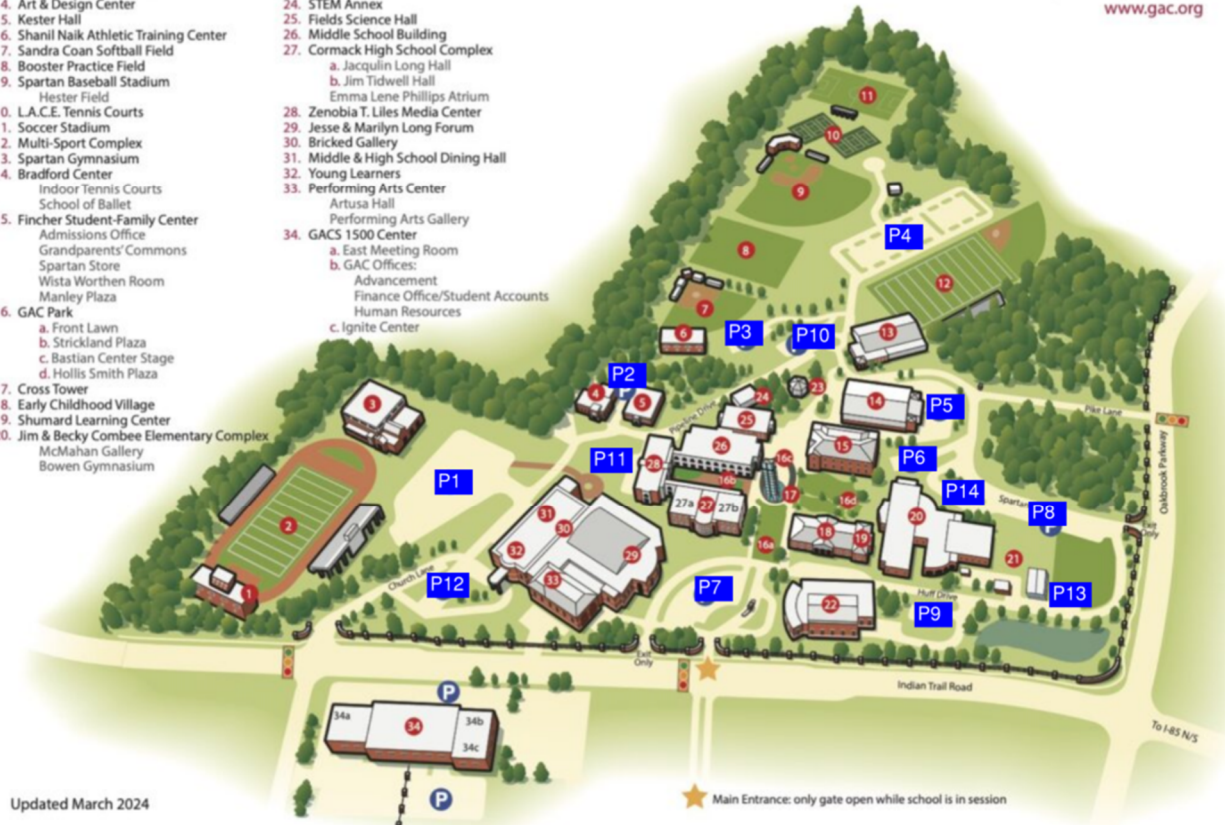
GREATER ATLANTA CHRISTIAN SCHOOL

EXISTING CAMPUS MAP REFERENCE GUIDE

1. Hoover Field House
Cunningham Team Room
2. Spartan Stadium
Chub Reynolds Field
Hank Prickett Track
Conkel Plaza
3. Freeman Aquatic Center
4. Art & Design Center
5. Kester Hall
6. Shanil Naik Athletic Training Center
7. Sandra Coan Softball Field
8. Booster Practice Field
9. Spartan Baseball Stadium
Hester Field
10. L.A.C.E. Tennis Courts
11. Soccer Stadium
12. Multi-Sport Complex
13. Spartan Gymnasium
14. Bradford Center
Indoor Tennis Courts
School of Ballet
15. Fincher Student-Family Center
Admissions Office
Grandparents' Commons
Spartan Store
Wista Worthen Room
Manley Plaza
16. GAC Park
a. Front Lawn
b. Strickland Plaza
c. Bastian Center Stage
d. Hollis Smith Plaza
17. Cross Tower
18. Early Childhood Village
19. Shumard Learning Center
20. Jim & Becky Combee Elementary Complex
McMahan Gallery
Bowen Gymnasium

21. Nasmyth Environmental Center
Elementary Adventurescape
22. Sara D. Williams Fine Arts Center
Clifton Jones Theatre
Crump Gallery
Colehower Plaza
23. Naomi Gilbreth Pavilion
24. STEM Annex
25. Fields Science Hall
26. Middle School Building
27. Cormack High School Complex
a. Jacquelin Long Hall
b. Jim Tidwell Hall
Emma Lene Phillips Atrium
28. Zenobia T. Liles Media Center
29. Jesse & Marilyn Long Forum
30. Bricked Gallery
31. Middle & High School Dining Hall
32. Young Learners
33. Performing Arts Center
Artusa Hall
Performing Arts Gallery
34. GACS 1500 Center
a. East Meeting Room
b. GAC Offices:
Advancement
Finance Office/Student Accounts
Human Resources
c. Ignite Center

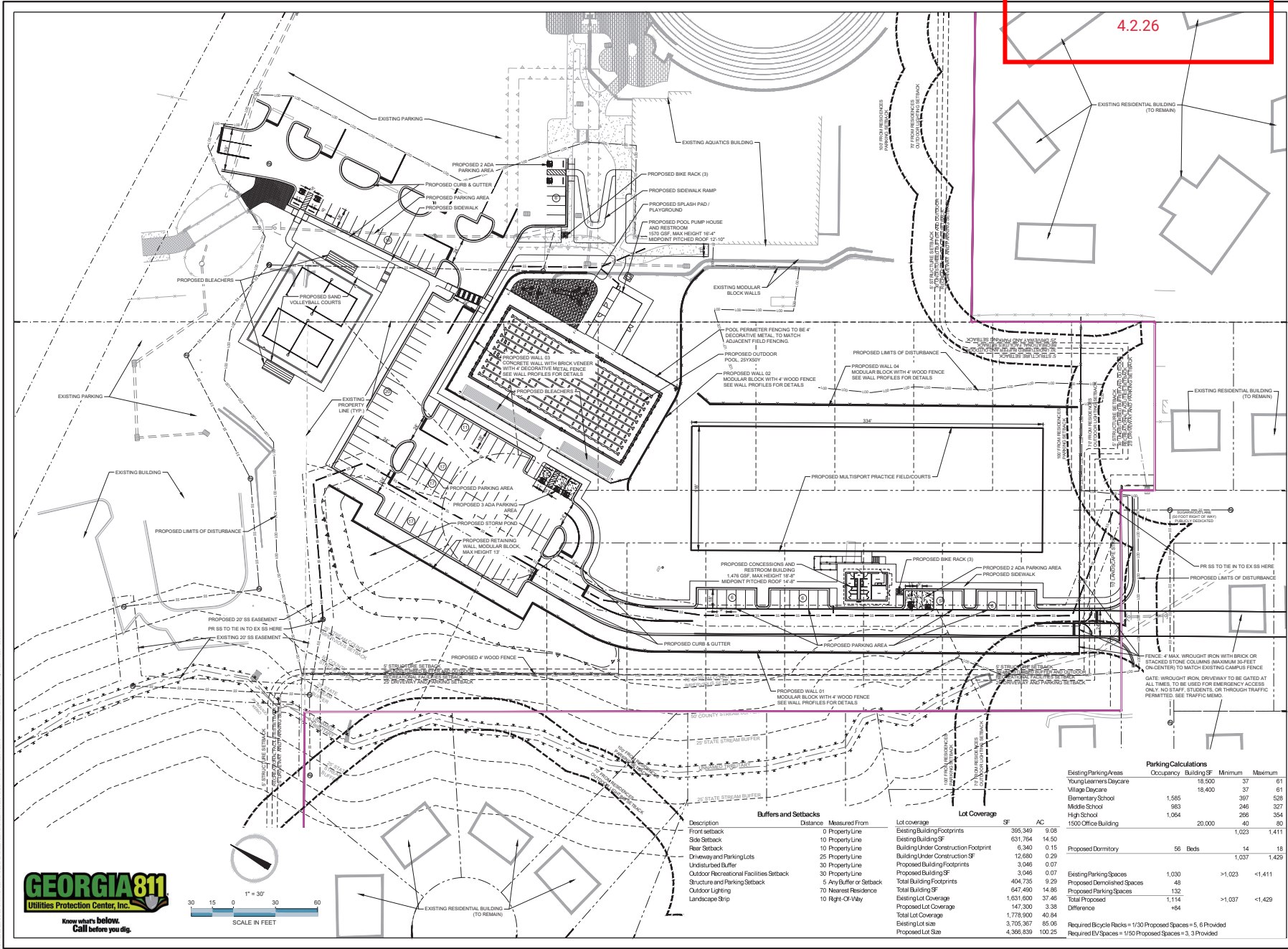
 **GREATER ATLANTA
CHRISTIAN SCHOOL**
1575 Indian Trail Road, Norcross, GA 30093
www.gac.org



**WINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

4.2.26



ENGINEER:
FORESITE group
www.fs-irc.net
3740 Davinci Ct. Suite 100 Peachtree Corners, GA 30092
1 770.368.1399 1 770.368.1944

DEVELOPER:
GREATER ATLANTA CHRISTIAN SCHOOL
1575 INDIAN TRAIL LILBURN ROAD
NORCROSS, GA 30093
(404) 328-0024
CONTACT: MR. BRETT HARTE

**GACS AQUATICS
REZONING APPLICATIONS**

1575 INDIAN TRAIL LILBURN RD
NORCROSS, GA 30093
DISTRICT #6
PARCEL # 6198 001 <#####>

PROJECT:
SEAL:

REVISIONS	DATE

PROJECT MANAGER: KKK
DRAWING BY: KKK
JURISDICTION: NORCROSS, GA
DATE: 12/10/25
SCALE: 1" = 40'

PROPOSED SITE PLAN

SHEET NUMBER: **C-2**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 420.012

Parking Calculations

Existing Parking Areas	Occupancy	Building SF	Minimum	Maximum
Young Learners Daycare	18,500		37	61
Village Daycare	18,400		37	61
Elementary School	1,585		397	528
Middle School	983		246	327
High School	1,054		266	354
1500 Office Building	20,000		40	80
Proposed Dormitory	56 Beds		14	18
Existing Parking Spaces	1,030		>1,023	<1,411
Proposed Damlished Spaces	48			
Proposed Parking Spaces	132			
Total Proposed			>1,037	<1,429
Difference	+54			

Required Bicycle Racks = 1/30 Proposed Spaces = 5, 6 Provided
Required EV Spaces = 1/50 Proposed Spaces = 3, 3 Provided

Buffers and Setbacks

Description	Distance	Measured From	Lot Coverage SF	AC
Front setback	5	Property Line	395,349	9.98
Side Setback	10	Property Line	631,754	14.50
Rear Setback	10	Property Line	6,340	0.15
Driveway and Parking Lots	25	Property Line	12,680	0.29
Undisturbed Buffer	30	Property Line	3,048	0.07
Outdoor Recreational Facilities Setback	30	Property Line	3,048	0.07
Structure and Parking Setback	5	Any Buffer or Setback	404,735	9.29
Outdoor Lighting	70	Nearest Residence	847,490	14.86
Landscape Strip	10	Right-Of-Way	1,631,600	37.46
			147,300	3.38
			1,778,900	40.84
			3,705,367	85.95
			4,386,639	100.25

Lot Coverage

Lot Coverage SF	AC
Existing Building Footprints	1,037
Building Under Construction Footprint	1,429
Proposed Building Footprints	1,429
Total Building Footprints	3,895
Existing Lot Coverage	1,114
Proposed Lot Coverage	3,38
Total Lot Coverage	40.84
Existing Lot Size	85.95
Proposed Lot Size	100.25

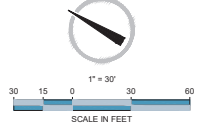


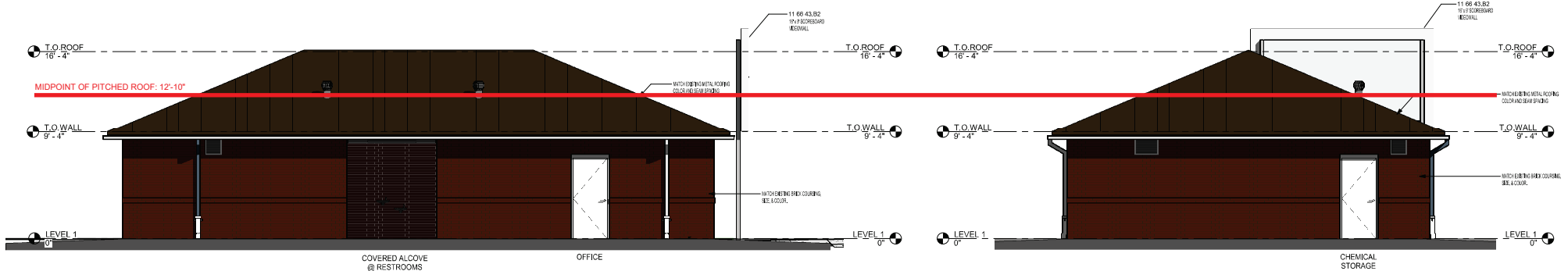
Exhibit C: Building Elevations

[attached]

RECEIVED

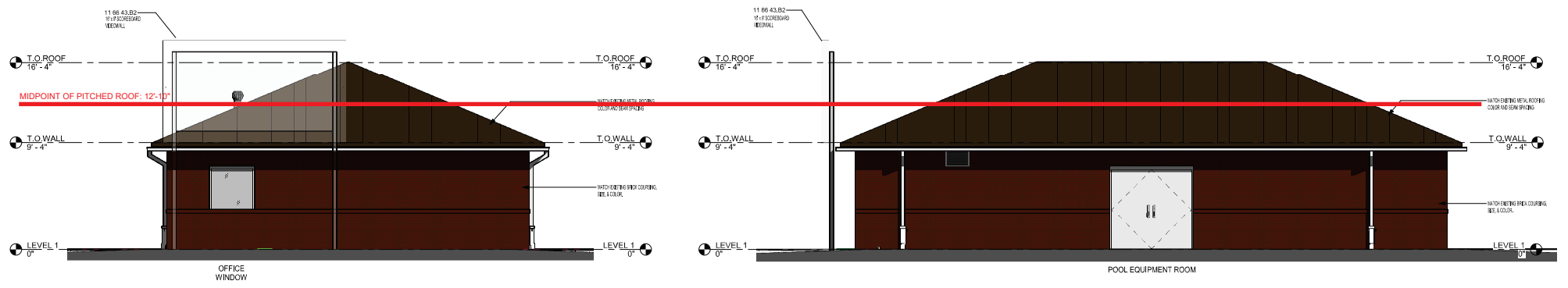
3.23.26

PROPOSED PUMP HOUSE TO MATCH ADJACENT
EXISTING AQUATICS BUILDING BRICK AND
ROOFING MATERIALS SHOWN ON NEXT PAGE



1 NORTH ELEVATION - COLOR
AP201 1/4" = 1'-0"

2 EAST ELEVATION - COLOR
AP201 1/4" = 1'-0"



3 WEST ELEVATION COLOR
AP201 1/4" = 1'-0"

4 SOUTH ELEVATION COLOR
AP201 1/4" = 1'-0"

WEST ELEVATION



MIDPOINT PITCHED ROOF: 14' - 8"

EAST ELEVATION

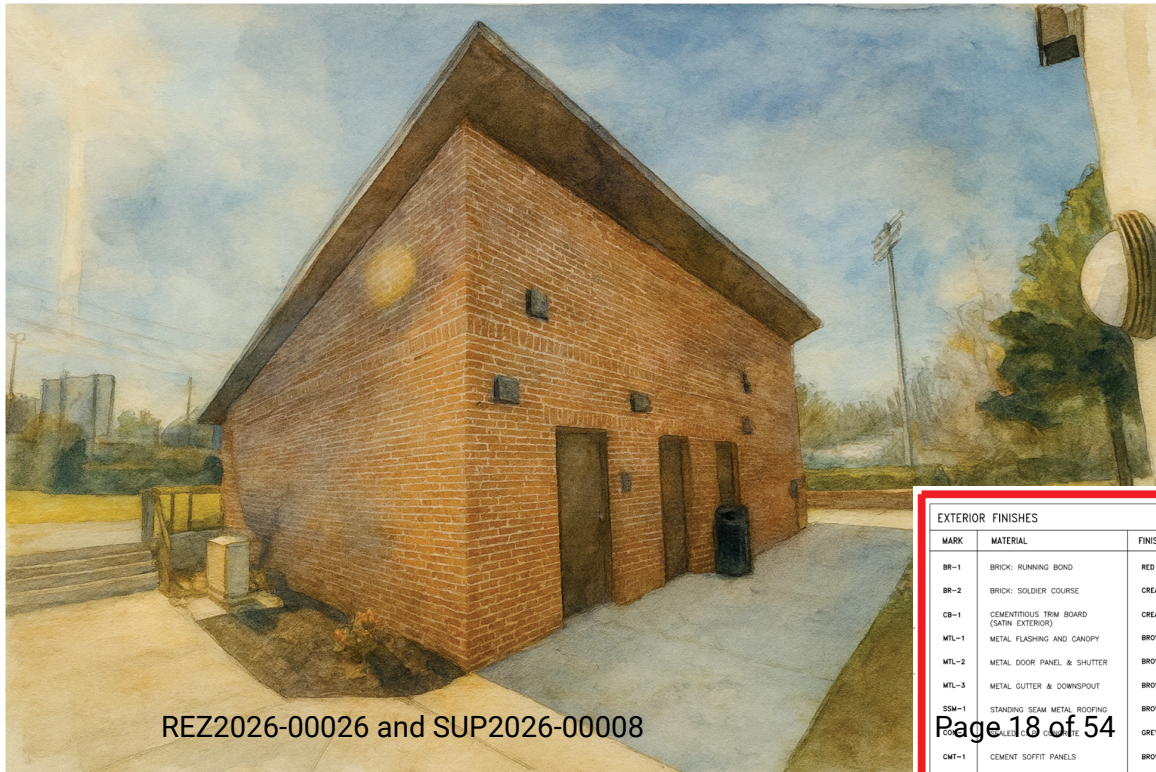


WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3-23-25

SOUTH ELEVATION



NORTH ELEVATION



REZ2026-00026 and SUP2026-00008

EXTERIOR FINISHES		
MARK	MATERIAL	FINISH
BR-1	BRICK: RUNNING BOND	RED COLOR (T.B.D.)
BR-2	BRICK: SOLDIER COURSE	CREAM COLOR (T.B.D.)
CB-1	CEMENTITIOUS TRIM BOARD (SATIN EXTERIOR)	CREAM COLOR (T.B.D.)
MTL-1	METAL FLASHING AND CANOPY	BROWN COLOR (T.B.D.)
MTL-2	METAL DOOR PANEL & SHUTTER	BROWN COLOR (T.B.D.)
MTL-3	METAL GUTTER & DOWNSPOUT	BROWN COLOR (T.B.D.)
SSM-1	STANDING SEAM METAL ROOFING	BROWN COLOR (T.B.D.)
CEM-1	CEMENT SOFFIT PANELS	GREY COLOR (T.B.D.)
		BROWN COLOR (T.B.D.)

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

[attached]

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

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

*Of Counsel

LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATION FOR GREATER ATLANTA
CHRISTIAN SCHOOLS, INC.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Special Use Permit application (the “Application”) on behalf of Greater Atlanta Christian Schools, Inc. (the “Applicant”) relative to an expansion and rezoning of the Greater Atlanta Christian School campus that consists of 96.73 acres located on Indian Trail Road near at its intersection with Oakbrook Parkway, and a 3.52 acre parcel that is not contiguous with the main campus located at the intersection of Indian Trail Road and Georgia Belle Court (the “Property”). The parcels that make up the Property are currently zoned RA-200 (R6186 091), split-zone of RA-200 and C-2 (parcels R6198 001), R-75 (parcels R6187 299 through R6187 318), RM (parcel R6198 015), split-zone of C-2 and M-1 (R6198 057), and M1 (and R6186 046). The main campus is located within the Urban-Medium Future Development Map Area; parcels R6187 through R6187 318 are located in the Traditional+ Future Development Map Area; and parcel R6198 001 is located in the Urban Low Area as set forth in the Gwinnett County 2045 Unified Plan (the “2045 Plan”).

The Application is for the expansion of the Greater Atlanta Christian School that has been continuously operating since 1968, serving the educational needs of the community for more than five decades. The Applicant proposes to rezone the Property to the O-I zoning classification to continue its use as a private school and to permit the development of an Olympic sized pool with an accompanying pumphouse and restroom building, a splashpad, two outdoor sand volleyball

courts, a concessions and restroom building, multi-sports practice field and/or courts with expanded parking, a stormwater detention pond and associated utilities to service these additions to the campus. The proposed development area will be situated in the Sugarwood Lane area of 6.70 acres and will replace the homes currently owned by GAC subsidiaries on Sugarwood Lane. Sugarwood Lane will be abandoned as a part of this development. This expansion would also include a gated entrance that would only be used by emergency personnel and would not be accessible to the public, students, or staff. The Applicant also proposes renovating the second floor of the ministries building, building 31 labeled on the existing campus aerial map filed with this Application, on the main campus for use as a dormitory for international students. The renovations for the dormitories will include 10 dormitories and 4 resident assistant rooms for a total of 14 rooms and 56 beds, dry storage, electrical rooms, a laundry room, a food preparation room, study and lobby areas, and communal restrooms.

The new swimming, multi-use practice field/courts, and volleyball facilities included in the proposed development will contribute to the athletic opportunities of the students but also of the children and adolescents in the community that do not attend the school. The new pool, multi-use practice field/courts, and volleyball courts will provide additional space for student team practice as well as providing space for non-student athletes participating in club team sports and private lessons. As an additional benefit to the swimmers in Gwinnett County and their families, the Gwinnett County Championship for swimming has historically been hosted by Georgia Tech and with this new Olympic Pool, that championship could be hosted locally at the school. The Applicant anticipates hosting other county community events, lessons, and summer league programs at these new facilities.

The Application includes a request for a special use permit is to allow a 30-foot undisturbed buffer with a 5-foot structure setback. The current entitlements on the Property allow for a 30-foot buffer against residential Property. Any walls on the Property that do not comply with the 30-foot undisturbed buffer and 5-foot accompanying structure setback will continue to exist as legal nonconforming uses. The proposed development will comply with the 30-foot undisturbed buffer, a 5-foot structure setback, a 25-foot driveway setback, a 100-foot parking setback adjacent to all residential properties, and a 30-foot outdoor recreational facilities setback. Any existing outdoor

lighting on the Property is at least 70 feet from residential property. The proposed development does not include outdoor lighting.

The requested O-I zoning classification is appropriate and consistent with the existing and historic institutional use of the Property. The O-I district is specifically intended to accommodate institutional uses such as private schools, educational facilities, administrative facilities, and related recreational and athletic amenities that serve students and the broader community. The proposed rezoning will formalize and align the zoning of the Property with its longstanding use and allow for reasonable improvements that enhance campus functionality while maintaining compatibility with surrounding properties. Additionally, the proposed multi-use practice field/courts, outdoor pool, volleyball courts, and dormitories are customary and incidental amenities for a private school campus and are intended to support student athletic programming and education. These improvements will be designed and operated in a manner that is compatible with the surrounding area, with careful consideration given to traffic circulation, buffering, landscaping, and stormwater management. No material expansion of non-institutional uses is proposed, and the character of the Property as an educational campus will remain unchanged.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the “2045 Plan”). The surrounding area is characterized primarily by a variety of residential and commercial uses including property zoned RM8, C-2, M-1, OBP, and R-75. In addition to being consistent with the Future Development Map, the Property is located within the planning area addressed by the Oakbrook Parkway Small Area Plan, adopted as Appendix J to the Gwinnett County 2045 Unified Plan. The Oakbrook Parkway Small Area Plan provides more detailed, area-specific guidance intended to reinforce compatible land uses, preserve community character, and support established institutions that contribute to the long-term stability of the corridor. The continued use of the Property as a private school, along with modest campus enhancements that support educational and recreational programming, is consistent with the Small Area Plan’s emphasis on maintaining and strengthening community-serving uses along the Oakbrook Parkway corridor. The requested O-I zoning classification supports these objectives by ensuring that future development remains institutional in nature and compatible with surrounding properties.

Further, the majority of the Property is designated within the Urban-Medium and Traditional+ Future Development Map Character Areas. The Urban-Medium category is intended to accommodate a mix of residential densities supported by institutional, civic, and recreational uses that serve surrounding neighborhoods and daily community needs. The requested O-I zoning classification is consistent with the Urban-Medium Future Development category, which supports established institutional uses that provide daily community services and function as stable anchors within developed areas. The Traditional+ Future Development category emphasizes maintaining and reinforcing established development patterns while allowing for incremental improvements that enhance functionality, walkability, and long-term community stability. This category encourages land uses that are compatible with surrounding development and that contribute positively to the character and identity of the area. The proposed rezoning is consistent with the Traditional+ Future Development category, which emphasizes the preservation and reinforcement of established development patterns and community assets, and supports compatible institutional uses and modest, well-integrated improvements that maintain the character and long-term stability of the surrounding area. A single parcel of the Property is within the Urban-Low Future Development category, which includes institutional uses as an appropriate development type.

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

This 1st day of April, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle H. Schaller

Gabrielle H. Schaller

Attorneys for Applicant

**JUSTIFICATION FOR REZONING APPLICATION #REZ2026-00026 AND
SPECIAL USE PERMIT APPLICATION #SUP2026-00008**

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

The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner’s property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the O-I classification with the Special Use Permit (“SUP”) as requested by the Applicant, and is not economically suitable for development under the present RA-200, C-2, R-75, RM, and M-1 zoning classifications of Gwinnett County. A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Property to the O-I classification with the requested SUP with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and

discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the O-I classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 14th day of May, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle Schaller

Gabrielle H. Schaller
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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 the proposed rezoning and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes, the proposed request will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- B. Whether the proposed rezoning and special use permit will adversely affect the existing use or usability of adjacent or nearby property:
The proposed request will not adversely affect the existing use or usability of adjacent or nearby property.
- C. Whether the property to be affected by a proposed rezoning and special use permit has reasonable economic use as currently zoned:
The Applicant submits that the property does not have a reasonable economic use as currently zoned and would greatly benefit from a change in zoning.
- D. Whether the proposed rezoning and special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
The proposed request will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- E. Whether the proposed rezoning and special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:
Yes, the proposed request 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 and special use permit:
The subject property is an established and well-known private school that has been operating successfully in Gwinnett County for the past fifty years.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Greater Atlanta Christian School, Inc./o Mahaffey Pickens Tucker, LLP</u> Address: <u>1550 North Brown Road, Suite 125</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30043</u> Phone: <u>770.232.0000</u> Email: <u>gschaller@mptlawfirm.com</u>	Name: <u>Greater Atlanta Christian School, Inc.</u> Address: <u>1575 Indian Trail Lilburn Road</u> City: <u>Norcross</u> State: <u>GA</u> ZIP: <u>30093</u> Phone: <u>770.232.0000</u> Email: <u>gschaller@mptlawfirm.com</u>
Contact Person: <u>Gabrielle Schaller</u> Phone: <u>770.232.0000</u> Contact's Email: <u>gschaller@mptlawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>See LOI</u> Requested Zoning District: <u>O-I</u> Parcel Number(s): <u>6186 046, 091; 6187 299-318; 6198 001, 015, 057</u> Acreage: <u>100.25</u> Property Address(es): <u>1500-1575 Indian Trail Lilburn Rd.; 1383-1438 Sugarwood Ln.; 1500 Block of Country Downs Dr.; 5100 Block of Oakbrook Pkwy.</u> Proposed Development: <u>Private School</u> Variance(s): <u>N/A</u> Waiver(s): <u>N/A</u>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Density: _____ Floor Area Ratio (LRR, MRR, HRR): _____	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: <u>37</u> Total Building Sq. Ft.: <u>644,444</u> Floor Area Ratio: <u>0.15</u>
MIXED-USE DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Greater Atlanta Christian School, Inc.c/o Mahaffey Pickens Tucker, LLP</u> Address: <u>1550 North Brown Road, Suite 125</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30043</u> Phone: <u>770.232.0000</u> Email: <u>gschaller@mptlawfirm.com</u>	Name: <u>Greater Atlanta Christian School, Inc.</u> Address: <u>1575 Indian Trail Lilburn Road</u> City: <u>Norcross</u> State: <u>GA</u> ZIP: <u>30093</u> Phone: <u>770.232.0000</u> Email: <u>gschaller@mptlawfirm.com</u>
Contact Person: <u>Gabrielle Schaller</u> Phone: <u>770.232.0000</u> Contact's Email: <u>gschaller@mptlawfirm.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
Existing/Proposed Zoning District(s): <u>O-1</u> Parcel Number(s): <u>6186 091; 6187 299-318; 6198 001, 015, 057</u> Acreage: <u>96.73</u> Property Address(es): <u>1525-1575 Indian Trail Lilburn Rd.; 1383-1438 Sugarwood Ln.; 1500 Block of Country Downs Dr.; 5100 Block of Oakbrook Pkwy.</u> Proposed Development: <u>Private School</u> Variance(s): <u>N/A</u> Waiver(s): <u>N/A</u> Building/Leased Sq. Ft.: <u>593,214</u> Floor Area Ratio: <u>0.14</u>	



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: Greater Atlanta Christian Schools, Inc.

Signature: *Butt Harte*

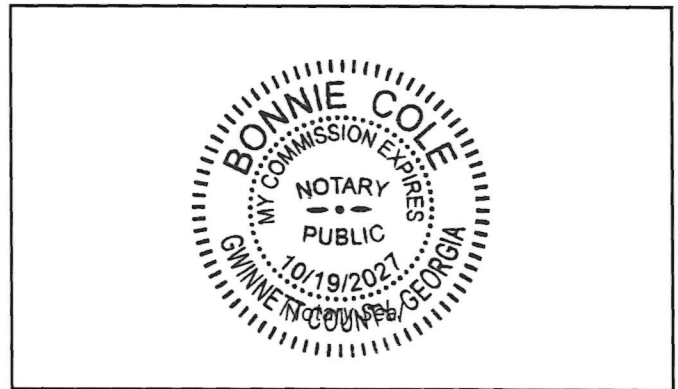
Date: 2/23/26

Notary Public



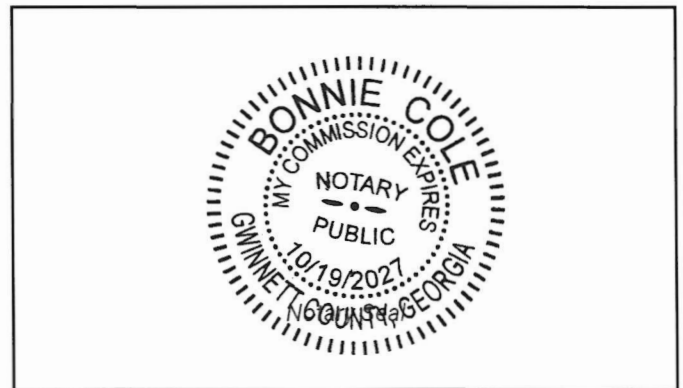
Name: Bonnie Cole - Bonnie Cole

Signature: Bonnie Cole

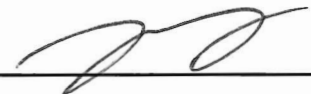
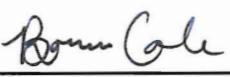
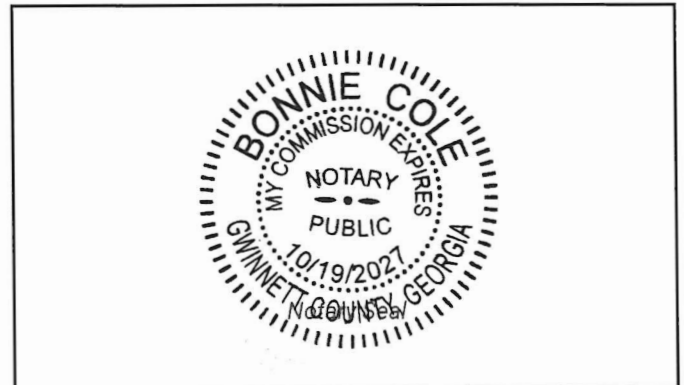
Date: 2/23/2026



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 OwnerName: GWINNETT RESIDENTIAL RENTAL LLCSignature: Date: 11/21/25**Notary Public**Name: Bonnie ColeSignature: Date: November 21, 2025

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 OwnerName: NORCROSS HOME RENTALS, LLCSignature: Date: 11/21/25**Notary Public**Name: Bonnie ColeSignature: Date: November 21, 2025



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: BRETT HARTE Applicant Representative, Greater Atlanta Christian Schools, Inc.

Relationship to Application: Applicant Representative of Applicant

Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Brett Harte

Date: 11/19/25



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: Kassie Prater

Relationship to Application: Applicant Representative of Applicant

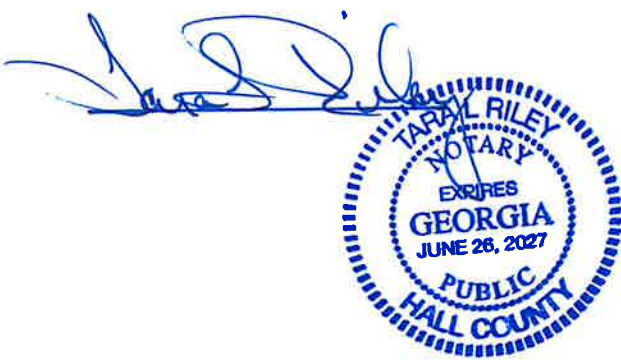
Campaign Contributions? Yes No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
See Attached			

Signature: *Kassie Prater*

Date: 3/24/20



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

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTION</u>	<u>DATE</u>
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
Ben Ku, Commissioner	\$1,300	02/03/2026

Shane M. Lanham, Attorney at Law, PC

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

Updated 08/29/2025



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, Attorney for Applicant

Signature:

Date: 02/18/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R6186 046	Yes
R6198 001	Yes
R6186 091	Yes
R6198 057	Yes
R6198 015	Yes
R6187 299	Yes
R6187 300	Yes
R6187 301	Yes
R6187 302	Yes
R6187 303	Yes
R6187 304	Yes
R6187 305	Yes
R6187 306	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 MSBofe

Title: TSA

Signature:

Date: 2/20/24



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, Attorney for Applicant

Signature:

Date: 02/18/2026

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R6187 307	Yes
R6187 308	Yes
R6187 309	Yes
R6187 310	Yes
R6187 311	Yes
R6187 312	Yes
R6187 313	Yes
R6187 314	Yes
R6187 315	Yes
R6187 316	Yes
R6187 317	Yes
R6187 318	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 McShuffie

Title: TSA

Signature:

Date: 2/20/26

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



April 17, 2026

Brett Harte
Greater Atlanta Christian School
1575 Indian Trail Lilburn Rd
Norcross, GA 30093

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2026-104-04	
Expiration Date: 04/17/2027	
Tie-In Manhole FID: 229053	

RE: Sewer Availability for Proposed Development – Greater ATL Christian School Parcel ID 6198 001 - 1575 Indian Trail Lilburn Road

Dear Mr. Harte:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 56 student dormitories, a 200-person fitness center, a 495-swimmer pool with 25 employees and splashpad on the above parcels and determined:

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

This confirmation is based on your anticipated peak flow of 75.26 gpm discharging to the sewer tie-in manhole at Facility ID **229053**.

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

A handwritten signature in blue ink that reads "Della Taylor".

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]

December 9, 2025

VIA EMAIL

Mr. Jerry T. Oberholtzer
Gwinnett County Department of Transportation
446 West Crogan Street, Suite 410
Lawrenceville, GA 30046
Jerry.Oberholtzer@gwinnettcountry.com

RE: Traffic Memo for Greater Atlanta Christian School (GACS) Expansion – Norcross, GA

The Greater Atlanta Christian School (GACS) is located at 1575 Indian Trail Road in Norcross, Georgia. The campus is situated on the southwest corner of Indian Trail Road at Oakbrook Parkway with access driveways on both roads. The school has a planned campus expansion that requires rezoning with Gwinnett County. The site plan and existing conditions plan sheet are attached to this memo.

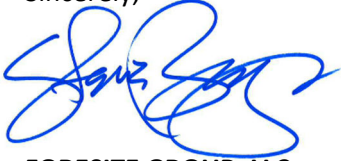
The campus expansion projects include an outdoor Olympic sized pool and an indoor tennis facility. The expansion is planned on the south end of campus and will be adjacent to the existing indoor aquatic center and the GACS Spartan Stadium. The area where the campus expansion is planned is currently occupied by 20 residential single-family homes on the adjacent Sugarwood Lane, that are owned by the Greater Atlanta Christian School.

This expansion will remove the existing 20 homes and Sugarwood Lane road section and cul-de-sac from the intersection at Sugarwood Terrace. Access to this section of campus by way of Sugarwood Lane will be gate controlled for emergency access only. No traffic generated by the school or school activities will utilize this access location.

The facilities included in the campus expansion are not anticipated to generate new traffic to the campus but will provide newer on-campus facilities for hosting school sports and activities. Due to the nature of the project, and the emergency access control on Sugarwood Lane, this project is not expected to create new traffic demands to campus beyond the existing school activities and functions.

Given the nature of the campus expansion project and the lack of impact on new traffic demands, it is recommended that the need for a traffic impact analysis be waived as part of this rezoning application process. Please contact me or Katelyn Kasem at 770-368-1399 if you have any questions or need additional information regarding this GACS campus expansion project.

Sincerely,



FORESITE GROUP, LLC

Stevie Berryman
Project Manager

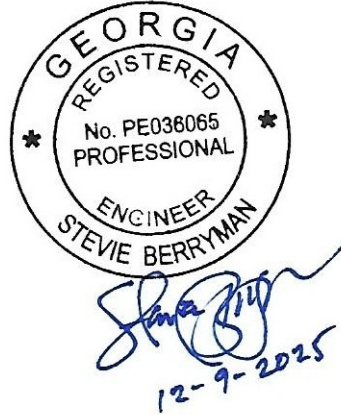


Exhibit H: Public Participation Plan and Report

[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 2 Planning Commissioners

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.**

Greater Atlanta Christian School, Student Family Center

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.**

March 25 at 6:00 p.m.

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

Applicant team will present the proposed development and then open the meeting for questions and comments from the community.

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.**

Please see attached.

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

March 25, 2026, at 6:00 pm, at Greater Atlanta Christian School

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.**

Please see attached.

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

Construction disturbance to neighbors, noise, sewer capacity, property taxes,

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?**

Construction traffic will enter the site through the main campus not Sugarwood Lane and will properly screen site to prevent debris from entering neighboring property, construction team will adhere to Gwinnett County noise ordinance, Applicant will look into the direction of the speakers on the football stadium to mitigate excessive noise during football season, project will not affect property taxes construction will not alter floodplain, sewer line may have to be relocated but it will not affect the existing neighborhood

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		April 17, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00026 / SUP2026-00008	
Case Address:		1575 Indian Trail Road, Norcross, 30093	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Indian Trail-Lilburn Road is a major arterial. The Average Daily Traffic (ADT) volume is 38,596.		
2	The nearest Ride Gwinnett facility (Stop 2021 / Route 20) is located at the site driveway at 1575 Indian Trail-Lilburn Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



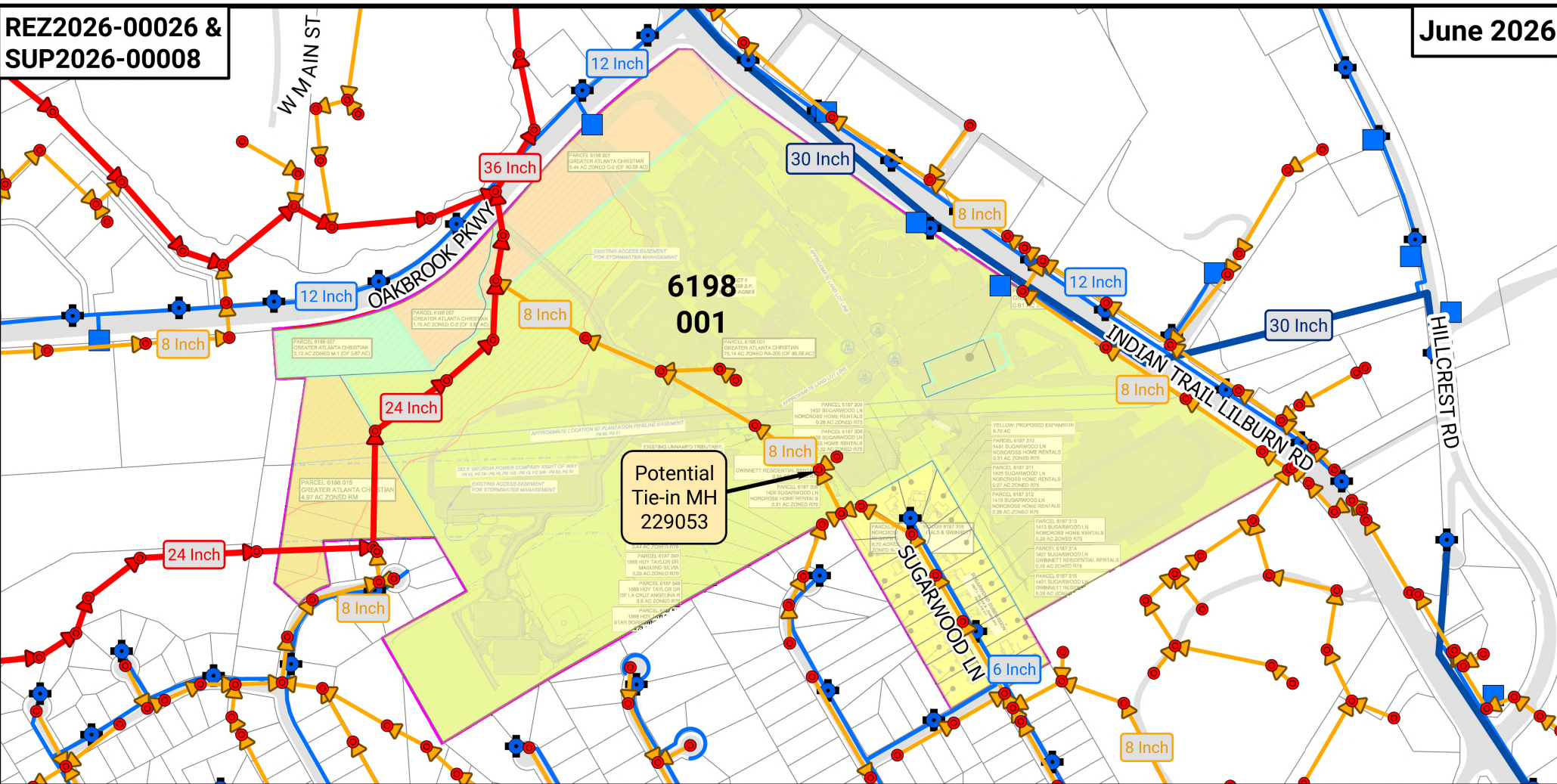
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		
Department/Agency Name:	DWR	
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	REZ2026-00026 & SUP2026-00008	
Case Address:	1500 Indian Trail Lilburn Rd	
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: GCDWR does not have water comments for these Rezoning and Special Use Permit cases. The existing buildings are connected to public water and the proposed buildings may connect to the private internal water system.	
2	Sewer: A Sewer Capacity Certification (C2026-005-02) was approved in February 2026 for various athletic facilities. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site. The preliminary site plan proposes relocating existing public gravity sewer mains.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
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Note: Attach additional pages, if needed

Revised 7/26/2021

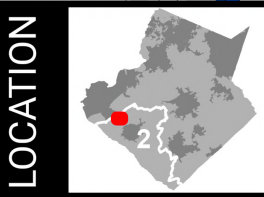
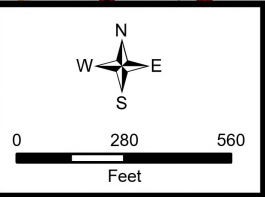
REZ2026-00026 & SUP2026-00008



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

1500 Indian Trail Lilburn Rd
 RA-200, R-75, M-1, C-2, and RM to O-I

Water & Sewer Utility Map



Water Comments: GCDWR does not have water comments for these Rezoning and Special Use Permit cases. The existing buildings are connected to public water and the proposed buildings may connect to the private internal water system.

Sewer Comments: A Sewer Capacity Certification (C2026-005-02) was approved in February 2026 for various athletic facilities. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site. The preliminary site plan proposes relocating existing public gravity sewer mains.

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

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

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

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

Exhibit J: Maps

[attached]

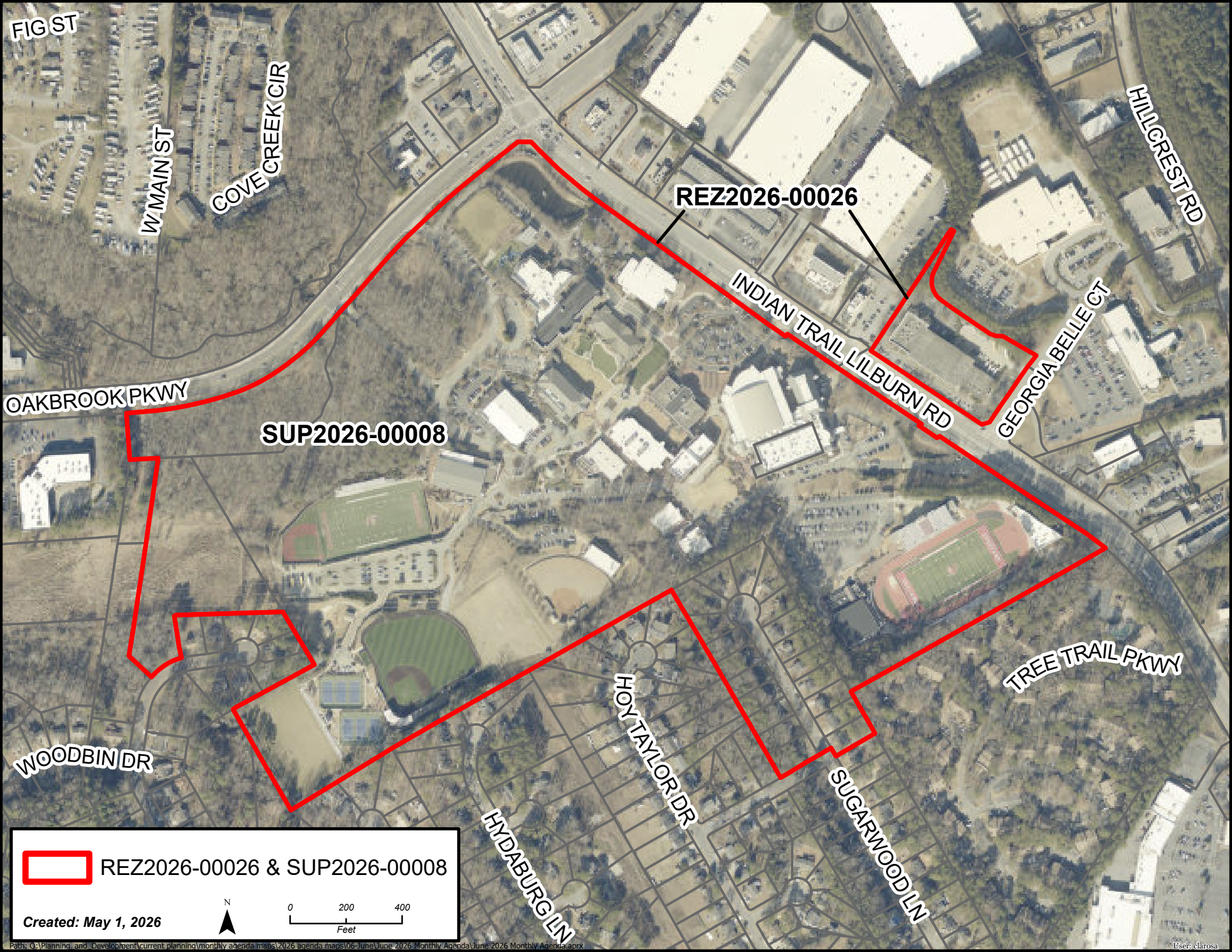


FIG ST

W MAIN ST

COVE CREEK CIR

REZ2026-00026

INDIAN TRAIL LILBURN RD

HILLCREST RD

GEORGIA BELLE CT

OAKBROOK PKWY

SUP2026-00008


WOODBIN DR

HOY TAYLOR DR

TREE TRAIL PKWY

SUGARWOOD LN

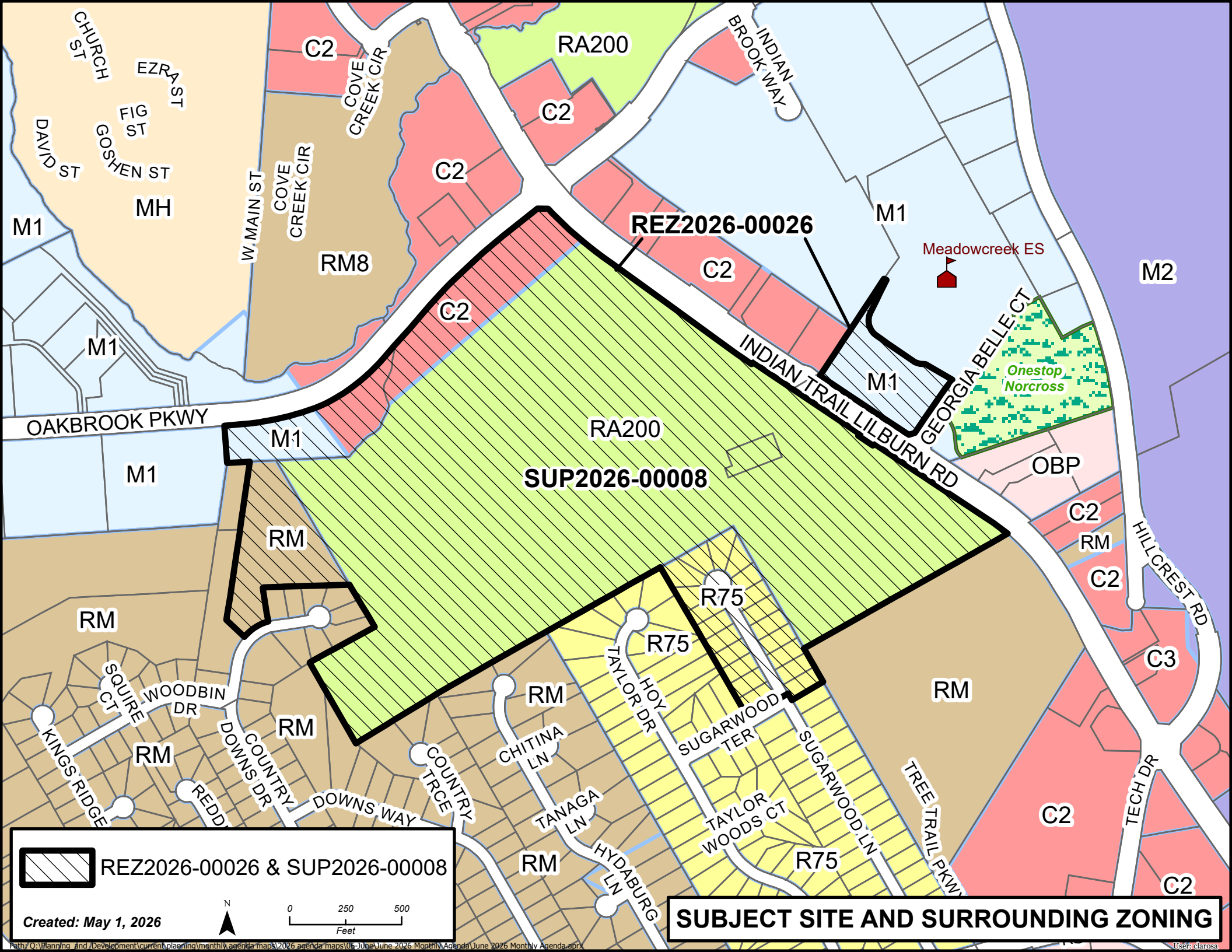
HYDABURG LN


 REZ2026-00026 & SUP2026-00008

Created: May 1, 2026

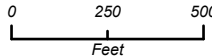


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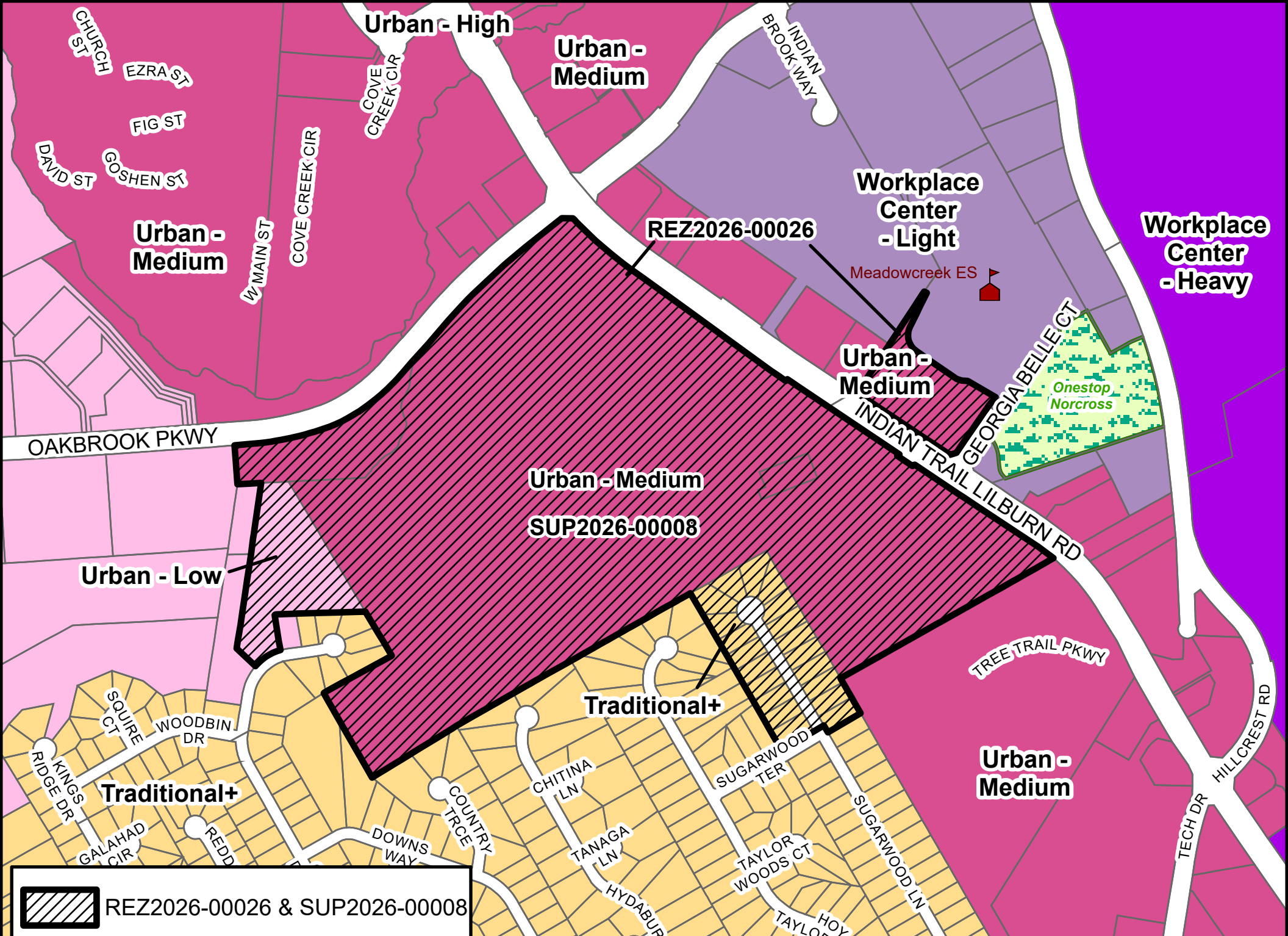



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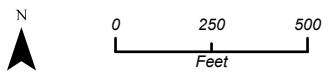


SUBJECT SITE AND SURROUNDING ZONING



 REZ2026-00026 & SUP2026-00008

Created: May 1, 2026



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION