



Planning Commission Public Hearing Agenda

Wednesday, July 8, 2026, at 7:00pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order
- B. Moment of Silence, Pledge to Flag
- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
- E. Approval of Minutes

- June 2, 2026

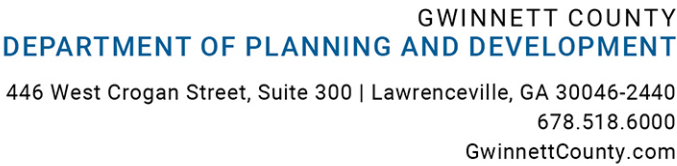
- F. Announcements
- G. Old Business

- | | |
|----------------------------|---|
| 1. Case Number: | REZ2026-00025 (PUBLIC HEARING HELD 6/2/2026) |
| 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 |

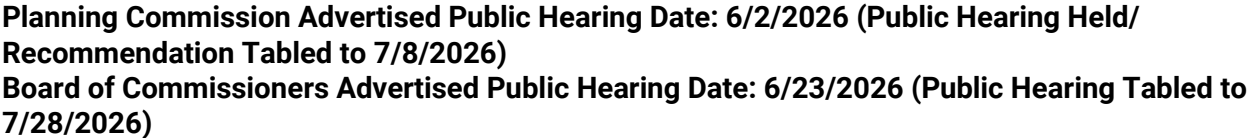
H. New Business

2. Case Number: **SUP2026-00009**
Applicant: Joel Martinez
Contact: Joel Martinez
Phone Number: 404.987.7516
Zoning: M-2
Location: 1370 Hillcrest Road
Map Number: R6186 088
Acreage: 0.51
Proposed Development: Towing Service Establishment
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **CIC2026-00006**
Applicant: Lake Carlton Home Builders, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: R-TH
Location: 3245, 3247, 3249, 3251, 3253, 3255, 3291, 3293,
3295, 3297, 3299, and 3301 Lake Carlton Road
Map Number: R5126 448-453, 466-471
Acreage: 0.36
Units: 12
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
4. Case Number: **REZ2026-00027**
Applicant: Vlad Bercovich Real Estate & Development, LLC
c/o LJA Engineering, Inc.
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 to R-100
Location: 2448 Braselton Highway
Map Number: R3001 024
Acreage: 1.44
Units: 2
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **REZ2026-00029**
Applicant: W.P. South Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 and C-2 to LRR
Location: 1160 and the 1150 Block of Athens Highway and
1162 Cooper Road
Map Numbers: R5101 001, 069, and 071
Acreage: 20.97
Units: 312
Proposed Development: Apartments
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
6. Case Number: **REZ2026-00030**
Applicant: Corridor Development, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-75 to R-IF
Location: 26, 46, 56, 76, and 86 Jordan Drive; 102 Gloster Road
2613, 2643, 2653, 2663 and 2600 Block of Bagwell
Way
Map Numbers: R5018 050 (portion), 051, 052, 052A, 053, 183,
184, 215, 246, 248, 252, and 256
Acreage: 17.77
Units: 136
Proposed Development: Townhouse and Single-Family Detached Subdivision
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
- I. Other Business – Election of Officers
- J. Audience Comments
- K. Committee Reports
- L. Comments By Staff and Planning Commission
- M. Adjournment



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
Planning Commission Recommendation:	PUBLIC HEARING HELD/RECOMMENDATION TABLE



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

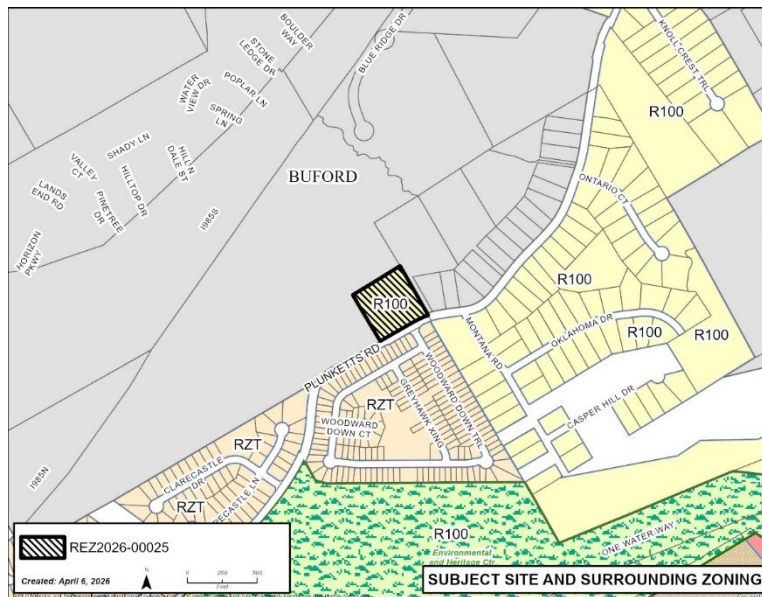
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

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.

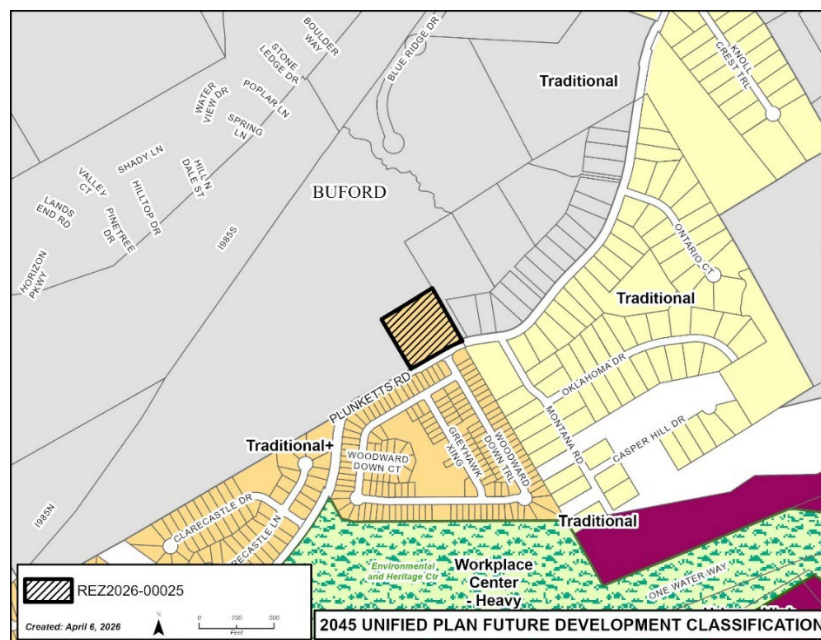
The property has a reasonable economic use as currently zoned.

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

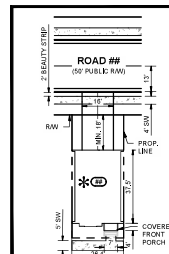
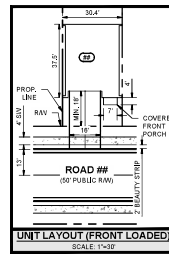
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

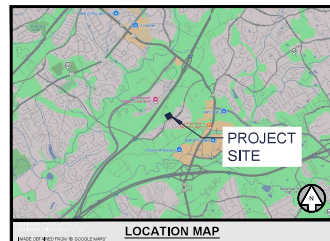
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5/6/2026

NF
SAB MOTOR FREIGHT
LINE LLC
PARCEL ID: 87719-008
DB: 31228, PG: 717-778
CITY OF BUFORD



Impervious Surface Summary			
Site Area	15078.00	SF	3.40 AC
Streets	1216.48	SF	0.28
Roads	2862.17	SF	0.66
Driveways	13126.88	SF	0.30
Buildings	3304.29	SF	0.76
Total Impervious	68151.83	SF	2.02
% Impervious	58.3		
Total Pervious	6280.17	SF	1.44
% Pervious	41.5		



SITE SUMMARY	
SITE AREA	
SITE AREA	3.48 ACRES (150,782 S.F.)
IMPERVIOUS AREA	68,152 S.F. (0.85 AC)
PERVIOUS AREA	62,802 S.F. (0.85 AC)
ZONING CLASSIFICATION	
JURISDICTION	GWINNETT COUNTY
ZONING	R-100 (EXISTING), R-100 (PROPOSED)
ADJACENT ZONING	R-100 (EXISTING), R-100 (PROPOSED)
BUILDING SETBACKS (EXTERNAL FL SETBACKS)	
FRONT	MAX 40' W/ 10' LANDSCAPE STRIP MIN 10'
SIDE	5'
REAR	25'
UNIT SUMMARY	
UNIT YIELD	32 UNITS, 15 REAR LOAD & 17 FRONT LOAD
MAX DENSITY	10.0 UNITS/ACRE
PROPOSED DENSITY	6.25 UNITS/ACRE
MIN. PROPOSED HEATED SQUARE FOOTAGE	2,100 S.F.
MAX BUILDING HEIGHT	40'
OPEN SPACE SUMMARY	
MINIMUM AREA REQUIRED:	
10% OF TOTAL AREA	15,078 S.F. (0.34 AC)
PROPOSED AREA (GREEN HATCH)	12,296 S.F. (0.28 AC)
15% OF TOTAL AREA	19,617 S.F. (0.45 AC)
MINIMUM USABLE AREA REQUIRED:	5% OF TOTAL AREA
7,539 S.F. (0.17 AC)	
PROPOSED AREA (DOT HATCH)	6,221 S.F. (0.14 AC)
PARKING SUMMARY	
MINIMUM PARKING REQ. (MIN): 2 SPACES/RESIDING TH	
64 SPACES	
(MAX) 4 SPACES/RESIDING TH + 128 SPACES	
PARKING PROV.	4 SPACES/RESIDING TH
128 SPACES	
GUEST PARKING REQ. (MIN): 0.25 SPACES/RESIDING TH	
8 SPACES	
(MAX) 16 SPACES	
GUEST PARKING PROV.	0.31 SPACES/RESIDING TH
10 SPACES	
STANDARD PARALLEL STALL DIMENSIONS:	
MIN. DRIVE WIDTH	20' PUBLIC ROADWAY: 10' DRIVEWAY
PROPOSED DRIVE AREA SHALL COMPLY WITH A COMBINATION OF 90%:	
PAVED DRIVEWAY AND UNPAVED DRIVEWAY	

- CONCEPT PLAN DISCLAIMER**
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE VIABILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSURED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROGRESS OF APPROPRIATE JURISDICTIONAL APPROVALS.
 - THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
 - THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY. GEOTECHNICAL AND/OR SURVEYING INVESTIGATION, SURVEYING, DESIGNATION OR ARBORIST REPORT, THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIFIC TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS SPECIFIED OTHERWISE.
 - THIS SYMBOL INDICATES A REAR LOADED GARAGE UNIT.
 - BOUNDARY & TOPOGRAPHIC SURVEY BY KEYSTONE LAND SURVEYING, INC. DATED 05/08/24. BENCHMARK IS NOTED ON SURVEY.
 - FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13150C020E DATED UNKNOWN.
 - LANDSCAPE SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 90' WIDE ACCESS AREA.
 - ACCESSIBLE PARKING AREAS, INCLUDING ASBLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED BY THE OFFICE OF

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
147 REINHARDT COLLEGE PKWY
SUITE 3
CANTON, GA 30114
PHONE - 770.478.9688
FAX - 770.478.7943
www.gaskinslecrow.com
P25028127

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/06/24	ISSUED FOR PERMIT
2	05/06/24	ISSUED FOR PERMIT
3	05/06/24	ISSUED FOR PERMIT
4	05/06/24	ISSUED FOR PERMIT
5	05/06/24	ISSUED FOR PERMIT
6	05/06/24	ISSUED FOR PERMIT
7	05/06/24	ISSUED FOR PERMIT
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18	05/06/24	ISSUED FOR PERMIT
19	05/06/24	ISSUED FOR PERMIT
20	05/06/24	ISSUED FOR PERMIT

CLIENT

BDJ CONSULTING, LLC

108 OZARK TRAIL, CANTON, GA 30114

PROJECT

1494 PLUNKETT'S ROAD

1494 PLUNKETT'S ROAD, CANTON, GA 30114
LAND LOT 118, 70th DISTRICT, R718.004
GWINNETT COUNTY, GEORGIA

SEAL

PRELIMINARY

05/06/24

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

0 10 20 30 40

SCALE: 1"=30'

DESIGN INFO

DRAWN BY: SAS

DESIGNED BY: DLS

REVIEWED BY: DLS

JOB #: 250006

DATE: 05/06/24

CONCEPT SITE PLAN

CS-13.0

Exhibit C: Building Elevations

[attached]

1492 Plunketts Rd
Buford, GA 30519

Unit Type A
Exterior Information

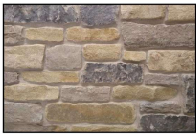
Unit Type A

- this is a 3 bedcom, 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 & dcor 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%

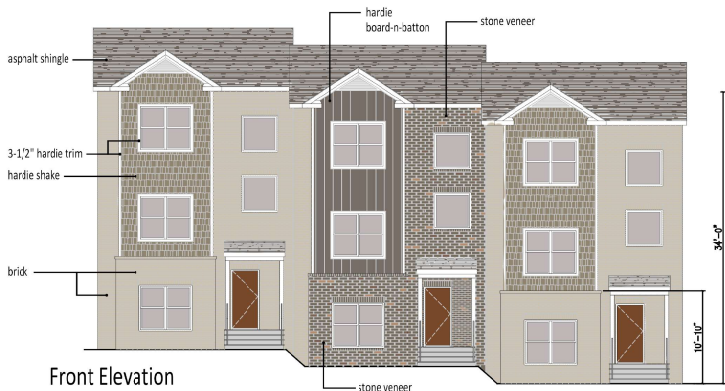
(Masonry is 59.0% of total facade area that isn't doors or glazing)



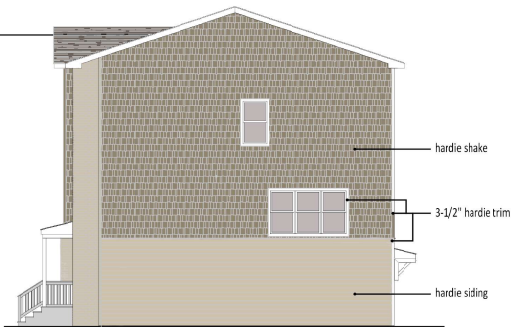
The Quarry Mill
Cascade Thin Stone



General Shale
Steeplechase Canyon



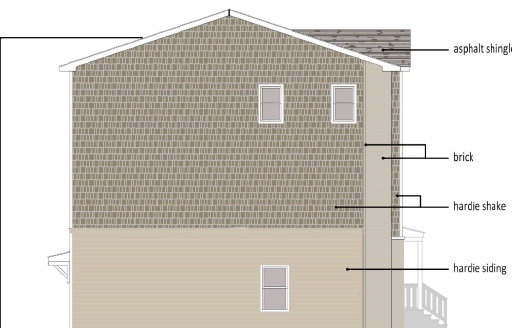
Front Elevation



Right Elevation



Rear Elevation

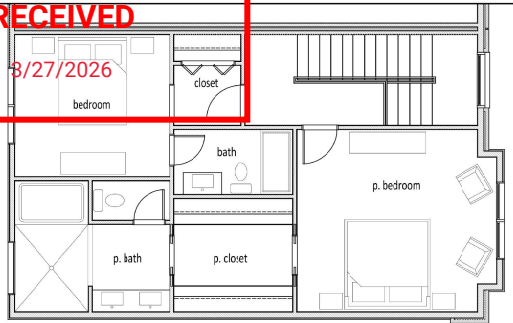


Left Elevation

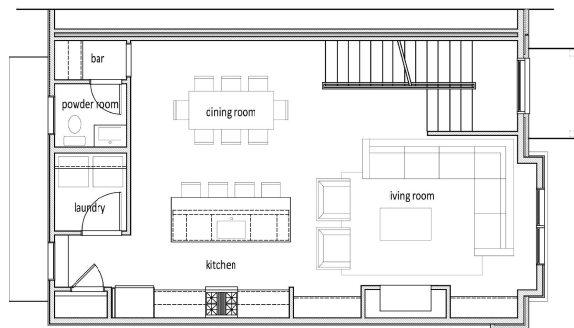
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3/27/2026



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

MR



REZ2026-00025



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'

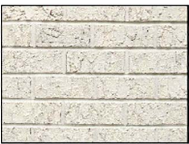
Front Elevation Material Breakdown:

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)



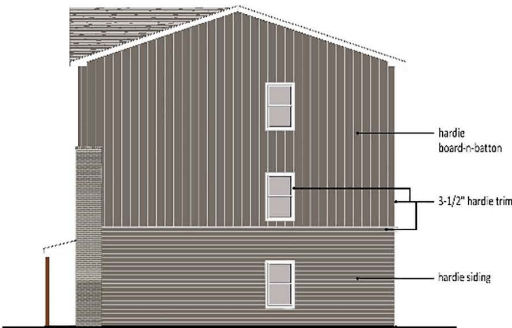
The Quarry Mill
Cascade Thin Stone



General Shale
Steeplechase Canyon



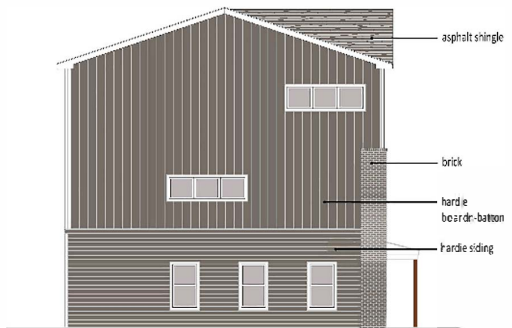
Front Elevation



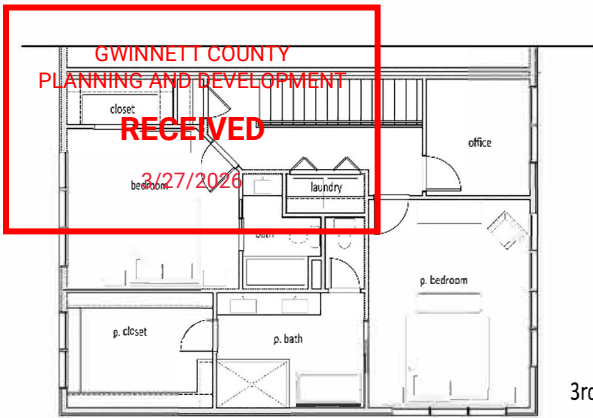
Right Elevation



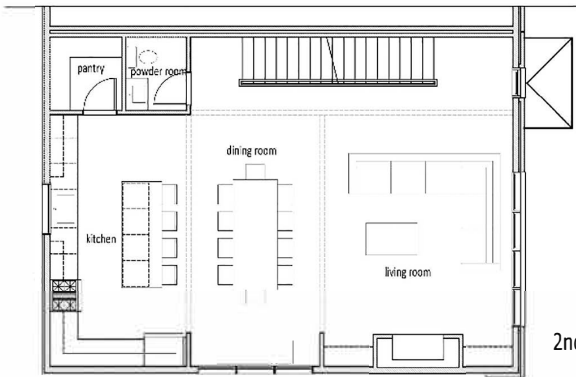
Rear Elevation



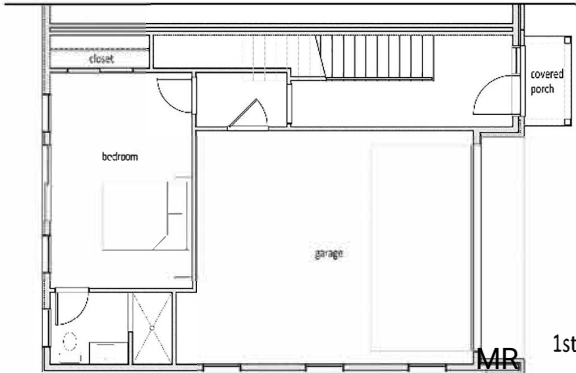
Left Elevation



3rd Floor Plan



2nd Floor Plan



1st Floor Plan



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

3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678.546.8100



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.



(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: ☐ Owner's Agent ☐ Property Owner ☒ 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): _____	
RESIDENTIAL DEVELOPMENT 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>	NON-RESIDENTIAL DEVELOPMENT 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 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: Sydney Mehnert

Signature: Sydney Mehnert

Date: 3/25/20

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)
7188 004 (1494 Plunketts Road)	YES

Tax Commissioner Affirmation

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

Name: Binh Tran 016BNT Title: TSA

Signature: N. Burt Date: 03/25/2026



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: JEWON PARK

Signature: [Signature]

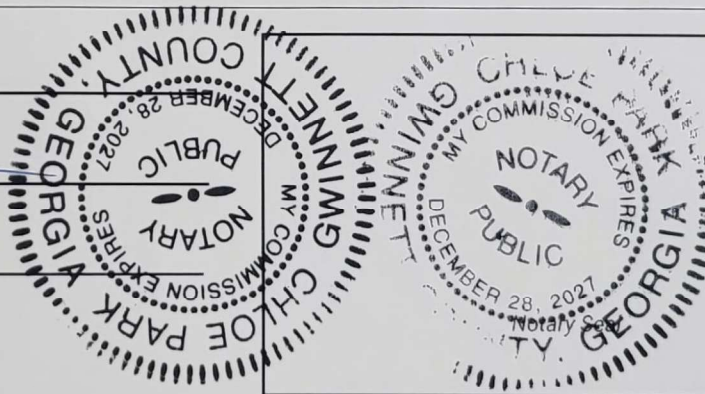
Date: 12/01/2028

Notary Public

Name: Chloe Park

Signature: [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

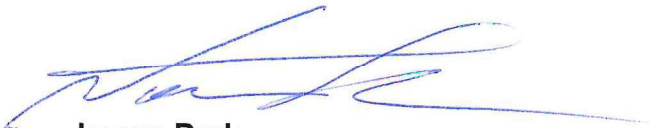
To Whom It May Concern:

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

☒	APPROVED
☐	DENIED
☐	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 retune 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

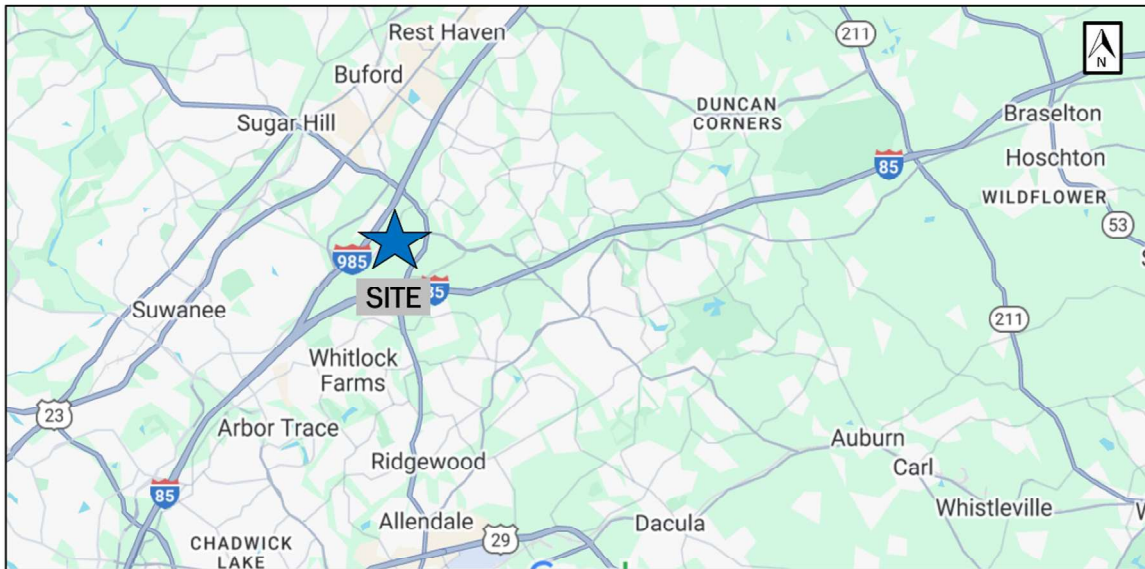


Figure 2: Site Location Aerial



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).

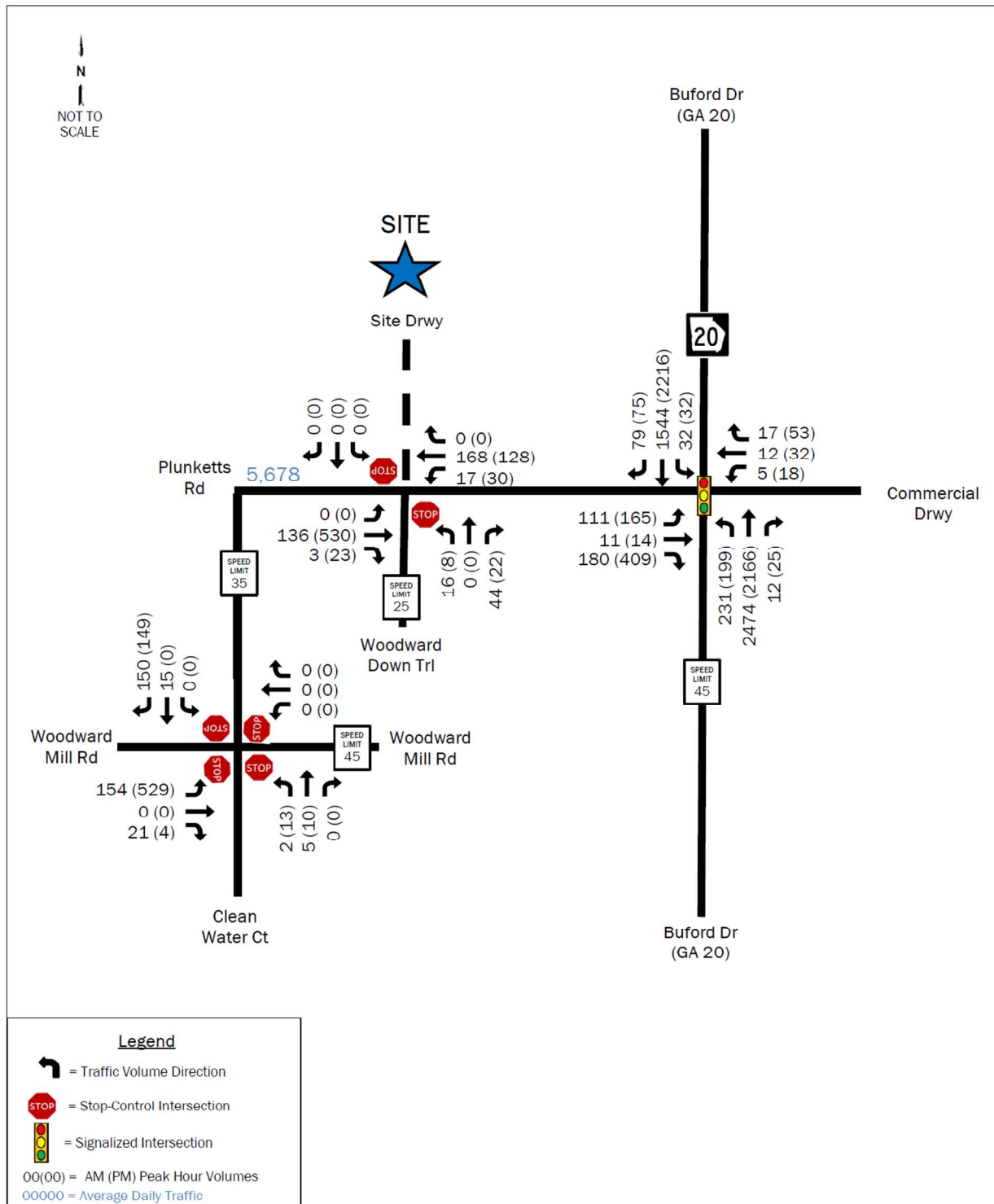
B.3. Pedestrian & Bicycle Facilities

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 5: Primary New Project Trip Distribution

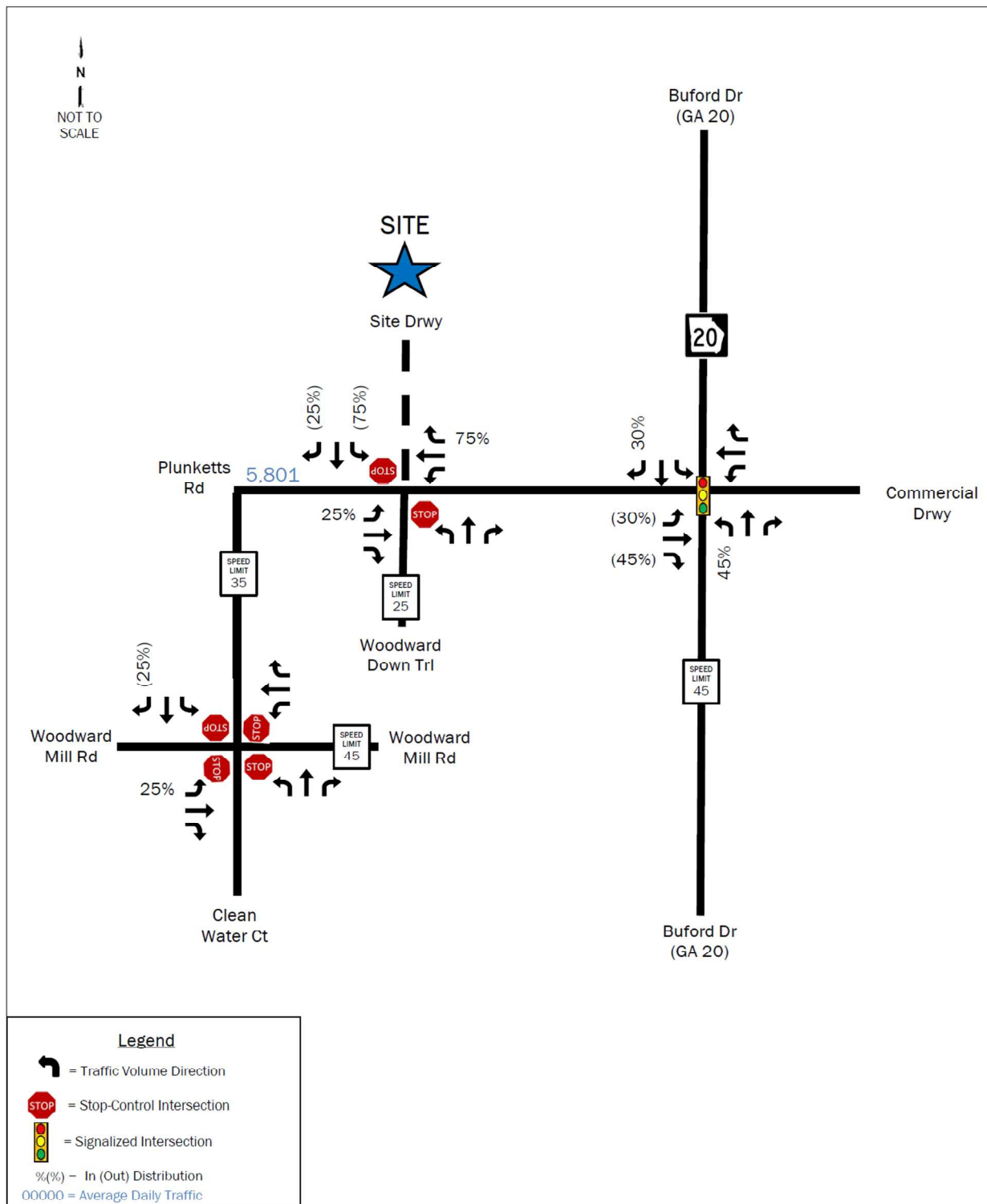


Figure 6: Primary New Project Development Trips

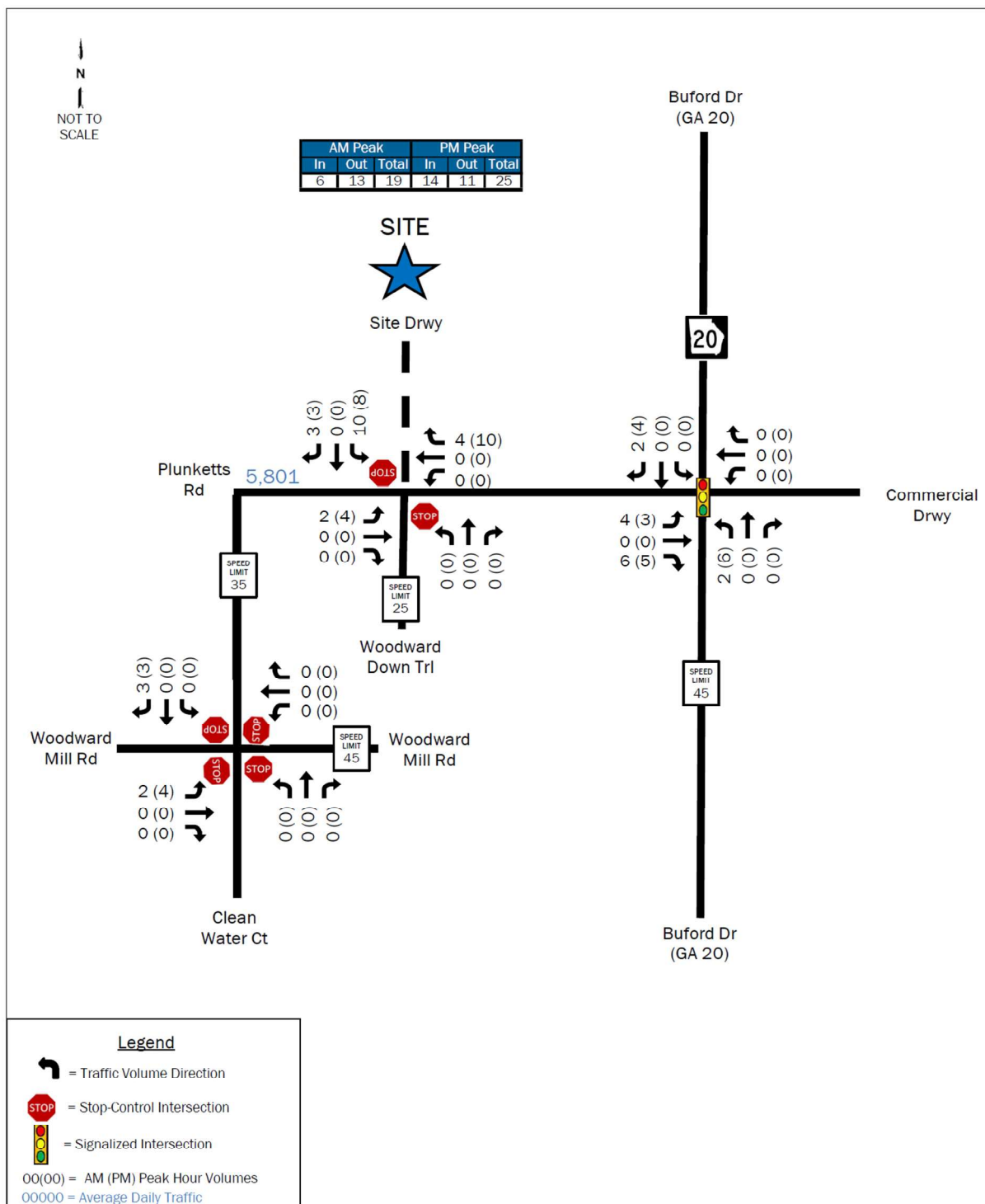
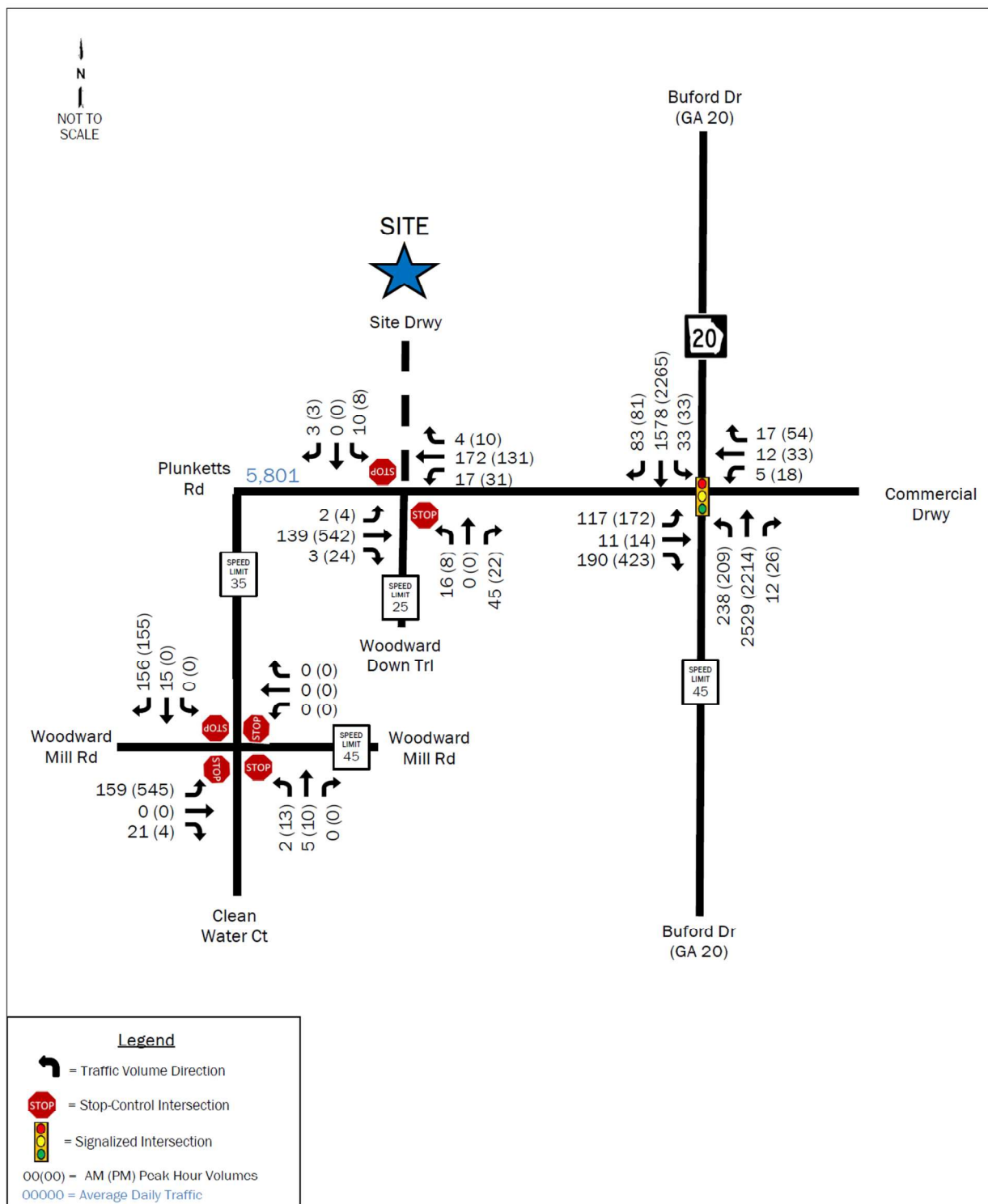


Figure 7: 2026 Build Traffic Volumes



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@gwinnettcountry.com	
Case Number:		REZ2026-00025	
Case Address:		1494 Plunketts Road, Buford, 30519	
Comments:		☒ X	☐ YES ☐ 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:		☐ YES	☒ X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

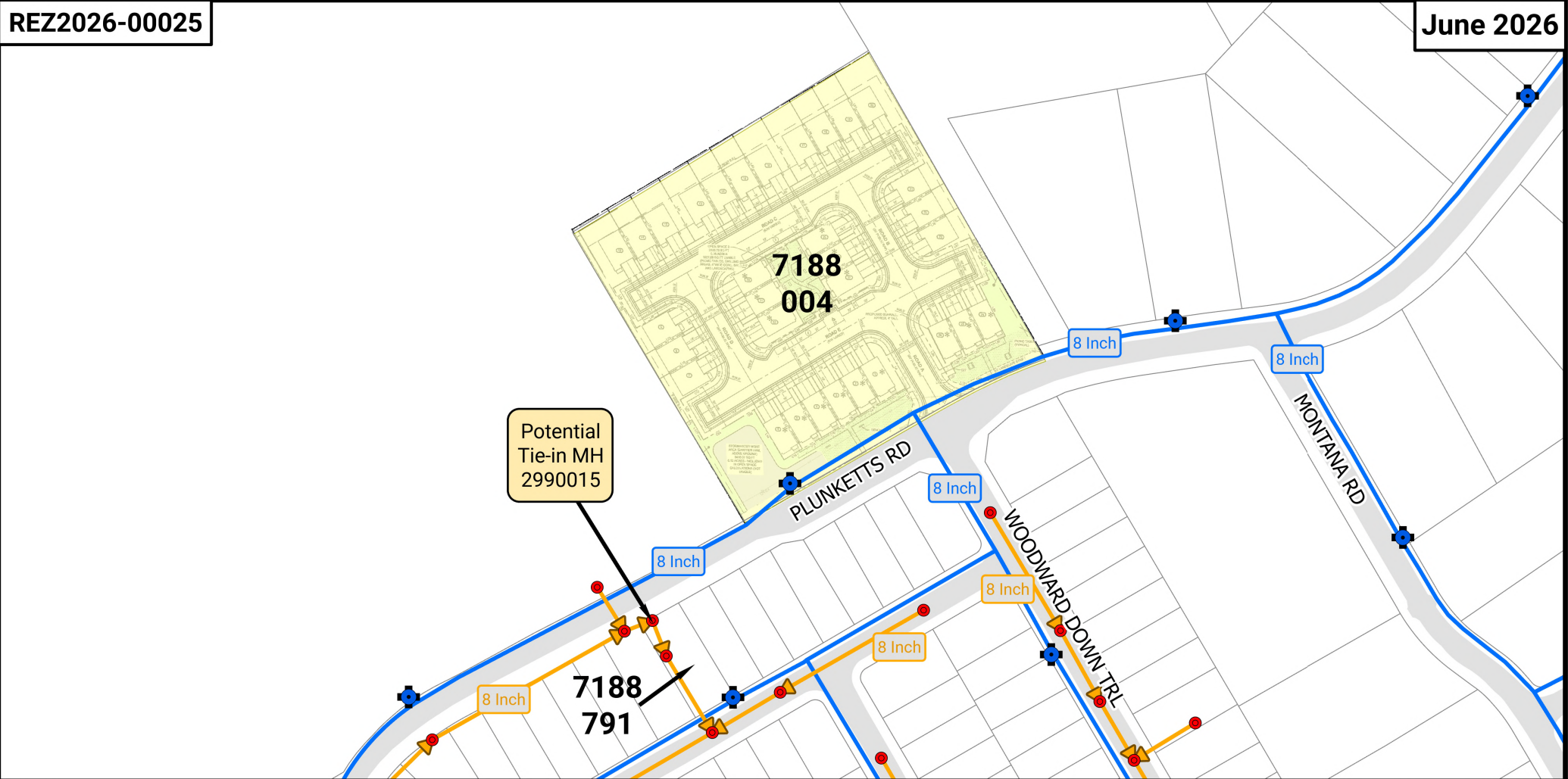


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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:		☒ X	☐ YES ☐ 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:		☐	☒ X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

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

1494 Plunketts Rd

R-100 to R-TH

Water & Sewer

Utility Map

LOCATION

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

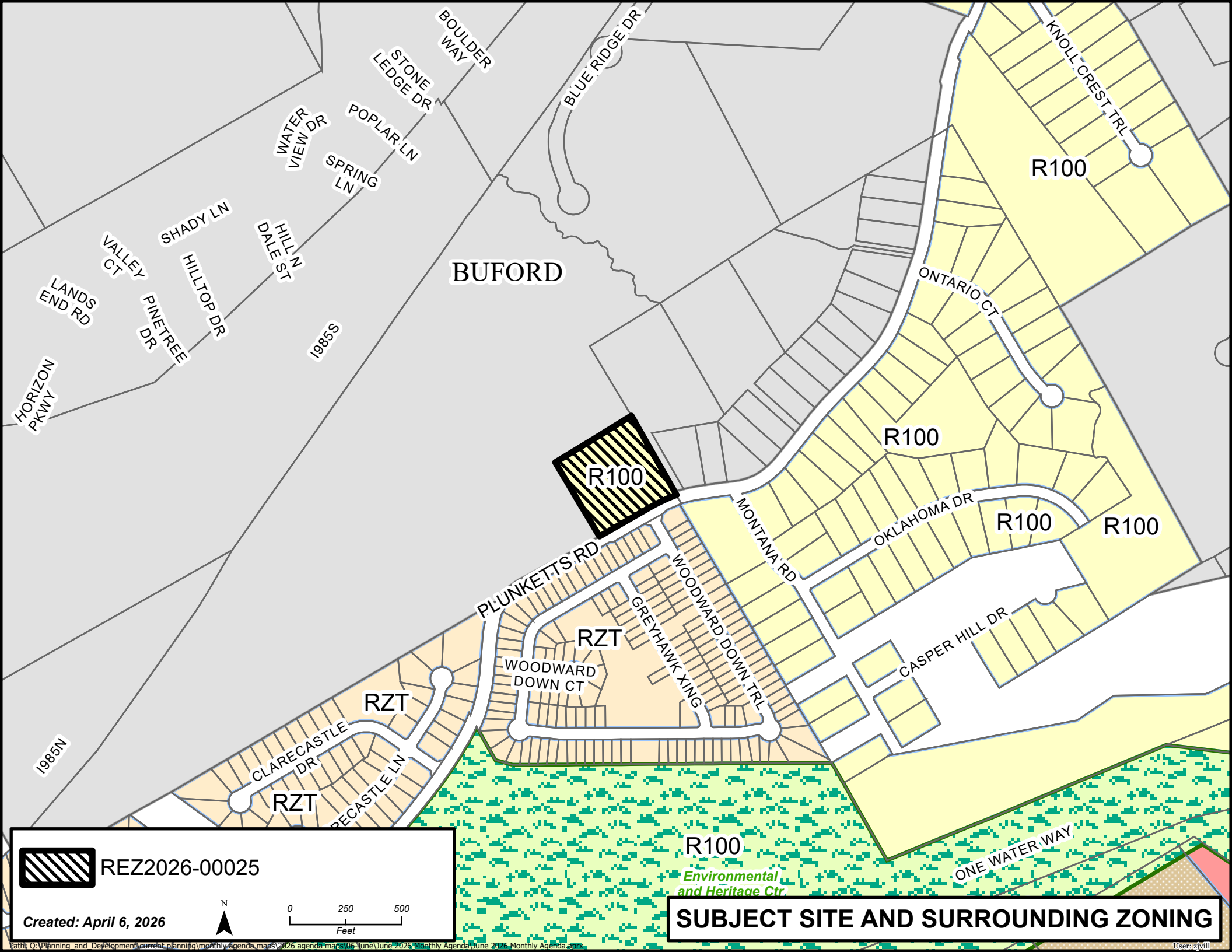


REZ2026-00025

Created: April 6, 2026

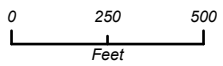


0 50 100
Feet

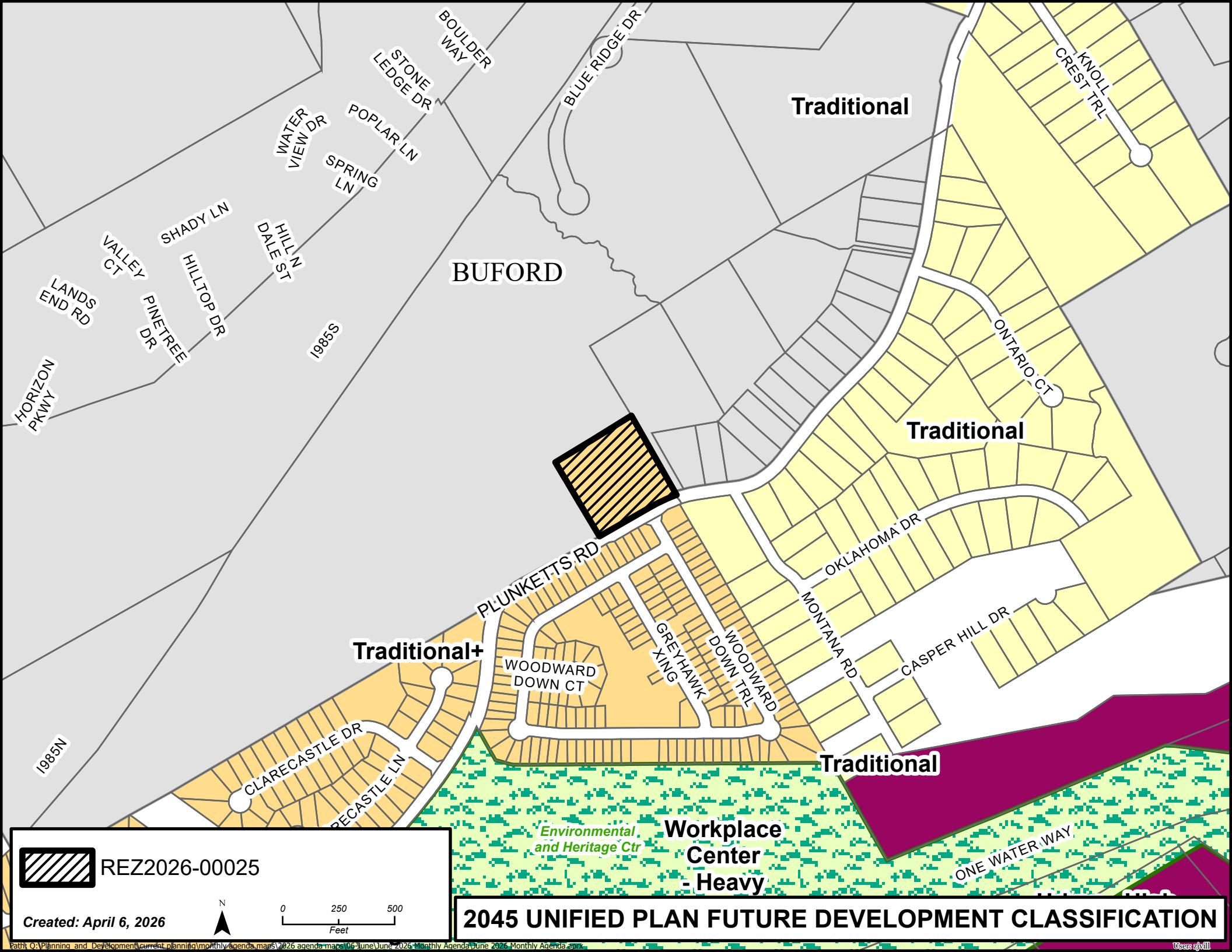


REZ2026-00025

Created: April 6, 2026



SUBJECT SITE AND SURROUNDING ZONING



BUFORD

Traditional

Traditional

Traditional+

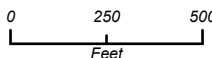
Traditional

Environmental
and Heritage Ctr

Workplace
Center
- Heavy

 REZ2026-00025

Created: April 6, 2026

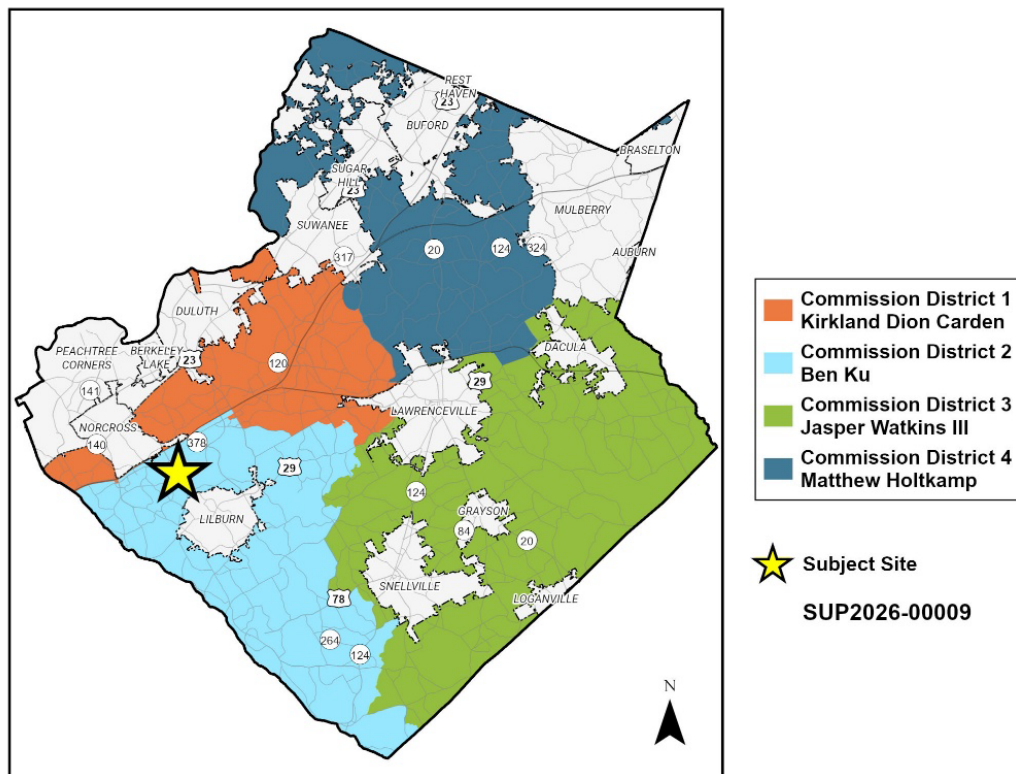


2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2026-00009
Current Zoning: M-2 (Heavy Industry District)
Request: Special Use Permit
Overlay District: Gateway 85 Overlay District
Additional Request: Variance
Address: 1370 Hillcrest Road
Map Number: R6186 088
Site Area: 0.51
Proposed Development: Towing Service Establishment
Commission District: District 2 – Commissioner Ku
Future Development Type: Urban – Medium

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Joel Martinez
4206 Ozark Trail
Buford, GA 30518

Owner: Le Linh Hoang
230 Cross Creek Drive
Lilburn, GA 30047

Contact: Joel Martinez

Phone: 404.987.7516

Zoning History

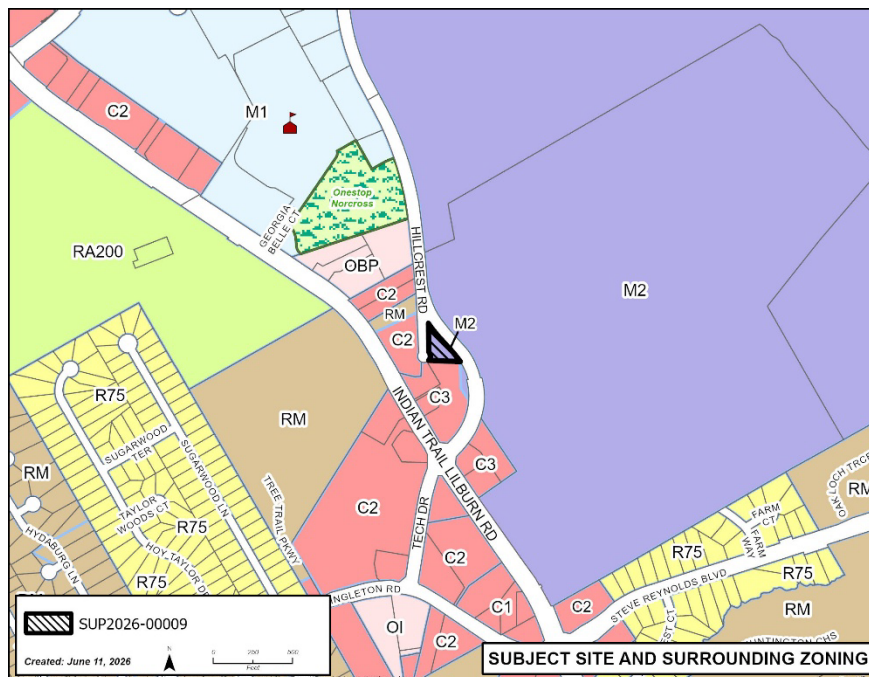
The subject property is zoned M-2 (Heavy Industry District). No prior zoning cases are on record for this property. The property is located in the Gateway 85 Overlay District.

Existing Site Condition

The subject property is a 0.51-acre parcel located along Hillcrest Road, north of its intersection with Indian Trail-Lilburn Road. The property is currently being used as a gated impound lot for a towing service and contains a gravel parking area and metal structure. Surrounding the impound lot is a 6-foot-tall chain-link fence with screening fabric and barbed wire, which also encroaches onto the rights-of-way and adjacent property. The eastern portion of the property along Hillcrest Road is densely vegetated. There are no sidewalks along the road frontages. The nearest Ride Gwinnett transit stop is approximately 250 feet from the property.

Surrounding Use and Zoning

The property is surrounded by heavy industrial and commercial uses. The Vulcan Materials Company quarry is located to the north and east across Hillcrest Road. A shopping center and an automobile repair shop are located to the south. An animal hospital is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Towing service establishment	M-2
North	Heavy Industrial (quarry)	M-2
East	Heavy Industrial (quarry)	M-2
South	Commercial (shopping center and auto repair)	C-3
West	Commercial (animal hospital)	C-2

Project Summary

The applicant requests a special use permit for an existing towing service establishment, including:

- A gravel impound lot with 39 parking spaces for towed vehicles.
- Vehicles stored for a maximum of 10 days, with vehicle releases by appointment.
- Hours of operation 11 a.m. to 4 p.m., Monday through Friday.
- Removal of the metal building and replacement of the chain-link fence with a 6-foot-tall wooden privacy fence with gated access.
- A 30-foot-wide undisturbed buffer along the southern property line.
- A code enforcement case, CEU2025-01138, was initiated in February 2025, for operating without a special use permit. This application aims to address the deficiencies.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 1.0	0	YES
Lot Size	Minimum 1 acre	0.51 acres	NO*
Lot Width	Minimum 150'	Minimum 150'	YES
Lot Coverage	Maximum 80%	Maximum 80%	YES
Zoning Buffer	30'	30'	YES

* Legally non-conforming.

The proposal does not meet the redevelopment thresholds in the Gateway 85 Overlay District, so requirements of the Overlay District do not apply.

Staff Analysis

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

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

The subject property is surrounded by heavy industrial and commercial uses, including a quarry and automobile repair shop. The proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

A towing service impound lot has been operating without complaints. The property is not visible

from Indian Trail-Lilburn Road and is screened by natural vegetation from Hillcrest Road. Staff has recommended conditions to mitigate potential impact, including requiring a 6-foot-tall wooden privacy fence and prohibiting more intensive auto-oriented uses. With proper conditions, the proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

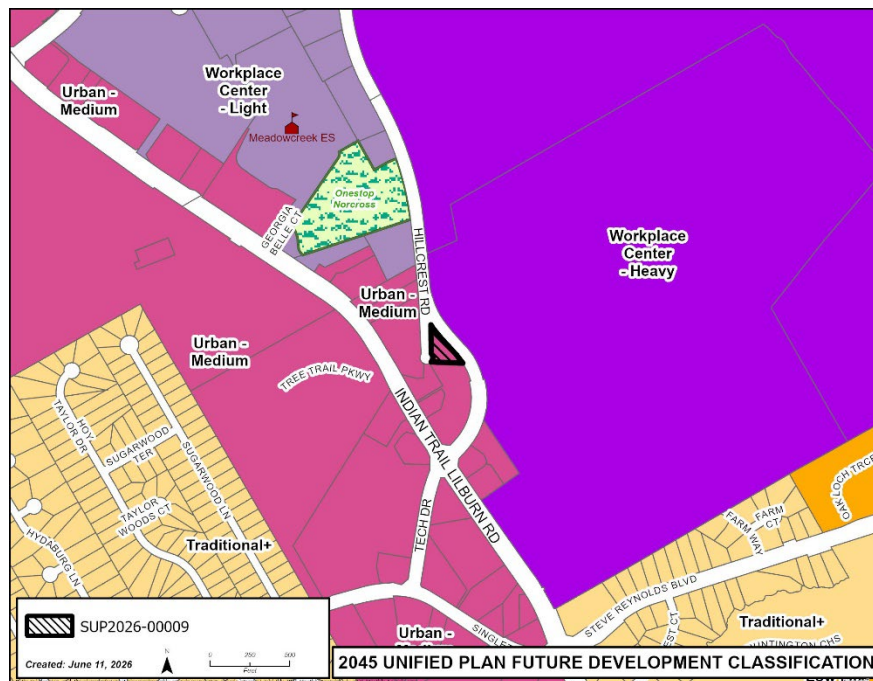
The property has a reasonable economic use as currently zoned.

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

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

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

The Unified Plan's Future Development Map indicates "Urban – Medium" for the subject property, which envisions vertical or horizontal mixed-use development. Although auto-oriented uses are not recommended in this future development type, the proposed special use permit would allow a use consistent with surrounding development.



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

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

Variance Request and Analysis:

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

1. **Section 240-10.3.A Parking Surfaces.** To allow parking of vehicles on an unpaved surface.

Analysis: The intent of paved and striped parking spaces is to ensure orderly vehicle storage. Approval of the request would nullify the intent of the UDO.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request and **DENIAL** of the following variance:

1. To allow parking of vehicles on an unpaved surface.

Staff Recommended Conditions

Approval of a special use permit for a towing service establishment, subject to the following conditions:

1. The special use of the property shall be limited to a towing service establishment, with the following uses prohibited:
 - a. Outdoor storage of automobile parts or tires.
 - b. Storage or salvage of inoperable vehicles.
 - c. Vehicle sales.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received March 25, 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. Vehicles shall be stored in paved and striped parking spaces.
4. The metal building shall be removed prior to the issuance of an Occupational Tax Certificate.
5. The property shall be screened by a 6-foot-tall wooden privacy fence located outside of the landscape strips and zoning buffer, subject to the review and approval of the Department of Planning and Development.

Exhibits:

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

Exhibit A: Site Visit Photos



View of site from cul-de-sac



View of vehicles being stored on-site



View of Hillcrest Road frontage

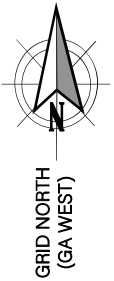
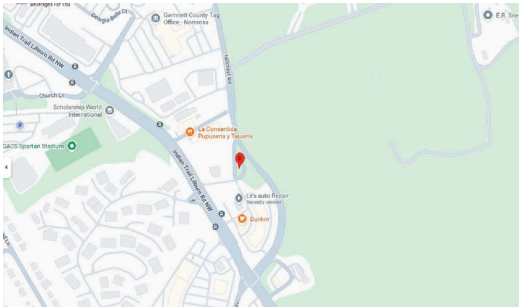


View of site from the commercial parcel to the south

Exhibit B: Site Plan

[attached]

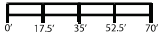
1370 Hillcrest Rd
PARCEL #: R6186 088
ACRES: 0.511
LE LINH HOANG
DB: 47515 PG 198



SITE DATA TABLE	
PARCEL - R6186 088	
TOTAL PARCEL ACREAGE - 0.511 ACRES	
PARKING SPACES - 39	
PARKING SPACES DIMENSIONS - 9.5' x 18.5'	
DRIVE AISLES ARE 22 FT WIDE	
PARCEL ZONING - M2 ZONING	
PROPOSED USE- TOWING SERVICE LOT	
PROPOSED LOT COVERAGE - 0%	

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3/25/26
SUP2026-00009

SCALE: 1:375" = 30'



LEGEND	
	FIRE HYDRANT
	WOOD FENCE (6' TALL)
	WATER METER
	PROPERTY LINE

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

[attached]

March 11, 2026

WINNETT COUNTY
Department of Planning & Development
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30043

RE: SUP - 1370 Hillcrest Rd, Norcross GA
#6186-088

To whomever it may concern,

This is to express the intent to apply for a Special Use Permit and a request for variance under Section 240-10.3 A, "In any non-residential district, the parking of any vehicle on other than a paved surface, or other system approved by the Director, is prohibited." for a Towing Service Lot at the above reference location.

The following are the considerations affecting this application:

- Current M2 Zoning allows storage under a SUP
- The area of the existing property is .51 acres, and it is sufficient for business needs
- This proposal includes one single lot or property parcel
- This SUP will not require a modification of the required setbacks or buffer areas and no new pavement areas

Our business information is as follows.

- Hours of Operation are Monday through Friday 11AM-4PM
- No wrecked and/or junk vehicles will be stored.
- Employees are always on-site (Tow truck drivers, owner of Business). Employees use the restroom in the Property Owner's Repair Shop. (1320 Indian Trail Lilburn Rd NW, Norcross, GA 30093)
- Average of 6 cars towed in/out per day. (Cars being towed in/out are ONLY by appointments)

- Vehicles will be stored for no more than 10 days.
- Vehicles are being towed from any location within Gwinnett County, and will be towed to auctions (Atlanta Auto Auction Winder, Manheim Atlanta, Carvana Winder, Carmax Newnan) if owners don't retrieve their vehicle.

Cordially,

Joel Martinez

Buford Truck & Trailer Repair

Office Phone # 404.437.6120 opt. 5

Cell Phone # 404.987.7516

BUFORDTRUCKTRAILERREPAIR@AOL.COM

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

- A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:
The proposed use as a storage lot
- B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:
The proposed use will not adversely affect the use or the usability of the nearby properties.
- C. Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:
As a M2 Zoning the property has reasonable economic use & allows for storage. The proposed Special Use Permit will sustain the current uses & the economic conditions of the area.
- D. Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
The proposed use will not cause additional or excessive use of the exiting Hill Crest Corridor.
- E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:
The proposed use is in conformity with it's current status.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit:
The use of adjacent properties over Hill Crest Road provides supporting grounds for approval, & there are no existing or changing condition that could negatively affect or disapprove of the proposed Special Use Permit.

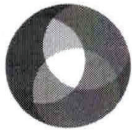
Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Joel Martinez</u>	Name: <u>Le Linh Hoang</u>
Address: <u>4206 Ozark Trail</u>	Address: <u>230 Cross Creek Drive</u>
City: <u>Buford</u>	City: <u>Lilburn</u>
State: <u>GA</u> ZIP: <u>30518</u>	State: <u>GA</u> ZIP: <u>30047</u>
Phone: <u>404.987.7516</u>	Phone: <u>404.987.7516</u>
Email: <u>joelm361@aol.com</u>	Email: <u>joelm361@aol.com</u>
Contact Person: <u>Joel Martinez</u> Phone: <u>404.987.7516</u>	
Contact's Email: <u>joelm361@aol.com</u>	
APPLICANT IS THE:	
☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>M-2</u>	
Parcel Number(s): <u>6186 088</u> Acreage: <u>0.51</u>	
Property Address(es): <u>1370 Hillcrest Road</u>	
Proposed Development: <u>Towing Service Establishment</u>	
Variance(s): <u>Sec. 240-10.3A</u> Waiver(s): <u>None</u>	
Building/Leased Sq. Ft.: <u>None</u> Floor Area Ratio: <u>None</u>	



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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

Property Owner

Name: Linh Hoang Le

Signature: [Handwritten Signature]

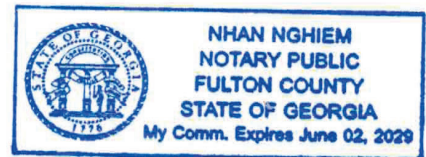
Date: 3/11/26

Notary Public

Name: NHAN THI NGHIEM

Signature: [Handwritten Signature]

Date: 03.11th. 2026



Notary Seal



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.

Name: JOEL MARTINEZ

Signature: [Signature]

Date: 3/11/2026

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

[illegible]

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

Name: Jessilyn M. Wolfe

Title: 75A

Signature: _____

Date: 3/12/2026



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: Joel Martinez

Relationship to Application: ☒ Applicant ☐ Representative of Applicant

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: _____

Date: _____



WINNETT 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: LE LINH HOANG

Relationship to Application

☐

Applicant

☐

Representative of Applicant

☒

Property Owner

Campaign Contributions?

☐

Yes

☒

No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: _____

Linh

Date: _____

5/5/20

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		May 22, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager II	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2026-00009	
Case Address:		1370 Hillcrest Road, Norcross, 30093	
Comments:		☒ X	☐ YES ☐ NO
1	Hillcrest Road is a local road. The Average Daily Traffic (ADT) volume is 1,639.		
2	The nearest Ride Gwinnett facility is located 250' away at Indian Trail Road and Le's Auto Repair (Stop #2138 / Route 20).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐ YES	☒ XNO
1			
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

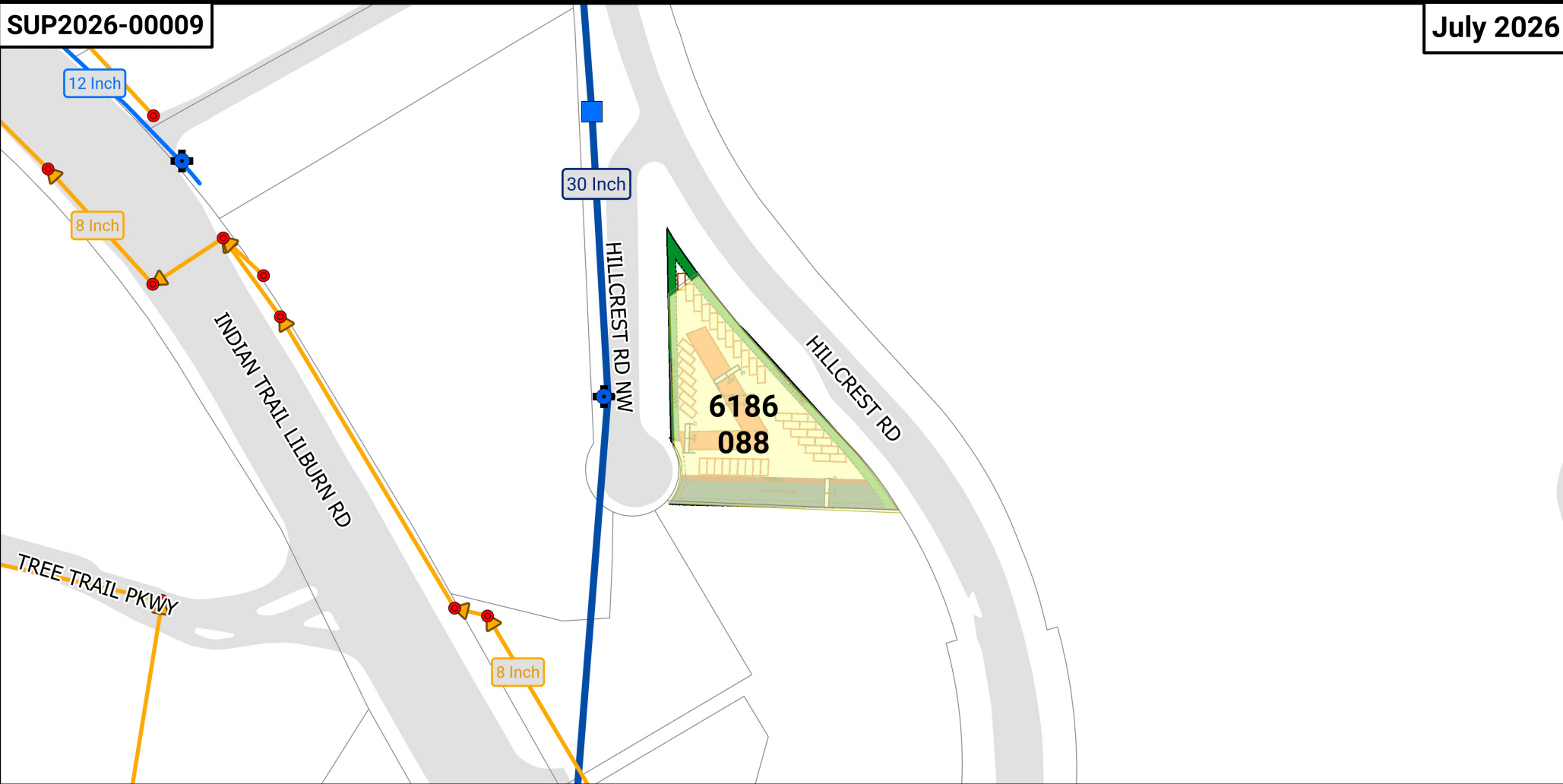


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.campagne@gwinnettcountry.com	
Case Number:		SUP2026-00009	
Case Address:		1370 Hillcrest Rd	
Comments:		☐ YES	☒ NO
1	Water: GCDWR does not have comments for this Special Use Permit. There are no proposed buildings for the site.		
2	Sewer: GCDWR does not have comments for this Special Use Permit. There are no proposed buildings for the site.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐ YES	☒ NO
1			
2			
3			
4			
5			
6			
7			

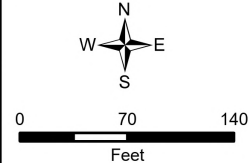
Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

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

1370 Hillcrest Rd
M-2**Water & Sewer
Utility Map**

LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. There are no proposed buildings for the site.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. There are no proposed buildings for the site.

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

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

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

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

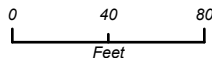
Exhibit J: Maps

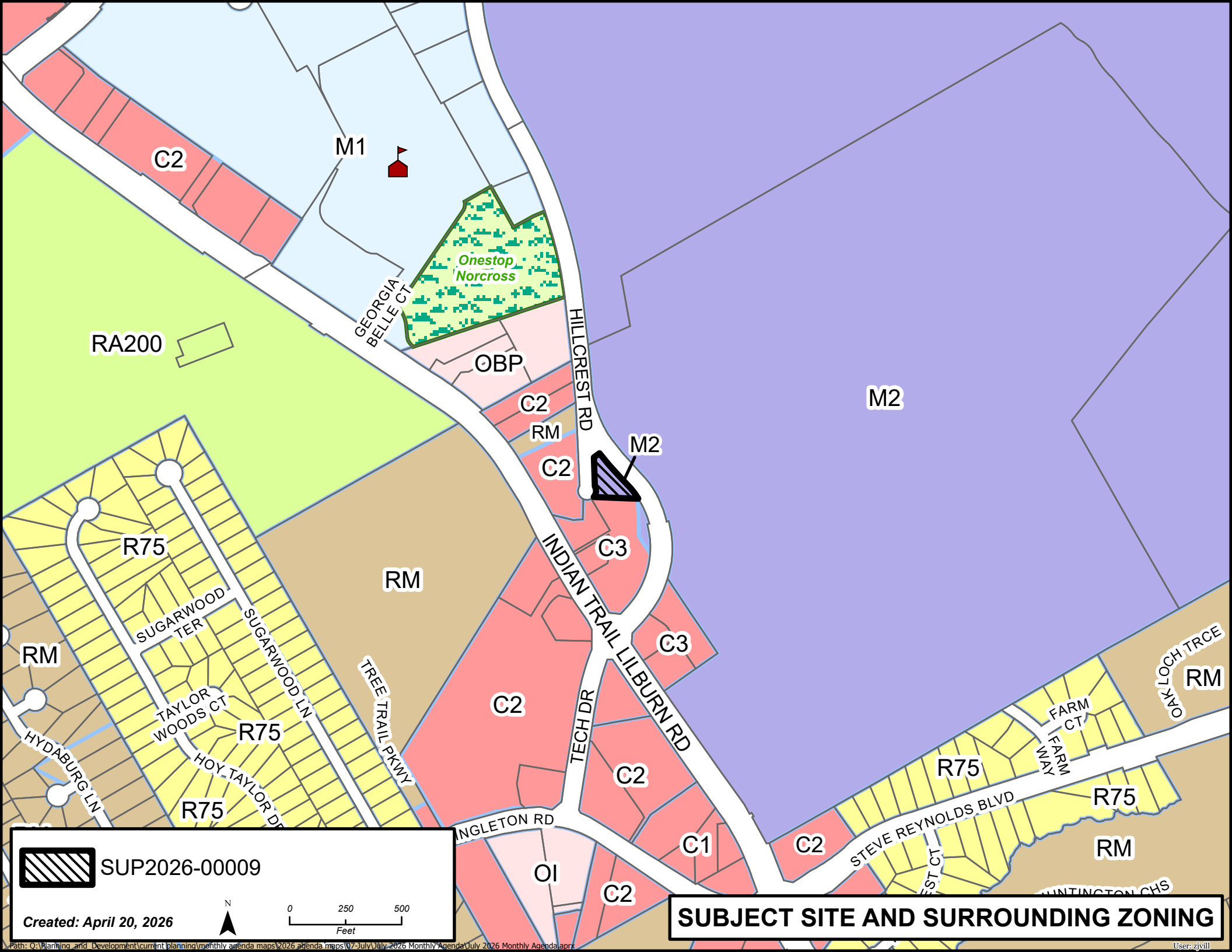
[attached]



SUP2026-00009

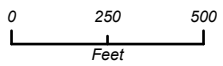
Created: April 20, 2026



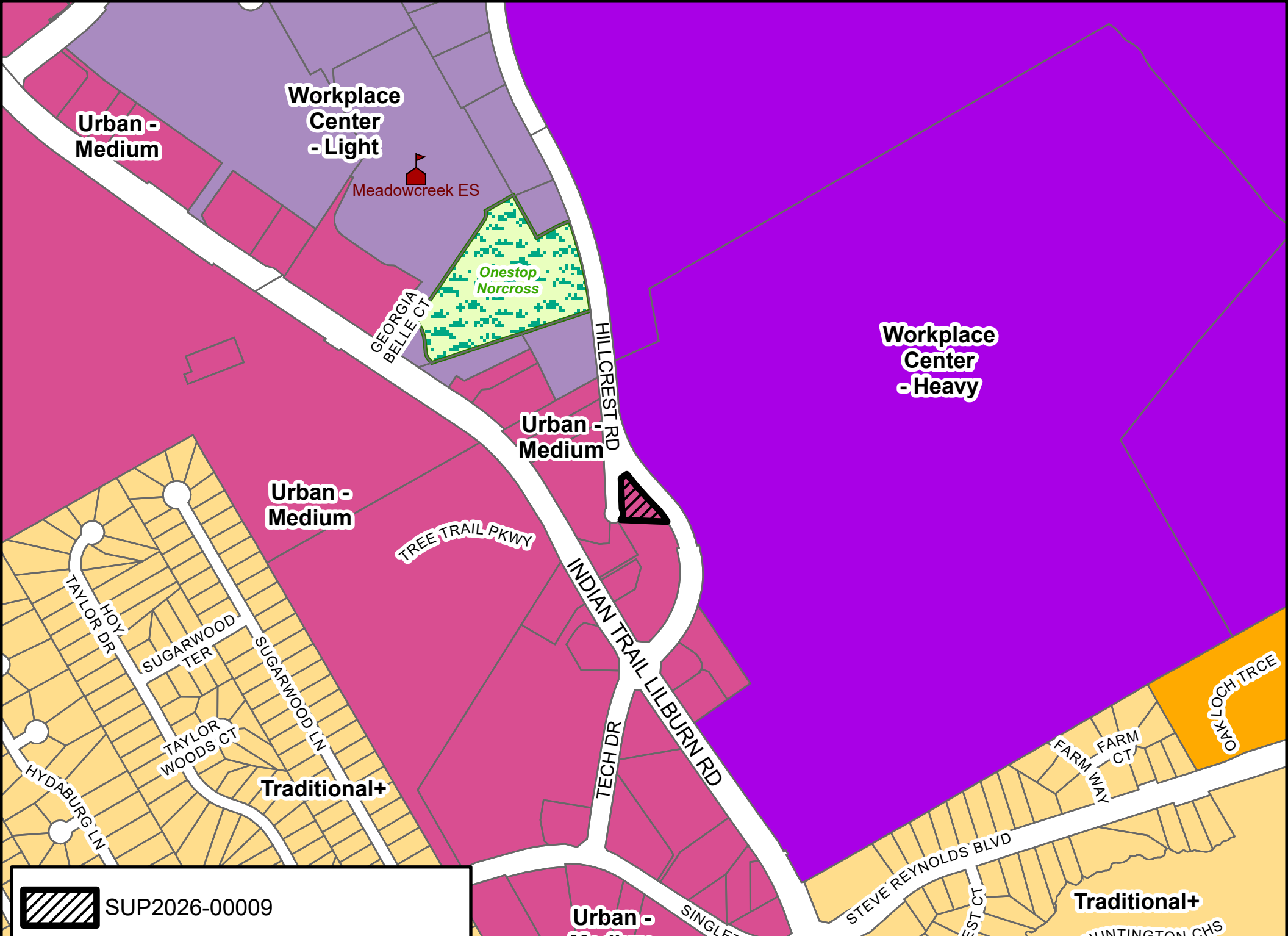


SUP2026-00009

Created: April 20, 2026

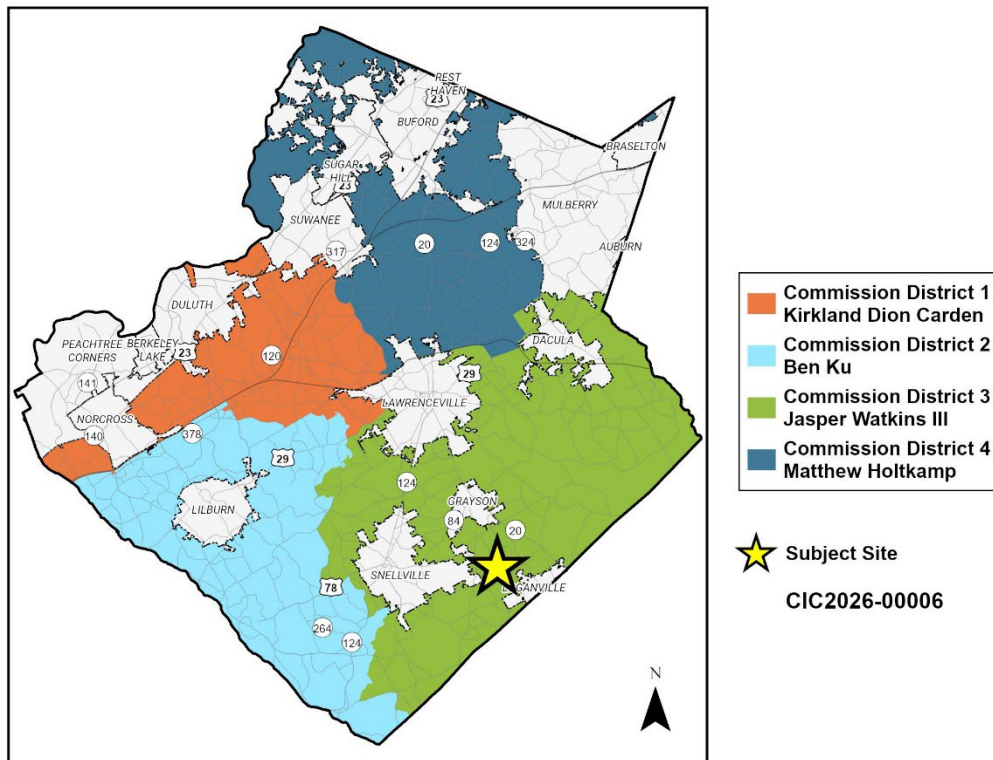


SUBJECT SITE AND SURROUNDING ZONING



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2026-00006
Current Zoning: R-TH (Single-Family Townhouse District)
Request: Change in Conditions
Addresses: 3245, 3247, 3249, 3251, 3253, 3255, 3291, 3293, 3295, 3297, 3299, and 3301 Lake Carlton Road
Map Numbers: R5126 448-453, 466-471
Site Area: 0.36 acres
Units: 12
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

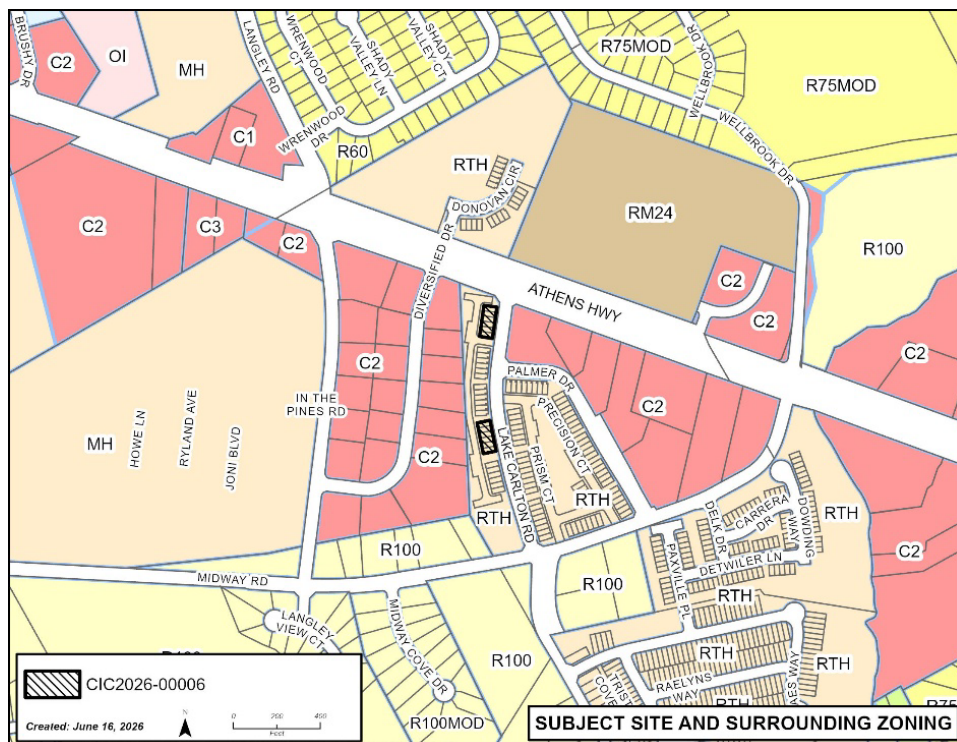
The subject property is zoned R-TH (Single-Family Townhouse District). In 2021, the property was part of a 12.09-acre rezoning from M-1 (Light Industry District) and C-2 (General Business District) to R-TH for 95 townhouses, pursuant to RZM2021-00022 and RZM2021-00024.

Existing Site Condition

The site is a 0.36-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. 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:

- 12 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 12 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.

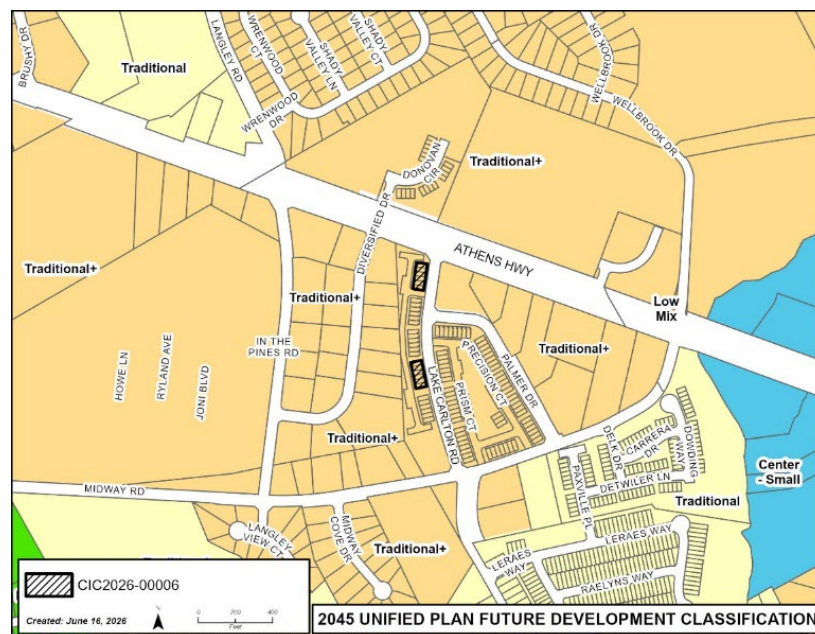
The property has a reasonable economic use as currently zoned.

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~~ **12** units.
2. The site shall be developed in general accordance with **Exhibit B: Site Plan, dated received June 4, 2026, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development** ~~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 Resolution (RZM2021-00022)
- 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]

Exhibit C: Building Elevations

[attached]

RECEIVED

6/4/2026

Side View



RECEIVED

6/4/2026



RECEIVED

6/4/2026

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 0.36-acres tract (the “Property”) located along Lake Carlton Road, bearing Gwinnett County Tax Parcel numbers R5126 448, R5126 449, R5126 450, R5126 451, R5126 452, R5126 453, R5126 466, R5126 467, R5126 468, R5126 469, R5126 470, and R5126 471. The Property is currently zoned R-TH pursuant to RZM2021-00022 (the “Current Zoning”) and is designated as within the Traditional+ character area on the Gwinnett County 2045 Unified Plan Future Development Map.

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 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:

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 15 of 39
www.mptlawfirm.com

CIC2026-00006

MR

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 3rd day of June, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

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

- A. Whether a proposed 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 Resolution (RZM2021-00022)

[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: 8/8/2021

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.
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.
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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]



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: 6/2/2026

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 448	Yes
R5126 449	Yes
R5126 450	Yes
R5126 451	Yes
R5126 452	Yes
R5126 453	Yes
R5126 466	Yes
R5126 467	Yes
R5126 468	Yes
R5126 469	Yes 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: Jessilyn McSoffe

Title: TSA

Signature: [Signature]

Date: 6/4/26



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 Canton Home Builders Inc.

Signature: [Signature]

Date: 2/25/26

Notary Public

Name: Nathaniel Coatt

Signature: [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: 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: CLH

Date: 2/25/26



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: 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: 6/2/2020

Tara L Riley



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

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTION	DATE
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matthew Holtkamp, Commissioner	\$2,000	06/19/2025
Ben Ku, Commissioner	\$1,300	02/03/2026

Shane M. Lanham, Attorney at Law, PC

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

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:		CIC2026-00006	
Case Address:		3410 Lake Carlton Road, Loganville, 30052	
Comments:		☒ X	☐ YES ☐ 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:		☐ YES	☒ X NO
1			
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

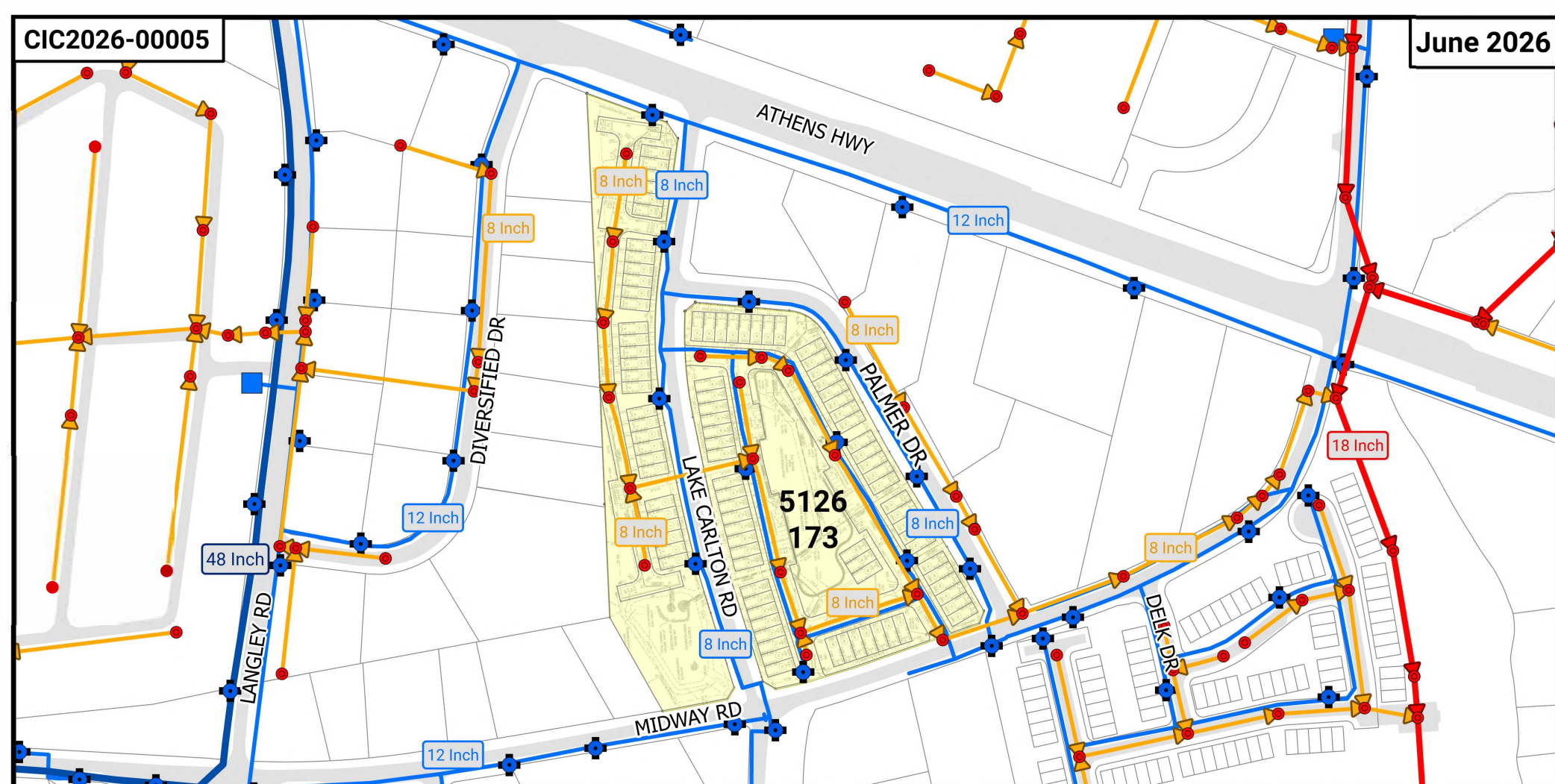


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		
Department/Agency Name:		DWR
Reviewer Name:		Lorraine Campagne
Reviewer Title:		Section Manager
Reviewer Email Address:		Lorraine.campagne@gwinnettcountry.com
Case Number:		CIC2026-00006
Case Address:		3557 Precision Ct
Comments:		☐ YES ☒ 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:		☐ YES ☒ NO
1		
2		
3		
4		
5		
6		

Note: Attach additional pages, if needed

Revised 7/26/2021

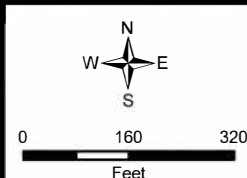


LEGEND

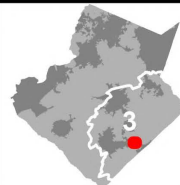
- | | | |
|-------------------|-----------------------|----------------------------|
| ▲ Flow Management | ⊕ Hydrant | 👉 Sewer Collector |
| ▲ Pump Station | ⊕ City | 👉 Sewer Interceptor |
| ▲ Regional | — Water Main | 👉 Sewer Force Main |
| ● Manhole | — Proposed Water Main | 👉 Proposed Sewer Collector |

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

PALMER DR

PRECISION CT

LAKE CARLTON RD

PRISM CT

MIDWAY RD

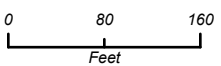
IN THE PINES RD

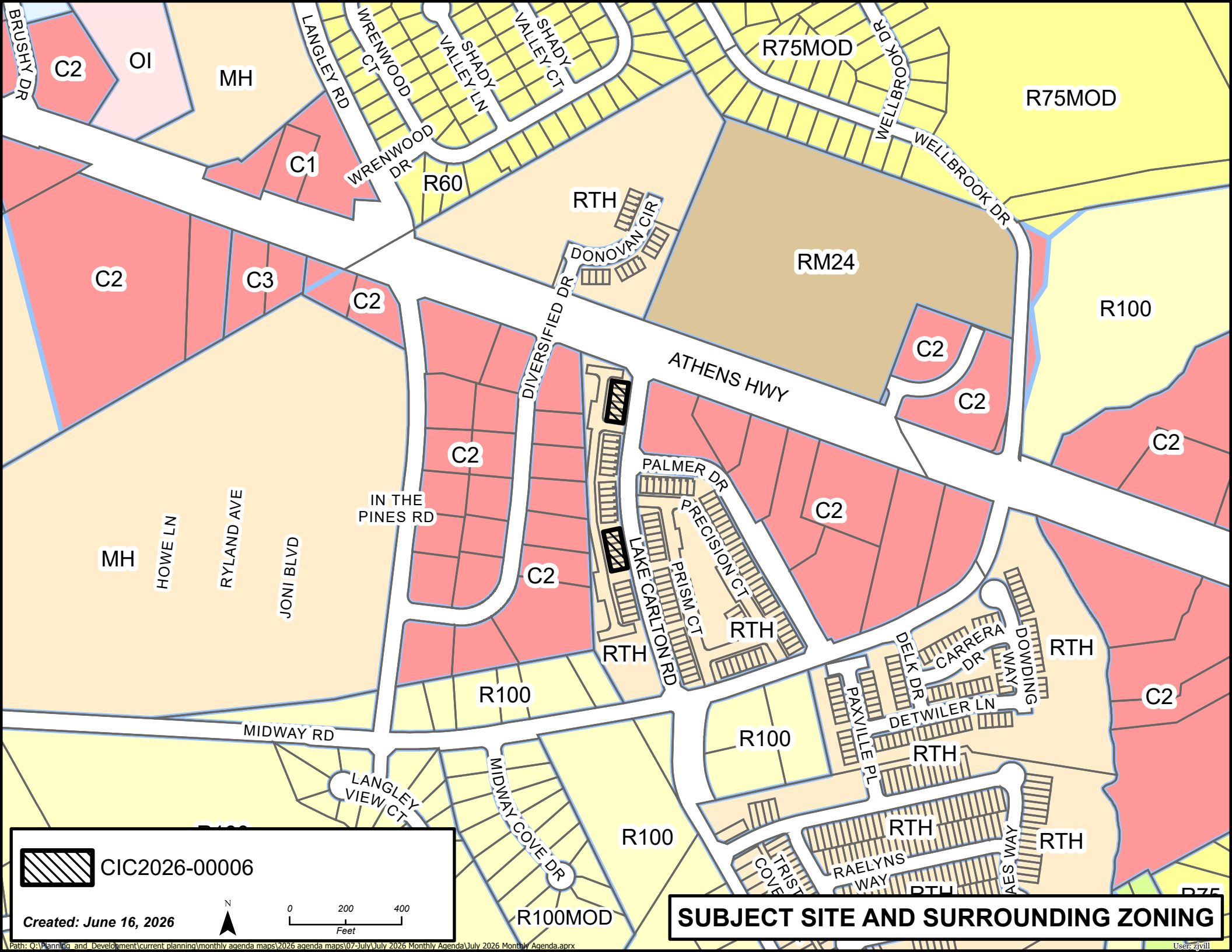
DIVERSIFIED DR



CIC2026-00006

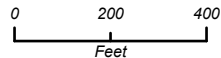
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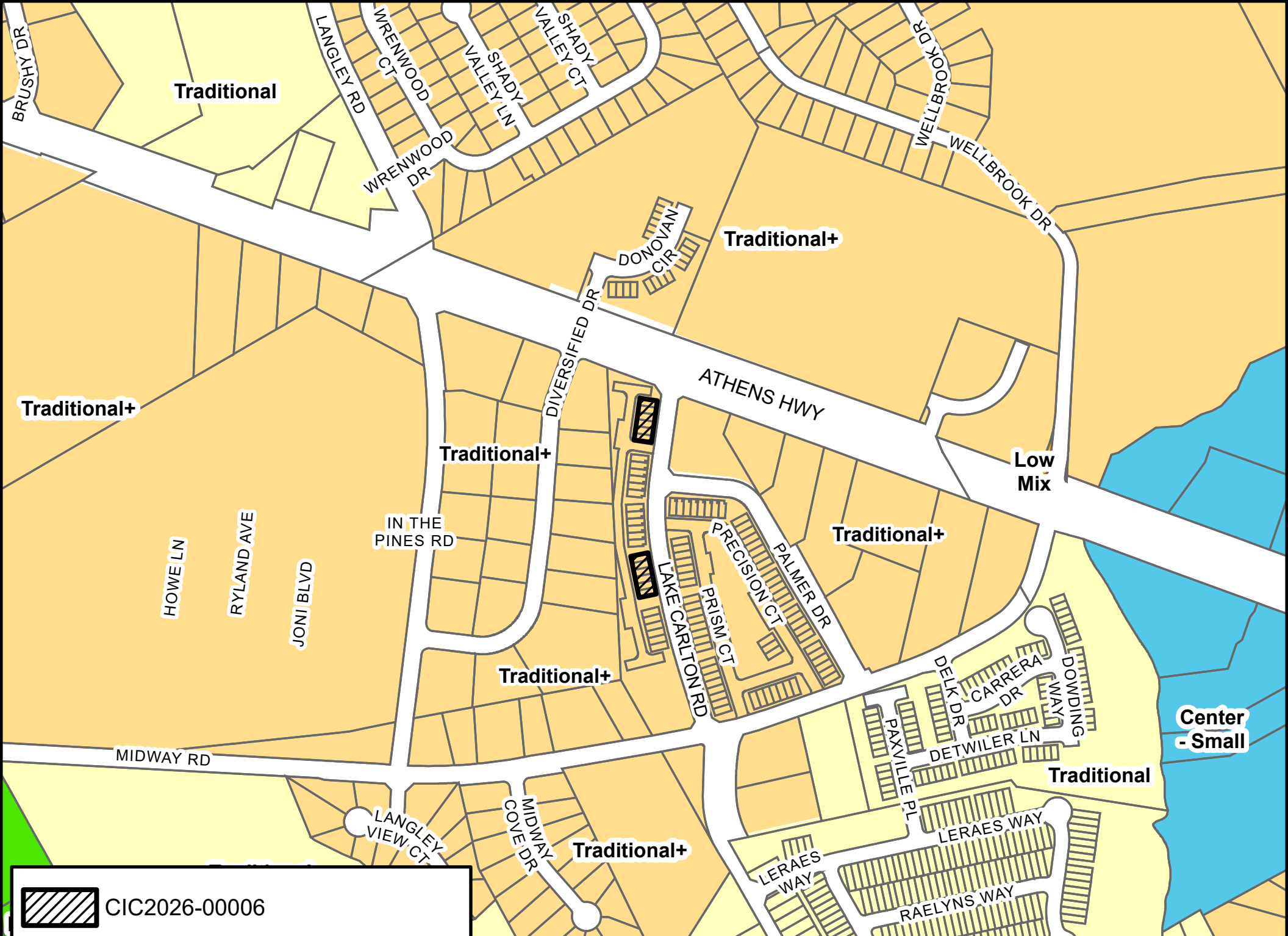


CIC2026-00006

Created: June 16, 2026

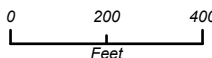


SUBJECT SITE AND SURROUNDING ZONING



**CIC2026-00006**

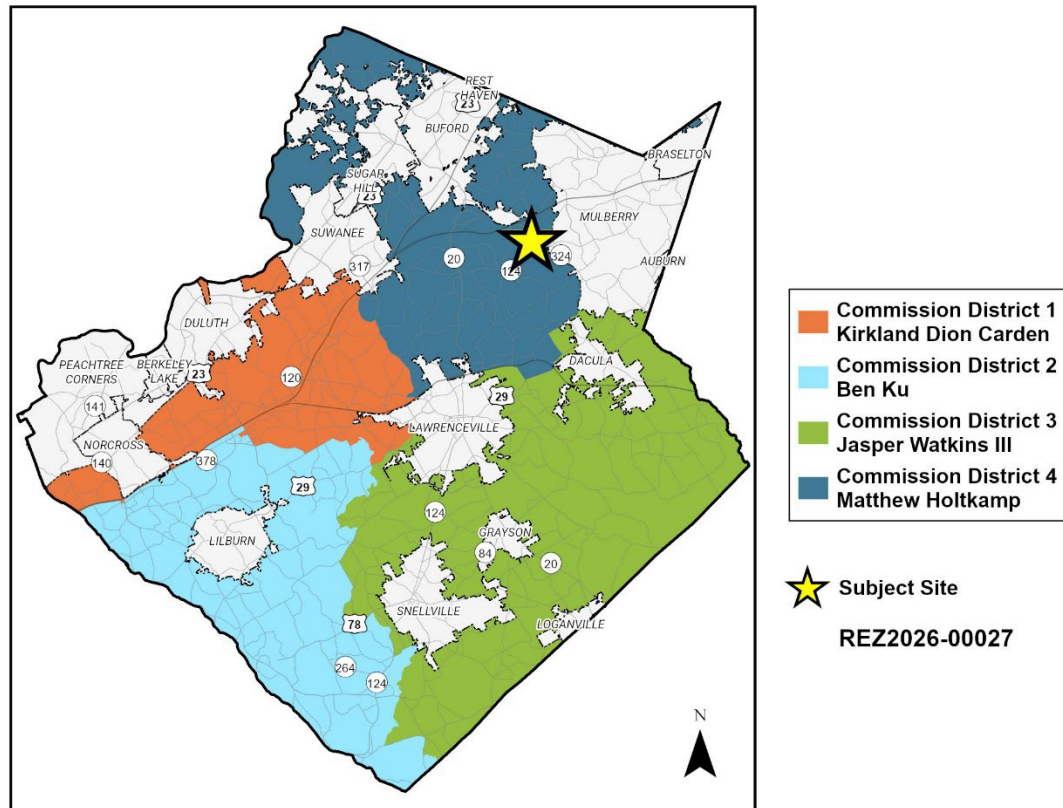
Created: June 16, 2026



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00027
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **R-100** (Single-Family Residence District)
Address: 2448 Braselton Highway
Map Number: R3001 024
Site Area: 1.44 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: Vlad Bercovich Real Estate & Development, LLC
c/o LJA Engineering, Inc.
2448 Braselton Highway
Buford, GA 30519

Owner: Vlad Bercovich Real Estate & Development, LLC
2448 Braselton Highway
Buford, GA 30519

Contact: Tyler Lasser

Phone: 470.202.9321

Zoning History

The subject property is zoned RA-200 (Agriculture-Residence District). In 2002, a rezoning to C-2 (General Business District) for a plant nursery was denied, pursuant to RZC-02-028. In 2003, a special use permit was approved for a private school, pursuant to SUP-03-052.

Existing Site Condition

The subject property is a 1.44-acre parcel located along Braselton Highway, west of its intersection with Gravel Springs Road. The site contains a single-family residence and accessory buildings. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 3.7 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residences within subdivisions as well as on large lots. The Amber Springs subdivision is located to the north. A single-family residence on a large lot and the Cheryl Ann Estates subdivision is to east. The Marlowe Estates and Morgans Run subdivisions are located to the south, across Braselton Highway. The Amber Creek subdivision is to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.39 units per acre
North	Single-Family Residential (Amber Springs)	R-100	1.29 units per acre
East	Single-Family Residential	R-100	1.20 units per acre
	Single-Family Residential (Cheryl Ann Estates)	R-100	1.75 units per acre
South	Single-Family Residential (Marlowe Estates)	R-100 MOD	2.26 units per acre
	Single-Family Residential (Morgans Run)	R-100 MOD	2.26 units per acre
West	Single-Family Residential (Amber Creek)	R-100	1.36 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 30,468 to 32,419 square feet, yielding a density of 1.39 units per acre.
- Two-story residences with three-car garages and a minimum heated floor area of 3,500 square feet.
- Exterior building materials of brick and/or stone with accents of cementitious siding on all façades.
- Access provided by two individual driveways from Braselton Highway.

Zoning and Development Standards

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

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

Staff Analysis

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

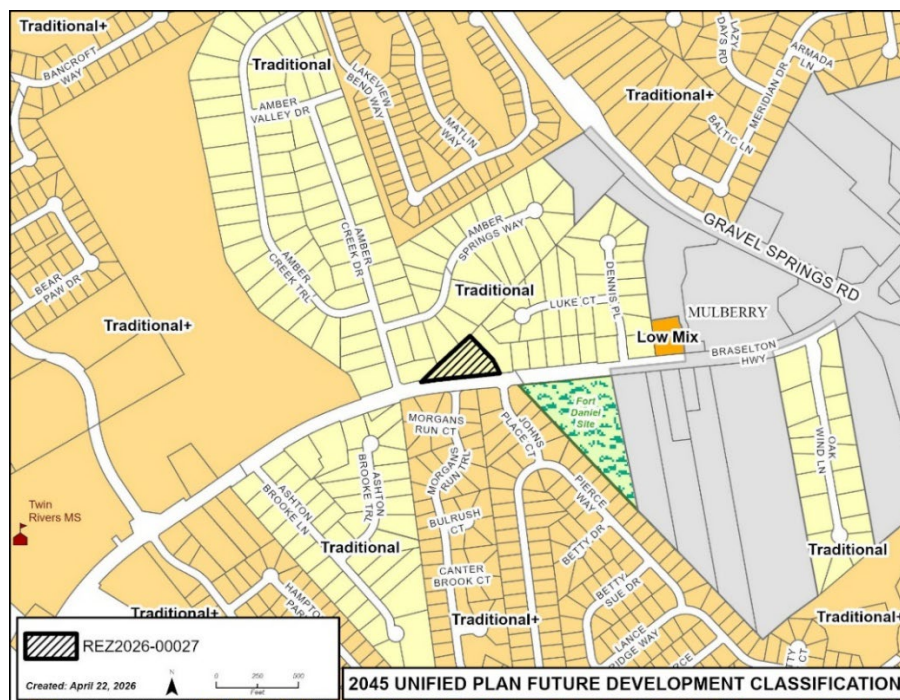
The property has a reasonable economic use as currently zoned.

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. Staff has recommended a condition to require a shared driveway aligned with Morgans Run Trail. An increased impact is anticipated on school enrollment.

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

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



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

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

Staff Recommendation

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

Staff Recommended Conditions

Approval as R-100 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding two units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 1, 2026, and Exhibit C: Building Elevations dated received March 10, 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 3,500 square feet.
4. Lots shall be accessed by a shared driveway aligned with Morgans Run Trail, 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 existing residence on the property

Exhibit B: Site Plan

[attached]

RECEIVED

LEGEND

4/1/2026

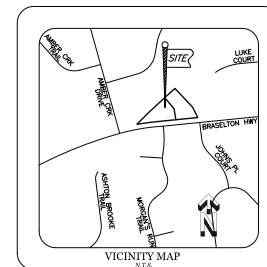
1	1/4" = 10'
2	1/8" = 5'
3	1/16" = 2.5'
4	1/32" = 1.25'
5	1/64" = 0.625'
6	1/128" = 0.3125'
7	1/256" = 0.15625'
8	1/512" = 0.078125'
9	1/1024" = 0.0390625'
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THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

REFERENCES:
1) WARRANTY DEED RECORDED IN DEED BOOK 62248, PAGE 783, GWINNETT COUNTY RECORDS.

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



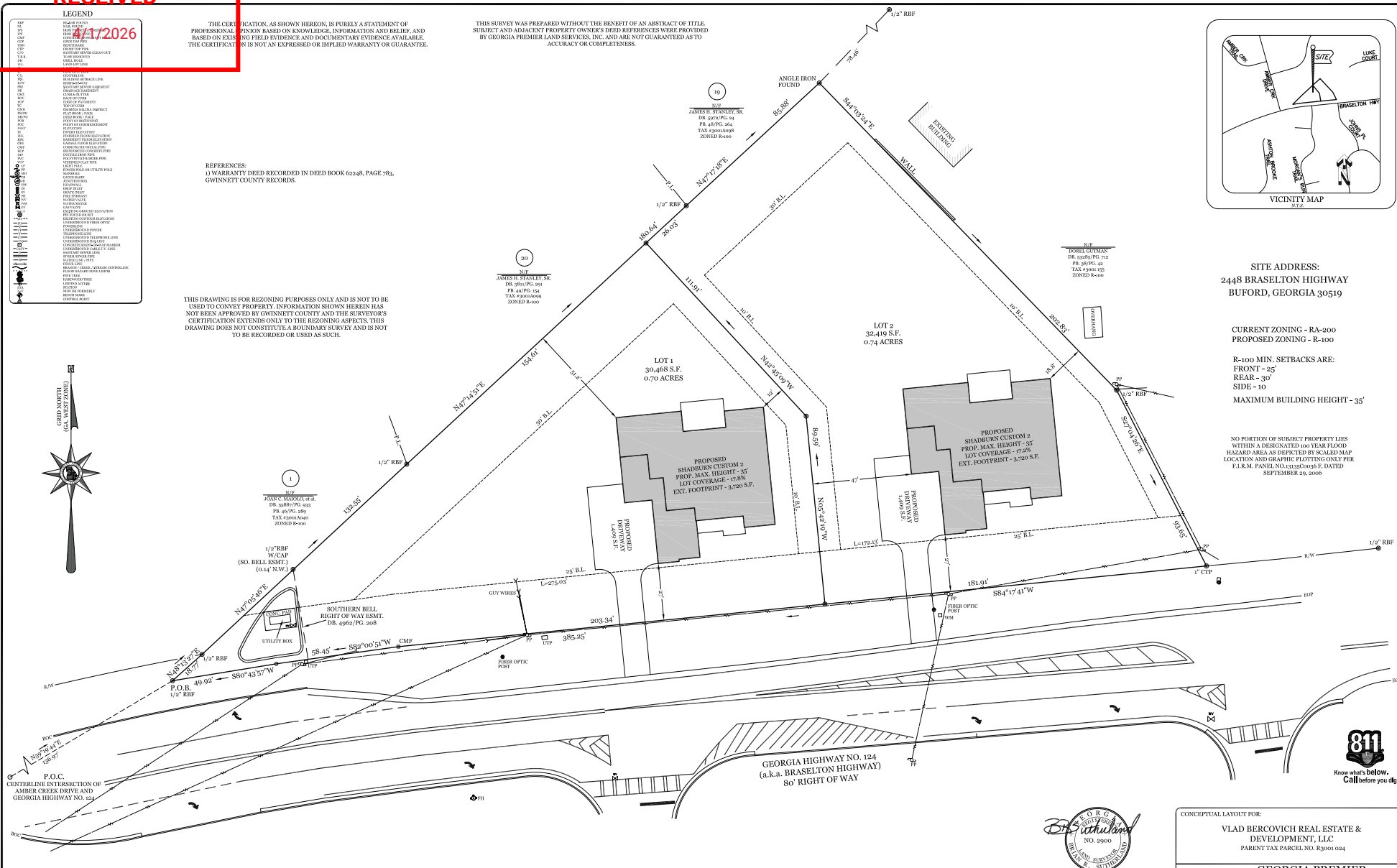
SITE ADDRESS:
2448 BRASELTON HIGHWAY
BUFORD, GEORGIA 30519

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

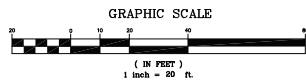
R-100 MIN. SETBACKS ARE:
FRONT - 25'
REAR - 30'
SIDE - 10'

MAXIMUM BUILDING HEIGHT - 35'

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 1332500091, DATED SEPTEMBER 29, 2006



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



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 38-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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

No.	By	Date	Revision
1	AS/BS	02/24/2026	1

Cadd File No: 26015-2448 BRASELTON HWY (115) Concept.DWG

CONCEPTUAL LAYOUT FOR:
VLAD BERCOVICH REAL ESTATE & DEVELOPMENT, LLC
PARENT TAX PARCEL NO. R3001 024

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3900 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 664-3004 FAX (770) 664-0908
LAND SURVEY FIRM CO.#172

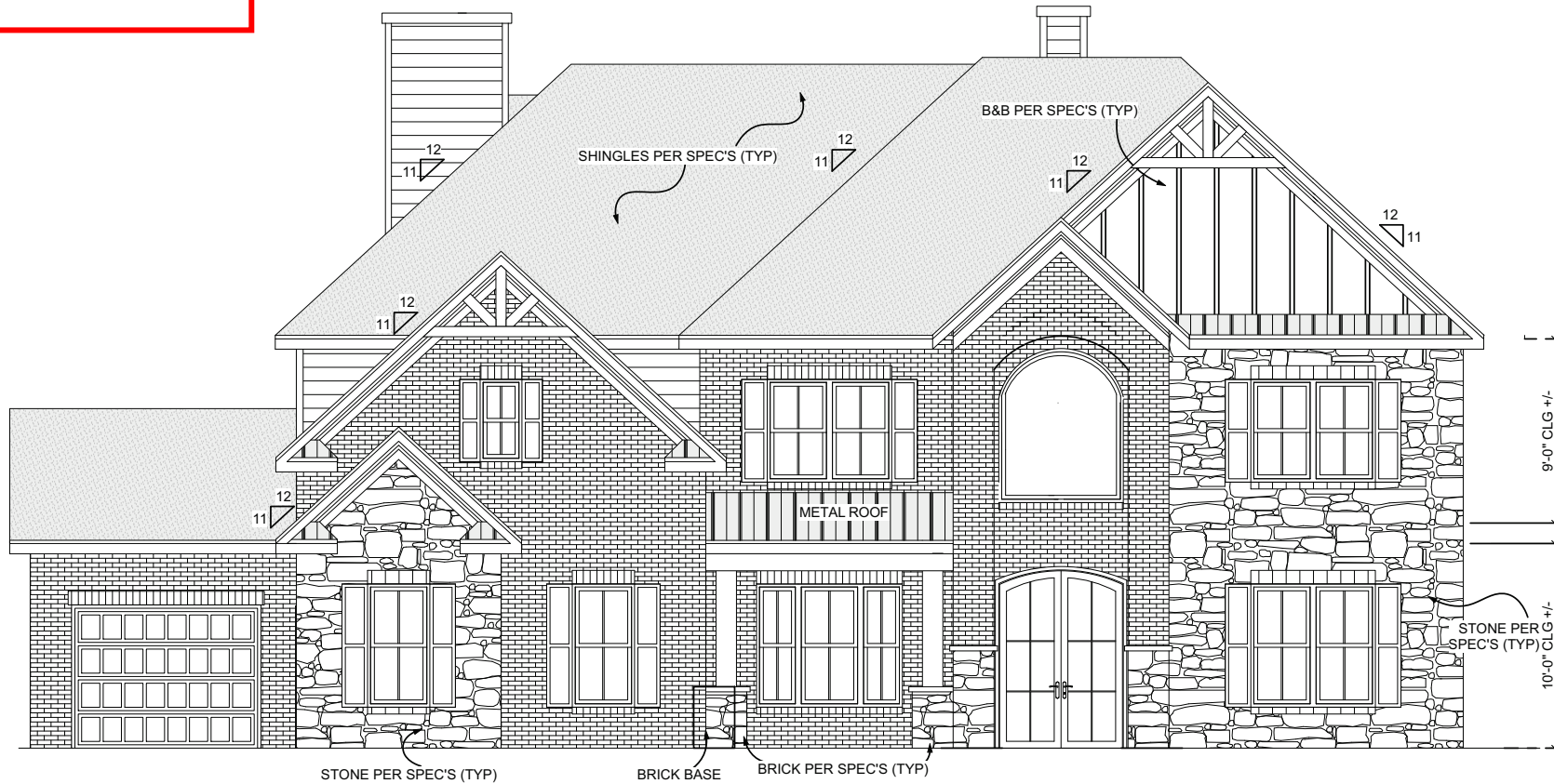
Date: 02/24/2026	District: GMD 444	Sheet No.
County: GWINNETT, GEORGIA	Scale: 1"=30'	1 of 1
Project: 26015	Drawn By: AS/BS	

Exhibit C: Building Elevations

[attached]

RECEIVED

3/10/2026



FRONT ELEVATION
SCALE: 1/4"-----1'-0"

REV.

DATE

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HOMES
TEL: 770-916-0741
WWW.WEPLANHOMES.COM

SHADBURN CUSTOM-2
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
1-11-22

SHEET:

1

MR

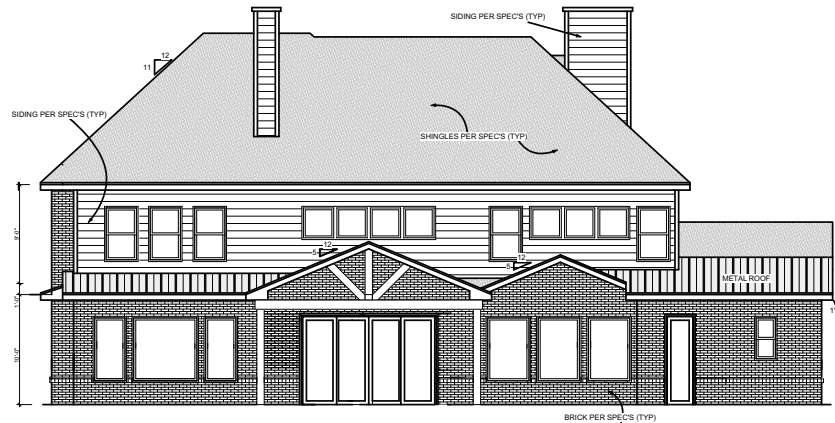
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/10/2026



LEFT ELEVATION
SCALE: 1/8"-----1'-0"



REAR ELEVATION
SCALE: 1/8"-----1'-0"



RIGHT ELEVATION
SCALE: 1/8"-----1'-0"

REZ2026-00027

Page 12 of 32

MR

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

REV.

DATE

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HOMES

SHADBURN CUSTOM-2
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
1-11-22

SHEET:

1B

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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3/18/2026



RECEIVED

3/10/2026



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/10/2023



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

[attached]

Applicant's Letter of Intent
Rezoning Request
2448 Braselton Hwy, Gwinnett County

Vlad Bercovich Real Estate & Development, LLC, the Applicant, respectfully requests approval of a rezoning for an approximately 1.444-acre property located at 2448 Braselton Highway, from RA-200 (Residential Agricultural) to R-100 (Single-Family Residence). The subject property currently contains an existing ranch-style single-family residence, which will be removed as part of the proposed development.

The proposed development consists of two single-family residential lots, resulting in a low-density development of approximately 1.39 units per acre. Each lot will maintain access via individual private driveways, consistent with other road-fronting lots along Braselton Highway. As shown on the attached elevations, the proposed two-story homes will begin at approximately 3,500 heated square feet and will include three-car garages (two side-entry spaces and one front-entry space). The homes will be constructed using high-quality exterior materials, including predominantly brick and stone, and will incorporate architectural elements such as covered porches, enhanced rooflines, and outdoor living spaces. Public sewer is not readily available to the site; therefore, each lot will be served by an individual septic system, consistent with many existing residential properties in the surrounding area. The proposed development will comply with all applicable Gwinnett County Health Department requirements for septic systems and will be designed to minimize disturbance to the natural features of the property.

The subject property is adjacent to and primarily surrounded by properties zoned R-100, many of which contain lots with similar or smaller sizes than those proposed. As such, the requested zoning will bring the property into greater conformity with the prevailing zoning pattern in the immediate vicinity. As proposed, the request is also consistent with the Gwinnett County Comprehensive Plan. The property is located within the "Traditional" Character Area, which encourages single-family residential development and supports the R-100 zoning classification. Development within this character area is intended to maintain a traditional residential pattern that is compatible with nearby homes, and the proposed development accomplishes this objective by maintaining a low-density residential form that reflects existing neighborhood conditions.

Additionally, the proposal represents a minimal-intensity use of the property that will generate limited traffic and infrastructure demand while providing high-quality residential investment along the Braselton Highway corridor. The development will replace an aging structure with two new homes that will contribute positively to the surrounding community and maintain the residential character of the area.

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

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes, the rezoning will maintain the residential use, and will bring the zoning category to match the adjacent lots.
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
No, the development will remain single-family, and will not impact the adjacent properties.
- C. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:
No, the property is zoned for agricultural uses, which is not consistent with the surrounding properties. The proposed zoning will make it more consistent with the area and significantly more attractive to homeowners/homebuyers.
- D. Whether the proposed rezoning will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
No, the development is only adding one additional lot.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:
Yes, the traditional character area encourages R-100. Please see attached LOI.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:
Yes, the pattern of development in the area includes similar low-intensity infill. There is no demand for agricultural zoning in the area.

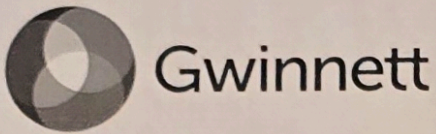
Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: <u>Vlad Bercovich Real Estate & Development, LLC c/o LJA Engineering, Inc.</u>		Name: <u>Vlad Bercovich Real Estate & Development, LLC</u>	
Address: <u>2448 Braselton Highway</u>		Address: <u>2448 Braselton Highway</u>	
City: <u>Buford</u>		City: <u>Buford</u>	
State: <u>GA</u> ZIP: <u>30519</u>		State: <u>GA</u> ZIP: <u>30519</u>	
Phone: <u>470.202.9321</u>		Phone: <u>470.202.9321</u>	
Email: <u>tlasser@lja.com</u>		Email: <u>tlasser@lja.com</u>	
Contact Person: <u>Tyler Lasser</u>		Phone: <u>470.202.9321</u>	
Contact's Email: <u>tlasser@lja.com</u>			
APPLICANT IS THE:			
☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser			
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-100</u>			
Parcel Number(s): <u>R3001 024</u> Acreage: <u>1.44</u>			
Property Address(es): <u>2448 Braselton Highway</u>			
Proposed Development: <u>Single-Family Detached Subdivision</u>			
Variance(s): <u>None</u> Waiver(s): <u>None</u>			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>2</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>3,500</u>		Total Building Sq. Ft.: _____	
Density: <u>1.39</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____			
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____			

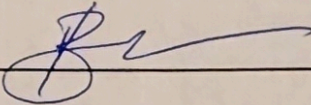


GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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

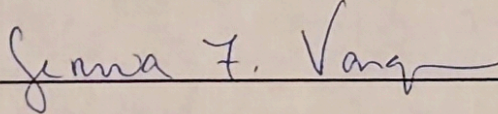
Name: Vadim Bercovich

Signature: 

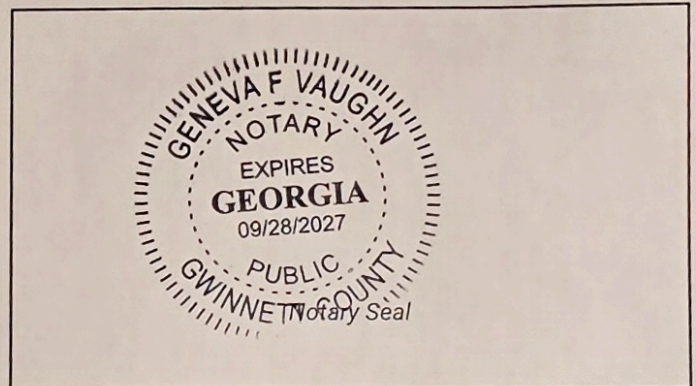
Date: 02-21-26

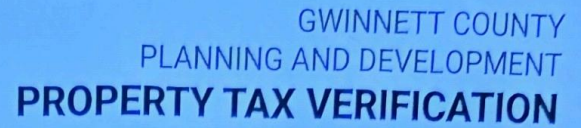
Notary Public

Name: Geneva F. Vaughn

Signature: 

Date: 02/21/2026





Applicant Information

Signature: [Signature] Date: 02-21-26

[illegible]

Name: Tawanda Dornough Title: Tax Assessor

Signature: [Signature] Date: 2.23.2026



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: Tyler Lasser

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Tyler Lasser

Date: 3.10.2026



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: Vadim Bercovich

Relationship to Application ☒ Applicant ☐ Representative of Applicant ☐ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Vadim Bercovich

Date: 3.10.2026

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		May 22, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager II	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00027	
Case Address:		2448 Braselton Highway, Buford, 30519	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Braselton Highway (SR 124) is a minor arterial. The Average Daily Traffic (ADT) volume is 15,800.		
2	The nearest Ride Gwinnett facility is located 3.7 miles away at Old Peachtree Road @ Publix (Stop #5000 / Route 50).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐	☒ X
		☐	☐ NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

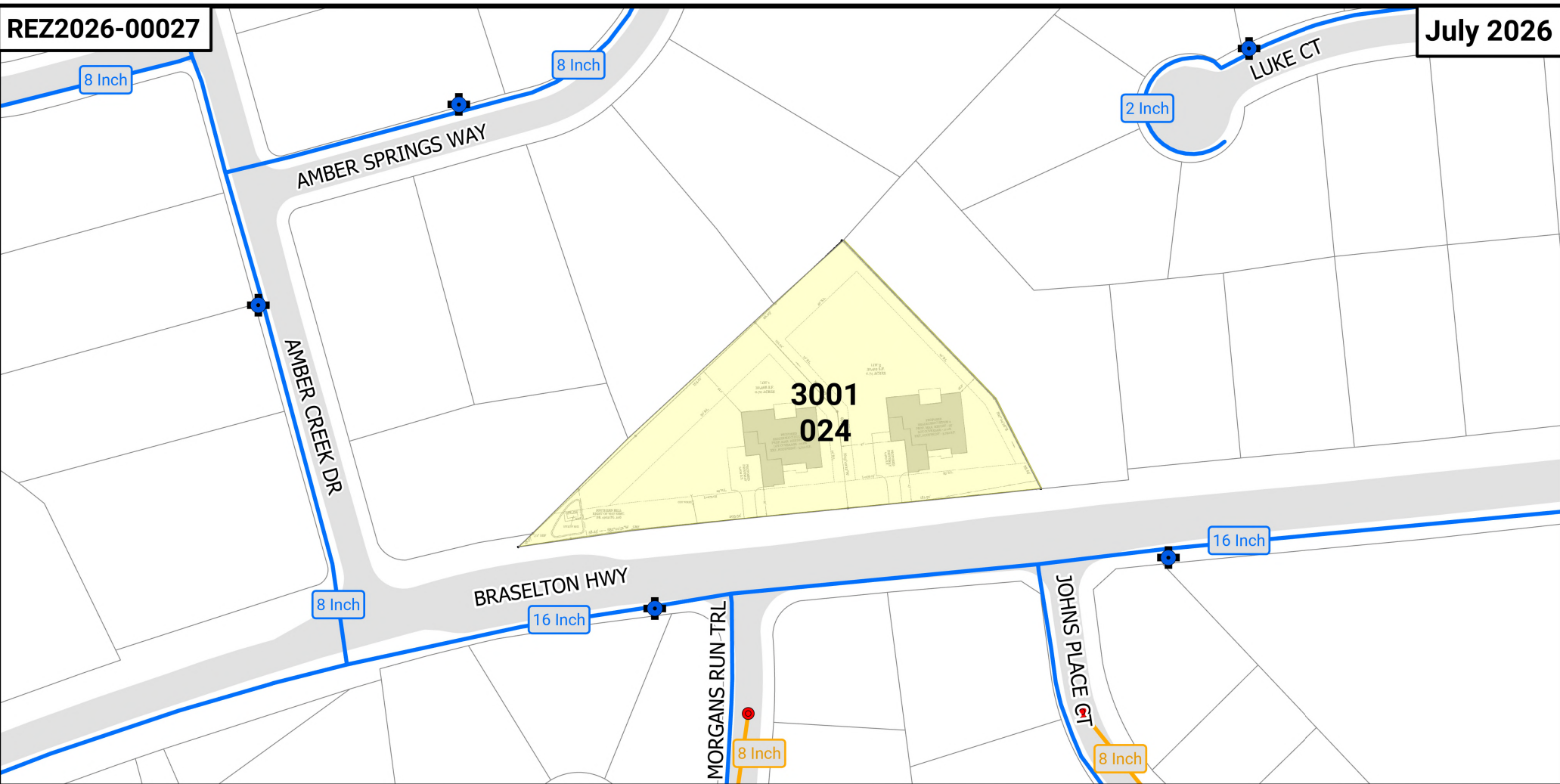


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com	
Case Number:		REZ2026-00027	
Case Address:		2448 Braselton Hwy	
Comments:		☒ X	☐ YES
		☐	☒ NO
1	Water: The proposed development may connect to the existing 16-inch water main along the southern right-of-way of Braselton Highway.		
2	Sewer: The proposed development plans to install septic systems pending approval from GNR Public Health.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐	☒ YES
		☒ X	☐ NO
1			
2			
3			
4			
5			
6			
7			

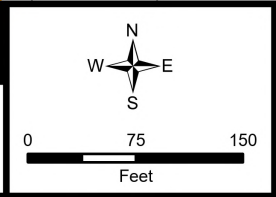
Note: Attach additional pages, if needed

Revised 7/26/2021



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

2448 Braselton Hwy
RA-200 to R-100
**Water & Sewer
Utility Map**



Water Comments: The proposed development may connect to the existing 16-inch water main along the southern right-of-way of Braselton Highway.

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.

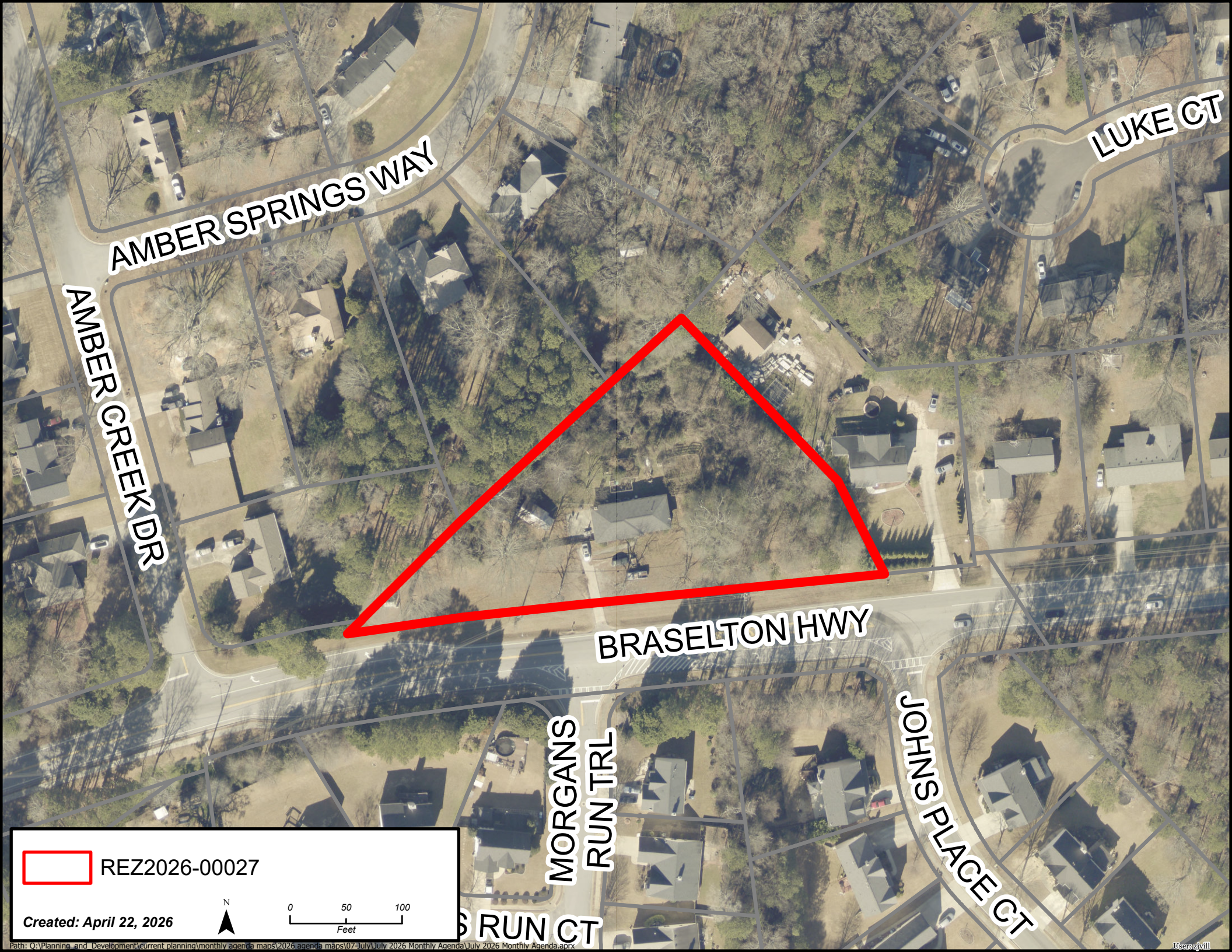
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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



AMBER SPRINGS WAY

LUKE CT

AMBER CREEK DR

BRASELTON HWY

MORGANS
RUN TRL

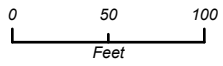
JOHNS PLACE CT

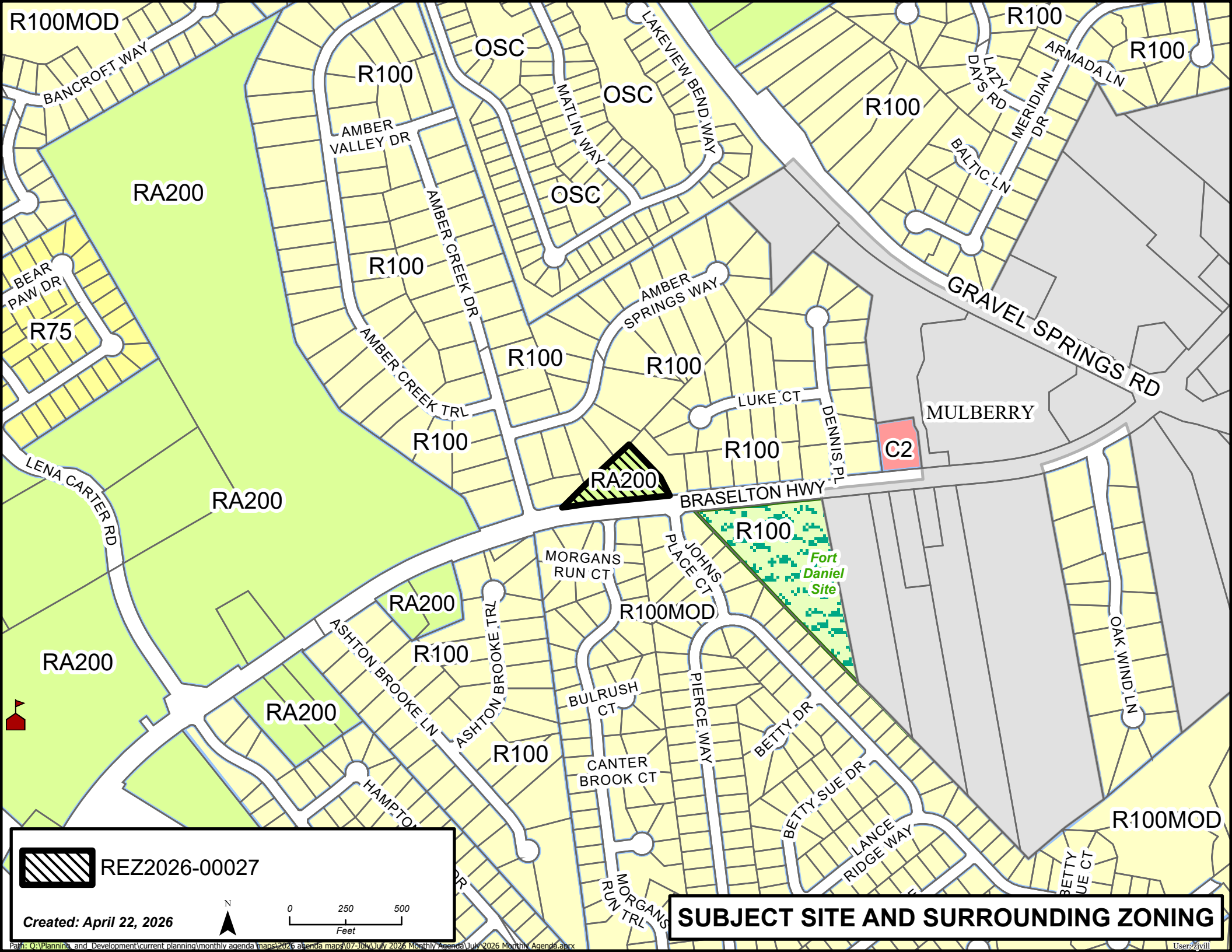
S RUN CT



REZ2026-00027

Created: April 22, 2026





 REZ2026-00027

Created: April 22, 2026

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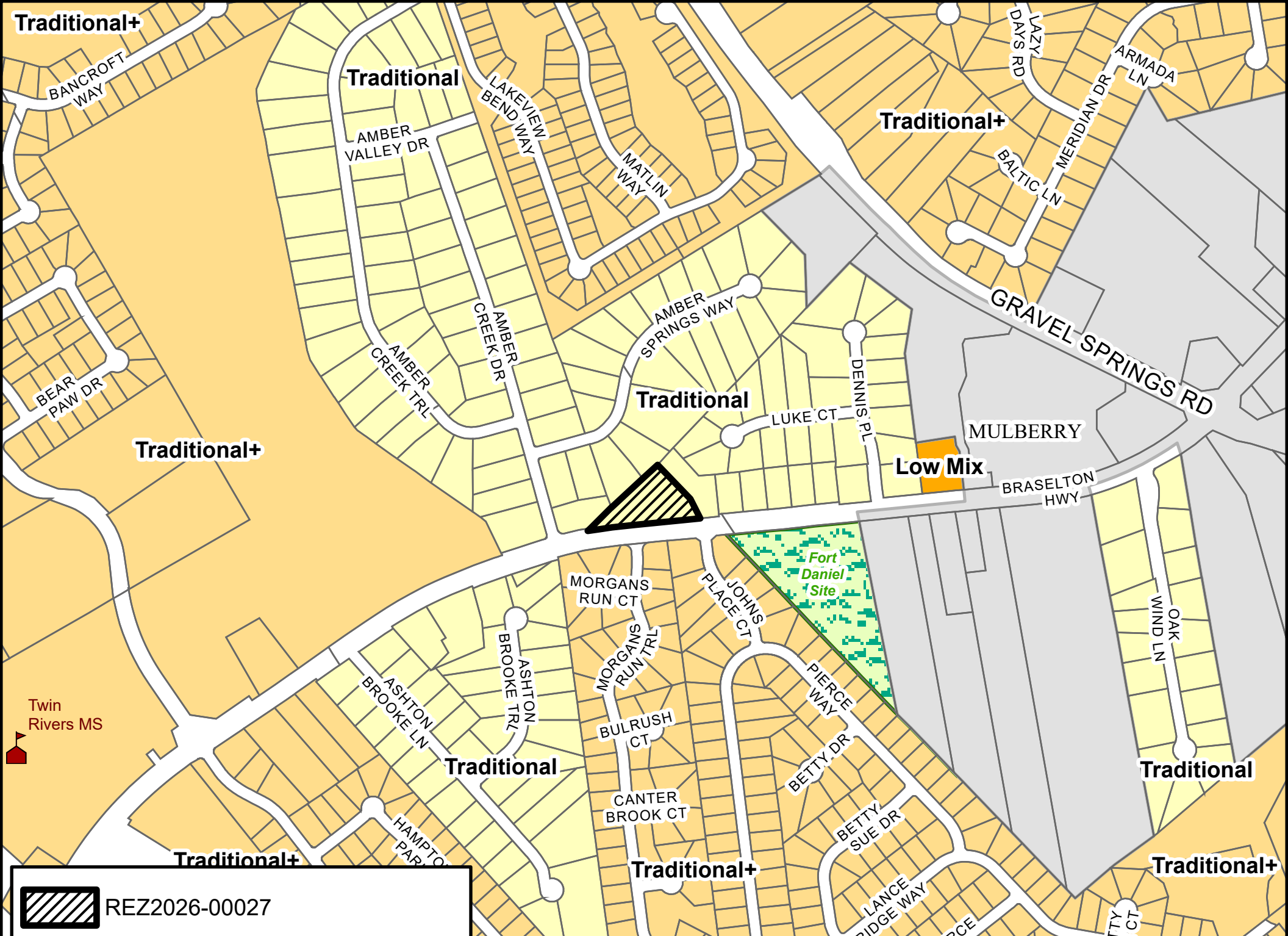
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250

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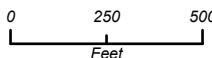
Feet

SUBJECT SITE AND SURROUNDING ZONING




REZ2026-00027

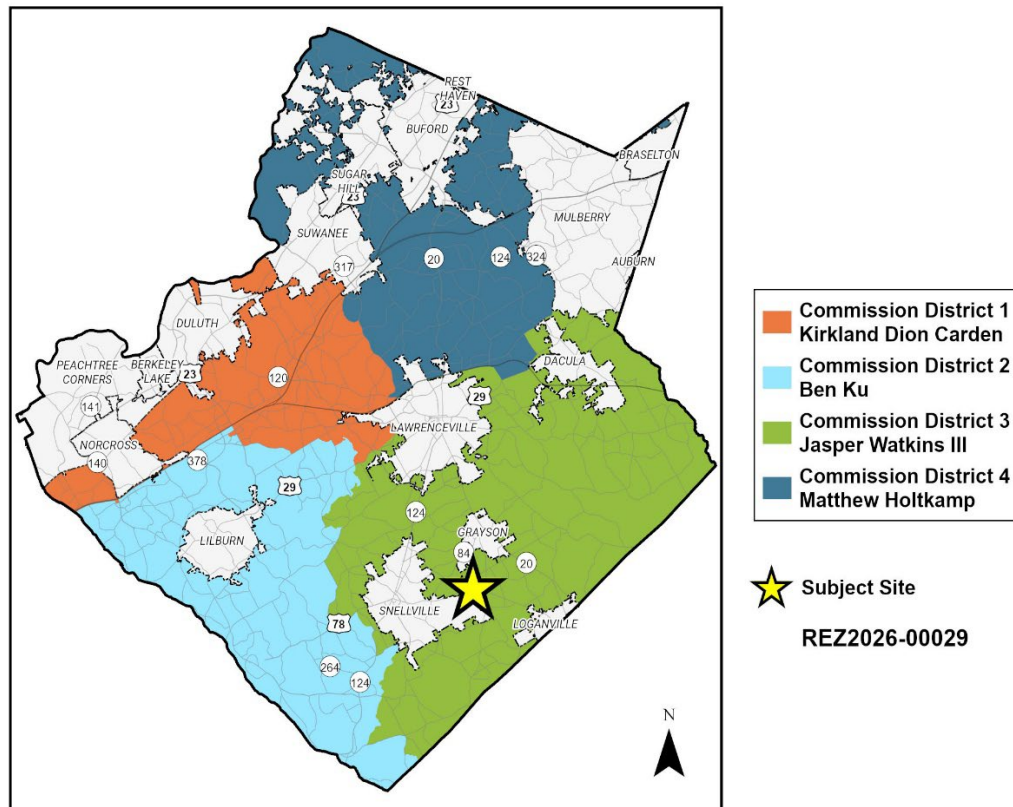
Created: April 22, 2026

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00029
Current Zoning: R-100 (Single-Family Residence District) and C-2 (General Business District)
Request: Rezoning to LRR (Low-Rise Residential Multifamily District)
Additional Request: Variance
Addresses: 1160 and the 1150 Block of Athens Highway and 1162 Cooper Road
Map Numbers: R5101 001, 069, and 071
Site Area: 20.97 acres
Units: 312
Proposed Development: Apartments
Commission District: District 3 – Commissioner Watkins
Future Development Type: Neighborhood Traditional+
Staff Recommendation: DENIAL



Applicant: W.P. South Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road
Lawrenceville, GA 30043

Owners: John H. Rylee
Luke Rylee
1162 Cooper Road
Snellville, GA 30078

Contact: Shane Lanham

Phone: 770.232.0000

Zoning History

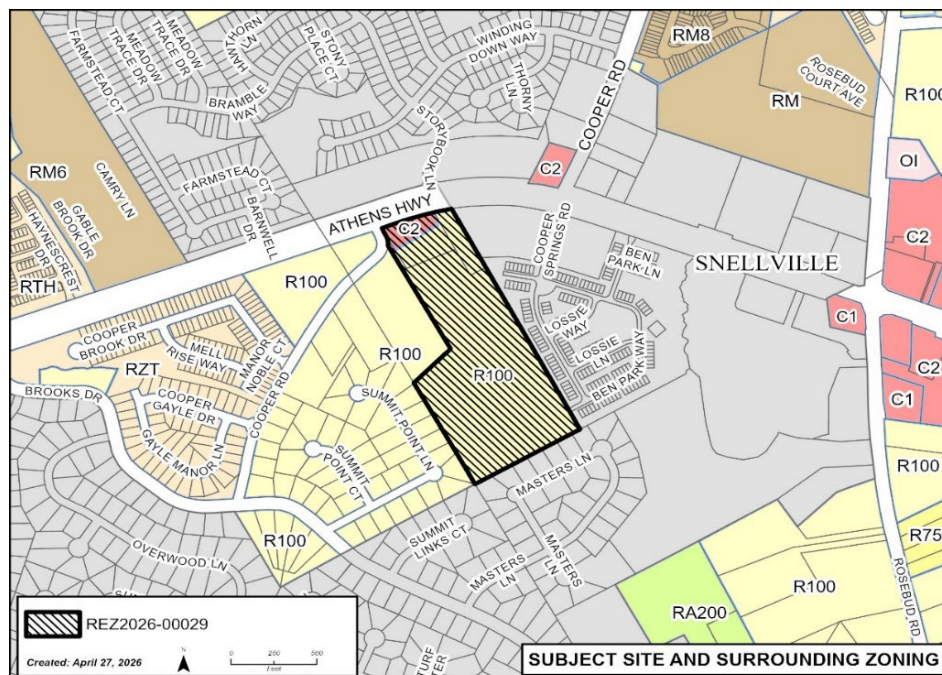
The subject property is zoned R-100 (Single-Family Residence District) and C-2 (General Business District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning. In 1976, the northern portion of parcel 5101 071 was rezoned from R-100 to C-2, pursuant to RZ-084-76.

Existing Site Condition

The subject property is a 20.97-acre assemblage of three parcels located at the intersection of Athens Highway and Cooper Road. The site contains an antique store with trucks and tractor trailers as well as a single-family residence with accessory buildings. There are a stream and a pond in the center of the property. There is no sidewalk along either road frontage. The nearest Ride Gwinnett transit stop is approximately 2.8 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of commercial and residential uses (single-family detached and townhouses). Undeveloped commercial property within the City of Snellville is located to the north, across Athens Highway. The Cooper Village Shopping Center, Cooper Springs townhouse subdivision, and Lakes of Summit single-family detached subdivision, within the City of Snellville, are located to the east and south. Single-family detached residences on large lots and within the Summit Point subdivision are to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments	LRR	14.88 units per acre
North	Undeveloped (Commercial)	BG (Snellville)	N/A
East	Commercial (Shopping Center) Townhouses (Cooper Springs)	BG (Snellville) PRC (Snellville)	N/A 12.44 units per acre
South	Single-Family Residential (Lakes of Summit)	RS-30 (Snellville)	2.10 units per acre
West	Single-Family Residential (Summit Point) Single-Family Residential	R-100 R-100	2.10 units per acre 0.21 units per acre

Project Summary

The applicant requests rezoning from R-100 and C-2 to LRR for apartments, including:

- A gated apartment development that contains eight 3-story buildings, yielding a floor area ratio (FAR) of 0.38.
- 312 units, including 144 one-bedroom, 144 two-bedroom, and 24 three-bedroom units.
- Exterior building materials of brick and cementitious siding.
- 476 vehicular parking spaces, including 10 EV charging spaces as well as 21 indoor bicycle parking spaces.
- 9.15 acres of open space, including 1.25 acres of usable open space comprised of a clubhouse, swimming pool, park, and dog park.
- A dumpster enclosure for trash and recycling in the center of the site.
- Three stormwater management facilities, including retrofitting the existing pond.
- A 50-foot-wide zoning buffer along a portion of the western property line, and a 20-foot-wide landscaped buffer along the remainder of the western property line.
- One full-access entrance with a deceleration lane and a 12-foot-wide multi-use path along Athens Highway, as well as a gated emergency vehicle access and a 5-foot-wide sidewalk along Cooper Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
FAR	Maximum 0.5	0.38	YES
Lot Width	Minimum 100'	Minimum 100'	YES
Building Height	Maximum 60'	Maximum 60'	YES
Open Space	Minimum 10% or 2.10 acres	44% or 9.15 acres	YES
Usable Open Space	Minimum 5% or 1.05 acres	6% or 1.25 acres	YES
Parking	Minimum 468 spaces Maximum 780 spaces	476 spaces	YES

Public Participation

The applicant held a community meeting on May 21, 2026, at the Chestnut Grove Baptist Church in Grayson. There were 24 community members in attendance, who raised questions regarding impacts to traffic, stormwater, and neighborhood privacy. The applicant responded by referencing the findings of the traffic impact study and discussing the project design and how it will comply with Gwinnett County development standards.

Staff Analysis

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

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

The property is surrounded by a mixture of commercial and residential uses (single-family detached and townhouses). The nearest apartments are located along Rosebud Road. The current C-2 and R-100 zoning are more consistent with the surrounding uses and development pattern. The proposed rezoning would permit a use that is not suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would permit apartments in a single-family residential area. The applicant is also requesting a reduced buffer along a portion of the western property line that abuts single-family detached residences. The proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

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

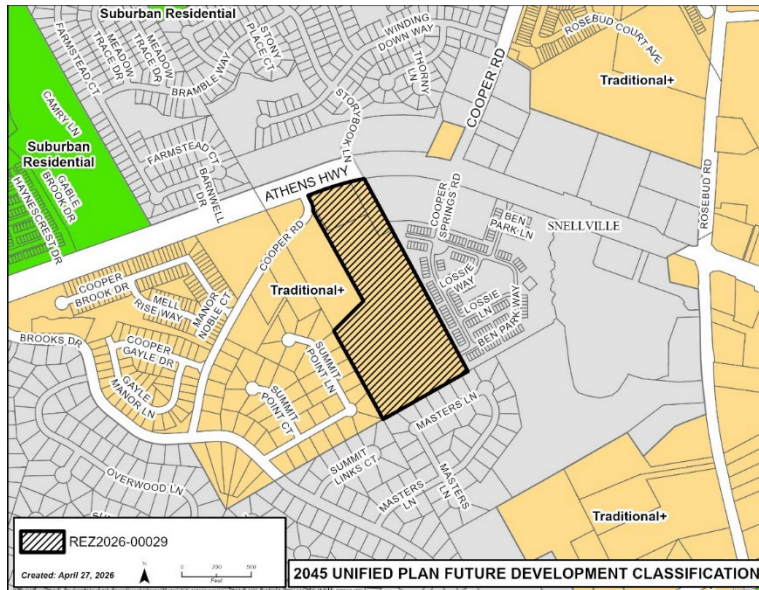
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 126 morning and 122 evening peak hour trips, and that the northbound and westbound level of service would be impacted during both morning and evening peak hours. 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. Apartments are not a recommended land use and LRR is not a recommended zoning district. The proposed rezoning is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

There are no 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 230-100.1 Zoning Buffers.** The applicant is requesting to replace the 50-foot-wide zoning buffer with a 20-foot-wide landscaped buffer along a portion of the western property line.

Analysis: Staff has recommended denial of the rezoning request, thus denial of the variance request.

Staff Recommendation

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

1. To replace the 50-foot-wide zoning buffer with a 20-foot-wide landscaped buffer along a portion of the western property line.

Staff Recommended Conditions

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

Approval as LRR (Low-Rise Residential Multifamily District) for apartments, subject to the following conditions:

1. The development shall be limited to apartments not exceeding 312 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 16, 2026, and Exhibit C: 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. Usable open space shall be provided in general conformance with Exhibit B: Site Plan, dated received April 16, 2026, including, but not limited to, clubhouse, swimming pool, park, and dog park, subject to the review and approval of the Department of Planning and Development.
4. Provisions for future inter-parcel access shall be provided to Parcel R5101 014, subject to the review and approval of the Department of Planning and Development.
5. The following roadway improvements shall be provided in general conformance with Exhibit B: Site Plan, dated received April 16, 2026, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Georgia Department of Transportation and Gwinnett County Department of Transportation:
 - a. A right-in/right-out entrance, deceleration lane, and a 12-foot-wide multi-use path along Athens Highway.
 - b. A gated emergency vehicle access and a 5-foot-wide sidewalk along Cooper Road.

Exhibits:

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

Exhibit A: Site Visit Photos



View of commercial portion of the site along Athens Highway



View of residential portion of the site



View of site frontage along Athens Highway

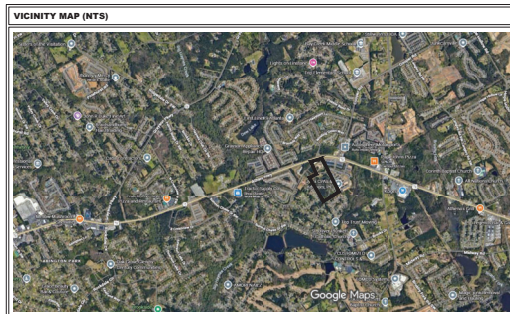
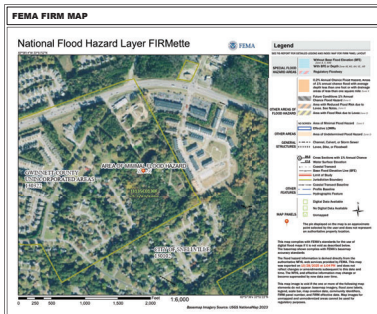


View of site frontage along Cooper Road

Exhibit B: Site Plan

[attached]

4.16.26



- ### SITE NOTES
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS BASED ON AN ELECTRONIC FILE PROVIDED BY DYNAMIC DESIGN, DATED 10-17-2020 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON THE EXISTING ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY DAVIS ENGINEERING & SURVEYING, DATED 10/02/2020.
 3. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GOVT. AND GEORGIA STATE CODE.
 4. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 5. NO FLOODPLAIN EXISTS ONSITE.
 6. PROPOSED EASEMENTS, IF REQUIRED, WILL BE DELINEATED DURING PRELIMINARY DESIGN.
 7. NO RIGHT-OF-WAY FACING RETAINING WALLS ARE ANTICIPATED AT THIS PROJECT.

SITE LEGEND

- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | CONCRETE SIDEWALK |
|  | PARKING COUNT |
|  | PROPOSED RETAINING WALL |
|  | OPEN SPACE |
|  | USABLE OPEN SPACE |

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

PARCEL NO.:	5101 071, 5101 069, 5101 001
CURRENT ZONING:	R-100, C-2
PROPOSED ZONING:	LRR
SITE AREA:	20.97 ACRES
IMPERVIOUS AREA (PROPOSED):	5.5 ACRES

BUILDING SETB

FRONT (UDO SEC. 210.120): 0 FT
SIDE (UDO SEC. 210.120): 0 FT
BACK (UDO SEC. 210.120): 0 FT

BUFFER:

UNDISTURBED BUFFER 50 FT W/ 5 FT STRUCTURE
ADJACENT TO R100: SETBACK*

*VARIANCE SOUGHT FOR ELIMINATION OF BUFFER ALONG EAST SIDE OF
PARCEL R3101 012. SEE LDI FOR VARIANCE SUMMARY.

PROPOSED LAND USES & DENSITIES

FAR (MAXIMUM)	0.50
GROSS BUILDING SF (PROPOSED)	348,273 SF
FAR (PROPOSED)	0.38

PRELIMINARY UNIT BREAKDOWN
4 BEDROOM

1-BEDROOM	144 UNITS
2-BEDROOM	144 UNITS
3-BEDROOM	24 UNITS
MAX ALLOWABLE BUILDING HEIGHT: 60'	
MAX PROPOSED BUILDING HEIGHT: +/- 39' - 2"	
REQUIRED OPEN SPACE:	2.10 AC (1.05 AC USABLE)
PROPOSED OPEN SPACE:	9.15 AC (1.25 AC USABLE)

PARKING SUMMARY

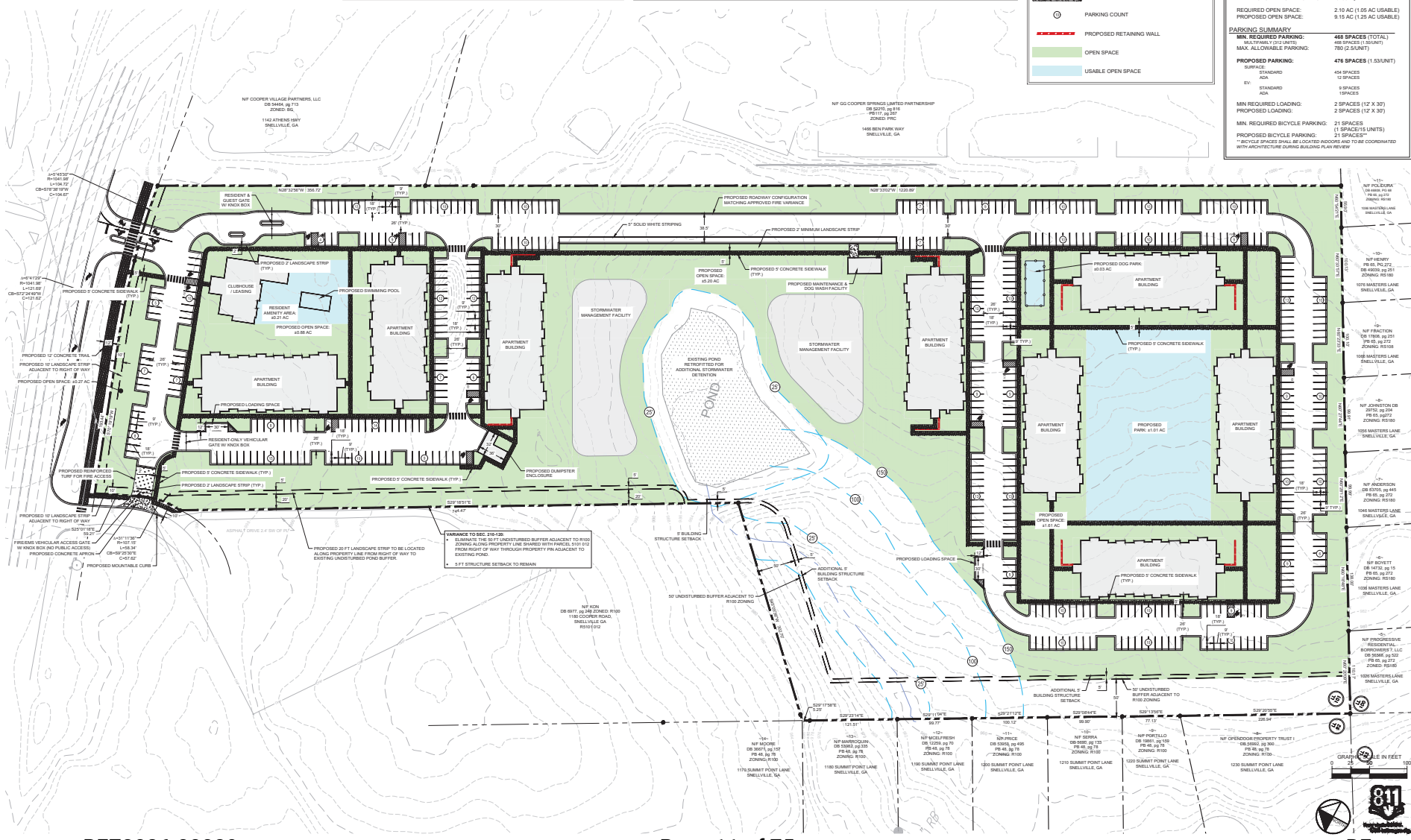
MIN. REQUIRED PARKING:	468 SPACES (1.07/UNIT)
MULTIFAMILY (312 UNITS)	468 SPACES (1.50/UNIT)
MAX. ALLOWABLE PARKING:	780 (2.5/UNIT)
PROPOSED PARKING:	476 SPACES (1.53/UNIT)

PROPOSED PARKING:		476 SPACES (1,030 VEH.)
SURFACE:		
STANDARD		454 SPACES
ADA		12 SPACES
EV:		

STANDARD	9 SPACES
ADA	15 SPACES
MIN REQUIRED LOADING:	2 SPACES (12' X 30')

PROPOSED LOADING:	2 SPACES (12' X 30')
MIN. REQUIRED BICYCLE PARKING:	21 SPACES (1 SPACE/15 UNITS)

PROPOSED BICYCLE PARKING: 21 SPACES**
** BICYCLE SPACES SHALL BE LOCATED INDOORS AND TO BE COORDINATED
WITH ARCHITECTURE DURING BUILDING PLAN REVIEW



Kimley»»Horn

WP SOUTH
ACQUISITIONS, LLC

ALTA SOUTH
GWINNETT

GSWCC CERT. (LEVEL 8)	000007821
DRAWN BY	N
DESIGNED BY	W
REVIEWED BY	CR
DATE	11.17.202
PROJECT NO.	01209506
TITLE	
REZONING SITE PLAN	
SHEET NUMBER	
C1.80	

Exhibit C: Building Elevations

[attached]

Level	Elevation	Total Non-fenestrated Area	Brick Area	Brick %
Level 1	North	1,591	1,591	100%
	East	687	687	100%
	South	1,591	1,591	100%
	West	687	687	100%
	Total	4,556	4,556	100%
Level 2	North	1,611	834	52%
	East	680	209	31%
	South	1,611	834	52%
	West	680	209	31%
	Total	4,582	2,096	46%
Total		9,138	6,642	73%



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	CHESTEREE BRICK OR EQUAL	TORAY
DIVISION 05			
R-2	STANDING SEAM METAL ROOF	ALP SPAN OR EQUAL	OLD TOWN GRAY
DIVISION 07			
CP-1	FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS URBANE BRONZE BW 7048
CP-2	FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS S-HOL WHITE SW 7143
CS-1	FIBER CEMENT LAP SIDING - 6\" EXPOSURE	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS URBANE BRONZE BW 7048
CS-2	FIBER CEMENT LAP SIDING - 6\" EXPOSURE	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS S-HOL WHITE SW 7143
BL-1	ASPHALT SHINGLE E. ROOF	GAF TIMBERLINE OR EQUAL	WEATHERED WOOD

SIDE ELEVATION - BUILDING M1
SCALE: 1/8" = 1'-0"



FRONT/BACK ELEVATION - BUILDING M1
SCALE: 1/8" = 1'-0"



ALTA SOUTH GWINNETT
SNELLVILLE, GA
CONCEPTUAL ELEVATIONS • 02-19-2026
WOD2025-02

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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3.27.26



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REZ2026-00029



BACK ELEVATION - CLUBHOUSE
SCALE: 3/16" = 1'-0"



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



ALTA SOUTH GWINNETT
SNELLVILLE, GA
CONCEPTUAL ELEVATIONS • 02-19-2026
WOD2025-02

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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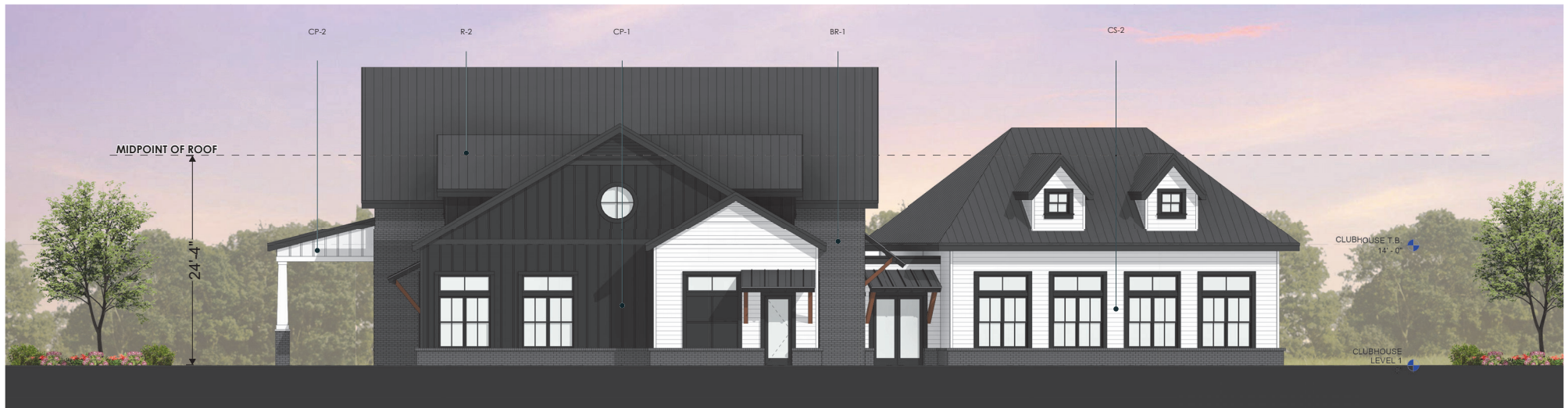
REZ2026-00029

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LEFT SIDE ELEVATION - CLUBHOUSE
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION - CLUBHOUSE
SCALE: 3/16" = 1'-0"



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EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	CHERONKEE BRICK OR EQUAL	TORAY
DIVISION 05			
R-2	STANDING SEAM METAL ROOF	ARF SPAN OR EQUAL	OLD TOWN GRAY
DIVISION 07			
CP-1	FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS URBANE BRONZE SW 7048
CP-2	FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS SHILOH WHITE SW 7043
CS-1	FIBER CEMENT LAP SIDING - 6" EXPOSURE	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS URBANE BRONZE SW 7048
CS-2	FIBER CEMENT LAP SIDING - 6" EXPOSURE	JAMES HARDIE OR EQUAL	SHERWIN WILLIAMS SHILOH WHITE SW 7043
BL-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE OR EQUAL	WEATHERED WOOD

LEFT SIDE ELEVATION - MAINTENANCE
SCALE: 3/16" = 1'-0"

BACK ELEVATION - MAINTENANCE
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION - MAINTENANCE
SCALE: 3/16" = 1'-0"

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



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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
*Of Counsel

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

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the “Application”) on behalf of W.P. South Acquisitions, LLC (the “Applicant”) for the purpose of requesting the rezoning of approximately 20.97 acres (the “Property”) located between Cooper Road and Highway 78 bearing Gwinnett County Tax Parcel numbers R5101 001, R5101 069, and R5101 071. The Property is located within the Traditional+ Future Development Types of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently zoned R-100 and C-2.

The Applicant submits this Application requesting to rezone the Property to the LRR (Low-Rise Residential Multifamily District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) to develop the Property as an attractive multifamily residential community with a total of 312 dwelling units. Apartments in the proposed community would be compatible with townhomes and apartments in the surrounding area and would be constructed with attractive architectural elements which would meet or exceed the requirements of the UDO. Building façades of the proposed apartments would include a variety of architectural materials as depicted in the building elevations submitted with the Application. The proposed development would offer three unit types in the form of 1-bedroom, 2-bedroom, and a limited

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 18 of 75
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REZ2026-00029

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number of 3-bedroom units. Residents of the proposed community would enjoy access to various amenities, including a clubhouse, swimming pool, a dog park, and a pocket park. Further, sewer and water utilities are both available in the immediate vicinity. Residents and visitors would access the community by a gated entrance on Highway 78.

The proposed development is compatible with surrounding land uses. The surrounding area within unincorporated Gwinnett is primarily residential with some commercial use as well and zoned R-100, RM-6, RZT, R-TH, RM, and C-2. The surrounding area within Snellville is primarily residential with some commercial use as well and zoned MH, PRC, HSB, MU, RS-30 and BG. Adjacent to the property is the Cooper Springs townhome community and to the west is the Cooper Manor townhome community. To the northwest of the property directly across Highway 78 are the Villas at Pebble Creek Farm and Haynescrest townhome communities. To the northeast of the property is the Rosebud Place and Enclave at Cooper Creek townhome communities and the Cambridge Downs and Villas at Loganville apartment communities.

The proposed development is also in line with the policies of the Gwinnett County 2045 Unified Plan (the “Unified Plan”) which broadly promotes residential development and encourages a variety of housing types. Specifically, one of the 2045 Plan’s “Key Takeaways” is that “Gwinnett will need more than single family development to accommodate projected population growth. Not all current residents want to live in single family homes, and future residents may also want more diverse housing options.” Additionally, the 2045 Plan provides that “[in order to] meet projected market demand based on population growth, approximately 8,500 new units must be built in Gwinnett annually.” In addressing the need for a diversity of housing types, the 2045 Plan states that the “continued predominance of single family unit construction will not meet this demand.” The 2045 Plan’s “Housing Development Goals” also identified the need to “promote higher

density development in strategic areas of the county, encouraging the construction of multifamily units to reduce reliance on single family housing.” Further, the 2045 Plan set the goal to “develop new housing in areas deemed suitable for development and redevelopment, such as underutilized parking lots, vacant parcels, repurposed commercial buildings, and areas with convenient access to transportation assets.” The Property is currently underutilized with a single-family detached home and a single commercial building on over 20 acres, while being surrounded by more dense development. There are currently several townhome and apartment communities in the surrounding area with which the proposed development would be compatible and achieve the 2045 Plan’s goal of developing underutilized areas in Gwinnett County. Accordingly, the proposed development fits within the spirit and intent of the 2045 Plan and is consistent with the established development pattern in the area.

In order to develop the Property as set forth on the submitted site plan and the Application, the Applicant also requests a variance from UDO § 210-120 to eliminate the 50’ wide undisturbed zoning buffer with a 5’ structure setback along the property line shared with Parcel R5101 012. Applicant proposes to retain the 5’ structure setback and to replace the 50’ wide undisturbed buffer with a 20’ landscape strip along the property line shared with Parcel R5101 012 to the existing undisturbed pond buffer.

The requested variance arises from the unique and peculiar conditions of the land, structures, and buildings involved. The request is necessary because the particular physical surroundings, as well as the size, shape, and topographical condition of the Property result in an unnecessary hardship for the owner, lessee, and/or occupants; as distinguished from a mere inconvenience if the provisions of the UDO are literally enforced. The conditions requiring the requested relief are not ordinarily found in properties of the same zoning district as the subject

property. The requests are the result of conditions created by the regulations of the UDO and not by an action or actions of the property owner or the Applicant. Granting the requested variance would not impair or injure other property or improvements in the neighborhood in which the Property is located, impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures. Approval of the requested variance would further the general spirit and intent of the UDO and/or the purpose and intent of the 2045 Plan.

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

Respectfully submitted this 4th day of June, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

JUSTIFICATION FOR REZONING

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 MRR classification as requested by the Applicant, and is not economically suitable for development under the present R-100 and C-2 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 MRR classification 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 MRR 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 __th day of November, 2025.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane 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 rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, approval of the Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses.

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

No, approval of the Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement surrounding residential land uses by providing additional housing options for current and future residents of Gwinnett County.

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

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

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

No, approval of the Rezoning 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 Cooper Road and Highway 78.

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

Yes, approval of the Rezoning Application is in conformity with the spirit of the Gwinnett County 2045 Unified Plan, which encourages residential development and continued diversification of housing types in the County.

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

The Applicant submits that the quality of the proposed development, the character of surrounding uses, and the close proximity to major transportation corridors provide additional supporting grounds for approval of the Rezoning Application. Additionally, the Property is adjacent to a large mixed-use development as well as within a mile of several other large mixed-use developments, further justifying approval of the proposed development.

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>W. P. South Acquisitions, LLC</u>	Name: <u>John H. Rylee and Luther Rylee</u>
Address: <u>1550 North Brown Road, Suite 125</u>	Address: <u>1550 North Brown Road, Suite 125</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>Georgia</u> ZIP: <u>30043</u>	State: <u>Georgia</u> ZIP: <u>30043</u>
Phone: <u>770-232-0000</u>	Phone: <u>770-232-0000</u>
Email: <u>slanham@mptlawfirm.com</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: ☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser	
Current Zoning District(s): <u>R-100 & C-2</u> Requested Zoning District: <u>LRR</u>	
Parcel Number(s): <u>R5101 001, R5101 069, and R5101 071</u> Acreage: <u>20.97</u>	
Property Address(es): <u>1162 Cooper Road, Snellville, GA 30078</u>	
Proposed Development: <u>A multifamily residential community.</u>	
Variance(s): <u>UDO § 210-120</u> Waiver(s): <u>N/A</u>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: <u>312</u> Dwelling Unit Sq. Ft.: <u>Minimum allowed by UDO</u> Density: <u>14.9 Units/Acre</u> Floor Area Ratio (LRR, MRR, HRR): <u>0.38</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>	



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: John H. Rylee

Signature: John H. Rylee

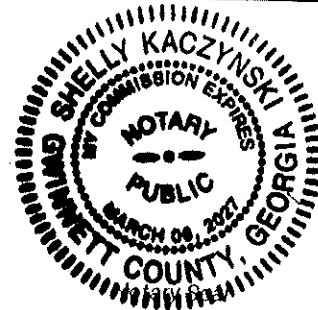
Date: 11/29/25

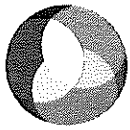
Notary Public

Name: Shelly Kaczynski

Signature: [Signature]

Date: 11/29/25





Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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

Property Owner

Name: Luke RyLae

Signature: Luke RyLae

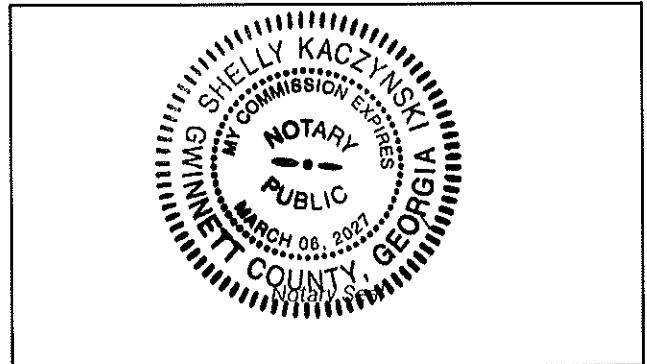
Date: 11/29/25

Notary Public

Name: Shelly Kaczynski

Signature: SK

Date: 11/29/25





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: 11/20/2025

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
5101 001	Yes
5101 069	Yes
5101 071	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 McShuttre Title: TSA

Signature: [Signature] Date: 11/20/2025



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT | PLANNING DIVISION
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Name: Kassie Prater

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

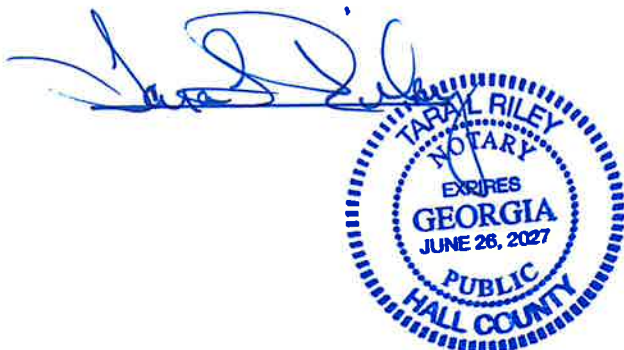
Campaign Contributions? ☒ Yes ☐ No

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTION	DATE
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matthew Holtkamp, Commissioner	\$2,000	06/19/2025
Ben Ku, Commissioner	\$1,300	02/03/2026

Shane M. Lanham, Attorney at Law, PC

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

Updated 08/29/2025



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: WP South Acquisitions, LLC

Relationship to Application ☒ Applicant ☐ Representative of Applicant ☐ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: [Signature]
Vice President

Date: 5/15/2026



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 Rylee

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

X Signature: John W. Rylee

X Date: 5/09/26



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: Luther Rylee

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

X Signature: Luther Rylee

X Date: 5-9-26

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



February 12, 2026

Jason Frost
Wood Partners
3715 Northside Parkway NW
Suite 4-600
Atlanta, GA 30327

☐	APPROVED
☐	DENIED
☒	CONDITIONALLY APPROVED
Sewer Capacity Request #C2026-027-02	
Expiration Date: 02/12/2027	
Tie-In Manhole FID: 2326481	

RE: Sewer Availability for Proposed Development – Alta South Gwinnett
Parcel ID 5101 071, 5101 069, 5101 001

Dear Mr. Frost:

This letter supersedes the earlier Sewer Capacity Certification C2025-340-12 dated December 19, 2025.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 312 apartment units (144 one-bedroom, 144 two-bedroom, 24 three-bedroom) and a 6,000 square-foot clubhouse with a pool. The anticipated annual average daily flow of the proposed development is 31 gallons per minute (gpm). We understand that a private pump station with a private force main is proposed to serve the development prior to discharging into a public sewer tie-in manhole at Facility ID **2326481**.

As private pump stations are only allowed by variance, this letter confirms that Gwinnett County can provide sewer service for the proposed development upon satisfactory completion of the following conditions by the Applicant:

- Submittal of a variance for approval of the private pump station; GCDWR will review capacity and connection configuration to the public sewer. **Discharge from the private pump station shall be below 120 gpm at all times.**

Please note the following:

- If a private sewer easement is required, no structures, permanent or temporary, will be located in the private sewer easement in perpetuity.
- **Gwinnett County is not responsible for the upkeep and maintenance of the private pump station, private force main, or private laterals.**

Upon meeting the above requirements, the existing system shall have adequate capacity to serve the proposed development on the above parcel(s). This confirmation is based on your anticipated average daily flow of 31 gpm and proposed pump flow rate of 120 gpm discharging into the sewer tie-in manhole at Facility ID **2326481**.



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

Alta South Gwinnett Development

Gwinnett County, Georgia

Report Prepared:

November 2025

Prepared for:

Wood Partners

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
012095060

Traffic Impact Study

Alta South Gwinnett Development

Gwinnett County, Georgia

Report Prepared:

November 2025

Prepared for:

Wood Partners

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
012095060



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Appendix B: Intersection Volume Worksheets

Appendix C: *Synchro* Analysis Reports

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Appendix F: Intersection Control Evaluation (ICE)

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the *Alta South Gwinnett Development*, which is expected to be completed in 2028 (referred to herein as “build-out year”). This study evaluates the impact of constructing 312 multifamily residential units. The approximate 20.96-acre site is located south of Athens Highway (SR 10/US 78) and west of Cooper Springs Road within unincorporated Gwinnett County, Georgia.

The report will summarize the analysis of the following three (3) scenarios:

1. Existing 2025 Conditions
2. Projected 2028 No-Build Conditions (Existing 2025 Conditions, plus background traffic growth)
3. Projected 2028 Build Conditions (Projected 2028 No-Build Conditions, plus traffic associated with the proposed *Alta South Gwinnett Development*)

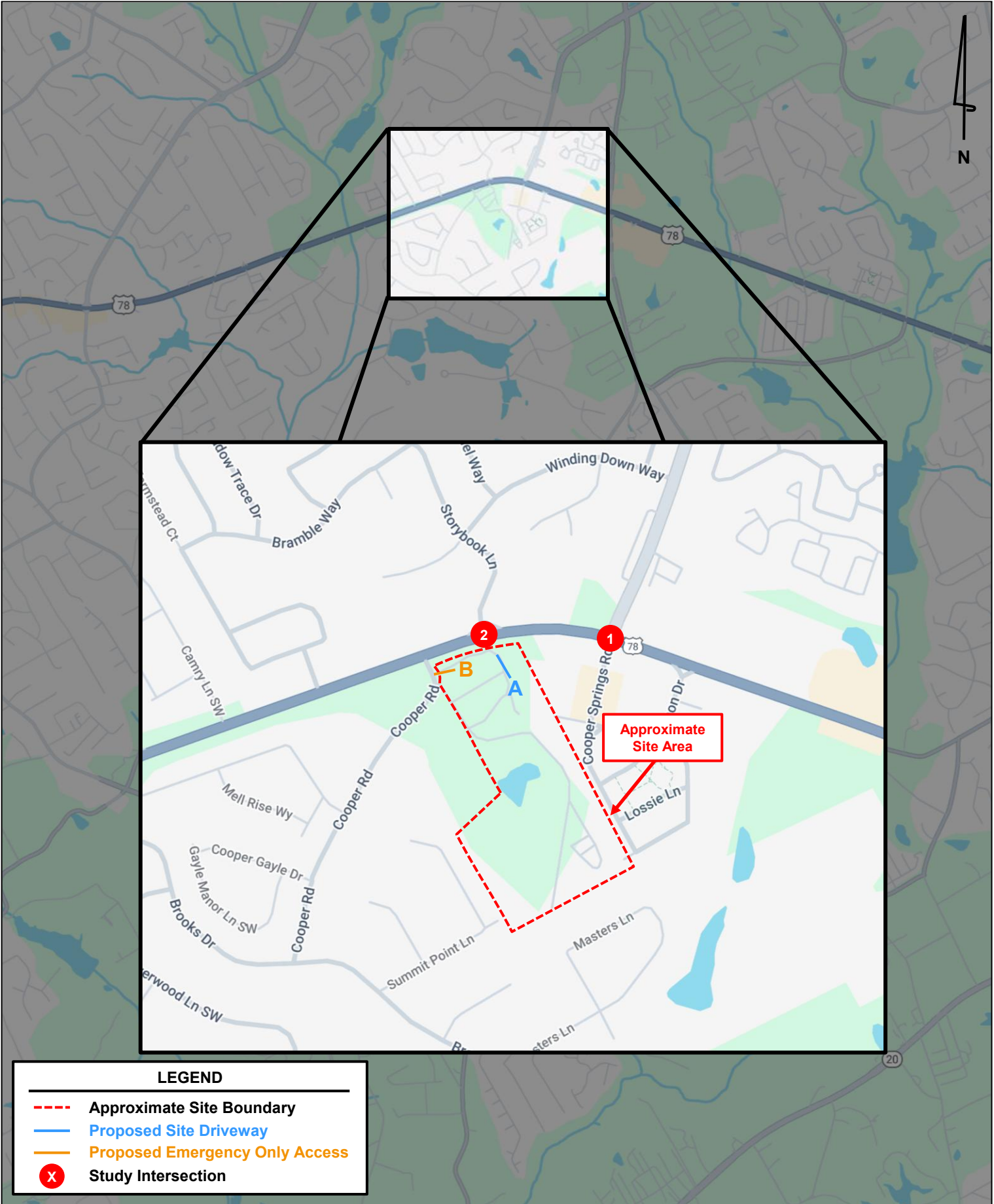
Figure 1 provides a location map of the project site. **Figure 2** provides an aerial image of the project site and study network. Additionally, a copy of the proposed site plan is provided in **Appendix A**.

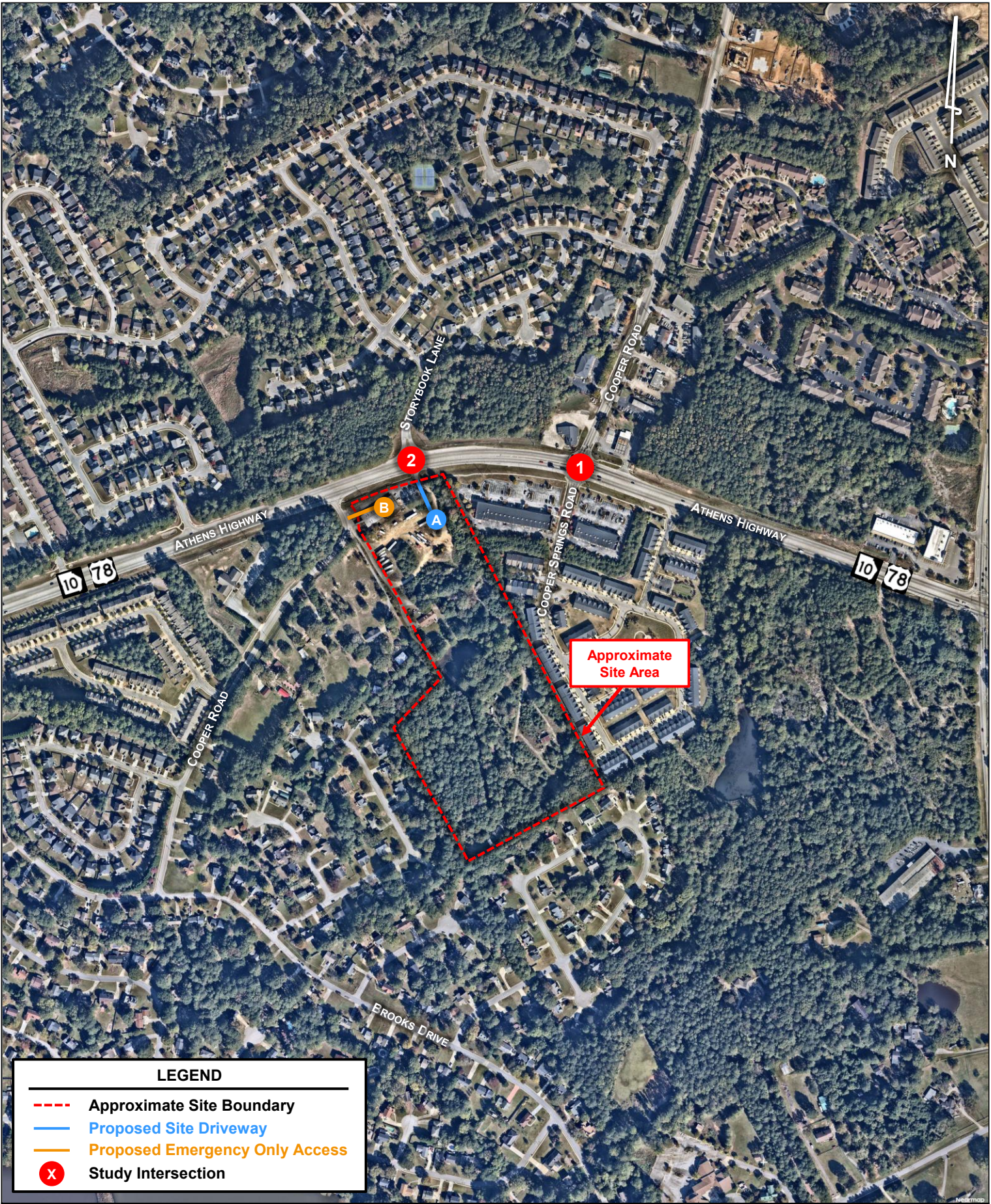
2.0 STUDY AREA DETERMINATION

The study area consists of the following two (2) existing study intersections:

1. Athens Highway (SR 10/US 78) at Cooper Springs Road/Cooper Road (signalized)
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A (unsignalized)

For the purposes of this traffic impact study, Cooper Springs Road, Cooper Road, Storybook Lane, and Site Driveway A are considered to have a north-south orientation. Athens Highway (SR 10/US 78) is considered to have an east-west orientation.





3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Athens Highway (SR 10/US 78) is a four-lane principal arterial roadway (GDOT Functional Classification) and highway (GCDOT Functional Classification) with two lanes in each direction. Athens Highway (SR 10/US 78) is divided by a center two-way left-turn lane and has a posted speed limit of 55 MPH. GDOT counts taken west of Creekwood Drive indicated an AADT of 40,200 vehicles per day in 2024.

Cooper Road is a two-lane undivided local roadway (GDOT Functional Classification) and major arterial roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 45 MPH. GDOT counts taken north of Pebble Bend Drive indicated an AADT of 8,980 vehicles per day in 2024.

Cooper Springs Road is a two-lane partially divided local roadway (GDOT Functional Classification) and residential roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has an assumed speed limit of 25 MPH. There are no GDOT count stations along Cooper Springs Road.

Storybook Lane is a two-lane undivided local roadway (GDOT Functional Classification) and residential roadway (GCDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 20 MPH. There are no GDOT count stations along Storybook Lane.

3.2 EXISTING TRAFFIC VOLUMES

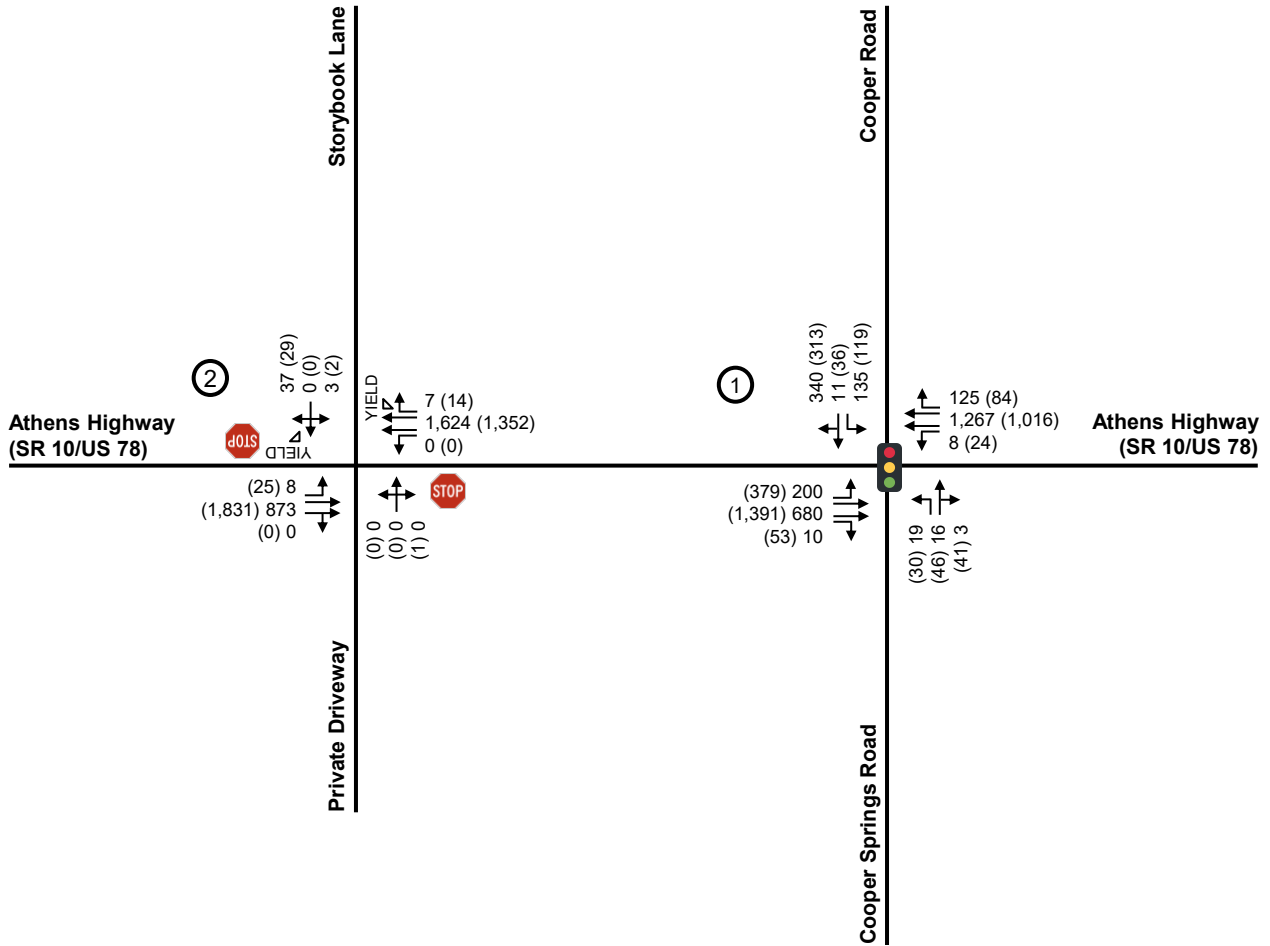
Vehicle peak hour turning movement counts were performed at the following study intersections:

1. Athens Highway (SR 10/US 78) at Cooper Springs Road/Cooper Road (signalized)
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A (unsignalized)

The turning movement counts were collected during the AM period (6:00 AM – 9:00 AM) and the PM period (4:00 PM – 6:00 PM) on Wednesday, October 15, 2025. Raw traffic counts are provided in **Appendix D**. Peak hours for study intersections are shown in **Table 1**.

Table 1: Peak Hour Summary		
Intersection	AM Peak Hour	PM Peak Hour
1. Athens Highway (SR 10/US 78) at Cooper Springs Road/Cooper Road (signalized)	7:30 AM – 8:30 AM	5:00 PM – 6:00 PM
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A (unsignalized)	7:30 AM – 8:30 AM	5:00 PM – 6:00 PM

Figure 3 illustrates the Existing 2025 traffic volumes of the study intersections and the existing roadway geometry (intersection layout).



LEGEND

→

Existing Roadway Laneage

XX

AM Peak Hour Traffic Volumes

(XX)

PM Peak Hour Traffic Volumes

Existing Traffic Signal

Existing Stop Control

Intersection Reference Number

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

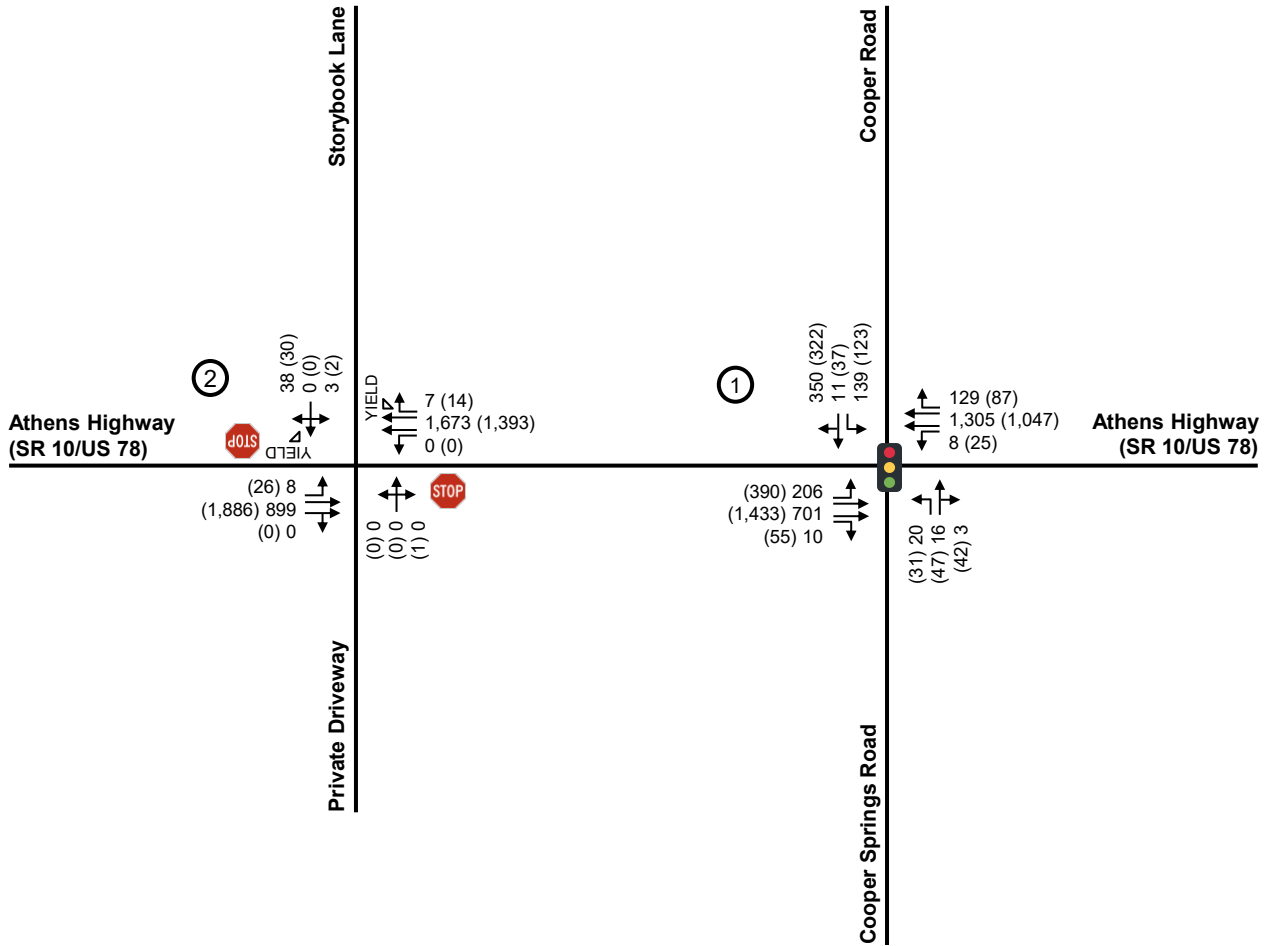
Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the *Alta South Gwinnett Development*. The Existing 2025 peak hour traffic volumes were increased by 1.0% per year for three (3) years to account for the expected background growth in traffic through year 2028. **Figure 4** illustrates the Projected 2028 No-Build traffic conditions.

4.1 FUTURE ROADWAY / INTERSECTION PROJECTS

The ARC's Atlanta Regional Plan, Gwinnett County SPLOST, and GDOT GeoPI project lists were researched for currently programmed transportation projects within the vicinity of the proposed development. There was one (1) programmed project identified within the study area.

- **F-1528** – the project proposes to install pedestrian improvements along Athens Highway (SR 10/US 78) from the Dekalb County line to the Walton County Line.

The programmed project is not projected to alter the roadway laneage; therefore, it is not analyzed in the study network.



LEGEND

- Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- Existing Stop Control
- Intersection Reference Number

*Existing 2025 traffic volumes grown at 1.0% per year for three (3) years.

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluates the impact of constructing 312 multifamily residential units on a 20.96-acre site.

5.1 PROJECT SITE ACCESS

Access to the proposed *Alta South Gwinnett Development* will be provided via one (1) existing site driveway and one (1) proposed site driveway, which is shown on the proposed site plan in **Appendix A**. A brief description of the site driveways is as follows:

- Site Driveway A (located along Athens Highway (SR10/US 78)) – an existing, full-movement, unsignalized driveway that aligns with Storybook Lane. The driveway is proposed to have one (1) ingress lane entering the project site and two (2) egress lanes exiting the project site.
- Site Driveway B (Emergency Only Access/Located along Cooper Road) – a proposed, full-movement, unsignalized driveway located along Cooper Road, approximately 125 feet south of Athens Highway (SR 10/US 78). The driveway is proposed to have one (1) egress lane exiting the site and one (1) ingress lane entering the site.

Refer to the site plan in **Appendix A** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021*. The project trip generation for the proposed development was calculated based upon the Multi-Family Housing (Mid-Rise) land use (Land Use Code 221).

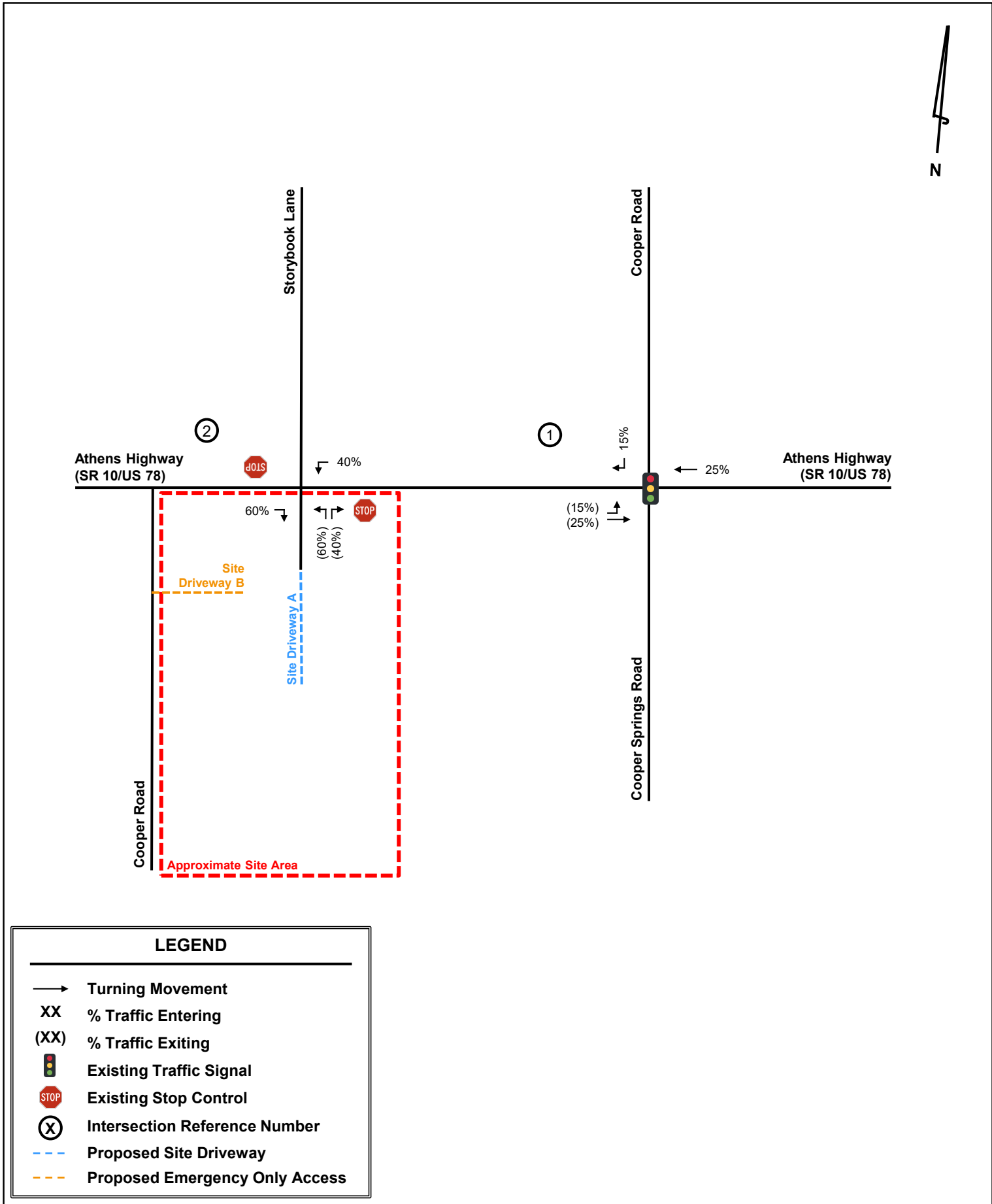
Table 2 summarizes the trip generation for the proposed development upon full build-out (2028). Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, or pass-by reductions were assumed to be zero.

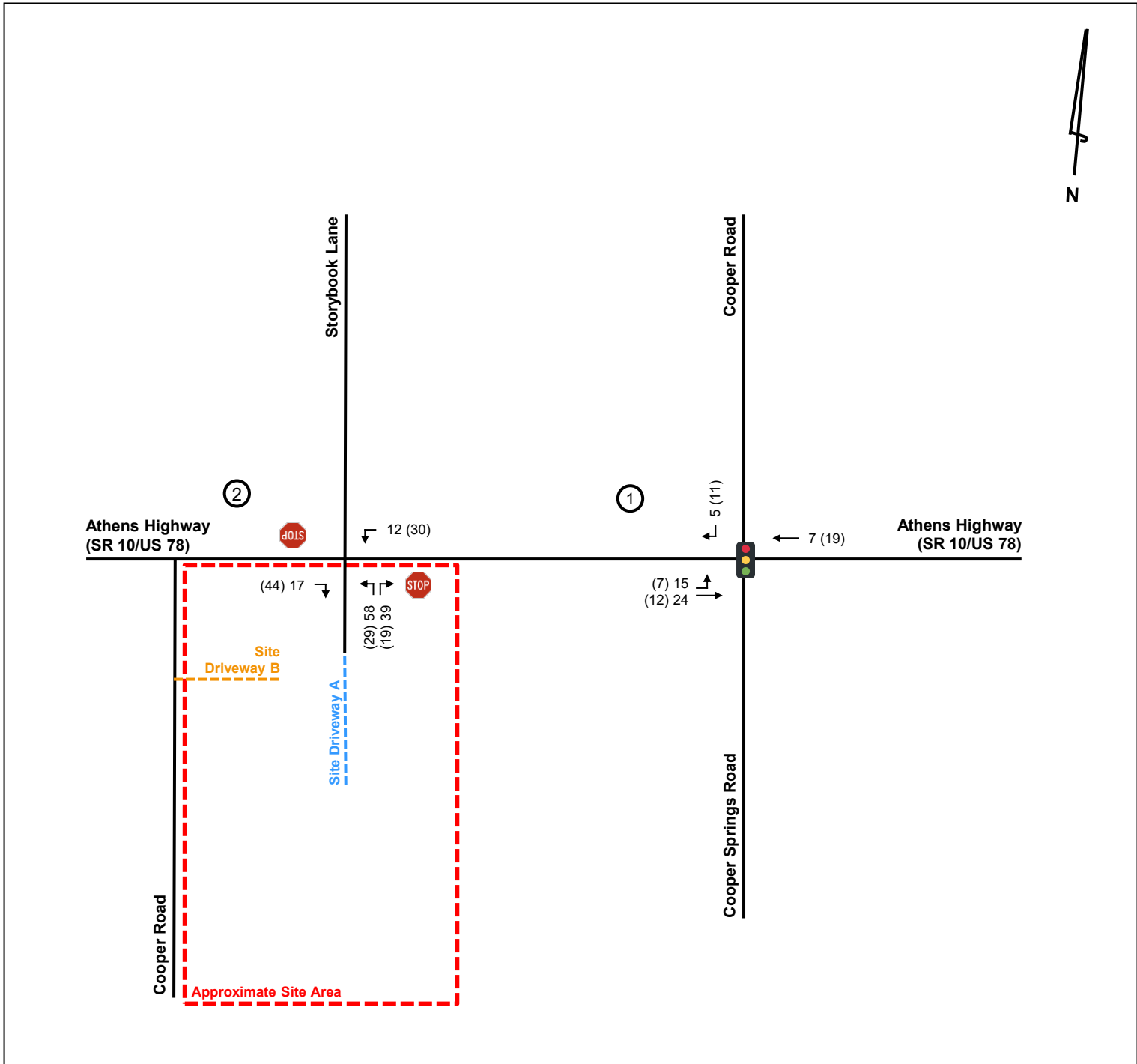
Table 2: Project Trip Generation Summary									
Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour		PM Peak Hour	
			Total	Enter	Exit	Enter	Exit	Enter	Exit
Multi-Family Housing (Mid-Rise)	221	312 units	1,442	721	721	29	97	74	48
Total Gross Project Trips			1,442	721	721	29	97	74	48

5.3 TRIP DISTRIBUTION AND ASSIGNMENT

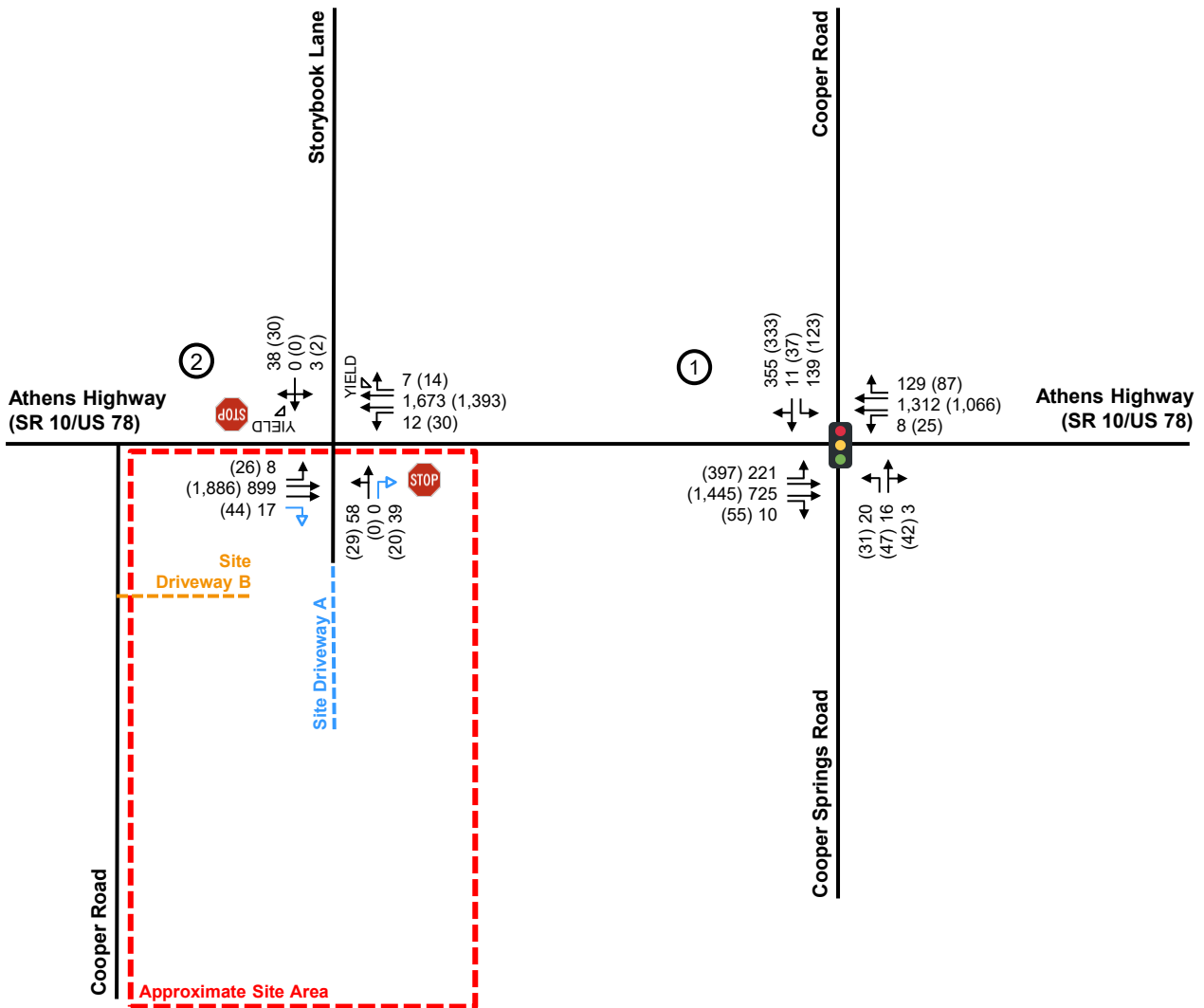
The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses, population densities, and existing travel patterns in the area. A detailed trip distribution and assignment for the residential trips is shown in **Figure 5**.

Based on the trip generation from **Table 2** and the anticipated trip distribution, new project trips were assigned to the study roadway network. **Figure 6** illustrates the project trips distributed throughout the study network for the Projected 2028 Build conditions. **Figure 7** illustrates the Projected 2028 Build traffic conditions for the AM and PM peak hours. **Appendix B** provides intersection volume worksheets for the study intersections.





LEGEND	
→	Turning Movement
XX	AM Peak Hour Project Trips
(XX)	PM Peak Hour Project Trips
	Existing Traffic Signal
	Existing Stop Control
(X)	Intersection Reference Number
---	Proposed Site Driveway
---	Proposed Emergency Only Access



LEGEND

- Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- STOP Existing Stop Control
- (X) Intersection Reference Number
- - - Proposed Site Driveway
- Proposed Build Roadway Laneage
- - - Proposed Emergency Only Access

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections using *Synchro Professional, Version 12.0*. The program uses methodologies contained in the *Highway Capacity Manual, 7th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side street approaches. Low levels-of-service for the side street approaches are not uncommon, as vehicles may experience a delay turning onto a major roadway.

LOS for signalized intersections is reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

In addition to the Existing 2025 conditions, an analysis was performed for the AM and PM peak hours under Projected 2028 No-Build and Build traffic conditions. The results of the LOS analysis are summarized for the AM and PM peak hours in **Table 3**.

Table 3: Level-of-Service Summary <i>LOS (Delay in Seconds)</i>							
Intersection	Approach & Movement	Existing 2025		Projected 2028 No-Build		Projected 2028 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Athens Highway (SR 10/US 78) at Cooper Springs Road/Cooper Road (signalized)	Overall	C (30.5)	C (32.1)	C (32.2)	C (34.9)	C (33.6)	D (37.5)
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A (unsignalized)	SB	B (10.5)	A (9.9)	B (10.7)	B (10.0)	B (10.7)	B (10.2)
	EBL	B (13.0)	B (10.9)	B (13.5)	B (11.1)	B (13.5)	B (11.1)
	NB	A (0.0)	C (18.7)	A (0.0)	C (19.3)	D (27.0)	F (131.9)
	WBL	A (0.0)	A (0.0)	A (0.0)	A (0.0)	B (10.2)	C (19.1)

As shown in **Table 3**, the analysis indicates that all study intersections will operate at an acceptable LOS during both the AM and PM peak hours under the Existing 2025 and Projected 2028 No-Build conditions. The northbound approach at the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A is projected to operate at LOS F during the PM peak hour under the Projected 2028 Build conditions. The *Synchro* analysis reports are included in **Appendix C**.

In order to improve the delay at the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A, the following Build improvements are recommended (shown in blue on **Figure 7**):

- Construct an exclusive eastbound right-turn lane along Athens Highway (SR 10/US 78).
- Reconstruct the northbound approach to consist of two (2) egress lanes exiting the site with a shared left-turn/through lane and an exclusive right-turn lane.

The results of the LOS for the Projected 2028 Build Improved analysis are summarized for the AM and PM peak hours in **Table 4**.

Table 4: Level-of-Service Summary for Build Improved			
<i>LOS (Delay in Seconds)</i>			
Intersection	Approach & Movement	Projected 2028 Build Improved	
		AM Peak	PM Peak
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A (unsignalized)	SB	B (10.7)	B (10.2)
	EBL	B (13.5)	B (11.1)
	NB	C (23.4)	F (99.7)
	WBL	B (10.2)	C (19.1)

As shown in **Table 4**, the northbound approach is still projected to operate at LOS F during the PM peak hour under the Projected 2028 Build Improved conditions. However, the delay is projected to be reduced with the recommended improvements. No additional physical improvements are recommended.

7.0 INTERSECTION CONTROL EVALUATION

The purpose of GDOT's ICE Policy is to "provide transparency, consistency, and accountability when identifying and selecting an intersection control solution that both meets the project purpose and reflects the overall best value in terms of specific performance-based criteria." GDOT's ICE Policy includes two stages: Stage 1 (Screening Decision Record) and Stage 2 (Alternative Selection Decision Record). If the selected alternative is not the highest scoring alternative in the ICE Stage 2 analysis, then a waiver may be submitted with the ICE Analysis. An ICE analysis was performed on the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A.

STAGE 1: SCREENING DECISION RECORD

Stage 1 is generally conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to eliminate non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. The following alternatives were selected in Stage 1:

- Conventional (Minor Stop)
- RCUT (Stop Control)
- RIRO w/down stream U-Turn

STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

Stage 2 involves a more detailed evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 takes into account the construction cost, operational efficiency, safety considerations, and public opinion.

The intersection delays and ratios were calculated at the study intersections during the AM and PM peak hours.

Per ICE Stage 1, the following alternatives were compared with the final ICE Stage 2 scores shown below in **Table 5**:

Table 5: ICE Alternative Selection Decision				
Intersection	ICE Stage 2	Conventional (Minor Stop)	RCUT (Stop Control)	RIRO w/down stream U-Turn
2. Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A	Score	3.7	4.9	5.4
	Rank	3	2	1

The results of the ICE Analysis are attached. An alternative with the highest score is generally the preferred alternative. **Table 5** shows that a right-in right-out (RIRO) with a downstream U-Turn is the preferred alternative for the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A. However, it should be noted that ICE results are more of a guidance, and the highest score does NOT mean that it is always the recommended option.

Additionally, per GDOT's ICE Waiver Policy, a waiver must be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2. For the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A, the proposed control is a Full-Movement Conventional Minor Stop. However, the highest score per the ICE analysis is a right-in right-out (RIRO) with a downstream U-Turn. The Full-Movement Conventional Minor Stop is the proposed control because it maintains the existing condition for Site Driveway A and Storybook Lane. Additionally, Site Driveway A is the only access point for daily traffic of the proposed development. Therefore, a waiver is required to proceed with the proposed full-movement intersection.

8.0 TURN LANE DETERMINATION

The Georgia Department of Transportation (GDOT) provides guidance on minimum volumes requiring the construction of turn lanes, and thresholds are provided for guidance and informational purposes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 6** for right-turns.

Table 6: Minimum Volumes Requiring Right-Turn Deceleration Lanes GDOT's Regulations for Driveway and Encroachment Control Manual				
Posted Speed	Daily Volume			
	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	200 RTV/day	100 RTV/day	200 RTV/day	100 RTV/day
40 – 50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55 – 60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

For Athens Highway (SR 10/US 78), which is a 4-lane road with a center two-way left-turn lane, a posted speed limit of 55 MPH, and ADT more than 10,000 vehicles per day, a right turn lane is needed if there are at least 50 right-turning vehicles per day.

The total projected daily inbound trips of the proposed development is 721 trips. The proposed eastbound right-turn distribution at Site Driveway A is 60%, which would yield approximately 433 daily eastbound right-turning vehicles. This is above the requirement threshold; therefore, an exclusive eastbound right-turn lane is warranted at Site Driveway A per GDOT's thresholds.

9.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Alta South Gwinnett Development*. The approximate 20.96-acre site is located south of Athens Highway (SR 10/US 78) and west of Cooper Springs Road within unincorporated Gwinnett County, Georgia and involves the construction of 312 multifamily residential units.

The study network, which consists of two (2) existing intersections, was analyzed for the weekday AM and PM peak hours under the Existing 2025 conditions, Projected 2028 No-Build conditions (three years of background traffic growth), and Projected 2028 Build conditions (Projected 2028 No-Build conditions plus traffic generated by the proposed *Alta South Gwinnett Development*).

Based on the results of this traffic impact study, all study intersections will operate at an acceptable LOS during both the AM and PM peak hours under the Existing 2025 and Projected 2028 No-Build conditions. The northbound approach at the intersection of Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A is projected to operate at LOS F during the PM peak hour under the Projected 2028 Build conditions.

Kimley-Horn and Associates, Inc. is recommending site access improvements based on the results of the study. Site access improvements, or “Build” recommendations, are needed to serve the *Alta South Gwinnett Development* traffic.

9.1 SITE ACCESS IMPROVEMENT RECOMMENDATIONS

Based on the results of this study, Kimley-Horn and Associates, Inc. does recommend the following site access improvements to serve the Projected 2028 Build traffic conditions (note: this would be the improvements needed to serve traffic associated with the *Alta South Gwinnett Development*):

- Intersection 2 – Athens Highway (SR 10/US 78) at Storybook Lane/Site Driveway A
 - Construct an exclusive eastbound right-turn lane along Athens Highway (SR 10/US 78).
 - On the site, reconfigure the northbound approach to consist of two (2) egress lanes with a shared left-turn/through lane and an exclusive right-turn lane and one (1) ingress lane entering the site.

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Plan

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

District Planning Commissioners and District Commissioner.

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

Chestnut Grove Baptist Church, 2299 Rosebud Road SW, Grayson, Georgia 30017

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

May 21, 2026 at 6:30 p.m.

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

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

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.**

May 21, 2026 at 6:30 PM at Chestnut Grove Baptist Church, 2299 Rosebud Road SW, Grayson, GA 30017.

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.**

Twenty-four (24) people participated. See attached sign-in sheet.

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

The attendees indicated concerns about the traffic impacts from the development, the impact on stormwater and erosion from the development, what can be done to provide privacy for the neighborhood, and how this development will impact their community.

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

The Applicant team explained that a traffic study has been conducted and stated that we are happy to do further studies and look for ways to improve traffic concerns. The Applicant team explained the stormwater management requirements Gwinnett County has as well as the erosion control requirements. The Applicant team explained that there are landscaping and screening requirements, which will offer privacy for the neighborhood and that there will be

a fence provided around the entire development. The Applicant also discussed leaving as many trees untouched as possible to provide mature vegetation to residents after discussing further with attendees. Lastly, the Applicant team discussed the safety measures the development would have, the amenities that would be offered, and provided information on other 4 developments for attendees to look up or visit to see the type of development that is proposed and the impact it has had on other communities in Gwinnett County.

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		July 2026
Department/Agency Name:		Parks & Recreation
Reviewer Name:		Adanegn Woldemichael
Reviewer Title:		Construction Manager I
Reviewer Email Address:		Adanegn.woldemichael@gwinnett county .com
Case Number:		ZON2025-00111
Case Address:		1160 ATHENS HWY, GRAYSON, GA 30017
Comments:		☒ YES ☐ NO
1	A future Priority Trail is proposed along the property frontage on Athens Highway. A 12-foot-wide concrete trail has been incorporated into the rezoning site plan in accordance with the Gwinnett County Trails Master Plan.	
2		
3		
4		
5		
6		
7		
Recommended Zoning Conditions:		☐ YES ☒ 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:		May 22, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager II	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00029	
Case Address:		1160 Athens Highway	
Comments:		☒ X	☐ YES ☐ NO
1	Athens Highway (SR 10 / US 78) is a principal arterial. The Average Daily Traffic (ADT) volume is 40,200.		
2	The nearest Ride Gwinnett facility is located 2.8 miles away at US 78 and Wisteria Drive (Stop #7000 / Route 70).		
3	Per section 360-100 of the UDO, a 12' concrete trail shall be constructed along the site frontage of Athens Highway.		
4	The design and operation of the site driveway along Athens Highway (SR 10/US 78) is subject to the review and approval of the Georgia Department of Transportation (GDOT).		
5	Per section 360-40.4 and Table 360.2, a sight distance certificate shall be provided for the site driveway.		
6			
7			
Recommended Zoning Conditions:		☐ YES	☒ X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

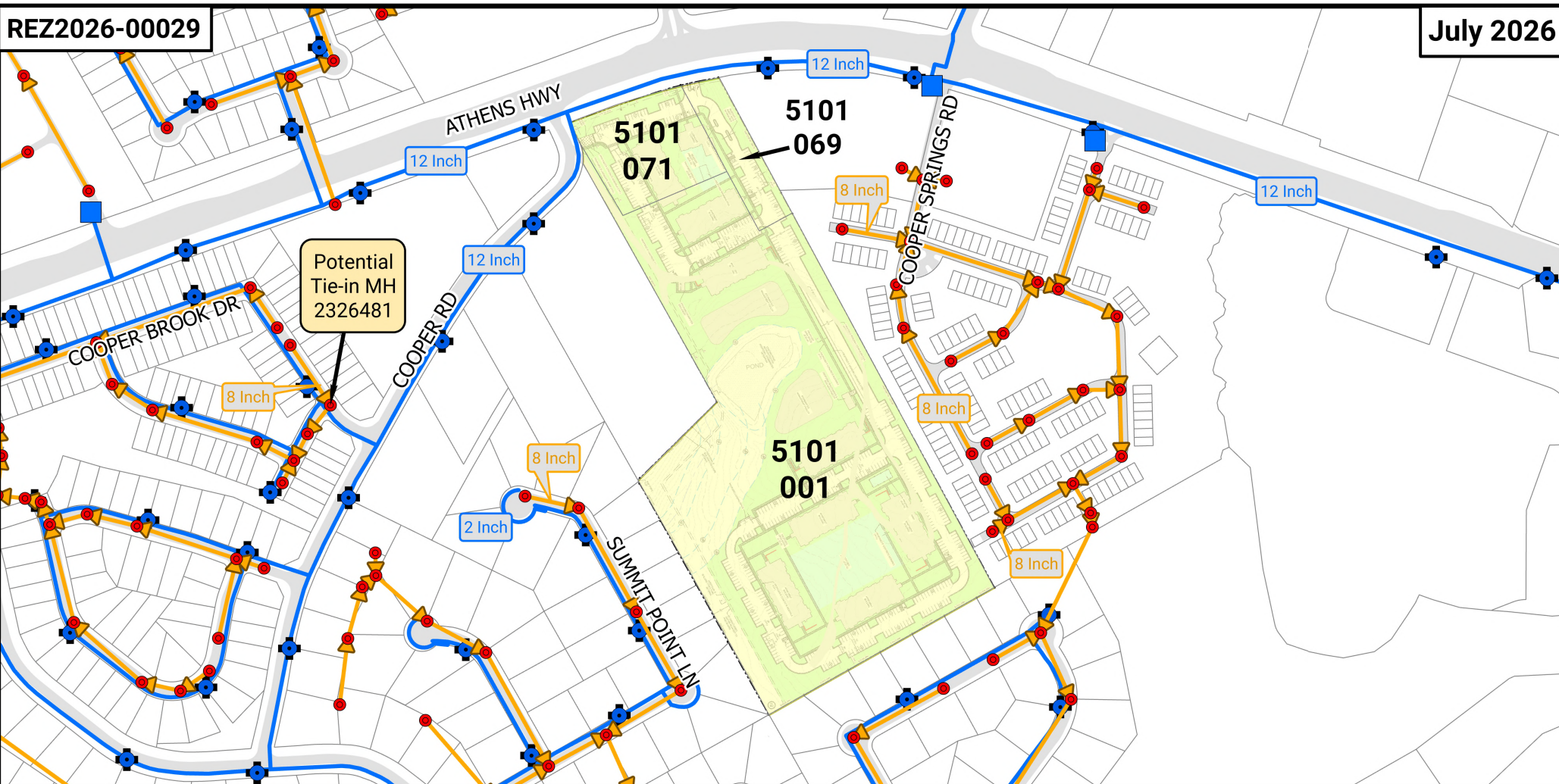


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Lorraine Campagne		
Reviewer Title:		Section Manager		
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com		
Case Number:		REZ2026-00029		
Case Address:		1160 Athens Hwy		
Comments:		☒	YES	☐ NO
1	Water: The proposed development may connect to an existing 12-inch water main along the southern right-of-way of Athens Highway.			
2	Sewer: A Sewer Capacity Certification (C2026-027-02) was conditionally approved in February 2026 for 312 apartments. The proposed development plans to connect to an existing 8-inch gravity sewer within the Cooper Brook Drive roadway.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		☐	YES	☒ NO
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

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

1160 Athens Hwy
R-100, C-2 to LRR

Water & Sewer Utility Map



0 225 450
Feet

LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the southern right-of-way of Athens Highway.

Sewer Comments: A Sewer Capacity Certification (C2026-027-02) was conditionally approved in February 2026 for 312 apartments. The proposed development plans to connect to an existing 8-inch gravity sewer within the Cooper Brook Drive roadway.

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.

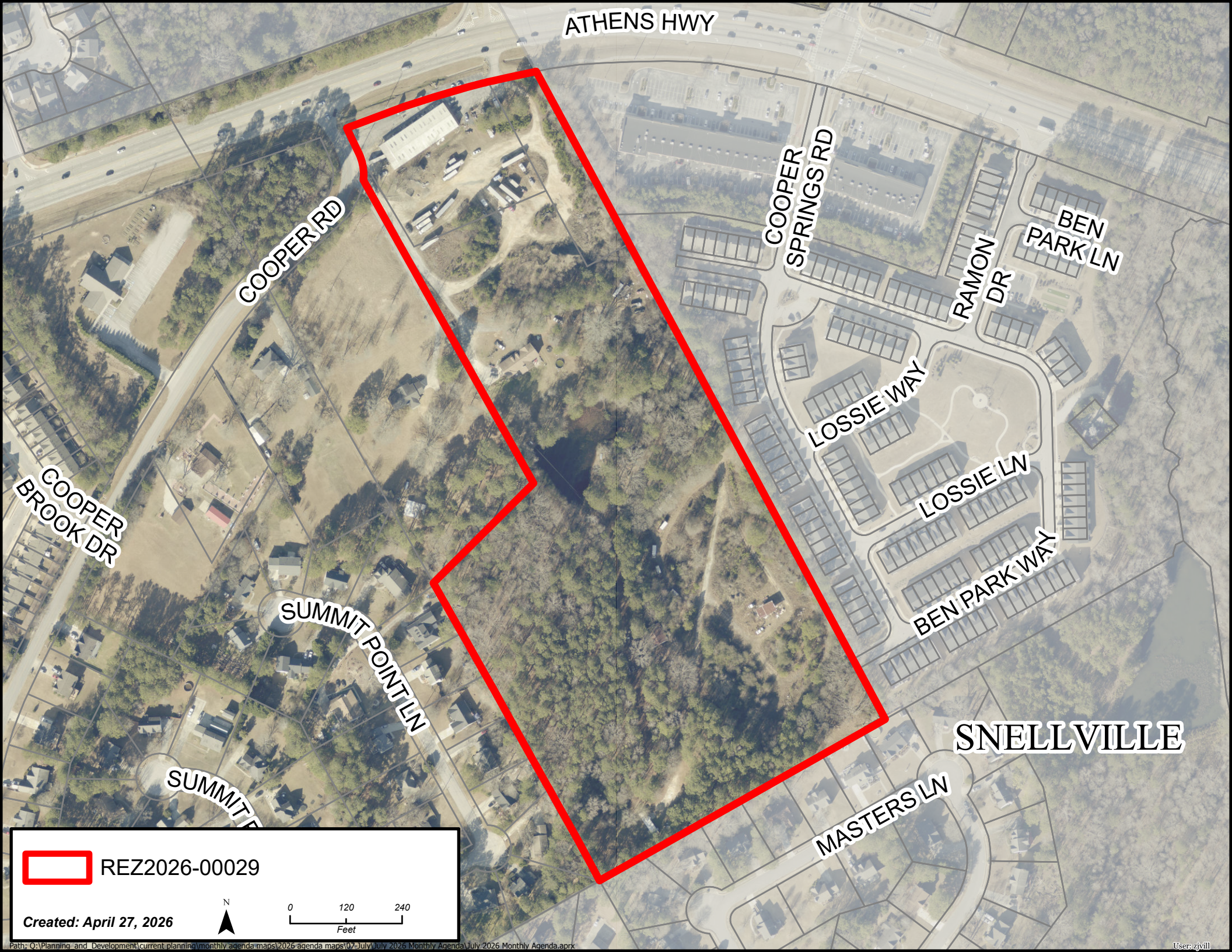
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

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

											Proposed Zoning
	School	2026-27			2027-28			2028-29			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Peachtree Ridge HS	3,057	3,050	7	3,072	3,050	22	3,088	3,050	38	7
REZ2026-00028 (ZON2025-00077)	Northbrook MS	915	1,025	-110	897	1,025	-128	888	1,025	-137	4
	Jackson ES	1,370	1,475	-105	1,338	1,475	-137	1,325	1,475	-150	8
	South Gwinnett HS	2,606	2,750	-144	2,580	2,750	-170	2,593	2,750	-157	37
REZ2026-00029 (ZON2025-00111)	Grace Snell MS	1,172	1,200	-28	1,189	1,200	-11	1,177	1,200	-23	25
	Magill ES	1,282	1,525	-243	1,295	1,525	-230	1,308	1,525	-217	47
	Discovery HS	2,621	2,525	96	2,648	2,525	123	2,660	2,525	135	21
REZ2026-00030 (ZON2026-00003)	Richards MS	1,956	2,200	-244	1,975	2,200	-225	1,993	2,200	-207	14
	Alford ES	884	1,025	-141	899	1,025	-126	887	1,025	-138	26

Exhibit J: Maps

[attached]



ATHENS HWY

COOPER RD

COOPER
SPRINGS RD

RAMON
DR

BEN
PARK LN

LOSSIE WAY

LOSSIE LN

BEN PARK WAY

SNELLVILLE

MASTERS LN

SUMMIT POINT LN

SUMMIT

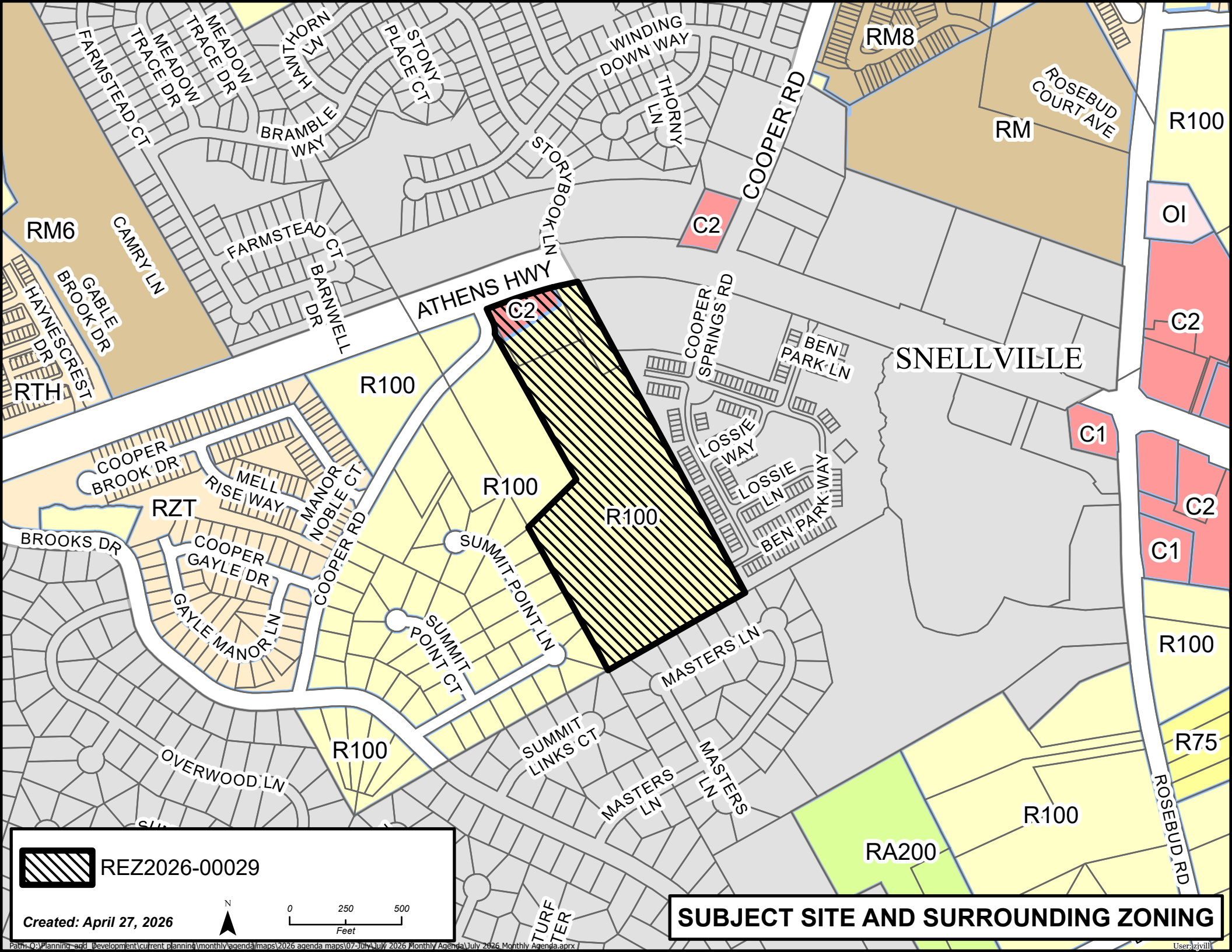
COOPER
BROOK DR

 REZ2026-00029

Created: April 27, 2026



0 120 240
Feet



RM6

RTH

RZT

R100

R100

R100

R100

RM8

RM

R100

OI

C2

C1

C2

C1

R100

R75

R100

RA200

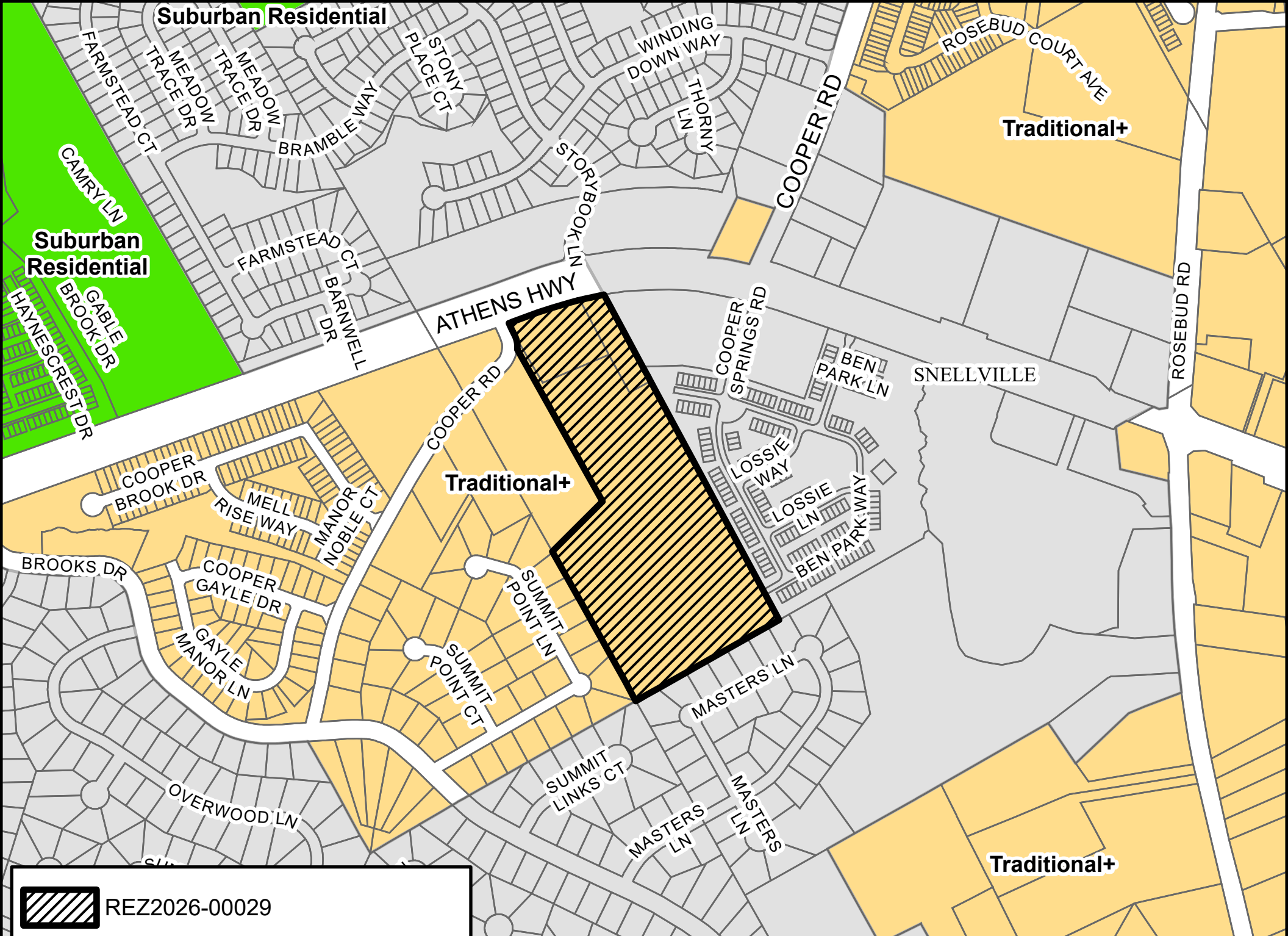
 REZ2026-00029

Created: April 27, 2026



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Feet

SUBJECT SITE AND SURROUNDING ZONING



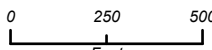

REZ2026-00029

Created: April 27, 2026

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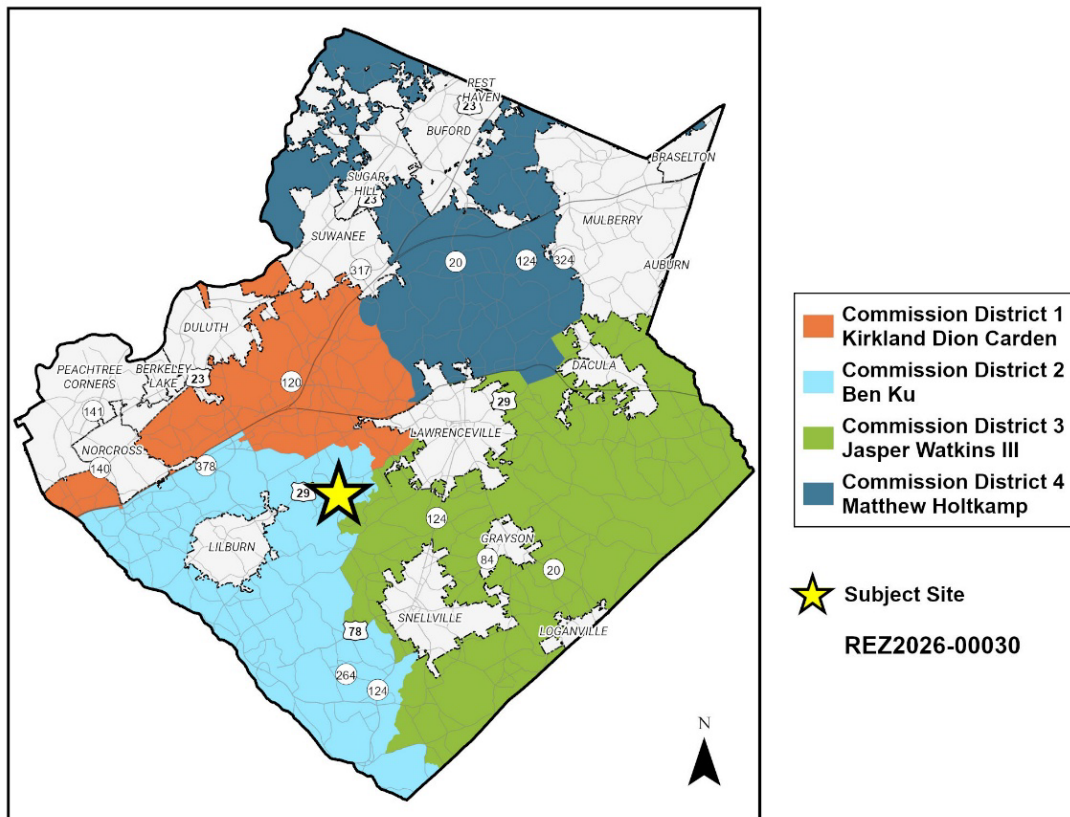


Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2026-00030
Current Zoning: R-75 (Single-Family Residence District)
Request: Rezoning to **R-IF** (Residential In-Fill District)
Addresses: 26, 46, 56, 76, and 86 Jordan Drive; 102 Gloster Road; 2613, 2643, 2653, 2663 and 2600 Block of Bagwell Way
Map Numbers: R5018 050 (portion), 051, 052, 052A, 053, 183, 184, 215, 246, 248, 252, and 256
Site Area: 17.77 acres
Units: 136
Proposed Development: Townhouse and Single-Family Detached Subdivision
Commission District: District 2 – Commissioner Ku
Future Development Type: Neighborhood Traditional+
Staff Recommendation: **APPROVAL WITH CONDITIONS**



Owners: Multiple (see application exhibit)

Phone: 770.232.0000

Location	Land Use	Zoning	Density
Proposed	Townhouse and Single-Family Detached Subdivision	R-IF	7.65 units per acre
North	Single-Family Residential Office Convenience Store	R-75 C-2 C-1	1.06 units per acre N/A N/A
East	Single-Family Residential (Kingstown) Single-Family Residential (Kingston Cove) Single-Family Residential (Creekside Oaks) Townhouses (Manchester Place)	R-75 R-75 R-ZT R-ZT	1.89 units per acre 1.97 units per acre 3.36 units per acre 7.94 units per acre
South	Single-Family Residential	R-75	1.30 units per acre
West	Single-Family Residential (Leta Farms) Single Family Residential	R-ZT RA-200	4.71 units per acre 0.88 units per acre

Project Summary

The applicant requests rezoning from R-75 to R-IF for a townhouse and single-family detached subdivision, including:

- 136 units comprised of 88 townhouses and 48 single-family detached residences, yielding a density of 7.65 units per acre.
- Townhouses (two-story):
 - Front-loaded, two-car garages.
 - Minimum heated floor area of 1,740 square feet.
 - Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- Single-family detached residences (two-story):
 - Front-loaded, two-car garages.
 - Minimum heated floor area of 1,850 square feet.
 - Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- 4.85 acres of open space, including 0.96 acres of usable open space comprised of a dog park, and a park with seating areas and a 6-foot-wide trail.
- 22 on-street parallel guest parking spaces throughout the site.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Bagwell Way.
- Three stormwater management facilities throughout the site.
- Relocation of Jordan Drive, including right-of-way abandonment.
- Realignment of intersections of Jordan Drive with Gloster Road and Bagwell Way.
- A deceleration lane, left-turn lane and 5-foot-wide sidewalk along Gloster Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Front Yard	Minimum 10'	Minimum 10'	YES
Rear Yard	Minimum 20'	Minimum 20'	YES
Side Yard	Minimum 7.5'	Minimum 7.5'	YES
Building Height	Maximum 45'	Maximum 45'	YES
Open Space	Minimum 10% or 1.77 acres	27% or 4.85 acres	YES
Usable Open Space	Minimum 5% or 0.89 acres	5% or 0.96 acres	YES
Guest Parking	Minimum 22 spaces	22 spaces	YES

Public Participation

The applicant held a community meeting on May 28, 2026, at the Iglesia Cristiana El Todopoderoso in Lawrenceville. There were 27 community members in attendance, who raised questions regarding the reconfiguration of Jordan Drive and whether the residences will be owner-occupied. The applicant responded to these concerns by referencing the traffic impact study and explaining that the development would be owned and maintained by a single entity.

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 subject property is surrounded by a mixture of commercial and residential uses. Several small-lot single-family detached and townhouse subdivisions are located nearby, along Gloster Road and Huff Drive. The proposed rezoning would allow a townhouse and single-family detached subdivision in an area with similar uses. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposal is compatible with the character and development pattern of nearby residential subdivisions. The proposal locates most of the townhouses internally while orienting single-family detached lots adjacent to existing single-family residences. Staff has recommended a condition requiring single-family lots in the northeastern corner, adjacent to the Kingstown subdivision. With proper conditions, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

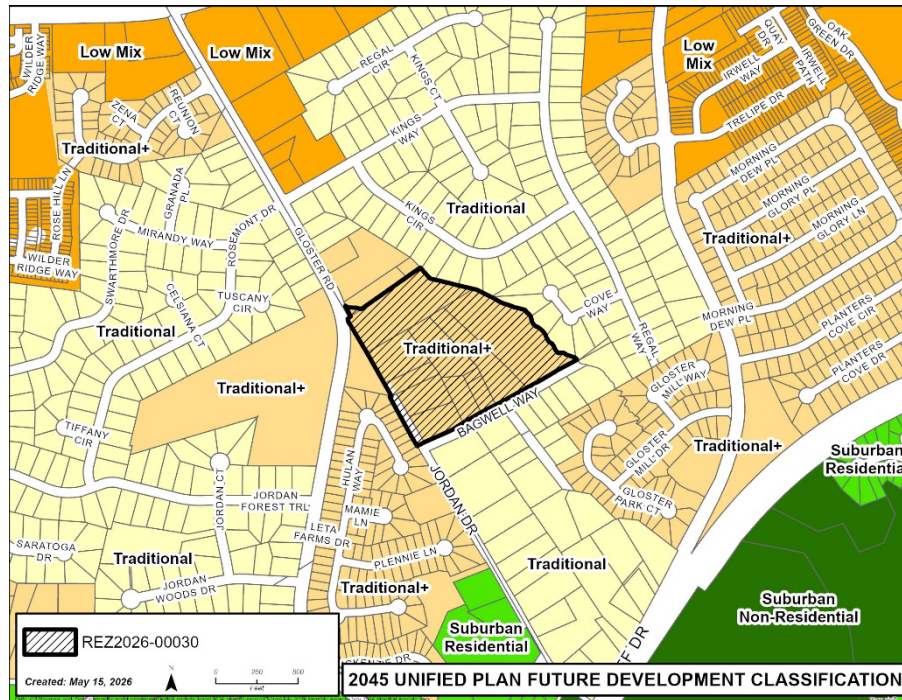
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 75 morning and 91 evening peak hour trips, and recommends a left-turn lane along Gloster Road. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property. Given the availability of sewer, the property would be considered "Neighborhood Traditional+", which encourages gentle density through smaller footprint homes

in predominantly single-family residential areas. Townhouses and single-family detached residences are recommended land uses and R-IF 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-IF (Residential In-Fill District) for a townhouse and single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to 136 units, including townhouses (maximum 88 units) and single-family detached dwelling units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 27, 2026, and Exhibit C: Building Elevations dated received April 1, 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. Townhouse buildings 11 and 12 as shown in Exhibit B: Site Plan dated received April 27, 2026, shall be replaced with single-family detached dwellings.
4. The minimum heated floor area shall be 1,740 square feet for townhouses and 1,850 square feet for single-family detached dwellings.
5. Usable open space shall be provided, in general conformance with Exhibit B: Site Plan dated received April 27, 2026, including, but not limited to a dog park, and a park with seating areas and a 6-foot-wide trail, subject to the review and approval of the Department of Planning and Development.
6. The following improvements shall be provided, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation:
 - a. Realignment of the Gloster Road and Jordan Drive intersection
 - b. Realignment of the Jordan Drive and Bagwell Way intersection.
 - c. A full-access entrance, deceleration lane, left-turn lane, and 5-foot-wide sidewalk along Gloster Road.
7. Stormwater management facilities that are not designed as an amenity shall be screened from Bagwell Way 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 residence along Jordan Drive



View of Jordan Drive, site on left



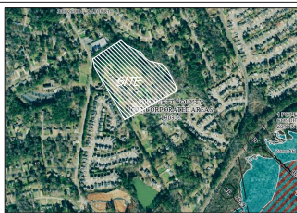
View of residence along Bagwell Way



View of Bagwell Way, site on right

Exhibit B: Site Plan

[attached]

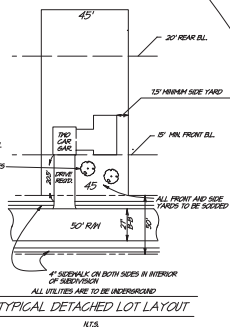


LOCATION MAP
NOT TO SCALE

F.I.R.M. PANEL # 13135010F
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S 60°43'00" W	23.56'
L8	S 40°44'20" E	17.82'
L9	S 76°43'20" E	33.70'
L10	S 64°34'20" E	43.70'
L11	S 53°24'01" E	33.30'
L12	N 76°53'21" E	37.30'
L13	S 81°42'25" E	60.89'
L14	S 65°53'15" E	37.57'
L15	S 23°15'21" E	36.91'
L16	S 50°38'39" E	66.44'
L17	S 47°00'09" E	53.49'
L18	S 31°00'19" E	59.06'
L19	S 18°09'42" E	25.52'
L20	S 32°07'14" E	19.03'
L21	S 32°32'11" E	15.44'
L22	S 19°45'58" E	24.03'
L23	S 45°43'52" E	10.93'
L24	S 62°11'21" E	33.95'
L25	N 66°52'49" E	36.12'
L26	S 63°19'41" E	6.95'
L27	S 44°52'02" E	26.18'
L28	S 60°18'13" W	195.62'

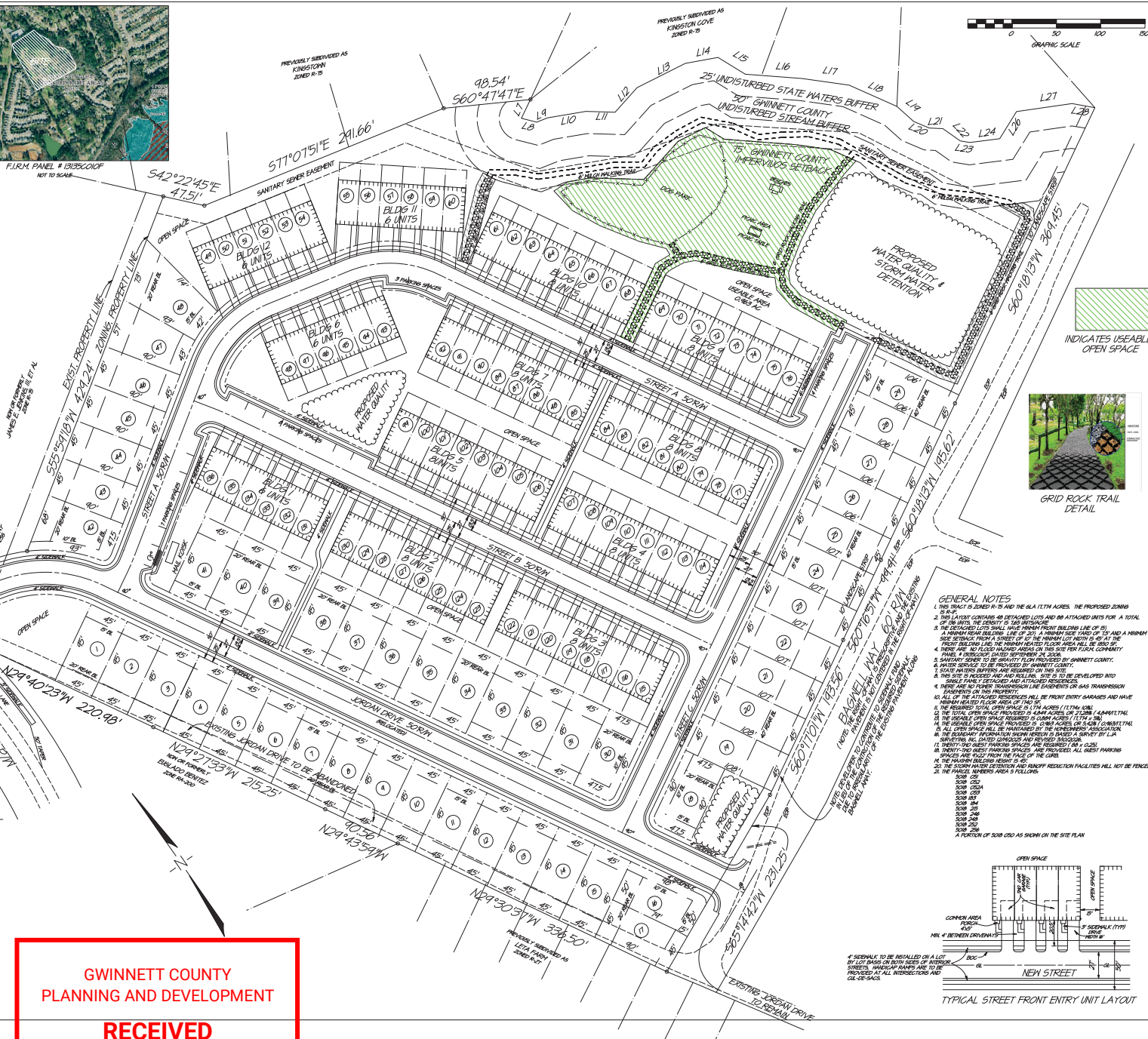
NOTE:
PER GWINNETT DEPARTMENT OF
TRANSPORTATION THE DETAIL DESIGN
OF THE PROPOSED LEFT-TURN LANE ON
GLOSTER ROAD IS TO BE DONE DURING THE
- SUBDIVISION DEVELOPMENT PLAN PHASE.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4.27.26



CORNERSTONE DESIGN &
DEVELOPMENT, INC.



CONCEPT
PLAN

PLAN SCALE: 1" = 50'

GLOSTER ROAD CROWE FAMILY
LAND LOT 18, 5th DISTRICT
CHINNETT COUNTY, GEORGIA
PARCELS 5018, 05510552A, 0551053184, 215, 246,
248, 252, & 256

112

PER COUNTY COMMENTS

SHEET NO.

of 2

PROJ. NO.	GLOUSTER R.
DATE	NOV. 12, 2025

Exhibit C: Building Elevations

[attached]

RECEIVED

4.1.2026



24' FRONT ENTRY
FRONT ELEVATION
1/4" = 1'-0"



24' FRONT ENTRY
REAR ELEVATION
1/4" = 1'-0"

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- GENERAL NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE WINNETT COUNTY ZONING ORDINANCES, LOCAL ORDINANCES, AND ALL APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WINNETT COUNTY ZONING ORDINANCES, LOCAL ORDINANCES, AND ALL APPLICABLE CODES.
 2. CONSTRUCTION AND ALL MATERIALS SHALL BE APPROVED BY THE WINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. ALL MATERIALS SHALL BE SUBMITTED TO THE WINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. ALL MATERIALS SHALL BE SUBMITTED TO THE WINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
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Jordan Drive
Preliminary Elevations

CONSTRUCTION SET: 01-05-26

A1.1

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4.1.2026



24' FRONT ENTRY
LEFT ELEVATION
1/4" = 1'-0"



24' FRONT ENTRY
RIGHT ELEVATION
1/4" = 1'-0"

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- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GWINNETT COUNTY ZONING ORDINANCES AND LOCAL ORDINANCES. THE GWINNETT COUNTY ZONING ORDINANCES SHALL BE THE GOVERNING AUTHORITY FOR ALL CONSTRUCTION. THE GWINNETT COUNTY ZONING ORDINANCES SHALL BE THE GOVERNING AUTHORITY FOR ALL CONSTRUCTION. THE GWINNETT COUNTY ZONING ORDINANCES SHALL BE THE GOVERNING AUTHORITY FOR ALL CONSTRUCTION.
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Jordan Drive
Preliminary Elevations

CONSTRUCTION SET: 01-05-26

A1.2



MORGAN PLAN
FRONT ELEVATION

1/8" = 1'-0"

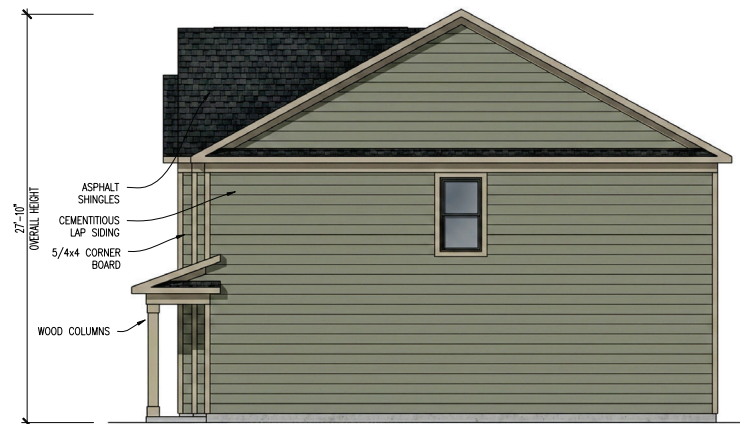


MORGAN PLAN
LEFT ELEVATION

1/8" = 1'-0"



MORGAN PLAN
REAR ELEVATION



MORGAN PLAN
RIGHT ELEVATION

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GENERAL NOTE:

1. ALL WORK SHALL BE
COMPLETED IN ACCORDANCE
WITH ALL NATIONAL AND LOCAL
CODES, REGULATIONS AND THE
SPECIAL REQUIREMENTS OF THE
ALL CURRENT ADOPTED EDITIONS.

2. CONTRACTOR AND
SUB-TENDERS SHALL PRIOR TO ANY
CONSTRUCTION, VISITATION OF THE
SITE AND SOIL CONDITIONS AND
REPORT AND DOCUMENT THE RESULTS
OF THE INVESTIGATION TO THE
OWNER AND OR MEMBER
REPRESENTATIVES.

These plans may only be used for the
approved project. They cannot be given to any
other Builder, Contractor or third party for their
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a third party is/are void. The designs are
prohibited unless approved prior to writing them
Western Design Concepts Architects.

3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE GENERAL CONTRACTOR AND/OR SUB-TENDERS SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES TO SOUTHERN DESIGN CONCEPTS ARCHITECTURE, DAVID G. JEDRZEJEWSKI, FLS, THE GENERAL CONTRACTOR, HEREINAFTER. SUB-TENDERS AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED IN WRITING TO AND FOR CLARIFICATION FROM SOUTHERN DESIGN CONCEPTS ARCHITECTURE.

4. ALL DRAWINGS AND DOCUMENTS (NOTES, DETAILS, SECTIONS, ETC.) SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, INSURER, SUB-TENDER AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HEREIN WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED IN WRITING TO AND FOR CLAUSSON & SOUTHWORTH DESIGN CONCEPTS ARCHITECTURE.

A. ALL DRAWINGS, DETAILS, SECTIONS, ETC. SHALL NEVER BE SCALE

B. STRUCTURAL FOOTINGS SHALL ALWAYS BE BELOW THE PRESCRIBED LOCAL PROTECT LINE AND MUST REST ON UNDISTURBED OR IMPROVED FILL VENE BY A LICENSED ENGINEER. A LICENSED SOIL OR FOUNDATION ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY EXISTING FOOTINGS.

SDC

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DESIGNS AND REPAIR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.

7. ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VISITED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.

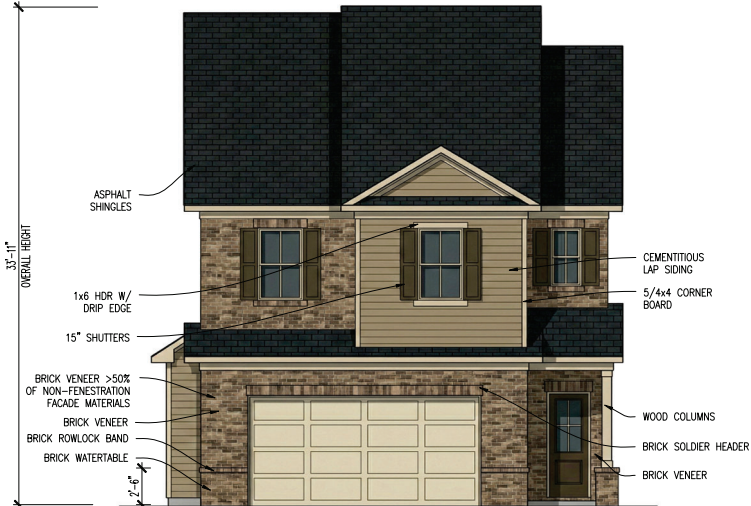
Disclaimer: These plans, designs and drawings have been prepared on an architectural basis and should be used for that purpose. These plans, designs and drawings should be reviewed prior to construction by a Licensed Professional Engineer. General structural analysis should be completed prior to construction by a Licensed General Contractor or Engineer.

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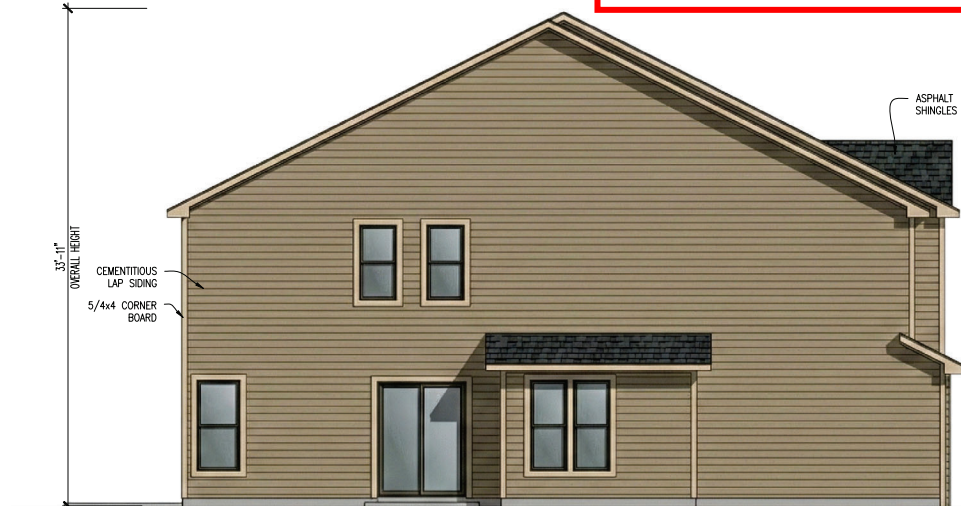
Jordan Drive Preliminary Elevations

CONSTRUCTION SET: 01-05-26

A1.3



**XAVIER PLAN
 FRONT ELEVATION**
1/8\"/>



**XAVIER PLAN
 LEFT ELEVATION**
1/8\"/>



**XAVIER PLAN
 REAR ELEVATION**
1/8\"/>



**XAVIER PLAN
 RIGHT ELEVATION**
1/8\"/>

GENERAL NOTES:

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**Jordan Drive
 Preliminary Elevations**

CONSTRUCTION SET: 01-05-26

A1.4

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.
*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the “Application”) on behalf of Corridor Development, Inc. (the “Applicant”) for the purpose of requesting the rezoning of approximately 17.774-acres (the “Property”) located on Jordan Drive bearing Gwinnett County Tax Parcel numbers R5018 051, R5018 052, R5018 052A, R5018 053, R5018 183, R5018 184, R5018 215, R5018 246, R5018 248, R5018 252, R5018 256, and a portion of R5018 050. The Property is located within the Traditional+ Development Type of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently zoned R-75.

The Applicant submits this Application requesting to rezone the Property to the R-IF (Residential In-Fill District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) to develop the Property as an attractive mixed-residential community. The proposed development would include 88 single-family attached units and 48 detached lots for a total of 136 units. The single-family attached units will have a minimum heated square footage of 1,740 feet and the single-family detached units will have a minimum heated square footage of 1,850 feet. As depicted in the building elevations submitted with the Application, homes in the community would be constructed of high-end building materials with attractive architectural elements that would meet or exceed the requirements of the UDO. The community would provide several common areas to residents as well as a dog park and a picnic area. The community would

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 18 of 76
www.mptlawfirm.com

REZ2026-00030

BF

be build-to-rent with an HOA in place. Vehicular access to the community would be available from Jordan Drive's existing intersections with Gloster Road and Bagwell Way.

The proposed development is compatible with surrounding land uses and zoning classifications. The surrounding area is characterized by a mix of land uses including single-family detached residential, single-family attached residential, and commercial uses. Directly abutting the Property are the Kingstown and Kingston Cove single-family detached neighborhoods, zoned R-75. To the southwest, along Gloster Road and Jordan Drive is the Leta Farms single-family detached neighborhood, zoned R-ZT. To the northeast is the Manchester Place and Oak Green Park Town Homes townhome communities, zoned R-ZT. To the northwest is the Rosewood Farm townhome community, zoned R-TH. To the north of the Property is additional land zoned C-2 and C-1 for general commercial uses.

The proposed development is also compatible with the policies of the 2045 Plan, which broadly promotes residential development and encourages a variety of housing types. In addition to the 2045 Plan's general encouragement of residential development, the Traditional+ development area specifically encourages the proposed zoning classification and the type of community that is set forth in the application. The Traditional+ designation applies to the Property because of its sewer access and proximity to a Village Center. The 2045 Plan lists R-IF as a limited recommended zoning classification and specifically encourages "townhomes/stacked-flats," "quads/triplexes/duplexes," and "single-family cottages" in Traditional+ areas.

Further, the 2045 Plan's Appendix F: Bethesda Small Area Plan ("Appendix F") proposes a development plan for the Bethesda Daily Community, which classifies the Property as an "opportunity area" for redevelopment. Appendix F defines "opportunity areas" as "larger parcels adjacent to Highway 29 and other major roadways as well as single-family neighborhoods

connected to sewer lines” and finds “these parcels could be targeted for ambitious redevelopment proposals or incremental housing infill.” Specifically, Appendix F designates the Property Traditional+ and encourages “townhomes, cottage courts, and smaller footprint single-family attached and detached on sewer” development in these areas. Additionally, Appendix F’s “Key Takeaways” found that “Bethesda’s low vacancy rate suggest a crucial need for new housing. Adding new housing options within centers and between them along Highway 29 would support retail activity, provide a critical supply of new homes, and support future transit ridership.” Appendix F found that the Bethesda area “faces challenges related to housing affordability,” which it plans to address by adding 1,083 units in the area, offering “smaller housing units” for diverse options, and adding multiple new housing types, “including multifamily, townhomes, and cottage courts.” Providing both single family attached and detached homes to Bethesda residents achieves Appendix F’s goal for diverse housing options in Bethesda and does so in an area designated as an opportunity for redevelopment and with a future development area recommending the proposed use. Accordingly, the proposed development fits within the spirit and intent of the Unified Plan and is consistent with the established development pattern in the area.

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

Respectfully submitted this 18th day of May, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane Lanham

Attorneys for Applicant

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

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

Yes, approval of the Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development of a mixed-residential community is compatible with the existing land uses in the surrounding area as there are a mix of uses, including single-family detached, single-family attached, and commercial.

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

No, approval of the Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement surrounding residential land uses by providing additional housing options for current and future residents of Gwinnett County. In providing diverse housing options, the proposed development will also be meeting the goals of both the 2045 Unified Plan and the Bethesda Small Area Plan for housing options in the area.

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

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

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

No, approval of the Rezoning 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 Gloster Road, Jordan Drive, and Bagwell Way. Additionally, water and sewer utilizes are present in the immediate vicinity.

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

Yes, approval of the Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan, which specifically recommends R-IF as an appropriate limited zoning district.

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

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

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Corridor Development 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>slanham@mptlawfirm.com</u>	Name: <u>See Gwinnett ZipPortal</u> Address: _____ City: _____ State: _____ ZIP: _____ 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: ☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser	
Current Zoning District(s): <u>R-75</u> Requested Zoning District: <u>R-IF</u> Parcel Number(s): <u>R5018 050-053, 183-184, 215, 246, 248, 252, 256</u> Acreage: <u>17.774</u> Property Address(es): <u>26-76 Jordan Drive, 102 Gloster Road, 2613-2663 Bagwell Way</u> Proposed Development: <u>Mixed-Residential Development</u> Variance(s): <u>None</u> Waiver(s): <u>None</u>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: <u>136</u> Dwelling Unit Sq. Ft.: <u>TH:1,740, SFD: 1,850</u> Density: <u>7.65 du/ac</u> Floor Area Ratio (LRR, MRR, HRR): _____	NON-RESIDENTIAL DEVELOPMENT 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: Johnny Carter

Signature: [Handwritten Signature]

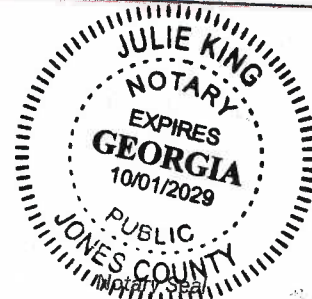
Date: 11/3/2025

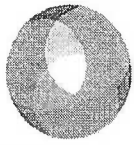
Notary Public

Name: Julie King

Signature: [Handwritten Signature]

Date: 11/3/2025





Gwinnett

WINNETT 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: James A Crowe

Signature: *James A Crowe*

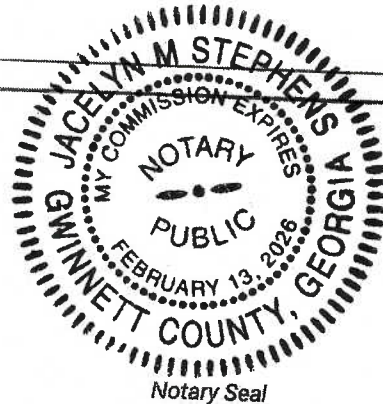
Date: 10-28-25

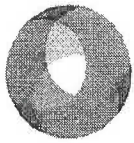
Notary Public

Name: Jacelyn M Stephens

Signature: *Jacelyn M Stephens*

Date: 10-28-25





Gwinnett

WINNETT 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: Jennifer Crowe

Signature: Jennifer Crowe

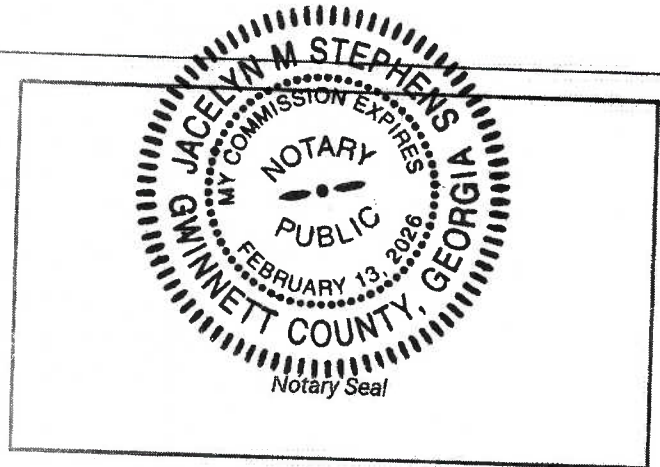
Date: 10-28-2025

Notary Public

Name: Jacelyn M Stephens

Signature: Jacelyn M Stephens

Date: 10-28-2025





Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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Property Owner Leone Enrique Hernandez

Name: Flores & Tejada Hernandez

Signature: Leone E Hernandez 

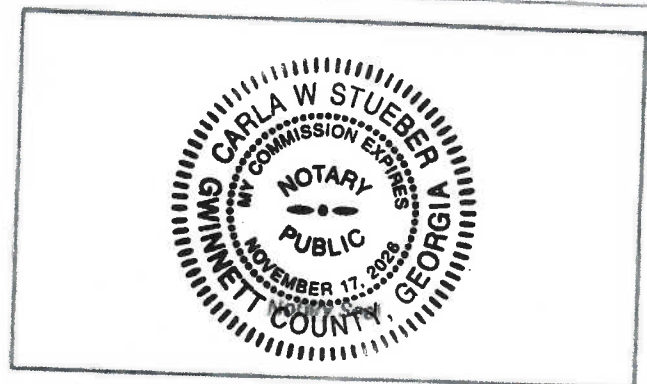
Date: 10/19/2025

Notary Public

Name: Carla W Stueber

Signature: Carla W Stueber 

Date: 10/19/2025





Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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Property Owner

Name: Nancy Jackson

Signature: *Nancy Jackson POA Nancy Jackson*

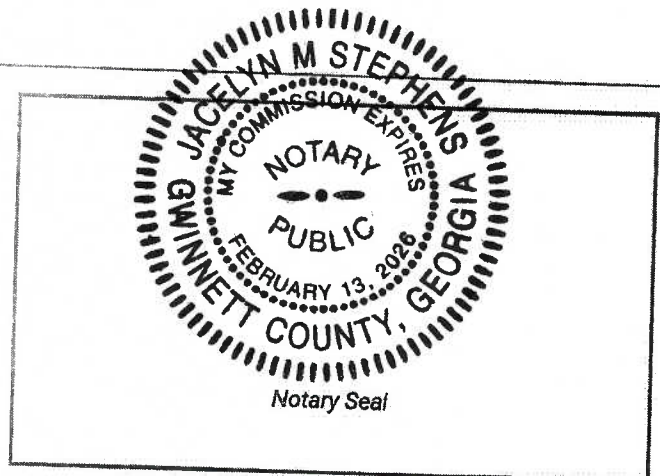
Date: 10-28-25

Notary Public

Name: Jacelyn M Stephens

Signature: *Jacelyn M Stephens*

Date: 10-28-25





Gwinnett

WINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY OWNER CERTIFICATION

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Property Owner

102 Gloster Rd. SW

Name:

JAMES E. JENKINS

Signature:

James E. Jenkins

Date:

2/17/2026

Notary Public

Name:

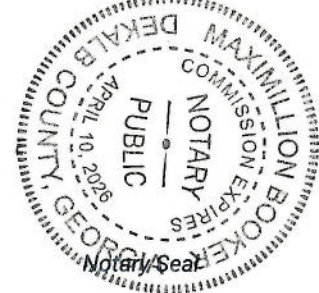
Maximillion Booker

Signature:

Maximillion Booker

Date:

2/17/26





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: Linda Cain & Howell M Cain aka Melvin Cain

Signature: Linda Cain + Howell M. Cain aka Melvin Cain

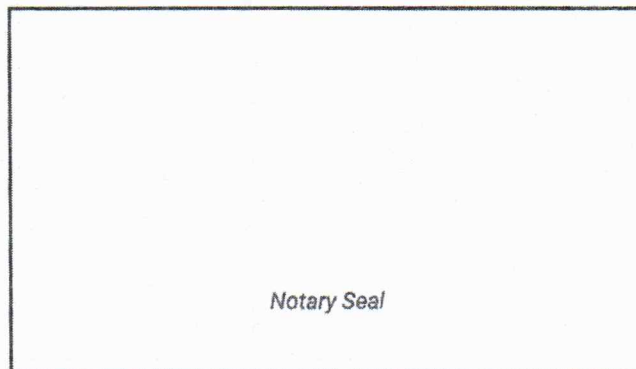
Date: 2/4/26

Notary Public

Name: Jacelyn M Stephens

Signature: Jacelyn M Stephens

Date: 2/4/2026





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: Multiple Generations, LLC (Kevin Kenerly, member)

Signature: Kevin Kenerly

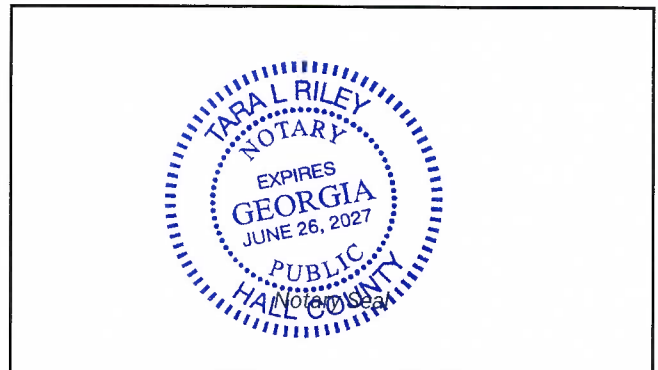
Date: 11-18-2025

Notary Public

Name: Tara L Riley

Signature: Tara L Riley

Date: 11-18-2025





Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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

Property Owner

Name: Cindy Stephens

Signature: *Cindy Stephens*

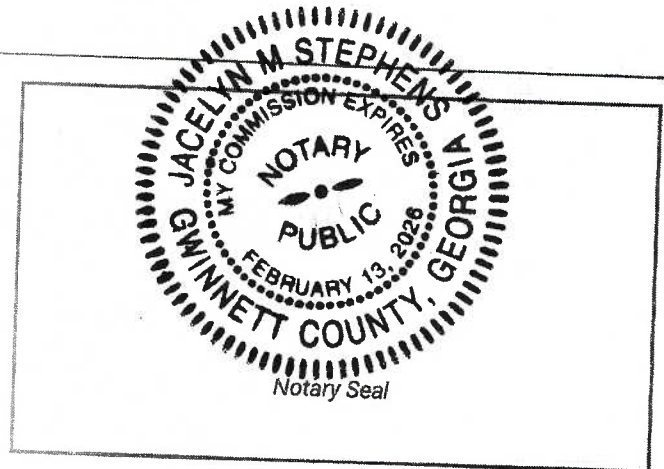
Date: 10-28-25

Notary Public

Name: Jacelyn M Stephens

Signature: *Jacelyn M Stephens*

Date: 10-28-25





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: Kevin Kenerly

Signature: Kevin Kenerly

Date: 12-9-2025

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5-018-051	YES
R5-018-215	YES
R5-018-252	YES
R5-018-246	YES
R5-018-248	YES
R5-018-183	YES
R5-018-052A	YES
R5-018-052	YES
R5-018-256	YES
R5-018-053	YES
R5-018-184	YES

Tax Commissioner Affirmation

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

Name: BINH TRAN

Title: TSA 016BNT

Signature: N. Tran

Date: 12-9-2025



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: 1/28/2026

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)
R5018 050	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 McGuffee

Title: TSA

Signature: [Signature]

Date: 1/28/26



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: Matt Retter

Relationship to Application: ☒ Applicant ☐ Representative of Applicant

Campaign Contributions? ☒ Yes ☐ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Matthew Holtkamp	\$1,000	May 2024	Matt Retter

Signature: 

Date: 12/29/2025



GWINNETT COUNTY
PLANNING AND DEVELOPMENT | PLANNING DIVISION
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Name: Kassie Prater

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

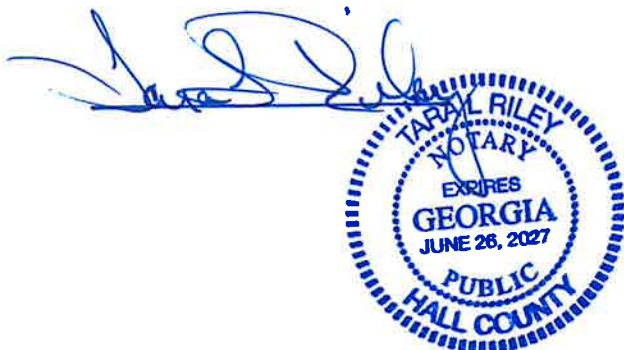
Campaign Contributions? ☒ Yes ☐ No

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTION	DATE
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matthew Holtkamp, Commissioner	\$2,000	06/19/2025
Ben Ku, Commissioner	\$1,300	02/03/2026

Shane M. Lanham, Attorney at Law, PC

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

Updated 08/29/2025



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: James A Crowe

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: James A. Crowe

Date: 5/6/2026



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: Nancy Jackson

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: POA Nancy Jackson
Chris Jackson

Date: 5/6/2026



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: Jennifer Crowe

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Jennifer Crowe

Date: 5/6/2026



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: Linda Cain

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Linda Cain

Date: 5/6/2026



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: Howell Melvin Cain

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

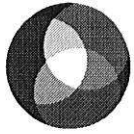
Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Howell Melvin Cain

Date: 5/6/2026



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: Cindy Stephens

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: *Cindy Stephens Crowe* Date: 5/6/2026



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.

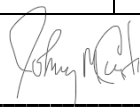
Name: Mike Carter

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: 

Date: 05/07/2026



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: Flores & Tejada Hernandez

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Leonel E Hernandez R. Tejada

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: James Jenkins

Relationship to Application ☐ Applicant ☐ Representative of Applicant ☒ Property Owner

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: James E. Jenkins, III

Date: 5/5/2026

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



September 8, 2025

Darrell Vaughn
Cornerstone Design and Development, Inc.
P O Box 220
Kingston, GA 30145

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-078-09	
Expiration Date: 09/08/2026	
Tie-In Manhole FID: 2418927	

RE: Sewer Availability for Proposed Development – Glouster Road Crowe Family Property
Parcel ID 5018 051, 5018 052, 5018 052A, 5018 053, 5018 183, 5018 184, 5018 215,
5018 246, 5018 252, 5018 256, 5018 248

Dear Mr. Vaughn:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 142 single-family homes on the above parcel(s) and determined:

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

This confirmation is based on your anticipated annual average daily flow of **24.7 gpm** discharging to the sewer tie-in manhole at Facility ID **2418927**.

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

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

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

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



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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

Exhibit G: Traffic Impact Study

[attached]

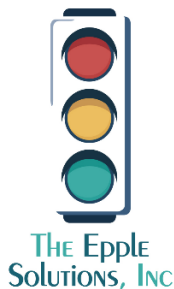
Level 2 Traffic Impact Study

Proposed Gloster Road Residential Development
Gwinnett County, Georgia

prepared for:

Billingsley, Retter & Associates, Inc.
246 North Perry Street
Lawrenceville, Georgia 30046

December 30, 2025



in collaboration with



ACAMPORA TRAFFIC, LLC

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

e-mail: acamporatraffic@comcast.net

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Introduction, Project Location, and Project Description

This study assesses the traffic impact of a proposed residential development in Gwinnett County, Georgia. The site is located along both sides of Jordan Drive and the north side of Bagwell Way, as shown in Figure 1. The project will be comprised of 48 detached single family homes and 88 attached single family townhome units, for a total of 136 homes. Vehicular access will be provided along Jordan Drive.

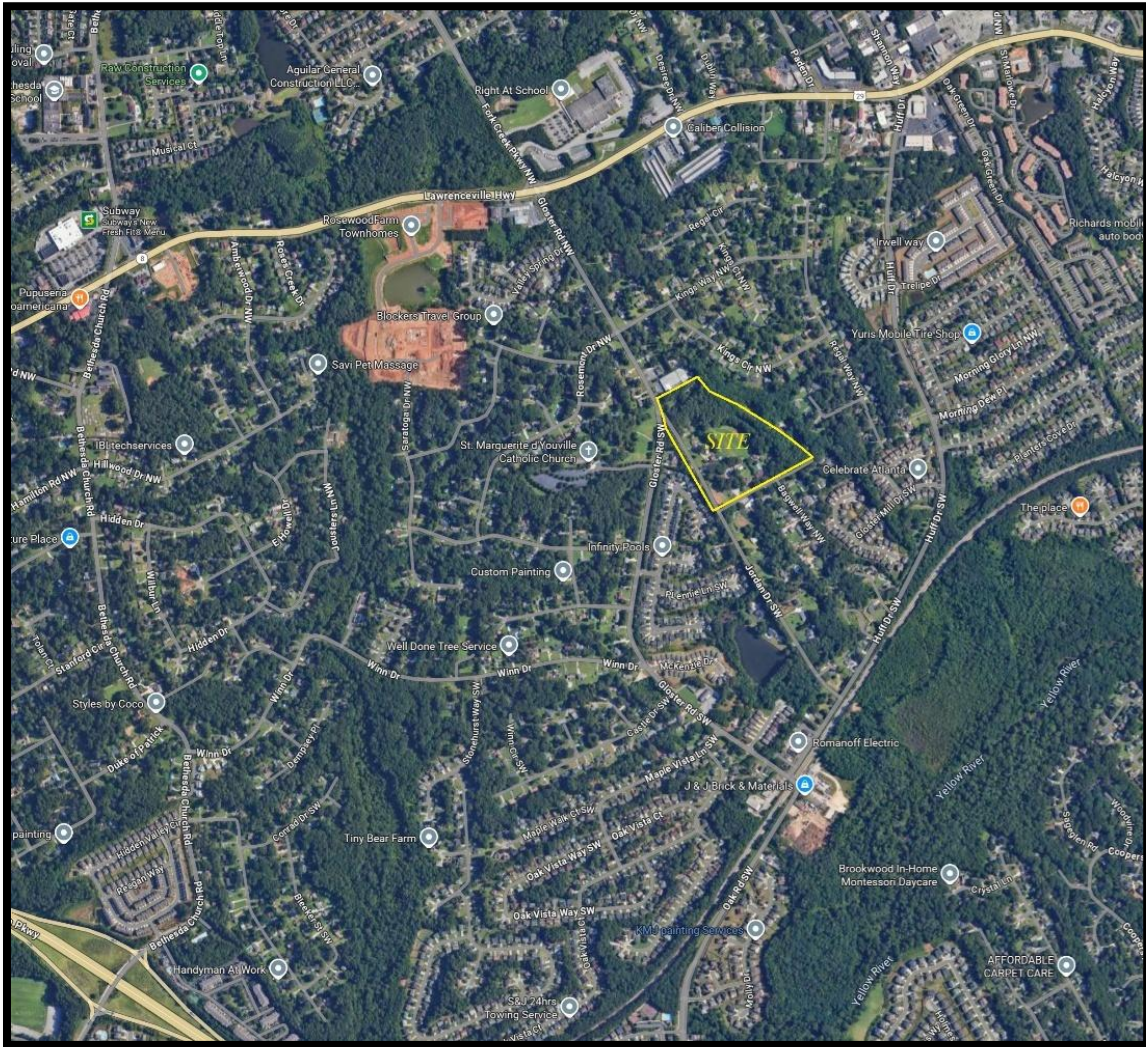


Figure 1 – Site Location Map

This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's Traffic Impact Study Guidelines dated June 30, 2023. Based on peak hour trip projections made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (the current edition), the proposed townhomes will generate 91 new peak hour trips, which requires a Level 2 Traffic Study (required for projects that will generate 21 to 249 peak hour trips). This traffic impact study includes the tasks for a Level 2 Study, as set forth in the County's Guidelines, Table 1: Traffic Impact Study Scope.

Existing and Proposed Land Use

The subject property is 17.9 acres and is currently zoned R-75 – Single-Family Residence District. The proposed zoning is R-IF – Residential Infill District. Figure 2 presents the site plan for the project.

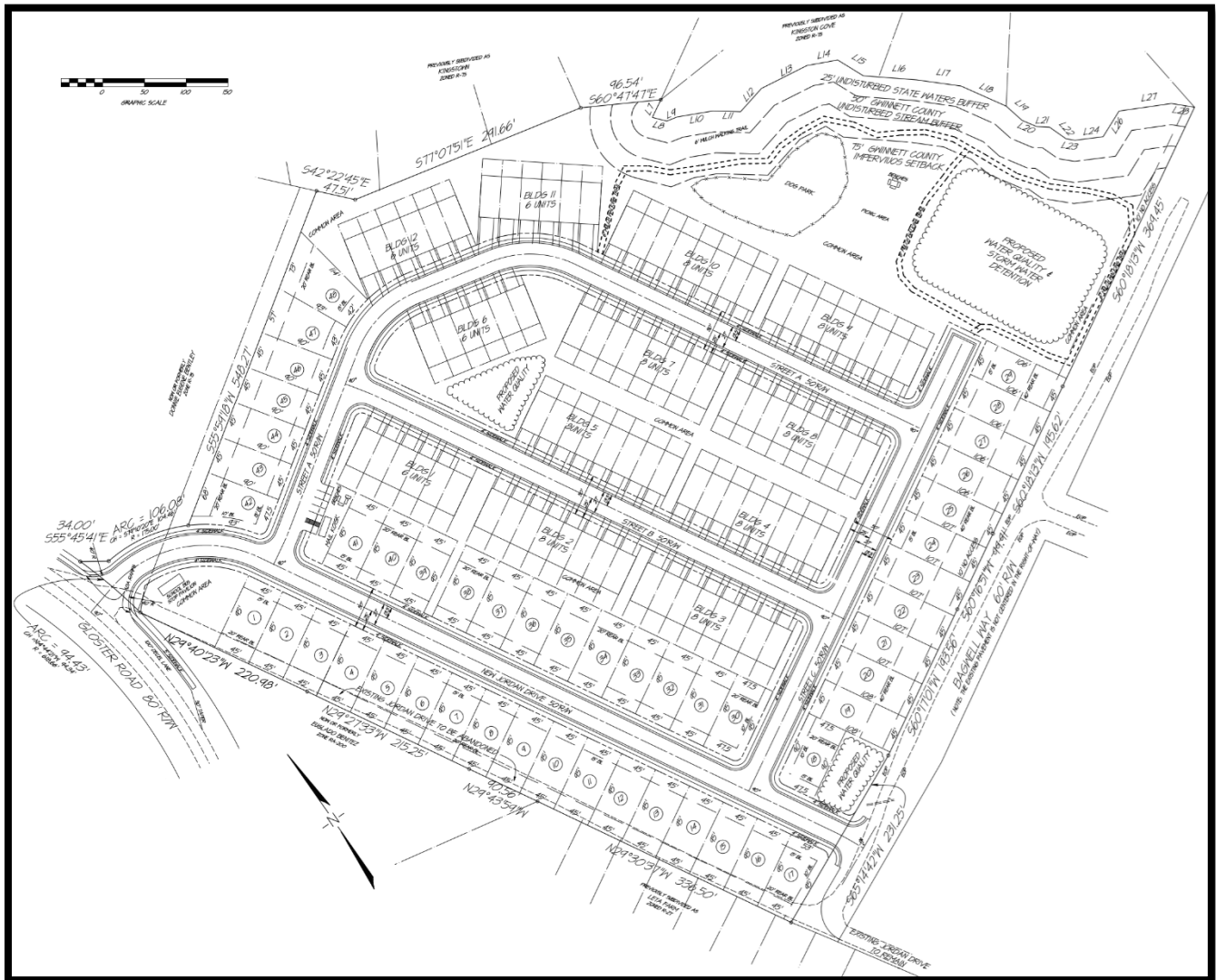


Figure 2 – Site Plan

Trip Generation Estimate

The volume of traffic that will be generated by the project was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (the current edition). ITE Land Use 210 – Single Family Detached Housing and ITE Land Use 215 – Single Family Attached Housing were chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24 Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
Single Family Detached	210	48 homes	10	28	38	30	19	49	327	327	654
Single Family Attached	215	<u>88 homes</u>	<u>9</u>	<u>28</u>	<u>37</u>	<u>24</u>	<u>18</u>	<u>42</u>	<u>289</u>	<u>289</u>	<u>578</u>
Project Totals		136 homes	19	56	75	54	37	91	616	616	1,232

The proposed residential development will generate 75 trips in the morning peak hour, 91 trips in the evening peak hour, and 1,232 two-way daily trips.

Description of Existing Transportation Facilities

Gloster Road is a two lane minor collector that begins at a signalized intersection at US 29 (north of which it is called Fork Creek Parkway), curves to the southwest at Jordan Drive, curves back to the southeast, intersects with Huff Drive (Huff Drive is side street stop sign controlled) at a railroad crossing, then changes name to Oak Road and continues to the southwest. The terrain along Gloster Road is gently rolling, the posted speed limit is 35 mph, and the road is posted for No Trucks over 36,000 pounds. Gloster Road primarily serves single family homes and accesses to residential neighborhoods. Gwinnett County estimated an Average Daily Traffic (ADT) volume of 7,101 vehicles per day (vpd) on Gloster Road in 2022 (the latest year for which Gwinnett County count data was available for this location).

Huff Drive is a two lane major collector that begins at a signalized intersection at US 29 (north of which it is called Shannon Way), curves to the southwest, intersects with Jordan Drive (Jordan Drive is side street stop sign controlled), then terminates at a side street stop sign controlled T-intersection at Gloster Road. The terrain along Huff Drive is very gently rolling and the posted speed limit is 40 mph. Huff Drive primarily serves single family homes and accesses to residential neighborhoods, with some small commercial development near Gloster Road and some small retail development near US 29. Gwinnett County estimated an ADT volume of 7,994 vpd on Huff Drive in 2024 (the latest year for which Gwinnett County count data was available for this location).

Jordan Drive is a narrow two lane local street that begins at a side street stop sign controlled T-intersection at Gloster Road, passes through what will become the proposed residential development, and terminates at a side street stop sign controlled T-intersection at Huff Drive. The terrain along Jordan Drive is gently rolling and the posted speed limit is 25 mph. There are speed humps along Jordan Drive presumably to discourage speeding and deter cut-through trips between Huff Drive and Gloster Road. The adjacent land along Jordan Drive is developed with low density single family homes. There is no county traffic count data available for Jordan Drive.

Pedestrian, Bicycle, and Transit Accessibility

Gloster Road, Huff Drive, and Jordan Drive have rural cross-sections in this vicinity with no shoulders, no curb-and-gutter, and no sidewalks. There are no dedicated bicycle lanes along area roadways. Ride Gwinnett operates bus service in parts of the County, but there is no regularly scheduled mass transit service in the walkable area of the

proposed residential development. The proposed development site plan includes sidewalks along both sides of all internal streets and connecting to Gloster Road.

Adjacent Access Spacing

For purposes of this study, the project's accesses to the primary roadways were assumed to be Jordan Drive at Gloster Road and Jordan Drive at Huff Drive. These are the points at which the project connects to primary roadways, but they are both technically existing intersections of public roadways and are not under the control of the project. The Gwinnett County Unified Development Ordinance (UDO) Table 900.3 provides the minimum separation requirements for driveways, public roads, and side streets. That table is reproduced below as Table 2. For a road with a posted speed limit of 35 mph (Gloster Road), the minimum driveway spacing is 244 feet and for a road with a posted speed limit of 40 mph (Huff Drive) the minimum driveway spacing is 294 feet.

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

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

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

Figure 3 presents an aerial photograph of the subject section of Gloster Road with the minimum required 244 foot distances scaled in both directions from Jordan Drive while Figure 4 shows the minimum required 294 feet in both directions along Huff Drive from Jordan Drive.



Figure 3 – Aerial Photograph of Gloster Road at Jordan Drive Showing Spacing Distances to North and South



Figure 4 – Aerial Photograph of Huff Drive at Jordan Drive Showing Spacing Distances to Northeast and Southwest

At the Gloster Road intersection there is one commercial driveway and two single family house driveways to the north of Jordan Drive and no driveways to the south of Jordan Drive within the minimum 244 foot spacing. At the Huff Drive intersection there is one single family house driveway to the northeast and no driveways to the southwest of Jordan Drive within the minimum 294 foot spacing. There are no public street intersections or major driveways within the minimum spacing requirements at either location.

Intersection Sight Distance

Table 900.2 – Sight Distance, from the Gwinnett County UDO, presents the minimum intersection sight distance requirements. That table is reproduced below as Table 3. Table 3 reveals that the minimum required intersection sight distance at Jordan Drive on two-lane Gloster Road, with a posted speed limit of 35 mph, is 390 feet to the left and to the right. The minimum required intersection sight distance at Jordan Drive on two-lane Huff Drive, with a posted speed limit of 40 mph, is 445 feet to the left and to the right.

Table 3 – Gwinnett UDO Sight Distance Standards

Table 900.2. Sight Distance.

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

The available intersection sight distance to the north of Jordan Drive on Gloster Road is approximately 440 feet while the available intersection sight distance to the south is approximately 749 feet from Jordan Drive. Both of these measurements exceed the minimum required 390 feet.

The available intersection sight distance to the northeast of Jordan Drive on Huff Drive is approximately 595 feet while the available intersection sight distance to the southwest is approximately 775 feet from Jordan Drive. Both of these measurements exceed the minimum required 445 feet.

Programmed Improvements

Programmed (scheduled and funded) and planned (anticipated) transportation infrastructure projects in the vicinity of the proposed development were researched in the Gwinnett County Destination 2050 Comprehensive Transportation Plan and the Georgia DOT projects website. No projects were identified in the study vicinity.

Internal Site Circulation Review

The proposed internal site roadway plan incorporates a section of Jordan Drive from its intersection with Gloster Road to Bagwell Way. There will be two road connection points to Jordan Drive with a small loop roadway serving the townhomes portion of the project. The internal circulation is very basic with no expectations for conflict points with any significant volumes of traffic.

Existing Traffic Volumes

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

1. Lawrenceville Highway at Fork Creek Parkway / Gloster Road
2. Gloster Road at Jordan Drive
3. Huff Drive at Jordan Drive
4. Gloster Road at Winn Drive

The locations of the traffic counts are presented in Figure 5.

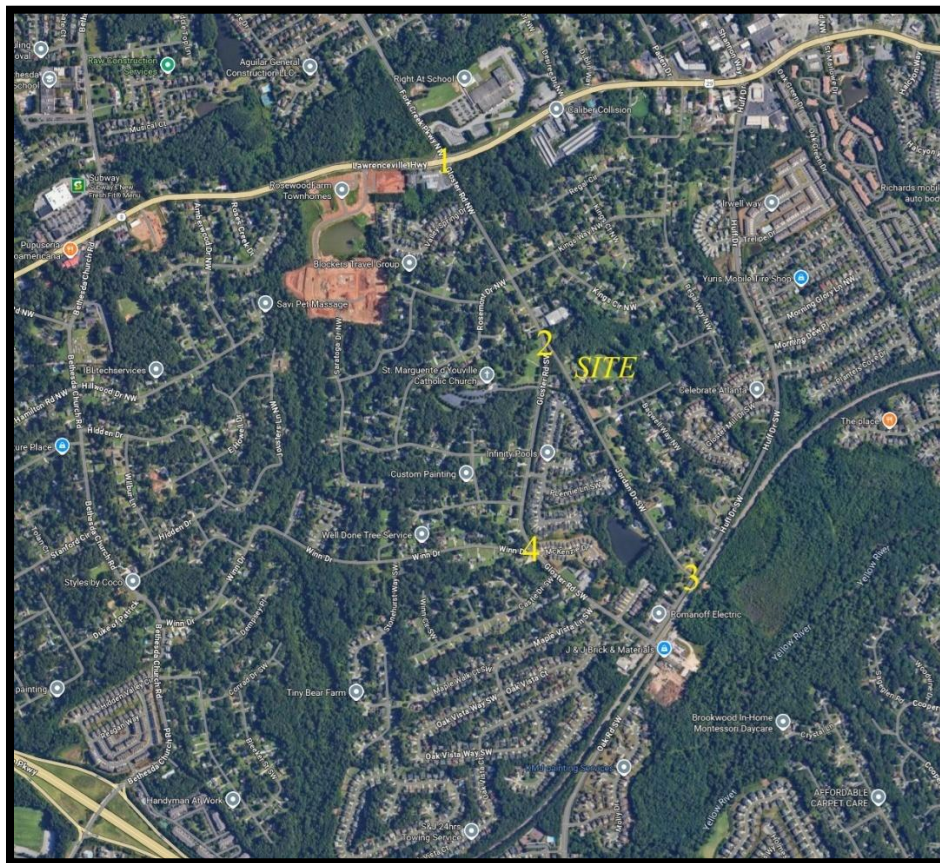


Figure 5 – Traffic Volume Count Locations

The intersection counts were collected on Thursday, October 23, 2025 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in standard session on the day of the counts. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These existing counts are shown in Figure 6. The raw count data is found in Appendix A.

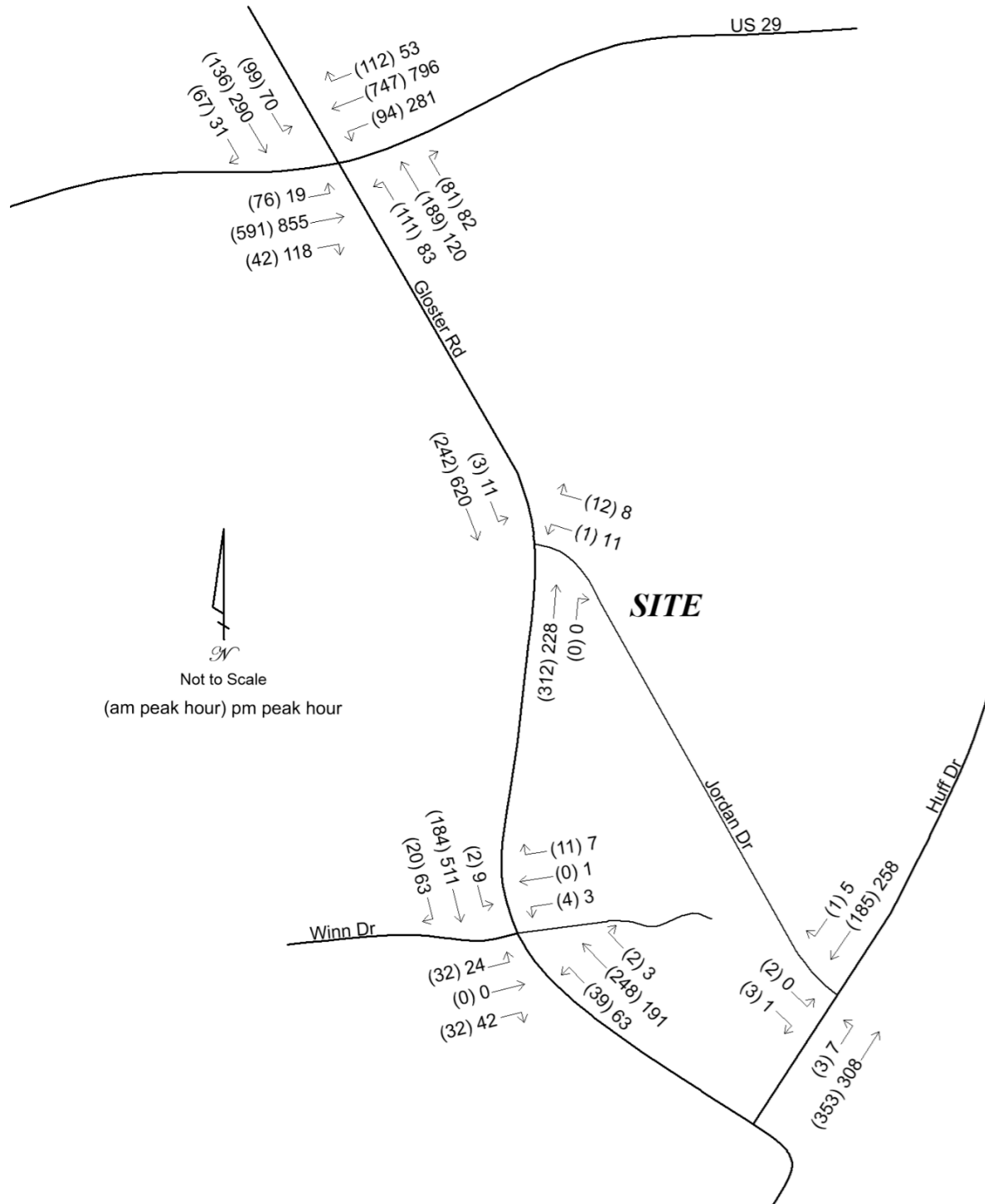


Figure 6 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

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

Table 4 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. US 29 at Gloster Rd / Fork Creek Pkwy (signal)	D	35.1	D	36.4
northbound approach	B	18.8	C	26.7
southbound approach	B	16.8	C	29.1
eastbound approach	D	41.0	D	46.0
westbound approach	D	45.0	C	33.2
2. Gloster Rd at Jordan Dr (side street stop)	A	0.3	A	0.8
southbound left turn	A	7.9	A	7.9
westbound approach	B	10.4	C	16.9
3. Huff Dr at Jordan Dr (side street stop)	A	0.2	A	0.2
southbound approach	B	10.8	A	9.8
eastbound left turn	A	7.7	A	7.8
4. Gloster Rd at Winn Dr / McKenzie Dr (side street stop)	A	2.5	A	2.8
northbound left turn	A	7.8	A	9.2
southbound left turn	A	7.8	A	7.8
eastbound approach	B	12.9	C	22.8
westbound approach	B	11.2	C	16.5

The existing analysis reveals acceptable operating conditions at all of the study intersections and their controlled approaches and movements. Therefore, no mitigation is identified at any study intersection.

Project Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area,

nearby schools, other regional trip attractors, and the major routes of travel in the area. The new project trips, presented previously in this report in Table 1, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed residential development are shown in Figure 7.

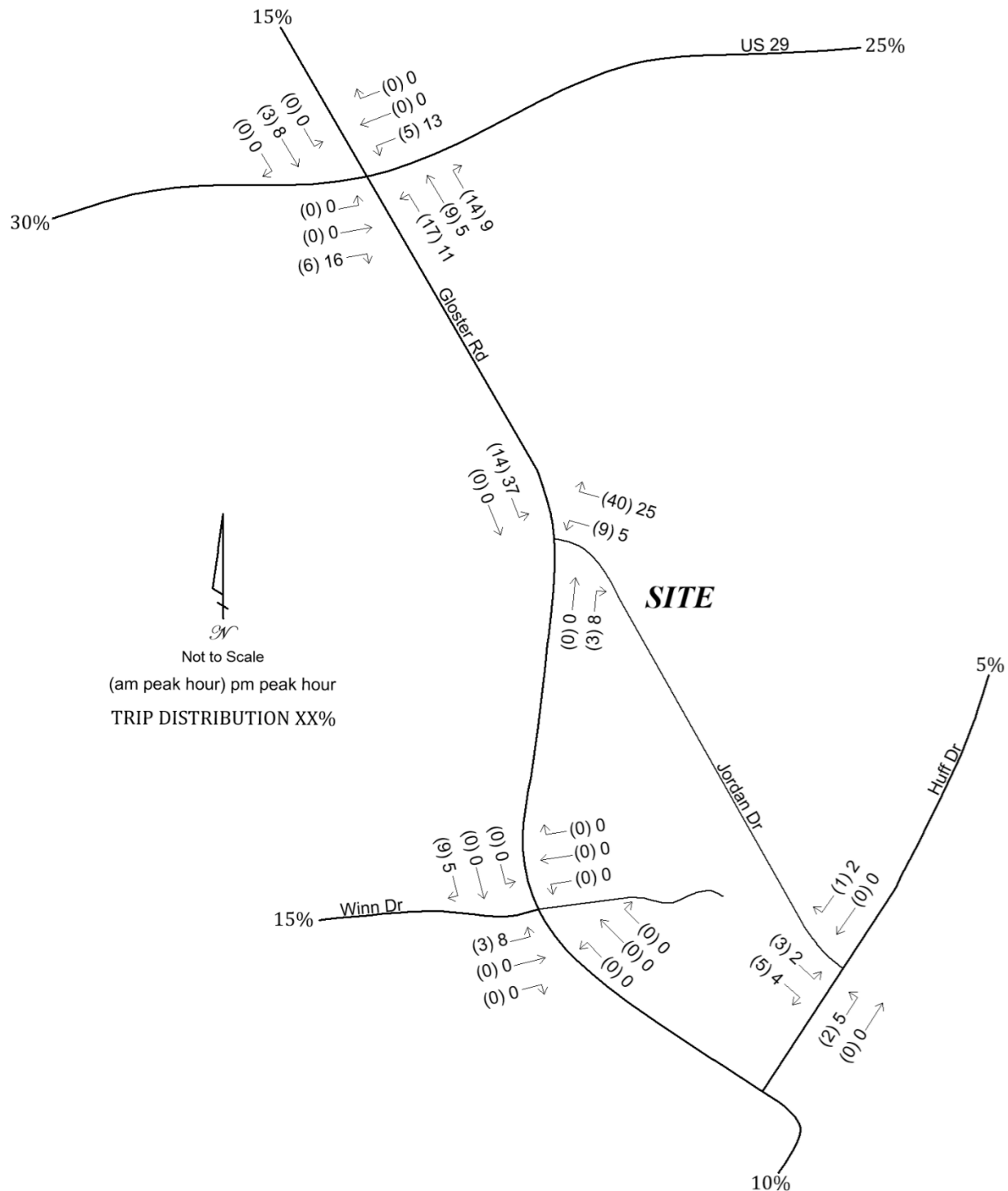


Figure 7 – Proposed Townhomes A.M. and P.M. Peak Hour Trips and Distribution Percentages

Auxiliary Lane Requirements at Project Access

The project accesses the public roadways along Jordan Drive, which is a local street. No turn lanes are required by Code or recommended by this study along Jordan Drive. As stated previously, this study treats the accesses to the project to be the points where Jordan Drive meets the minor collector Gloster Road and the major collector Huff Drive. These are not direct accesses from the project, but are existing intersections of public streets with public streets. But these are the points where the project's trips enter and exit the collector roadways from the low volume local streets. Because these intersections are not project accesses, the Gwinnett County requirements for project accesses, as set forth in the Gwinnett County Unified Development Ordinance, Section 900-30 - Project Access Improvements, do not apply at these intersections. The Code, likewise, references standards for left turn lanes based on the number of lots being developed, in Gwinnett County DOT's *Criteria and Guidelines for Left Turn Lanes*. For the same reasons, the Code requirements for left turn lanes do not apply to the existing public intersections.

The Code would automatically require a deceleration lane at project accesses to collector roadways. But this study concludes that these lanes are not necessary from a traffic engineering standpoint at the two locations being treated by this study as project accesses to the collector roadways, specifically the northbound right turn movement from Gloster Road at Jordan Drive and the southwest-bound right turn movement from Huff Drive to Jordan Drive.

The existing northbound right turn volume on Gloster Road at Jordan Drive is zero (0) vehicles in both the a.m. and p.m. peak hours. The proposed development will add three (3) right turn vehicles to this movement in the a.m. peak hour and eight (8) right turn vehicles in the p.m. peak hour. These volumes will be added to the zero counted volumes. These extremely low volumes, coupled with a low 35 mph speed limit and clear lines of sight on Gloster Road lead this study to conclude the no northbound right turn lane is necessary on Gloster Road, either existing, or as a consequence of the proposed development.

The existing southwest-bound right turn volume from Huff Drive to Jordan Drive is one (1) vehicle in the a.m. peak hour and five (5) vehicles in the p.m. peak hour. The proposed development will add one (1) right turn vehicle in the a.m. peak hour and two (2) right turn vehicles in the p.m. peak hour. These very low right turn volumes, coupled with a modest 40 mph speed limit and clear lines of sight lead this study to conclude that no southwest-bound right turn lane is needed on Huff Drive at Jordan Drive.

On southbound Gloster Road, the existing left turn volume at Jordan Drive is three (3) left turn vehicles in the a.m. peak hour and 11 left turn vehicles in the p.m. peak hour. However, the project will add 14 left turn vehicles in the a.m. peak hour and 37 left turn vehicles in the p.m. peak hour. In a 24 hour period the project will add 431 left turn vehicles at this location. These volumes, when added to the existing volumes, merit the addition of a southbound left turn lane on Gloster Road at Jordan Drive. Because this intersection is not a direct project access and the need for the left turn lane is contributed to by both the existing volumes and the project trips, it is advised that adding this lane is the shared responsibility of the County and the project.

On northeast-bound Huff Drive at Jordan Drive, the counted left turn volume is three (3) left turn vehicles in the a.m. peak hour and seven (7) left turn vehicles in the p.m. peak hour. The project will add two (2) vehicles in the a.m. and five (5) vehicles in the p.m. at this location. These low volumes, coupled with the modest 40 mph speed limit and clear lines of sight on Huff Drive, lead to the conclusion that a northeast-bound left turn lane is not necessary at this location.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential development in Gwinnett County. The site is located along both sides of Jordan Drive and the north side of Bagwell Way. The project will be comprised of 29 detached single family homes and 114 attached single family townhome units. Vehicular access will be provided along Jordan Drive. This traffic impact study was prepared for the proposed development according to the standards set forth in Gwinnett County's *Traffic Impact Study Guidelines* dated June 30, 2023. Based on the projected 88 trip peak hour project trip generation, Gwinnett County requires a Level 2 Traffic Study. The following are the findings and recommendations of this study:

1. The proposed residential development will generate 75 trips in the morning peak hour, 91 trips in the evening peak hour, and 1,232 two-way daily trips.
2. There is no sidewalk along Jordan Drive, Gloster Road, or Huff Drive in this area. The proposed development will add sidewalks within the project and a sidewalk connection to Gloster Road. There are no dedicated bicycle lanes along area roadways. There is no regularly scheduled mass transit service in the walkable area of the proposed townhomes.
3. At the Gloster Road / Jordan Drive intersection there is one commercial driveway and two single family house driveways to the north of Jordan Road and no driveways to the south of Jordan Road within the minimum 244 foot spacing. At the Huff Drive / Jordan Drive intersection there is one single family house driveway to the northeast and no driveways to the southwest of Jordan Drive within the minimum 294 foot spacing. There are no public street intersections or major driveways within the minimum spacing requirements at either location.
4. The available intersection sight distance from Jordan Drive is approximately 440 feet to the north and approximately 749 feet to the south along Gloster Road. Both of these measurements exceed the minimum required 390 feet. The available intersection sight distance from Jordan Drive is approximately 595 feet to the northeast and approximately 775 feet to the southwest along Huff Drive. Both of these measurements exceed the minimum required 445 feet.
5. The existing analysis reveals acceptable operating conditions at all study intersections and controlled approaches or movements. Therefore, no mitigation or improvements are identified for any study intersection based on the operational analysis.
6. This study concludes that a southbound left turn lane should be added on Gloster Road at Jordan Drive. The need for this lane is contributed to by both the existing volumes as well as the trips that will be added by the proposed development.
7. The project civil/site engineer should comply with all applicable design standards at the project accesses and all internal roadways, including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Plan

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

District Planning Commissioners and District Commissioner.

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

Iglesia Cristiana El Todopoderoso, 2449 Lawrenceville Hwy, Suite 107, Lawrenceville, Georgia 30044.

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

May 28, 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.**

May 28, 2026 at 6:00 PM at Iglesia Cristiana El Todopoderoso, 2449 Lawrenceville Hwy, Suite 107, Lawrenceville, Georgia 30044.

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.**

Twenty-seven (27) people participated in the meeting. Please see the attached sign-in sheet.

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

The attendees expressed concerns regarding the impact on traffic from the development. Specifically, attendees were worried about the change to Jordan Drive. Several attendees were worried that their rights to Jordan Drive would be impacted by the development. Additionally, attendees were concerned about the impacts of the development on schools. Lastly, attendees expressed concerns about the community being build to rent as the few homes rented in their neighborhoods are problems.

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

The Applicant team explained that a traffic study had been conducted for the property and explained the results of the study indicated little impact on traffic, and that a deceleration lane and left turn lane would be provided to offset the traffic impacts that were found in the study. The Applicant team also explained that the changes made to Jordan Drive would only be for the portion along the development and that the changes made would be to bring the road up to modern standards. The Applicant team explained that any rezoning bringing residential development will be reviewed by the Department of Education and that they have the right to leave comments. We also explained that there will be over 18-months from approval to development with even more prior to individuals moving in for any issues with the schools to be considered by the Department of Education. We explained that the development would be owned by a singular entity that would manage all of the properties and ensure they are well maintained, which differs from when an individual rents their home in an otherwise fee simple ownership neighborhood.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		May 22, 2026	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager II	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2026-00030	
Case Address:		2613 Bagwell Way, Lawrenceville, 30044	
Comments:		☒ X	☐ YES ☐ NO
1	The main site access will be from Gloster Road. Gloster Road is a minor collector. The Average Daily Traffic (ADT) volume is 7,137.		
2	The nearest Ride Gwinnett facility is located 3.2 miles away at Pleasant Hill Road and Lawrenceville Highway (Stop #2588 / Routes 25 and 30).		
3	Per the zoning site plan dated 11/10/2025, the proposed modified intersection of Gloster Road and Jordan Drive shall include a signed sight distance certificate.		
4	Any modification to the proposed intersection of Gloster Road and Jordan Drive, as well as the intersection of Jordan Drive and Bagwell Way, are subject to the review and approval of the Gwinnett County Department of Transportation.		
5	Traffic calming shall be required for any internal street that exceeds 500' without a control point.		
6			
7			
Recommended Zoning Conditions:		☒ X	☐ YES ☐ NO
1	The newly modified intersection of Gloster Road and Jordan Drive shall include the following: - A NB right turn lane from Gloster Road onto Jordan Drive - A SB left-turn lane from Gloster Road onto Jordan Drive. This SB left turn movement shall meet sight distance minimums per AASHTO.		
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

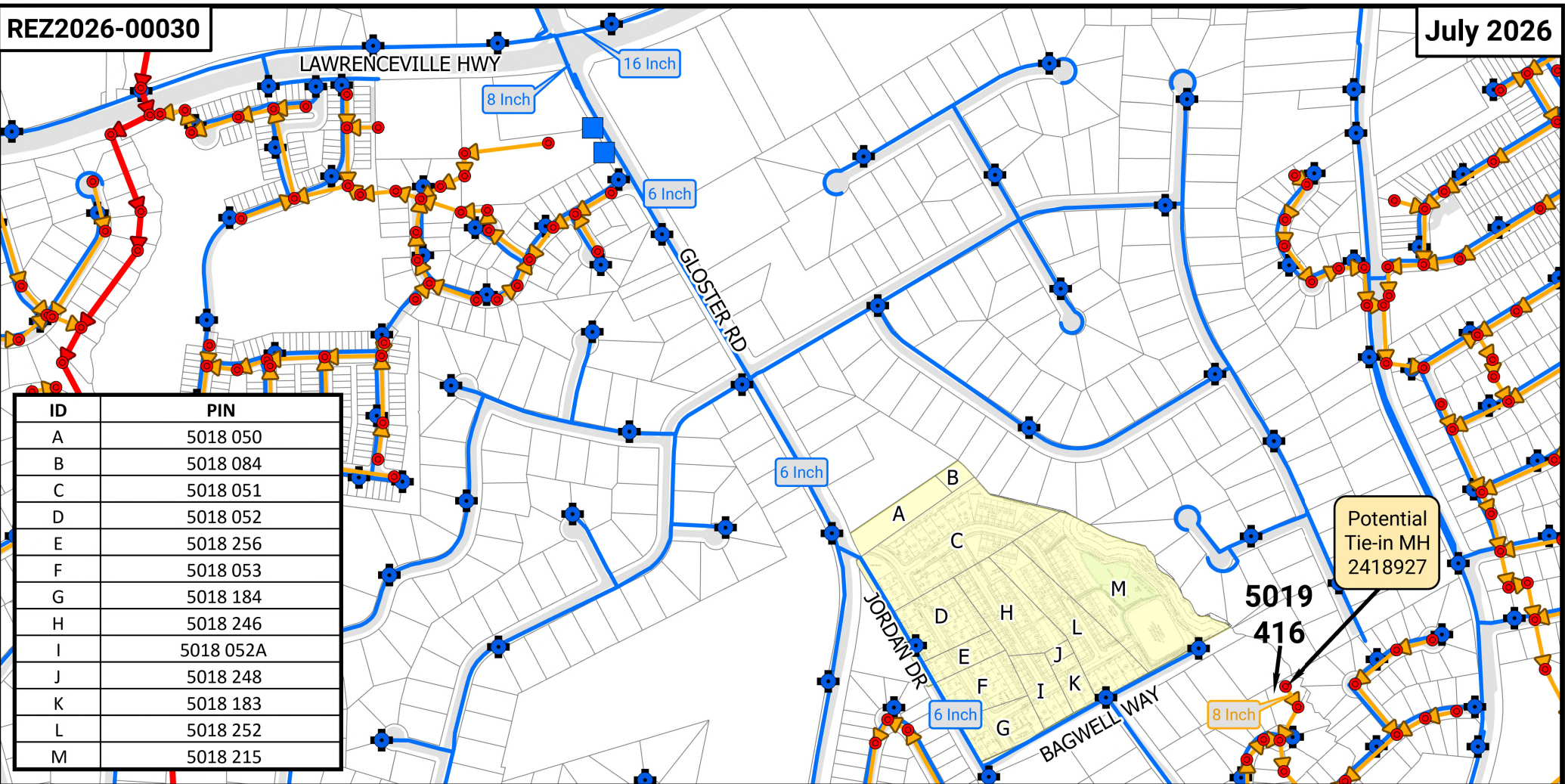


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com	
Case Number:		REZ2026-00030	
Case Address:		2663 Bagwell Way	
Comments:		☒ X	☐ YES ☐ NO
1	Water: The proposed development is required to upsize approximately 2,000 linear feet of existing 6-inch water main along Gloster Road from near the intersection with Lawrenceville Highway to the proposed site and across the development.		
2	Sewer: A Sewer Capacity Certification (C2025-078-09) was approved in September 2025 for 142 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5019 416. Offsite easements will be required.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐ YES	☒ X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



ID	PIN
A	5018 050
B	5018 084
C	5018 051
D	5018 052
E	5018 256
F	5018 053
G	5018 184
H	5018 246
I	5018 052A
J	5018 248
K	5018 183
L	5018 252
M	5018 215

LEGEND

Flow Management

Hydrant

Sewer Collector

Pump Station

City

Sewer Interceptor

Regional

Water Main

Sewer Force Main

Manhole

Proposed Water Main

Proposed Sewer Collector

2663 Bagwell Way
R-75 to R-IF

Water & Sewer
Utility Map

N
W E
S

0 300 600
Feet

LOCATION

Water Comments: The proposed development is required to upsize approximately 2,000 linear feet of existing 6-inch water main along Gloster Road from near the intersection with Lawrenceville Highway to the proposed site and across the development.

Sewer Comments: A Sewer Capacity Certification (C2025-078-09) was approved in September 2025 for 142 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5019 416. Offsite easements will be required.

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

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

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

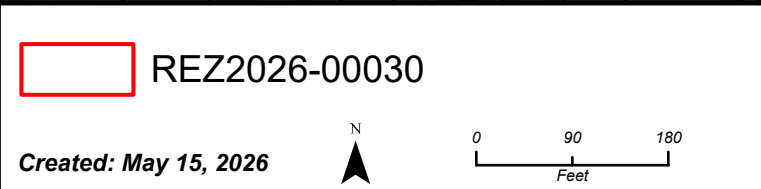
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

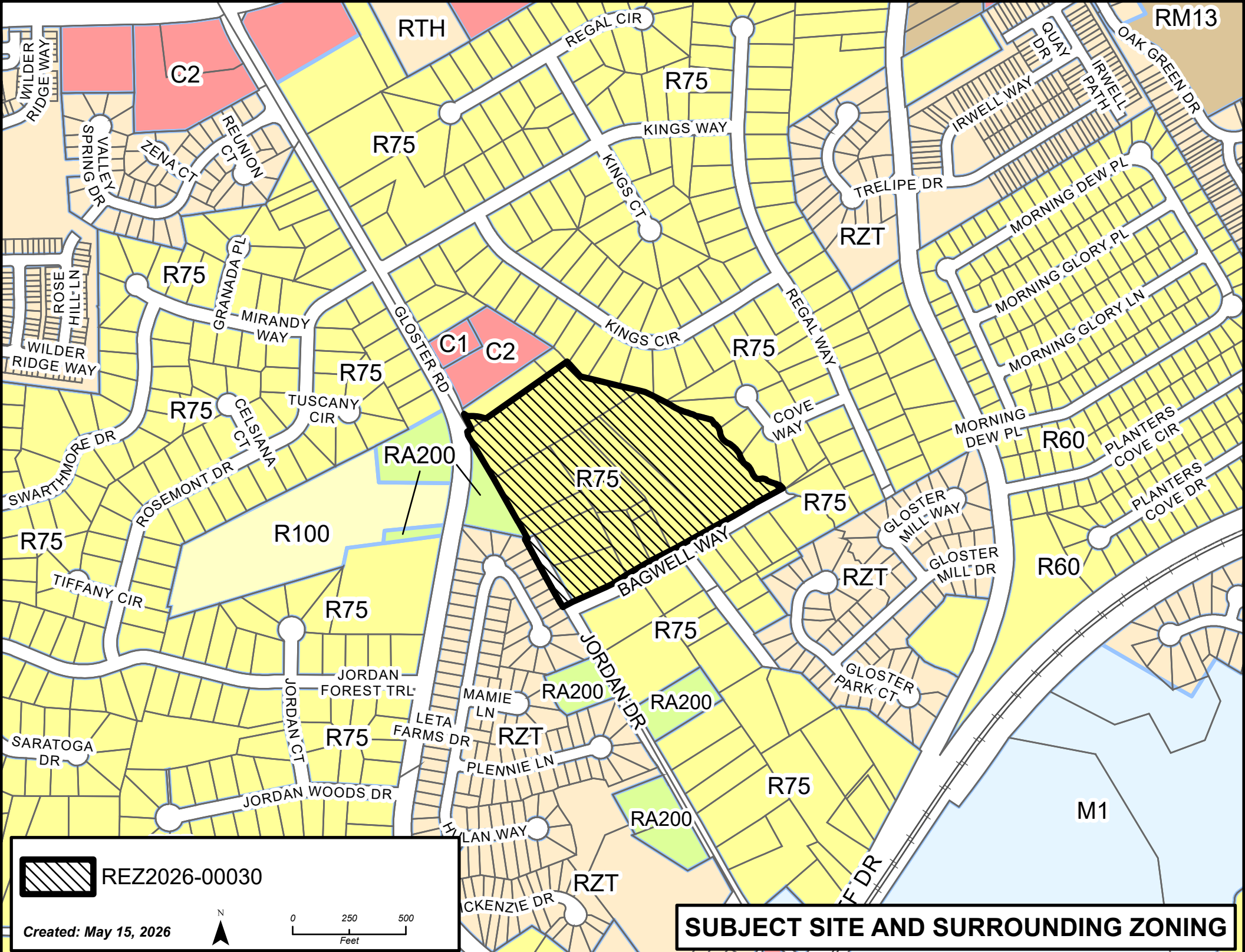
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, July, 2026

											Proposed Zoning
	School	2026-27			2027-28			2028-29			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Peachtree Ridge HS	3,057	3,050	7	3,072	3,050	22	3,088	3,050	38	7
REZ2026-00028 (ZON2025-00077)	Northbrook MS	915	1,025	-110	897	1,025	-128	888	1,025	-137	4
	Jackson ES	1,370	1,475	-105	1,338	1,475	-137	1,325	1,475	-150	8
	South Gwinnett HS	2,606	2,750	-144	2,580	2,750	-170	2,593	2,750	-157	37
REZ2026-00029 (ZON2025-00111)	Grace Snell MS	1,172	1,200	-28	1,189	1,200	-11	1,177	1,200	-23	25
	Magill ES	1,282	1,525	-243	1,295	1,525	-230	1,308	1,525	-217	47
	Discovery HS	2,621	2,525	96	2,648	2,525	123	2,660	2,525	135	21
REZ2026-00030 (ZON2026-00003)	Richards MS	1,956	2,200	-244	1,975	2,200	-225	1,993	2,200	-207	14
	Alford ES	884	1,025	-141	899	1,025	-126	887	1,025	-138	26

Exhibit J: Maps

[attached]





 REZ2026-00030

Created: May 15, 2026



0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING

