



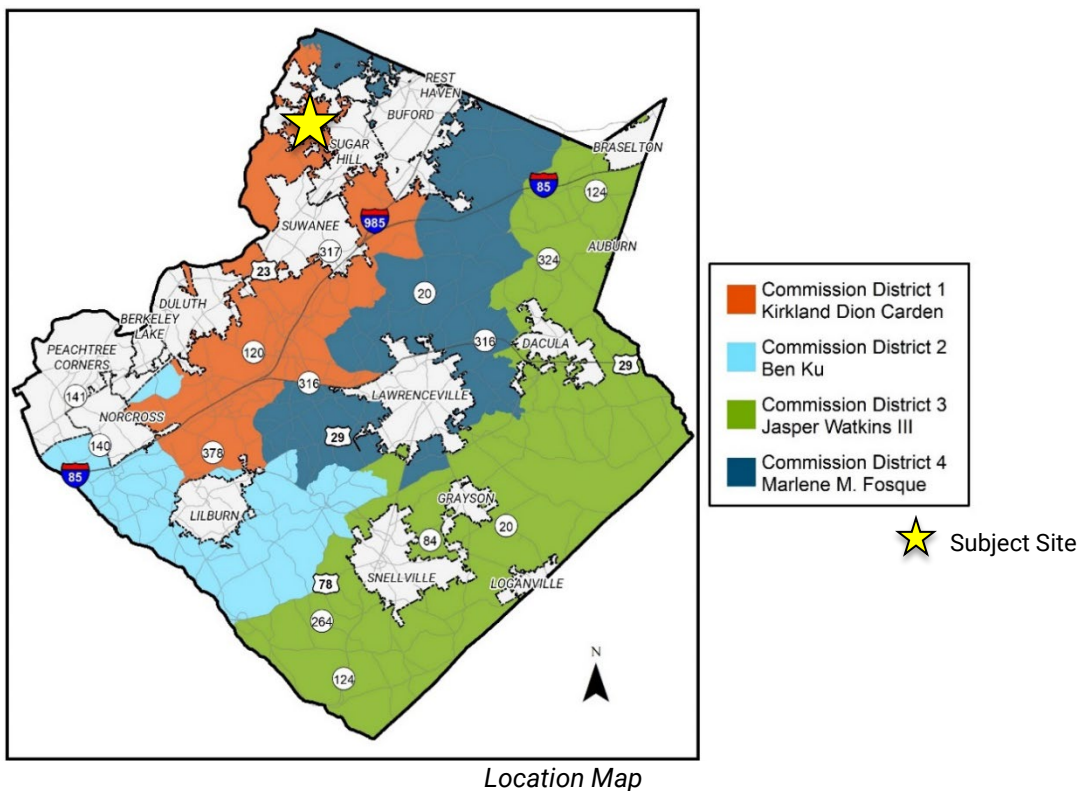
**Board of Construction Adjustments & Appeals Hearing
Wednesday, June 8, 2022, at 3:00pm**

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

- A. Call To Order**
- B. Determination of a quorum**
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
- E. Approval of Minutes – May 11, 2022**
- F. Old Business**
- G. New Business**
 - Case Number: **SBV2022-00007**
 - Applicant: Dan Walsh
 - Contact: LeCraw Engineering, Inc.
 - Phone Number: 678.546.8100
 - Location: 5880 Suwanee Dam Road
 - Map Number: R7339 012
 - Acreage: 6.71
 - Proposed Development: Single Family Development
- H. Other Business**
- I. Announcements**
- J. Adjournment**

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2022-00007
Address: 5880 Suwanee Dam Road
Map Number: R7339 012
Site Area: 6.71 acres
Proposed Development: Single Family Development
Request: A variance for encroachment into the Gwinnett County stream buffers for the construction of three retaining walls and associated grading for a proposed subdivision.



Applicant: Lecraw Engineering, Inc.
3475 Corporate Way STE A
Duluth, GA 30096

Owner: Paran Homes, LLC
20 Mansell Court, E
STE 100, Roswell, GA 30076

Contact: Dan Walsh

Contact Phone: 678.546.8100

Existing Site Condition

The subject site is a 6.71-acre lot along the frontage of Suwanee Dam Road and consists of one parcel. The variance request is to allow construction of three retaining walls within the Gwinnett County 75-ft no impervious setback and the 50-ft undisturbed buffer.

Project Summary

The applicant is requesting a variance to allow for encroachment into the Gwinnett County 75-ft no impervious setback, the 50-ft Gwinnett County undisturbed stream buffer for the construction of three retaining walls and associated grading for a proposed residential subdivision.

- 2,291-sf of grading within the 50-ft Gwinnett County undisturbed buffer
- 266-sf of impervious area encroaching into the 50-ft Gwinnett County undisturbed buffer
- 3,222-sf of impervious area encroaching into the Gwinnett County 75-ft no impervious setback

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Dan Walsh</u> Address: <u>3475 Corporate Way Suite A</u> City: <u>Duluth</u> State: <u>GA</u> Zip: <u>30096</u> Phone: <u>678.546.8100</u>	Name: <u>Paran Homes, LLC</u> Address: <u>20 Mansell Court East, Suite 100</u> City: <u>Roswell</u> State: <u>GA</u> Zip: <u>30076</u> Phone: <u>504.256.2160</u>
Contact Person's Name: <u>Dan Walsh</u> Phone: <u>678.546.8100</u> Email: <u>Dan.Walsh@lecraweng.com</u>	
Applicant is the (please check or circle one of the following): <input type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 5880 Suwanee Dam Road

Subdivision or Project Name: Suwanee Dam Subdivision Lot/Block: _____

District, Land Lot, & Parcel (MRN): Land Lot 339, District 7, Parcel(s) 011, 012, 012A, 061, 062

Development Type: Subdivision

Variance Requested: Retaining wall within the 75' Impervious Buffers and the 50' Undisturbed Buffers.

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

[Signature] _____ 4/5/22
Signature of Applicant Date

Notary Seal

Timothy Brian Becker Jr
NOTARY PUBLIC
Oconee County, GEORGIA
My Commission Expires 02/19/2026

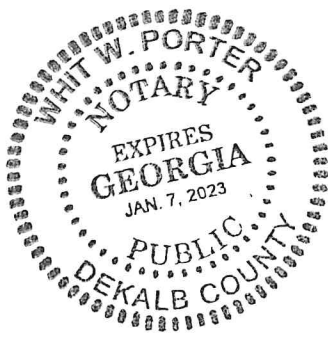
Daniel Walsh, Project Manager
Typed or Printed Name & Title
[Signature] _____ 4/5/22
Signature of Notary Public Date

Property Owner Certification

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

[Signature] _____ 5/3/22
Signature of Applicant Date

Notary Seal



Anne DeLorenzo, AVP
Typed or Printed Name & Title
[Signature] _____ 5/3/22
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: _____ Received By: _____

MRN: _____ Variance Type: _____

Code Section: _____

Zoning District: _____ Commission District: _____

Hearing Date: _____



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Suwanee Dam Subdivision

PROPERTY ADDRESS: 5880 Suwanee Dam Road, Buford, Georgia

LANDLOT/DISTRICT/PARCEL: Land Lot 339, District 7, Parcel(s) 011, 012, 012A, 061, 062

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTY'S PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ 10,596

APPLICANT NAME

SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Kendall B. King

PRINTED NAME OF OWNER/ MANAGING PARTNER

5/6/22

DATE

Exhibit B: Letter of Intent

[attached]



May 24, 2022

Michael J. Skarda
446 West Corgan St., Suite 300
Lawrenceville, Georgia 30046
678.518.6089 michael.skarda@gwinnettcountry.com

Re: Suwanee Dam Subdivision – Buffer Variance Letter of Intent

Dear Michael,

This particular project was brought to LeCraw Engineering after another firm had laid it out and taken it through approval at rezoning (RZM2020-00037). LeCraw was given the task of performing a full design on this challenging site with a layout that could not be drastically altered. The rezoning sketch did not show any proposed grading or walls. But due to the nature of townhouse design, which must be relatively flat, coupled with the fact that the existing topography is extreme, extensive walls were unavoidable in order to get the design to work vertically. To add another challenge to the design, stormwater had to be taken from the hammerhead at the northwest corner all the way around the site/stream to the detention pond in the northeast corner of the site. The sanitary sewer design worked in the exact opposite manner, starting in the northeast corner near the pond and flowing around the site/stream to the hammerhead and leaving the site at the northwest corner. The combination of stormwater and sanitary sewer design, and townhouse design needing to be relatively flat, left us with a very slim vertical operating window.

During the design process, we made every effort possible to strike the balance of minimal buffer encroachment and minimal cost for the developer in terms of buffer impact fees and the sizes of the walls themselves. The result was a total of 3,222 square feet of impervious area consisting of the tops of retaining walls, the corners of units 39/40, and road/ sidewalks within the 75' Impervious Setback. Additionally, 266 square feet of impervious area consisting of wall tops and sidewalk are in the 25'-50' County Undisturbed Stream Buffer. Land disturbance is allowed in the 75' Impervious Setback, but not in the County or State Undisturbed Buffers. Unfortunately, the design yielded an impact of 2,291 square feet of disturbed pervious area in the 25'-50' Undisturbed County Stream Buffer. There are no impacts to the 25' State Undisturbed Stream Buffer and no impacts to existing wetlands. Therefore, there is no need for a USACE permit or Variance from the Georgia EPD for this project.

Sincerely,

LeCraw Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey S. Wilkerson'.

By: Jeffrey S. Wilkerson, P.E., CPESC
Vice President

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 5/23/2022
 District/ Lant Lot/ Parcel: LL 339 / 7 / 011, 012, 012A, 061, 062
 Permit/ Case Number (i.e. SBV): PRE2021-00032
 Project Name: Suwanee Dam
 Applicant Name: Kyle Jungclaus
 Applicant Phone Number: 678.257.1930

Existing Area (square feet(SF))

Type	Zone									Total	
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	18,402	SF	19,869	SF	21,829	SF	0	SF	0	SF	
Total	18,402	SF	19,869	SF	21,829	SF	0	SF	0	SF	60,100 SF

Proposed Area (square feet(SF))

Type	Zone									Total	
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	266	SF	3,222	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	2,291	SF	14,236	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	
Total	0	SF	2,557	SF	17,458	SF	0	SF	0	SF	20,015 SF

Buffer Impact 0.46
 On Site Mitigation 0.00
 Mitigation Needed 0.46

WQ Value Cost (\$/Value) \$23,000
 Total Cost \$10,596

Existing Impact Area (square feet(SF))

Type	Zone					
	0-25		25-50		50-75	
Impervious						
Disturbed Pervious	0	SF	0	SF	0	SF
Forest	18,402	SF	19,869	SF	21,829	SF
Total	18,402	ac	19,869	ac	21,829	ac
	60,100 SF					

Proposed Impact Area (square feet(SF))

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	0	SF	266	SF	3,222	SF
Forest>Disturbed Pervious	0	SF	2,291	SF	14,236	SF
Disturbed Pervious>Impervious	0	SF	0	SF	0	SF
Total	0	SF	2,557	SF	17,458	SF
	20,015 SF					

Impact WQ Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

Water Quality Impact Value = Area * Water Quality Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	0		1,596		6,444	
Forest>Disturbed Pervious	0		12,028		0	
Disturbed Pervious>Impervious	0		0		0	
Total	0		13,624		6,444	
	20,068					

Existing Mitigation Area (square feet(SF))

Type	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious										
Disturbed Pervious		SF		SF		SF		SF		SF
Forest						SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF
	0 SF									

Proposed Mitigation Area (square feet(SF))

Type (Existing>Proposed)	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF				
Disturbed Pervious>Restored Forest		SF		SF		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest								SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF
	0 SF									

Mitigation WQ Value Factor

Type (Existing>Proposed)	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious	0		0		0		0		0	
Impervious>Disturbed Pervious	1		0.75		0.25		0		0	
Disturbed Pervious>Restored Forest	1.5		1.125		0.375		0.125		0.0625	
Impervious> Restored Forest	4		1.5		0.5		0.25		0.125	
Preserved Forest					1		0.5		0.25	

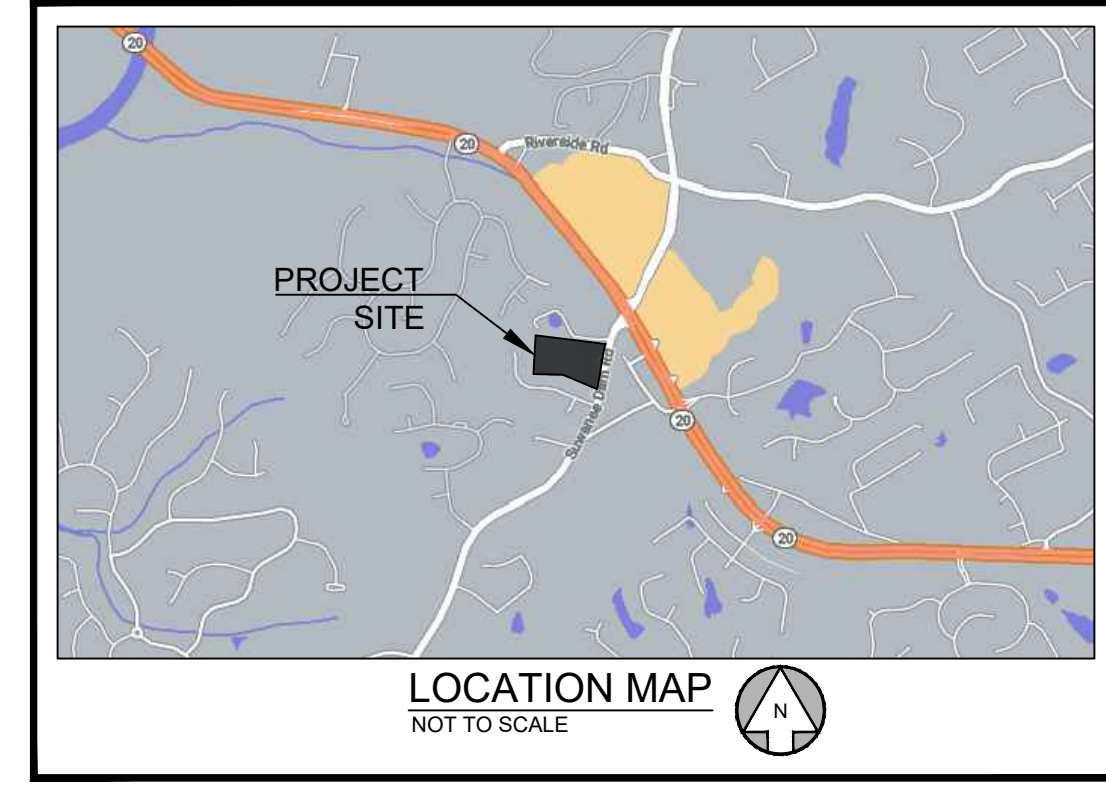
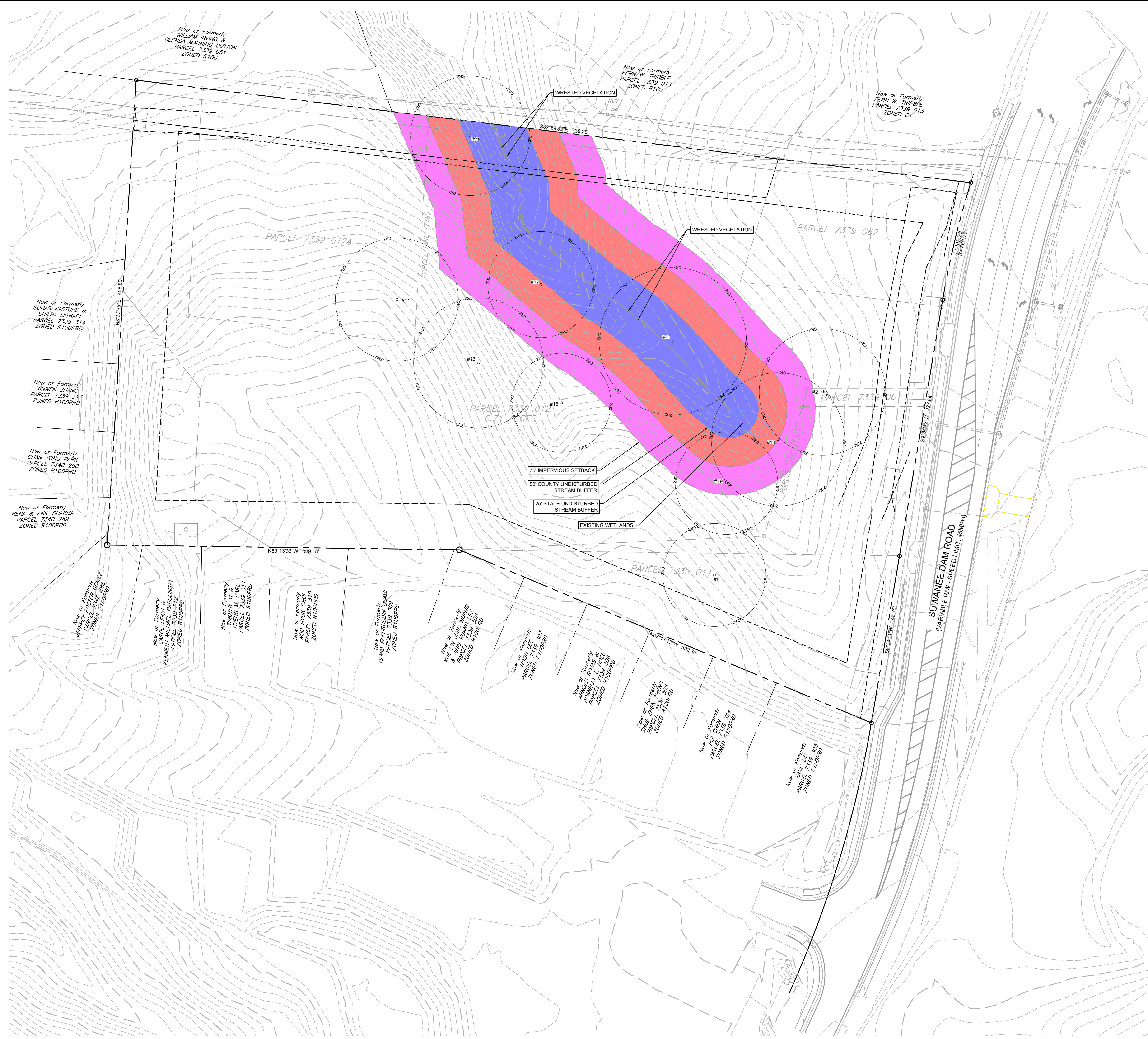
Water Quality Mitigation Value = Area * Water Quality Value

Type (Existing>Proposed)	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious	0		0		0		0		0	
Disturbed Pervious>Restored Forest	0		0		0		0		0	
Impervious> Restored Forest	0		0		0		0		0	
Preserved Forest	0		0		0		0		0	
Total	0		0		0		0		0	
	0									

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

Drawing name: C:\Users\dam.wish\LeCraw\Engineering\Dropboxes\Shared\Developed\EPN2022-00165 - C-KK - Suwanee Dam Road - Gwinnett County - GAWP\Comp\Pre-Developed\Developed Buffer Impact.dwg C-2.0 DEMOLITION PLAN May 09, 2022 10:46am by: dan.wish



LEGEND:

	75' IMPERVIOUS SETBACK (21,829 SF)
	25' - 50' COUNTY UNDISTURBED STREAM BUFFER (19,869 SF)
	0' - 25' STATE UNDISTURBED STREAM BUFFER (18,402 SF)

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
 © 2022 LECRAW ENGINEERING, INC.
 3475 COUNTRY WAY
 DULUTH, GA 30096
 PHONE - 678 546 8100
 FAX - 770 441 0288
 WWW.LECRAWENGINEERING.COM
 PE005078

REV #	DATE	DRAWN BY	CHECKED BY

CLIENT
CKK DEVELOPMENT SERVICES, LLC
 270 N CLAYTON STREET, LAWRENCEVILLE, GEORGIA 30046

PROJECT
SUNAWEE DAM
 5880 SUNAWEE DAM ROAD
 DISTRICT 7, PARCEL(S) 011, 012, 012A, 061, 062
 BUFORD, GEORGIA

SEAL:

 JEFFREY S. WILKERSON
 ENGINEER

DESIGN TEAM:

DRAWN BY:	KAJ
DESIGNED BY:	DAN
REVIEWED BY:	JSW

811
 Know what's below.
 Call before you dig.

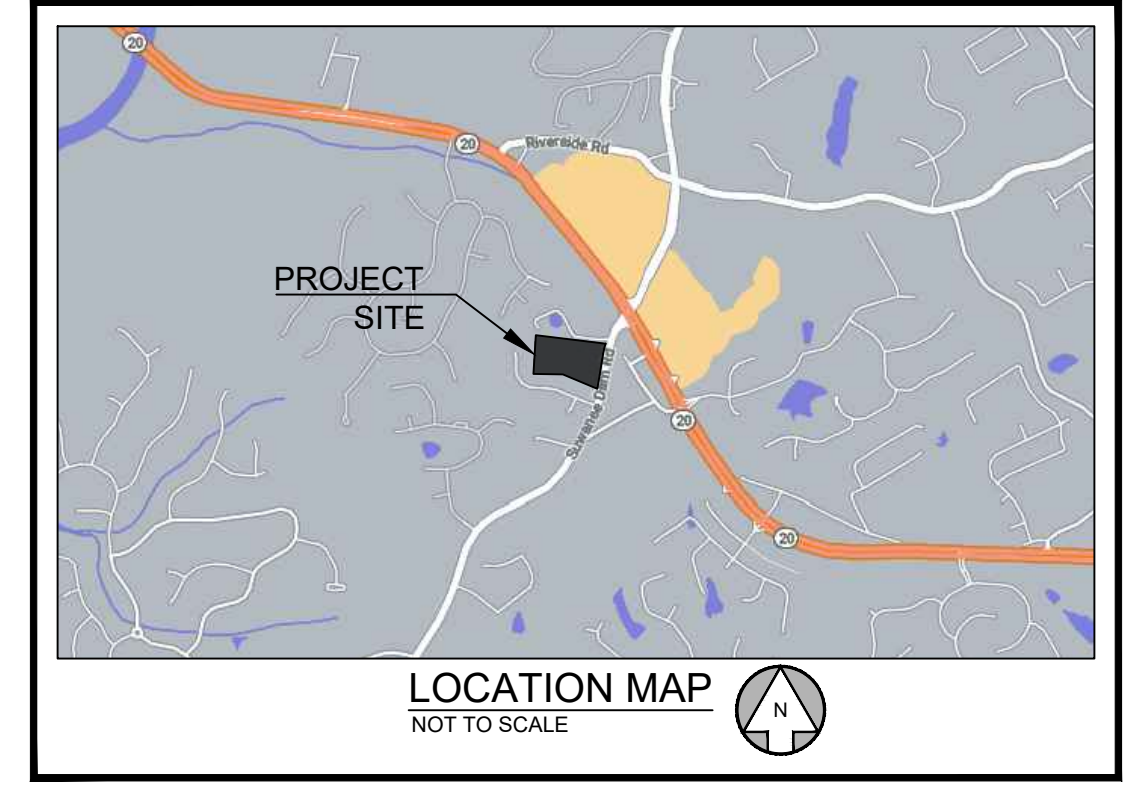
SCALE & NORTH ARROW:

JOB #: 276003
 DATE: 01/14/2022
 EXISTING STREAM BUFFERS
SHEET 1

Exhibit E: Proposed Site Plan and Grading Plan

[attached]

Drawing name: C:\Users\kyie.jungbaun@LeCraw.Engineering\Dropbox\Shared\Folders\LeCraw.Engineering\276003 - CKK - Suwanee Dam Road - Gwinnett County, GA\WP\CAD\POST DEVELOPED BUFFER IMPACT.dwg - C-51 GRADING PLAN May 24, 2022 7:22am By: Kyle Jungbaun



LEGEND:

	UNTOUCHED 75' IMPERVIOUS SETBACK
	UNTOUCHED 25' - 50' COUNTY UNDISTURBED STREAM BUFFER
	UNTOUCHED 0' - 25' STATE UNDISTURBED STREAM BUFFER
	DISTURBED PERVIOUS 25' - 50' COUNTY UNDISTURBED STREAM BUFFER (2,291 SF)
	DISTURBED PERVIOUS 75' IMPERVIOUS SETBACK (14,236 SF)
	IMPERVIOUS 25' - 50' COUNTY UNDISTURBED STREAM BUFFER (266 SF)
	IMPERVIOUS 75' IMPERVIOUS SETBACK (3,222 SF)

PREPARED IN THE OFFICE OF:
LECRAW
 ENGINEERING
 © 2022 LECRAW ENGINEERING, INC.
 3475 COLLETTA WAY
 DULUTH, GA 30096
 PHONE - 678 546 8100
 FAX - 770 441 0298
 WWW.LECRAWENGINEERING.COM
 #EFO0278

CLIENT: **CKK DEVELOPMENT SERVICES, LLC**
 270 N CLAYTON STREET, LAWRENCEVILLE, GEORGIA 30046

PROJECT: **SUWANEE DAM**
 5880 SUWANEE DAM ROAD
 LAND LOT 339, DISTRICT 7, PARCEL(S) 011, 012, 012A, 061, 062
 BUFORD, GEORGIA

SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 034556
 CHESTER S. WILKINSON

DESIGN TEAM:
 DRAWN BY: KAJ
 DESIGNED BY: DAN
 REVIEWED BY: JSW

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

JOB #: 276003
 DATE: 01/14/2022

PROP. BUFFER IMPACTS

GWINNETT COUNTY: EPN2022-00165

SHEET 2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LeCraw Engineering, Inc. shall be without liability to LeCraw Engineering, Inc. Copyright LeCraw Engineering, Inc., 2022