



Gwinnett

AGENDA PACKAGE

**Board of Construction
Adjustments & Appeals
Hearing**

May 13, 2026

BCAA CHAIRMAN NOTES

**To be read by the Chairman
at the start of the meeting**

BCAA CHAIRMAN NOTES

BEFORE WE GET STARTED WITH TODAY'S AGENDA, I HAVE A FEW ITEMS TO REVIEW:

- I WOULD LIKE TO REMIND INDIVIDUALS THAT PAST MEETING AGENDAS AND MINUTES CAN BE FOUND AT WWW.GWINNETTCOUNTY.COM.
- PLEASE BE AWARE THAT COMMENTS FROM THE AUDIENCE ARE NOT PERMITTED DURING THESE PROCEEDINGS. THIS IS FOR THE COURTESY OF THOSE SPEAKING, AS WELL AS FOR CLARITY AND RECORDING PURPOSES.
- THIS BOARD WILL FOLLOW AND OPERATE UNDER THE ROBERT'S RULES OF ORDER.
- ANYONE WHO WISHES TO SPEAK FOR OR AGAINST ANY MATTER HEARD BY THIS BOARD MUST SPEAK FROM THE PODIUM AND DIRECT ALL QUESTIONS AND COMMENTS TO THE BOARD.
- THERE IS AN OVERHEAD PROJECTOR AT THE PODIUM, WHICH WILL DISPLAY THE INFORMATION TO THE AUDITORIUM AND TO THE TV MONITORS IN FRONT OF EACH PLANNING COMMISSIONER. PLEASE USE THE POINTER DIAL ROD IN FRONT OF THE PODIUM WHEN REFERING TO SPECIFIC ITEMS DURING YOUR PRESENTATION.
- FINALLY, PLEASE MAKE SURE ALL CELL PHONES AND ELECTRONIC DEVICES ARE MUTED OR TURNED OFF. IF YOU MUST TAKE A PHONE CALL, PLEASE DO SO AFTER EXITING THE AUDITORIUM.

- THE PROCEDURES TODAY WILL BE AS FOLLOWS:
 - The Chairman shall call the matter for discussion before the Board.
 - The Chairman shall then call parties in interest who shall have privilege on the floor after identifying themselves by name, address and affiliation with any business or organization which would be relative to the matter being considered.
 - The Chairman shall then call for questions from the Board to the proponents or opponents immediately after their individual presentation.
 - The Chairman shall then call for discussion of the matter by the Board and the voting thereon.
 - The Board may table a vote on a specific matter to a specified future date and time.

AGENDA



**Board of Construction Adjustments & Appeals Hearing
Wednesday, May 13, 2026, at 3:00pm**

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

- A. **Call To Order**
- B. **Determination of a quorum (5 Members)**
- C. **Opening Remarks by Chairman and Rules of Order**
- D. **Approval of Agenda**
- E. **Approval of Minutes – April 8, 2026**
- F. **Announcements**

Introduction of Scott Samuel by Roxanne Raven

- G. **Old Business**
- H. **New Business**

Case Number:	SBV2026-00006
Applicant:	Jeff Carter
Phone Number:	770-725-1200
Location:	2805 Buford Drive, Buford, GA 30519
Map Number:	7146 085
Proposed Development:	Zaxby's restaurant with drive-thru
Proposed Variance Request:	Encroachment into County buffers
Site Area:	0.80 Acres

- I. **Other Business**
- J. **Adjournment**

MEETING MINUTES

April 8, 2026

Board of Construction Adjustments & Appeals Hearing**Wednesday, April 8, 2026, at 3:00pm**Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Louis T Camerio, Jr., Matthew Guilfoyle, Robert Ponder, Stoney Abercrombie, Regina Young

Absent: William Peltier

A. Call To Order 3:04pm**B. Determination of a quorum**

A quorum was present.

C. Opening Remarks by Chairman and Rules of Order**D. Approval of Agenda**

{Action: Approved Motion: Abercrombie; Second: Guilfoyle; Vote: 5-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Young-Yes}

E. Approval of Minutes – January 14, 2026

{Action: Approved Motion: Young; Second: Camerio, Jr.; Vote: 5-0: Camerio, Jr.-Yes Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Young-Yes}

F. Announcements

Introduction of Roxanne Raven by Rinda Grooms

G. Old Business

None

H. New Business

Case Number:

SBV2026-00003

Applicant:

Kevin Clark

Phone Number:

678-719-9661

Location:

754 Martins Chapel Rd, Lawrenceville, Ga. 30045

Map Number:

5213 025, 5213 026, 5213 024, 5213 042, 5213 008
& 5213 038

Proposed Development:

Single-Family Residential Development/103 Lots

Acreage:

39.83 acres

Proposed Variance Request:

Encroachment into County buffers

{Action: Approved. Motion: Abercrombie; Second: Young; Vote: 5-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Young-Yes}

Approved with Staff Recommendations:

1. The property owner pays the in-lieu fee of \$12,261.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 02/11/2026.

2. The land disturbance permit will not be issued until authorization for construction has been obtained from Georgia EPD and the US Army Corps of Engineers if applicable.

I. Other Business

None

J. Adjournment 3:14pm

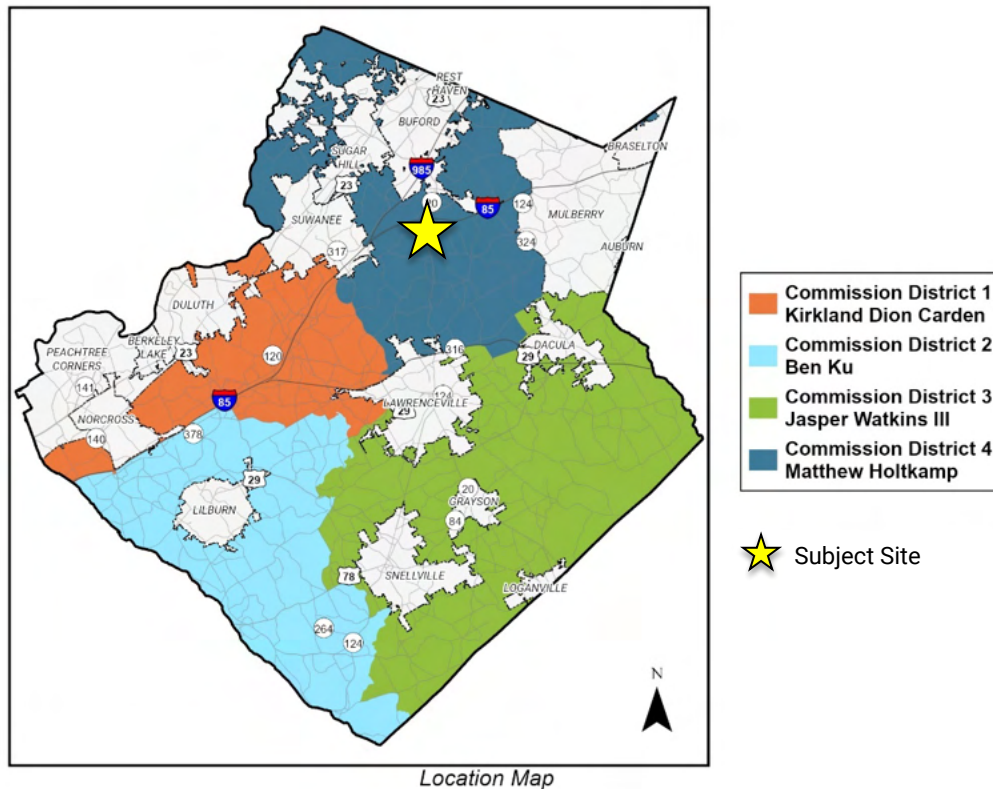
{Action: Approved. Motion: Young; Second: Abercrombie; Vote: 5-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Young-Yes}

CASE REPORT

SBV2026-00006

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2026-00006
Address: 2805 Buford Drive, Buford, GA 30519
Map Number: 7146 085
Site Area: 0.80 acres
Proposed Development: Zaxby's restaurant with drive-thru
Request: The variance request is to encroach into the Gwinnett County 75-ft Impervious Setback and 50-ft Undisturbed Stream Buffer to accommodate the construction of Zaxby's restaurant and drive-thru.



Applicant: Carter Engineering Consultants
1010 Commerce Drive
Bogart, GA 30622

Owner: Tulip Grove Investments, LLC
7130 Buford Hwy NE Ste A-200
Atlanta, GA 30340-1471

Contact: Jeff Carter

Contact Phone: (770) 725-1200

Existing Site Condition

The subject development site is approximately 0.8-acre site located in Buford, Georgia which contains a buffered streams and wetlands. A portion of the property is currently in a forested condition. The proposed development will impact the stream buffers and setbacks.

Project Summary

The applicant is requesting a variance to encroach into the 75-ft Gwinnett County impervious setback and 50-ft Gwinnett County undisturbed stream buffer to accommodate for the development and associated grading. The proposed disturbance for the construction of the restaurant with the drive-thru will be as follows:

- 4,761-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 2,220-sf of disturbed pervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 1,913-sf of impervious area encroaching into the Gwinnett County 50-ft undisturbed stream buffer.
- 5,221-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed stream buffer.

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.

Staff Recommended Conditions

Should the Board of Construction Adjustments and Appeals choose to approve the variance request, staff recommend the following conditions of approval:

1. The property owner pays the in-lieu fee of \$25,561.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 03/27/2026.
2. The land disturbance permit will not be issued until authorization for construction has been obtained from Georgia EPD and the US Army Corps of Engineers if applicable.
3. This variance is for areas of encroachment shown on Exhibit E.

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
- F. Proposed Landscape Plan – For Reference Only

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.

Applicant Information	Property Owner Information
Name: <u>Carter Engineering Consultants</u>	Name: <u>Tulip Grove Investments, LLC</u>
Address: <u>1010 Commerce Drive</u>	Address: <u>7130 Buford Hwy NE Ste A-200</u>
City: <u>Bogart</u>	City: <u>Atlanta</u>
State: <u>GA</u> Zip: <u>30622</u>	State: <u>GA</u> Zip: <u>30340-1471</u>
Phone: <u>770.725.1200</u>	Phone: <u>678.350.4526</u>
Contact Person's Name: <u>Jeff Carter</u> Phone: <u>770.725.1200</u>	
Email: <u>jeff@carterengineering.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	

2805 Buford Drive, Buford, GA. 30519

Subdivision or Project Name: Zaxby's Restaurant Lot/Block: _____

District, Land Lot, & Parcel (MRN): 7th District Land - Lot 146 -Parcel # R7146 085

Development Type: Restaurant with drive-thru for mixed use RZ2018-14

Variance Requested: Mitigation for Encroachment into 50ft Gwinnett County undisturbed buffer and 75ft impervious setback.

- 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] 4/29/26
Signature of Applicant Date

Notary Seal

**Seven Perry
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 01/01/2028**

Jeff Carter President
Typed or Printed Name & Title

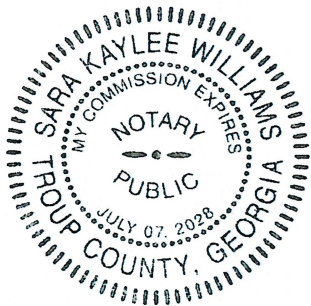
[Signature] 04/29/26
Signature of Notary Public Date

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] 4/29/26
Signature of Applicant Date

Notary Seal



Typed or Printed Name & Title

Sara Kaylee Williams 4/29/26
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: _____ Received By: _____

MRN: _____ Variance Type: _____

Code Section: _____

Zoning District: _____ Commission District: _____

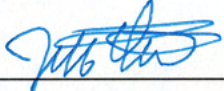
Hearing Date: _____

**NOTICE
SIGN POSTING STATEMENT**

I have been given a copy of the sign posting instructions and I understand these instructions.
I further understand that the sign is to be posted on or before:

Sign Posting Date: April 29, 2026

Name: Jeff Carter

Signature: 

Address: 1010 Commerce Drive
Bogart, Ga 30622

Phone: 7707251200

Today's Date: April 8, 2026

Case Number: SBV2026-00006



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Zaxbys Restaurant
PROPERTY ADDRESS: 2805 Buford Drive
7th District - Lot 146 - Parcel R7146 085
LANDLOT/DISTRICT/PARCEL:

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: \$ 25,416

Carter Engineering Consultants - Jeff Carter
APPLICANT NAME

[Signature]
SIGNATURE NAME OF OWNER/ MANAGING PARTNER

John Manoske
PRINTED NAME OF OWNER/ MANAGING PARTNER

03/27/2020
DATE

[Signature]
Seven Perry
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 01/01/2028

Exhibit B: Letter of Intent

[attached]



March 27, 2026

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

RE: Zaxby's Restaurant
Stream Buffer Variance

To Whom It May Concern:

We submit this letter of intent to describe the proposed impacts and provide reasoning for the project's encroachment into the stream buffers.

The intent of the project is the development of a commercial parcel of the 18.17-acre overall tract (Parcel No. R7146 085) approved for mixed use development by Tulip Grove Investments, LLC, by Gwinnett County Board of Commissioners, CIC2022-00029 & RZC2021-00021. On the approved site plan for the overall Tulip Grove Development the subject parcel shows encroachment into the county stream buffers. A variance has not been obtained to date, which is the nature of this request.

The scope of this project includes the construction of a 3,000 s.f. Zaxby's restaurant and drive-thru, including associated clearing, grading, parking areas, utilities and stormwater management system. Throughout the design process, we made every attempt to balance a workable site plan, construction costs, and minimize the buffer impact; however, there is no feasible way to develop the property without encroaching into the county stream buffers. Every option has been explored to reduce as much encroachment as possible for this development.

All buffer encroachments represented in this application includes the 50' Gwinnett County Undisturbed Stream Buffer and the 75' No Impervious Surface Setback Stream Buffer. There are no requirements for variances or permits from GA EPD or the U.S. Army Corps of Engineers.

Sincerely,
Jeff Carter, P.E.
Carter Engineering Consultants, Inc.

A handwritten signature in blue ink, appearing to be 'Jeff Carter', written over a blue circular stamp or seal.

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 6/3/2025
 District/ Lant Lot/ Parcel: 7th District Land Lot 146 Parcel R7146 085
 Permit/ Case Number (i.e. SBV):
 Project Name: Zaxby's
 Applicant Name: Carter Engineering Consultants
 Applicant Phone Number: 770.725.1200

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	0	SF	7,134	SF	6,981	SF	0	SF	0	SF
Total	0	SF	7,134	SF	6,981	SF	0	SF	0	SF
14,115 SF										

Proposed Area (square feet(SF):

Type	Zone								Total	
	0-25	25-50	50-75	75-150	150-300					
Impervious	0	SF	1,913	SF	4,761	SF	0	SF	0	SF
Disturbed Pervious	0	SF	5,221	SF	2,220	SF	0	SF	0	SF
Forest	0	SF	0	SF	0	SF	0	SF	0	SF
Total	0	SF	7,134	SF	6,981	SF	0	SF	0	SF
14,115 SF										

Buffer Impact 1.11
 On Site Mitigation 0.00
 Mitigation Needed 1.11
 WQ Value Cost (\$/Value) \$23,000
 Total Cost \$25,561

Gwinnett County Stream Buffer Evaluation Tool

Existing Impact Area (square feet(SF):

Type	Zone						Total
	0-25	25-50	50-75				
Impervious							
Disturbed Pervious		SF		SF		SF	
Forest	0	SF	7,134	SF	6,981	SF	
Total	0	ac	7,134	ac	6,981	ac	14,115 SF

Proposed Impact Area (square feet(SF):

Type (Existing>Proposed)	Zone						Total
	0-25	25-50	50-75				
Forest>Impervious	0	SF	1,913	SF	4,761	SF	
Forest>Disturbed Pervious	0	SF	5,221	SF	2,220	SF	
Disturbed Pervious>Impervious:	0	SF	0	SF	0	SF	
Total	0	SF	7,134	SF	6,981	SF	14,115 SF



Impact WQ Value Factor

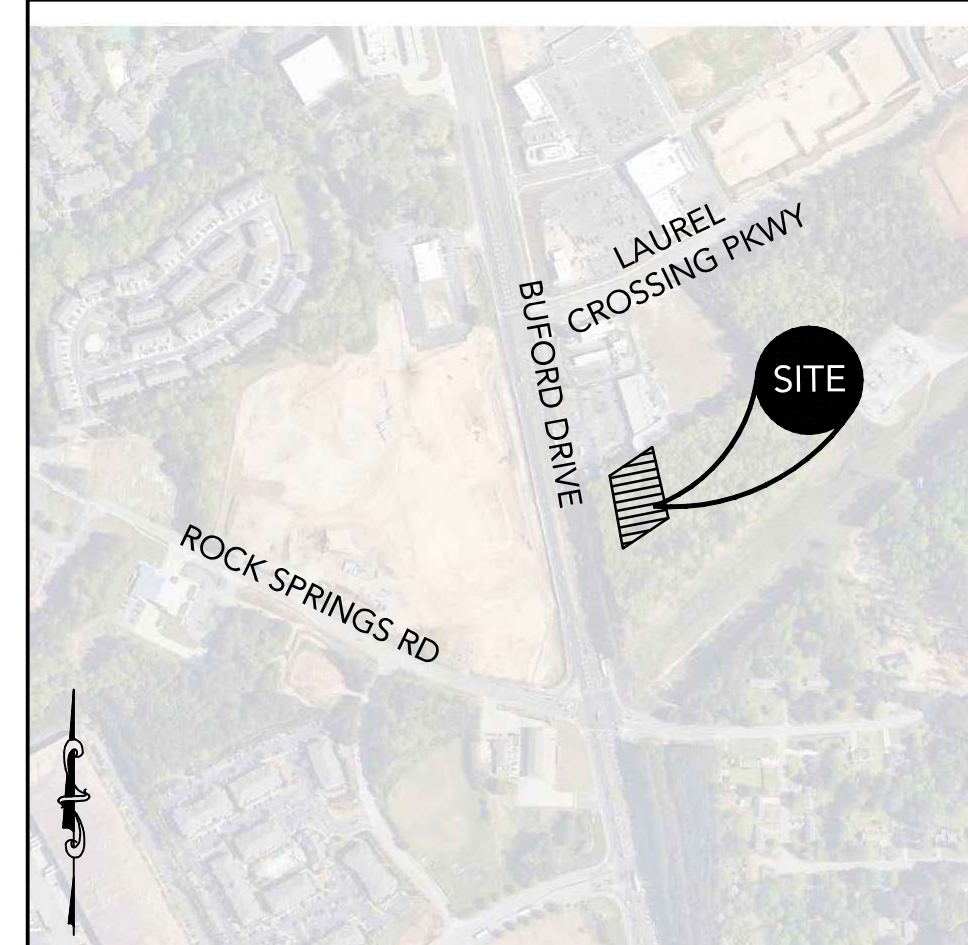
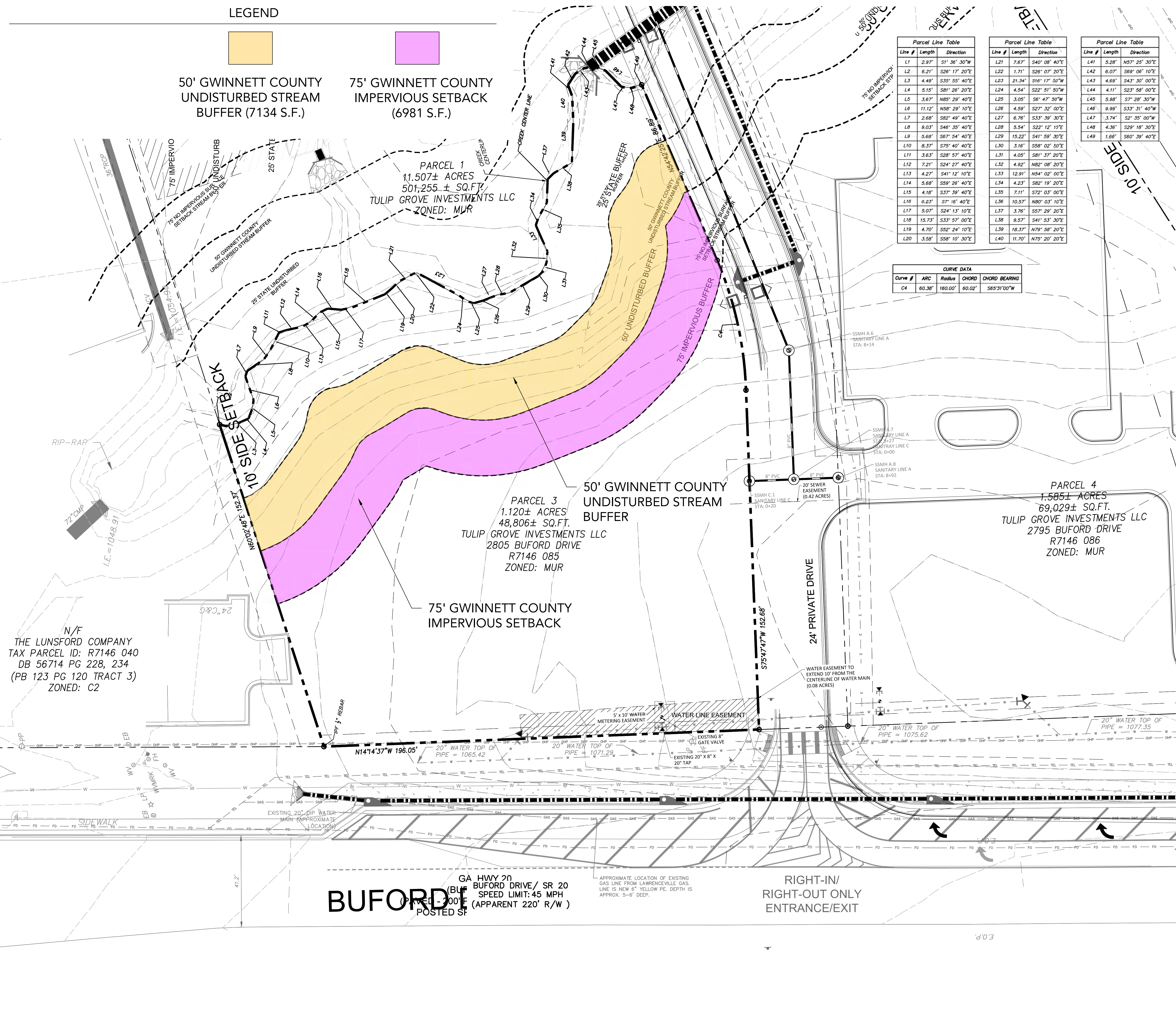
Type (Existing>Proposed)	Zone		
	0-25	25-50	50-75
Forest>Impervious	8	6	2
Forest>Disturbed Pervious	7	5.25	0
Disturbed Pervious>Impervious:	4	3	1

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

LEGEND

	
50' GWINNETT COUNTY UNDISTURBED STREAM BUFFER (7134 S.F.)	75' GWINNETT COUNTY IMPERVIOUS SETBACK (6981 S.F.)



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: HOLIDAY MANAGEMENT LLC 6164 WADE ORR ROAD FLOWERY BRANCH GA 30542 CONTACT: DANNY BART (678) 350-4526 DBART4242@GMAIL.COM
--	---

SITE INFORMATION

JURISDICTION	GWINNETT COUNTY
PROPERTY LOCATION	2805 BUFORD DRIVE BUFORD, GA 30519
PARCEL NUMBER	R7146 085
CURRENT ZONING	MUR (REGIONAL MIXED USE)
PROPOSED ZONING	MUR (REGIONAL MIXED USE)
OVERLAY DISTRICT	MALL OF GEORGIA
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	ZAXBY'S RESTAURANT
REQUIRED BUFFERS	50' FRONT LANDSCAPE BUFFER
REQUIRED BUILDING SETBACKS	FRONT: 0-FEET SIDE: 0-FEET REAR: 25-FEET
MAXIMUM BUILDING HEIGHT	75-FEET
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13151C0279D
FEMA FIRM DATE	10/06/2016
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS FOR
CONSTRUCTION
FOR
ZAXBY'S RESTAURANT
2805 BUFORD DRIVE - BUFORD, GA 30519

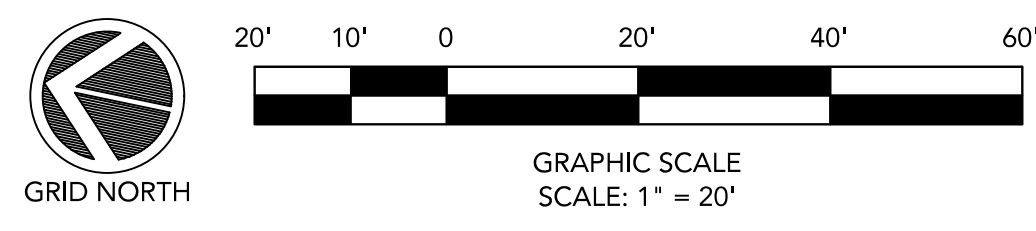
SHEET TITLE:
EXISTING SITE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
EXISTING

PROJECT NUMBER:
23840ZAX

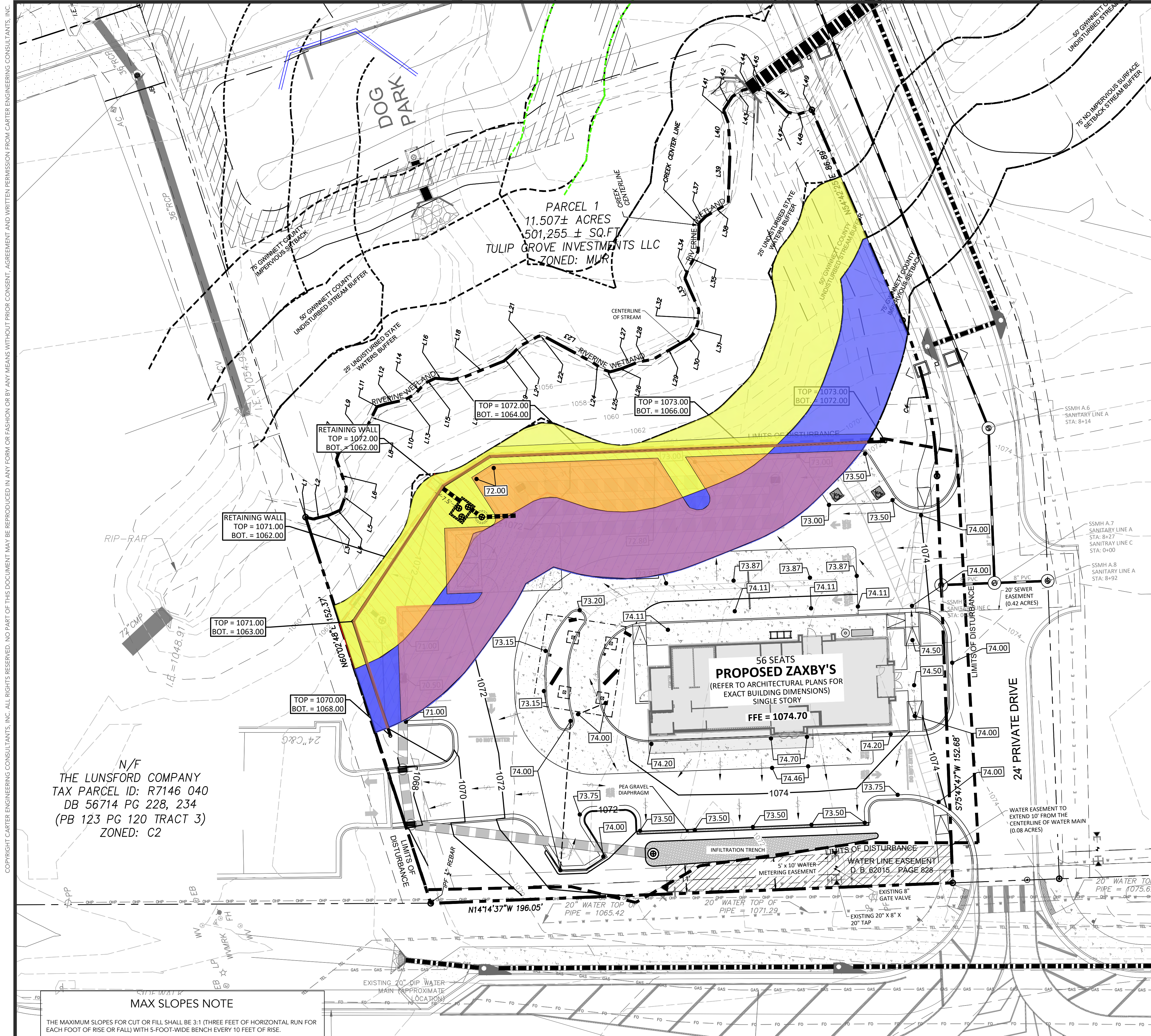
DATE:
01/14/26



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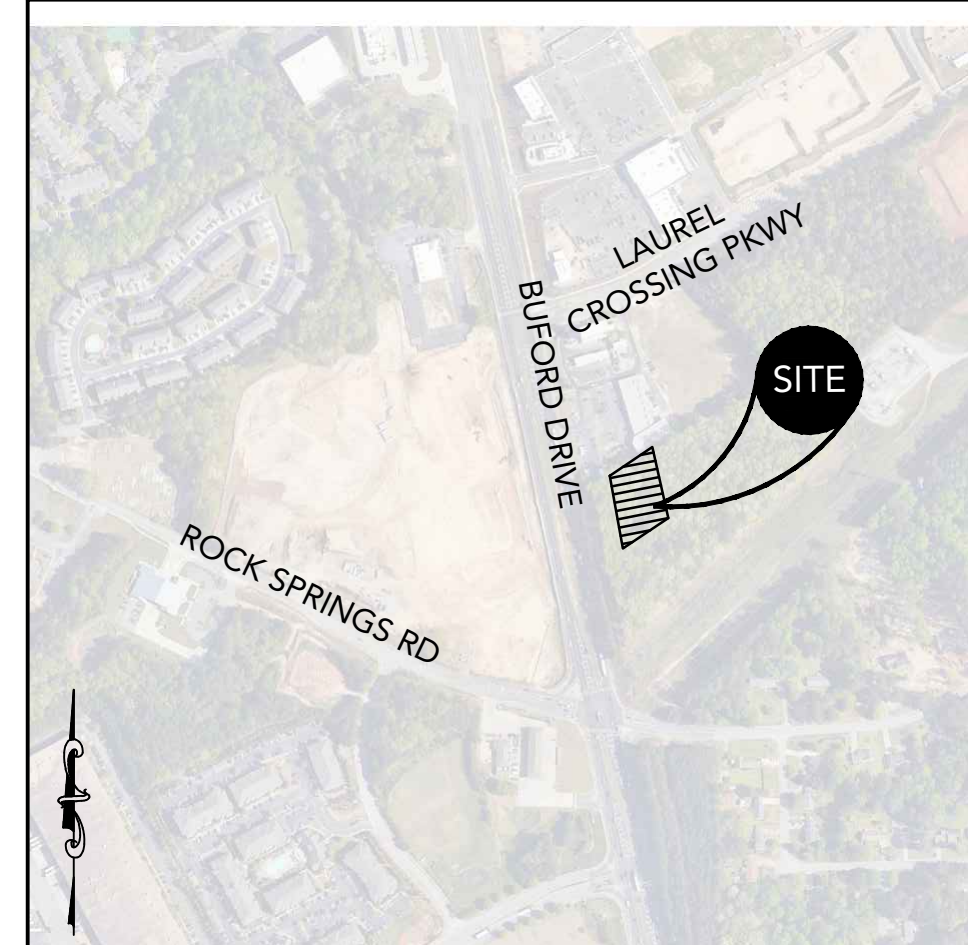
Exhibit E: Proposed Site Plan and Grading Plan

[attached]



LEGEND

- DISTURBED PERVIOUS 25'-50' GWINNETT COUNTY UNDISTURBED STREAM BUFFER (5221 S.F.)
- IMPERVIOUS 25'-50' GWINNETT COUNTY UNDISTURBED STREAM BUFFER (1913 S.F.)
- IMPERVIOUS 50'-75' GWINNETT COUNTY IMPERVIOUS SETBACK (4761 S.F.)
- DISTURBED PERVIOUS 50'-75' GWINNETT COUNTY SETBACK (2220 S.F.)



LOCATION MAP
SCALE: N.T.S.

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EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	ZAXBY'S RESTAURANT
BUFFERS REQUIRED	50' FRONT LANDSCAPE BUFFER
REQUIRED BUILDING SETBACKS	FRONT: 0 FEET SIDE: 0 FEET REAR: 25 FEET 75 FEET
MAXIMUM BUILDING HEIGHT	
SANITARY SEWER SERVICE	GWINNETT COUNTY
WATER SERVICE	GWINNETT COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13151C0279D
FEMA FIRM DATE	10/06/2016
FEMA SFHA ZONE	ZONE X

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N/F
THE LUNSFORD COMPANY
TAX PARCEL ID: R7146 040
DB 56714 PG 228, 234
(PB 123 PG 120 TRACT 3)
ZONED: C2

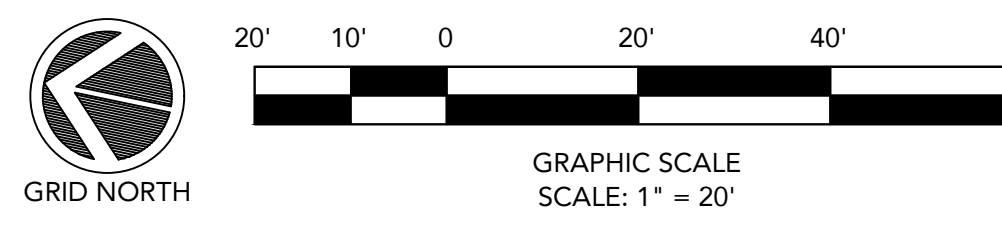
MAX SLOPES NOTE
THE MAXIMUM SLOPES FOR CUT OR FILL SHALL BE 3:1 (THREE FEET OF HORIZONTAL RUN FOR EACH FOOT OF RISE OR FALL) WITH 5-FOOT-WIDE BENCH EVERY 10 FEET OF RISE.

DRAINAGE NOTE
STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

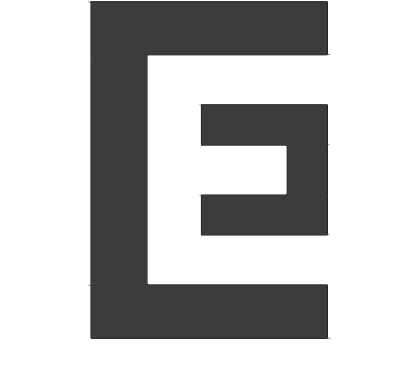
GRADING NOTE
A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH DETENTION POND WALL AND FOR EACH SITE RETAINING WALL WHICH EITHER EXCEEDS FOUR (4) FEET IN HEIGHT, WHICH HAS A BACKFILL SLOPE GREATER THAN ONE (1) FLOOR RISE IN THREE (3) FEET HORIZONTAL, OR WHICH SUPPORTS SURCHARGE LOADS FROM VEHICLES OR BUILDINGS. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR SITE WALLS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE AND PRIOR TO AUTHORIZATION OF THE FINAL SUBDIVISION PLAN.

GA. HWY 20
(BUFORD DRIVE)
(PAVED - 200' PUBLIC RIGHT OF WAY)
POSTED SPEED LIMIT: 45 MPH

RIGHT-IN/
RIGHT-OUT ONLY
ENTRANCE/EXIT



REVISION BLOCK	ISSUE	REVISION DATE & DESCRIPTION
1	1	01/14/26 - CLIENT REVIEW
2	2	02/02/26 - COUNTY SUBMITTAL
3	3	03/19/2026 - ADDRESSED COUNTY COMMENTS
4	4	
5	5	
6	6	
7	7	
8	8	



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SITE DEVELOPMENT PLANS FOR
CONSTRUCTION
FOR
ZAXBY'S RESTAURANT
2805 BUFORD DRIVE - BUFORD, GA 30519

SHEET TITLE:
GRADING & DRAINAGE
PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
GRADING

PROJECT NUMBER:
23840ZAX

DATE:
01/14/26

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Exhibit F: Proposed Landscape Plan

(For Reference Only)

[attached]

