



**GWINNETT COUNTY
BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Matthew Holtkamp, District 4

**Public Hearing Agenda
Tuesday, December 9, 2025 - 7:00 PM**

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing Gwinnett Great Days of Service 2025
- **Proclamation:** Celebrating the South Gwinnett High School Cosmic Boom Band

V. Public Hearing - New Business

1. Special Use Permits

2025-1295 SUP2025-00018, Applicant: Foresite Group, Inc.; Owner: MS Buice, LLC; Tax Parcel No. R7339 121; 5871 Hillside Farm Road; Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Place of Worship; 13.34 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2025-1296 SUP2025-00019, Applicant: Lotus Grounds; Owner: Niloofar Etemadhaeri; Tax Parcel No. R6046 127; 4497 Shiloh Ridge Trail; Special Use Permit in a RA-200 and R-100 Zoning District for a Community Center; 13.25 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

V. Public Hearing - New Business

1. Special Use Permits

2025-1297 SUP2025-00020, Applicant: THRIVE Christian Academy, Inc.; Owner: Korean First Presbyterian Church, Inc.; Tax Parcel Nos. R6139 055 and 059; 6175 Lawrenceville Highway; Special Use Permit in a R-75 Zoning District for a Private School; 21.31 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Rezoning

2025-1298 REZ2025-00025, Applicant: Walker Anderson Homes, LLC c/o Weener Nathan Phillips, LLP; Owner: Bradenton Investors, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R7119 002A, 100, 114, 116, and 118; 2449 Duluth Highway and 2800 Block of McDaniel Road; C-2 and O-I to R-TH for Townhouses; 20.87 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

2025-1299 REZ2025-00029, Applicant: Terwilliger Pappas Multi-Family Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TFO REVA OA Crestwood, LLC; Rezoning with Concurrent Variance of Tax Parcel Nos. R6203 079 and 080 (portion); 3805 and 3885 Crestwood Parkway; C-2 to MRR for Apartments; 10.61 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2025-1300 REZ2025-00030, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; O-I to C-2 for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2025-1301 SUP2025-00017, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL LLC; Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; Special Use Permit with Concurrent Variances in a Proposed C-2 Zoning District for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda

Tuesday, December 9, 2025 - 7:00 PM

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V. Public Hearing - New Business

2. Rezoning

2025-1302 REZ2025-00031, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Jeffrey Threat; Rezoning with Concurrent Variances of Tax Parcel Nos. R5356 002, 003, 017, 018, and 051 (portion); 2712, 2732, 2762, 2782, and 2800 Harbins Road (portion); RA-200 to OSC for a Single-Family Detached Subdivision; 39.86 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

VI. New Business

1. Planning & Development/Matt Dickison

2025-1308 Ratification of Plat approvals for November 1, 2025 through November 30, 2025. (Recommendation: Approval)

VII. Comments from Audience

VIII. Adjournment

MEMORANDUM

To: Chairwoman Hendrickson
District 1 Commissioner Carden
District 2 Commissioner Ku
District 3 Commissioner Watkins
District 4 Commissioner Holtkamp

From: Chad Wasdin, Communications Department

The following item(s) will be on the agenda for the BOC public hearing on **December 9, 2025**, under the item of business announcements as a resolution of recognition, award, etc., as indicated:

- 1) **Special Presentation:** Gwinnett Youth Commission Minute
Requested by: Muriam Nafees, Civic Engagement and Social Impact Director
Attendee(s): Julissa Lopez, South Gwinnett High School and Ilean Palacio, Brookwood High School, 2025 – 2026 Gwinnett Youth Commissioners
Presented by: Julissa Lopez, South Gwinnett High School and Ilean Palacio, Brookwood High School, 2025 – 2026 Gwinnett Youth Commissioners
- 2) **Proclamation:** Recognizing Gwinnett Great Days of Service 2025
Requested by: Muriam Nafees, Civic Engagement and Social Impact Director
Attendee(s): Representatives from Volunteer Gwinnett
Presented by: Chairwoman Nicole Love Hendrickson
- 3) **Proclamation:** Celebrating the South Gwinnett High School Cosmic Boom Band
Requested by: Commissioner Jasper Watkins III, District 3
Attendee(s): Representatives and students from the South Gwinnett High School Cosmic Boom Band
Presented by: Commissioner Jasper Watkins III, District 3

cc:	Glenn Stephens	Betrand Williams
	Buffy Rainey	Arteen Afshar
	Joe Sorenson	Hunter Coleman
	Heather Sawyer	Neshanta Banks
	Kimberly Banner	Katie Gill
	Tina King	Tammy Gibson
	Carli Primavera	Jeanie Donaldson
	Lauren Gamel	Lindsey Gravitt

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251295				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type SUP	
Item of Business: 2025-00018, Applicant: Foresite Group, Inc.; Owner: MS Buice, LLC; Tax Parcel No. R7339 121; 5871 Hillside Farm Road; Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Place of Worship; 13.34 acres; District 4/Holtkamp					
Land Lot:	339	Parcel:	121		
District:	7				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

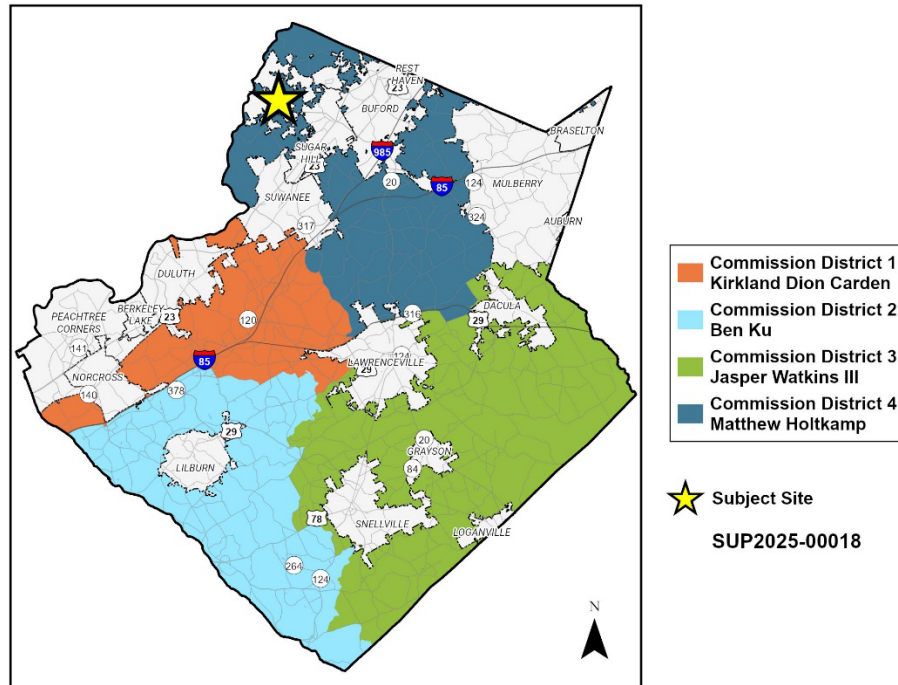
County Clerk Use Only Working Session Action Public Hearing Tabled Motion 2nd by Vote	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☐ Tabled - Date ☐ Approve ☒ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
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PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2025-00018
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Special Use Permit
Additional Request: Variance
Address: 5871 Hillside Farm Road
Map Number: R7339 121
Site Area: 13.34 acres
Square Feet: 2,396
Proposed Development: Place of Worship
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



Applicant: Foresite Group Inc
3740 Davinci Court
Norcross, GA 30092

Owner: MS Buice, LLC
7248 Red Maple
Flowery Branch, GA 30542

Contact: Jeff Walker

Phone: 770.368.1399

Zoning History

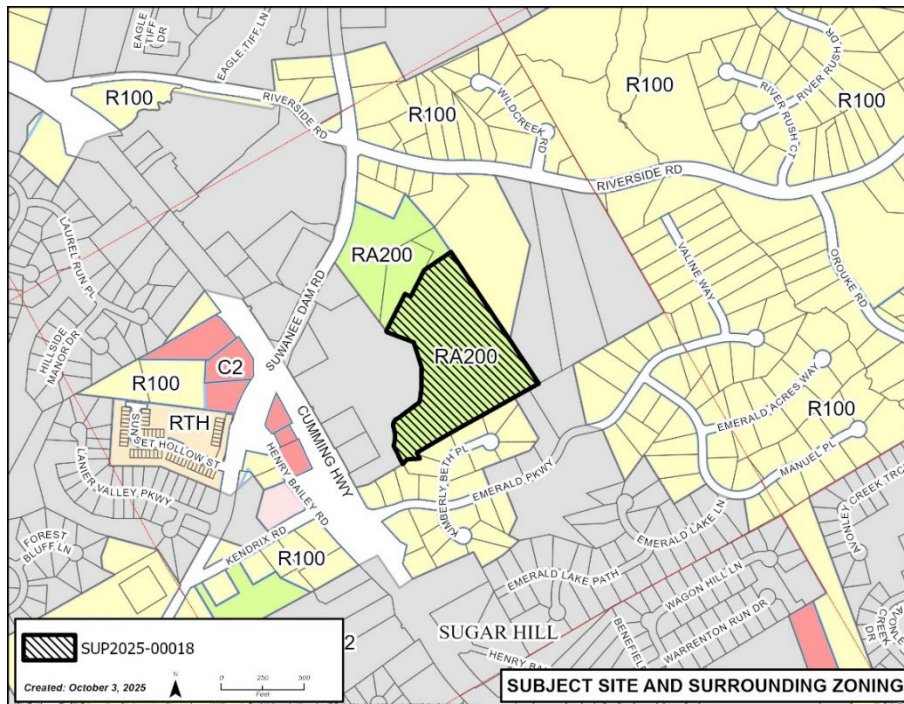
The subject property is zoned RA-200 (Agriculture-Residence District). In 1978, the property was rezoned from R-100 (Single-Family Residence District) to RA-200, pursuant to RZ-49-78.

Existing Site Condition

The subject property is a 13.34-acre parcel located along a private drive near the intersection of Cumming Highway and Suwanee Dam Road. This property contains six residences, with mature trees along the perimeter. The property has access to Cumming Highway by a 12-foot-wide access easement through the Sugar Hill Corner shopping center. The nearest Ride Gwinnett transit stop is approximately 4.8 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of residential and commercial uses. A utility substation and an undeveloped property are to the north. A residential lot within Gwinnett County as well as an undeveloped parcel within the City of Sugar Hill are to the east. Single-family residences in the Emerald Lake subdivision are located to the south. The Sugar Hill Corner shopping center is located to the west within the city limits. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Place of Worship	RA-200
North	Substation Undeveloped	RA-200 RA-200
East	Single-Family Residential Undeveloped	R-100 RS-150 (Sugar Hill)
South	Single-Family Residential (Emerald Lake)	R-100 RS-150 (Sugar Hill)
West	Commercial (Retail)	BG (Sugar Hill)

Project Summary

The applicant requests a special use permit for a 13.34-acre property for a place of worship, including:

- Conversion of a 2,396-square-foot single-family residence on Lot 1 into a place of worship, to serve between 50 and 200 congregants.
- A new 3,575-square-foot enclosed structure for outdoor events, including weddings.
- Hours of operation: Tuesday through Friday 11 a.m. to 8 p.m.; Saturday 10 a.m. to 3 p.m. and 4 p.m. to 10 p.m.; and Sunday from 9:30 a.m. to 1 p.m.
- Staff including a senior pastor, associate pastor, church administrator, student interns, eight lay ministers, and 25 volunteers.
- 45 parking spaces, including 39 in a gravel parking lot and six ADA spaces in a paved lot.
- Widening of the existing driveway to 24 feet.
- A 50-foot-wide buffer along the western property line, and 20-foot-wide buffers along the northern and eastern property lines of Lot 1 where the place of worship is proposed.
- Demolition of the northern residence on Lot 2, and subdivision of the property into 5 lots.

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 40,000 sq ft	Minimum 40,000 sq ft	YES
Lot Width	Minimum 200'	Minimum 200'	YES
Front Yard	Minimum 35'	Minimum 35'	YES
Rear Yard	Minimum 40'	Minimum 40'	YES
Side Yard	Minimum 20'	Minimum 20'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Parking	Minimum 38 spaces Maximum 50 spaces	45 spaces	YES

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 requests:

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 property is surrounded by a mixture of residential and commercial uses. Places of worship are common on large, residentially-zoned properties. 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.

The building to be converted into a place of worship is located in the center of the property. The 20-foot-wide buffer abutting residences would provide sufficient screening and reduce potential adverse impacts. 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.

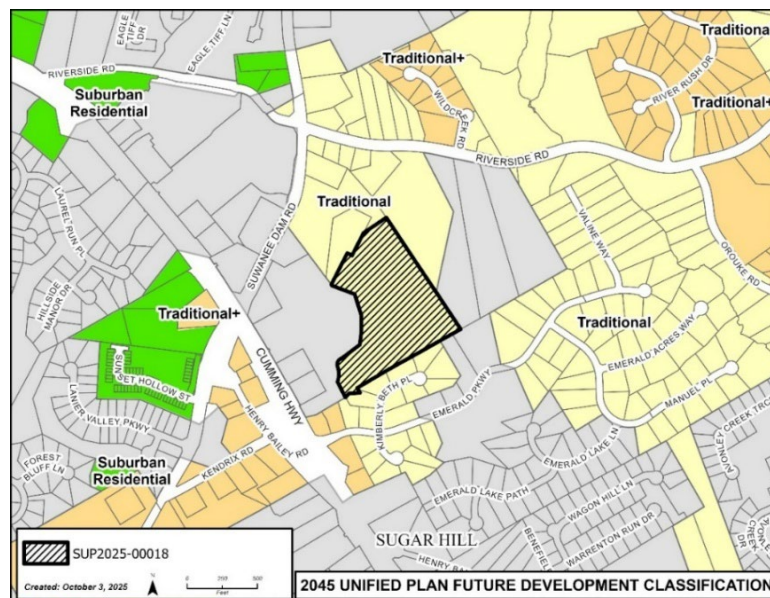
The property has a reasonable economic use as currently zoned.

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 are anticipated in the form of traffic, utility demand, stormwater runoff and schools.

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 "Neighborhood Traditional" for the subject property, which envisions low-density single-family residential development. Although institutional uses are not recommended, the place of worship would complement surrounding residential uses.



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 Title II of the UDO:

1. **Section 210-140.28.D Place of Worship Buffer.** The applicant is requesting to eliminate the 20-foot-wide buffer along the paved driveway.

Analysis: The place of worship and enclosed structure are located approximately 180 feet from the closest residences. Approval of the variance would not nullify the intent of the UDO.

Staff Recommendation

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

1. To eliminate the 20-foot-wide buffer along the paved driveway.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

1. To eliminate the 20-foot-wide buffer along the paved driveway.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a place of worship in RA-200 (Agriculture-Residence District), subject to the following conditions:

1. The special use of the property shall be limited to a place of worship on Lot 1, as shown on Exhibit B: Site Plan dated received October 23, 2025.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received October 23, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of 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. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of proposed place of worship building



View of proposed place of worship building



View of easement towards the entrance



View of entrance into property

Exhibit B: Site Plan

[attached]

PROJECT DATA

SITE DATA	
TOTAL SITE AREA	13.34 AC.
BUILDING DATA	
EXISTING BUILDING AREA (APPROX.)	18,433 S.F.
TENT PAD AREA	3,875 S.F.
SETBACKS:	
FRONT	35'
REAR	40'
PARKING DATA	
TOTAL PARKING REQUIRED	MIN. 38 SPACES
(1 SPACE FOR EVERY 4 PEOPLE)	
(ASSUMES 150 PEOPLE)	
TOTAL PARKING PROVIDED	45 SPACES

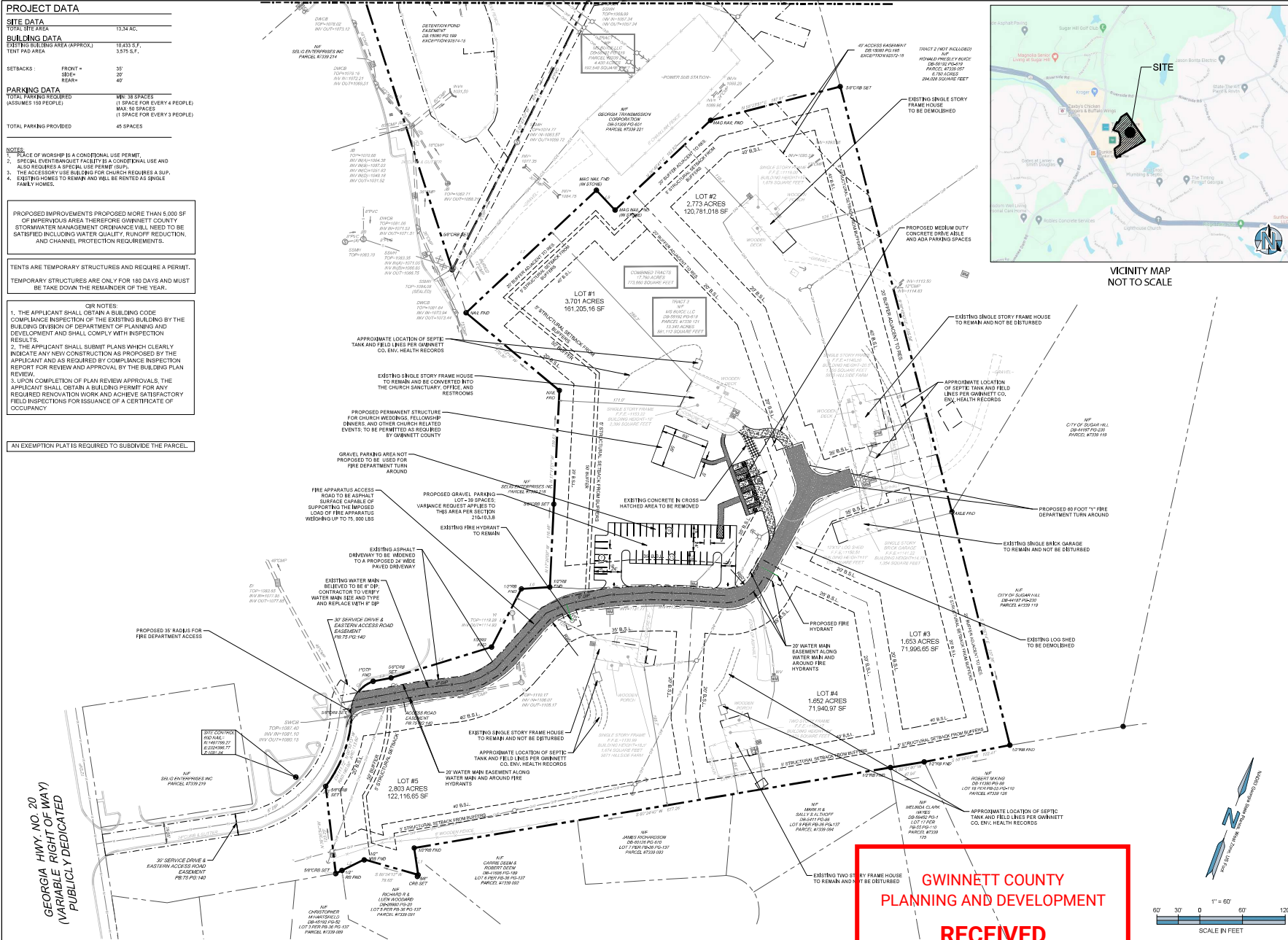
- NOTES:**
1. PLACE OF WORSHIP IS A CONDITIONAL USE PERMIT.
 2. SPECIAL EVENT BANQUET FACILITY IS A CONDITIONAL USE AND ALSO REQUIRES A SPECIAL USE PERMIT (SUP).
 3. THE ACCESSORY USE BUILDING FOR CHURCH REQUIRES A SUP.
 4. EXISTING HOMES TO REMAIN AND WILL BE REBUILT AS SINGLE FAMILY HOMES.

PROPOSED IMPROVEMENTS PROPOSED MORE THAN 5,000 SF OF IMPERVIOUS AREA THEREFORE GWINNETT COUNTY STORMWATER MANAGEMENT ORDINANCE WILL NEED TO BE SATISFIED INCLUDING WATER QUALITY, RUNOFF REDUCTION, AND CHANNEL PROTECTION REQUIREMENTS.

TENTS ARE TEMPORARY STRUCTURES AND REQUIRE A PERMIT. TEMPORARY STRUCTURES ARE ONLY FOR 180 DAYS AND MUST BE TAKEN DOWN THE REMAINDER OF THE YEAR.

- OR NOTES:**
1. THE APPLICANT SHALL OBTAIN A BUILDING CODE COMPLIANCE INSPECTION OF THE EXISTING BUILDING BY THE BUILDING DIVISION OF DEPARTMENT OF PLANNING AND DEVELOPMENT AND SHALL COMPLY WITH INSPECTION RESULTS.
 2. THE APPLICANT SHALL SUBMIT PLANS WHICH CLEARLY INDICATE ANY NEW CONSTRUCTION AS PROPOSED BY THE APPLICANT AND AS REQUIRED BY COMPLIANCE INSPECTION REPORT FOR REVIEW AND APPROVAL BY THE BUILDING PLAN REVIEW.
 3. UPON COMPLETION OF PLAN REVIEW APPROVALS, THE APPLICANT SHALL OBTAIN A BUILDING PERMIT FOR THE REQUIRED RENOVATION WORK AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

AN EXEMPTION PLAT IS REQUIRED TO SUBDIVIDE THE PARCEL.



ENGINEER:

FORESITE group

ForeSITE Group, LLC
3740 Darnell Ct.
Suite 100
Peachtree Corners, GA 30092

770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

HILLSIDE HOLDINGS, LLC
5879 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
770.467.6598

CONTACT: DAVID LEE

PROJECT:

GOOD NEWS CHURCH

5871 HILLSIDE FARM ROAD
BUDFORD, GA 30518
LAND LOT 399, DISTRICT 7

SEAL:

REVISIONS	DATE
COUNTY COMMENTS	08-15-2025

PROJECT MANAGER: JCW
DRAWING BY: JCW
JURISDICTION: GWINNETT COUNTY, GA
DATE: 10-25-2025
TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER:

QL-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 2249.002

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/23/2025

Exhibit C: Building Elevations

[attached]

RECEIVED

5/20/2025



**FRONT OF HOUSE TO BE CONVERTED INTO A
SANCTUARY, OFFICE, KITCHEN, AND
BATHROOMS**

RECEIVED

5/20/2025



SIDE OF HOUSE TO BE CONVERTED INTO A
SANCTUARY, OFFICE, KITCHEN, AND
BATHROOMS

RECEIVED

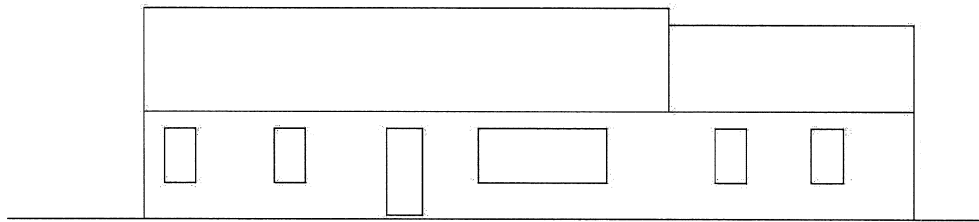
5/20/2025



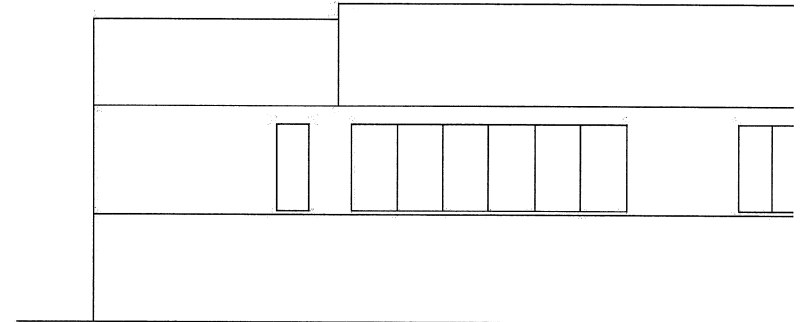
APPROXIMATE
LOCATION OF EVENT
TENT

RECEIVED

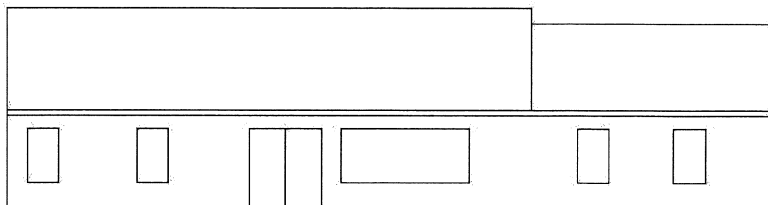
8/19/2025



FRONT ELEVATION EXIST.



REAR ELEVATION PROPOSED



2

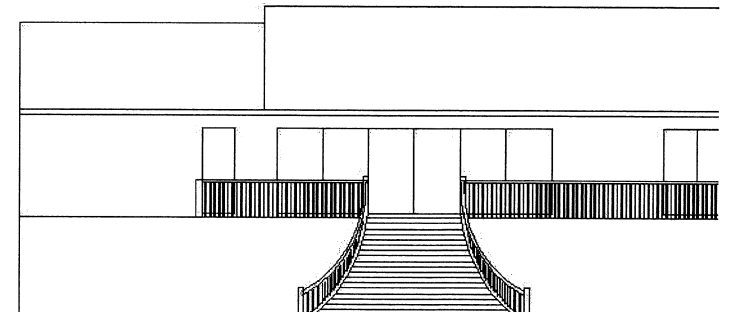


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

GOOD NEWS CHURCH: USE SCOPE LETTER for HILLSIDE

(Based Upon Planning/Estimates)

1. EMPLOYEES:

- Senior Pastor, Associate Pastor, Church Administrator, Student Intern
- Eight “lay” ministers/leaders
- Approximately 25 Volunteers for Worship team, children’s ministry, set up/clean up, Bible Study leaders, and ministry leaders.

• HOURS of OPERATION:

Tues - Fri 11:00 AM - 8:00PM, Not every night or every week.

- Sat 10:00 AM – 3:00 PM and 4:00 - 10:00 PM
- Sun 9:30 AM – 1:00 PM

2. WORSHIP SERVICES

- Sunday 9:30 AM – 1:00 PM for 50-200 people

3. USES & OPERATIONS:

- Bible studies & small group meetings/classes for 5-20 people
- Community workshops & training for 5-60 people
- Ministry activities - # of people TBD
- Youth group meetings/events - # of people TBD
- Special events & weddings for 50-200 people

4. SPECIAL EVENTS:

- Weddings
- Ministry & group events
- Possibly some corporate meetings
- Some events will include serving of catered food & beverages (prepared/cooked offsite)

Letter of Intent

The Owner requests a Special Use Permit for a place of worship. The subject project is a tract owned by MS Buice, LLC that are 13.34-acre parcel at 5871 Hillside Farm Road near Sugar Hill, GA. The subject property is zoned RA 200 and is parcel # 7339 121. The existing property is currently occupied by 6 residential homes and internal paved driveways. 4 of the existing residential homes will remain and 1 will be demolished. 1 single story frame home with a basement will be converted into the church sanctuary, offices, kitchen, and bathrooms. The property is nestled behind the existing Publix shopping center off GA. Hwy 20 and the driveway that serves the property is connected to a driveway along the eastern side of the Public Shopping center that connects to Ga. Hwy 20. The existing paved driveway will be extended to a 24' wide paved driveway for two-way traffic movement and to provide for a fire department access road.

A variance is also requested to reduce the 20' buffer to 0' along the face of the access easement for the 3.701 acre parcel as per code section 210-140.28.D.

The proposed use is compatible with the surrounding area. Properties along Ga. Hwy 20 are commercially zoned while the remaining properties surrounding the subject property are zoned residential.

Sincerely,

Foresite Group Inc.

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:
A SUP will not affect the view of adjacent or nearby property and will not be visible to the adjacent property.
- B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:
A SUP will not adversely affect the existing use or useability of adjacent or nearby property.
- C. Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:
A SUP will increase the economic vale of the property as it is currently zoned.
- 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:
A SUP will not cause an excessive or burdensome use of the exisitng streets, transportation facilities, utilities, or schools
- E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:
A SUP does conform to the intent of the Unified Plan and Future Development Map
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit:
A SUP will simply allow for an event canopy and small events/gatherings to take place. Property is very isolated and almost a hidden gem behind the existing publix shopping center.

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>Foresite Group Inc</u>	Name: <u>MS Buice, LLC</u>
Address: <u>3740 Davinci Court</u>	Address: <u>7248 Red Maple Court</u>
City: <u>Norcross</u>	City: <u>Flowery Branch</u>
State: <u>Georgia</u> ZIP: <u>30092</u>	State: <u>Georgia</u> ZIP: <u>30542</u>
Phone: <u>(770)368-1399</u>	Phone: <u>(404)385-5063</u>
Email: <u>jwalker@fg-inc.net</u>	Email: <u>mhbuice@gmail.com</u>
Contact Person: <u>Jeff Walker</u> Phone: <u>(770)368-1399</u>	
Contact's Email: <u>jwalker@fg-inc.net</u>	
APPLICANT IS THE:	
☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA-200</u>	
Parcel Number(s): <u>R7339 121</u> Acreage: <u>13.34</u>	
Property Address(es): <u>5871 Hillside Farm Road</u>	
Proposed Development: <u>Place of Worship</u>	
Variance(s): <u>See letter of intent</u> Waiver(s): _____	
Building/Leased Sq. Ft.: _____ Floor Area Ratio: _____	

SPECIAL USE PERMIT PROPERTY OWNER'S 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 within six (6) months from the date of last action by the Board of Commissioners.

MS Juice

Signature of Property Owner

5/19/25

Date

MICHAEL H. BUICE

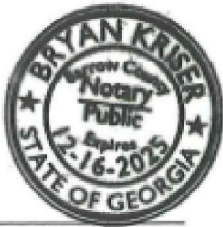
Type or Print Name and Title

[Signature]

Signature of Notary Public

5/19/2028

Date



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.

Applicant Information

Name: HUGH S. BUICE - OWNER FOR MS BUICE LLC

Signature: *Hugh S. Buice*

Date: 5/30/25

Property Information

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

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R7339 121	y

Tax Commissioner Affirmation

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

Name: Jessilyn MSJoffe

Title: TSA

Signature: *Jessilyn MSJoffe*

Date: 5/30/25



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

Name: Jeff Walker

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.31.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2025-00018	
Case Address:		5877 Hillside Farm Road, Sugar Hill, 30518	
Comments:		☒ X	☐ YES
		☐	☒ NO
1	Hillside Farm Road is local (private) street. There is no Average Daily Traffic (ADT) Volume on file for this street.		
2	The nearest Ride Gwinnett facility is located 4.8 miles away at 1350 Buford Highway (Stop 5013 / Route 50).		
3			
4			
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7			
Recommended Zoning Conditions:		☐	☐ YES
		☒ X	☐ NO
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Note: Attach additional pages, if needed

Revised 7/26/2021

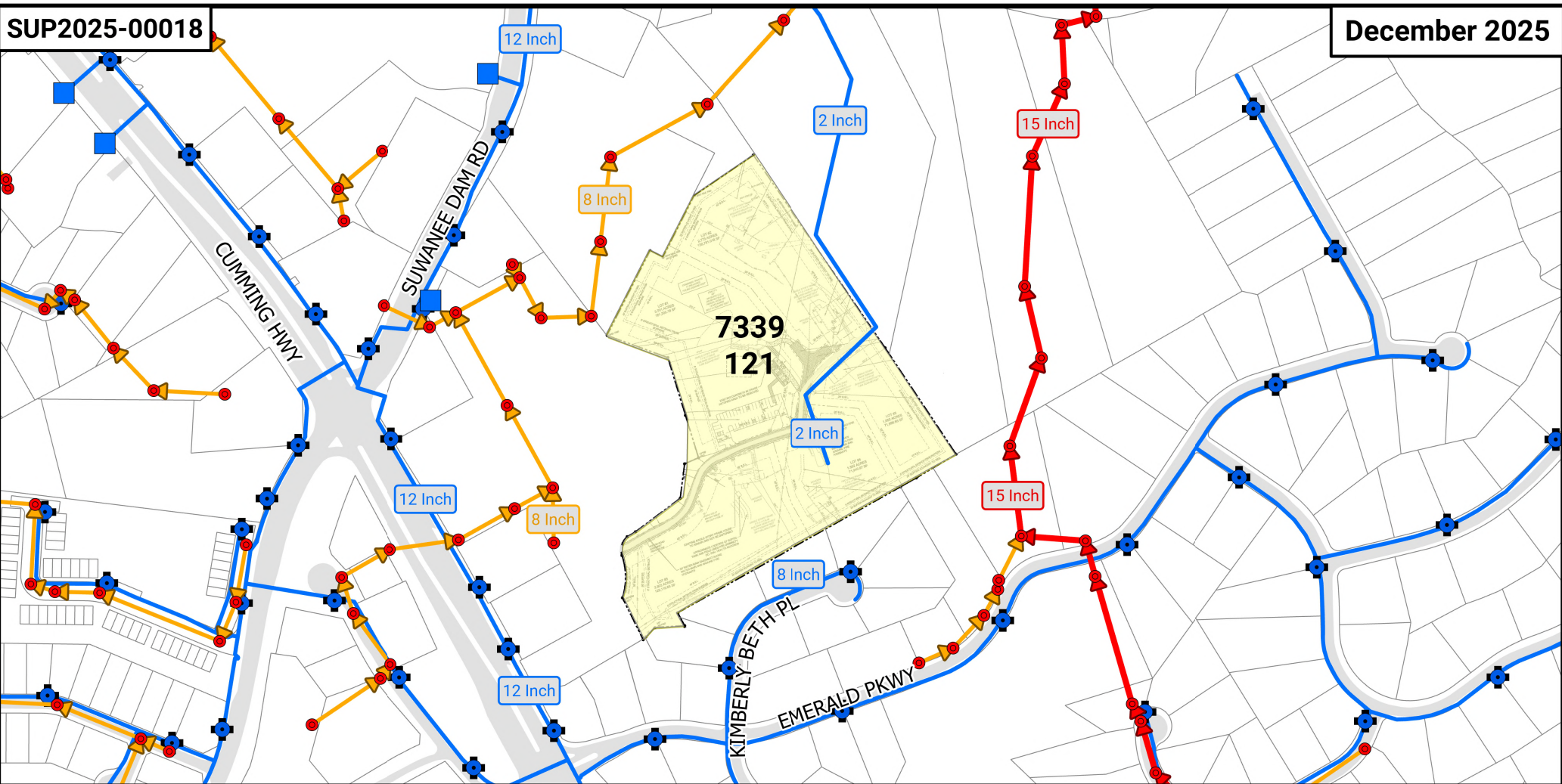


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com	
Case Number:		SUP2025-00018	
Case Address:		5877 Hillside Farm Rd	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Water: The proposed development is required to extend an 8-inch water main from their driveway and install a new hydrant for fire protection. The proposed development plans to connect to a 12-inch water main on the northern right-of-way of Cumming Highway. The existing connections on the onsite 2-inch water main may remain as-is.		
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.		
3			
4			
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6			
7			
Recommended Zoning Conditions:		☐	☒ X
		☐	☐ NO
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Note: Attach additional pages, if needed

Revised 7/26/2021

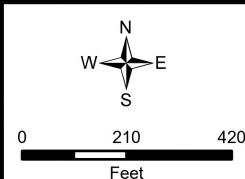


LEGEND

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

5871 Hillside Farm Rd
RA-200

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development is required to extend an 8-inch water main from their driveway and install a new hydrant for fire protection. The proposed development plans to connect to a 12-inch water main on the northern right-of-way of Cumming Highway. The existing connections on the onsite 2-inch water main may remain as-is.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.

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]



SUP2025-00018

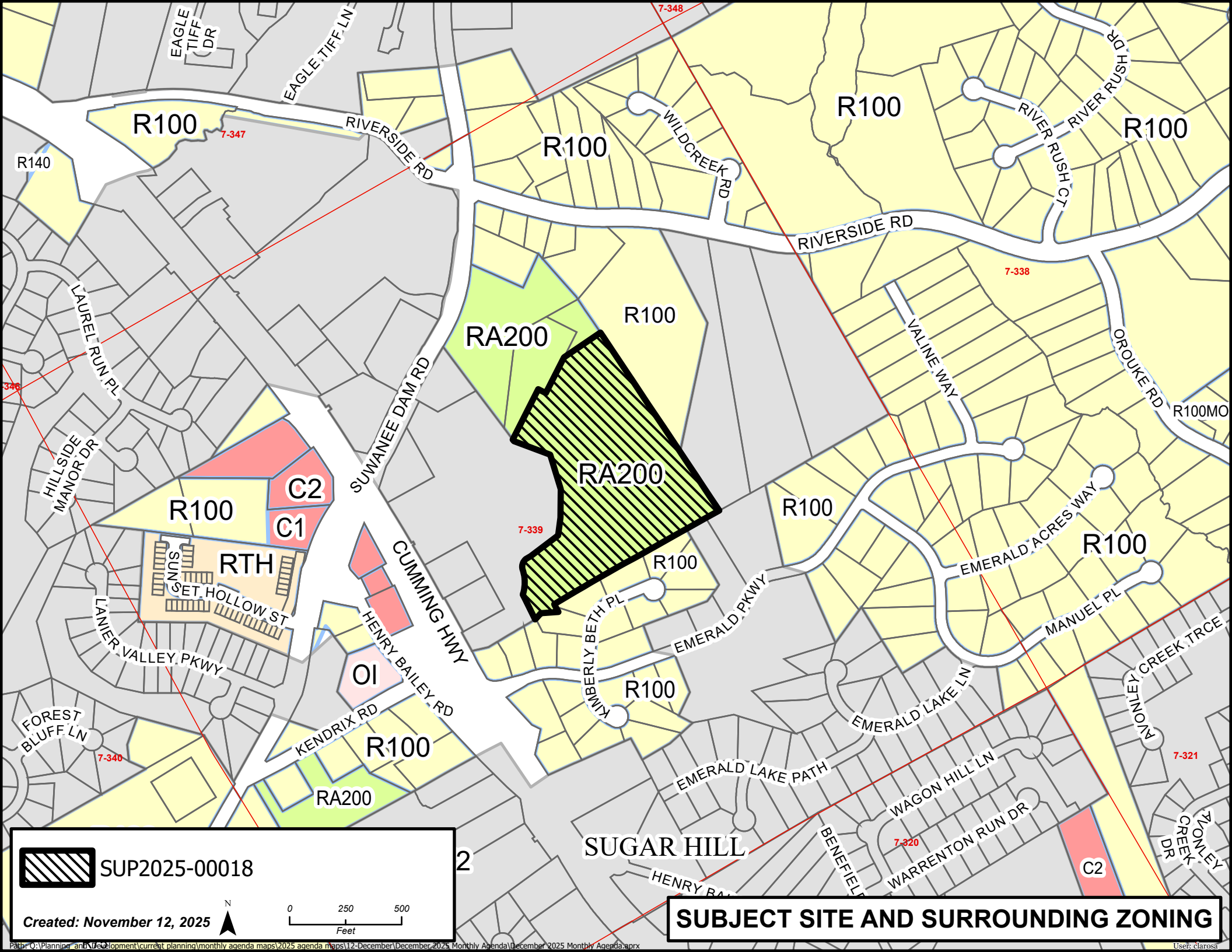
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Feet

Gwinnett County GIS

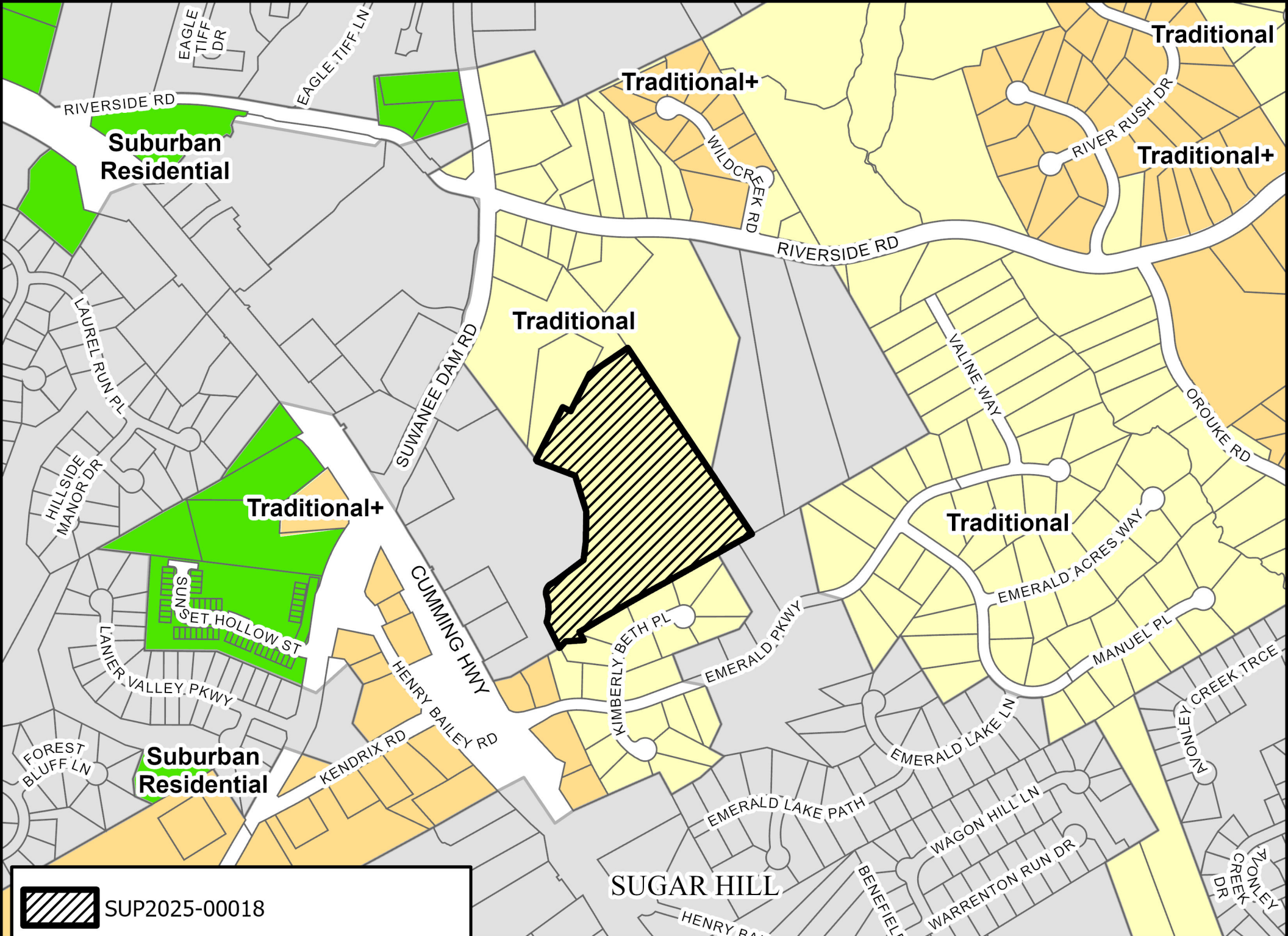
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 SUP2025-00018

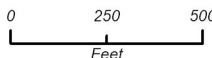
Created: November 12, 2025  0 250 500 Feet

SUBJECT SITE AND SURROUNDING ZONING



 SUP2025-00018

Created: October 3, 2025



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251296				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type SUP	
Item of Business: 2025-00019, Applicant: Lotus Grounds; Owner: Niloofar Etemadhaeri; Tax Parcel No. R6046 127; 4497 Shiloh Ridge Trail; Special Use Permit in a RA-200 and R-100 Zoning District for a Community Center; 13.25 acres; District 2/Ku					
Land Lot:	046	Parcel:	127		
District:	6				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysha Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

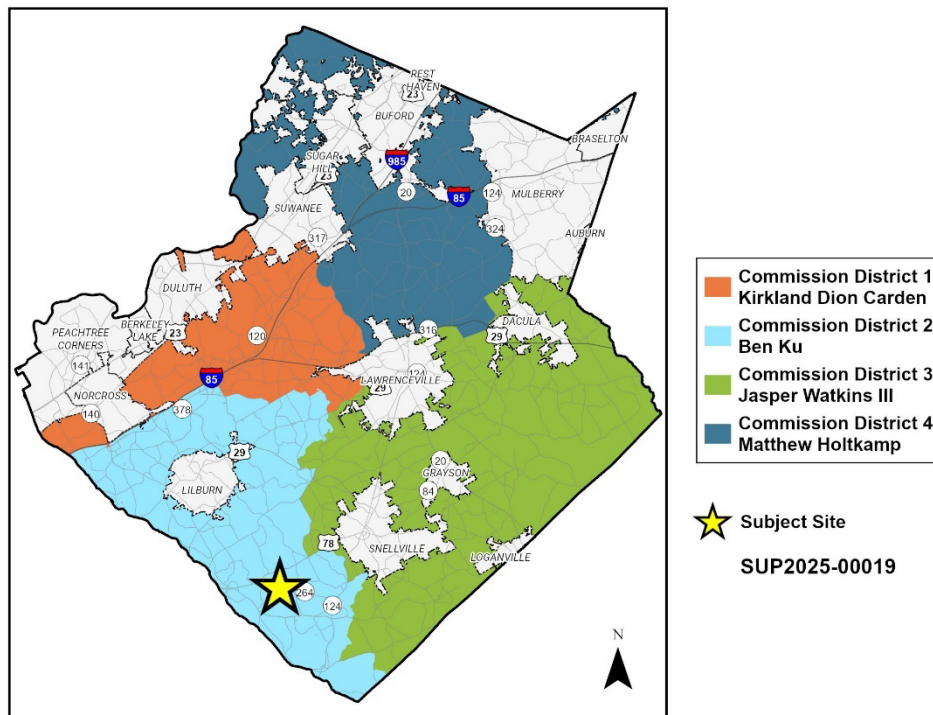
County Clerk Use Only Working Session Action Public Hearing Tabled Motion 2nd by Vote	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☒ Tabled - Date 1/6/2026 ☐ Approve ☐ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
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PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2025-00019
Current Zoning: RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 4497 Shiloh Ridge Trail
Map Number: R6046 127
Site Area: 13.25 acres
Square Feet: 1,200
Proposed Development: Community Center
Commission District: District 2 – Commissioner Ku
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: PUBLIC HEARING TABLED TO JANUARY 6, 2026



Planning Commission Advertised Public Hearing Date: 12/2/2025 (Public Hearing Tabled to 1/6/2026)

Board of Commissioners Advertised Public Hearing Date: 12/9/2025

Owner: Niloofar Etemadhaeri
4497 Shiloh Ridge Trail
Snellville, GA 30039

Phone: 314.397.9055

The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 1973, the southern portion of the property was rezoned to RA-200 as part of an areawide rezoning.

The subject property is a 13.25-acre parcel located along Shiloh Ridge Trail, west of its intersection with Ross Road. The site contains one single-family residence with accessory structures. Dense vegetation, a stream, and floodplain lie along the northern and eastern property lines, and two ponds are located along the western and eastern property lines. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 1.2 miles from the subject property.

The property is surrounded by residential, commercial, and institutional uses. Single-family residences within the Rivercliff subdivision and a special event facility are located to the north. Single-family residences on large lots are to the east, south, and west. Shiloh Elementary, Middle, and High School are farther east, across Ross Road. The following is a summary of surrounding uses and zoning:

Location	Land Use	Zoning
Proposed	Community Center	RA-200 and R-100
North	Single-Family Residential (Rivercliff) Commercial (Special Event Facility)	R-100 R-100
East	Single-Family Residential Institutional	RA-200 and R-100 R-100
South	Single-Family Residential	RA-200
West	Single-Family Residential	RA-200 and R-100

Project Summary

The applicant requests a special use permit for a 13.25-acre property for a community center, including:

- Use of an existing 1,200-square-foot building for guided meditations, counseling sessions, wellness workshops, and small group gatherings.
- Group sizes ranging from 5 to 25 individuals per gathering, with gathering frequency based on interest and facilitator availability.
- A new gravel parking area with 20 spaces in front of the community center.
- Maintaining existing vegetation adjacent to residentially-zoned properties.

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 40,000 sq ft	Minimum 40,000 sq ft	YES
Lot Width	Minimum 200'	Minimum 200'	YES
Front Yard	Minimum 35'	Minimum 35'	YES
Rear Yard	Minimum 40'	Minimum 40'	YES
Side Yard	Minimum 20'	Minimum 20'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Parking	Minimum 20 spaces Maximum 26 spaces	20 spaces	YES

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 property is surrounded by a mixture of commercial, residential, and institutional uses. 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.

The building to be used as the community center is set back 200 feet from Shiloh Ridge Trail, and existing dense vegetation would mitigate potential adverse impacts. Staff has

recommended a condition to locate the parking lot behind the community center to screen it from Shiloh Ridge Trail. With proper conditions, the 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.

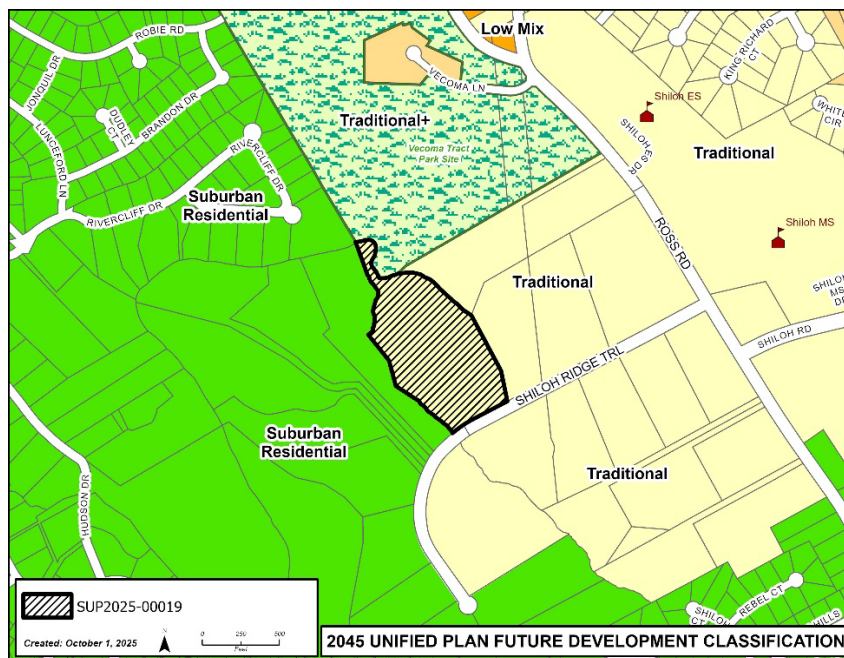
The property has a reasonable economic use as currently zoned.

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 for the special use permit in the form of traffic, utility demand, stormwater runoff and schools.

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 "Neighborhood Traditional" for the subject property, which envisions low-density single-family residential development. Although institutional uses are not recommended, the community center would complement surrounding residential uses.



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.

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.

Staff Recommended Conditions

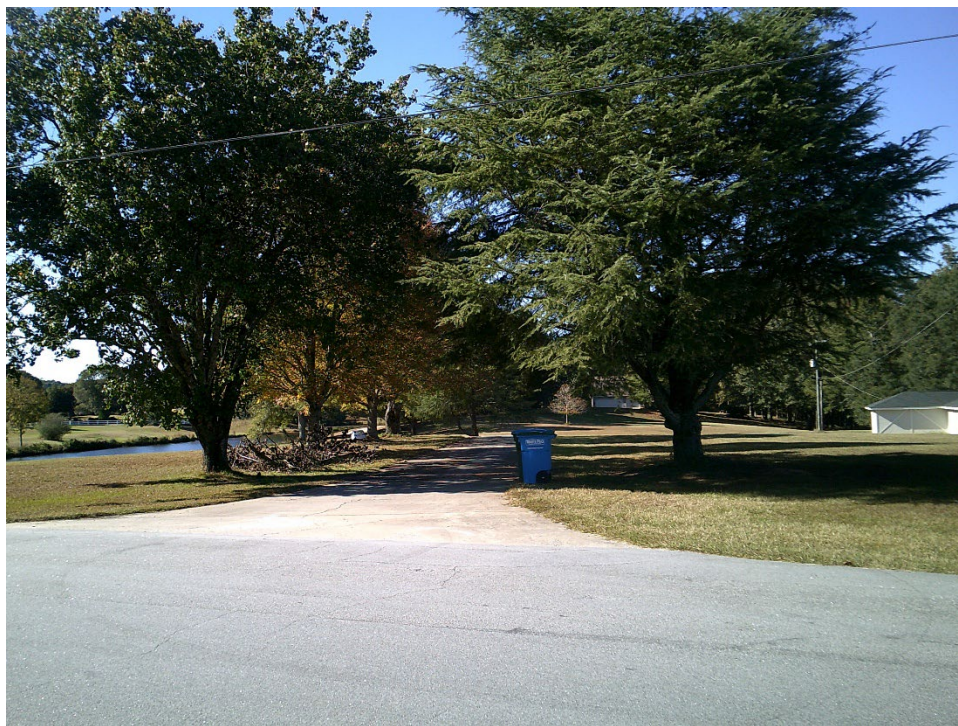
Approval of a special use permit for a community center in RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District), subject to the following conditions:

1. The special use of the property shall be limited to a community center.
2. The proposed use shall be in general conformance with Exhibit B: Site Plan dated received October 20, 2025, 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 parking lot shall be located behind the community center, subject to review and approval of 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. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property from Shiloh Ridge Trail



Existing building to be converted into facility and parking area



East of subject property, towards Ross Road



Pond and vegetation on site

Exhibit B: Site Plan

[attached]

Green lines: Indicate the proposed placement of vegetative buffers. These will serve as natural screens to provide separation and visual protection between the property and adjacent areas. A minimum 50-foot in depth buffer shall be provided adjacent to residentially zoned properties

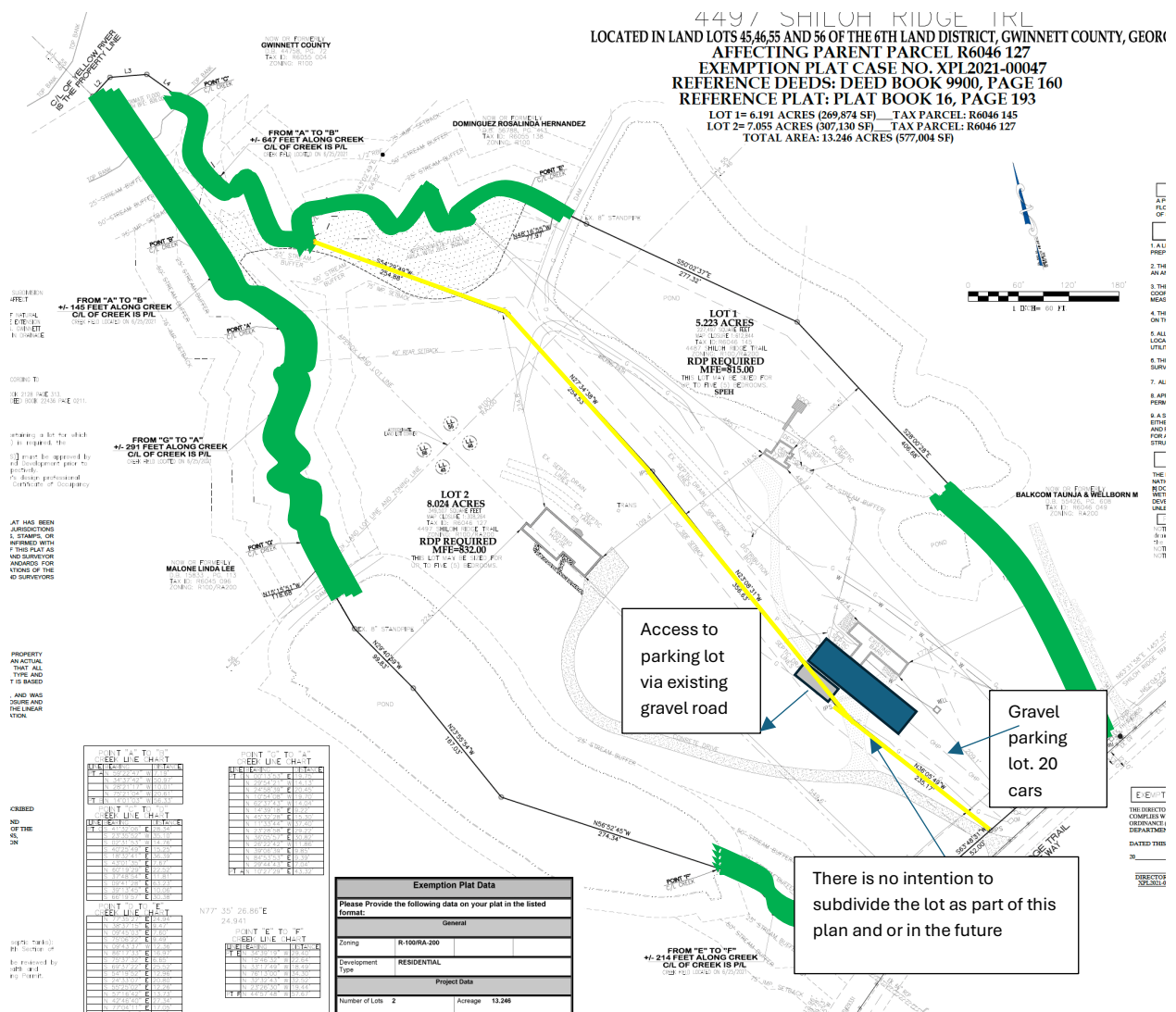


Exhibit C: Building Elevations

[attached]

4497 Shiloh Ridge Trail, Snellville, GA 30039

Color Elevations & Photographs Submission Package:

Front Elevation – 4497 Shiloh Ridge Trail



Side Elevation – 4497 Shiloh Ridge Trail



Rear Elevation – 4497 Shiloh Ridge Trail (Aerial Perspective)



Aerial View – Context on Lot



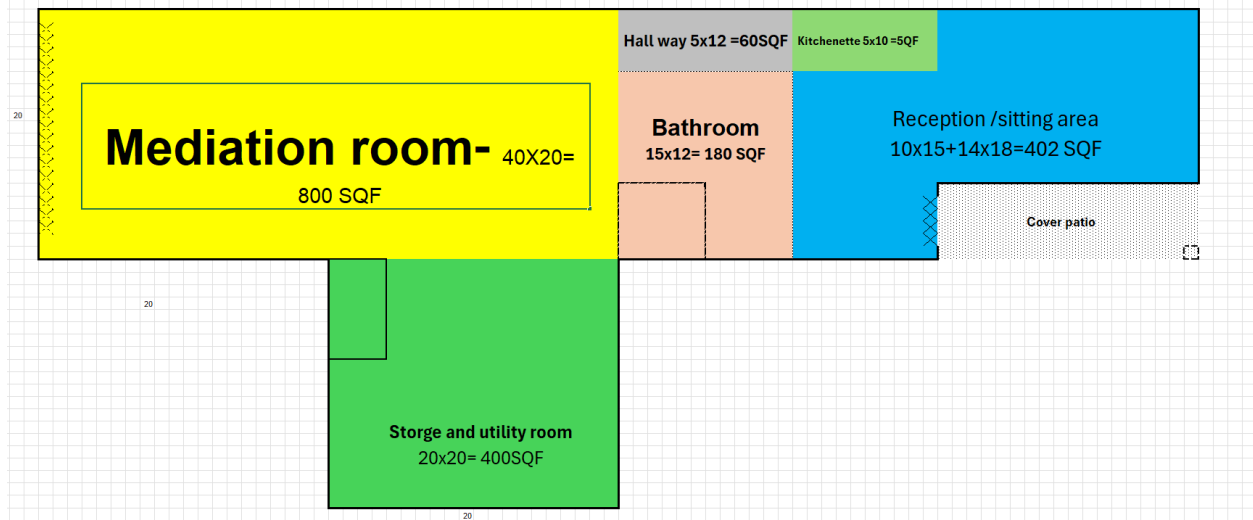


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

Letter of Intent

Dear Planning Department,

I am writing to respectfully submit this Letter of Intent regarding the proposed establishment of a spiritual retreat and healing center at 4497 Shiloh Ridge Trail, Snellville, GA. The property is currently zoned RA-200, and we are seeking a Special Use Permit under Section 210-140.7 to operate a small, non-residential community facility offering wellness, spiritual reflection, and counseling services in a natural setting. The center will serve individuals and small groups seeking emotional and spiritual support in a peaceful, minimally developed environment.

Applicant & Property Information

Applicant: Address: 4497 Shiloh Ridge Trail, Snellville, GA 30039

Zoning District: RA-200

Parcel Size: Approx. 13.25 acres

Current Use: Single-family residence with existing structure (~1,200 sq ft)

Project Purpose & Use Description

The proposed center will provide a space for emotional wellness, spiritual reflection, and healing. Activities include guided meditation, counseling sessions, wellness workshops, and small group gatherings focused on inner transformation. The intent is to maintain a quiet, low-traffic environment where attendees can find support in a natural, wooded setting. Group sizes will typically range from 5 to 25 individuals per gathering, with no daily or repetitive worship services. Events will be scheduled flexibly, based on interest and facilitator availability.

Site Description & Proposed Improvements

The site includes an existing 1,200 sq. ft. structure that will serve as the main retreat facility. No new buildings are proposed at this time. A 20-space gravel parking lot is planned, located adjacent to the main entry building.

The Log cabin which also resides on the lot is not planned to be part of the spiritual retreat.

The lot was historically divided into two plots, for the benefit of the doubt there is no intention to subdivide this lot as part of the plan or in the foreseeable future

Community Compatibility & Benefits

The project is designed to be quiet, non-disruptive, and visually harmonious with the neighborhood. A 50 ft vegetative buffer will be maintained along all neighboring property lines. No outdoor sound amplification will be used. Parking and site access are designed to ensure smooth traffic flow with no congestion. The center will serve as a valuable resource for individuals seeking emotional, spiritual, or mental healing in a respectful, natural space.

We appreciate your time and consideration of this proposal. We are committed to working closely with the County and the community to ensure the success and alignment of this project. Please do not hesitate to contact us with any questions or to arrange a site visit.

Sincerely,

Pursuant to requirements of the Unified 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:

Yes. The proposed use — preserving the existing structure and adding low-impact features such as walking trails, benches, a small meditation platform, and decorative ponds — is suitable and compatible with nearby properties. These improvements are designed to enhance the land's natural setting and support quiet, passive enjoyment of the property. The project aligns with the surrounding area's peaceful, residential character and does not introduce any disruptive or incompatible elements.

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

No. The proposed use is quiet, non-intrusive, and designed to blend into the natural environment. There will be no loud noise, bright lighting, or significant traffic, and additions such as benches, a meditation platform, and ponds are intended to foster tranquility and harmony with nature. We are not requesting any rezoning, and our goal is to preserve and respect the character of the surrounding area.

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

Yes. The property already has a reasonable economic use under current zoning. Our project works within those limits by making light-touch, beautifying enhancements that preserve the structure and landscape while supporting community wellness and peaceful outdoor use.

- 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:

No. The proposed use will have minimal or no impact on roads, utilities, or public services. There are no new buildings or commercial functions, and no expected strain on schools or traffic infrastructure. The additions are passive and nature-oriented.

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

Yes. The proposed use aligns closely with Gwinnett County's land use goals, which emphasize preservation of natural resources, responsible development, and community wellness. By using the land for trails, benches, meditation spaces, and ponds, we are promoting a low-impact, enriching use of the land that fits the vision for the 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 special use permit:

Yes. There are several supporting conditions that justify approval of the proposed use:

The property has an existing structure that will be preserved and reused, avoiding unnecessary construction or land disruption.

The surrounding area is experiencing a growing interest in wellness, nature-based recreation, and passive outdoor uses, which our project directly supports.

The proposed additions — benches, a meditation platform, and decorative ponds — are consistent with a broader trend toward low-impact, community-centered development.

There is also an opportunity to enhance the environmental and aesthetic value of the property without overdevelopment, which supports long-term community goals for land stewardship and quality of life.

We believe these conditions, combined with the project's alignment with zoning intent and land use policy, support the approval of this request.

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>Lotus Grounds</u>	Name: <u>NILOOFAR ETEMADHAERI</u>
Address: <u>4497 Shiloh Ridge Trail</u>	Address: <u>4497 Shiloh Ridge Trail</u>
City: <u>Snellville</u>	City: <u>Snellville</u>
State: <u>GA</u> ZIP: <u>30039</u>	State: <u>GA</u> ZIP: <u>30039</u>
Phone: <u>314.397.9055</u>	Phone: <u>858.722.2950</u>
Email: <u>ofirinbl@gmail.com</u>	Email: <u>niloofar1963@yahoo.com</u>
Contact Person: <u>Ofir Hackmon</u> Phone: <u>314.397.9055</u>	
Contact's Email: <u>ofirinbl@gmail.com</u>	
APPLICANT IS THE:	
☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA-200</u>	
Parcel Number(s): <u>6046 127</u> Acreage: <u>13.25</u>	
Property Address(es): <u>4497 Shiloh Ridge Trail Snellville GA 30039</u>	
Proposed Development: <u>Community Center or Cultural Facility</u>	
Variance(s): <u>240-10.3</u> Waiver(s): _____	
Building/Leased Sq. Ft.: <u>1200</u> Floor Area Ratio: _____	



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: Niloofar Etemadhaeri

Signature: Niloofar Etemadhaeri

Date: 07/31/2025

Notary Public

Name: Eric Lopez

Signature: Eric Lopez

Date: 07/31/2025



Notary Seal

See notary attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

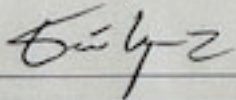
On July 31, 2025, before me, Eric Lopez, Notary Public
(insert name and title of the officer)

personally appeared Niloufar Etemadhaeri
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

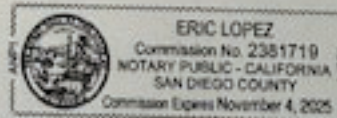
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

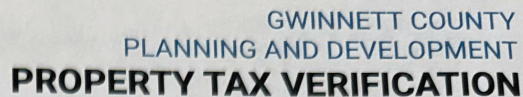
WITNESS my hand and official seal.

Signature



(Seal)







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: NILOOFAR ETEMADHAERI

Relationship to Application (Applicant or Representative of Applicant):

Campaign Contributions? No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor



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: Ofir Hackmon

Relationship to Application (Applicant or Representative of Applicant):

Campaign Contributions? No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.17.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2025-00019	
Case Address:		4497 Shiloh Ridge Trail, Snellville, 30039	
Comments:		☒ X	☐ YES ☐ NO
1	Shiloh Ridge Trail is a local street. There is no Average Daily Traffic (ADT) Volume available.		
2	The nearest Ride Gwinnett facility is located 1.2 miles away at Stone Mountain Highway (SR 10) and Paxton Drive (Stop 7023 / Route 70).		
3			
4			
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Recommended Zoning Conditions:		☐ YES	☒ X NO
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Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		
Department/Agency Name:	DWR	
Reviewer Name:	Lorraine Campagne	
Reviewer Title:	Section Manager	
Reviewer Email Address:	Lorraine.campagne@gwinnettcountry.com	
Case Number:	SUP2025-00019	
Case Address:	4497 Shiloh Ridge Trl	
Comments:		☐ YES ☒ NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.	
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.	
3		
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Recommended Zoning Conditions:		☐ YES ☒ NO
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Note: Attach additional pages, if needed

Revised 7/26/2021

RIVERCLIFF DR

6046
127Access to
parking lot
via existing
gravel roadGravel
parking
lot- 12
car.

SHILOH RIDGE TRL

8 Inch

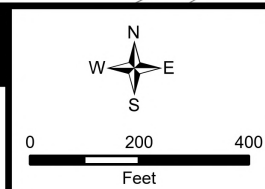
8 Inch

LEGEND

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

4497 Shiloh Ridge Trl
RA-200

Water & Sewer Utility Map

**LOCATION**

Water Comments: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.

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.

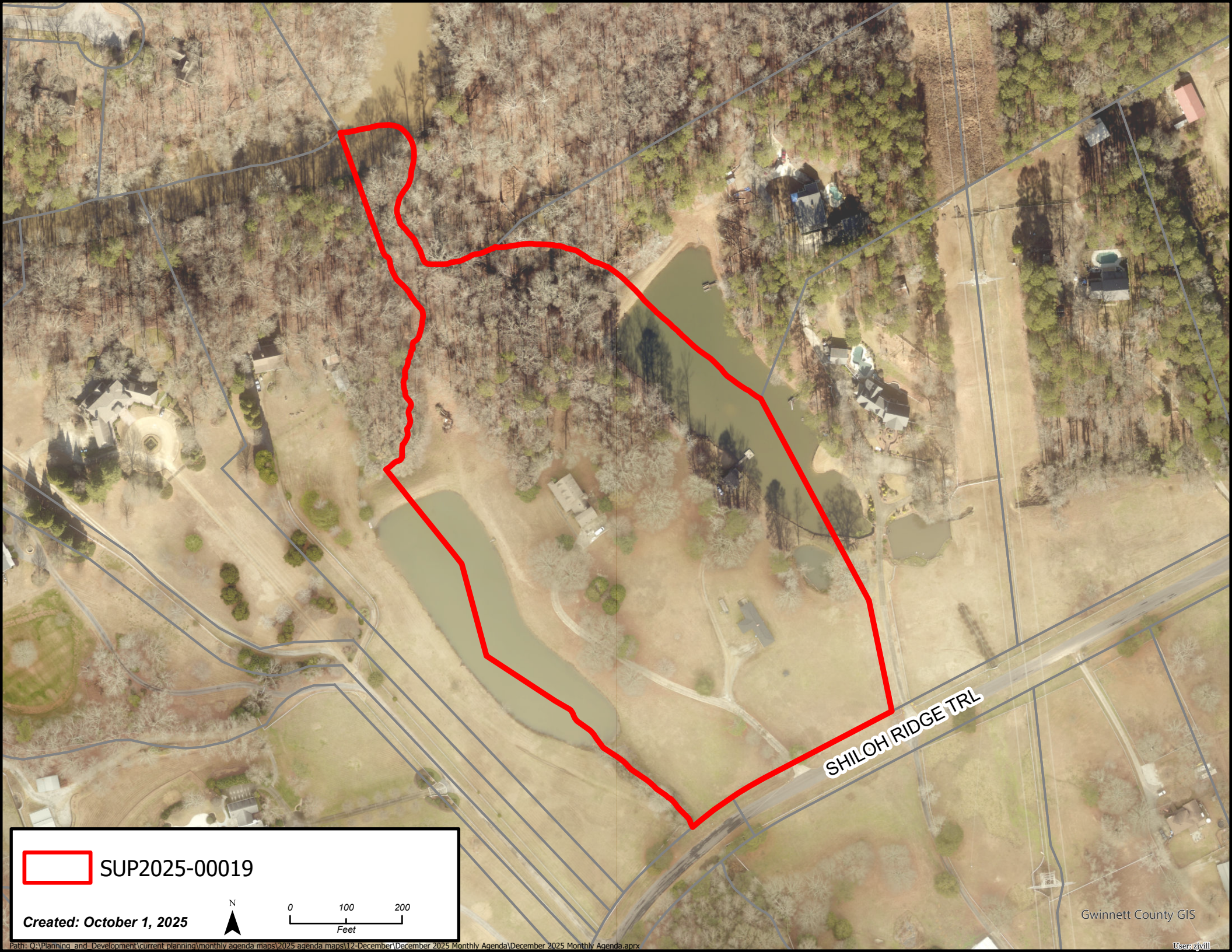
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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



SUP2025-00019

Created: October 1, 2025

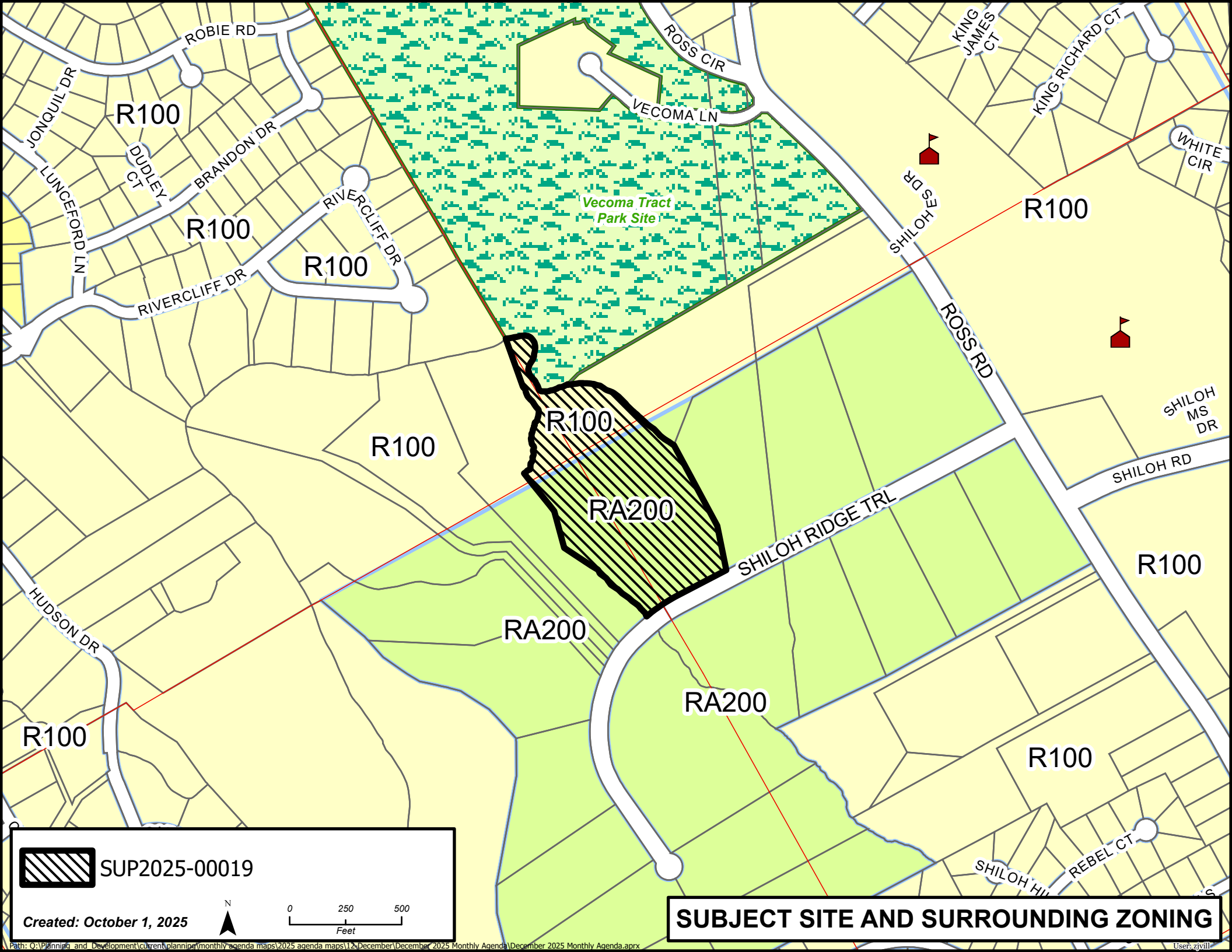


0 100 200
Feet

SHILOH RIDGE TRL

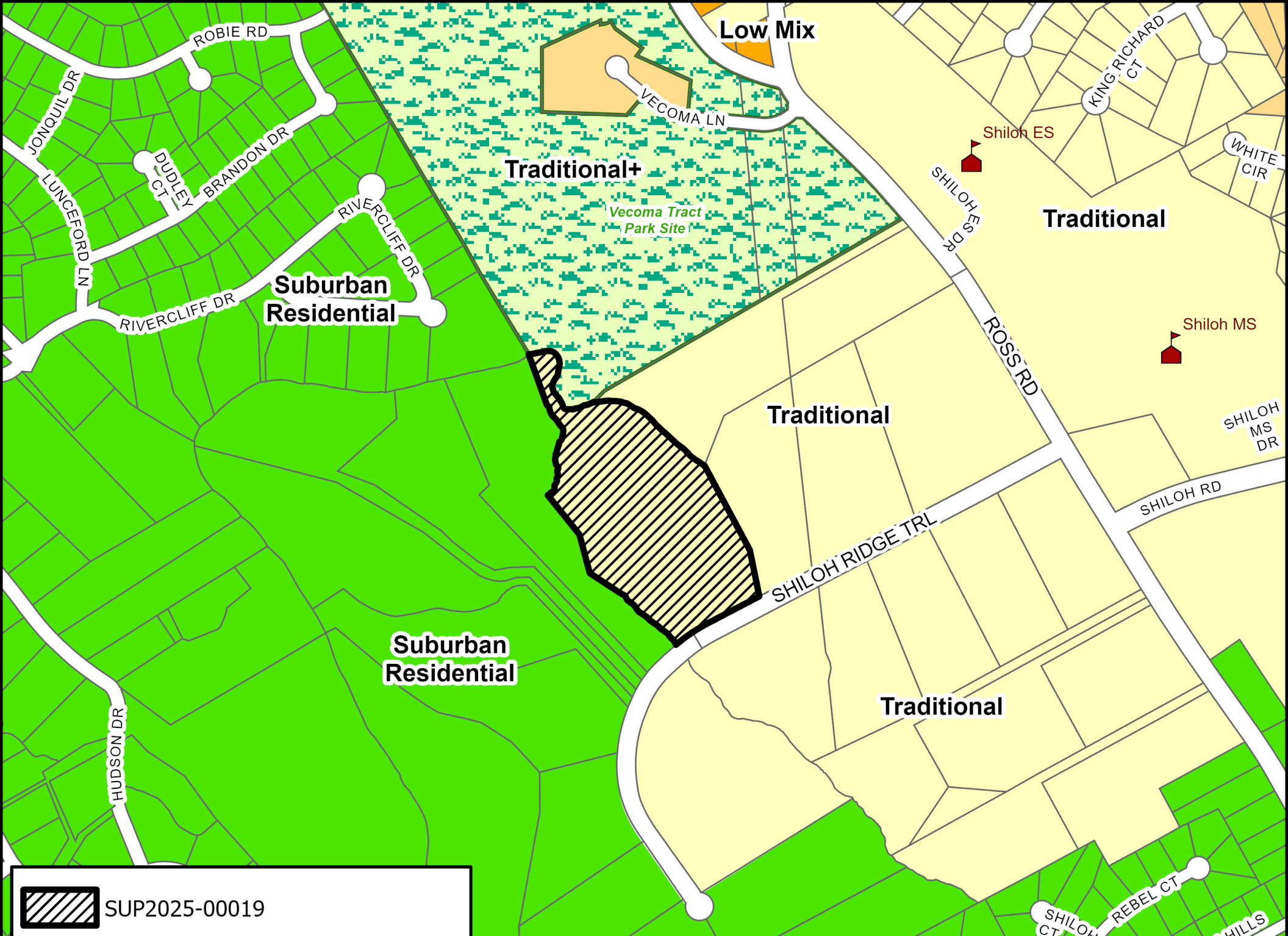
Gwinnett County GIS

User: gjvill



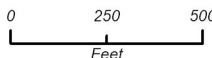
Created: October 1, 2025

SUBJECT SITE AND SURROUNDING ZONING




SUP2025-00019

Created: October 1, 2025

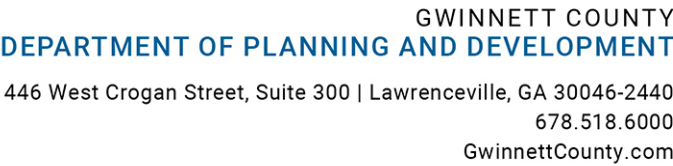



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

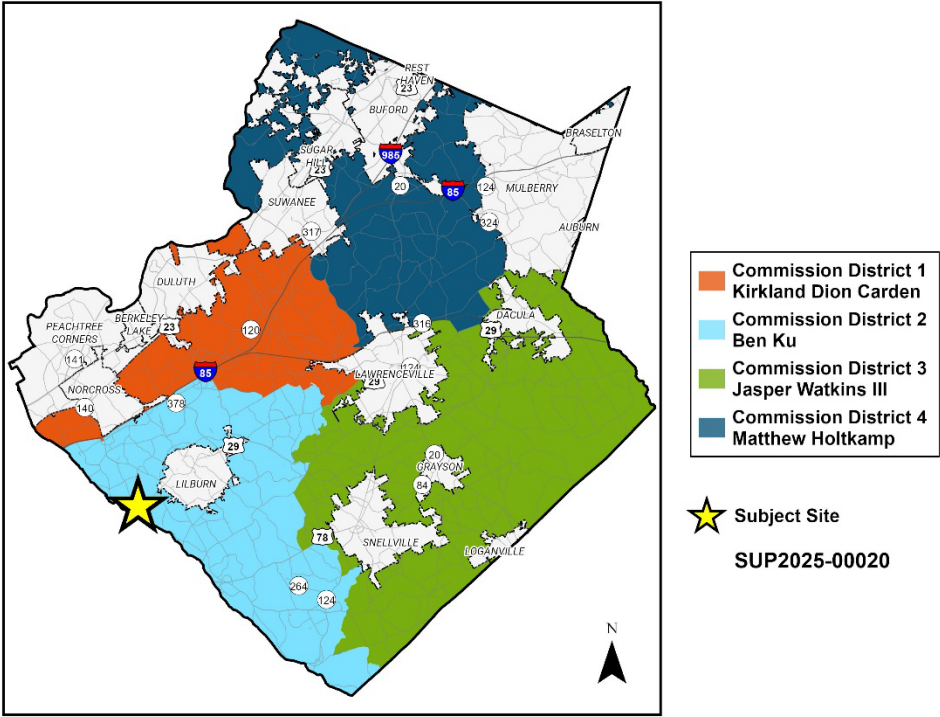
GCID #		Group With GCID #:			
20251297				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type: SUP	
Item of Business: 2025-00020, Applicant: THRIVE Christian Academy, Inc.; Owner: Korean First Presbyterian Church, Inc.; Tax Parcel Nos. R6139 055 and 059; 6175 Lawrenceville Highway; Special Use Permit in a R-75 Zoning District for a Private School; 21.31 acres; District 2/Ku					
Land Lot:	139	Parcel:	055 and 059		
District:	6				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

County Clerk Use Only Working Session: Action: Public Hearing Tabled: Motion: 2nd by: Vote:	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☐ Tabled - Date ☐ Approve ☒ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
--	--	---



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	SUP2025-00020
Current Zoning:	R-75 (Single-Family Residence District)
Request:	Special Use Permit
Address:	6175 Lawrenceville Highway
Map Numbers:	R6139 055 and 059
Site Area:	21.31 acres
Square Feet:	46,233
Proposed Development:	Private School
Commission District:	District 2 – Commissioner Ku
Future Development Type:	Neighborhood Low Mix
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 12/2/2025
Board of Commissioners Advertised Public Hearing Date: 12/9/2025

Applicant: THRIVE Christian Academy, Inc.
6175 Lawrenceville Highway
Tucker, GA 30084

Owner: Korean First Presbyterian Church, Inc.
6175 Lawrenceville Highway
Tucker, GA 30084

Contact: Monica Hall

Phone: 470.375.4120

Zoning History

The subject property is zoned R-75 (Single-Family Residence District). In 1990, a special use permit was approved to allow a place of worship, pursuant to SUP-72-90.

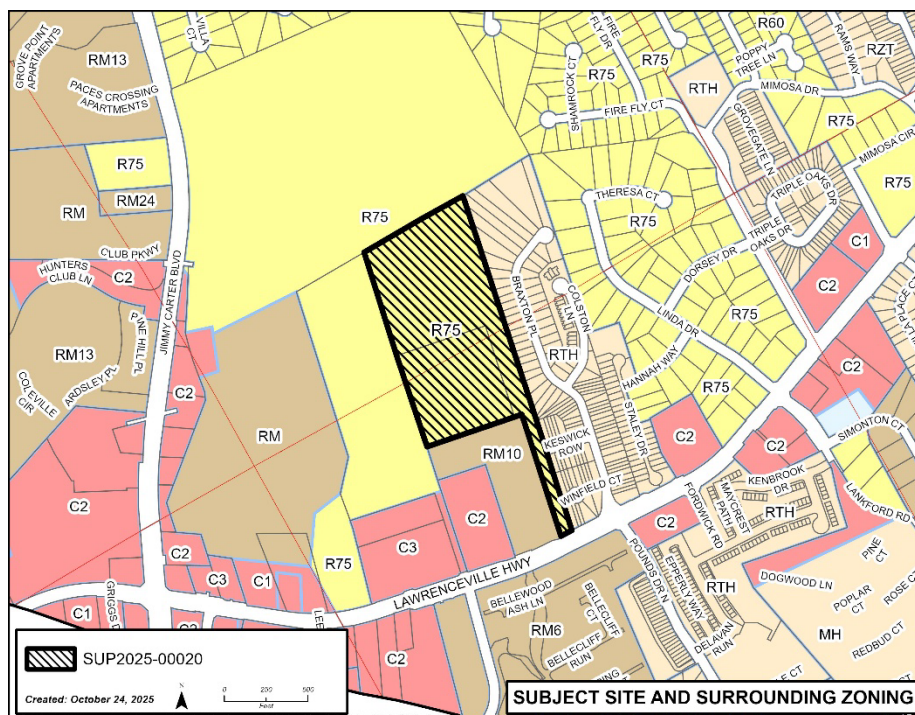
Existing Site Condition

The subject property is a 21.31-acre assemblage of two parcels located along Lawrenceville Highway, east of its intersection with Jimmy Carter Boulevard. The property contains a 33,780-square-foot church building, a 12,453-square-foot accessory building with gym and classrooms, a playground, and a surface parking lot with 373 spaces. Dense vegetation exists along the perimeter of the property, and a pond is located in the middle of the property. There are sidewalks along Lawrenceville Highway. The nearest Ride Gwinnett transit stop is approximately 200 feet from the subject property.

The Korean First Presbyterian Church has been in operation for over 20 years. A private school started its operation in September 2024, without a special use permit.

Surrounding Use and Zoning

The property is surrounded by residential uses. Large undeveloped residential properties are located to the north and west, the Woodland Grove townhouse subdivision is located to the south, and Braxton Place, a subdivision with townhouses and single-family detached residences, is located to the east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Private School	R-75
North	Undeveloped	R-75
East	Townhouses and Single-Family Residential	R-TH
South	Townhouses	RM-10
West	Undeveloped	R-75

Project Summary

The applicant requests a special use permit for a 21.31-acre assemblage of two properties for a private school to remain, including:

- Utilization of the existing buildings and parking lot.
- Hours of operation: Monday through Friday from 8:00 a.m. to 3:30 p.m.
- 275 students enrolled in grades K-12, and 25 faculty and staff members.

A Fire Complaint Report case (FCR2024-00390) was initiated on September 16, 2024, because the private school has been operating without a Certificate of Occupancy. Notices of violation were issued in late 2024, and a citation was issued in May 2025. 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	Existing	Meets Standard?
Lot Size	Minimum 10,500 sq ft	Minimum 10,500 sq ft	YES
Front Yard Setback	Minimum 20'	Minimum 20'	YES
Rear Yard Setback	Minimum 25'	Minimum 25'	YES
Side Yard Setback	Minimum 7.5'	Minimum 7.5'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Off-Street Parking	Minimum 180 spaces Maximum 239 spaces	373 spaces	NO*

*The site is legally non-conforming.

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 proposed special use permit will allow a private school to remain. The subject property is surrounded by residential uses, and the private school would complement surrounding residential uses. The proposed special use permit would be suitable in view of the use and development of the adjacent and nearby properties.

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

The subject property is over 21 acres in size with dense vegetation along the perimeter, which could mitigate potential negative visual and audible impacts. The private school has been in

operation without any complaints from adjacent neighbors. The proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

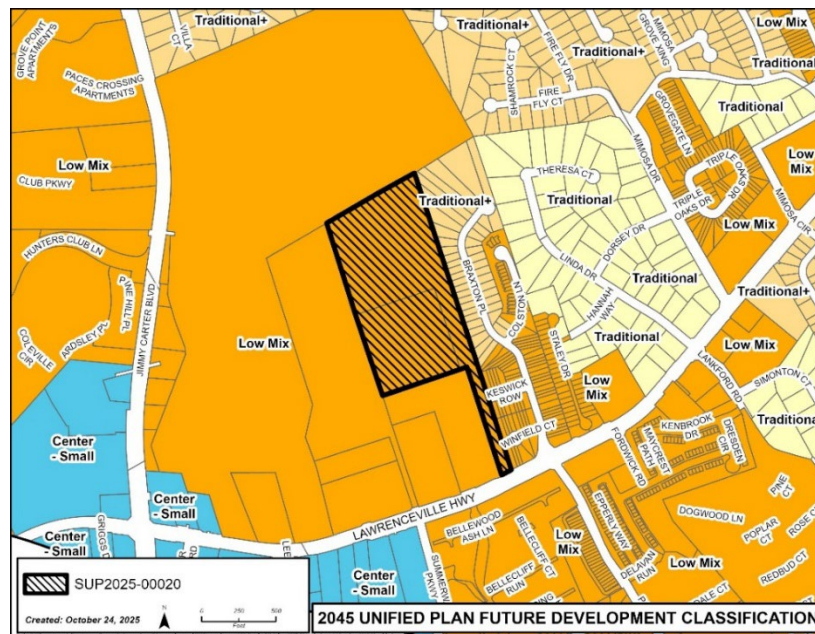
The property has a reasonable economic use as currently zoned.

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.

No additional impacts on public facilities would be anticipated for the special use permit in the form of traffic, utility demand, stormwater runoff, or schools.

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 "Neighborhood Low Mix" for the subject property, which envisions predominantly residential uses. While institutional uses are not recommended, the private school would complement surrounding residential uses.



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.

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.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a private school in R-75 (Single-Family Residence District), subject to the following conditions:

1. The special use of the property shall be limited to a private school.
2. The property shall be maintained in general conformance with Exhibit B: Site Plan dated received October 22, 2025, subject to the review and approval of 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. Fire Complaint Report (FCR2024-00390)
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of main building



View of accessory building



View of existing pond



View of tree Canopy

Exhibit B: Site Plan

[attached]

[illegible]

BOUNDARY SURVEY FOR KOREAN FIRST PRESBYTERIAN CHURCH,
PREPARED BY PRECISION PLANNING, INC., DATED 11/29/94,
LAST REVISED 11/27/95.

2.) THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION. MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

Lot Area:
- 21.312 acres $\times$ 43,560 sf/acre = 928,471.68 sf
Lot Area = 928,472 sf

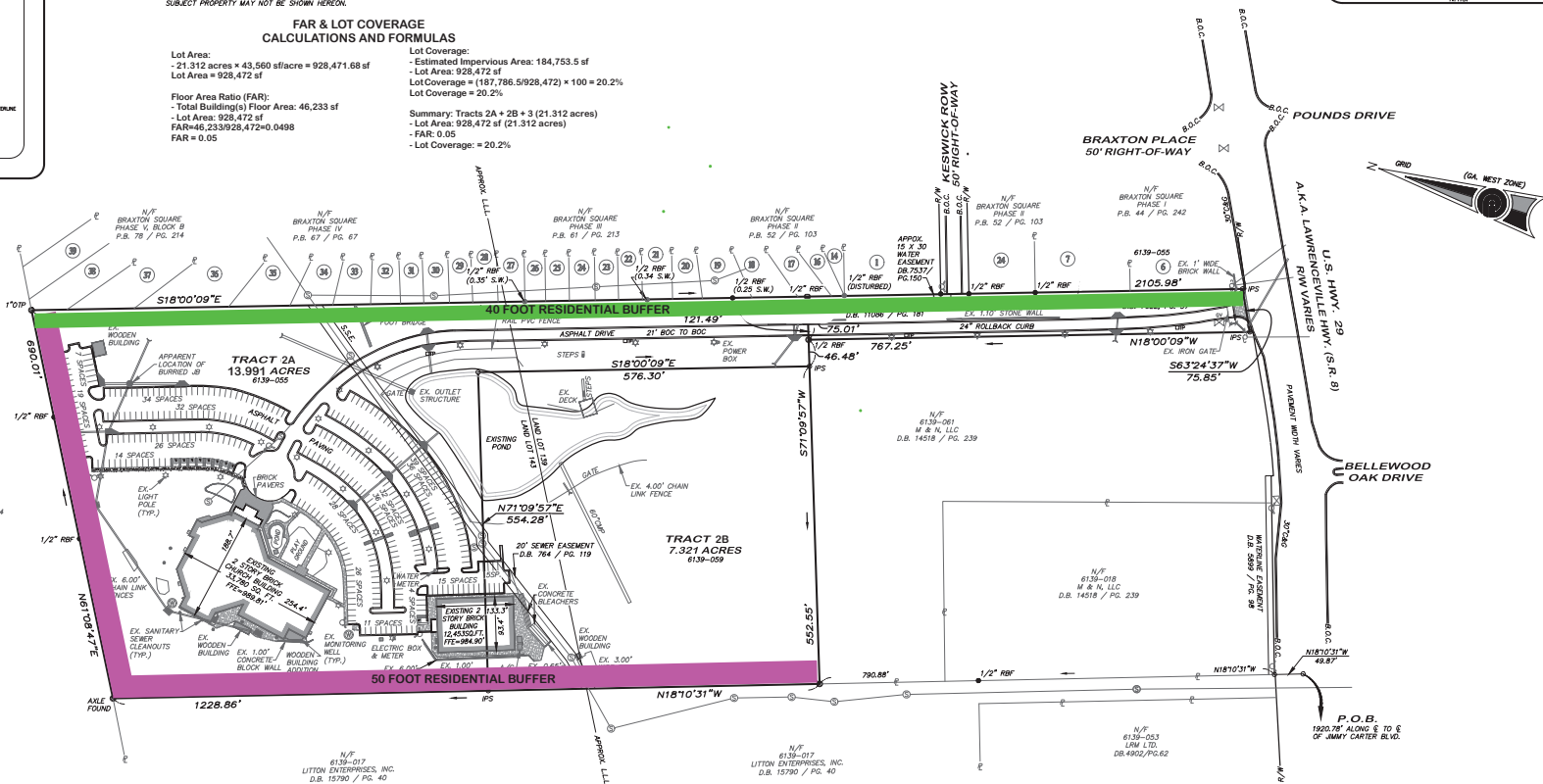
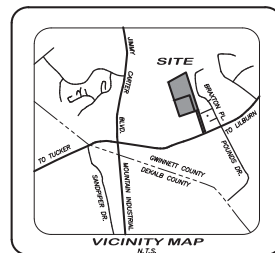
Floor Area Ratio (FAR):
- Total Building(s) Floor Area: 46,233 sf
- Lot Area: 928,472 sf
FAR = $46,233 / 928,472 = 0.0498$
FAR = 0.05

SITE AREA = 21.312 ACRES
SITE ADDRESS = 6175 LAWRENCEVILLE HIGHWAY
TUCKER, GEORGIA 30084
TAX PARCELS: 6139-55 & 59
ZONED R-75

373 TOTAL SPACES
(INCLUDES 9 HANDICAPPED SPACES)

TRACT 2A	=	13.991 ACRES
TRACT 2B	=	7.321 ACRES

TOTAL = 21.312 ACRES



NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100
YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0124F,
DATED SEPTEMBER 29, 2006.

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

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

A LEITZ SET-3 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,680 FEET AND AN ANGULAR ERROR OF $03''$ PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 270,413 FEET AND CONTAINS 21.312 ACRES.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

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

Exhibit C: Building Elevations

[attached]

10 June 2025

Building Elevation

Not Applicable as no construction is occurring. Current building photo below.



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

[attached]



Dear Commissioners:

On behalf of THRIVE Christian Academy, we respectfully submit this Letter of Intent in support of our special use permit application for the property located at 6175 Lawrenceville Highway, Tucker, GA 30084, currently zoned R-75 (Residential). We seek special use permit to permit the operation of a private Christian school in harmony with the existing ministry of Korean First Presbyterian Church, which already meets at this location. There is no construction needed, this special use permit is for the property as-is. The church was originally built for church and seminary. A lease controls the parties' relationship, however, in general the church utilizes the sanctuary on Wednesday nights for Bible Study (after school hours) and on Sundays for their weekly service, and has two offices for church staff. The school utilizes all the classrooms and gym Monday – Friday, during school hours of 8am – 3:30pm. The gym building is used for classes solely by the school, Monday – Friday, during school hours of 8am – 3:30pm. We are a K12, fully accredited school and leased this property beginning September 2024.

School as a Ministry of the Church

THRIVE Christian Academy shares the church's mission to spread the Gospel of Jesus Christ. While the church nurtures the spiritual lives of its congregation through worship and teaching, the Academy furthers that mission by equipping students with academic excellence rooted in Biblical truth. The church and school minister and strengthen both families and the community.

History and Accreditation

Founded in 2013 in Lithonia, Georgia, THRIVE Christian Academy began humbly with just two first-grade students. By God's grace, the school has grown steadily and today stands as a fully accredited institution with Quality status through the Georgia Accrediting Commission. For 13 years, we have remained committed to nurturing both the minds and hearts of our students, preparing them to be leaders in faith, scholarship, and service.

School Operations

THRIVE Christian Academy serves students in grades K–12, with classes held Monday through Friday, 8:00 a.m. to 3:30 p.m. Our current enrollment is 275 students. The Academy employs approximately 25 full-time and part-time faculty and staff, all of whom share in the church's vision of raising the next generation in faith and knowledge.

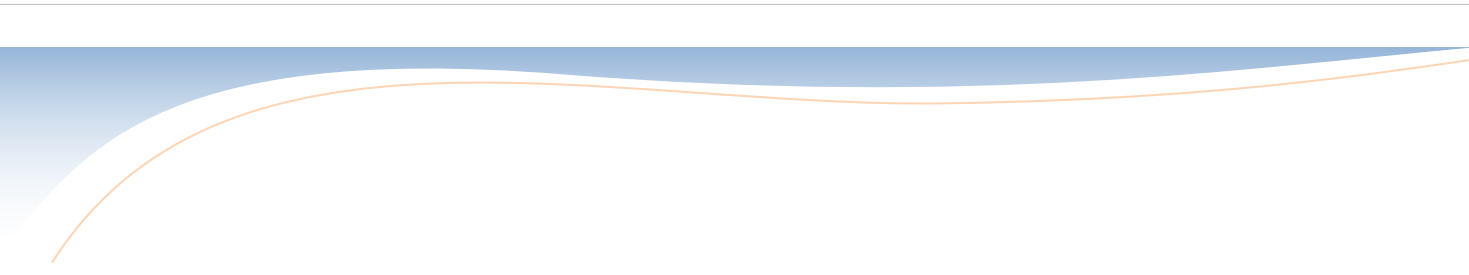
Church Operations

Korean First Presbyterian Church continues to operate faithfully on the property, with its primary worship services on Sundays and additional Bible study on Wednesday evenings. The Academy and the church coordinate closely so both can effectively carry out their respective ministries.

Shared Use and Parking

There is no conflict between the school and church uses. The Academy operates during weekday daytime hours, while the church primarily uses the building on weekends and evenings. Parking and site capacity are fully sufficient to meet the needs of both ministries without overlap.





Conclusion

The special use permit request does not involve any structural modifications to the property. Shared use of the property benefits the school and church alike, A special use permit for the property will enable the church and school together to continue serving families and advancing the Gospel in Gwinnett County. We thank you for your consideration of this request and look forward to working with county staff and leadership. Point of Contact is Dr. Hall, phone: 470-375-4120, email: info@thethriveway.org

With Children in Mind,

Dr. Monica S. Hall
Head of School
T.H.R.I.V.E. Christian Academy

Pursuant to requirements of the Unified 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 SUP is suitable because the property is already used as a church and community gathering place. Expanding the use to include a private school is consistent with the institutional and community- oriented nature of the site and complements the surrounding development pattern.

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

The proposed SUP will not adversely affect adjacent properties. The use as a private school is compatible with the existing church operations, and there are no structural or site changes planned that would alter traffic flow, noise levels, or the general character of the area.

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

While the property does have reasonable use as currently zoned for residential purposes, SUP is necessary to allow the continuation and expansion of an already established community-serving use. This ensures the highest and best use of the property, aligned with current operations.

- 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 SUP will not create an excessive or burdensome use of infrastructure. The church currently operates at the site with adequate parking and access, and the addition of a private school will not exceed the capacity of existing streets or utilities.

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

Yes. The Unified Plan supports educational and institutional uses within the community, especially when co-located with places of worship. The SUP aligns with this intent by providing an educational use that serves the public good while utilizing an existing institutional property.

- 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 adverse conditions that would prevent approval. Instead, the changing educational landscape and community needs support the addition of a private school. The shared campus with the church provides efficient land use and meets community needs without additional structural development.

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>THRIVE Christian Academy Inc</u>	Name: <u>Korean First Presbyterian Church Inc</u>
Address: <u>6175 Lawrenceville Highway</u>	Address: <u>6175 Lawrenceville Highway</u>
City: <u>Tucker</u>	City: <u>Tucker</u>
State: <u>GA</u> ZIP: <u>30084</u>	State: <u>GA</u> ZIP: <u>30084</u>
Phone: <u>(678)777-4800</u>	Phone: <u>470.216.3086</u>
Email: <u>info@thethriveway.org</u>	Email: <u>soccerchun@gmail.com</u>
Contact Person: <u>Monica Hall</u> Phone: <u>470.375.4120</u>	
Contact's Email: <u>info@thethriveway.org</u>	
APPLICANT IS THE:	
☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>R-75</u>	
Parcel Number(s): <u>6139 055, 6139 059</u> Acreage: <u>21.31</u>	
Property Address(es): <u>6175 Lawrenceville Highway</u>	
Proposed Development: <u>Private School</u>	
Variance(s): _____ Waiver(s): _____	
Building/Leased Sq. Ft.: <u>46233</u> Floor Area Ratio: <u>0.5</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.

This Certification applies solely to the application for a Special Use Permit filed by THRIVE Christian Academy, Inc with respect to 6175 Lawrenceville Highway, which is expected to be heard by the Board of Commissioners in December 2025 or within several months thereafter.

Property Owner Korean First Presbyterian Church, Inc.

Name: Kenneth Chun - Session Secretary

Signature: [Handwritten Signature]

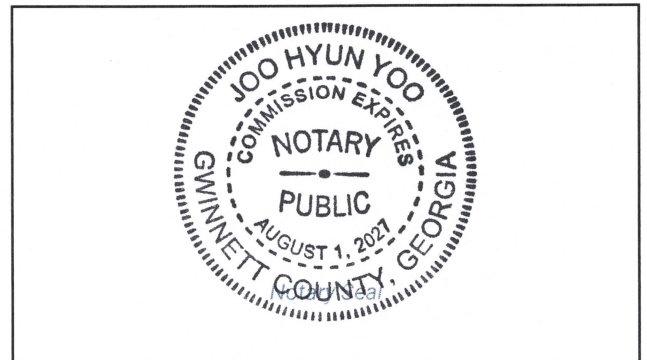
Date: 10/16/25

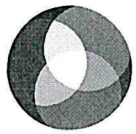
Notary Public

Name: Joo Hyun Yoo

Signature: [Handwritten Signature]

Date: 10/16/2025





The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: KOREAN FIRST PRESBYTERIAN CHURCH
Signature: [Signature] Date: 4/JUNE 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)
6139-055	Yes

Tax Commissioner Affirmation

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

Name: Syrena Johnson Title: TSA 1
Signature: [Signature] Date: 6/4/2025



The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Monica S. Hall

Signature: [Signature]

Date: 8 Sept 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)
R6139 059	YES

Tax Commissioner Affirmation

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

Name: Vickie Schoby

Title: TSA II

Signature: [Signature]

Date: 9/8/2025



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: KOREAN FIRST PRESBYTERIAN CHURCH INC

Relationship to Application (Applicant or Representative of Applicant): Representative of Applicant

Campaign Contributions? No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor



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: Monica Hall

Relationship to Application (Applicant or Representative of Applicant): Applicant

Campaign Contributions? No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit F: Fire Complaint Report (FCR2024-00390)

[attached]

CASE NUMBER : FCR2024-00390

PRIMARY ADDRESS:	6175 Lawrenceville HWY, Tucker, GA 30084
PARCEL:	.
RECEIVED DATE:	9/16/2024
APPLICATION STATUS:	Applied Online
DESCRIPTION:	Location reached out asking about FIRE Drills. Need to verify location has received a CO for the school. Ms. Cassandra E. James Executive Assistant, T.H.R.I.V.E. Christian Academy Office 470-375-4120 Fax 1-888-977-2852 www.theTHRIVEway.org cjames@thethriveway.org 6175 Lawrenceville Hwy. Tucker, GA 30084

OWNER NAME	ADDRESS	CITY/STATE/ZIP
Cassandra E. James		, GA,

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Contact	Monica Hall		GA

Phone: (470) 375-4120

COMMENTS

View ID	COMMENTS	DATE

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Fire Court Re-Inspection	8/1/2025	9/25/2025	9/25/2025	Not Complied	Sean Walker	No new TNC, however a zoning permit has been started. See attached pic.
Fire Court Appearance	7/17/2025	7/29/2025	7/29/2025	Complete	Fredrick Anderson	Continuance to 9/30/25.
Fire Court Re-Inspection	7/17/2025	7/25/2025	7/25/2025	Not Complied	Sean Walker	Notes from Capt Crisp: Update in this court case. As of today, there were no students on site. But there are teachers here for planning. The director still has full intentions to open the school for the upcoming year. Per my conversation with the owner, zoning hearing will take place on 9/2, and the court date will be moved to 9/30.
Fire Court Appearance	6/5/2025	7/8/2025	7/8/2025	Complete	Fredrick Anderson	Continued to 7/29/25
Fire Court Appearance	5/14/2025	6/3/2025	6/3/2025	Complete	Fredrick Anderson	Continued to 7/8/25.

GWINNETT COUNTY
Department of Planning and Development
Quality of Life/Code Enforcement

446 West Crogan Street, Suite 200
Lawrenceville, GA 30046
www.gwinnettqualityoflife.com

CASE NUMBER : FCR2024-00390

Fire Court Re-Inspection	6/2/2025	6/3/2025	6/3/2025	Not Complied	Sean Walker	check status of CO
Fire Court Re-Inspection	6/2/2025	6/3/2025	6/3/2025	Not Complied	Sean Walker	Still no CO. However, they have open up a special use permit. See ZAM2025-00175.
Fire Re-Inspection	5/2/2025	5/5/2025	5/5/2025	Citation Pending	Sean Walker	Starting citation process this date.
Fire Re-Inspection	4/8/2025	4/10/2025	4/10/2025	Not Complied	Sean Walker	Out for spring break.
Fire Re-Inspection	2/3/2025	2/4/2025	2/4/2025	Not Complied	Sean Walker	Meet at school with Captain Crisp around 0830.
Fire Re-Inspection	2/3/2025	2/4/2025	2/4/2025	Not Complied	Sean Walker	Still making progress towards their CO. They are having to reach out to possibly obtain special occupancies permit.
Fire Re-Inspection	1/31/2025	2/3/2025	2/3/2025	Not Complied	Sean Walker	Follow up on TNC2025-00088
Fire Re-Inspection	1/31/2025	2/3/2025	2/3/2025	Not Complied	Sean Walker	Meeting at school tomorrow with Captain Crisp. 2nd TNC school opened has been closed.
Fire Re-Inspection	1/13/2025	1/15/2025	1/15/2025	Not Complied	Sean Walker	Last TNC scheduled was closed out. A new one has been opened. See TNC2025-00088
Fire Re-Inspection	12/4/2024	12/9/2024	12/9/2024	Not Complied	Sean Walker	follow up on CO progress
Fire Re-Inspection	12/4/2024	12/9/2024	12/9/2024	Not Complied	Sean Walker	email sent asking about progress
Case Notes	10/29/2024	10/29/2024	10/29/2024	Done	Sean Walker	2nd NNC sent via cert mail.
Fire Re-Inspection	10/24/2024	10/28/2024	10/28/2024	NOV - 30 Day	Sean Walker	Business just opened TNC2024-02554
Fire Re-Inspection	10/21/2024	10/23/2024	10/23/2024	Not Complied	Sean Walker	follow up on CO progress
Fire Re-Inspection	10/21/2024	10/23/2024	10/23/2024	Not Complied	Sean Walker	Principal was not here. Secretary at front stated she has been working on the CO, however there is nothing in the system.
Fire Re-Inspection	10/15/2024	10/16/2024	10/16/2024	Not Complied	Sean Walker	Spoke to someone at P&D regarding history of this location. He tried to call and stated they were currently out on fall break. Will try next week.
Fire Initial Investigation	9/16/2024	9/17/2024	9/17/2024	Under Investigation	Sean Walker	1st NNC issued. Showed DFM history of emails with Planning and Development. They stated that since the church had a CO, that she was good. They said they wouldn't issue another CO for the same address. I gave her a CO brochure and to reach back out and make sure P&D understood the issue and had not been confused earlier on.
Fire Court Re-Inspection	5/5/2025	6/2/2025		Rescheduled	Sean Walker	check status of CO
Fire Re-Inspection	2/4/2025	3/4/2025		Rescheduled	Sean Walker	check status of CO
Fire Re-Inspection	1/15/2025	2/12/2025		Rescheduled	Sean Walker	Follow up on TNC2025-00088
Fire Re-Inspection	1/6/2025	1/7/2025		Rescheduled	Sean Walker	start citation if no change
Fire Re-Inspection	12/9/2024	1/6/2025		Rescheduled	Sean Walker	start citation if no change
Fire Re-Inspection	12/2/2024	12/3/2024		Rescheduled	Sean Walker	follow up on CO progress
Fire Re-Inspection	11/5/2024	12/2/2024		Rescheduled	Sean Walker	follow up on CO progress
Fire Re-Inspection	10/28/2024	11/25/2024		Rescheduled	Sean Walker	follow up on CO progress
Fire Re-Inspection	10/16/2024	10/21/2024		Rescheduled	Sean Walker	follow up on CO progress
Fire Re-Inspection	9/17/2024	10/15/2024		Rescheduled	Sean Walker	Check on CO progress or decision.

CASE NUMBER : FCR2024-00390

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
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VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
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CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
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DOCUMENTS

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
1 NNC	THRIVE Christian 1 NNC FCR2024-00390.pdf		SJWALKER	9/20/2024 7:30:15 AM
cert mail 10-29-24	fcr2024-00390.pdf		LMCADORY	10/29/2024 8:48:10 AM
2 NNC	THRIVE Christian 2 NNC FCR2024-00390.pdf		SJWALKER	10/29/2024 11:53:04 AM
cert sign 11-4-24	cert mail sign_0002.pdf		LMCADORY	11/4/2024 9:17:27 AM
court packet	THRIVE Christian court packet FCR2024-00390.pdf		SJWALKER	5/9/2025 7:33:45 AM
zoning sign	IMG_6899.PNG		SJWALKER	9/25/2025 1:08:04 PM

Exhibit G: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.17.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2025-00020	
Case Address:		6175 Lawrenceville Highway, Tucker, 30084	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	The nearest Ride Gwinnett facility is located .04 mile away at Stone Center (Route 30, stop 3077).		
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

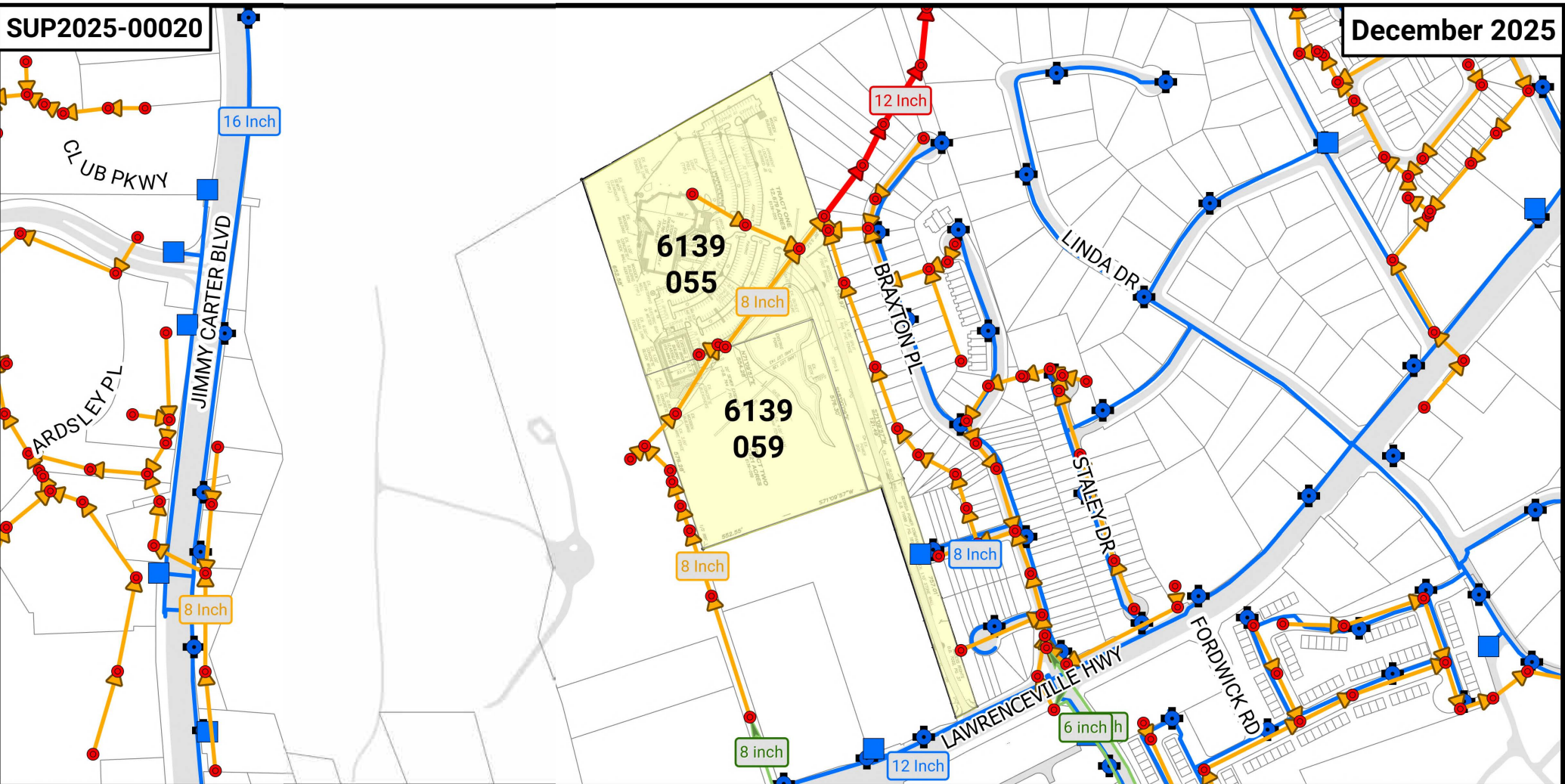


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.campagne@gwinnettcountry.com	
Case Number:		SUP2025-00020	
Case Address:		6175 Lawrenceville Hwy	
Comments:		☒ X	☐ YES ☐ NO
1	Water: GCDWR does not have comments for this rezoning case. The existing property is connected to public water.		
2	Sewer: GCDWR does not have comments for this rezoning case. The existing property is connected to public sewer.		
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

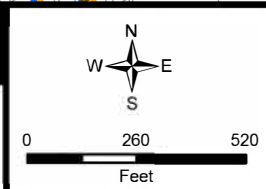


LEGEND

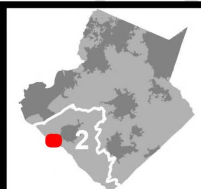
- | | | |
|-------------------|-----------------------|----------------------------|
| ▲ Flow Management | ⬛ Hydrant | 🔷 Sewer Collector |
| ▲ Pump Station | ⬛ City | 🔴 Sewer Interceptor |
| ▲ Regional | 🔵 Water Main | 🔴 Sewer Force Main |
| ● Manhole | 🔵 Proposed Water Main | 🔴 Proposed Sewer Collector |

6175 Lawrenceville Hwy
R-75

Water & Sewer
Utility Map



LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. The existing property is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing property is connected to public sewer.

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 H: Maps

[attached]



SUP2025-00020

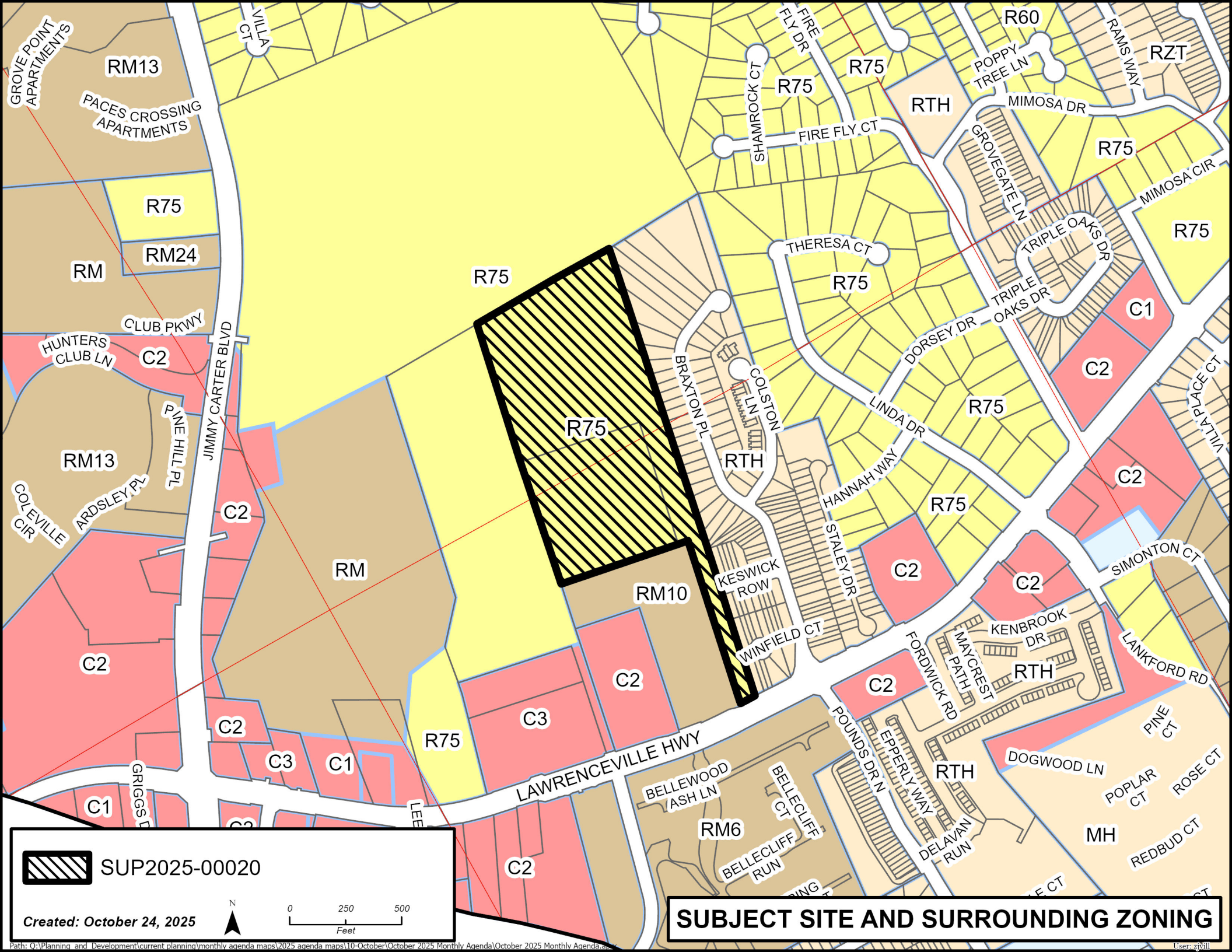
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Feet

Gwinnett County GIS

User: givill



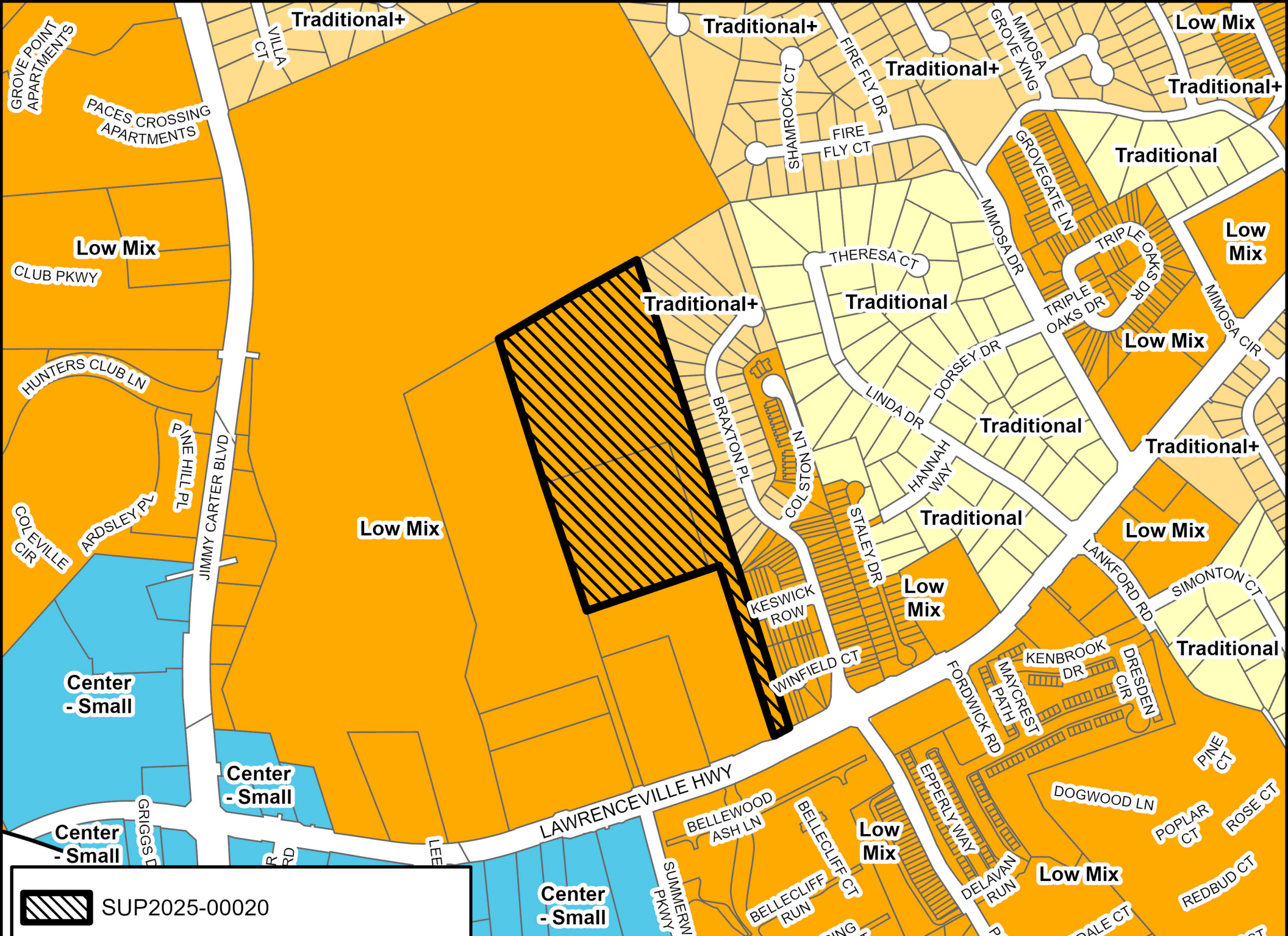
SUP2025-00020

Created: October 24, 2025



0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING



Created: October 24, 2025

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251298				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type: REZ	
Item of Business: 2025-00025, Applicant: Walker Anderson Homes, LLC c/o Weener Nathan Phillips, LLP; Owner: Bradenton Investors, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R7119 002A, 100, 114, 116, and 118; 2449 Duluth Highway and 2800 Block of McDaniel Road; C-2 and O-I to R-TH for Townhouses; 20.87 acres; District 1/Carden					
Land Lot:	119	Parcel:	002A, 100, 114, 116, and 118		
District:	7				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

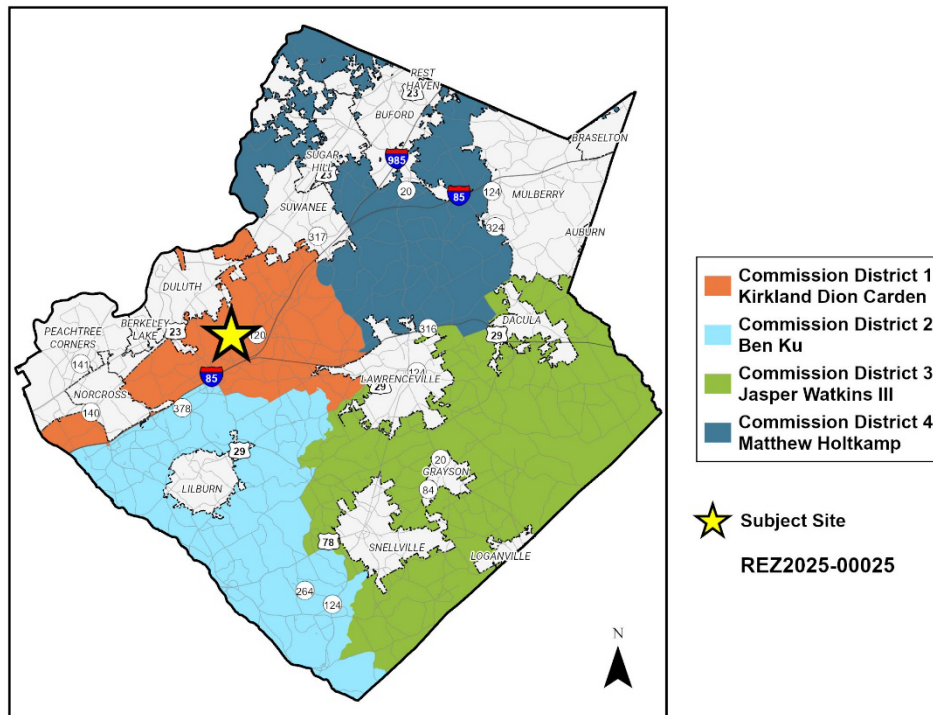
County Clerk Use Only Working Session: Action: Public Hearing Tabled: Motion: 2nd by: Vote:	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☒ Tabled - Date 1/6/2026 ☐ Approve ☐ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
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PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2025-00025
Current Zoning: C-2 (General Business District) and O-I (Office-Institutional District)
Request: R-TH (Single-Family Townhouse District)
Additional Requests: Variances
Addresses: 2449 Duluth Highway and 2800 Block of McDaniel Road
Map Numbers: R7119 002A, 100, 114, 116, and 118
Site Area: 20.87 acres
Units: 170
Proposed Development: Townhouses
Commission District: District 1 – Commissioner Carden
Future Development Type: Neighborhood Traditional+

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** PUBLIC HEARING HELD/RECOMMENDATION TABLED TO 1/6/2026



Applicant: Walker Anderson Homes, LLC
c/o Weener Nathan Phillips, LLP
3680 Pleasant Hill Road
Duluth, GA 30096

Owner: Bradenton Investors, LLC
P.O. Box 1597
Kennesaw, GA 30156

Contact: Eric Nathan

Phone: 770.392.9004

Zoning History

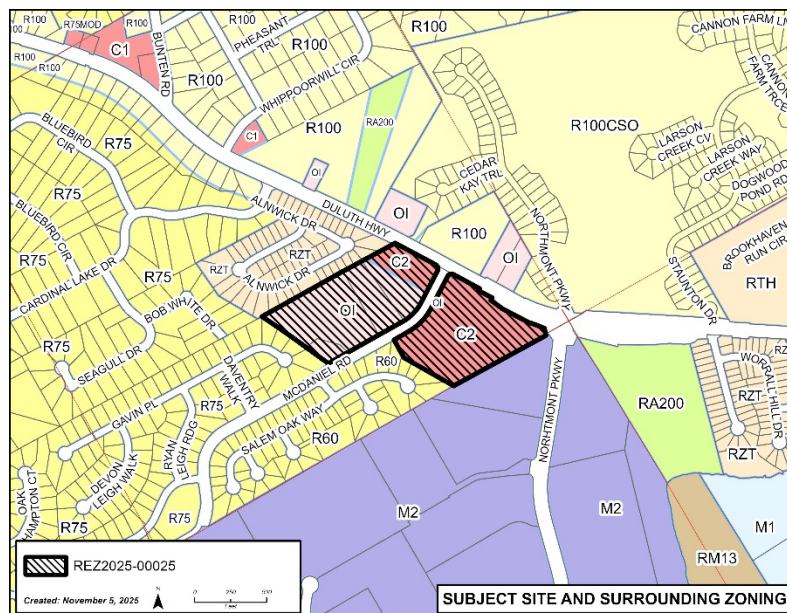
The subject property is split-zoned C-2 (General Business District) and O-I (Office-Institutional District). In 1991 and 1992, portions of the property were rezoned to C-2 pursuant to RZ-91-014 and RZ-92-062, and O-I pursuant to RZ-91-015. In 2022, requests to rezone the entire property to MU-R (Regional Mixed-Use District) were denied, pursuant to RZC2022-00001 and RZC2022-00002.

Existing Site Condition

The subject property is a 20.87-acre assemblage of five parcels located along both sides of McDaniel Road at its intersection with Duluth Highway. The property is undeveloped and wooded. A decorative stacked stone wall and landscaping is located at the intersection of Duluth Highway and McDaniel Road. A stream runs along the property line abutting the Hampton Place subdivision. A pond with a dock is located south of the stream. There are no sidewalks along either street frontage. The nearest Ride Gwinnett transit stop is approximately 0.8 miles from the subject property.

Surrounding Use and Zoning

The property is located in an area with a mixture of residential and non-residential uses. A place of worship and small-scale offices are located to the north across Duluth Highway. Flex industrial buildings accessed by Northmont Parkway are located to the east. Brookhaven at Sugarloaf, a senior-oriented attached villa community, is located farther east along Duluth Highway. The Hampton Place and Hampton Hall subdivisions are located to the south along McDaniel Road. The Village at Cardinal Lake subdivision is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	8.15 units per acre
North	Place of Worship Office	R-100 O-I	N/A N/A
East	Industrial Senior-Oriented Villas	M-2 R-TH	N/A 5.19 units per acre
South	Single-Family Residential	R-60 R-75	3.34 units per acre 2.10 units per acre
West	Single-Family Residential	R-ZT	4.38 units per acre

Project Summary

The applicant requests rezoning of a 20.87-acre assemblage of five parcels from C-2 and O-I to R-TH for townhouses, including:

- 170 townhouses, including 71 rear-loaded units and 99 front-loaded units, yielding a density of 8.15 units per acre.
- Two- and three-story townhouses with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of brick and cementitious siding, board and batten, and shake with a brick water table.
- 10.33 acres of open space, including 1.56 acres of usable open space comprised of a swimming pool and cabana, neighborhood park, dog park, and the existing pond with dock.
- 66 on-street parallel parking spaces dispersed throughout the development.
- Two stormwater management facilities: one on the eastern portion and one on the western portion of the property.
- A 35-foot-wide undisturbed buffer along the property line abutting the Hampton Place subdivision, and a 35-foot-wide landscaped buffer along the property lines abutting the Village at Cardinal Lake and Hampton Hall subdivisions.
- A 10-foot-wide landscape strip along Duluth Highway and McDaniel Road.
- One full-access entrance and a 5-foot-wide sidewalk along both sides of McDaniel Road. Of note, a 12-foot-wide multi-use path will be provided along Duluth Highway during permitting.
- Existing decorative stacked stone wall and landscaping features to remain.

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	8.15 units per acre	YES
Front Yard	Minimum 10'	Minimum 10'	YES
Rear Yard	Minimum 20'	Minimum 20'	YES
Side Yard	Minimum 5'	Minimum 5'	YES
Building Height	Maximum 40'	Maximum 40'	YES
Open Space	Minimum 10% or 2.09 acres	49% or 10.33 acres	YES
Usable Open Space	Minimum 5% or 1.04 acres	7% or 1.56 acres	YES
Guest Parking	Minimum 43 spaces	57 spaces	YES
Recreation Area Parking	Minimum 9 spaces	9 spaces	YES

Standard	Required	Proposed	Meets Standard?
Zoning Buffer	Minimum 35'	0'	NO*
Street Frontage Setback	Minimum 40'	27' (Unit 5)	NO*

*The applicant has requested a variance from these standards.

Public Participation

A community meeting was held by a previous applicant for a 178-unit townhouse development on September 23, 2025, at the Duluth Festival Center. There were 19 community members in attendance, who raised concerns regarding traffic, density, stormwater management, and wetlands. A new applicant reinitiated the application after the initial community meeting. The current applicant held a meeting on October 29, 2025, at the same location, for a 170-unit townhouse development with greater separation between the proposed townhouses and the surrounding subdivisions. Those in attendance expressed concerns regarding traffic and density. The public participation plan and report are shown in Exhibit H.

Staff Analysis

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

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

The subject property abuts single-family detached uses to the west and south, office and institutional uses to the north, and industrial uses to the east. The proposed townhouses would provide an appropriate transition between residential and non-residential uses. The Brookhaven at Sugarloaf, an attached villa community is located to the 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 subject property is zoned C-2 and O-I, which allows retail, service commercial, and office uses. The proposed townhouse development is less intense than the by-right uses, and would be more compatible with surrounding residential uses. In addition, a 35-foot buffer is provided abutting all single-family detached subdivisions. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a 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.

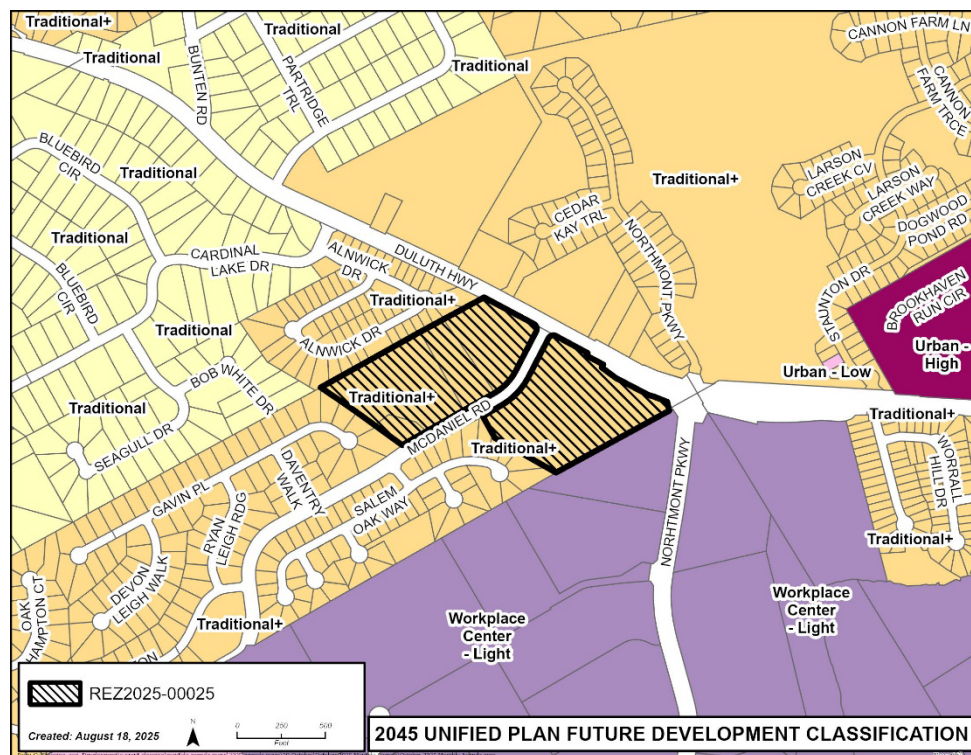
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G),

which was based on 183 units, estimates the development would generate 89 morning and 106 evening peak hour trips, and the level of service at the McDaniel Road and Duluth Highway intersection would remain unchanged. The traffic impact study does not recommend any roadway improvements. However, given the existing level of service at the McDaniel Road and Duluth Highway intersection, staff has recommended a condition requiring a Stage 2 Intersection Control Evaluation, and any recommended improvements. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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. A variety of single-family attached and detached housing types are recommended for this future development type. Street and sidewalk connectivity are encouraged, and greens and passive parks are preferred park typologies.

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.

Variance Requests and Analyses

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

1. **Section 210-120 Dimensional Standards.** The applicant is requesting to reduce the 40-foot-wide setback along McDaniel Farm to 27 feet for Unit 5.

Analysis: Unit 5 could be relocated to achieve compliance without reducing the total unit count.

2. **Section 210-140.18 C. Townhouse Building Orientation.** The applicant is requesting to orient the rears and sides of certain buildings toward external streets.

Analysis: The proposed building layout matches the existing development pattern and would not nullify the intent of the UDO.

3. **Section 230-100.1 Zoning Buffers.** The applicant is requesting to replace the undisturbed zoning buffers with landscaped buffers abutting the Hampton Hall and the Village at Cardinal Lake subdivisions.

Analysis: The applicant is proposing to grade and replant the buffers to buffer standards. This request meets the spirit of the UDO while allowing for development of the property.

Staff Recommendation

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

1. To orient the rears and sides of certain townhouse buildings toward external streets.
2. To replace the undisturbed zoning buffers with landscaped buffers abutting residential property lines.

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

1. To reduce the 40-foot-wide street frontage setback to 27 feet.

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, not exceeding 170 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received October 27, 2025, and Exhibit C: Elevations, dated received October 23, 2025, and October 29, 2025, 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. Residences shall have a minimum heated floor area of 1,800 square feet.
4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated

received October 27, 2025, including, but not limited to, a swimming pool with cabana, a neighborhood park with playground, and a dog park, subject to the review and approval of the Department of Planning and Development.

5. Two full-access entrances shall be provided along McDaniel Road, in general conformance with Exhibit B: Site Plan dated received October 27, 2025, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.
6. A Stage 2 Intersection Control Evaluation (ICE) shall be submitted to the Gwinnett County Department of Transportation and the Georgia Department of Transportation, prior to the issuance of a land disturbance permit. Recommendations in the Stage 2 ICE shall be constructed, provided prior to the issuance of a Certificate of Occupancy, subject to review and approval of the Gwinnett County Department of Transportation and the Georgia Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within lots and usable open space shall be sodded.

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 frontage along McDaniel Road



View of property frontage along Duluth Highway



View of existing pond on the property



View of entrance feature and landscaping on the property



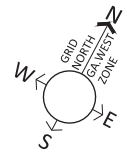
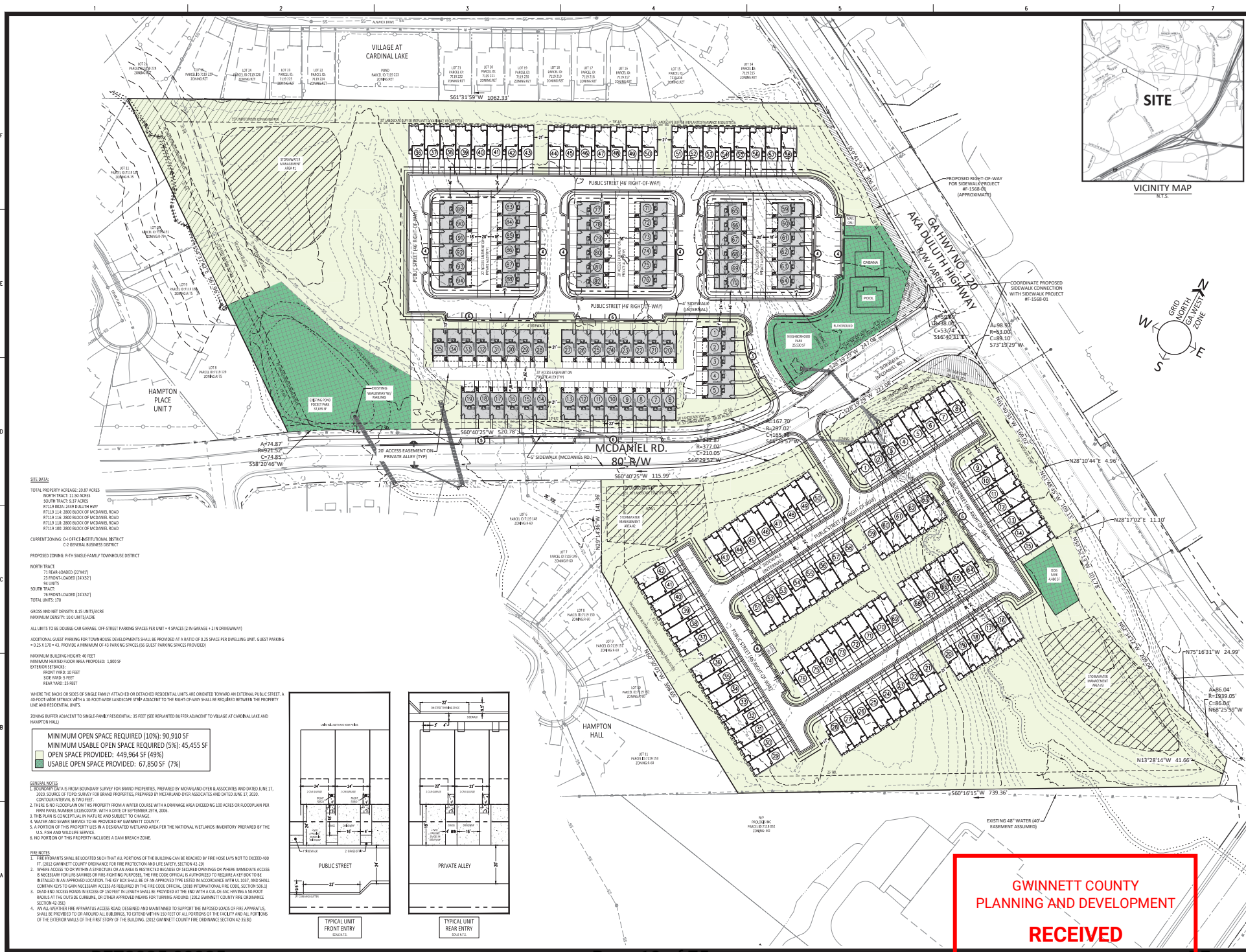
View of abutting residences in The Village at Cardinal Lake



View of abutting residences in Hampton Hall

Exhibit B: Site Plan

[attached]



BLUE LANDWORKS
1000 WEST BROAD STREET
SUITE 300
DUBLIN, GA 31004
TEL: 404.487.1000
WWW.BLUELANDWORKS.COM

NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT
2	02/10/2025	REVISED PER CITY COMMENTS
3	02/10/2025	REVISED PER CITY COMMENTS
4	02/10/2025	REVISED PER CITY COMMENTS
5	02/10/2025	REVISED PER CITY COMMENTS
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100	02/10/2025	REVISED PER CITY COMMENTS

MC DANIEL ROAD TRACTS

REZONING EXHIBIT

PROJECT# 2025.063

24' BC-BC

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10.27.25

REZ2025-00025

Exhibit C: Building Elevations

[attached]



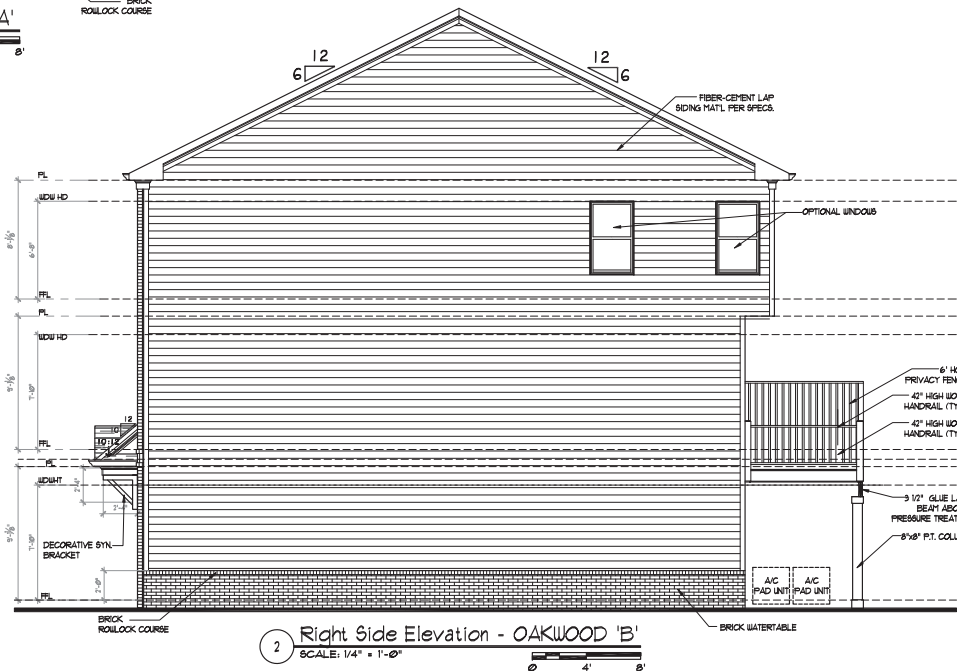
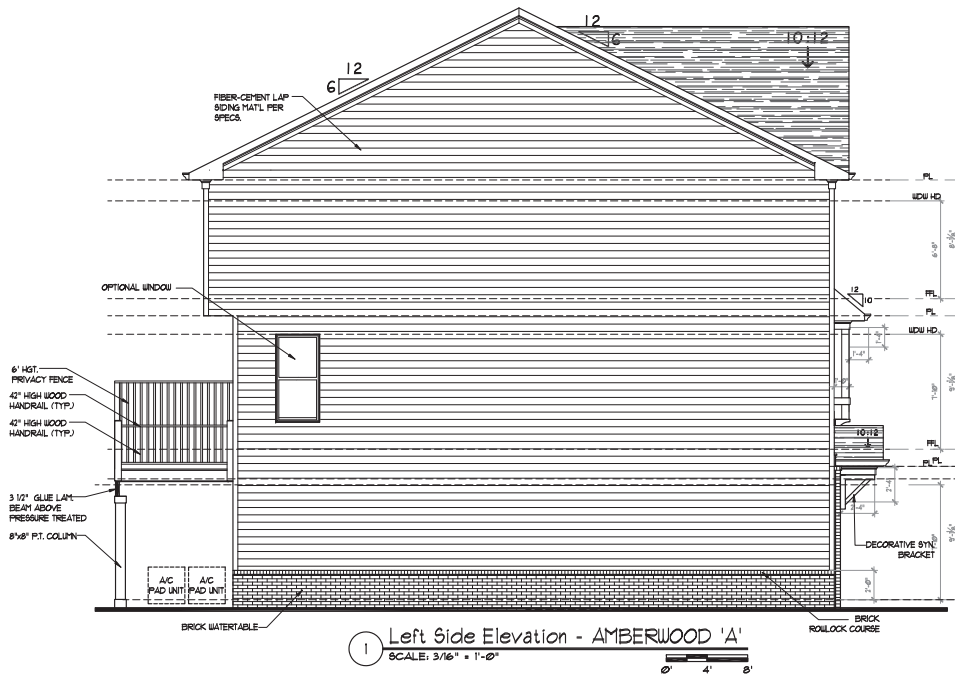
1 Front Elevation
SCALE: 3/16" = 1'-0"



2 Rear Elevation
SCALE: 3/16" = 1'-0"

DESIGNER:	VIEWPOINT DESIGN
PROJECT NAME:	MCDANIEL ROAD TYP. 6 UNITS BUILDING AMBERWOOD & OAKWOOD DULUTH, GA 30096
CLIENT/BUILDER:	WALKER ANDERSON
SHEET TITLE:	FRONT & REAR ELEVATIONS
DATE:	10/23/2025
SCALE:	AS NOTED
DRAWN BY:	GC
JOB NO.:	N/A
SHEET:	A1.1

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10.23.25
REZ2025-00025

NO.	DESCRIPTION	DATE

DESIGNER : **VIEWPOINT DESIGN**
4841 BELLE ESTATES RD.
SUWANEE, GEORGIA 30024
gc.viewpointdesign@gmail.com
PHONE (404) 518-0956

PROJECT NAME :
MCDANIEL ROAD
TYP. 6 UNITS BUILDING
AMBERWOOD & OAKWOOD
DULUTH, GA 30096

CLIENT/BUILDER
WALKER ANDERSON
390 BROGDON RD.,
SUWANEE, GA 30024

SHEET TITLE
SIDE
ELEVATIONS

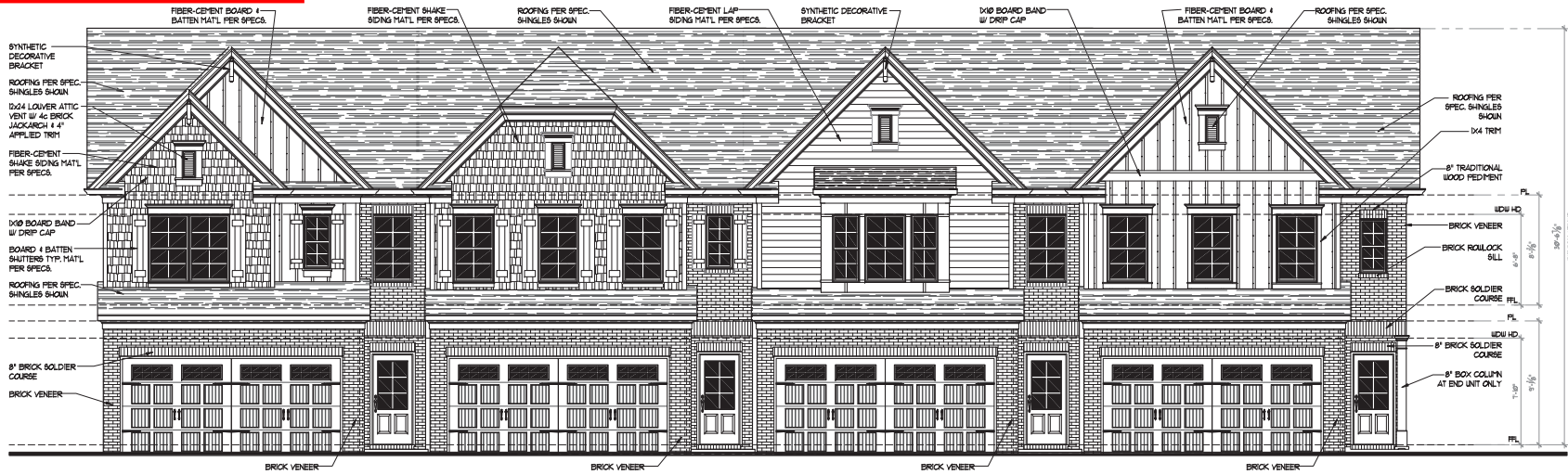
Date 10/23/2025
Scale AS NOTED
Drawn By GC
Job No. N/A
Sheet

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© COPYRIGHT VIEWPOINT DESIGN, LLC

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10.29.25



1 Front Elevation
SCALE: 1/4" = 1'-0"

NOTE:
FRONT ELEVATIONS EXCEED 50%
BRICK AS PREPARED MATERIAL.



2 Rear Elevation
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE

DESIGNER :
**VIEWPOINT
DESIGN**
4841 BELLE ESTATES RD.
SUWANEE, GEORGIA 30024
gc.viewpointdesign@gmail.com
PHONE (404) 518-4956

PROJECT NAME :
MCDANIEL ROAD
TYP. 4 UNITS BUILDING
PINWOOD
DULUTH, GA 30096

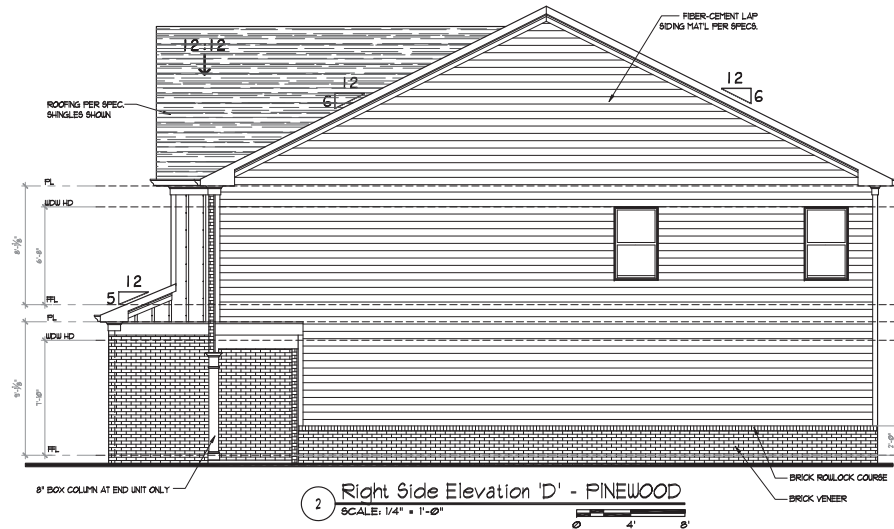
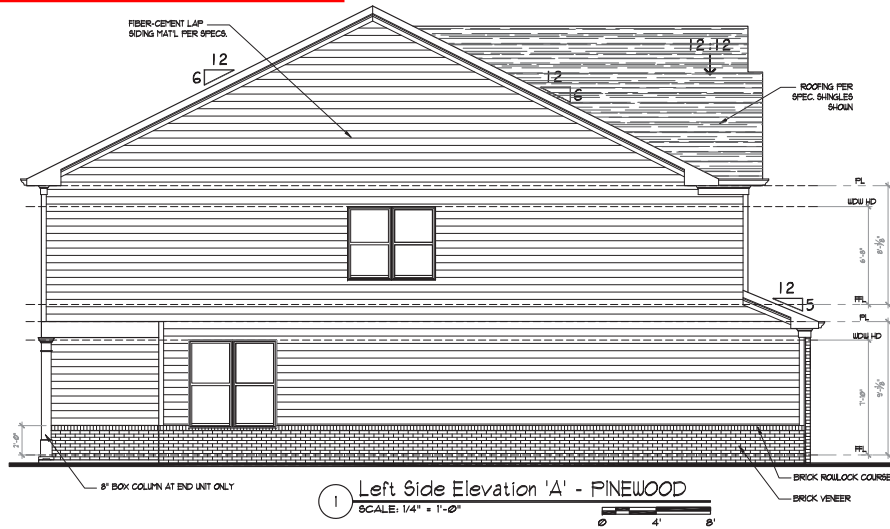
CLIENT: BUILDER
**WALKER
ANDERSON**
390 BROGDON RD.,
SUWANEE, GA 30024

SHEET TITLE
FRONT & REAR
ELEVATIONS

Date	10/29/2025
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RECEIVED

10.29.25



NO.	DESCRIPTION	DATE

DESIGNER:
VIEWPOINT DESIGN
4841 BELLE ESTATES RD.
SUWANEE, GEORGIA 30024
gc.viewpointdesign@gmail.com
PHONE (404) 518-0956

PROJECT NAME:
MCDANIEL ROAD
TYP. 4 UNITS BUILDING
PINEWOOD
DULUTH, GA 30096

CLIENT/BUILDER:
WALKER ANDERSON
390 BROGDON RD.,
SUWANEE, GA 30024

SHEET TITLE
SIDE
ELEVATIONS

Date: 10/29/2025
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10.23.25



RECEIVED

10.23.25



RECEIVED

10.23.25



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

[attached]



Eric J. Nathan

October 23, 2025

5887 GLENRIDGE DRIVE NE
SUITE 275
ATLANTA, GEORGIA 30328
T: (770) 392-9004
F: (770) 522-9004
W: WNPLLP.COM
nathan@wnpllp.com

VIA ELECTRONIC DELIVERY

Gwinnett County
Department of Planning and Development
446 West Crogan Street
Lawrenceville, Georgia 30046-2440

RE: Letter of Intent in Support of the Rezoning Application, ZON2025-00052, of Walker Anderson Homes, LLC (the “Applicant”) for +/- 20.872 acres located on McDaniel Road, Gwinnett County, Georgia (the “Property”) owned by Bradenton Investors LLC (the “Property Owner”) and Justification for Rezoning

Sir or Madam:

The above-named law firm serves as counsel to the Applicant and the Property Owner in connection with its submission of its Rezoning Application related to the Property, seeking rezoning of the Property from C2 and OI to R-TH to allow for the development of 170 residential units.

Request for Rezoning

Applicant seeks to rezone the Property from its current, no longer viable C2 and OI zoning to R-TH, consistent with the Gwinnett County Unified Development Ordinance (“UDO”). The subject parcel is divided into two tracts on the north and south side of McDaniel Road and Hwy. 120. The total acreage being rezoned is 20.872 acres as shown on the survey by MDA dated 6-17-2020. The Applicant proposes 170 units on the Property as shown on the site prepared by Blue Landworks. These townhouses will have a minimum of three bedrooms and a minimum heated square footage of 1,800 sf each. The proposed townhouse development would have public streets. Applicant also seeks three variances to work through site conditions with regard to the layout. The requested variances are for Sections 210-140-18.C, 230.100.1 and 210-120. The open space will be landscaped where disturbed and will have an amenity with pool and cabana.

Justification for Rezoning

The portions of the UDO, as amended, which classify or condition the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant are and 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, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Property, which restricts its use to the present zoning classification, uses, regulations, requirements and conditions is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and 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 any economically viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for development subject only to the approval of the requested rezoning, as requested and as may be amended by the Applicant, and is not economically suitable for development under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and/or variances 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, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to approve Applicant's requested rezoning request from C2 and OI to R-TH, with only such additional conditions as agreed to by 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.

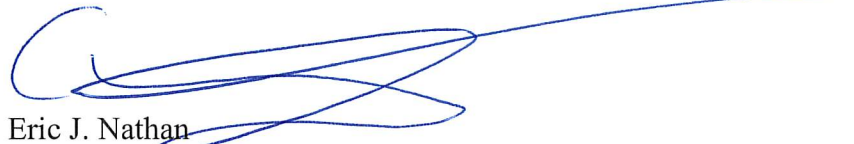
Any zoning designation, condition, or variance related to the Property subject to conditions which are different than those requested by Applicant in its Rezoning Application, as may be amended, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

WEENER NATHAN PHILLIPS LLP

The Applicant respectfully requests that the Gwinnett County Board of Commissioners, Planning Commission and Planning staff recommend and approve the Applicant's Rezoning Application, to allow the Applicant a viable, quality and economic use of its Property. The Applicant and its representatives welcome the opportunity to meet with the Gwinnett County Board of Commissioners, Planning Commission and Planning staff to answer any questions.

Respectfully submitted this 23rd day of October, 2025.

WEENER NATHAN PHILLIPS LLP

A handwritten signature in blue ink, appearing to read "Eric J. Nathan", is written over the printed name. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Eric J. Nathan
Attorneys for Applicant and Property Owner

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:
Residential town home rezoning will be more similar to adjacent residential properties vs. the current commercial and industrial zoning.
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
Currently the existing use on the site is undeveloped. Adjacent zoning is residential which is more compatible than existing commercial/industrial zoning.
- C. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:
Currently the existing use on site is wooded. Research by the owner has deemed current commercial and office industrial zoning is not in demand or practical.
- 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:
A traffic study was done by A&R engineering, which is attached, and they found there to be no major impacts if the site were to be developed. Utilities present on the site today.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:
A pre-submittal meeting was conducted on 02/24/25 and staff stated that our plan meets the future and use plan.
- 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:
Market conditions support residential development vs. commercial and industrial zoning.

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>Walker Anderson Homes LLC</u>		Name: <u>Bradenton Investors, LLC</u>	
Address: <u>390 Brogdon Road</u>		Address: <u>999 Peachtree Street Suite 855</u>	
City: <u>Suwanee</u>		City: <u>Atlanta</u>	
State: <u>GA</u> ZIP: <u>30024</u>		State: <u>GA</u> ZIP: <u>30309-4452</u>	
Phone: <u>404-210-9925</u>		Phone: <u>678-331-1661</u>	
Email: <u>cwoods@bfhcompany.com</u>		Email: <u>elterty@terry-corp.com</u>	
Contact Person: <u>Eric Nathan</u>		Phone: <u>770-392-9004</u>	
Contact's Email: <u>nathan@wnpllp.com</u>			
APPLICANT IS THE:			
☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser			
Current Zoning District(s): <u>OI C2</u> Requested Zoning District: <u>RTH</u>			
Parcel Number(s): <u>7119 100, 71119 114, 7119 116, 7119 118, 7119 002A</u> Acreage: <u>20.872</u>			
Property Address(es): <u>McDaniel Road at Duluth Highway</u>			
Proposed Development: <u>Townhome Development</u>			
Variance(s): <u>230.100.1, 210-140.18 C, 210-120</u> Waiver(s): _____			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>170</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>1800</u>		Total Building Sq. Ft.: _____	
Density: <u>8.15 units/acre</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): _____			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____			
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____			



GWINNETT COUNTY
PLANNING AND DEVELOPMENT | 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: Garbitt Woods

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☐ Yes ☒ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature: Garbitt Woods

Date: 10/10/25



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: Bradenton Investors LLC - Edward L Terry

Signature: [Signature]

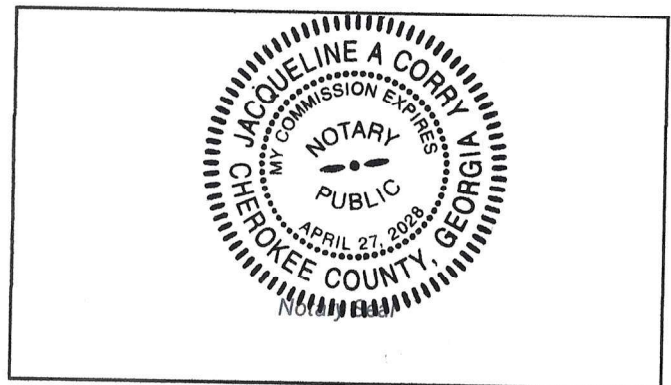
Date: 4/22/2025

Notary Public

Name: Jacqueline A Corry

Signature: Jacqueline A. Corry

Date: 4/22/2025





The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Tax Commissioner of Gwinnett County, Georgia. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Casey Durden C/O Hill Foley Rossi & Associates

Signature: Casey Durden Date: 5-16-2025

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)
7119 100	Yes
7119 114	Yes
7119 116	Yes
7119 118	Yes
7119 002A	Yes

Tax Commissioner Affirmation

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

Name: Jacquelleen Garcia Title: Tax Associate II

Signature: Jacquelleen Garcia Date: 5/16/2025

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



April 11, 2025

Edward Terry
Brandenton Investors LLC
2449 Duluth Highway
Duluth, GA. 30097

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-088-04	
Expiration Date: 04/11/2026	
P&D Number: ZAM2025-00042	
Tie-In Manhole FID: 437921	

RE: Sewer Availability for Proposed Development – Development at McDaniel Road
Parcel ID 7119 118, 7119 114, 7119 002A

Dear Mr. Terry:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 183 townhomes 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 **31.8 gpm** discharging to the sewer tie-in manhole at Facility ID **437921**.

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]

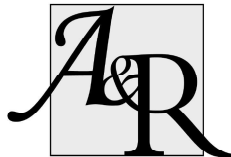
**TRAFFIC IMPACT STUDY
FOR
MCDANIEL ROAD RESIDENTIAL DEVELOPMENT
GWINNETT COUNTY, GEORGIA**



Prepared for:

***Hill Foley Rossi and Associates, LLC
3680 Pleasant Hill Road, Suite 200
Duluth, GA 30096***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

May 1, 2025
A & R Project # 25-063

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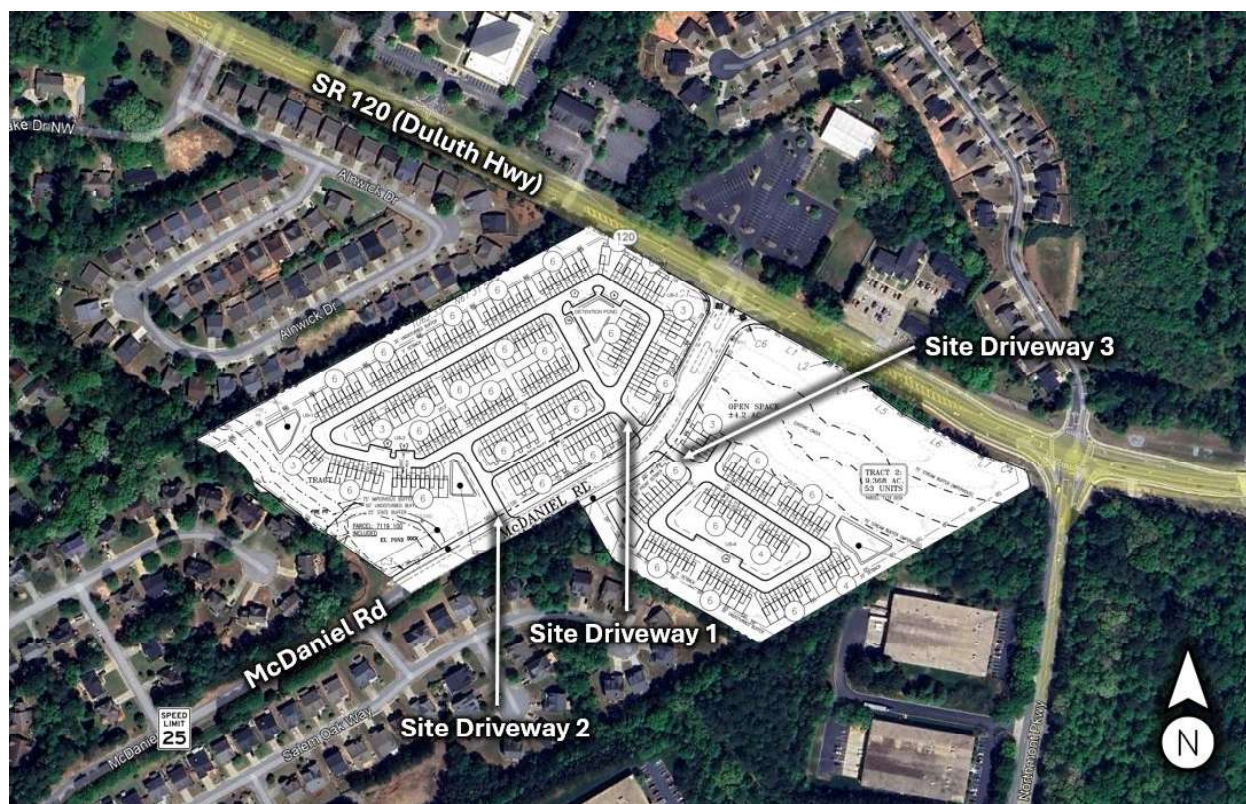
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Figure 8 – Future Traffic Control and Lane Geometry.....	20

1.0 INTRODUCTION

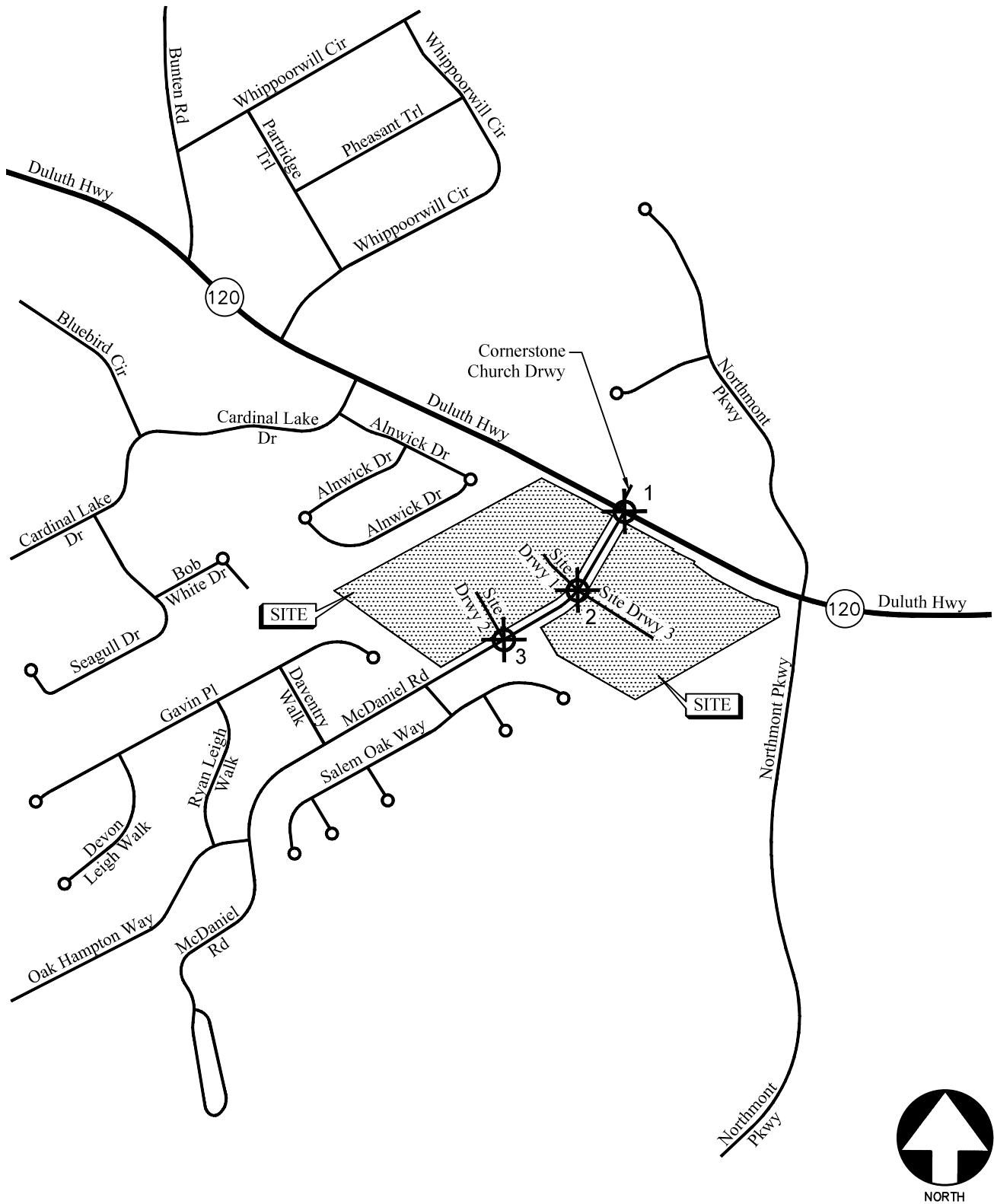
The purpose of this study is to determine the traffic impact from the proposed residential development that will be located on McDaniel Road to the south of SR 120 (Duluth Highway) in Gwinnett County, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed development will consist of 130 townhomes located to the west of McDaniel Road and another 53 townhomes located to the east of McDaniel Road.



The development proposes two full access driveways on McDaniel Road for the western tract, and a third full access driveway on McDaniel Road for the eastern tract.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersection of SR 120 (Duluth Highway) and McDaniel Road / Cornerstone Church Driveway.

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 120 (Duluth Highway)

SR 120 (Duluth Highway) is an east-west, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 135-0163) indicate that the daily traffic volume on Duluth Highway in 2023 was 18,100 vehicles per day east of McDaniel Road. Duluth Highway is classified by Gwinnett County as a major arterial roadway.

2.1.2 McDaniel Road

McDaniel Road is a two-lane roadway with a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro 11 software, which utilizes the HCM methodology, was used for analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designed as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from “A” through “F”. Level of service “A” indicates excellent operations with little delay to motorists, while level of service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 2 — LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)*	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 ADDITIONAL INFORMATION – GWINNETT COUNTY LEVEL 2 TRAFFIC IMPACT STUDY

The following sections have been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 2 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

4.1 Future ADT Volumes

According to GDOT data, the daily traffic volume on SR 120 (Duluth Highway) in 2023 was 18,100 vehicles per day east of McDaniel Road. Based on the proposed site traffic generation/distribution and factoring in the local growth rate, it is estimated that the ADT on this section of SR 120 (Duluth Highway) will be approximately 19,300 vehicles per day following the completion of the development in 2027.

4.2 Truck Volumes and Circulation

Based on recorded GDOT data, SR 120 (Duluth Highway) has a density of 4% truck/heavy vehicle traffic (Station ID # 135-0163) in the vicinity of the study intersection. Since the proposed site will be residential use, it is not expected to have any notable long-term impact on truck volumes/circulation in the study network.

4.3 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

No pedestrian crosswalks or sidewalks exist at the intersection of SR 120 (Duluth Highway) and McDaniel Road. There is a sidewalk to the south of this intersection on the south side of McDaniel Road along the frontage of the Hampton Hall residential subdivision. The proposed development will add additional sidewalks along both sides of McDaniel Road as well as on the south side of SR 120 along its site frontage. Any additional information regarding planned pedestrian and/or bicycle facilities within the proposed residential development itself should be requested from the civil site engineer.

4.4 Existing Transit Routes and Stops/Proposed Transit Routes

None of Gwinnett County's current transit routes or stops are located within a 0.5-mile radius of the proposed development. No transit routes have been proposed to service this development in the future.

4.5 Traffic Operation Analysis Requirements

A detailed description of the study methodology is available in section 3 on pages 4-5. A description of the site trip generation and distribution estimations is available on page 13.

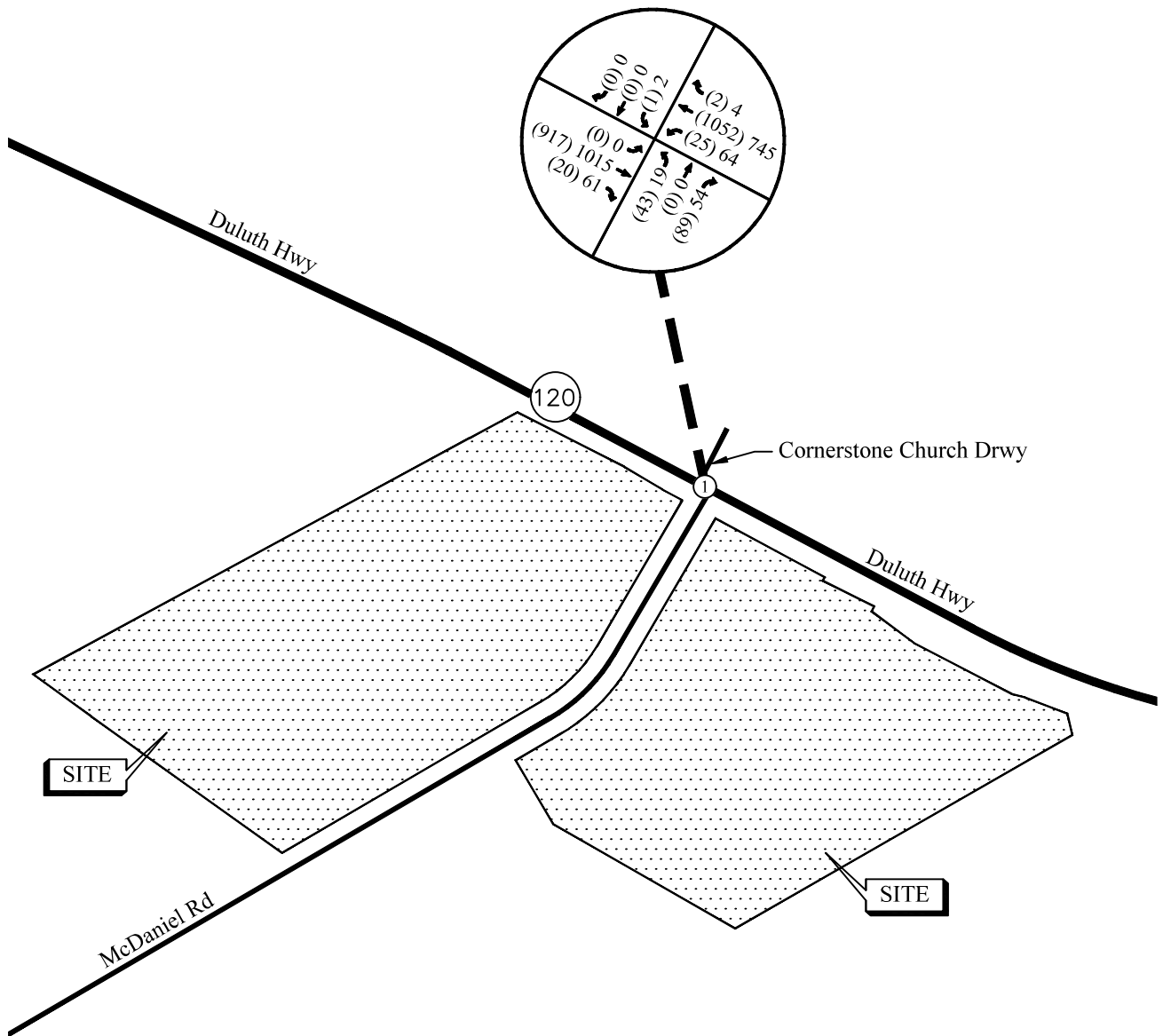
4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled GDOT/Gwinnet County projects that will be completed within the study network or that will have a notable impact on the study network.

5.0 EXISTING 2025 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

Existing traffic counts were collected at the study intersection of SR 120 (Duluth Highway) and McDaniel Road / Cornerstone Church Driveway on Tuesday, April 01, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersection were then determined. These volumes make up the peak hour traffic volumes for the intersection counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersection are shown in Figure 3.



(AM) PM



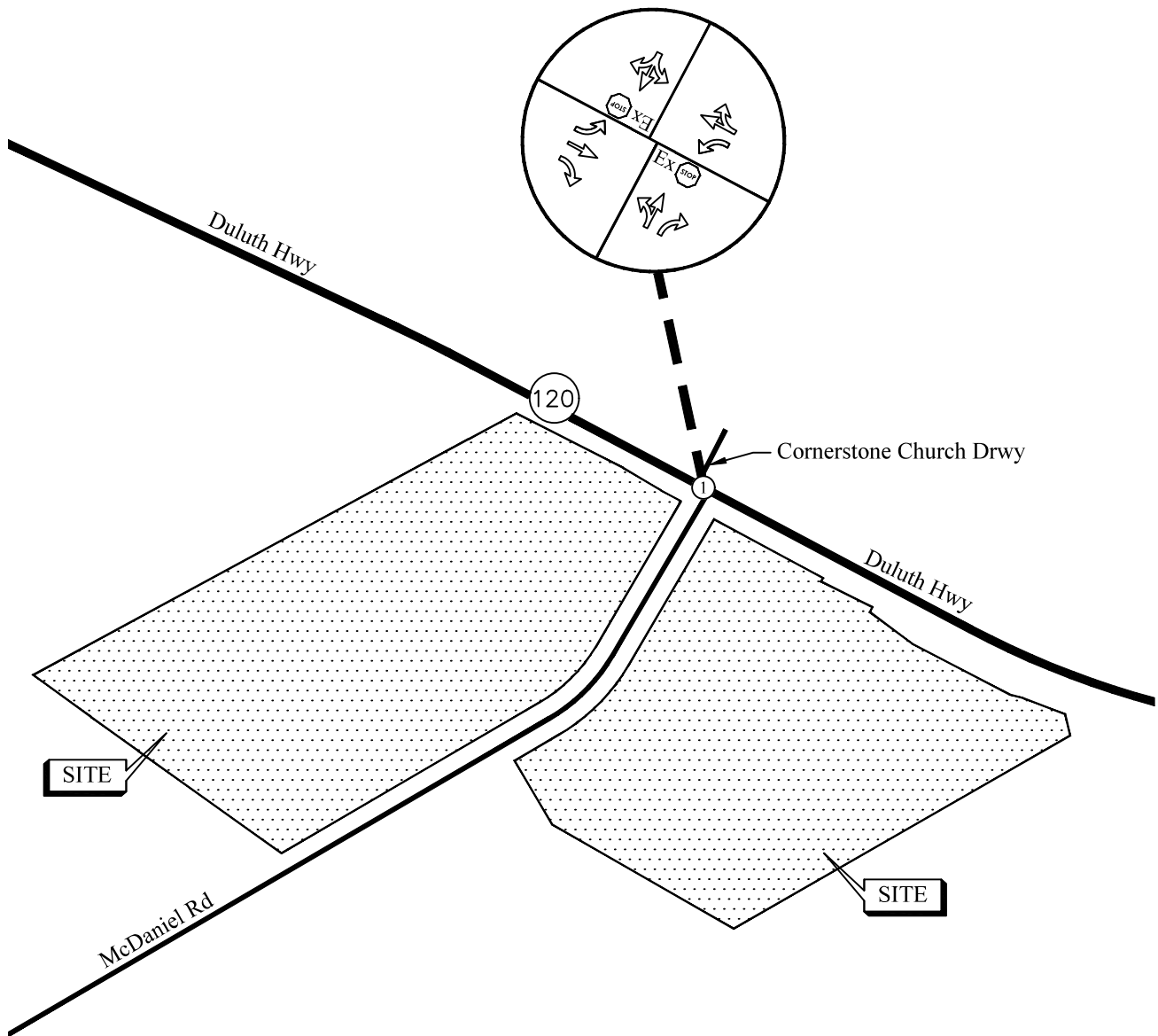
EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.2 Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 — EXISTING 2025 INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>SR 120 (Duluth Highway) @ McDaniel Road / Cornerstone Church Driveway</u>	Stop Controlled on NB and SB Approaches		
	-Eastbound Left		B (10.8)	A (9.2)
	-Westbound Left		B (10.3)	B (10.9)
	-Northbound Approach		F (162.6)	E (49.7)
	-Southbound Approach		F (169.0)	F (107.9)

The results of the existing conditions analysis indicate that the eastbound/westbound approaches on SR 120 (Duluth Highway) are operating at a level of service “B” or better in the AM and PM peak hours, while the approaches on the stop-controlled side streets (McDaniel Road / Cornerstone Church Driveway) are operating at a level of service “E/F” with peak hour traffic. These higher delay times on the minor streets can be primarily attributed to the heavy east-west through traffic on Duluth Highway, which exceeds at least 700 vehicles in each direction during AM/PM peak hours.

6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located on McDaniel Road to the south of SR 120 (Duluth Highway) in Gwinnett County, Georgia. The development will consist of 130 townhomes located to the west of McDaniel Road and another 53 townhomes located to the east of McDaniel Road.



The development proposes two full access driveways on McDaniel Road for the western tract, and a third full access driveway on McDaniel Road for the eastern tract.

A site plan is shown in Figure 4.

SUMMARY

TOTAL NUMBER OF TOWNHOUSES: 183
EXISTING ZONING: OI / C2 (OFFICE-INSTITUTIONAL DISTRICT/ COMMERCIAL)
PROPOSED ZONING: R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)
BUFFERS: (UDO TABLE 230.2)
R-TH TO SINGLE FAMILY DETACHED RESIDENTIAL IS 35'
TOTAL SITE ACRES: 11.504 + 9.368 = 20.872 ACRES
TOTAL OPEN SPACE REQUIRED - 10% * 20.872 AC = 2.0872 ACRES
TOTAL USABLE SPACE REQUIRED = 50% * 2.0872 AC = 1.0436 ACRES
TOTAL OPEN SPACE AREA PROVIDED = ±5.5 ACRES
TOTAL USABLE SPACE (US-X) PROVIDED = ± 1.2 ACRES

SETBACKS: (UDO SECT. 210-120)

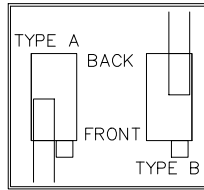
10' FRONT
5' SIDE
25' REAR

PARKING REQUIREMENTS

NUMBER OF UNITS * .25
183 UNITS * .25 = 46 PARKING SPACES REQUIRED
48 SPACES PROVIDED

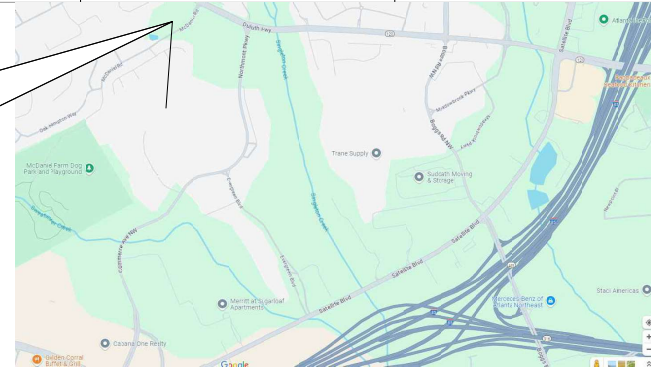
TYP. 20' BETWEEN EVERY 6 UNITS
OPEN PONDS FOR DETENTION

TO CITY OF DULUTH



BUILDING TYPES
2 STORY TOWNHOMES
900 SF * 2 = 1,800 SF

SITE



PROPOSED DEVELOPMENT AT McDANIEL ROAD

2449 DULUTH HWY.
DULUTH, GA 30097

TERRY CORPORATION
MR. EDWARD TERRY
PO BOX 1597
KENNESAW, GA 30156



Hill Foley Rossi & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30096
770-622-8858

SEALS AND SIGNATURES

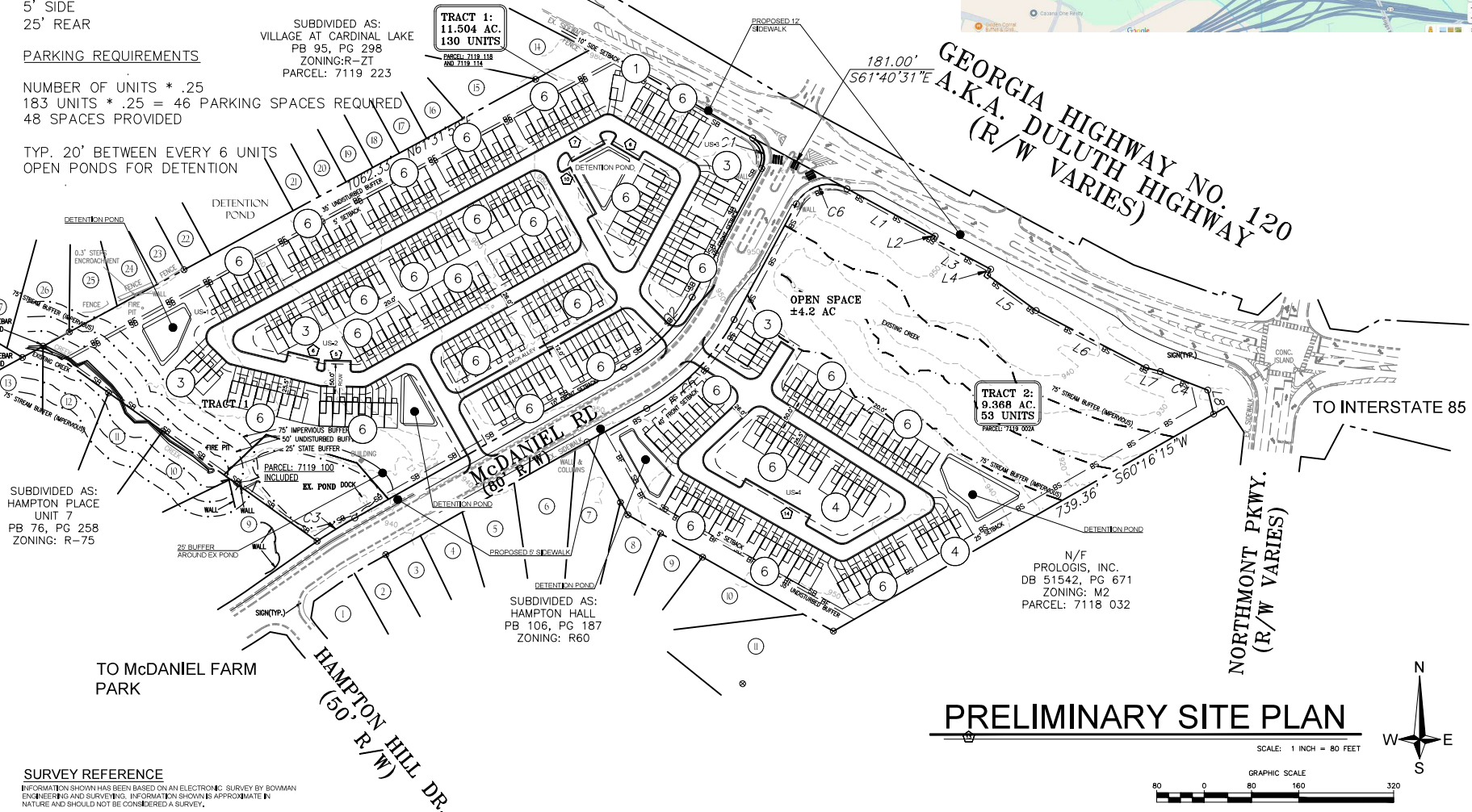
ISSUED DATE: 2/26/2025
NO. DATE ISSUE

SHEET TITLE
PRELIMINARY SITE PLAN

PROJECT NUMBER: HFR 24,164

SHEET NUMBER
CP.5

NOT FOR CONSTRUCTION

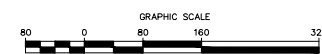


SURVEY REFERENCE

INFORMATION SHOWN HAS BEEN BASED ON AN ELECTRONIC SURVEY BY BOWMAN ENGINEERING AND SURVEYING. INFORMATION SHOWN IS APPROXIMATE IN NATURE AND SHOULD NOT BE CONSIDERED A SURVEY.

PRELIMINARY SITE PLAN

SCALE: 1" = 80 FEET



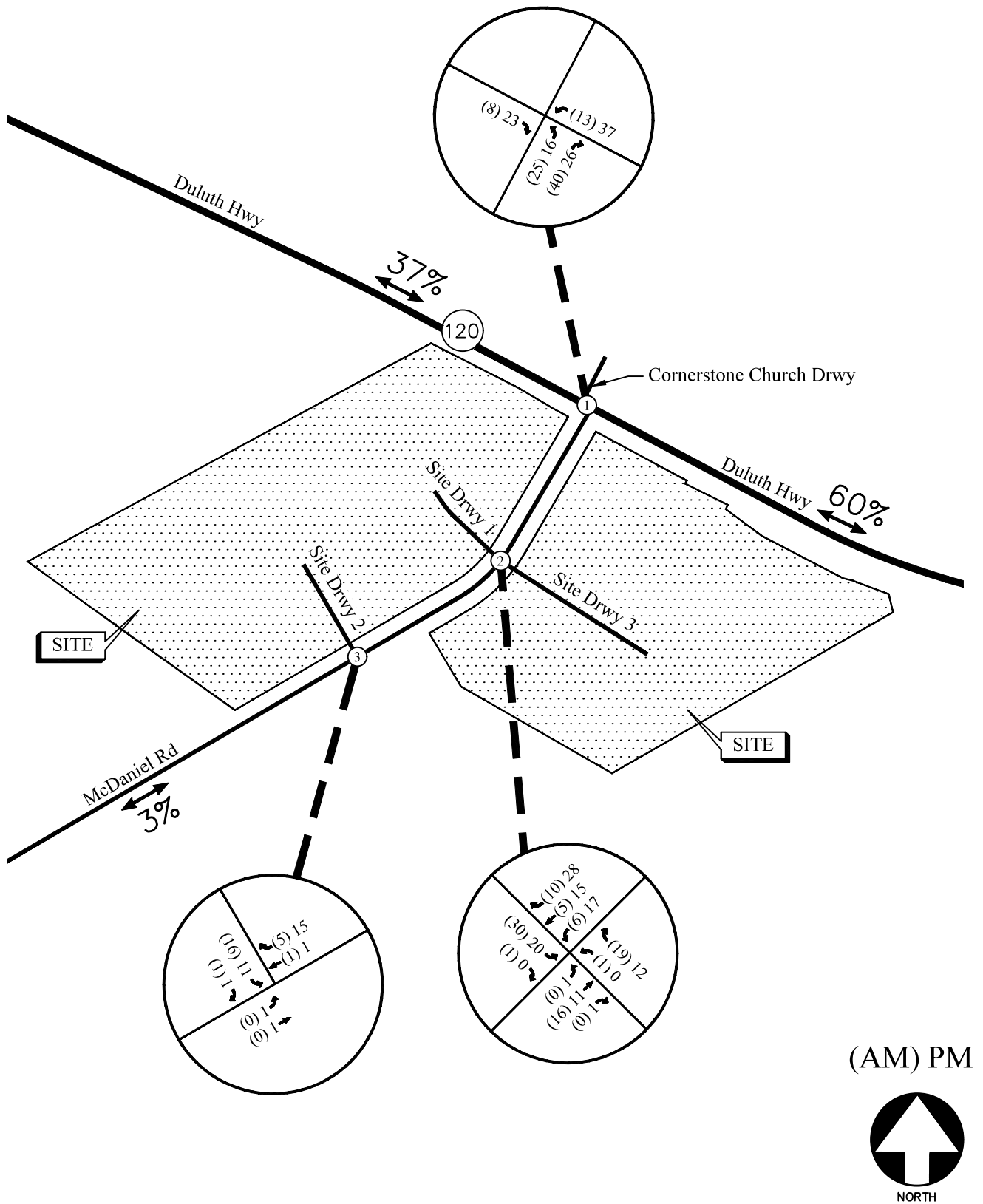
6.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation estimations were based on the ITE land use category 215 – *Single-Family Attached Housing*. The calculated trip generation volumes for the proposed development are shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing	183 Units	22	67	89	62	44	106	1,344

6.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

7.0 FUTURE 2027 TRAFFIC ANALYSIS

The future 2027 traffic operations are analyzed under “No-Build” and “Build” conditions.

7.1 Future “No-Build” Conditions

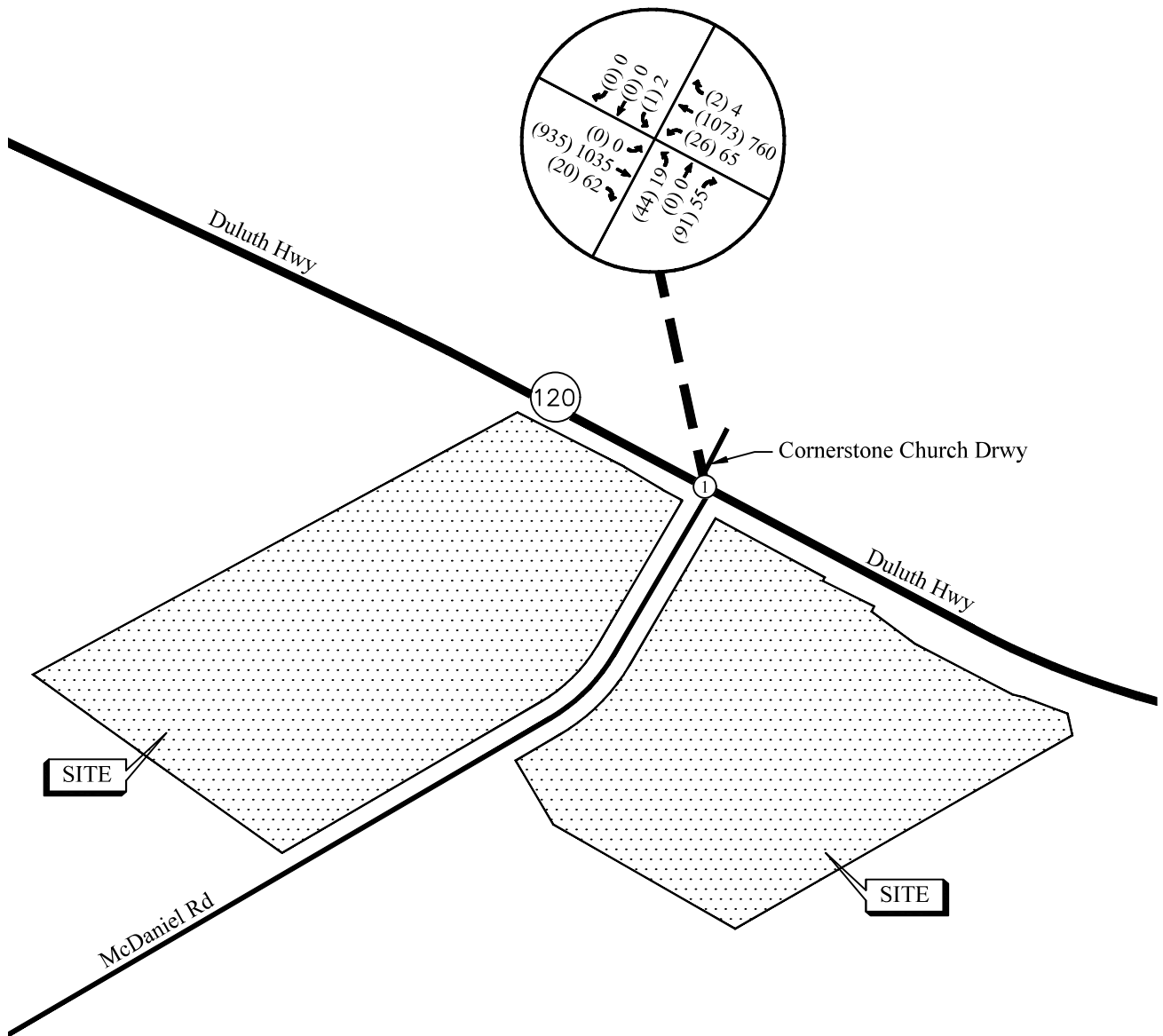
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases due to the annual growth of traffic.

7.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2018-2019 & 2021-2023) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

7.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



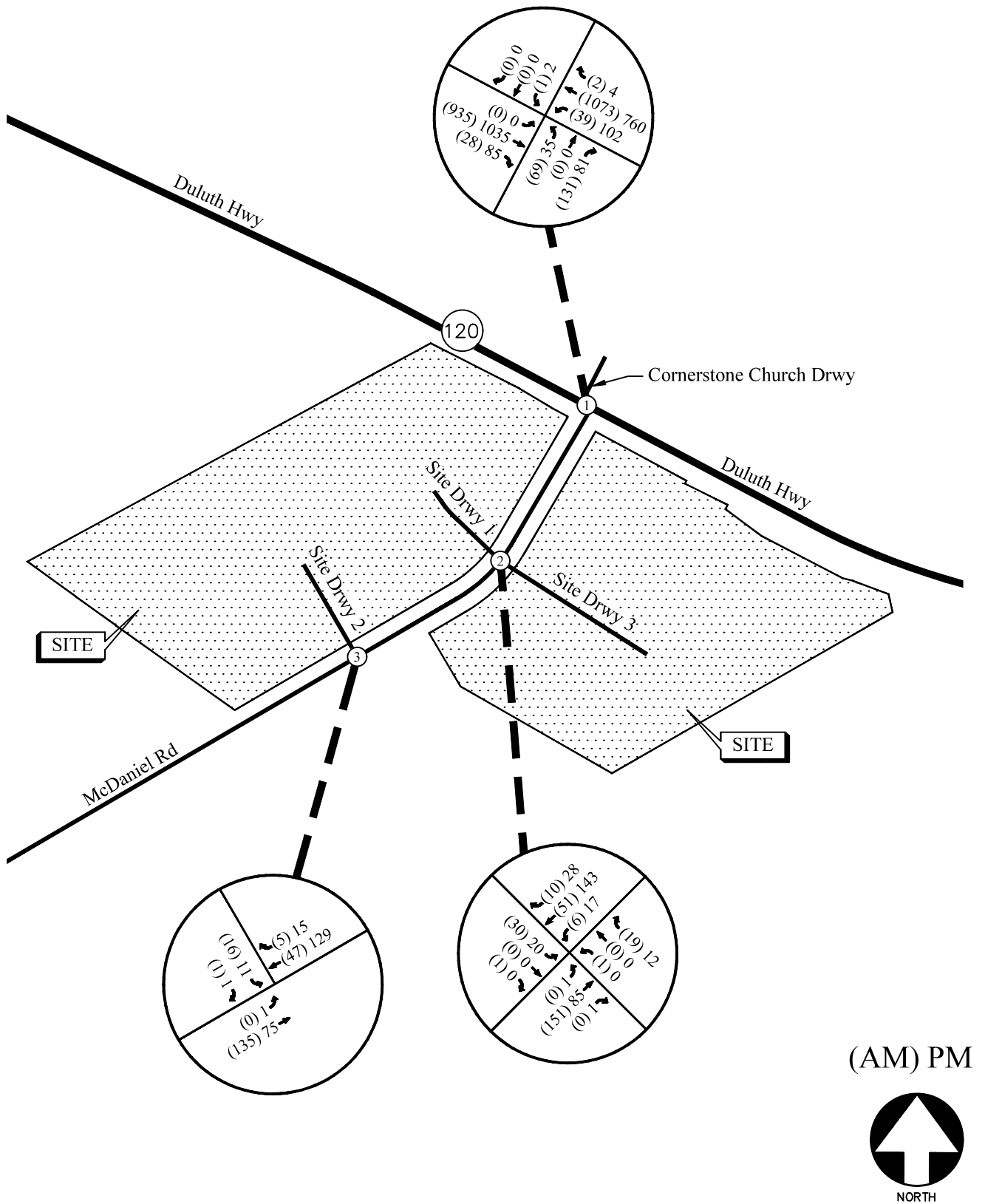
(AM) PM



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.

7.3 Auxiliary Lane Analysis

Included below are analyses for turn lanes for the site driveways as per Gwinnett County standards.

7.3.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, left turn lanes must be provided at each subdivision street that accesses a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds (Table 1 – Residential Developments). However, these thresholds are not applicable for the driveways proposed for this development, as they will not intersect a roadway classified by Gwinnett County as a collector street or a major thoroughfare. The development proposes three full access driveways on McDaniel Road, which is a 25-mph roadway with low traffic volumes and no outlet to the south. Therefore, left turn lanes are not recommended for the site driveways.

7.3.2 Deceleration Turn Lane Analysis

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a right turn deceleration lane shall be required at each subdivision street entrance that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2). However, since McDaniel Road is classified as a local roadway and has a speed limit of 25 mph, right turn lanes are not warranted at the proposed site driveways.

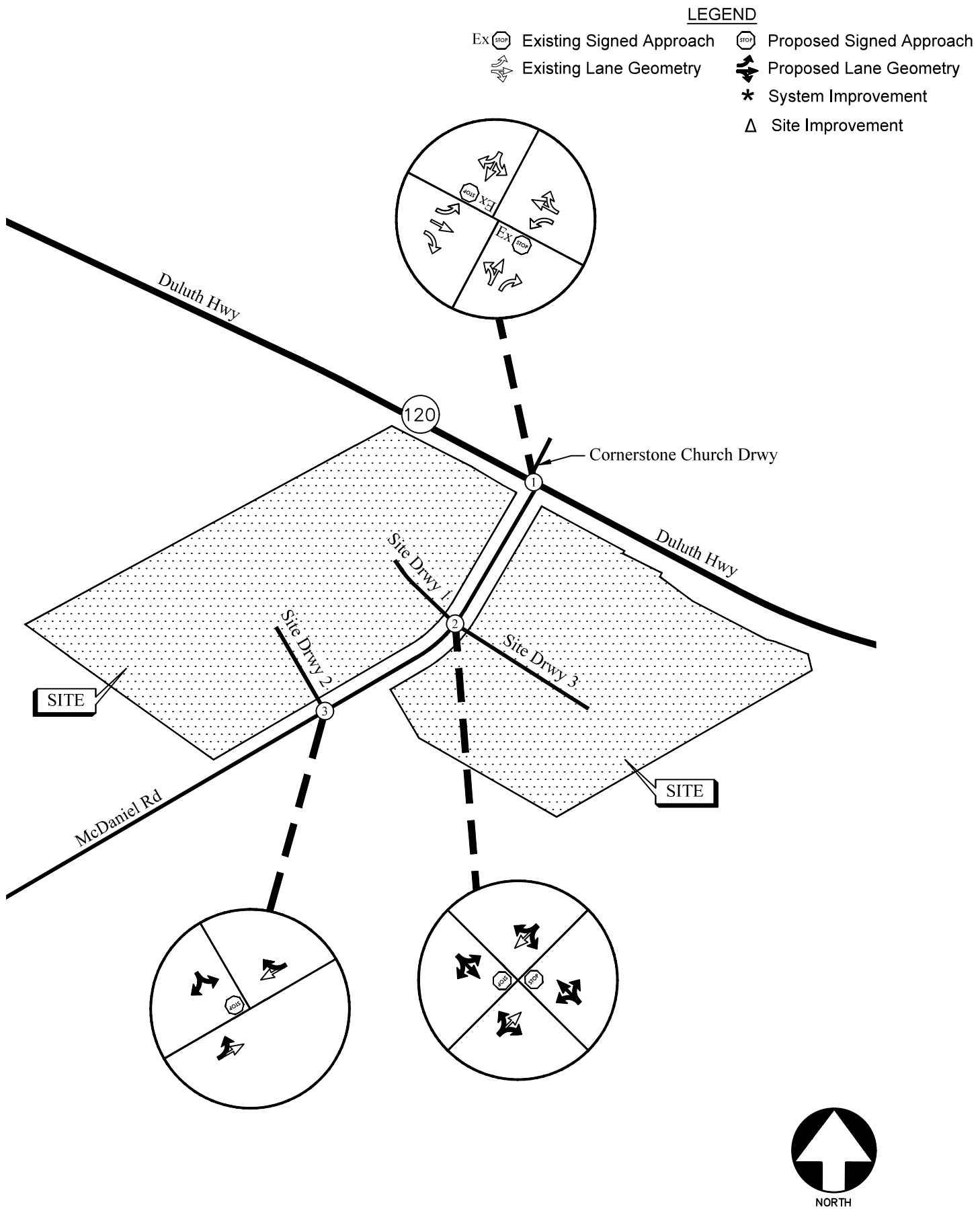
7.4 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analyses are shown below in Table 5. Recommendations for future traffic control and lane geometry are shown in Figure 8.

TABLE 5 — FUTURE 2027 INTERSECTION OPERATIONS					
Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>SR 120 (Duluth Highway) @ McDaniel Road / Cornerstone Church Driveway</u>				
	-Eastbound Left	B (10.9)	A (9.3)	B (10.9)	A (9.3)
	-Westbound Left	B (10.4)	B (11.1)	B (10.5)	B (11.5)
	-Northbound Approach	F (191.2)	F (53.2)	F (*)	F (107.1)
	-Southbound Approach	F (185.4)	F (117.5)	F (245.5)	F (154.9)
2	<u>McDaniel Road @ Site Driveway 1 / Site Driveway 3</u>				
	-Eastbound Approach			B (10.5)	B (10.9)
	-Westbound Approach	-	-	A (9.2)	A (8.8)
	-Northbound Left			A (0.0)	A (7.6)
	-Southbound Left			A (7.6)	A (7.4)
3	<u>McDaniel Road @ Site Driveway 2</u>				
	-Eastbound Approach	-	-	A (9.6)	A (9.8)
	-Northbound Left			A (0.0)	A (7.5)

* Delay exceeds 300 seconds

The results of both the “No-Build” and “Build” traffic operations analyses indicate that the stop-controlled approaches at the study intersections will operate at a level of service “B” or better in the AM and PM peak hours, except for the approaches on the stop-controlled side streets (McDaniel Road / Cornerstone Church Driveway) at intersection 1, which will operate at a level of service “F” with peak hour traffic. It is not uncommon for minor side streets that are stop-controlled to experience higher delays due to the time gap required for vehicles to make turning movements on busy arterial roadways. The traffic volumes on McDaniel Road and the Cornerstone Church Driveway will not be sufficient to meet traffic signal warrants under either “No-Build” or “Build” conditions.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8
A&R Engineering Inc.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located on McDaniel Road to the south of SR 120 (Duluth Highway) in Gwinnett County, Georgia. The development will consist of 130 townhomes located to the west of McDaniel Road and another 53 townhomes located to the east of McDaniel Road.

The development proposes two full access driveways on McDaniel Road for the western tract, and a third full access driveway on McDaniel Road for the eastern tract.

Existing and future operations after the completion of the project were analyzed at the intersections of:

1. SR 120 (Duluth Highway) at McDaniel Road / Cornerstone Church Driveway
2. McDaniel Road at Site Driveway 1 / Site Driveway 3
3. McDaniel Road at Site Driveway 2

The analysis included the evaluation of future operations under “No-Build” and “Build” conditions, both of which account for increases due to the annual growth of through traffic. The results of both the “No-Build” and “Build” traffic operations analyses indicate that the stop-controlled approaches at the study intersections will operate at a level of service “B” or better in the AM and PM peak hours, except for the approaches on the stop-controlled side streets (McDaniel Road / Cornerstone Church Driveway) at intersection 1, which will operate at a level of service “F” with peak hour traffic. It is not uncommon for minor side streets that are stop-controlled to experience higher delays due to the time gap required for vehicles to make turning movements on busy arterial roadways. The traffic volumes on McDaniel Road and the Cornerstone Church Driveway will not be sufficient to meet traffic signal warrants under either “No-Build” or “Build” conditions.

8.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway for the Western Tract (Aligned with Site Driveway 3)
 - One entering lane and one exiting lane
 - Stop sign controlled on the driveway approach with McDaniel Road remaining free flow
- Site Driveway 2: Full Access Driveway for the Western Tract
 - One entering lane and one exiting lane
 - Stop sign controlled on the driveway approach with McDaniel Road remaining free flow
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 3: Full Access Driveway for the Eastern Tract (Aligned with Site Driveway 1)
 - One entering lane and one exiting lane
 - Stop sign controlled on the driveway approach with McDaniel Road remaining free flow

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?

N/A

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

Duluth City Hall

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.

To be determined based on availability of Duluth City Hall

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

Brief presentation with open forum

Public Participation Report - Meeting Background

The Public Participation meeting on September 23, 2025 was conducted primarily as a question and answer session, with the goal of listening to the neighbors' concerns about the proposed townhome development. The concerns were noted, neighborhood leaders exchanged contact information with Applicant's Representative, Eric J. Nathan, Esquire and the communications channels were opened. The Applicant and Owner took note of the expressed concerns and promised additional communication and a follow-up meeting. The site plan was revised (through a dialogue with the replacement Applicant and Planning and Development Staff) and was shared with the neighbors prior to the follow-up meeting.

At the follow-up meeting on October 28, 2025, a revised site plan was presented that added more green space, added amenities, including a dog park, a pool, a cabana and a playground, and density was reduced. The replacement applicant is the actual builder/developer and its Representative took the lead in explaining the site plan, answering questions and showing actual elevations of townhomes it has built in the area that the attendees and other neighbors could visit. The dialogue was open, frank and at times spirited, but always respectful. The concerns raised by the attendees were heard, addressed as appropriate and as possible, and further dialogue was encouraged between the date of the meeting and the date of the Planning Commission meeting. The Applicant did its best to address any issues within its control.

Public Participation Report - Meeting Response

The primary concern raised at the Public Participation meeting on September 23, 2025 was related to traffic at the McDaniel Road and Duluth Highway intersection. The meeting was well attended by representatives from the neighborhoods off of McDaniel Road behind the Property and the attendees appeared to represent a well-organized neighborhood group. Other concerns raised at the time were storm water control and the presence of wetlands. The attendees also expressed concern about the density of the development, the lack of any amenities and the single car garages shown on the then current site plan.

Following the change of Applicant, communications were sent to a representative group of the prior attendees (who had identified themselves at the prior meeting as neighborhood leaders) about a follow-up meeting and a revised site plan was circulated prior to the meeting, which was held at the Duluth Festival Center on October 29, 2025. The meeting was well attended and the site plan details were presented to the attendees. The primary concern again was traffic at the McDaniel Road/Duluth Highway intersection. There was additional concern express about the density of the project with queries from the attendees about different uses for the property, including potentially detached single-family homes.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		09.19.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.hodges@gwinnettcountry.com	
Case Number:		REZ2025-00025	
Case Address:		2449 Duluth Highway, Duluth, 30096	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Duluth Highway (State Route 120) is a major arterial. The Average Daily Traffic (ADT) volume is 18,300.		
2	The nearest Ride Gwinnett facility is located 0.8 miles to the east of the site at Boggs Road and Duluth Highway (Stop #1002 / Route 10A and 10B).		
3	Per Section 360-100 of the UDO, a 12' concrete trail shall be constructed along the frontage of Duluth Highway and a 5' sidewalk along the McDaniel Road frontage.		
4	Per the submitted Traffic Impact Study: the site projects to add (65) AM NB approaches (25-left/40-right) to the intersection of McDaniel Road and Duluth Highway and (42) PM NB approaches (16-left / 26-right).		
5	The NB approach fails in existing conditions in AM and shows a level of service E in PM peak hour. SB fails in both AM and PM in existing conditions. The AM NB approach projects to worsen from a 185.4 second delay to more than 300 seconds from the no-build to the build. The PM NB approach projects to worsen from 53.2 seconds to 107.1 seconds delay from the no-build to the build conditions.		
6			
7			
Recommended Zoning Conditions:		☒ X	☐ YES
		☐	☐ NO
1	The applicant shall complete a Stage 2 Intersection Control Evaluation (ICE) in addition to the previously submitted Stage 1 ICE, for the intersection of Duluth Highway (SR 120) and McDaniel Road. Both the Stage 1 and Stage 2 ICE analyses shall be submitted to the Georgia Department of Transportation for review.		
2	The developer shall implement any improvements recommended in the Stage 1 and Stage 2 Intersection Control Evaluations (ICE) for the intersection of Duluth Highway (SR 120) and McDaniel Road, subject to review and approval by the Georgia Department of Transportation (GDOT). If GDOT does not concur with the ICE analysis recommendations, the developer shall implement any improvements required by GDOT.		
3			
4			

Note: Attach additional pages, if needed

Revised 7/26/2021

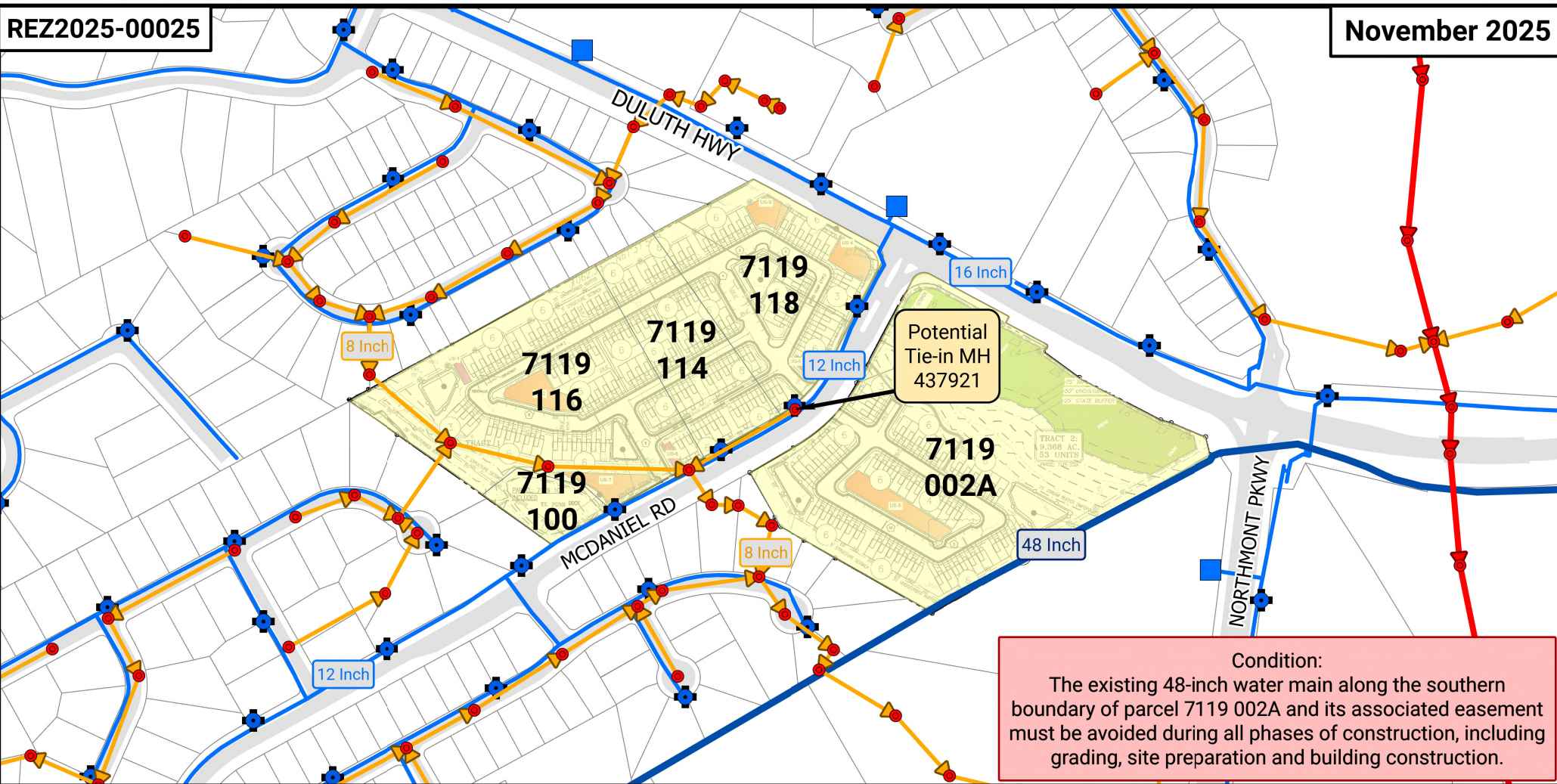


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com	
Case Number:		REZ2025-00025	
Case Address:		2449 Duluth Hwy	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Water: The proposed development may connect to an existing 12-inch water main on the northern-right-of-way of McDaniel Road. The existing 48-inch water main along the southern boundary of parcel 7119 002A and its associated easement must be avoided during all phases of construction, including grading, site preparation and building construction.		
2	Sewer: A Sewer Capacity Certification (C2025-088-04) was approved in April 2025 for 183 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer within the McDaniel Road right-of-way.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☒ X	☐ YES
		☐	☐ NO
1	Water: The existing 48-inch water main along the southern boundary of parcel 7119 002A and its associated easement must be avoided during all phases of construction, including grading, site preparation and building construction.		
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

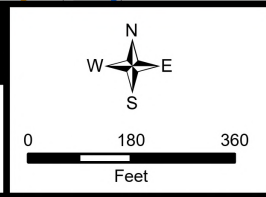


LEGEND

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

2449 Duluth Hwy
OI & C-2 to R-TH

Water & Sewer Utility Map



Water Comments: The proposed development may connect to an existing 12-inch water main on the northern-right-of-way of McDaniel Road. The existing 48-inch water main along the southern boundary of parcel 7119 002A and its associated easement must be avoided during all phases of construction, including grading, site preparation and building construction.

Sewer Comments: A Sewer Capacity Certification (C2025-088-04) was approved in April 2025 for 183 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer within the McDaniel Road right-of-way.

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, November, 2025											
											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Duluth High School	2428	2,650	-222	2,415	2,650	-235	2,390	2,650	-260	24
REZ2025-00025	Duluth Middle School	1200	1,775	-575	1,182	1,775	-593	1,215	1,775	-560	16
	Harris Elementary School	646	750	-104	653	750	-97	644	750	-106	31
	Mountain View High School	2217	2,300	-83	2,250	2,300	-50	2,284	2,300	-16	4
REZ2025-00028	Twin Rivers Middle School	1702	2,150	-448	1,720	2,150	-430	1,737	2,150	-413	3
	Freemans Mill Elementary School	1000	925	75	981	925	56	972	925	47	6
	Archer High School	2933	3,325	-392	2,977	3,325	-348	3,005	3,325	-320	35
ZON2025-00044	McConnell Middle School	1967	1,775	192	2,005	1,775	230	2,045	1,775	270	24
	Harbins Elementary School	1303	1,225	78	1,329	1,225	104	1,355	1,225	130	45

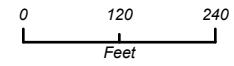
Exhibit J: Maps

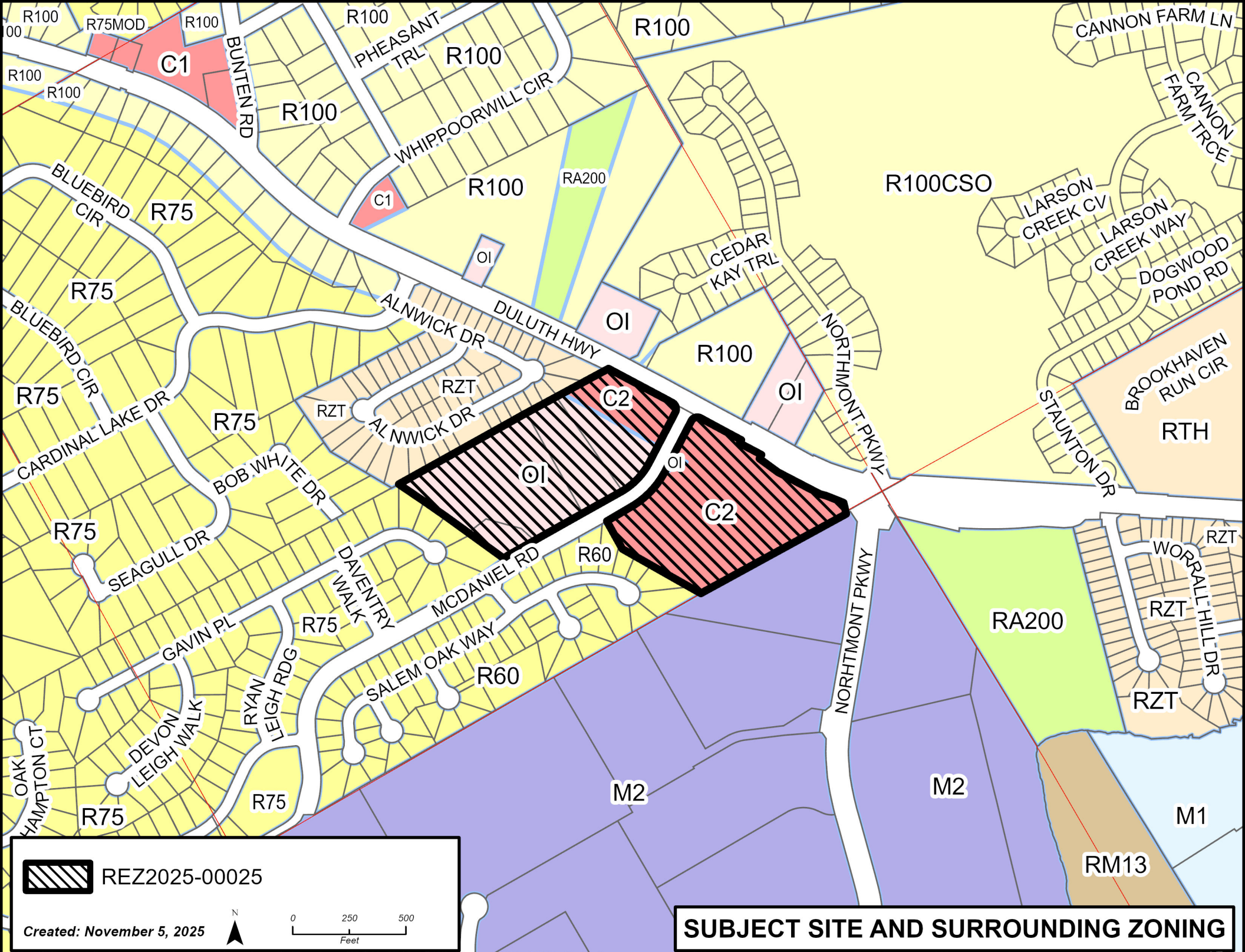
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REZ2025-00025

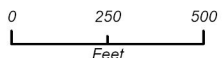
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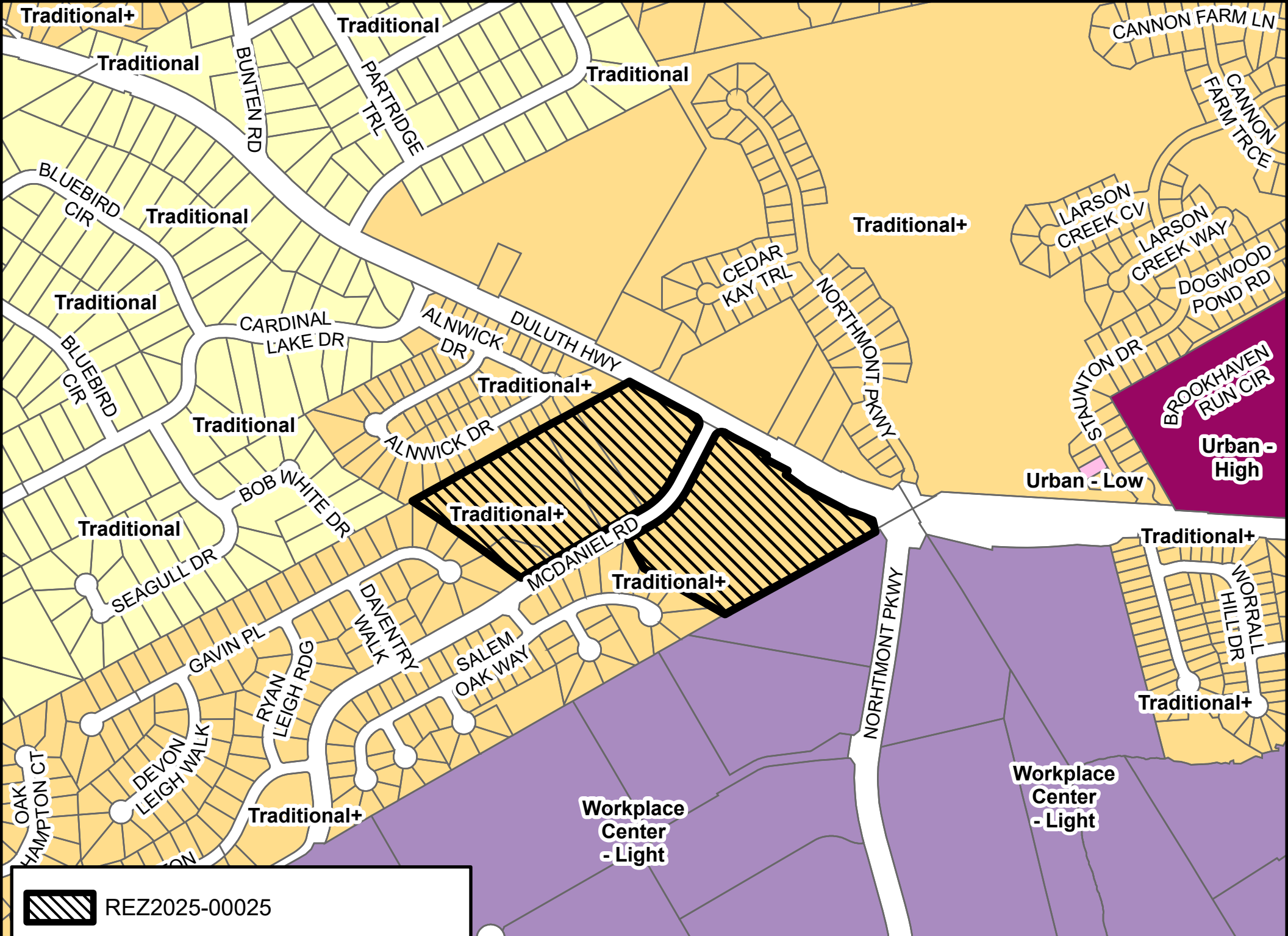


 REZ2025-00025

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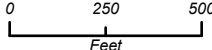


SUBJECT SITE AND SURROUNDING ZONING



 REZ2025-00025

Created: August 18, 2025



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251299				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type: REZ	
Item of Business: 2025-00029, Applicant: Terwilliger Pappas Multi-Family Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TFO REVA OA Crestwood, LLC; Rezoning with Concurrent Variance of Tax Parcel Nos. R6203 079 and 080 (portion); 3805 and 3885 Crestwood Parkway; C-2 to MRR for Apartments; 10.61 acres; District 2/Ku					
Land Lot:	203	Parcel:	079 and 080 (portion)		
District:	6				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

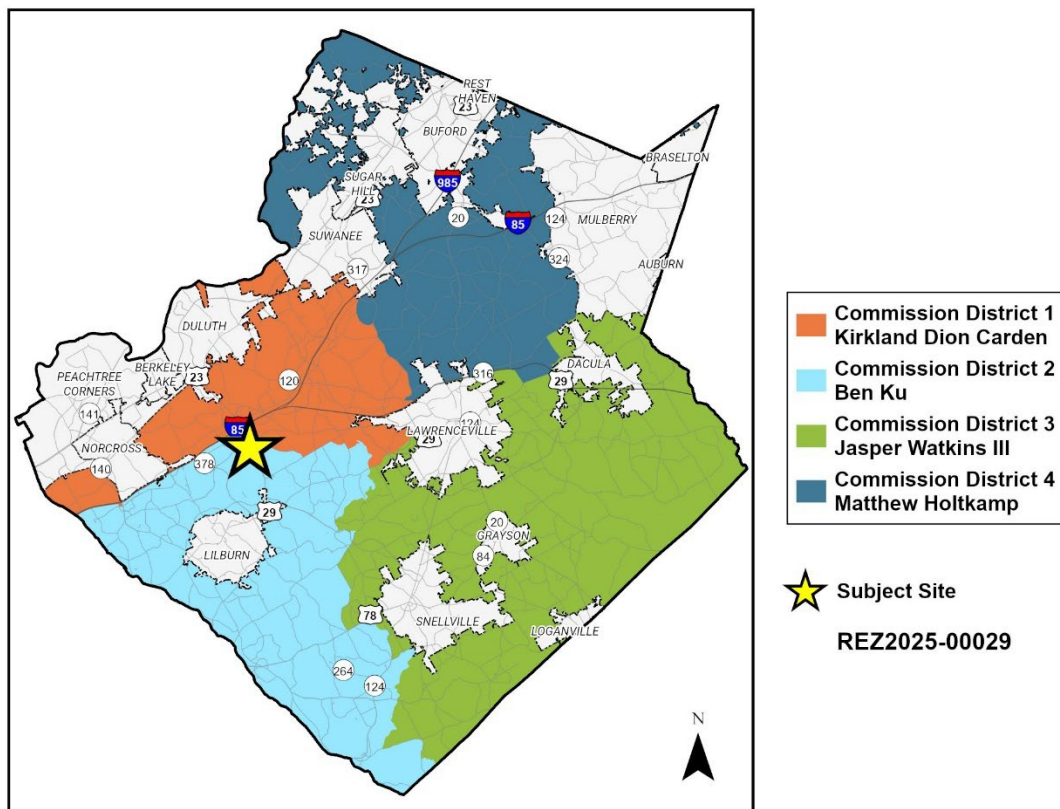
County Clerk Use Only Working Session: Action: Public Hearing Tabled: Motion: 2nd by: Vote:	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☐ Tabled - Date ☐ Approve ☒ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
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PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2025-00029
Current Zoning: C-2 (General Business District)
Request: Rezoning to **MRR** (Mid-Rise Residential Multifamily District)
Additional Request: Variance
Addresses: 3805 and 3885 Crestwood Parkway
Map Numbers: R6203 079 and 080 (portion)
Site Area: 10.61 acres
Units: 265
Proposed Development: Apartments
Commission District: District 2 – Commissioner Ku
Future Development Type: Urban – High

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS**



Applicant: Terwilliger Pappas Multi-Family Partners, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: TFO REVA OA Crestwood, LLC
100 Ashford Center North, Suite 310
Atlanta, GA 30338

Contact: Shane Lanham

Phone: 770.232.0000

Zoning History

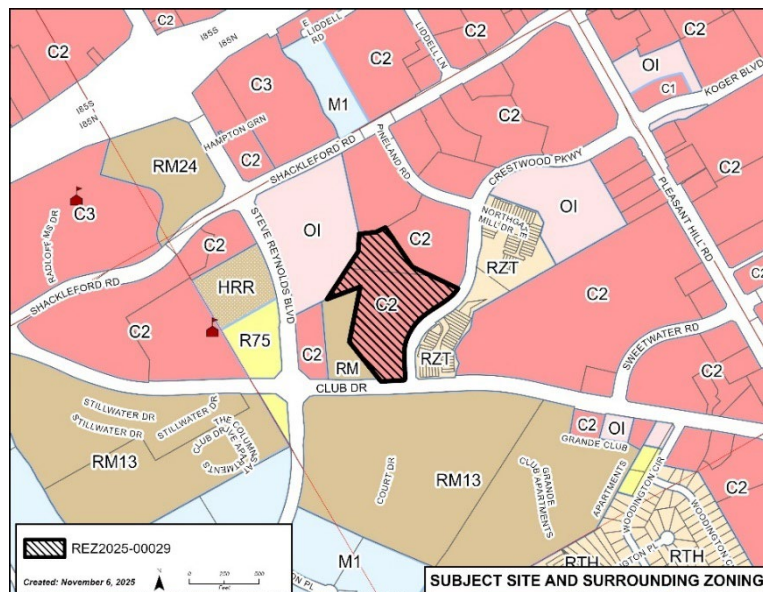
The subject property is zoned C-2 (General Business District). In 1975, the property was rezoned from RM (Multi-Family Residence District) to C-2 as part of an areawide rezoning. In 1996 and 1997, special use permits were approved for building height increases and buffer reduction, pursuant to SUP-96-035 and SUP-97-043.

Existing Site Condition

The subject property is a 10.61-acre assemblage of two parcels at the intersection of Crestwood Parkway and Club Drive. The southern parcel is developed with a five-story office building surrounded by a parking lot. The northern portion is developed with a parking lot that serves the office building farther north. The subject property contains a stream with floodplain along the southern and western property lines. There are two full-access entrances with deceleration lanes along Crestwood Parkway, and there is a five-foot-wide sidewalk along Club Drive. The nearest Ride Gwinnett transit stop is adjacent to the site at the corner of Crestwood Parkway and Club Drive.

Surrounding Use and Zoning

The subject property is located in an area with a mixture of multifamily, townhouse, office, and commercial uses. An office building and an extended stay establishment are located to the north. The Gates at Crestwood townhouses are located to the east, across Crestwood Parkway. The Promenade at Pleasant Hill shopping center is located farther east within walking distance of the site. The Avana Court apartments are located to the south across Club Drive. A medical office, extended stay establishment, and an undeveloped property are to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Apartments	MRR
North	Office Extended Stay Establishment	C-2
East	Townhouses Commercial (Retail)	R-ZT C-2
South	Apartments	RM-13
West	Medical Office Extended Stay Establishment Undeveloped	O-I C-2 RM

Project Summary

The applicant requests rezoning of a 10.61-acre assemblage of two parcels from C-2 to MRR for apartments, including:

- Demolition of the existing office building.
- Two, four-story buildings and one, four/five-story building with 265 units, yielding a FAR of 0.70.
- 28 studio, 118 one-bedroom, 93 two-bedroom, and 26 three-bedroom units.
- Exterior building materials of brick, and cementitious siding.
- 402 surface parking spaces, including nine electric vehicle charging spaces.
- 3.35 acres of open space, including 1.08 acres of usable open space consisting of a pool, courtyard, nature overlook, dog park, pocket park, and outdoor lounge.
- A dumpster enclosure in the rear of the site.
- Two underground stormwater facilities beneath the parking lot.
- A 5-foot-wide sidewalk along Crestwood Parkway and a 12-foot-wide multi-use path along Club Drive.
- Maintaining one full-access entrance along Crestwood Parkway as well as existing inter-parcel access to the north.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.70	YES
Lot Width	Minimum 100'	Minimum 100'	YES
Building Height	Maximum 75'	Maximum 55.6'	YES
Open Space	Minimum 10% or 1.06 acres	32% or 3.35 acres	YES
Usable Open Space	Minimum 5% or 0.53 acres	10% or 1.08 acres	YES
Parking	Minimum 398 spaces Maximum 662 spaces	402 spaces	YES

Public Participation

The applicant held a community meeting on September 30, 2025, at Sonesta Gwinnett Place in Duluth. There were two community members in attendance, who raised questions regarding traffic, noise, and parking. The applicant responded to these concerns by discussing the traffic impact study. The public participation plan and report are shown in Exhibit H.

Staff Analysis

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

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

The surrounding area includes a mixture of multifamily, townhouse, office, and commercial 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 proposed apartments would complement existing non-residential uses by situating additional residents within walking distance of nearby businesses and places of employment. 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.

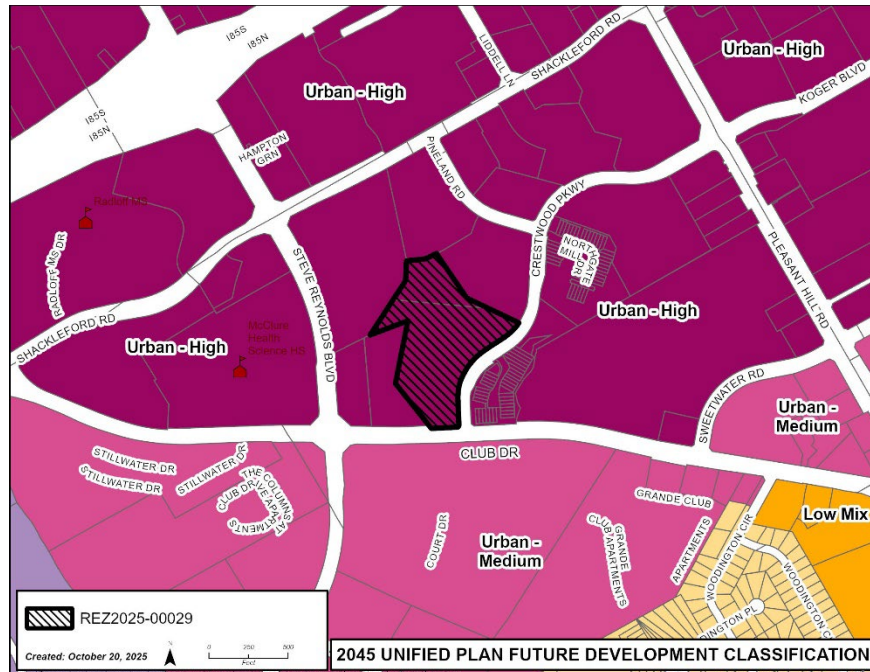
The property has a reasonable economic use as currently zoned.

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 (Exhibit G) estimates that the development would generate 105 morning and 104 evening peak hour trips, and that the level of service of the Crestwood Parkway at Pineland Road (evening westbound) and the Crestwood Parkway at Southgate Mill Drive (evening westbound) intersections will be slightly impacted. The study does not recommend any roadway improvements. Staff has included conditions to construct left-turn lanes along Crestwood Parkway and to improve the adjacent Ride Gwinnett transit stop. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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 "Urban – High" for the subject property, which envisions vibrant community centers with clusters of restaurants, retail, and diverse housing options. Although MRR is of lower density than zoning districts recommended in this future development type, multifamily mid-rise is a recommended land use. The proposed development 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 existing 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 Title II of the UDO:

- Section 214-20.3 A.1 Inter-parcel Vehicle Access.** The applicant is requesting not to provide inter-parcel access to adjacent properties to the west.

Analysis: There is a stream located along the western property line. The request is reasonable considering environmental and topographic constraints. The existing road network provides adequate vehicular connectivity in the area.

Staff Recommendation

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

- To not provide inter-parcel access to adjacent properties to the west.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request and **APPROVAL** of the following variance:

1. To not provide inter-parcel access to adjacent properties to the west.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

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

1. The development shall be limited to apartments not exceeding 265 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received September 30, 2025, and Exhibit C: Elevations, dated received September 17, 2025, 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 September 30, 2025, including, but not limited to, a pool, courtyard, nature overlook, dog park, pocket park, and outdoor lounge, subject to the review and approval of the Department of Planning and Development.
4. The following roadway 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. Left-turn lanes along Crestwood Parkway, into the subject property and onto Southgate Mill Drive.
 - b. A 5-foot-wide sidewalk along Crestwood Parkway and a 12-foot-wide multi-use path along Club Drive.
 - c. A 2-foot by 8-foot concrete pad with a bench and trash receptacle, located outside of the right-of-way, at the existing bus stop along Club Drive.
5. All grassed areas within usable open space shall be sodded **or covered with artificial turf grass**.

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
- K. Document Presented at the December 2, 2025, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of existing office building



View of Crestwood Parkway frontage



View of existing parking lot to remain



View of Crestwood Parkway streetscape



View of Club Drive frontage



View of Gates at Crestwood townhouses

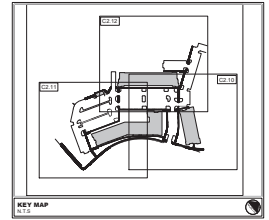
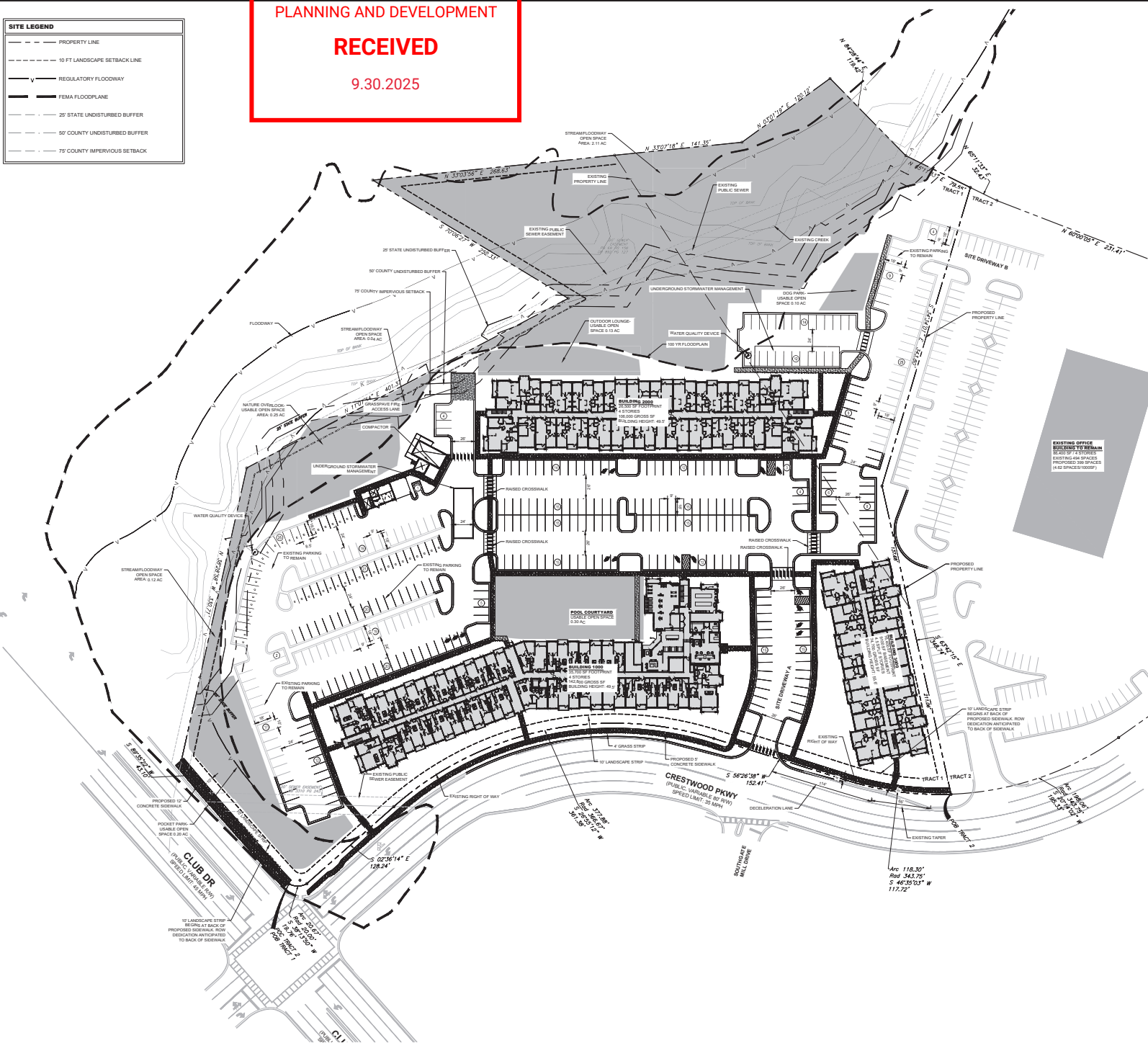
Exhibit B: Site Plan

[attached]

9.30.2025

SITE LEGEND

— — — — —	PROPERTY LINE
- - - - -	10 FT LANDSCAPE SETBACK LINE
— — — — — v	REGULATORY FLOODWAY
■ ■ ■ ■ ■	FEMA FLOODPLANE
— — — — —	25' STATE UNDISTURBED BUFFER
— — — — —	50' COUNTY UNDISTURBED BUFFER
— — — — —	75' COUNTY IMPERVIOUS SETBACK



SITE SUMMARY	
PROPOSED SITE AREA	
TRACT 1	RE2003 079
TRACT 2	RE2003 080
SITE ADDRESS	
TRACT 1: RE2003 079	3882 CRESTWOOD PARKWAY
TRACT 2: RE2003 080	RECLUTIA, CA 95066
	3802 CRESTWOOD PARKWAY
	RECLUTIA, CA 95067
CURRENT ZONING	
TRACT 1	C-2
TRACT 2	C-2
PROPOSED ZONING	
TRACT 1	MRR
TRACT 2	C-2 (UNCHANGED)
CURRENT SITE AREA	
TRACT 1	8.649 ACRES
TRACT 2	7.921 ACRES
PROPOSED SITE AREA	
TRACT 1	10.605 ACRES
TRACT 2	5.720 ACRES
BUILDING SETBACK	
FRONT	0 FT
SIDE	0 FT
REAR	0 FT
LANDSCAPE SETBACK	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
REQUIRED OPEN SPACE	1.06 ACRES(10% SITE AREA)
TOTAL OPEN SPACE	1.06 ACRES(10% SITE AREA)
USABLE OPEN SPACE	0.53 ACRES (5% SITE AREA)
PROVIDED OPEN SPACE	3.35 ACRES
TOTAL OPEN SPACE	3.35 ACRES
USABLE OPEN SPACE	1.68 ACRES
MAX BUILDING HEIGHT (MRR)	75 FT
PROPOSED BUILDING HEIGHTS	
BUILDING 1000	49.5 FT
BUILDING 2000	49.5 FT
BUILDING 3000	55.6 FT
PROPOSED LAND USES & DENSITIES	
MULTIFAMILY RESIDENTIAL	
STUDIO	28 UNITS
1 BED	118 UNITS
2 BED	93 UNITS
3 BED	30 UNITS
PROPOSED FAR	0.70
DENSITY	24.99 UNITS PER ACRE
PARKING SUMMARY	
MINIMUM PARKING	398 SPACES (TOTAL)
MULTIFAMILY (285 UNITS)	398 SPACES (1.5 SP/UNIT)
MAXIMUM PARKING	662 SPACES (TOTAL)
MULTIFAMILY (285 UNITS)	398 SPACES (1.5 UNITS)
PROPOSED PARKING	462 SPACES (TOTAL)
STANDARD ADA	34 SPACES
COMPACT	6 SPACES
RV	49 SPACES
TRACT 2 PARKING:	
EXISTING PROPOSED	634 SPACES
	398 SPACES

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREIN IS FROM AN ELECTRONIC FILE PROVIDED BY DYNAMAK DESIGN, DATED 09.10.2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, INC., DATED 05.27.2025.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALKS INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL WARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE LEGEND

— — — — — PROPERTY LINE

— — — — — 10 FT LANDSCAPE SETBACK LINE

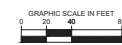
— V — REGULATORY FLOODWAY

— FEMA FLOODPLANE

— — — — — 25' STATE UNDISTURBED BUFFER

— — — — — 50' COUNTY UNDISTURBED BUFFER

— — — — — 75' COUNTY IMPERVIOUS SETBACK



Kimley»Horn

TERWILLIGER PAPPAS
5665 PIEDMONT ROAD, PIEDMONT CENTER BUILDING 2,
SUITE 735
ATLANTA, GA 30605
PHONE: 404.310.2100

PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
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THE FORUM, SUITE 350
WILMINGTON, GEORGIA 30092

SOLIS CRESTWOOD
3845 CRESTWOOD PARKWAY
DALLUTH, GA 30096
LAND LOT 203, 6TH DISTRICT



ELIMINARY
CONSTRUCT

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VEL 8)	
ADN BY	

VIEWED BY	
DATE	00.0

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SITE PLAN

TEST NUMBER

C2.00

~~REZ2025-00029~~

Page 12 of 67

~~BF~~

Exhibit C: Building Elevations

[attached]













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

[attached]

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

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

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
TERWILLIGER PAPPAS MULTI-FAMILY PARTNERS, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning application (the “Application”) on behalf of Terwilliger Pappas Multi-Family Partners, LLC (the “Applicant”) relative to an approximately 10.605-acre tract of land (the “Property”) located at the intersection of Crestwood Parkway NW and Club Drive. The Property comprises all of Parcel R6203 079 and a portion of Parcel R6203 080. The Property is located on the north side of Club Drive and the west side of Crestwood Parkway NW. It is currently zoned C-2 and is located within the Urban-High Future Development Map Area as set forth in the Gwinnett County 2045 Unified Plan (the “2045 Plan”).

The Applicant proposes to rezone the Property to the MRR zoning classification to permit the redevelopment of the Property as a 265-unit multifamily residential community. The Property is a portion of an existing office development with two buildings built in 1997 and 1998 according to Gwinnett County’s online tax records. The buildings have struggled with low occupancy rates due to lower market demand for office space and other economic factors. The proposed redevelopment plan includes consolidating existing tenants into the northern office building, which would remain, and constructing the proposed multifamily community to add residential critical mass to support the remaining building as well as other office, employment, and commercial uses nearby.

The proposed development includes three buildings with two pushed up along the right-of-way of Crestwood Parkway and the third located in the rear (western side) of the Property.

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

Proposed sidewalks interior to the site and along Crestwood Parkway would enhance the walkability of the surrounding area and enhance access to multiple surrounding transit stops on Club Drive, Shackleford Road, Pleasant Hill Road, and Sweetwater Road. The proposed 12-foot-wide sidewalk along Club Drive accommodates future greenway expansion and would provide a segment of the proposed Piedmont Pathway which, as set forth in the Gwinnett Countywide Trails Master Plan, would traverse the entire width of Gwinnett County from Norcross to Dacula (and beyond). Interparcel access to the northern office building property would be maintained, which provides a vehicular connection to Pineland Road. The proposed development would also provide multiple on-site amenities including a pool and associated lounge, pocket parks, outdoor lounge space, and a dog park. The proposed buildings are designed to complement the architectural character of the area and include attractive features such as pitched roofs, covered balconies, multi-story brick treatments, and cementitious board and batten.

The proposed development is compatible with surrounding zoning classifications and land uses and is consistent with the policies of the 2045 Plan. The Property is adjacent to land zoned C-2 and O-I, including the Kaiser Permanente Gwinnett Comprehensive Medical Center. Nearby residential uses include townhome and multifamily communities zoned RM-13, RZT, and RM-24. The 2045 Plan specifically encourages the land uses of “Multifamily – High Rise” and “Multifamily – Mid Rise” in the Urban-High Future Development Map Area and would accommodate multifamily residential communities at even higher densities and FARs than proposed. The 2045 Plan also specifically encourages redevelopment and even suggests offering “incentive packages for incentive packages for first adopters of redevelopment projects.” In order to develop the Property as depicted on the site plan, the Applicant is also requesting a variance from UDO Section 240-70.1(B) which requires interparcel access between adjacent non-single-family residential properties. The proposed development includes interparcel vehicles access drives between the Property and the adjacent office building to the north, but does not provide interparcel access drives to the adjacent parcels 6203 011 or 6203 078 due to steep topography and an existing stream and associated floodplain.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Planning and Development Department to answer any questions or address any

concerns relating to the matters set forth in this letter or in the Application. The Applicant respectfully requests your approval of the Application.

This 28th day of August, 2025

Respectfully submitted,

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

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing employment, commercial, institutional, and residential uses and will further diversify housing options in the surrounding area.

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

No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement the mixed-use character of the surrounding area.

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

Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have 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 proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property is in close proximity to major transportation corridors including Shackleford Road, Pleasant Hill Road, and Interstate 85.

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

Yes, approval of the proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan which encourages residential development. The subject property is located in the Urban High Future Development Area which specifically encourages multi-family residential 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 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.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

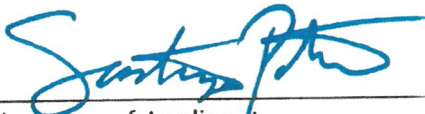
REZONING APPLICATION

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

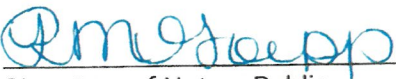
APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: Terwilliger Pappas Multi-Family Partners, LLC c/o Mahaffey Pickens Tucker, LLP		Name: <u>TFO REVA OA Crestwood, LLC</u>	
Address: <u>1550 North Brown Road, Suite 125</u>		Address: <u>100 Ashford Center North, Suite 310</u>	
City: <u>Lawrenceville</u>		City: <u>Atlanta</u>	
State: <u>GA</u> ZIP: <u>30043</u>		State: <u>GA</u> ZIP: <u>30338</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>C-2</u> Requested Zoning District: <u>MRR</u>			
Parcel Number(s): <u>R6203 079 and 080 (portion)</u> Acreage: <u>10.61</u>			
Property Address(es): <u>3805 and 3885 Crestwood Parkway</u>			
Proposed Development: <u>Apartments</u>			
Variance(s): <u>N/A</u> Waiver(s): <u>N/A</u>			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>265</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>N/A</u>		Total Building Sq. Ft.: _____	
Density: <u>24.98</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): <u>0.70</u>			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____			
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____			

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

 07/20/25 Santiago Patino / Vice President
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

 7/28/25
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☒ No Terwilliger Pappas Multi-family Partners, LLC (Your Name)

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

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

Attach additional sheets if necessary to disclose or describe all 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.

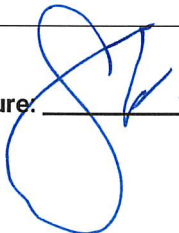
Name: Shane Lanham, Attorney for Applicant

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☒ Yes ☐ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Please see attached			

Signature: 

Date: 08.08.25

**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
Matthew Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023
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

Lee Tucker, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTION	DATE
Kirkland Carden, Commissioner	\$2,000	10/25/2023

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 F: DWR Sewer Capacity Certification Letter

[attached]



July 1, 2025

Derek Hutchison
Terwilliger Pappas Inc
3565 Piedmont Center Suite 735
Atlanta, GA 30305

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #C2025-148-07
Expiration Date: 07/01/2026
Tie-In Manhole FID: 222764

RE: Sewer Availability for Proposed Development – Solis Crestwood
Parcel ID 6203 080, 6203 079

Dear Mr. Hutchison:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development on the above parcels consisting of:

- 285 apartment units (180 one-bedroom, 95 two-bedroom, 10 three-bedroom)
- 2,500 square foot leasing office
- 5,000 square foot clubhouse
- 30-swimmer pool

It has been determined that Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow **26 gpm** discharging to the sewer tie-in manhole at Facility ID **222764**.

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]



Traffic Impact Study

Solis Crestwood Residential Development

Gwinnett County, Georgia

Report Prepared:

July 2025

Report Revised:

August 2025

Prepared for:

Terwilliger Pappas, Inc.

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
017222026

REZ2025-00029

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BF

Traffic Impact Study

Solis Crestwood Residential Development

Gwinnett County, Georgia

Report Prepared:

July 2025

Report Revised:

August 2025

Prepared for:

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Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
017222026

REZ2025-00029



8/27/2025

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Appendix B: Trip Generation

Appendix C: Intersection Volume Worksheets

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Appendix E: Raw Traffic Counts

Appendix F: Project Fact Sheets

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *Solis Crestwood Residential Development*, which is expected to be completed in 2028 (referred to herein as “build-out year”). The site is located on Crestwood Parkway NW in unincorporated Gwinnett County, Georgia. The site currently consists of an office building that is proposed to be demolished and is proposed to be redeveloped to consist of 265 multi-family residential units on an approximate 10.5-acre site. The site is located adjacent to an existing-to-remain office building, which is proposed to have inter-parcel connectivity with access to Pineland Road. The site is proposed to be rezoned from C2 (General Business) to HRR (High-Rise Residence).

This report will summarize the analyses of the following three (3) scenarios:

1. Existing 2025 Traffic Conditions
2. Projected 2028 No-Build Traffic Conditions (Existing 2025 Traffic Conditions, plus background traffic growth).
3. Projected 2028 Build Traffic Conditions (Projected 2028 No-Build Traffic Conditions, plus the traffic associated with the proposed *Solis Crestwood Residential Development*).

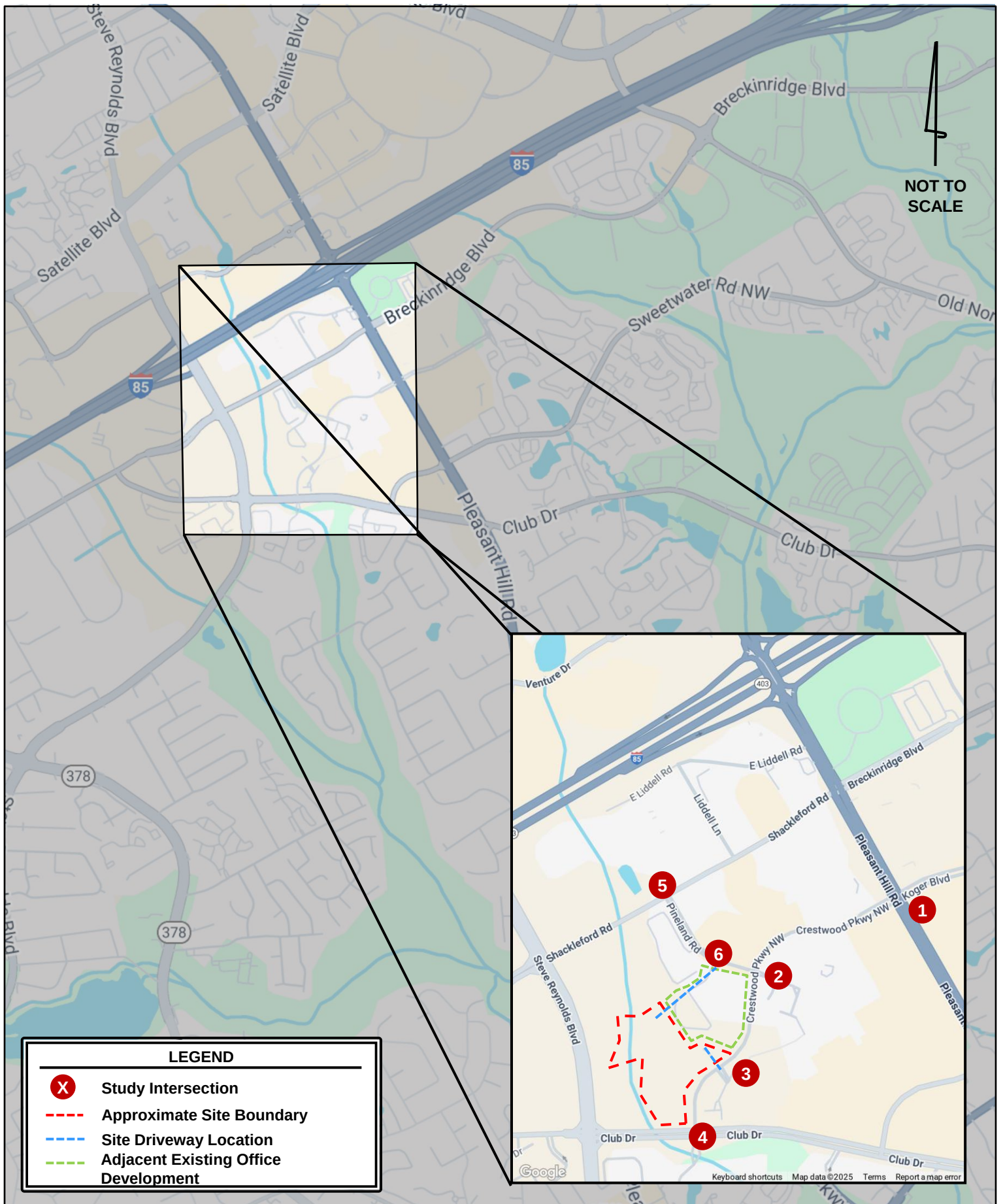
Figure 1 provides a location map of the project site. **Figure 2** provides an aerial imagery of the project site. Additionally, a copy of the proposed site plan is provided in **Appendix A**.

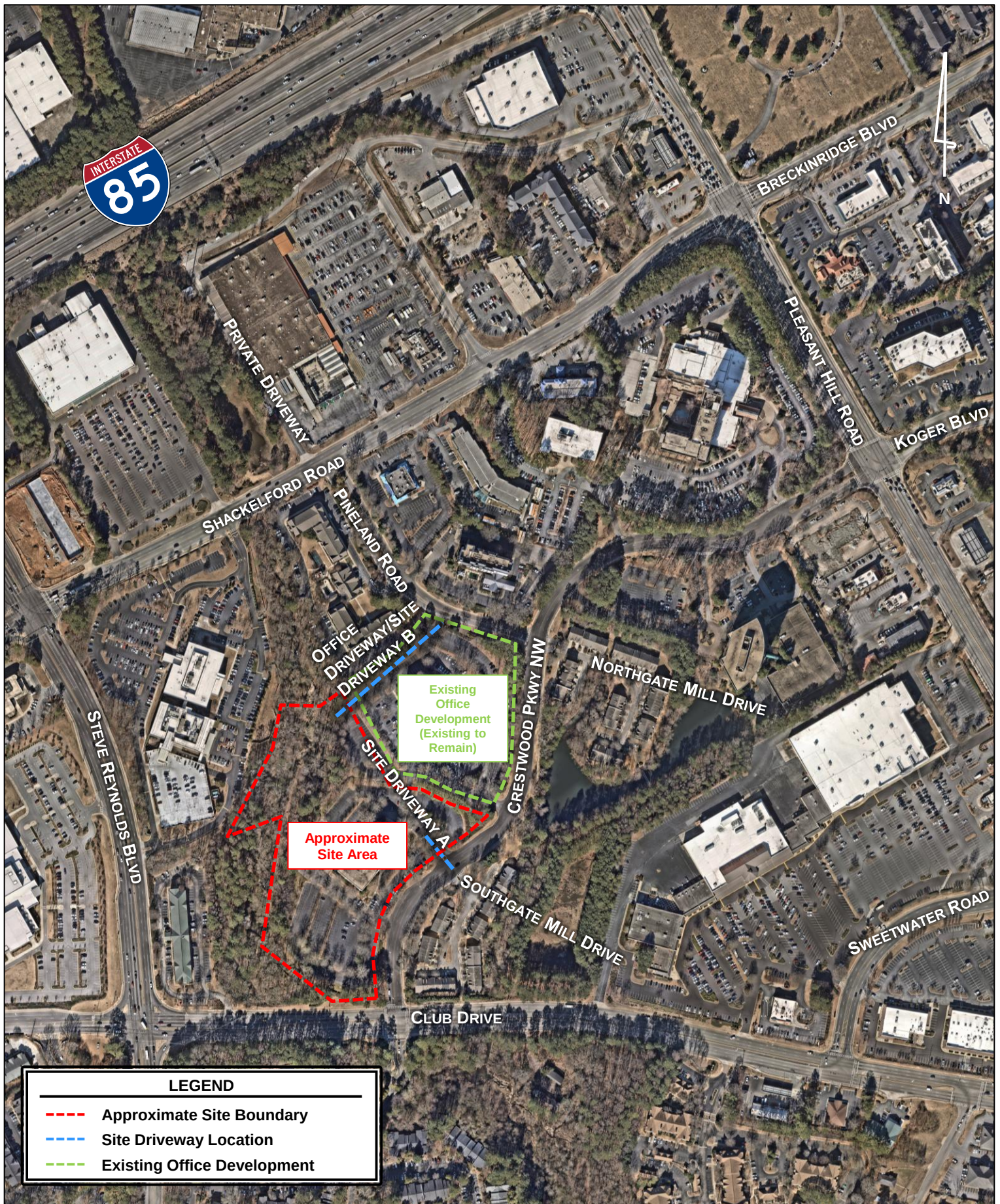
2.0 STUDY AREA DETERMINATION

The study area consists of the following three (6) existing intersections:

1. Pleasant Hill Road at Crestwood Parkway NW/Koger Boulevard (signalized)
2. Crestwood Parkway NW at Pineland Road/Northgate Mill Road (unsignalized)
3. Crestwood Parkway NW at Site Driveway A/Southgate Mill Drive (unsignalized)
4. Club Drive at Crestwood Parkway NW/Court Drive (signalized)
5. Shackelford Road at Pineland Road/Private Driveway (unsignalized)
6. Pineland Road at Office Driveway (unsignalized)

For the purpose of this traffic impact study, Pleasant Hill Road, Pineland Road, Site Driveway A, Club Drive, Southgate Mill Drive, and Northgate Mill Road are considered to have an east-west orientation. Crestwood Parkway NW, Office Driveway, Koger Boulevard, and Shackelford Road are considered to have a north-south orientation.





LEGEND	
---	Approximate Site Boundary
---	Site Driveway Location
---	Existing Office Development

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Pleasant Hill Road is a six-lane, divided major arterial roadway (GDOT & GCDOT Functional Classification) with a posted speed limit of 45 MPH in the vicinity of the project. GDOT counts taken west of Cruse Road indicated an AADT of 56,400 vehicles per day in 2024. GCDOT counts taken on August 17, 2022 between Breckinridge Boulevard and Club Drive indicated an estimated ADT of 48,421 vehicles per day.

Club Drive is a six-lane, divided major collector roadway (GDOT Functional classification) and major arterial roadway (GCDOT Functional Classification). The roadway has a posted speed limit of 45 MPH in the vicinity of the project. GDOT counts taken south of Pleasant Hill Road indicated an AADT of 27,400 vehicles per day in 2024. GCDOT counts taken on August 20, 2024 between Steve Reynolds Boulevard and Sweetwater Road indicated an estimated ADT of 31,915 vehicles per day.

Shackleford Road is a four-lane, undivided major collector roadway (GDOT Functional Classification) and a major arterial roadway (GCDOT Functional Classification) with a posted speed limit of 45 MPH. There are no GDOT count stations on Shackleford Road. GCDOT counts taken on August 9, 2023 between Steve Reynolds Boulevard and Pleasant Hill Road indicated an estimated ADT of 15,149 vehicles per day.

Crestwood Parkway NW is a four-lane, undivided local roadway (GDOT Functional Classification) and a major arterial roadway (GCDOT Functional Classification) with a posted speed limit of 35 MPH. There are no GDOT count stations on Crestwood Parkway NW. GCDOT counts taken on August 9, 2023 between Pleasant Hill Road and Club Drive indicated an estimated ADT of 3,199 vehicles per day.

Pineland Road is a two-lane, undivided local roadway with a posted speed limit of 25 MPH. There are no GDOT count stations on Pineland Road.

Koger Boulevard is a four-lane, divided local roadway (GDOT Functional Classification) and a major arterial roadway (GCDOT Functional Classification) with a posted speed limit of 35 MPH that serves as the main access road for the Duluth Office Center development. There are no GDOT count stations on Koger Boulevard. GCDOT counts taken on August 17, 2022 between Pleasant Hill Road and Centerview Drive indicated an estimated ADT of 6,103 vehicles per day.

3.2 EXISTING TRAFFIC VOLUMES

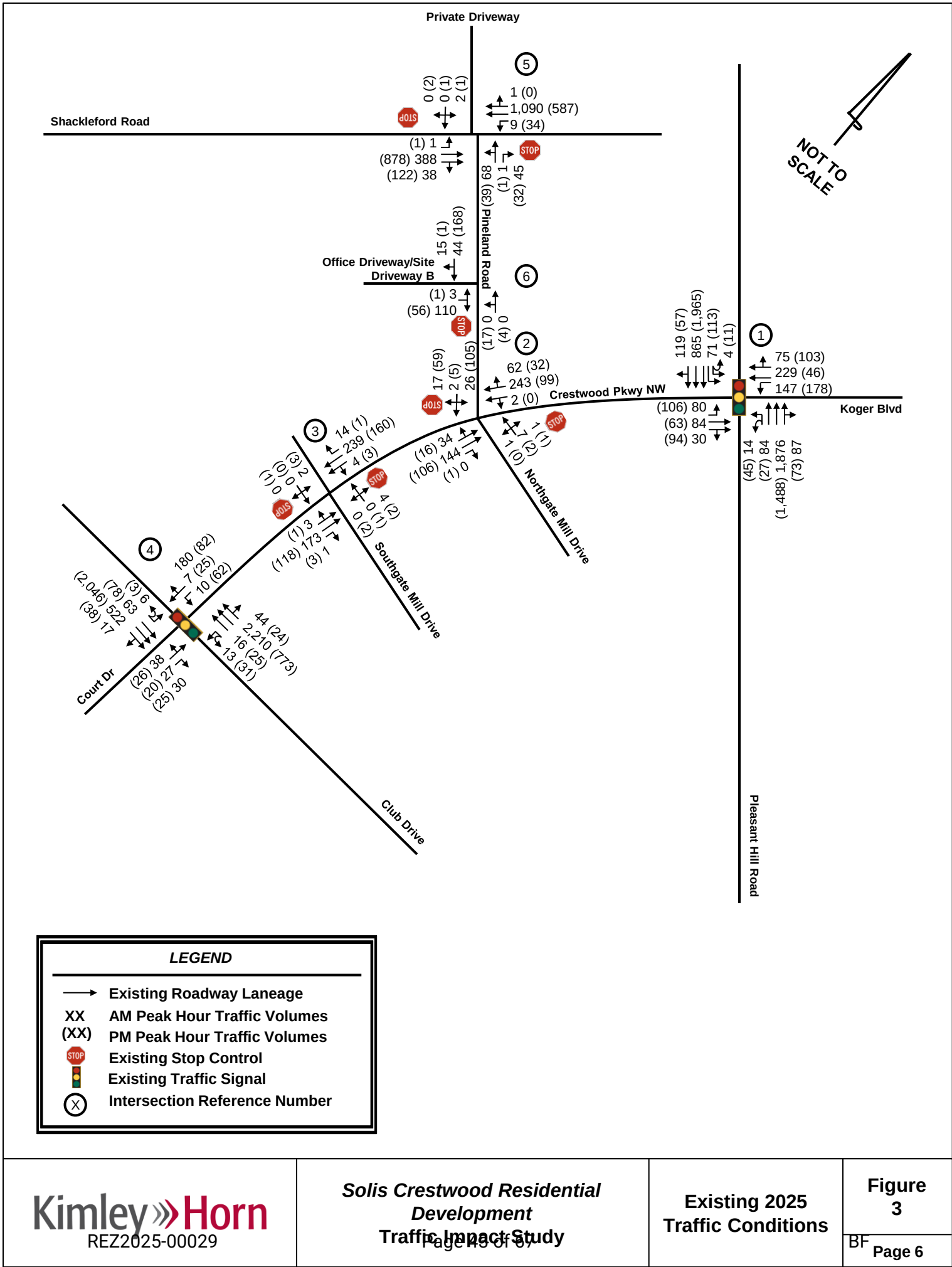
Vehicle peak hour turning movement counts were performed at the following study intersections:

1. Pleasant Hill Road at Crestwood Parkway NW/Koger Boulevard (signalized)
2. Crestwood Parkway NW at Pineland Road/Northgate Mill Drive (unsignalized)
3. Crestwood Parkway NW at Site Driveway A/Southgate Mill Drive (unsignalized)
4. Club Drive at Crestwood Parkway NW/Court Drive (signalized)
5. Shackleford Road at Pineland Road/Private Drive (unsignalized)
6. Pineland Road at Office Driveway (unsignalized)

The vehicle peak hour turning movement counts for the study intersections were collected on Thursday, May 1, 2025. The counts were performed during the AM period (7:00 AM to 9:00 AM) and the PM period (4:00 PM to 6:00 PM). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix E**.

Table 1: Peak Hour Summary		
Intersection	AM Peak Hour	PM Peak Hour
1. Pleasant Hill Road at Crestwood Parkway NW/Koger Boulevard	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM
2. Crestwood Parkway NW at Pineland Road/Northgate Mill Road	8:00 AM – 9:00 AM	5:00 PM – 6:00 PM
3. Crestwood Parkway NW at Site Driveway A/Southgate Mill Drive	8:00 AM – 9:00 AM	5:00 PM – 6:00 PM
4. Club Drive at Crestwood Parkway NW/Court Drive	7:15 AM – 8:15 AM	5:00 PM – 6:00 PM
5. Shackleford Road at Pineland Road/Private Driveway	7:45 AM – 8:45 AM	4:00 PM – 5:00 PM
6. Pineland Road at Office Driveway/Site Driveway B	8:00 AM – 9:00 AM	4:00 PM – 5:00 PM

Figure 3 illustrates the Existing 2025 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout). The complete traffic count data is provided in **Appendix E**.



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 construction and opening of the proposed *Solis Crestwood Residential Development*. The Existing 2025 peak hour traffic volumes were increased by 2.0% per year for three (3) years to account for the expected background growth in traffic through year 2028, build-out of the project.

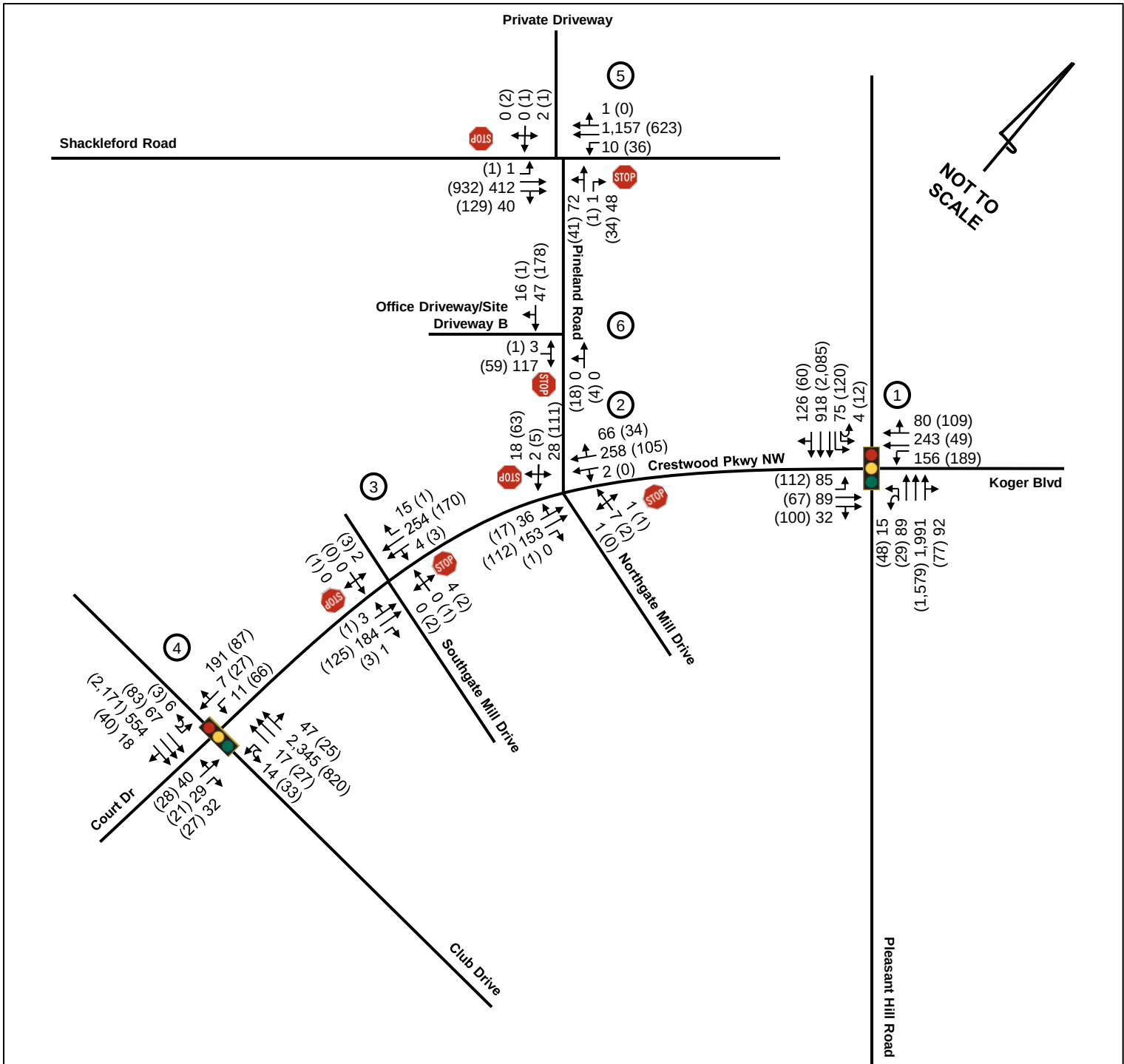
Figure 4 illustrates the Projected 2028 No-Build traffic conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Gwinnett County TSPLOST, Atlanta Regional Commission's TIP and MTP, and GDOT's GeoPI system were researched for programmed transportation projects within the vicinity of the proposed development.

- **I-85 Express Lanes** This project plans to increase the existing express lanes along I-85 North from 2 lanes to 4 lanes from I-285 to Old Peachtree Road. The project was listed in the GDOT GeoPI system and the ARC TIP and MTP system, and construction is projected to begin in 2038.

The project listed has a construction date that exceeds that of the proposed *Solis Crestwood Residential Development*. Therefore, this project is not included in the analysis. Fact sheets for the project are included in **Appendix F**.



Existing 2025 conditions grown at 2.0% for 3 years.

LEGEND

Existing Roadway Laneage

XX AM Peak Hour Traffic Volumes

(XX) PM Peak Hour Traffic Volumes

Existing Stop Control

Existing Traffic Signal

Intersection Reference Number

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *Solis Crestwood Residential Development*, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of developing 265 multi-family residential units.

5.1 PROJECT SITE ACCESS

Access to the proposed *Solis Crestwood Residential Development* will be provided at two (2) existing locations listed below:

- **Site Driveway A** – an existing, full-movement driveway located at the intersection of Crestwood Parkway NW at Southgate Mill Drive (Intersection 3). This driveway aligns with Southgate Mill Drive. The intersection is proposed to continue to operate under side-street stop control. The driveway will have one (1) egress lane exiting the site and one (1) ingress lane entering the site.
- **Site Driveway B** – an existing, full-movement driveway providing connectivity to the adjacent existing-to-remain office building development. The driveway will have one (1) egress lane exiting the site and one (1) ingress lane entering the site. The driveway intersects with Pineland Drive and will provide inter-parcel connectivity with the existing office building. The intersection is proposed to remain with existing laneage.

The proposed Site Driveway A and Site Driveway B provides vehicular access to the entire development. Internal, private roadways throughout the site provide access to all residences. See the referenced site plans in **Appendix A** for a visual representation of vehicular access and circulation throughout the site. The site plan is in progress (by others).

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated assuming multi-family housing (Mid-Rise) (Land Use 221). **Table 2** summarizes the trip generation for the proposed development under full build-out (year 2028).

Table 2: Trip Generation											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multi-Family Housing (Mid-Rise)	265 units	221	1,218	609	609	105	24	81	104	63	41
Total Gross Trips			1,218	609	609	105	24	81	104	63	41
Total Net New Trips			1,218	609	609	105	24	81	104	63	41

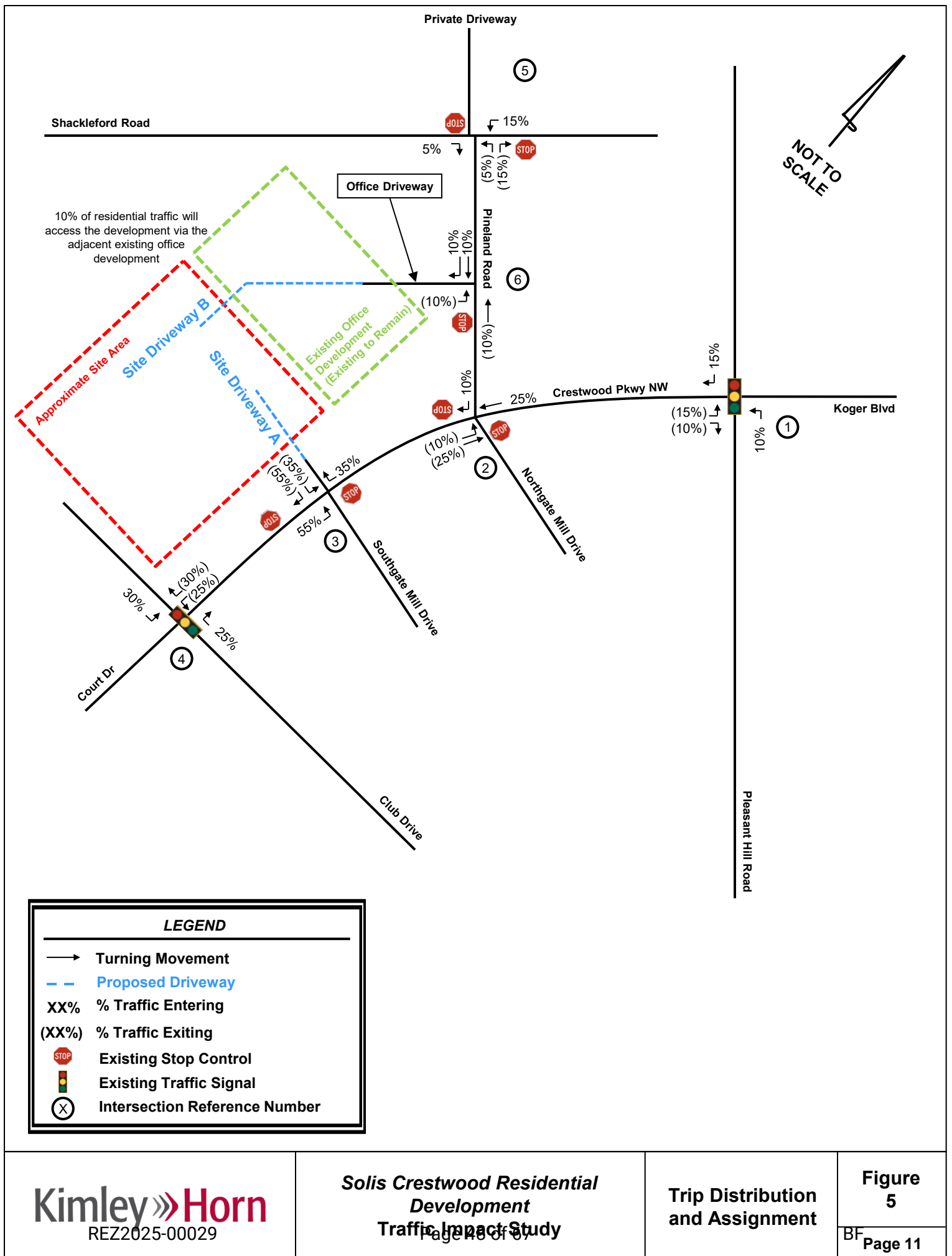
Note: Trips associated with the existing office building (captured in existing traffic count data) were removed under Build Traffic Conditions and analysis.

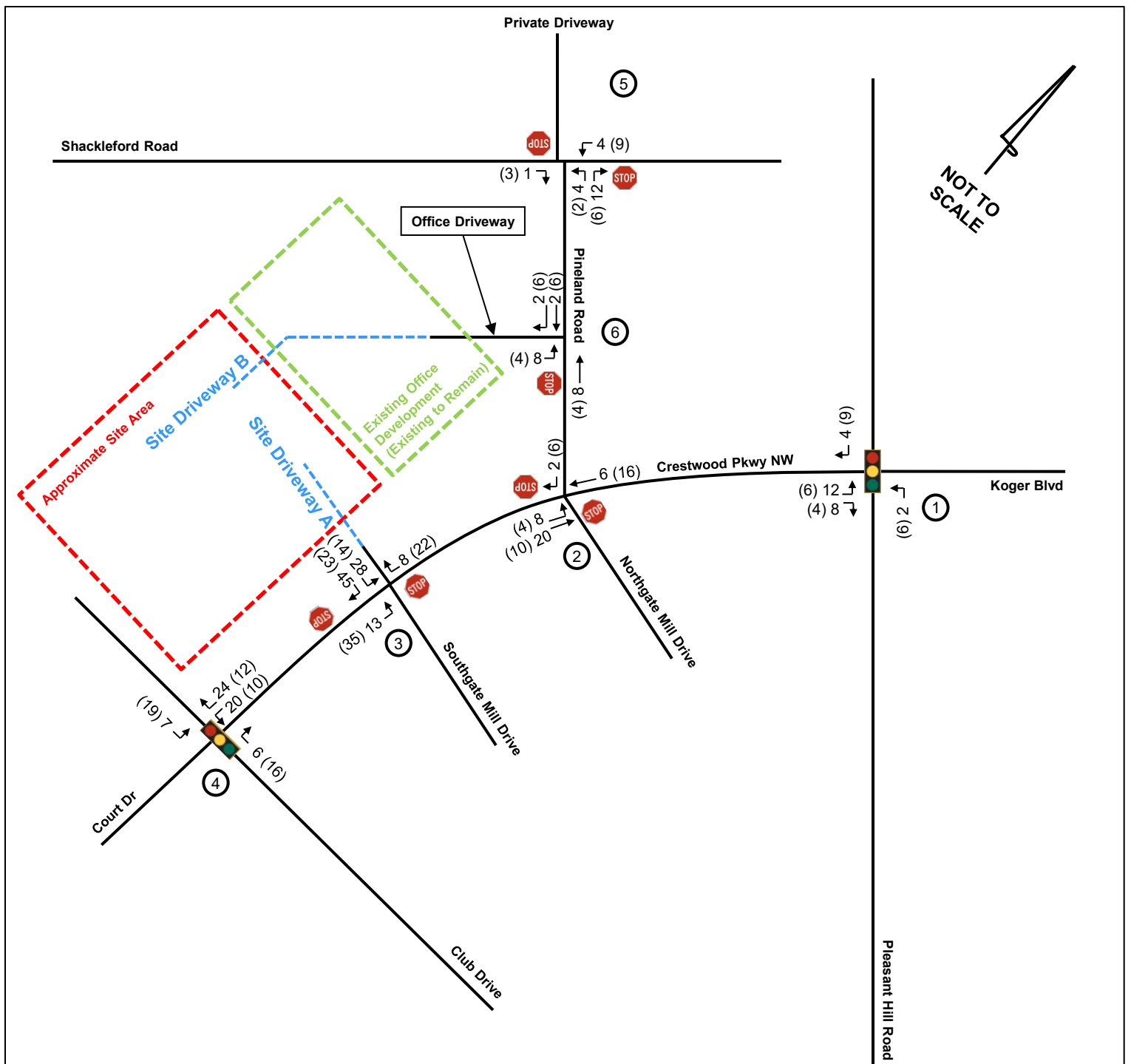
A detailed trip generation is shown in **Appendix B**.

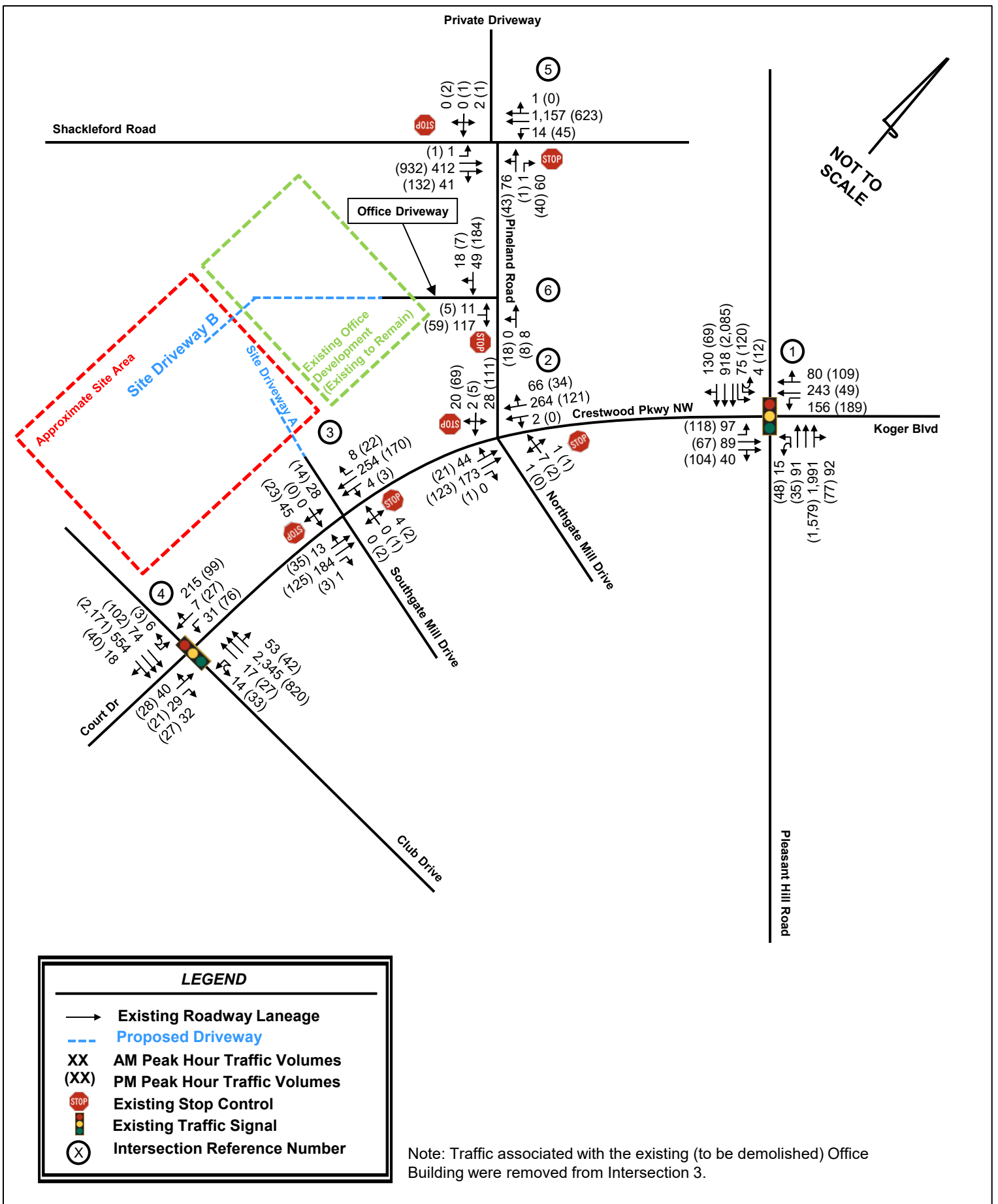
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area; and the existing peak hour turning movement counts. A detailed trip distribution and assignment for the project trips is illustrated in **Figure 5**.

Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 5**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 6**. **Figure 7** illustrates the Projected 2028 Build traffic conditions for the AM and PM peak hours. **Appendix C** provides intersection volume worksheets for the study network.







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 and proposed access 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 signalized intersections are reported for the intersection as a whole. One or more movements at an intersection experience a low LOS, while the intersection as a whole may operate acceptably.

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

In addition to the Existing 2025 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2028 No-Build and Build traffic conditions. The results of the LOS analysis for the Existing 2025 and the Projected 2028 traffic conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in **Appendix D**.

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. Pleasant Hill Road at Crestwood Parkway NW/Koger Boulevard (signalized)	Overall	C (33.7)	C (34.2)	D (35.6)	D (36.3)	D (36.3)	D (37.1)
2. Crestwood Parkway NW at Pineland Road/Northgate Mill Drive (unsignalized)	NBL	A (8.2)	A (7.5)	A (8.3)	A (7.5)	A (8.3)	A (7.6)
	SBL	A (7.4)	A (0)	A (7.5)	A (0)	A (7.5)	A (0)
	EB	B (11.7)	B (10.4)	B (12.1)	B (10.6)	B (12.2)	B (10.9)
	WB	B (12.6)	A (9.8)	B (13.0)	A (9.9)	B (13.3)	B (10.1)
3. Crestwood Parkway NW at Site Driveway A/Southgate Mill Drive (unsignalized)	NBL	A (7.8)	A (7.6)	A (7.9)	A (7.6)	A (8.0)	A (7.7)
	SBL	A (7.5)	A (7.7)	A (7.5)	A (7.8)	A (7.5)	A (7.8)
	EB	B (10.9)	A (9.5)	B (11.1)	A (9.6)	B (10.7)	A (9.8)
	WB	A (8.5)	A (9.6)	A (8.5)	A (9.7)	A (8.5)	B (10.4)
4. Club Drive at Crestwood Parkway NW/Court Drive (signalized)	Overall	B (18.5)	B (15.1)	C (20.2)	B (15.8)	C (25.4)	B (16.9)
5. Shackleford Road at Pineland Road/Private Driveway	NBL	C (18.5)	A (8.7)	C (19.7)	A (8.9)	C (19.7)	A (8.9)
	SBL	A (8.2)	B (10.7)	A (8.3)	B (11.1)	A (8.3)	B (11.2)
	EB	E (46.9)	C (16.7)	F (53.0)	C (17.6)	F (54.0)	C (18.0)
	WB	C (15.9)	C (20.6)	C (16.9)	C (22.4)	C (16.7)	C (22.5)
6. Pineland Road at Office Driveway/Site Driveway B	NB	A (9.1)	A (9.5)	A (9.2)	A (9.6)	A (9.3)	A (9.8)
	WBL	A (0)	A (7.6)	A (0)	A (7.6)	A (0)	A (7.7)

As shown in **Table 3**, All intersections currently operate and are projected to continue to operate at an overall acceptable level-of-service. The eastbound approach of Shackleford Road at Pineland Road/Pineland Road (Intersection 5) currently operates at level-of-service E during the AM conditions and is projected to operate at level-of-service F during projected No-Build and Build AM conditions. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Solis Crestwood Residential Development*. The site is located on Crestwood Parkway NW in unincorporated Gwinnett County, Georgia. The site is currently developed with an office building that is proposed to be demolished and is proposed to consist of 265 multi-family residential units on an approximate 10.5-acre site. The site is located adjacent to an existing-to-remain office building, which is proposed to maintain the existing inter-parcel connectivity. The development is expected to be completed in 2028.

The study network, which consists of six (6) existing intersections, was analyzed for the weekday AM and PM peak hours under 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 *Solis Crestwood Residential Development*). Access to the site is proposed at two (2) existing locations, connecting to the existing driveways at Intersection 3 (Crestwood Parkway NW at Southgate Mill Drive/Site Driveway A) and Intersection 6 (Pineland Road at Office Driveway/Site Driveway B).

Based on the results of this traffic impact study, all study intersections currently operate and are projected to continue to operate at an appropriate LOS during both the AM and PM peak hours. The eastbound approach of intersection 5 (Shackleford Road at Pineland Road/Private Driveway) operates at a LOS of E during the Existing 2025 AM peak hours, and is projected to operate at a LOS of F during the Projected 2028 No-Build and Build AM peak hours. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

Kimley-Horn and Associates, Inc. does not recommend any system improvements or site-access improvements based on the results of this study. Access to the site is proposed at two (2) existing locations, connecting to the existing driveways at Intersection 3 (Crestwood Parkway NW at Southgate Mill Drive/Site Driveway A) and Intersection 6 (Pineland Road at Office Driveway/Site Driveway B). No new driveway with the public roadway system is being proposed.

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

Gwinnett Place CID

- 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.**

Sonesta Gwinnett Place - 1775 Pleasant Hill Rd, Duluth, GA 30096

- 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.**

September 24, 2025 at 6:30 pm

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

After a brief presentation, the Applicant and/or its representative will open the floor for questions and comments.



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.**

September 30, 2025 at 6:30 pm at Sonesta Gwinnett Place, 1775 Pleasant Hill Rd, Duluth, GA 30096.

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.**

Two (2) people participated in the meeting.

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

One attendee expressed concerns regarding the traffic congestion and noise from the development, and whether a traffic study had been done. There were also concerns expressed regarding the impact this would have on parking, which is already an issue for the 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?**

A traffic study was done by a third party engineer. We are willing to consider the parking issue and discuss with the property owner if anything can be done to assuage neighbors concerns. We are more than happy to have another meeting to discuss concerns, take them into account, and provide an update to neighbors.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.17.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2025-00029	
Case Address:		3805 Crestwood Parkway, Duluth, 30096	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Crestwood Parkway is a major collector. The Average Daily Traffic (ADT) volume is 3,199 vehicles.		
2	The nearest Ride Gwinnett facility is located along the site frontage at the corner of Club Drive and Crestwood Parkway (stop 3009 / route 30).		
3	Per section 360-90 and 360-100, the developer shall construct a 5' concrete sidewalk along the site frontage of Crestwood Parkway and a 12' concrete trail along the site frontage of Club Drive.		
4	Per the included traffic impact study (TIS), the levels of service of the intersections studied will not be impacted by the development and no system improvements are recommended.		
5			
6			
7			
Recommended Zoning Conditions:		☒ X	☐ YES
		☐	☐ NO
1	The developer shall construct a left turn lane along Crestwood Parkway into the site for the main site driveway (Site Driveway A). This is required per UDO section 360-30 and the Gwinnett County Criteria and Guidelines for Left Turn Lanes.		
2	The developer shall construct a corresponding left turn lane along Crestwood Parkway onto Southgate Mill Drive, per UDO section 360-30 and the Gwinnett County Criteria and Guidelines for Left Turn Lanes.		
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021



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

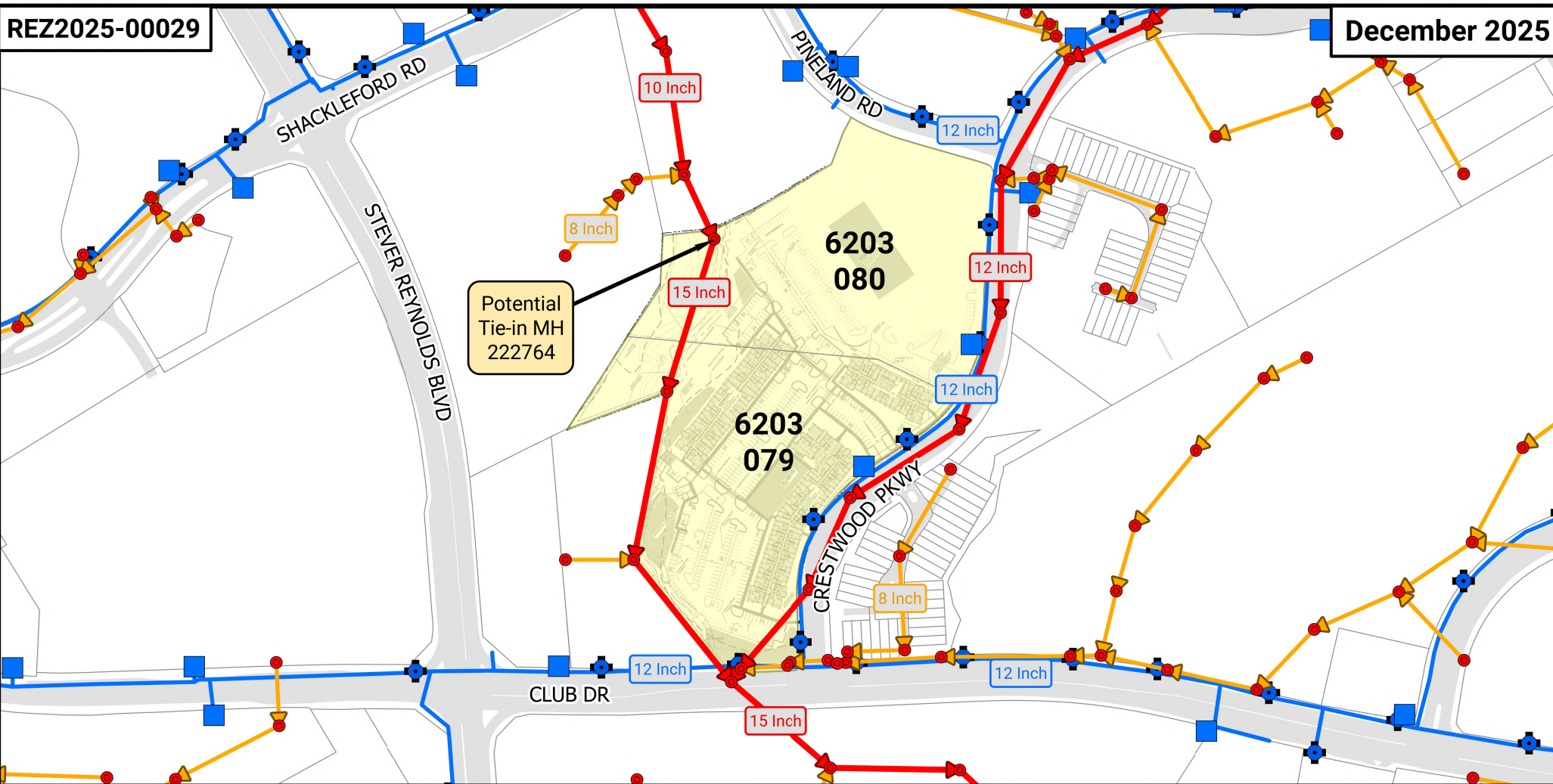
TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Lorraine Campagne	
Reviewer Title:		Section Manager	
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com	
Case Number:		REZ2025-00029	
Case Address:		3805 Crestwood Pkwy	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Water: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Crestwood Parkway.		
2	Sewer: A Sewer Capacity Certification (C2025-148-07) was approved in July 2025 for a 285-unit apartment complex, a 2,500 square foot leasing office, a 5,000 square foot amenity area, and a 30 swimmer pool. The proposed development plans to connect to an existing 15-inch gravity sewer located on the subject site.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		☐	☒ X
		☐	☐ NO
1			
2			
3			
4			
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7			

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2025-00029

December 2025

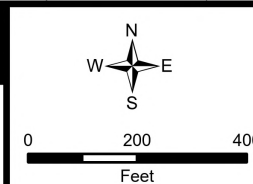


LEGEND

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

3805 Crestwood Pkwy
C-2 to MRR

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Crestwood Parkway.

Sewer Comments: A Sewer Capacity Certification (C2025-148-07) was approved in July 2025 for a 285-unit apartment complex, a 2,500 square foot leasing office, a 5,000 square foot amenity area, and a 30 swimmer pool. The proposed development plans to connect to an existing 15-inch gravity sewer located on the subject site.

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

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

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

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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, December, 2025											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Meadowcreek High School	2502	2,850	-348	2,477	2,850	-373	2,452	2,850	-398	22
REZ2025-00029	Radloff Middle School	1311	1,575	-264	1,298	1,575	-277	1,285	1,575	-290	16
	Ferguson Elementary School	860	975	-115	851	975	-124	843	975	-132	28
	Archer High School	2933	3,325	-392	2,977	3,325	-348	3,005	3,325	-320	23
REZ2025-00031	McConnell Middle School	1967	1,775	192	2,005	1,775	230	2,045	1,775	270	15
	Harbins Elementary School	1303	1,225	78	1,329	1,225	104	1,355	1,225	130	29

Exhibit J: Maps

[attached]



STEVE REYNOLDS BLVD
STEVE REYNOLDS BLVD

PINELAND RD

NORTHGATE MILL DR

CRESTWOOD PKWY

SOUTHGATE
MILL DR

CLUB DR

CLUB DR

COURT DR



REZ2025-00029

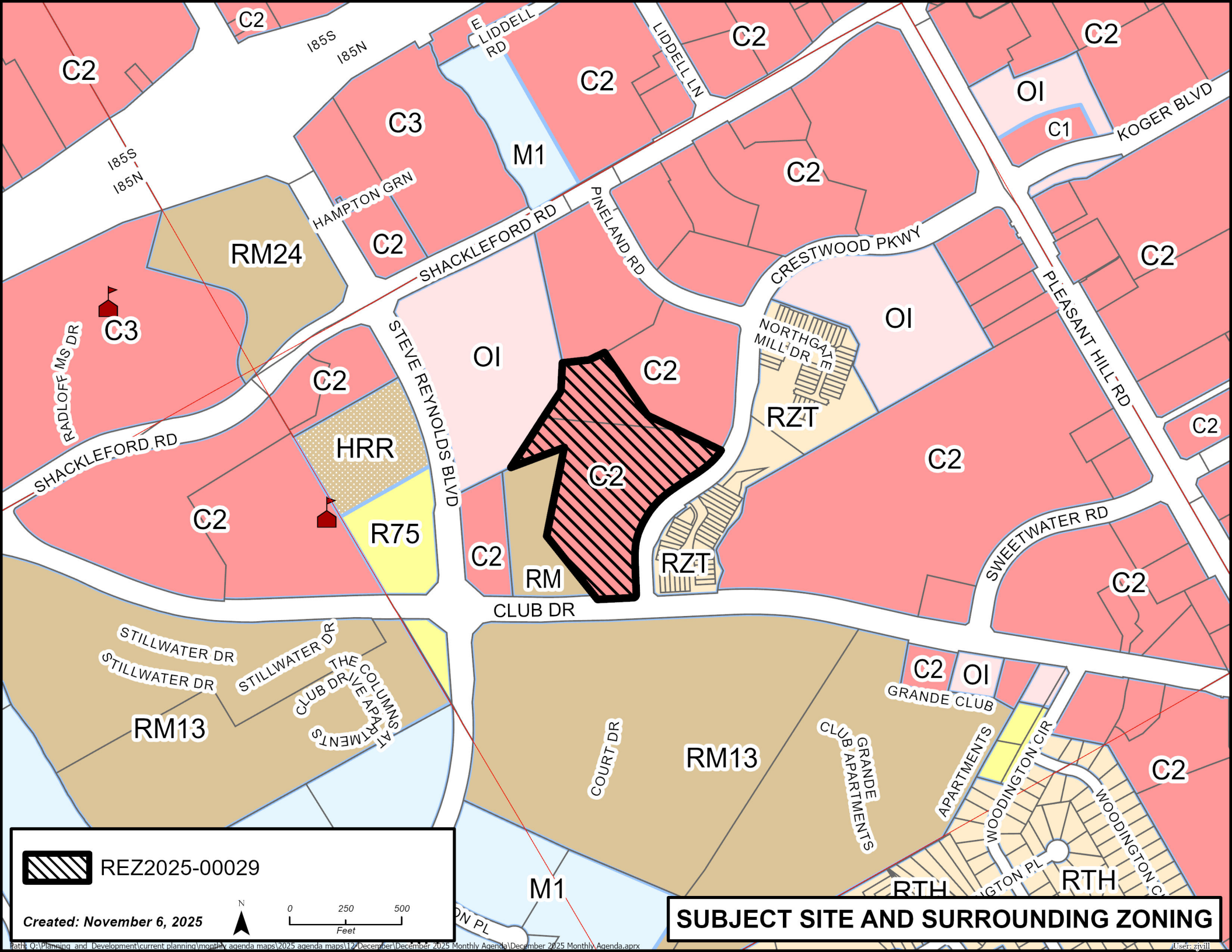
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Feet

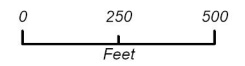
Gwinnett County GIS

User: gwm

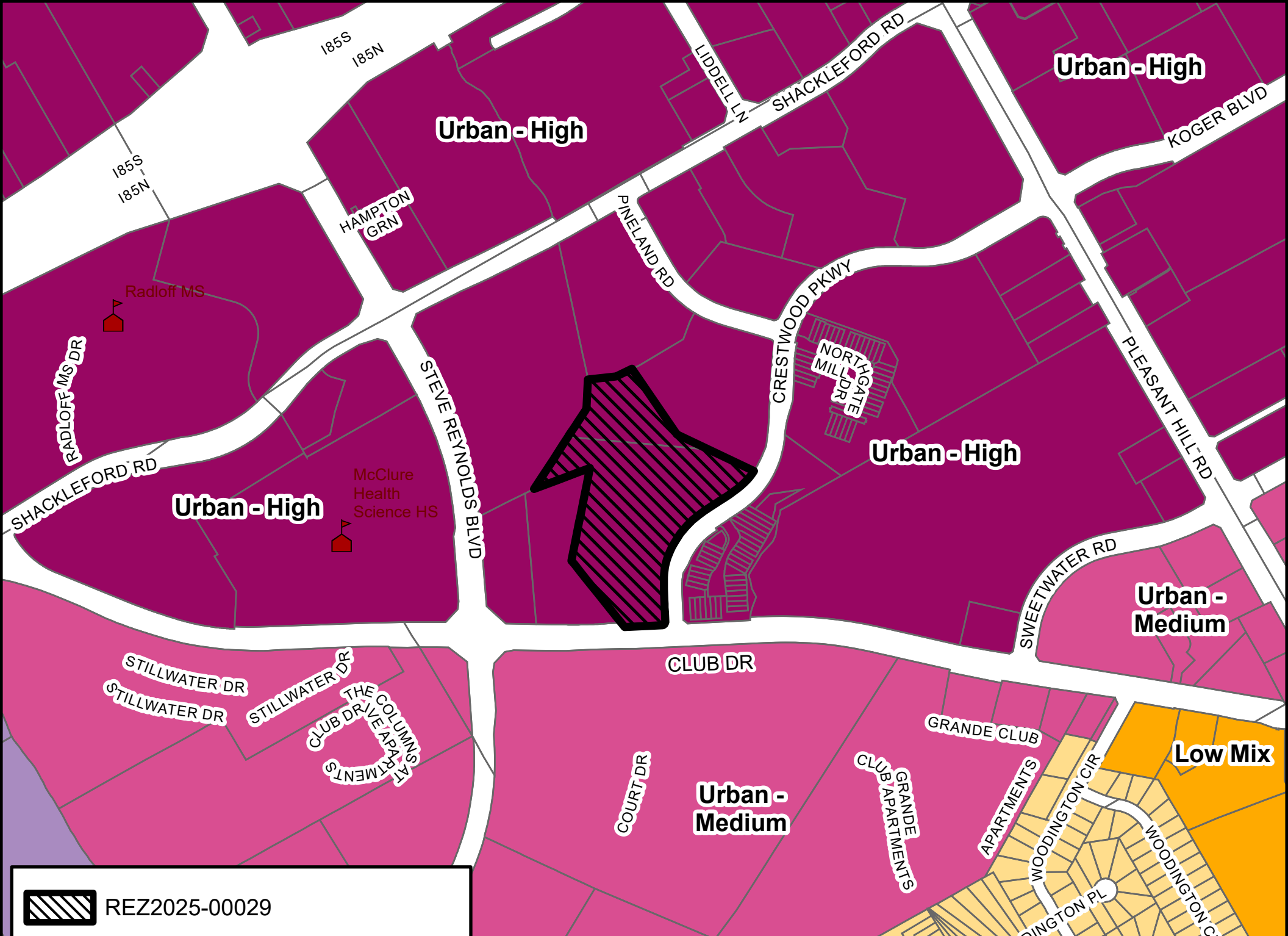


 REZ2025-00029

Created: November 6, 2025

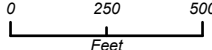


SUBJECT SITE AND SURROUNDING ZONING




REZ2025-00029

Created: October 20, 2025

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit K: Document Presented at the December 2,
2025, Planning Commission Public Hearing**

[attached]



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DYNAMIK
DESIGN

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251300		20251301		☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type: REZ	
Item of Business: 2025-00030, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; O-I to C-2 for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp					
Land Lot:	144	Parcel:	414		
District:	7				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

County Clerk Use Only Working Session: Action: Public Hearing Tabled: Motion: 2nd by: Vote:	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☐ Tabled - Date ☐ Approve ☒ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
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Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251301				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type SUP	
Item of Business:					
2025-00017, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL LLC; Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; Special Use Permit with Concurrent Variances in a Proposed C-2 Zoning District for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp					
Land Lot:	144	Parcel:	414		
District:	7				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

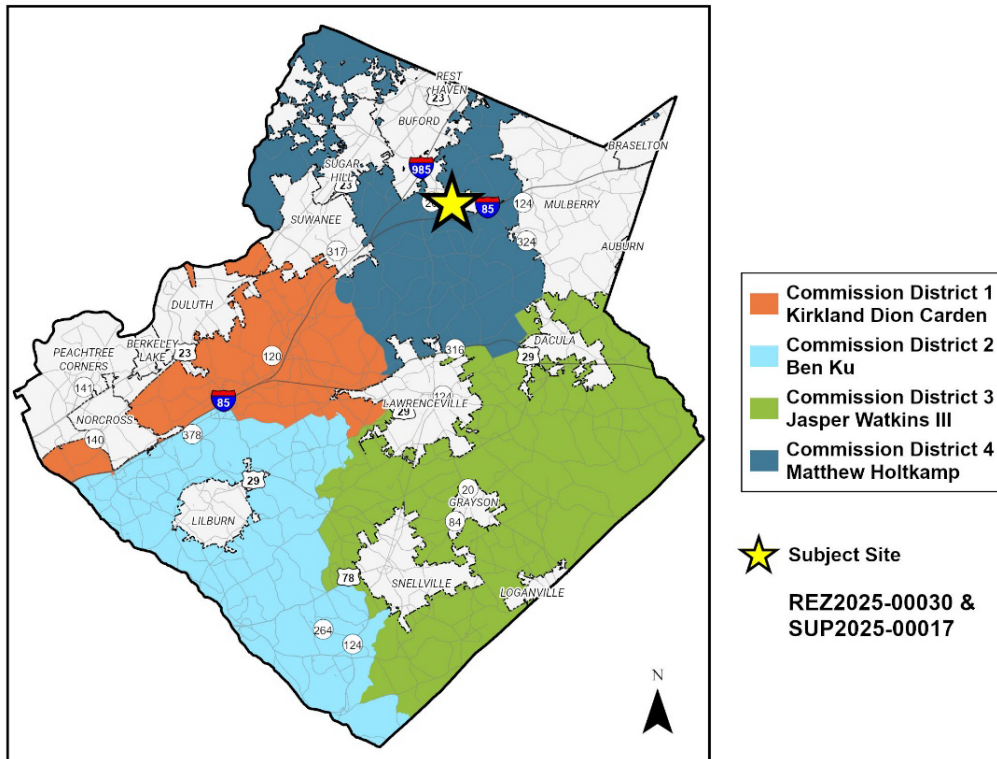
County Clerk Use Only Working Session Action Public Hearing Tabled Motion 2nd by Vote	Planning and Development Recommendation: ☐ Approve ☒ Approve with Conditions ☐ Appr w/ Cond As ☐ Deny w/out Prejudice ☐ Deny PH was Held? ☐ ☐ No Recommendation	Planning Commission Recommendation: ☐ Tabled - Date ☐ Approve ☒ Approve with Conditions ☐ Approve with Conditions As ☐ Deny ☐ Deny w/out Prejudice ☐ No Recommendation
--	---	---

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Numbers: REZ2025-00030/SUP2025-00017
Current Zoning: O-I (Office-Institutional District)
Requests: Rezoning to C-2 (General Business District)
 Special Use Permit
Overlay District: Mall of Georgia
Additional Requests: Variances
Address: 2707 Mall of Georgia Boulevard
Map Number: R7144 414
Site Area: 2.13 acres
Suites: 111
Square Feet: 91,137
Proposed Development: Extended Stay Establishment
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Urban – High

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Clover Hotel Group, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: CHG MALL HOTEL LLC
3954 River Plance Drive
Macon, GA 31210

Contact: Gabrielle Schaller

Phone: 770.232.0000

Zoning History

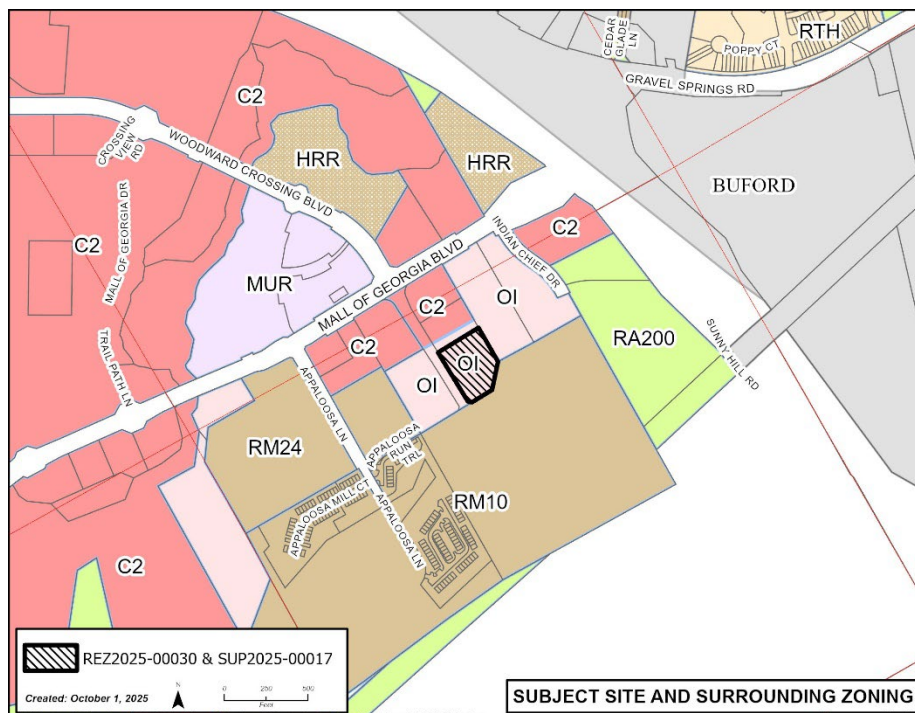
The subject property is zoned O-I (Office-Institutional District). In 1997, the property was rezoned from RA-200 (Agriculture-Residence District) to O-I as part of the larger Mall of Georgia rezoning application, pursuant to RZ-97-013. The subject property is located in the Mall of Georgia Overlay District.

Existing Site Condition

The subject property is a 2.13-acre parcel located along a private drive near the intersection of Woodward Crossing Boulevard and Mall of Georgia Boulevard. The property is undeveloped and wooded except for a shared entrance with the property to the north. There is a 5-foot-wide sidewalk along the private drive. The nearest Ride Gwinnett transit stop is approximately 0.25 miles from the subject property.

Surrounding Use and Zoning

The subject site is located within the highly-developed Mall of Georgia area and is surrounded by a mixture of uses. A daycare facility and an office building are located to the north. A Gwinnett County complex containing a police precinct, fire station, and tag office is located to the east. Apartments are located to the south. An extended stay establishment and an office complex are located to the west across the private drive. Across Mall of Georgia Boulevard to the north, there are various uses including a lodging establishment, apartments, retail and restaurants. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Extended Stay Establishment	C-2
North	Commercial (daycare facility and office)	O-I and C-2
East	Institutional (Gwinnett County complex)	O-I
South	Apartments	RM-10
West	Commercial (office and extended stay establishment)	O-I and C-2

Project Summary

The applicant requests a rezoning and special use permit of a 2.13-acre property from O-I to C-2 for an extended stay establishment, including:

- A 5-story, 91,137-square-foot building, yielding a floor area ratio (FAR) of 0.98.
- 111 suites, each containing a full-size refrigerator, dishwasher, microwave, and cooktop.
- Exterior building materials of EIFS, glass, stone, and fiber cement siding.
- An indoor fitness center, dining and bar lounge, meeting space, workspace, and an outdoor pool and courtyard.
- 88 parking spaces including 10 with pervious pavers and two electric vehicle charging stations.
- Three underground detention facilities beneath the internal driveways.
- Maintaining existing entrance and sidewalk along the private drive.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio	Maximum 1.0	0.98	YES
Lot Coverage	Maximum 80%	Maximum 80%	YES
Building Height	Maximum 45'	55'	NO*
Parking	Minimum 56 spaces Maximum 165 spaces	88 spaces	YES

* The applicant is requesting a variance from the standard.

Public Participation

The applicant held a community meeting on September 18, 2025, at the Courtyard Atlanta Buford Mall of Georgia. There were no community members in attendance. The public participation plan and report are shown in Exhibit H.

Staff Analysis

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

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

The surrounding area contains a mixture of uses, including commercial, institutional, multifamily, office, and lodging establishments including an extended stay. The proposed rezoning and special use permit will permit a use that is suitable in view of the use and

development of adjacent and nearby property.

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

The proposed development is consistent with existing uses in the area and would complement non-residential uses by situating additional guests within walking distance of adjacent businesses. A new extended stay establishment will provide additional lodging options within this area and not adversely affect the existing use or usability of adjacent or nearby property.

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

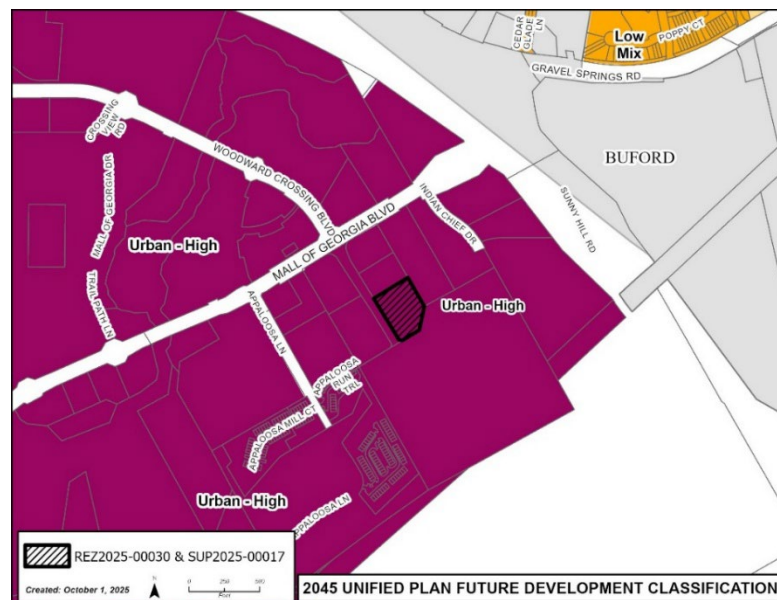
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G) estimates that the development would generate 48 morning and 65 evening peak hour trips, without impacting the level of service of nearby intersections. The study did not recommend any roadway improvements. No impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Urban – High" for the subject property, which envisions vibrant community centers with clusters of restaurants, retail, and diverse housing options. Lodging establishments are a recommended use and the proposal is within the preferred FAR range. The proposed rezoning and special use permit are in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Variance Requests and Analyses

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

1. **Section 211-70 Maximum Building Height.** The applicant is requesting to exceed the maximum building height of 45 feet by approximately 10 feet.

Analysis: The Urban – High future development type encourages taller buildings by allowing a FAR of 1.0. Several existing buildings in the area are taller than the proposed extended stay establishment, which would support approval of the variance request.

2. **Section 230-100 Zoning Buffer.** The applicant is requesting to eliminate the 20-foot-wide zoning buffer along the southern property line.

Analysis: Buffers are intended to provide separation between dissimilar uses. The apartments and the extended stay establishment are similar uses, so approval of this variance request would not nullify the intent of UDO.

Staff Recommendation

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

1. To exceed the maximum building height of 45 feet by approximately 10 feet.
2. To eliminate the 20-foot-wide zoning buffer along the southern property line.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning and special use permit request and **APPROVAL** of the following variances:

1. To exceed the maximum building height of 45 feet by approximately 10 feet.
2. To eliminate the 20-foot-wide zoning buffer along the southern property line.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

REZ2025-00030

Approval as C-2 (General Business District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received November 17, 2025, and Exhibit C: Elevations, dated received September

10, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

2. An outdoor gathering area shall be provided in general conformance with Exhibit B: Site Plan, dated received November 17, 2025, including, but not limited to, an outdoor pool and courtyard, subject to the review and approval of the Department of Planning and Development.

SUP2023-00017

Approval of a special use permit for an extended stay establishment subject to the following conditions:

1. The special use of the property shall be limited to an extended stay establishment.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received November 17, 2025, and Exhibit C: Elevations, dated received September 10, 2025, 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. An outdoor gathering area shall be provided in general conformance with Exhibit B: Site Plan, dated received November 17, 2025, including, but not limited to, an outdoor pool and courtyard, subject to the review and approval of 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 Access to Mall of Georgia Boulevard



View of Shared-Driveway



View of Daycare Center to the North



View of Office Complex to the West



View of Extended Stay Establishment to the west



View of the Entrance of the Multifamily to the South



View of 5-foot-wide sidewalk along Street Frontage



View of Subject Site Condition

Exhibit B: Site Plan

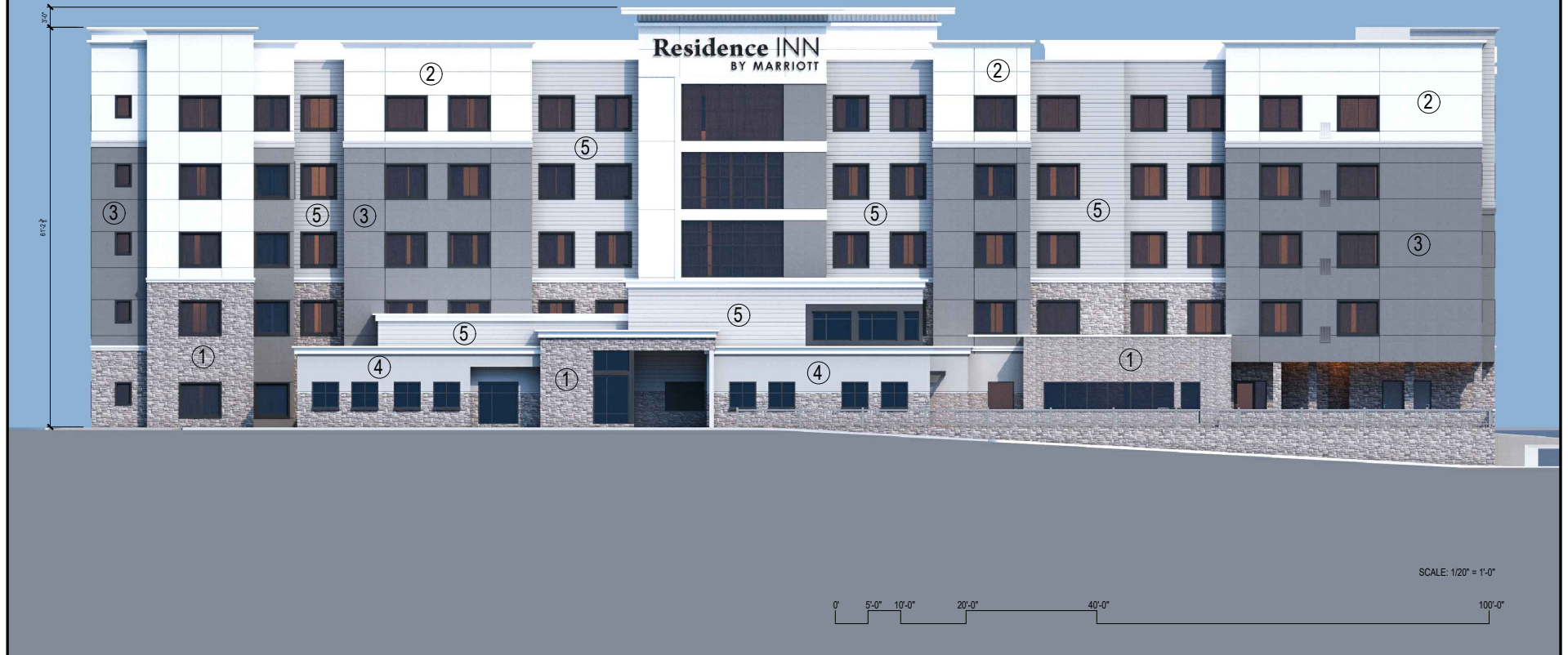
[attached]

Exhibit C: Building Elevations

[attached]

RECEIVED

9.10.2025



DIGITAL MATERIAL BOARD



①

STONE
ELDERADO STONE
YORK OR SIMILAR



②

EIFS # 1
SW7005
PURE WHITE



③

EIFS # 2
SW 6235
FOGGY DAY



④

EIFS # 3
SW 7662
EVENING SHADOW



⑤

FIBER CEMENT SIDING
HADRY PLANK
SLECT CEDERMILL PEARL GRAY



ARCHITECT

Residence INN
BY MARRIOTT
BUFORD, GA

FRONT (SOUTH) ELEVATION

Page 15 of 63

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

YP

RECEIVED

9.10.2025



DIGITAL MATERIAL BOARD



①

STONE
ELDERADO STONE
YORK OR SIMILAR



②

EIFS # 1
SW7005
PURE WHITE



③

EIFS # 2
SW 6235
FOGGY DAY



④

EIFS # 3
SW 7662
EVENING SHADOW



⑤

FIBER CEMENT SIDING
HADRY PLANK
SLECT CEDERMILL PEARL GRAY



ARCHITECT

Residence INN
BY MARRIOTT
BUFORD, GA

RIGHT (EAST) ELEVATION

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

RECEIVED

9.10.2025



DIGITAL MATERIAL BOARD



①

STONE
ELDERADO STONE
YORK OR SIMILAR



②

EIFS # 1
SW7005
PURE WHITE



③

EIFS # 2
SW 6235
FOGGY DAY



④

EIFS # 3
SW 7662
EVENING SHADOW



⑤

FIBER CEMENT SIDING
HADRY PLANK
SLECT CEDERMILL PEARL GRAY



ARCHITECT

Residence INN
BY MARRIOTT
BUFORD, GA

REAR (NORTH) ELEVATION

Page 17 of 63

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

YP

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9.10.2025



DIGITAL MATERIAL BOARD



①

STONE
ELDERADO STONE
YORK OR SIMILAR



②

EIFS # 1
SW7005
PURE WHITE



③

EIFS # 2
SW 6235
FOGGY DAY



④

EIFS # 3
SW 7662
EVENING SHADOW



⑤

FIBER CEMENT SIDING
HADRY PLANK
SLECT CEDERMILL PEARL GRAY



ARCHITECT

NITIN KULKARNI
MARCH 2018 NCARB
#1031200-0000

Residence INN
BY MARRIOTT
BUFORD, GA

LEFT (WEST) ELEVATION

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

YP

RECEIVED

9.10.2025



NITIN KULKARNI
ARCHITECT
MARCH 2018 NCARB
1000 200 0000

REAR VIEW FROM NORTH EAST CORNER

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

REZ2025-00030 and SUP2025-00017

Page 19 of 63

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YP

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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9.10.2025



ARCHITECT

NITIN KULKARNI
MARCH 2014 NCARB
#1053-200-0000

REAR VIEW FROM NORTH WEST CORNER

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

REZ2025-00030 and SUP2025-00017

Page 20 of 63

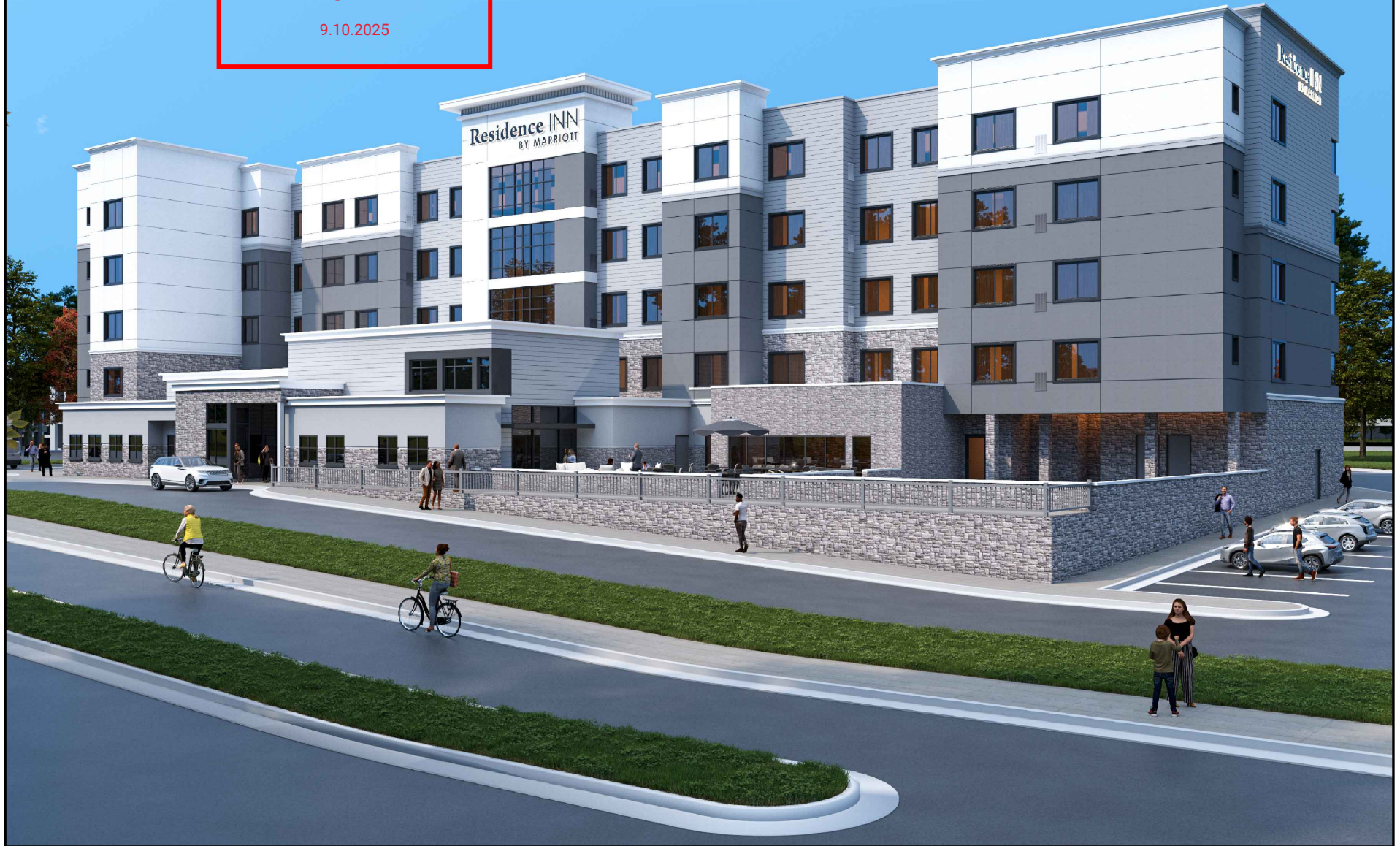
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YP

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9.10.2025



NITIN KULKARNI
ARCHITECT
MARCH 2018 NCARB
1001.200-0001

FRONT VIEW FROM SOUTH EAST CORNER

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

REZ2025-00030 and SUP2025-00017

Page 21 of 63

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YP

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9.10.2025



ARCHITECT

NITIN KULKARNI
MARCH 2018 NCARB
1500-200-0000

FRONT VIEW FROM SOUTH WEST CORNER (ENTRY TO SITE)

REZ2025-00030 and SUP2025-00017

Page 22 of 63

A DEVELOPMENT BY



Residence INN
BY MARRIOTT
BUFORD, GA

YP

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

[attached]

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

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

*Of Counsel

**LETTER OF INTENT FOR REZONING
AND SPECIAL USE PERMIT APPLICATION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning and special use permit application (the “Application”) on behalf of Clover Hotel Group, LLC (the “Applicant”) requesting the rezoning of an approximately 2.13-acre tract of land (the “Property”) located at 2707 Mall of Georgia Boulevard. The Property is located within the Urban High Future Development Area of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently zoned O-I.

The Applicant submits the Application requesting to rezone the Property to the C-2 zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) with an accompanying special use permit to develop the Property as a Residence Inn by Marriot, which is the number one extended stay concept in the world. The hotel would have 111 rooms and be constructed with attractive architectural design and building materials as depicted in the renderings submitted with the Application and would meet or exceed the requirements of the UDO’s Architectural Design Standards and would comply with Marriott’s strict aesthetics requirements.

Amenities would include an outdoor pool and courtyard, fitness center, dining and bar lounge,

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009

TELEPHONE 770 232 0000

meeting space, and workspace for guests to enjoy. The proposed development would have a full access on Mall of Georgia Boulevard/Woodward Crossing.

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

- A variance from §211-70 to allow the building height to exceed 45 feet.
- A variance from §230-100 to eliminate the zoning buffer.

The proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The property is located in the Mall of Georgia area which consists of a mix of uses including hotels. The proposed development is consistent with the Home 2 Suites and Holiday Inn Express located across the street from the Property. The Mall of Georgia area is a prime located for a use that serves the traveling public like a hotel because of the walkability, shops, restaurants, and entertainment. Guests at the proposed development will contribute to the economic growth in the area.

The proposed development is also compatible with the 2045 Plan's specific land use policies for the Property's Future Development Area, which is "Urban High." Urban High is envisioned to be a rich mix of development types. The 2045 Plan provides that hotels are a recommended use in the Urban High Future Development 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 27th day of October, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle H. Schaller

Gabrielle H. Schaller
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 proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed hotel development is compatible with existing mixed uses including the Home2Suites and Holiday Inn Express within walking distance of the property.

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

No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement the use mix of the surrounding area.

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

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

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

No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property is in close proximity to major transportation corridors including Mall of Georgia Boulevard and I-85. Water and sewer utilities are available.

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

Yes, approval of the proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan which designates the property within the Urban High Future Development area. The Urban High Future Development Area encourages hotel 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 rezoning:

The Applicant submits that the quality of the hotel and the character of surrounding development 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>Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP</u> Address: <u>1550 North Brown Road Suite 125</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30043</u> Phone: <u>770.232.0000</u> Email: <u>gschaller@mptlawfirm.com</u>	Name: <u>CHG MALL HOTEL LLC</u> Address: <u>1965 Shoal Crest Way</u> City: <u>Cumming</u> State: <u>GA</u> ZIP: <u>30041</u> Phone: _____ Email: _____
Contact Person: <u>Gabrielle Schaller</u> Phone: <u>770.232.0000</u> Contact's Email: <u>gschaller@mptlawfirm.com</u>	
APPLICANT IS THE: ☐ Owner's Agent ☒ Property Owner ☐ Contract Purchaser	
Current Zoning District(s): <u>O-1</u> Requested Zoning District: <u>C-2</u> Parcel Number(s): <u>R7144 414</u> Acreage: <u>2.13</u> Property Address(es): <u>2707 Mall of Georgia Blvd, Buford, GA 30519</u> Proposed Development: <u>Extended Stay Facility</u> Variance(s): Exceeding maximum building height, remove zoning buffer, remove landscape strip, parking standard. _____ Waiver(s): _____	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Density: _____ Floor Area Ratio (LRR, MRR, HRR): _____	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: <u>1</u> Total Building Sq. Ft.: <u>91,137</u> Floor Area Ratio: <u>0.99</u>
MIXED-USE DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP</u>	Name: <u>CHG MALL HOTEL LLC</u>
Address: <u>1550 North Brown Road Suite 125</u>	Address: <u>1965 Shoal Crest Way</u>
City: <u>Lawrenceville</u>	City: <u>Cumming</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30041</u>
Phone: <u>770.232.0000</u>	Phone: _____
Email: <u>gschaller@mptlawfirm.com</u>	Email: _____
Contact Person: <u>Gabrielle Schaller</u> Phone: <u>770.232.0000</u>	
Contact's Email: <u>gschaller@mptlawfirm.com</u>	
APPLICANT IS THE:	
☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>Proposed C-2</u>	
Parcel Number(s): <u>R7144 414</u> Acreage: <u>2.13</u>	
Property Address(es): <u>2707 Mall of Georgia Blvd, Buford, GA 30519</u>	
Proposed Development: <u>Extended Stay Facility</u>	
Variance(s): Exceeding maximum building height, remove zoning buffer, remove landscape strip, parking standard. _____ Waiver(s): _____	
Building/Leased Sq. Ft.: <u>91,137</u> Floor Area Ratio: <u>0.99</u>	



Gwinnett

WINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Gabrielle Schaller, Attorney for Applicant

Signature: Gabrielle Schaller

Date: July 24, 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)
R7144 414	Yes

Tax Commissioner Affirmation

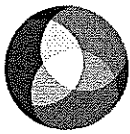
All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Emily Escobar

Title: TSA

Signature: Emily Escobar

Date: 08/12/25



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: CHG Mail Hotel, LLC

Signature: [Signature] SANTON PATE,
Manager Member

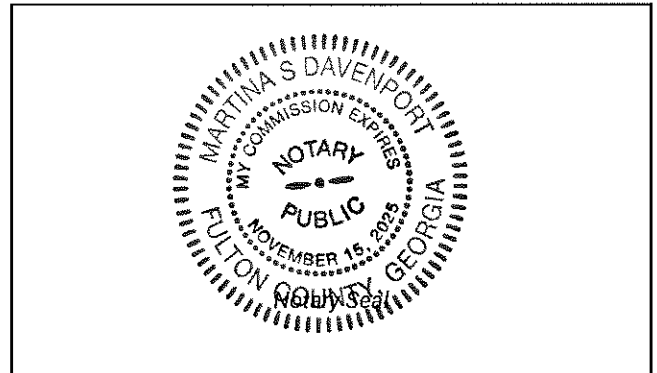
Date: 11/9/25

Notary Public

Name: MARTINA S DAVENPORT

Signature: [Signature]

Date: 11/9/25





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

Name: CHG Mall Hotel, LLC

Relationship to Application:



Applicant



Representative of Applicant

Campaign Contributions?



Yes



No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Signature:

SAMUEL PATEL, Managing Member

Date:

8/14/25



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

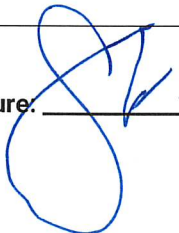
Name: Shane Lanham, Attorney for Applicant

Relationship to Application: ☐ Applicant ☒ Representative of Applicant

Campaign Contributions? ☒ Yes ☐ No

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Please see attached			

Signature: 

Date: 08.08.25

**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	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$2,500	08/11/2023
Matt Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matt Holtkamp	\$2,000	06/19/2025

Lee Tucker, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,000	10/25/2023

Jeffrey Mahaffey, Attorney at Law, Individually

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

Shane M. Lanham, Attorney at Law, P.C.

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

Updated 08/07/2025

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



August 6, 2025

Samir Patel
Clover Hotel Group
3954 River Place Dr.
Macon, GA 31210

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-206-08	
Expiration Date: 08/06/2026	
Tie-In Manhole FID: 2352400	

RE: Sewer Availability for Proposed Development – Residence Inn (2707 Mall of Georgia Blvd)
Parcel ID 7144 414

Dear Samir Patel:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development on the above parcel consisting of:

- 111-room hotel
- Restaurant w/ 48 seats
- Bar w/ 9 seats
- Laundry 3 commercial washing machines
- 5 guest laundry washing machines
- 1100-sf fitness center
- 12-swimmer pool with 10 employees

It has been determined that Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **13.9 gpm** discharging to the sewer tie-in manhole at Facility ID **2352400**.

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

Exhibit G: Traffic Impact Study

[attached]



INGENIUM
ENTERPRISES
Civil Engineering & Planning

TRAFFIC IMPACT ANALYSIS

PREPARED BY:

INGENIUM ENTERPRISES, INC.
MR. ERIK HOUSTON
5995 PARKWAY NORTH
BOULEVARD
SUITE B
CUMMING, GEORGIA
PHONE: (770) 437-8850
EMAIL:
EHOUSTON@INGENIUMENTERPRISES.COM

PREPARED FOR:

CLOVER HOTEL GROUP, LLC
SAMIR PATEL
3954 RIVER PLACE DRIVE
MACON, GA 31210
PHONE: (404) 421-7038

I.E. Project: No. 250013

July 2025

PROPOSED HOTEL
2707 MALL OF GEORGIA BLVD
BUFORD, GA 30519



Residence Inn Traffic Impact Analysis

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V. FUTURE TRAFFIC	6
VI. BUILD OUT TRAFFIC	6
VII. BUILD OUT INTERSECTION ANALYSIS	10
VIII. CORRIDOR PREAPPROVED ROADWAY IMPROVEMENTS	10
IX. ACCESS MANAGMENT	10
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APPENDIX B – EXISTING TRAFFIC DATA

APPENDIX C – SYNCHRO ANALYSIS

I. INTRODUCTION

Ingenium Enterprises has prepared a traffic impact analysis for the Residence Inn (Project). The project consists of a 5-story hotel with 111 rooms.

The Project site is southeast of the signalized intersection of Mall of Georgia Boulevard and Woodward Crossing Boulevard. The Project site will make use of a pre-existing driveway connection to Woodward Crossing Boulevard that is currently used by Big Blue Marble Academy Buford.

This report will illustrate the location, use of the proposed access point and the impact on the surrounding roadway network. See **Figure 1** for the general location of the project site and **Appendix A** for hotel site layout.

II. EXISTING TRAFFIC CONDITIONS AND STUDY AREA

Existing traffic conditions in the study area were established by collecting AM and PM Peak Hour turning movement counts during the timeframe of 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM within the study area. Based on the existing turning movement counts, the PM Peak trips are far greater than the AM Peak trips; therefore, only the PM Peak trips were analyzed. Turning movement counts are provided in **Appendix B**.

The study area incorporates the following 3 intersections:

1. Mall of Georgia Boulevard and Woodward Crossing Boulevard
2. Woodward Crossing Boulevard and Home2 Suites Driveway
3. Woodward Crossing Boulevard and Academy Driveway

An intersection capacity analysis was performed using existing traffic counts. As shown in **Table 1**, the results show the LOS the existing intersections are operating at.

Table 1: Existing Intersection Analysis

Intersection	Type	Existing LOS (PM Peak)
Mall of Georgia Blvd & Woodward Crossing Blvd	Signalized	C
Woodward Crossing Blvd & Home2 Suites Driveway	Unsignalized (TWSC)	B
Woodward Crossing Blvd & Academy Driveway	Unsignalized (TWSC)	A

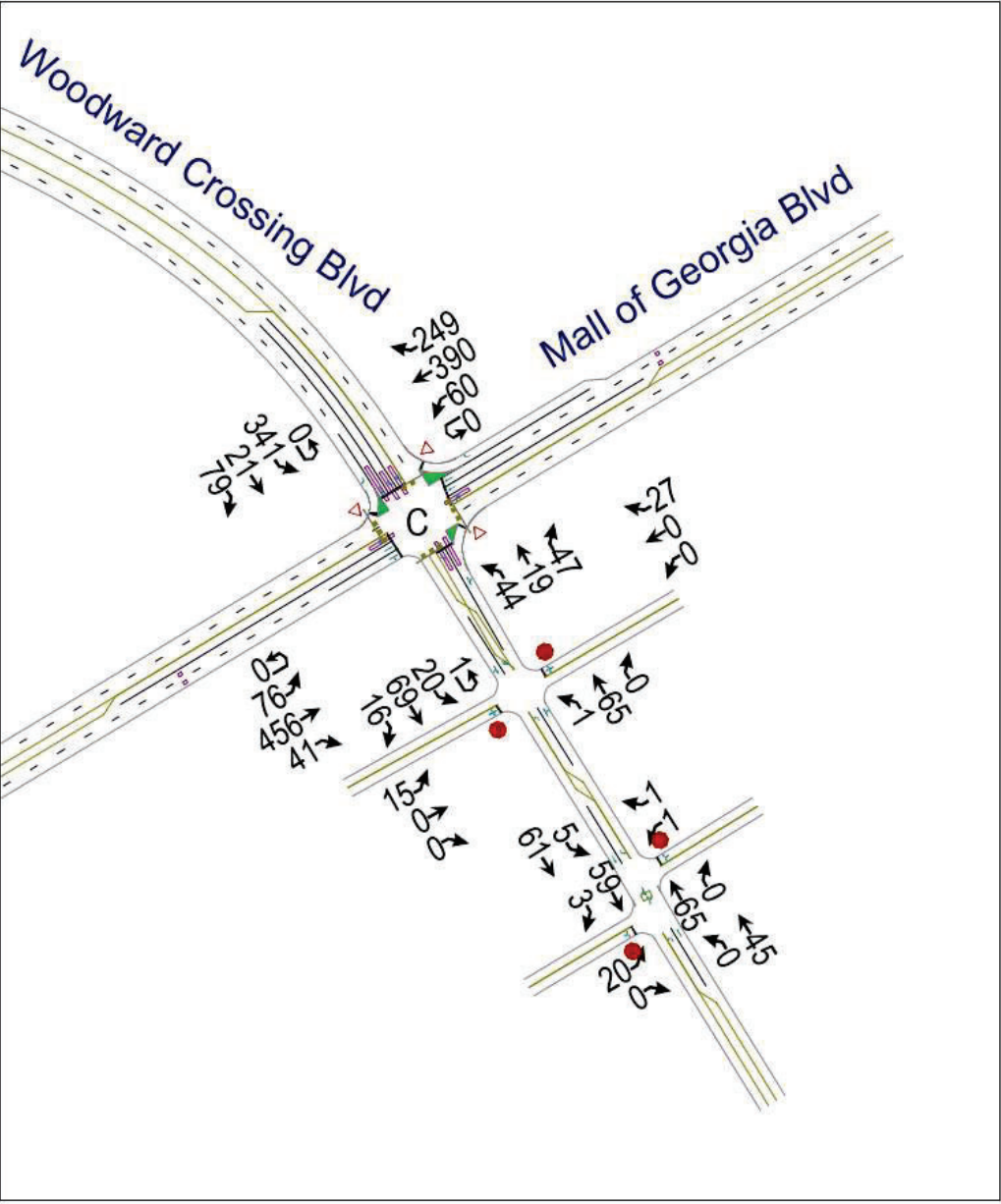
Figure 1: Project Site Location



Figure 2: Existing Traffic (PM Peak)

Trip Distribution Diagram_Existing

July 2025



Residence Inn

Woodward Crossing Blvd

III. PROJECT TRIP GENERATION

The vehicular trips generated by the proposed project were estimated using the trip rates provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. The land use code that best represents the project is reported in **Table 2**.

Table 2: Trip Generation

Land Use	ITE Land Use Code	Size	Units	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Hotel	310	111	Rms	27	21	48	33	32	65

Just like as shown in Section II of this report regarding the existing traffic counts, the project AM Peak hour trips are less than the PM Peak hour trips. Going forward, only the PM Peak hour trips will be analyzed.

IV. PROJECT TRAFFIC AND TRIP DISTRIBUTION

Project traffic volumes are derived from the trip generation shown in **Table 2**. The site will have one access point with the distribution and calculations illustrated in **Figure 3**.

V. FUTURE TRAFFIC

Future traffic volumes (not including Project volumes) for the PM peak were determined by adding a standard two percent growth per year to existing traffic. The buildout year of 2027 (two years) was incorporated into the growth rate. The existing traffic volumes plus the two percent growth for two years were added together and are classified as Future Traffic in this report. These calculations are further detailed in **Figure 4**.

An intersection analysis was performed using the future traffic. Results are detailed in **Table 4**.

Table 3: Future Intersection Analysis

Intersection	Type	Future LOS (PM Peak)
Mall of Georgia Blvd & Woodward Crossing Blvd	Signalized	D
Woodward Crossing Blvd & Home2 Suites Driveway	Unsignalized (TWSC)	B
Woodward Crossing Blvd & Academy Driveway	Unsignalized (TWSC)	A

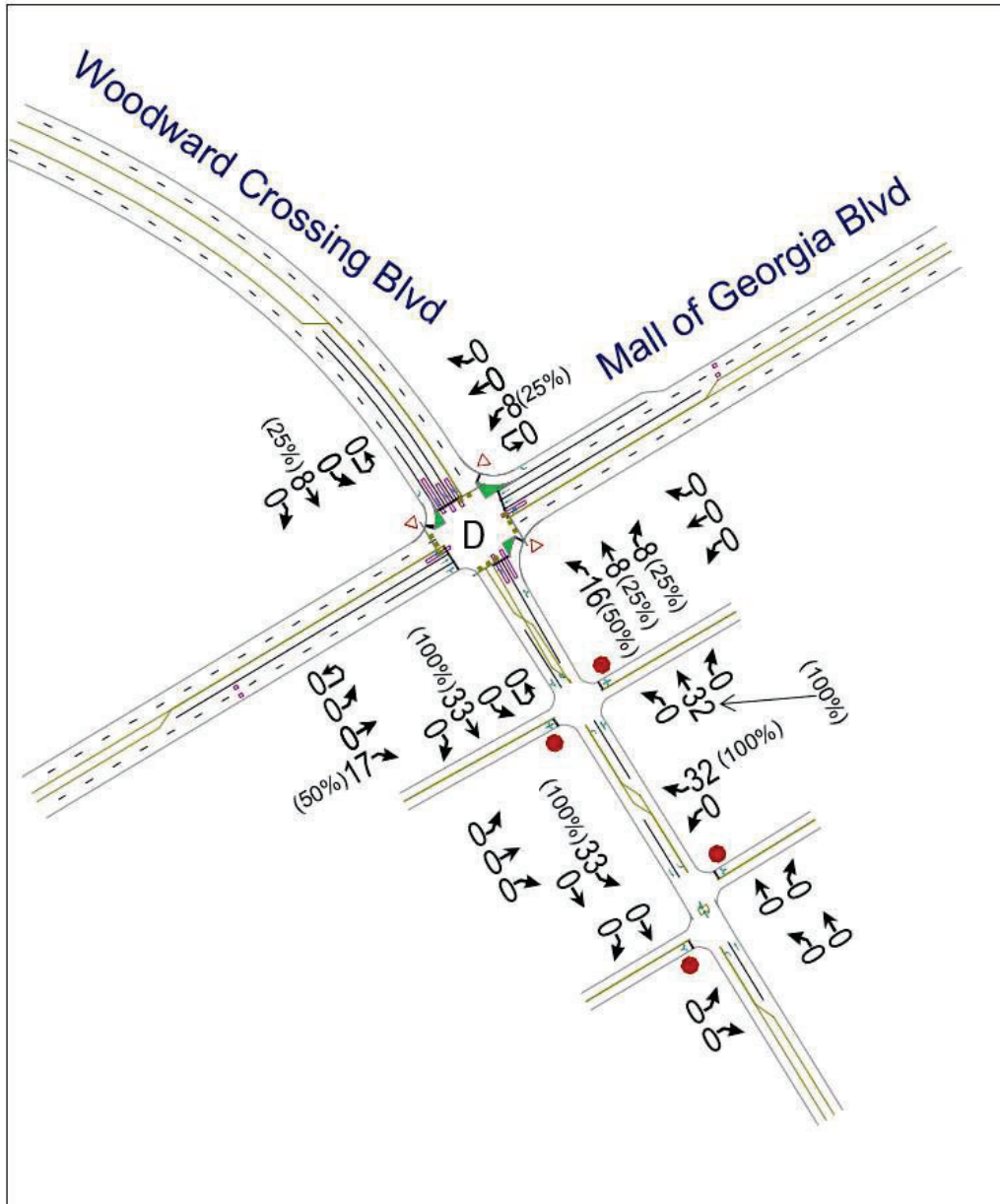
VI. BUILD OUT TRAFFIC

To develop Build Out traffic volumes, Project trips were added to the Future traffic volumes resulting in Build Out traffic (future + project) volumes which are illustrated in **Figure 5**.

Figure 3: Project Traffic (PM Peak)

Trip Distribution Diagram_Project

July 2025



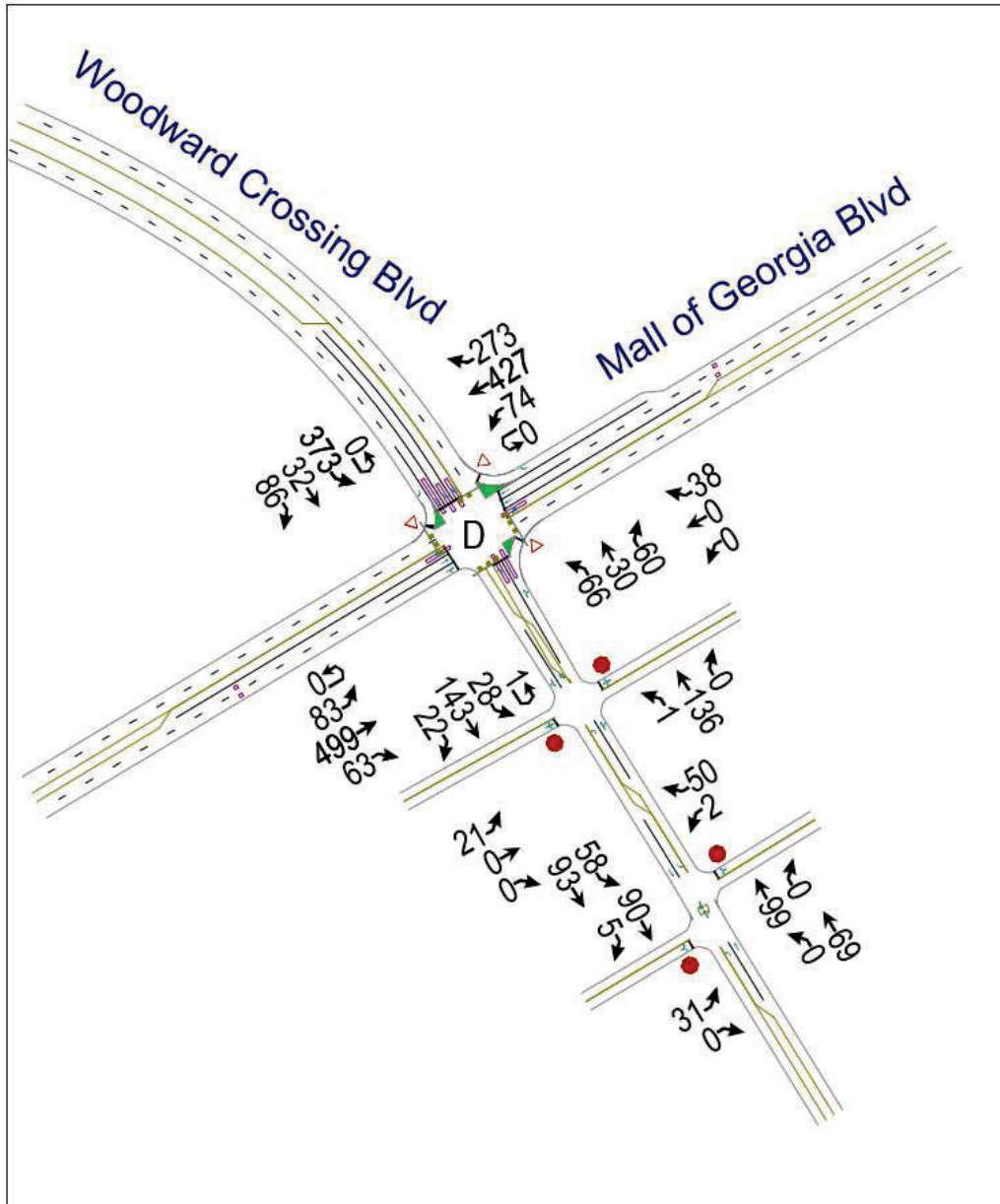
Residence Inn

Woodward Crossing Blvd

Figure 5: Build Out Traffic (PM Peak)

Trip Distribution Diagram_Build Out

July 2025



Residence Inn

Woodward Crossing Blvd

VII. BUILD OUT INTERSECTION ANALYSIS

The existing conditions for the intersections and links are operating within standards as shown in **Table 1**. When applying the Build out PM Traffic (Future + Project) the intersections remain in compliance. **Table 4** illustrates the level of service at each intersection.

Table 4: Build Out Intersection Analysis

Intersection	Type	Build Out LOS (PM Peak)
Mall of Georgia Blvd & Woodward Crossing Blvd	Signalized	D
Woodward Crossing Blvd & Home2 Suites Driveway	Unsignalized (TWSC)	B
Woodward Crossing Blvd & Academy Driveway	Unsignalized (TWSC)	A

VIII. CORRIDOR PREAPPROVED ROADWAY IMPROVEMENTS

At the time of this report, no known roadway improvements are to be completed inside the study area.

IX. ACCESS MANAGMENT

As shown in **Figure 1**, the project will make use of the pre-existing access point which connects to Woodward Crossing Boulevard. An access management analysis was performed on the pre-existing access point. Due to 100% of the project trips heading towards and coming from Mall of Georgia Boulevard, no right turns are anticipated from Woodward Crossing Boulevard; therefore, right turn lane analysis was not performed. NCHRP Report 745 was utilized in the analysis for the left turn lane. Based on **Figure 5**, 58 left turns are anticipated during the PM peak hour while 99 opposing trips are anticipated; therefore, per **Figure 6** below,

no left turn lane is required. That said, a left turn lane does exist with an approximately 45' taper and a 50' storage length.

Figure 6: Left Turn Lane Analysis

NCHRP REPORT 745 TABLE 3 Left-Turn Lane Peak-Hour Volume (veh/hr)	Three-Leg Intersection, Major Urban and Suburban Arterial Volume (veh/hr/ln) That Warrants a Left-Turn Lane	Four-Leg Intersection, Major Urban and Suburban Arterial Volume (veh/hr/ln) That Warrants a Left-Turn Lane
5	450	50
10	300	50
15	250	50
20	200	50
25	200	50
30	150	50
35	150	50
40	150	50
45	150	< 50
50 or More	100	< 50

X. CONCLUSION

This traffic study was prepared to evaluate the potential impacts that the Residence Inn (Project) will have on the surrounding roadway network. The findings of this analysis indicate that the roadway and intersection within the study area will have minimum impact. No improvements are recommended.

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.

Courtyard Atlanta Buford Mall of Georgia □ 1405 Mall of GA Blvd

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.

Thursday, September 18, 2025, at 6 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.**

Monday September 15, 2025, at 6:00 pm at Courtyard Mall of Georgia, 1405 Mall of Georgia Blvd, Buford, GA 30519.

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.**

There were no people who participated in the meeting except for the applicant and representative.

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

As no one attended the meeting, 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?**

As there were no issues or concerns expressed at the meeting, no changes to the development based on the outcome of the meeting have occurred.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.17.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2025-00030 / SUP2025-00017	
Case Address:		2707 Mall of Georgia Boulevard, Buford, 30519	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Mall of Georgia Boulevard is a major collector. The Average Daily Traffic (ADT) volume is 12,002 vehicles.		
2	The nearest Ride Gwinnett facility is located 0.25 mile away at Mall of Georgia Boulevard and Appaloosa Lane (Stop 5006 / route 50).		
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

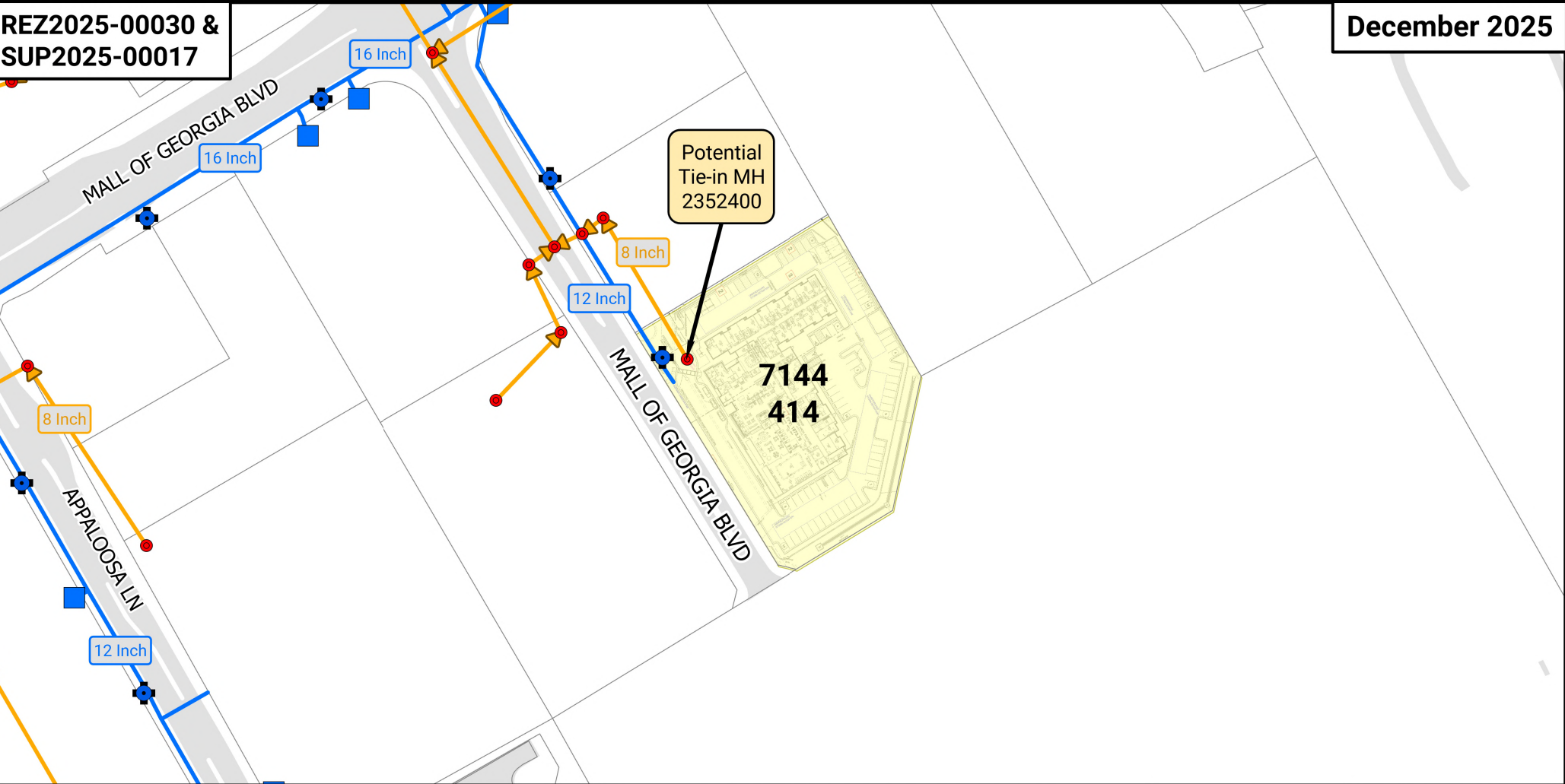


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Lorraine Campagne		
Reviewer Title:		Section Manager		
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com		
Case Number:		REZ2025-00030 & SUP2025-00017		
Case Address:		2707 Mall of Georgia Blvd		
Comments:		☒	YES	☐ NO
1	Water: The proposed development may connect to an existing 12-inch water main on the northern right-of-way of Mall of Georgia Boulevard.			
2	Sewer: A Sewer Capacity Certification (C2025-206-08) was approved in August 2025 for a 111-room hotel. The proposed development plans to connect to an existing 8-inch gravity sewer located near the northern right-of-way of Mall of Georgia Boulevard on 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

Pump Station

Regional

Manhole

Hydrant

City

Water Main

Proposed Water Main

Sewer Collector

Sewer Interceptor

Sewer Force Main

Proposed Sewer Collector

2707 Mall of Georgia Blvd
O-I to C-2

**Water & Sewer
Utility Map**

0 100 200
Feet

LOCATION

Water Comments: The proposed development may connect to an existing 12-inch water main on the northern right-of-way of Mall of Georgia Boulevard.

Sewer Comments: A Sewer Capacity Certification (C2025-206-08) was approved in August 2025 for a 111-room hotel. The proposed development plans to connect to an existing 8-inch gravity sewer located near the northern right-of-way of Mall of Georgia Boulevard on the subject site.

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

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

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

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

Exhibit J: Maps

[attached]

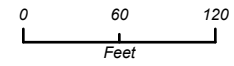


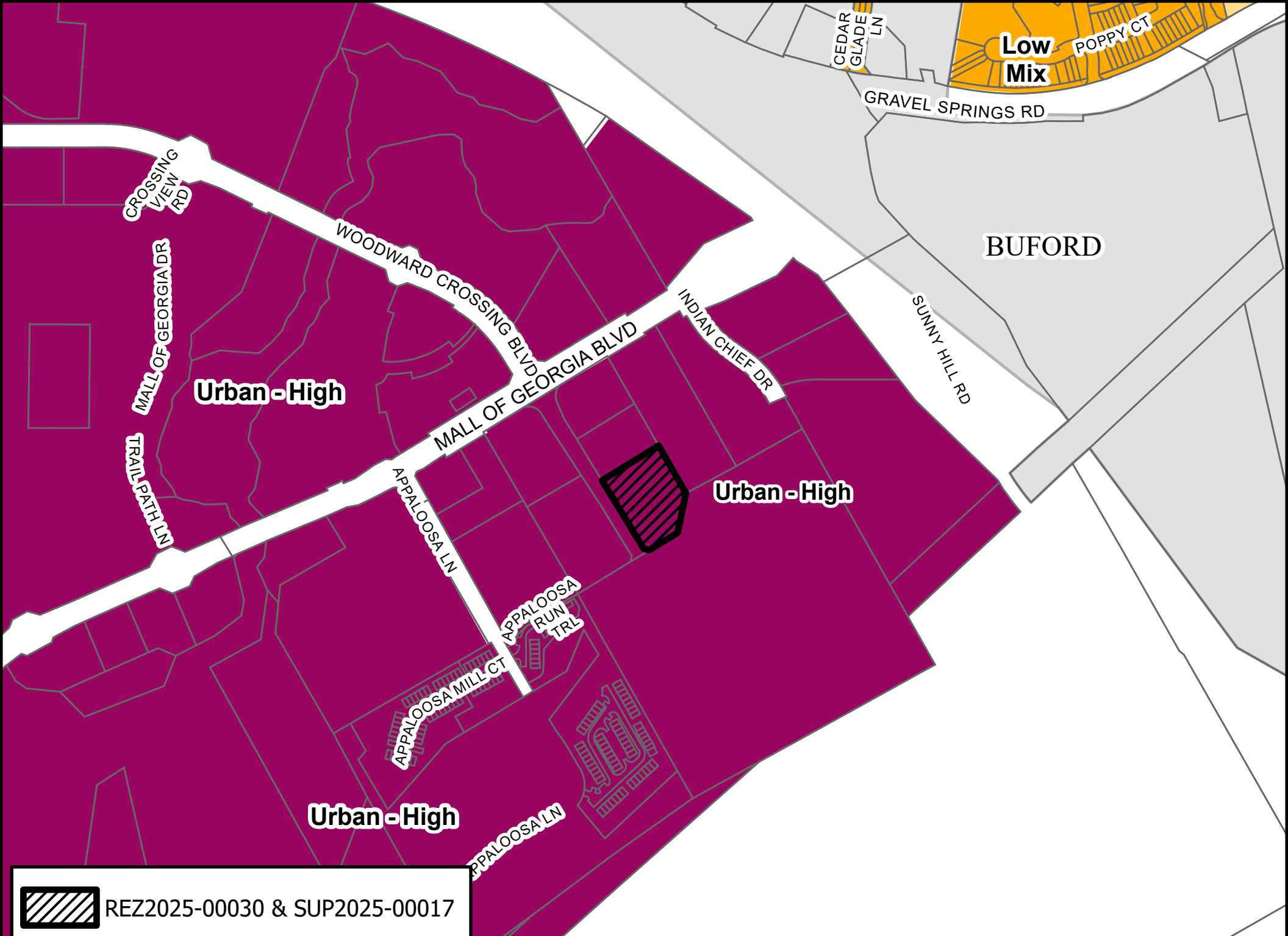
MALL OF GEORGIA BLVD



REZ2025-00030 & SUP2025-00017

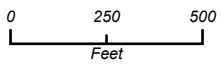
Created: October 1, 2025





 REZ2025-00030 & SUP2025-00017

Created: October 1, 2025



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #		Group With GCID #:			
20251302				☒ Rezoning ☒ Public Hearing	
Department:		Planning & Development		Date Submitted: 12/02/2025	
Working Session:		Business Session:		Public Hearing: 12/09/2025	
Submitted By:		yturruviates			
Agenda Type		Rezoning		Rezoning Type: REZ	
Item of Business: 2025-00031, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Jeffrey Threat; Rezoning with Concurrent Variances of Tax Parcel Nos. R5356 002, 003, 017, 018, and 051 (portion); 2712, 2732, 2762, 2782, and 2800 Harbins Road (portion); RA-200 to OSC for a Single-Family Detached Subdivision; 39.86 acres; District 3/Watkins					
Land Lot:	356	Parcel:	002, 003, 017, 018, and 051 (portion)		
District:	5				
Attachments		Department Case Report with Planning Commission Recommendation			
Authorization:		Chairwoman's Signature? Yes			
Department Head		jjleitch (12/3/2025)			
District		For	Against	Abstained	Absent
District 1	Aysa Treadwell	X			
District 1	Nick Nicolosi	X			
District 2	Anthony Crotser	X			
District 2	Pinkie Farver	X			
District 3	Katrina Fellows	X			
District 3	Ben Archer	X			
District 4	Buzz Brockway	X			
District 4	Chris Franklin	X			
At Large	Scott Haggard	X			
Comments					

County Clerk Use Only

 Working Session:
 Action: Public Hearing
 Tabled:
 Motion:
 2nd by:

 Vote:

Planning and Development

 Recommendation:
☐ Approve
☒ Approve with Conditions
☐ Appr w/ Cond As
☐ Deny w/out Prejudice
☐ Deny PH was Held? ☐
☐ No Recommendation

Planning Commission

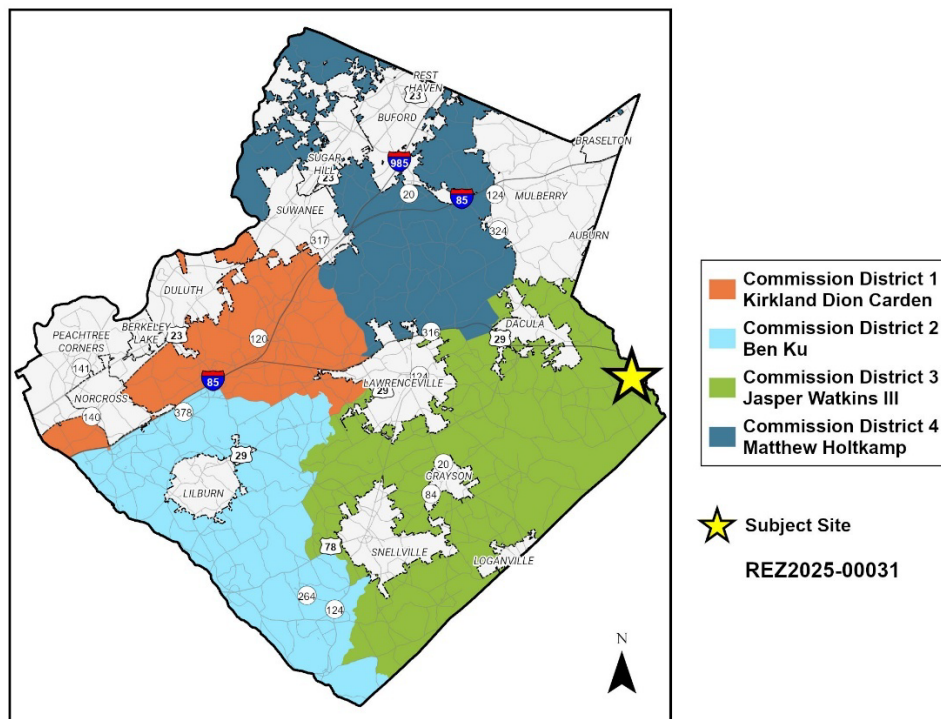
 Recommendation:
☒ Tabled - Date 1/6/2026
☐ Approve
☐ Approve with Conditions
☐ Approve with Conditions As
☐ Deny
☐ Deny w/out Prejudice
☐ No Recommendation

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2025-00031
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Requests: Variances and Waiver
Addresses: 2712, 2732, 2762, 2782, and 2800 Harbins Road (portion)
Map Numbers: R5356 002, 003, 017, 018, and 051 (portion)
Site Area: 39.86
Units: 86
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Future Development Type: Rural

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **PUBLIC HEARING TABLED TO JANUARY 6, 2026**



Planning Commission Advertised Public Hearing Date: 12/2/2025 (Public Hearing Tabled to 1/6/2026)

Board of Commissioners Advertised Public Hearing Date: 12/9/2025

Applicant: Taylor Morrison of Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: Jeffrey Threat
720 Ivy Lea Drive
Lawrenceville, GA 30045

Contact: Gabrielle Schaller

Phone: 770.232.0000

Zoning History

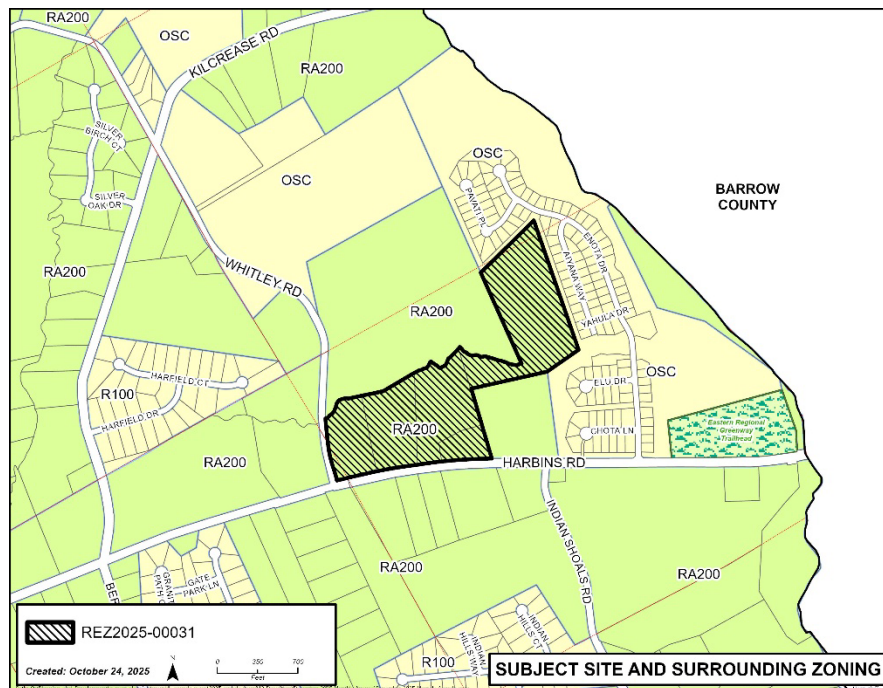
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 39.86-acre assemblage of five parcels located at the intersection of Harbins Road and Whitley Road. The property contains two single-family homes and multiple accessory buildings, with mature trees along the northern property line. A stream and a pond are located along the northern and western property lines. A 50-foot-wide pipeline easement runs through the property. There are no sidewalks along Harbins Road or Whitley Road. The nearest Ride Gwinnett transit stop is approximately 11.5 miles from the property.

Surrounding Use and Zoning

The property is surrounded by residences on large lots and an open space conservation subdivision. Residences on large lots are located to the north, west, and south. A single-family residence on a large lot, and the Apalachee Hills subdivision, which is currently under development, are located to the east. Two recently-approved OSC subdivisions are located farther north on Whitley Road. Farther west is the Fairfield Plantation subdivision accessed from Kilcrease Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.16 units per acre
North	Single-Family Residential	RA-200 OSC OSC	0.21 units per acre 1.83 units per acre (approved) 1.83 units per acre (approved)
East	Single-Family Residential (Apalachee Hills) Single-Family Residential	OSC RA-200	2.00 units per acre 0.1 units per acre
South	Single-Family Residential	RA-200	0.23 units per acre
West	Single-Family Residential Single-Family Residential (Fairfield Plantation)	RA-200 R-100	0.13 units per acre 1.31 units per acre

Project Summary

The applicant requests rezoning of a 39.86-acre assemblage of five properties from RA-200 to OSC for a single-family detached subdivision, including:

- 86 single-family detached residences on lots ranging from 5,200 to 7,475 square feet, yielding a density of 2.16 units per acre.
- One- and two-story residences with minimum heated floor areas of 1,800 and 2,600 square feet, respectively.
- Front-loaded, two-car garages for each residence.
- Exterior building materials of cementitious siding and a brick water table on the front façade, and cementitious siding on the side and rear façades.
- 15.97 acres of open space, including 5.91 acres of usable open spaces comprised of an amenity area with pickleball courts and a playground, a dog park, pocket parks, and 5-foot-wide gravel walking paths.
- 10 parking spaces for the amenity area and mail kiosk.
- Six stormwater facilities dispersed throughout the development.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Harbins Road.
- A stub street for future vehicular connection to the property to the north.
- Two full-access entrances (one along each road frontage), as well as a five-foot-wide sidewalk along the Harbins Road frontage and a portion of the Whitley Road frontage.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 10 acres	39.86 acres	YES
Density	Maximum 2.5 units per acre	2.16 units per acre	YES
Lot Size	Minimum 5,000 square feet	Minimum 5,200 square feet	YES
Lot Width	Minimum 50'	Minimum 50'	YES
Lot Coverage	Maximum 70%	Maximum 50%	YES
Front Yard	Minimum 10'	Minimum 10'	YES
Rear Yard	Minimum 20'	Minimum 20'	YES
Side Yard	Minimum 5'	Minimum 5'	YES
Building Height	Maximum 35'	Maximum 35'	YES
Open Space	Minimum 40% or 15.95 acres	40% or 15.97 acres	YES
Usable Open Space	Minimum 20% or 7.96 acres	14.8% or 5.91 acres	No*

* The applicant is requesting a variance from the standard.

Public Participation

The applicant held a community meeting on September 18, 2025, at the K Authentic Event Venue in Bethlehem. There were five community members in attendance, who raised questions regarding open space, traffic impact, number of homes, and stormwater runoff. The applicant responded by reducing the number of units and proposing a deceleration lane. The public participation plan and report are shown in Exhibit H.

Staff Analysis

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

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

The proposed rezoning will permit a single-family detached subdivision in a residential area. Three OSC subdivisions were approved in close proximity to the site, one to the east and two to the north. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposal is compatible with the character and development pattern of nearby residential subdivisions. Staff has recommended a condition requiring 50 percent brick and/or stacked stone for the front façade, to ensure compatibility with surrounding neighborhoods. 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 a proposed rezoning has a reasonable economic use as currently zoned.

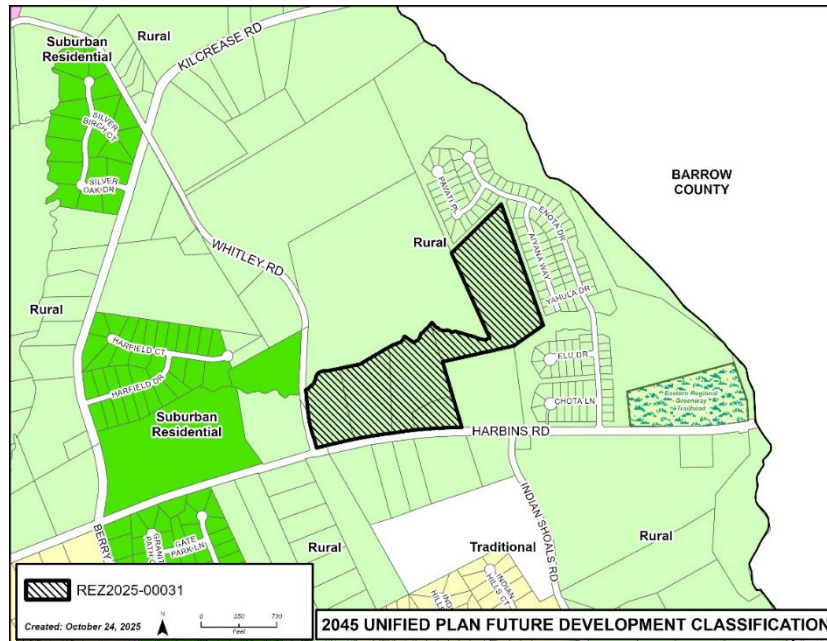
The property has a reasonable economic use as currently zoned.

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 (Exhibit H), which was based on 96 units, estimates that the development would generate 72 morning and 96 evening peak hour trips. The levels of service of nearby intersections would not be impacted, except that the level of service of the Harbins Road and Kilcrease Road intersection would decrease from D to E for morning northbound traffic. The traffic impact study recommends a deceleration lane along Harbins Road. Staff has recommended conditions regarding entrance configuration and inter-parcel connection. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit J).

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 "Rural" for the subject property. This future development type strives to maintain a low-intensity, pastoral character of the outermost parts of the County. Although OSC is not a recommended zoning district, single-family residential development is a recommended use. The proposed rezoning is in general conformity with the policy and intent of the Unified Plan and future development map.



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

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

Variance Requests and Analysis:

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

- 1. Section 212-30. Usable Open Space.** The applicant is requesting to reduce the required usable open space from 20% to 14.8%.
Analysis: The applicant is providing a sizable number of amenities and improved open space. Although this application was received prior to the adoption of the recent UDO amendment, the current UDO only requires 10% usable open space.
- 2. Section 212-60.1.A.3 Steep Slopes.** The applicant is requesting to encroach into slopes greater than 40%.
Analysis: The steep slope is located along the streams, and the request is necessary to allow stream crossings for internal streets.
- 3. Section 212-60.7.B Cul-de-sac Street.** The applicant is requesting to allow a cul-de-sac street.

Analysis: Cul-de-sac streets in OSC developments should be limited to areas with environmental and/or topographic constraints. These constraints are not present in the location of the proposed cul-de-sac, and therefore approval of the variance would nullify the intent of the UDO.

Waiver Request and Analysis

The applicant is seeking a waiver from the following provision of Title III of the UDO:

1. **Section 360-90.1 Sidewalk Requirements.** The applicant is requesting not to provide sidewalk north of the Whitley Road entrance.

Analysis: Installing sidewalk along this portion of Whitley Road would require land disturbance within the stream buffer and the pipeline easement. Approval of the requested waiver would not nullify the intent of the UDO.

Staff Recommendation

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

1. To reduce the percentage of usable open space to 14.8%.
2. To encroach into slopes greater than 40%.
3. To not provide a sidewalk along Whitley Road north of the subdivision entrance.

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

1. To allow a cul-de-sac street within an OSC zoned development.

Staff Recommended Conditions

Approval as OSC (Open Space Conservation 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 86 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 10, 2025, with revisions required by zoning conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The front façades of residences shall contain at least 50 percent brick and/or stone, subject to the review and approval of the Department of Planning and Development.
4. The minimum heated floor area shall be 1,800 square feet for one-story residences and 2,600 square feet for two-story residences.
5. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received November 10, 2025, including, but not limited to, pocket parks, a dog park, pickle ball

courts, a playground, and walking paths, subject to the review and approval of the Department of Planning and Development.

6. Provisions for future inter-parcel access shall be provided to the remainder of Parcel R5356 051, subject to the review and approval of the Department of Planning and Development.
7. The following roadway improvements shall be provided in general conformance with Exhibit B: Site Plan dated received November 10, 2025, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation:
 - a. A full-access entrance with a deceleration lane and a left-turn lane along Harbins Road.
 - b. A full-access entrance with a deceleration lane along Whitley Road.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas within lots, and usable open space shall be sodded.

Exhibits:

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

Exhibit A: Site Visit Photos



View of property



View of property



View of Harbins Road frontage



View of Whitley Road frontage



View of adjacent OSC subdivision



View of property from adjacent OSC subdivision

Exhibit B: Site Plan

[attached]

Exhibit C: Existing Features Site Analysis Plan for OSC

[attached]

Exhibit D: Building Elevations

[attached]

RECEIVED

8/4/2025

2 - Story

Front



RECEIVED

8/4/2025



RECEIVED

8/4/2025



RECEIVED

8/4/2025



RECEIVED

8/4/2025

2 - Story

Architectural
Asphalt Shingles

Front

Siding (Board
and Batten)

Metal Windows

Above Garage
Lighting

Siding (Hardie
Cement)

Wooden
Columns

Brick Water
Table

RECEIVED

8/4/2025



RECEIVED

8/4/2025



RECEIVED

8/4/2025



Architectural
Asphalt Shingles

Left

Metal Gutters
with Downspouts

Siding (Hardie
Cement)

Exhibit E: 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 Taylor Morrison of Georgia, LLC, (the “Applicant”) requesting the rezoning of an approximately 39.859-acre tract of land (the “Property”) situated along Harbins Road just east of its intersection with Whitley Road. The Property is located within the Rural Future Development Type Area of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the OSC (Open Space Conservation District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) to develop the Property as an attractive detached, single-family residential community. The proposed development would include 86 single-family detached homes at an overall density of 2.2 units per acre. Homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO’s Architectural Design Standards for Detached Residential Buildings. Building façades of the proposed homes would include brick, wood, Hardie Board Lap Siding, and/or board and batten as depicted in the building elevations submitted with the Application.

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 27 of 75
www.mptlawfirm.com

REZ2025-00031

MR

All the homes would include two-car garages and would have a minimum heated floor area of 1,800 square feet for single-story and 2,600 square feet for two-story homes. Further, sewer and water utilities are both available in the immediate vicinity. Residents and visitors would access the neighborhood by either entrance on Whitley Road or Harbins Road. The open space will be activated with amenities including pocket parks, pickle ball courts, and a dog park for the use and enjoyment of residents.

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

- A variance from §212-30 for a 50% reduction of the required usable open space.
- A variance from §210-60.7.B to allow a cul-de-sac street.
- A variance from §212-60.1.A.3 to allow for encroachment into slopes greater than 40%.
- A waiver from §360-90.1 to not provide a sidewalk connection along Whitley Road.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the “2045 Plan”). The surrounding area is characterized primarily by residential development including communities zoned R-100, R-140, OSC, and RA-200. The proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development and encourages a variety of housing types. Chapter 4: Housing of the 2045 Plan provides abundant data and statistics that reflect a housing shortage in Gwinnett County. In the Needs & Opportunities section of Chapter 4, the 2045 Plan identifies a need of “More Housing Development” and provides that the “housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices

and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential.”

Additionally, the proposed development is in line with the spirit and intent of the 2045 Plan for the Rural Future Development Area. The 2045 Plan lists single-family residential, conservation, and parks/open space as appropriate uses for future development in the Rural Future Development Area, all of which the proposed development provides. The proposed residential development would continue the residential development pattern in the area and provide high-quality, attractive homes which complement the land use mix while preserving and activating natural spaces for residents to enjoy.

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 24th day of October, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle H. Schaller

Gabrielle H. Schaller
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 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 the housing mix of the surrounding area.

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

Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have 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 the surrounding infrastructure systems. The proposed development has direct access to Harbins Road and Whitley Road. Additionally, water and sewer utilities 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 single-family homes and open space as appropriate uses.

- 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 proposed homes, and the large amount of usable green space throughout the development provide supporting grounds for approval of the Application.

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Taylor Morrison of Georgia, LLC c/o Name: <u>Mahaffey Pickens Tucker LLP</u>	Name: <u>Jeffrey Threat</u>
Address: <u>1550 North Brown Road, Suite 125</u>	Address: <u>720 Ivy Lea Drive</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>Georgia</u> ZIP: <u>30043</u>	State: <u>Georgia</u> ZIP: <u>30045</u>
Phone: <u>770-232-0000</u>	Phone: <u>770-232-0000</u>
Email: <u>GSchaller@MPTLawfirm.com</u>	Email: <u>GSchaller@MPTLawfirm.com</u>
Contact Person: <u>Gabrielle Schaller</u> Phone: <u>770-232-0000</u>	
Contact's Email: <u>Gschaller@MPTLawfirm.com</u>	
APPLICANT IS THE: ☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser	
Current Zoning District(s): <u>R-200</u> Requested Zoning District: <u>OSC</u>	
Parcel Number(s): <u>5356 002, 003, 017, 018, and 051 (portion)</u> Acreage: <u>+/- 39.86</u>	
Property Address(es): <u>2712, 2732, 2762, 2782, and 2800 Harbins Road</u>	
Proposed Development: <u>Single-Family Detached Subdivision</u>	
Variance(s): <u>See letter of intent</u> Waiver(s): _____	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: <u>86</u> 1,800 square feet one-story Dwelling Unit Sq. Ft.: <u>2,600 square feet two-story</u> Density: <u>2.16 units per acre</u> Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: <u>N/A</u> Total Building Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>
MIXED-USE DEVELOPMENT No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	



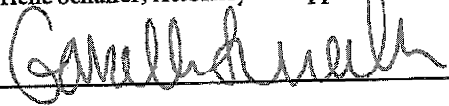
Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Gabrielle Schaller, Attorney for Applicant

Signature: 

Date: July 24, 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)
R5356 002	Yes
R5356 003	Yes
R5356 017	Yes
R5356 018	Yes
R5356 051	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 MSchuffe

Title: TSA

Signature: 

Date: 8/12/25



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: Jeffery Threst

Signature: Jeff C Threst

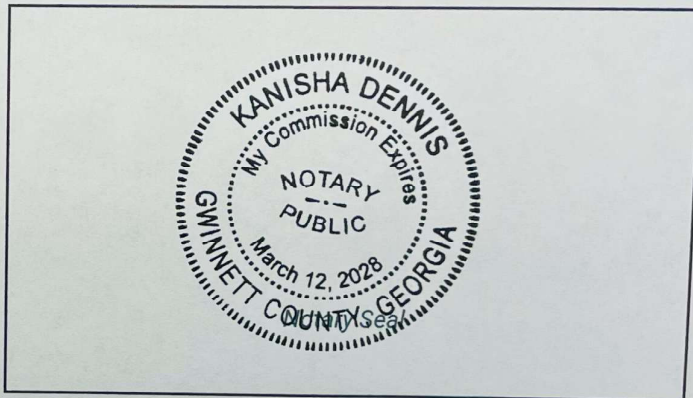
Date: 7/31/2025

Notary Public

Name: Kanisha Dennis

Signature: Kanisha Dennis

Date: 7/31/25



**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	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$2,500	08/11/2023
Matt Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023
Nicole Love Hendrickson, Chairwoman	\$3,300	10/01/2024
Ben Ku, Commissioner	\$2,000	04/25/2025
Matt Holtkamp	\$2,000	06/19/2025

Lee Tucker, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,000	10/25/2023

Jeffrey Mahaffey, Attorney at Law, Individually

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

Shane M. Lanham, Attorney at Law, P.C.

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

Updated 08/07/2025

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]



June 13, 2025

Adam McGaffigan
Taylor Morrison
4400 North Point Pkwy, Suite 295
Alpharetta, GA 30022

☒	APPROVED
☐	DENIED
☐	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-149-06	
Expiration Date: 06/13/2026	
Tie-In Manhole FID: 4081018	

RE: Sewer Availability for Proposed Development – 2782, 2800 Harbins Rd
Parcel ID 5356 017, 5356 002, 5356 003, 5356 051, 5356 018

Dear Mr. McGaffigan:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 101 single-family homes on the above parcels and determined:

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

This confirmation is based on your anticipated annual average daily flow of **17.53 gpm** discharging to the sewer tie-in manhole at Facility ID **4081018**.

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 H: Traffic Impact Study

[attached]

**TRAFFIC IMPACT STUDY
FOR
PROPOSED MASTER PLANNED RESIDENTIAL
DEVELOPMENT ON HARBINS ROAD
GWINNETT COUNTY, GEORGIA**



Prepared for:

***Planners & Engineers Collaborative
350 Research Court
Peachtree Corners, GA 30092***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

September 16, 2025
A & R Project # 25-123

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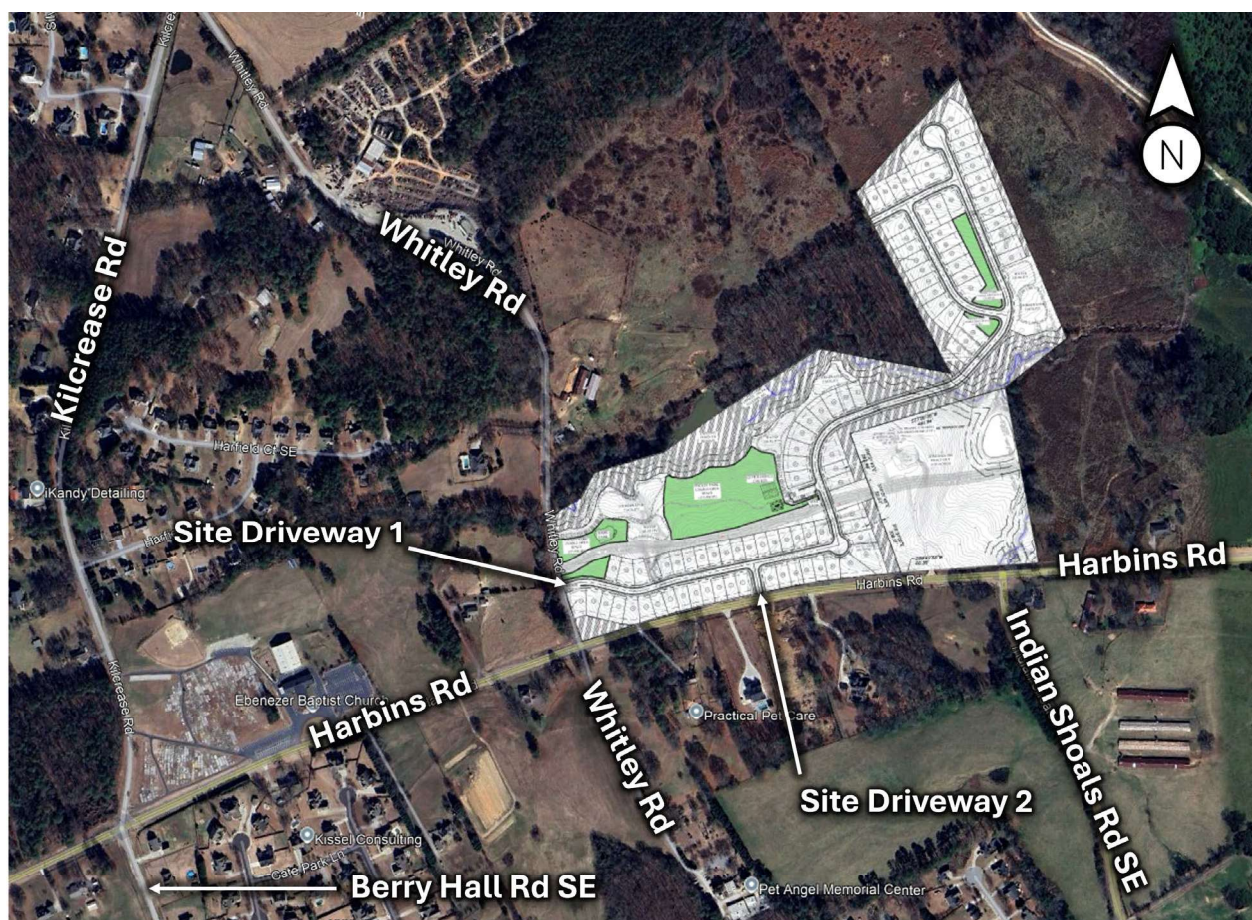
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1.0 INTRODUCTION

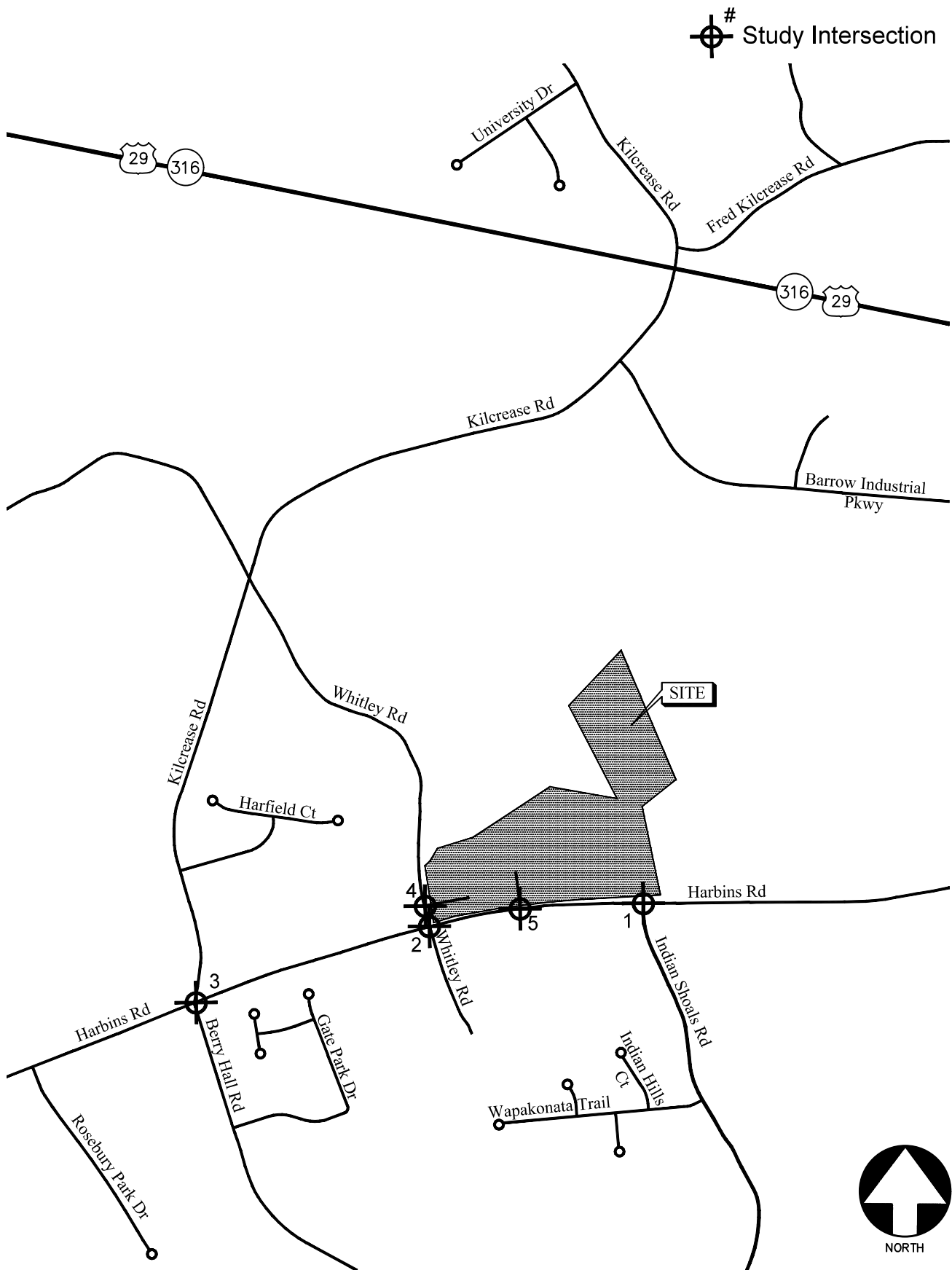
The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at the northeast corner of the intersection of Whitley Road at Harbins Road in Gwinnett County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The proposed residential development will consist of 96 single-family detached homes and proposes two full-access driveways: one located on Whitley Road, and the other on Harbins Road.



The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

1. Harbins Road at Indian Shoals Road SE
2. Harbins Road at Whitley Road
3. Harbins Road at Kilcrease Road/Berry Hall Road SE

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Harbins Road

Harbins Road is an east-west, two-lane, undivided roadway with a posted speed limit of 50 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-7369) indicate that the daily traffic volume on Harbins Road between Kilcrease Road and Whitley Road in 2024 was 3,700 vehicles per day. Gwinnett County classifies Harbins Road as a Major Collector roadway per the GCDOT Long Range Road Classification (LRCC) map.

2.1.2 Indian Shoals Road SE

Indian Shoals Road SE is a north-south, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site.

2.1.3 Whitley Road

Whitley Road is a north-south, two-lane, undivided residential roadway with a posted speed limit of 40 mph north of Harbins Road.

2.1.4 Berry Hall Road SE

Berry Hall Road SE is a north-south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site.

2.1.5 Kilcrease Road

Kilcrease Road is a north-south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from “A” through “F”. Level of service “A” indicates excellent operations with little delay to motorists, while level of service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 ADDITIONAL INFORMATION – GWINNETT COUNTY LEVEL 2 TRAFFIC IMPACT STUDY

The following sections have been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 2 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

4.1 Future ADT Volumes

According to GDOT traffic counts data, the daily traffic volume on Harbins Road in 2024 was 3,700 vehicles per day between Kilcrease Road and Whitley Road. Based on the proposed site traffic generation/distribution, it is estimated that the ADT on this section of Harbins Road would be approximately 4,200 vehicles per day following the completion of the development in 2027. Given how these estimated increased also factor in an assumed yearly growth rate of 1% from 2024 to 2027, it can be concluded that the impact of the proposed site on the ADTs for the roadway within the study network will be minimal.

4.2 Truck Volumes and Circulation

Since the proposed site will be residential use, it is not expected to have any notable impact on truck volumes/circulation in the study network.

4.3 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

There are no existing pedestrian crosswalks at any of the intersections in the study network, nor are there any sidewalks along these roadways within the vicinity of the site. This study does not include any recommendations for new pedestrian and/or bicycle facilities within or near the study network. Any additional information regarding planned pedestrian and/or bicycle facilities within the proposed residential development itself should be requested from the civil site engineer.

4.4 Existing Transit Routes and Stops/Proposed Transit Routes

None of Gwinnett County's current transit routes or stops are located on or near the Harbins Road corridor that falls within the study network. There are no bus stops located within a 1-mile radius of the proposed development. No transit routes have been proposed to service this development in the future.

4.5 Traffic Operation Analysis Requirements

A detailed description of the study methodology is available in section 3 on pages 4-5. A description of the site trip generation and distribution estimations is available on page 13. Descriptions of the methodology for the future "no-build" and "build" traffic volume projections are available on page 15.

4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled GDOT/Gwinnet County projects that will be completed within the study network or have an impact on the study network.

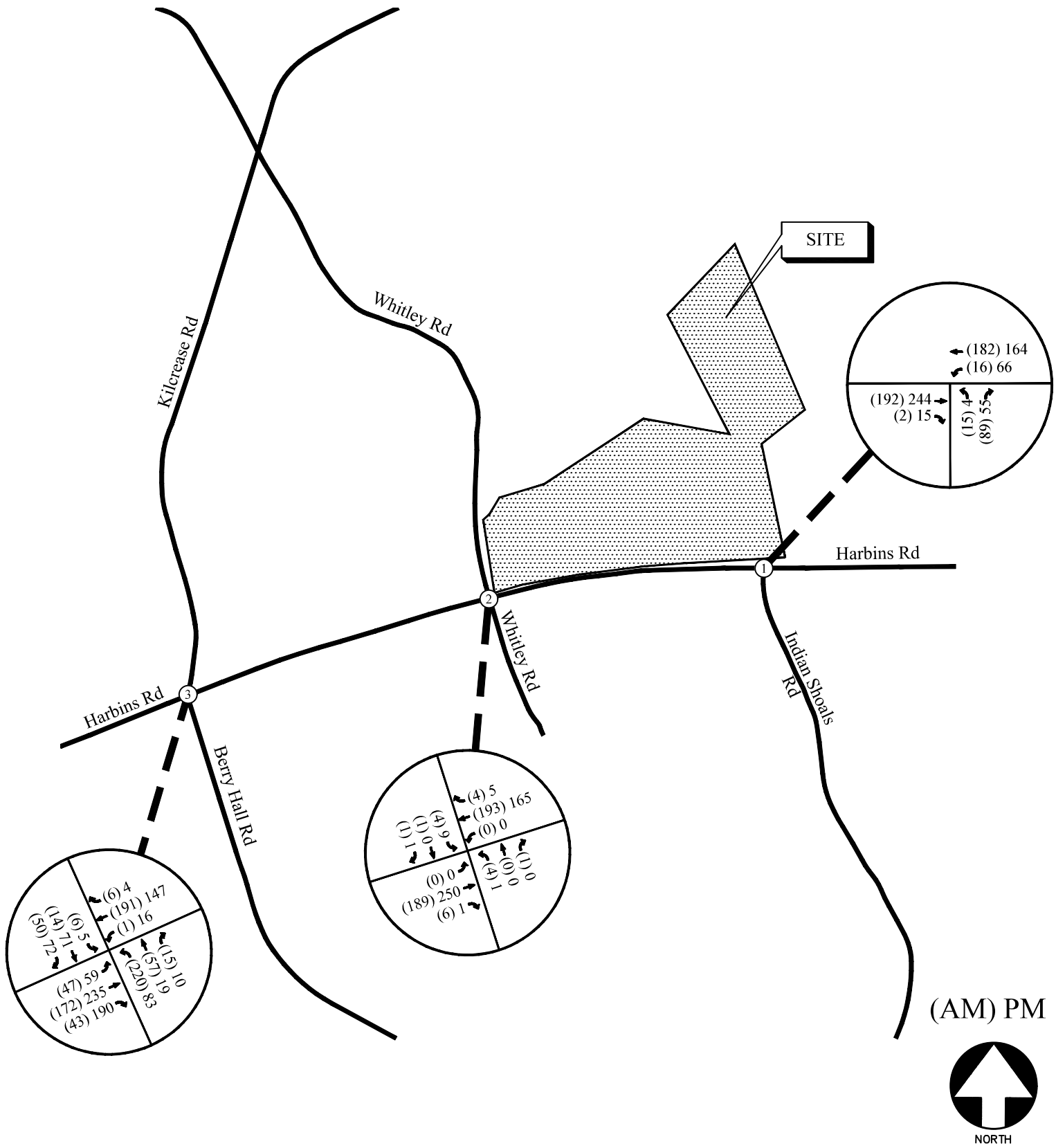
5.0 EXISTING 2025 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Harbins Road at Indian Shoals Road SE
2. Harbins Road at Whitley Road
3. Harbins Road at Kilcrease Road/Berry Hall Road SE

Turning movement counts were collected on Tuesday, September 09, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the study intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal

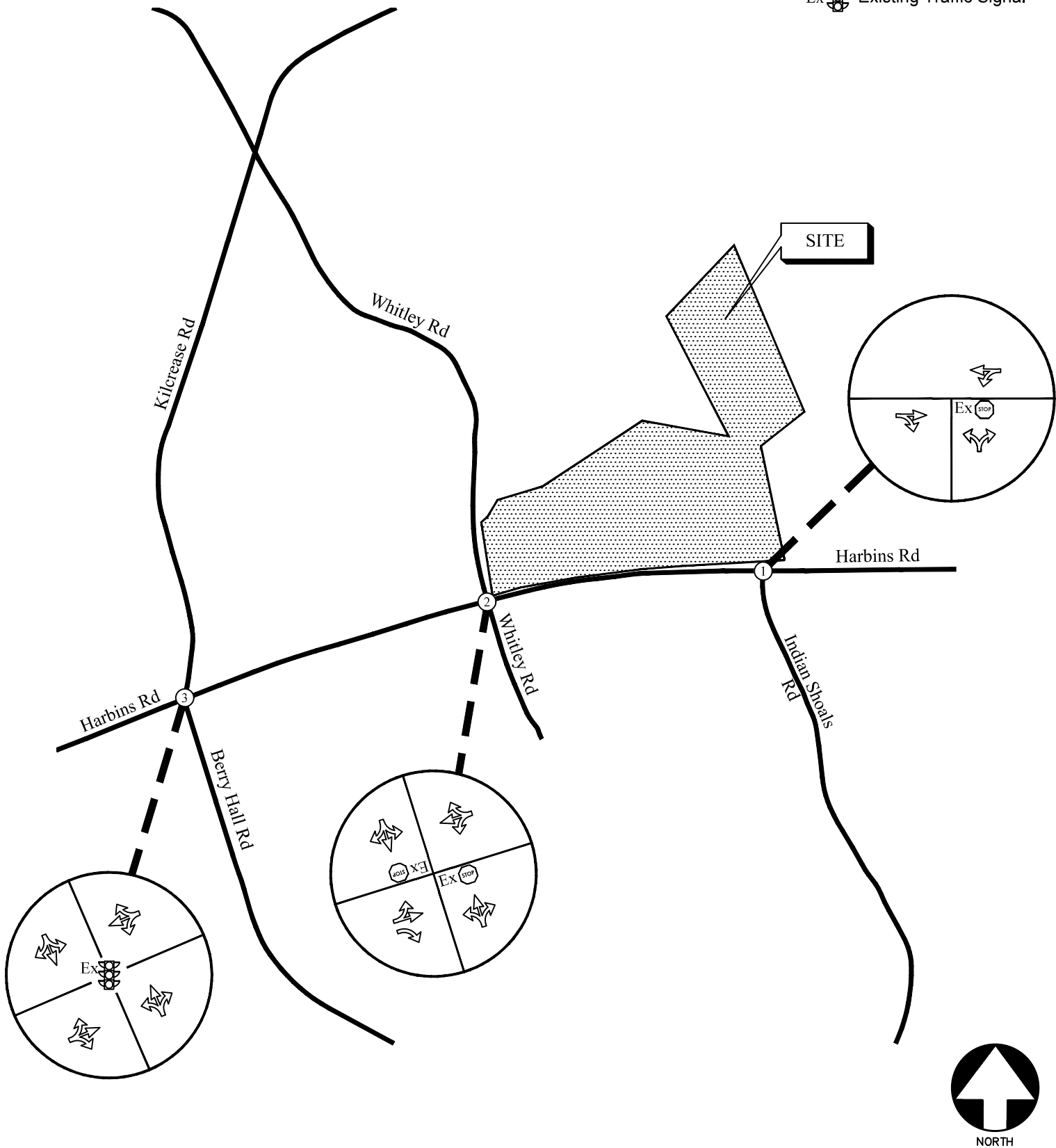


FIGURE 3
A&R Engineering Inc.

5.2 Existing Traffic Operations

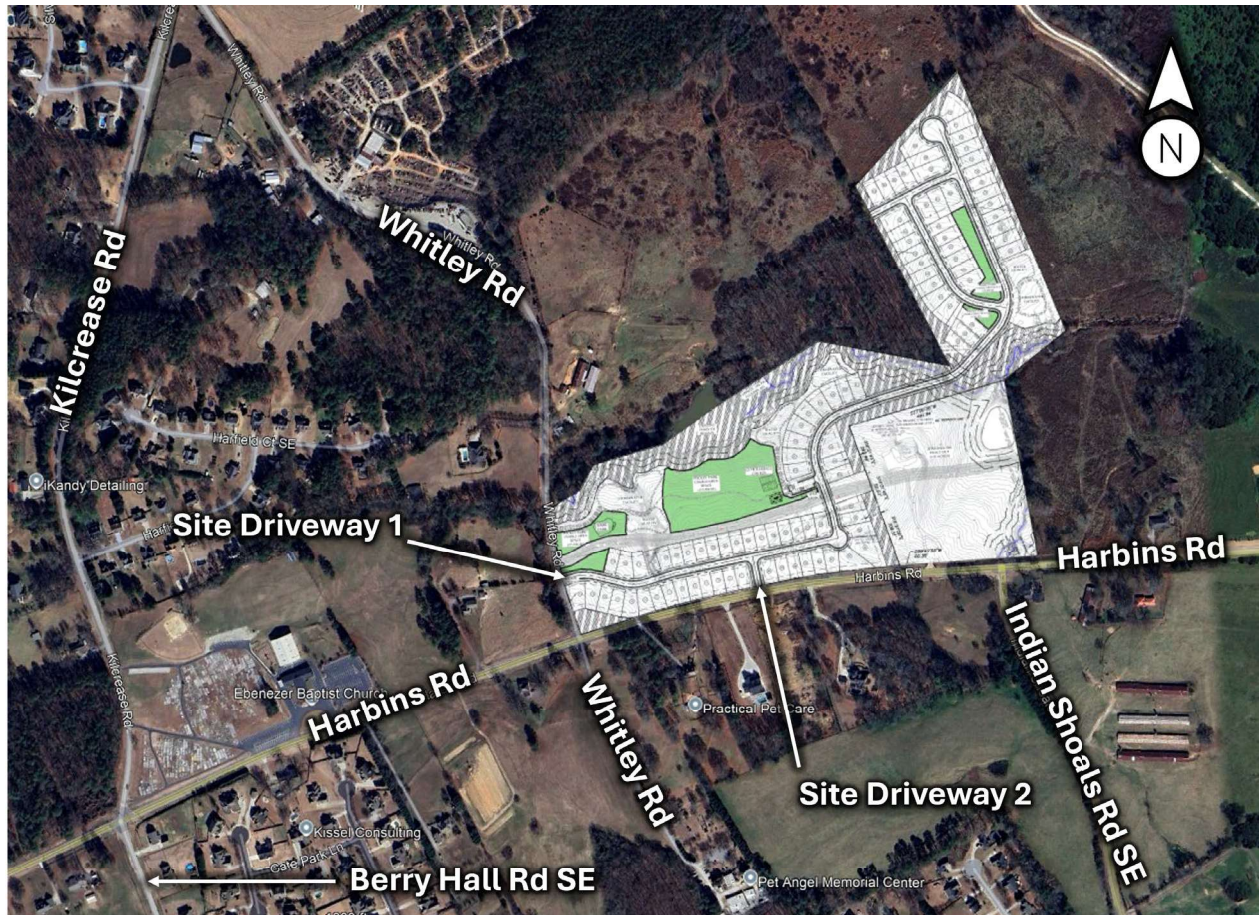
The existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Harbins Road at Indian Shoals Road SE</u> -Westbound Left -Northbound Approach	Stop-Controlled on NB Approach	A (7.7) B (10.4)	A (8.0) B (10.4)
2	<u>Harbins Road at Whitley Road</u> -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach	Stop-Controlled on NB and SB Approaches	A (0.0) A (0.0) B (11.2) B (11.4)	A (0.0) A (0.0) B (12.0) B (11.8)
3	<u>Harbins Road at Berry Hall Road SE/Kilcrease Road</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	<u>C (24.6)</u> A (8.2) A (7.7) D (48.0) D (36.7)	<u>B (18.5)</u> A (5.4) A (3.7) D (54.2) D (51.2)

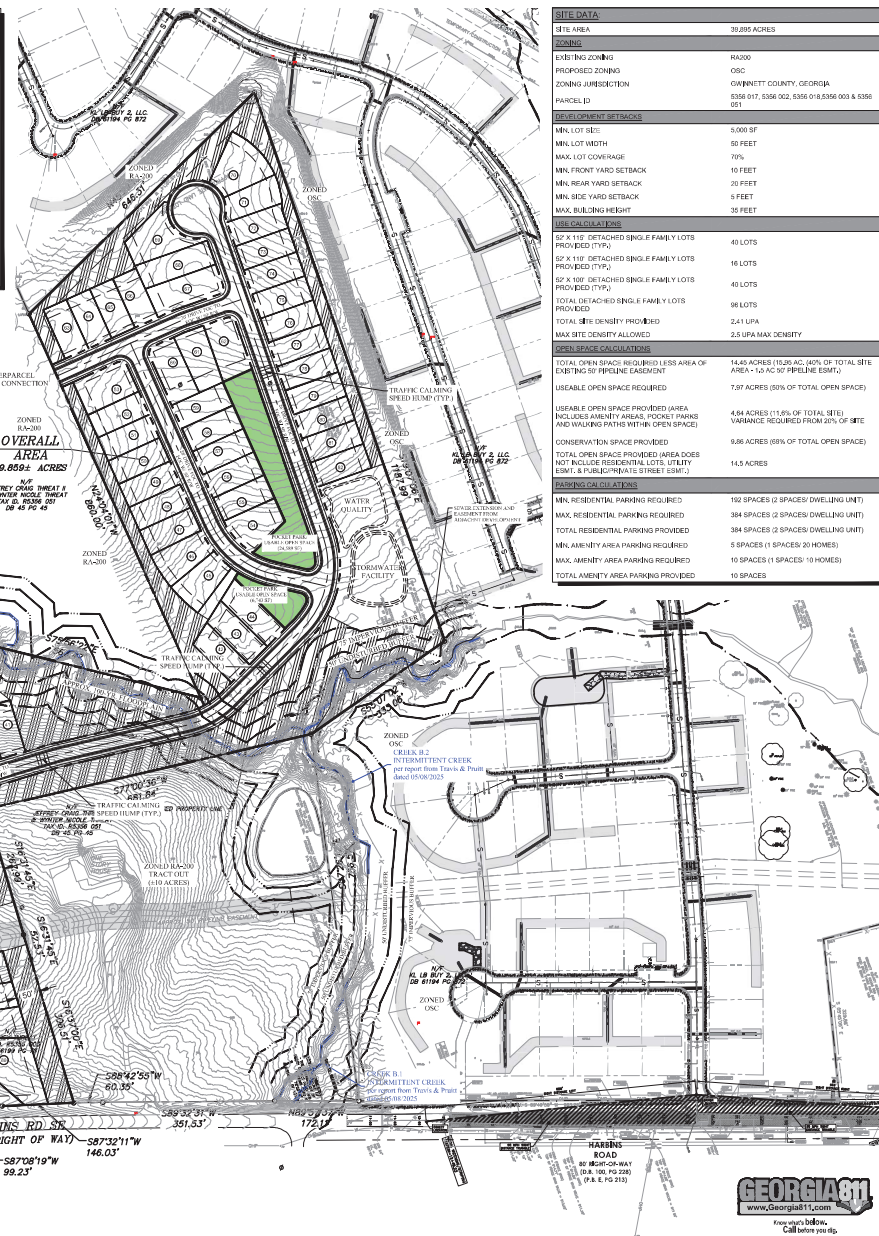
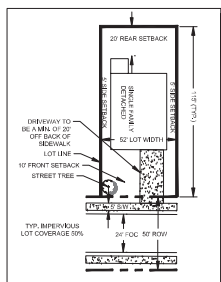
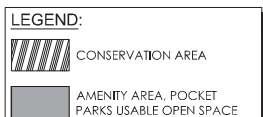
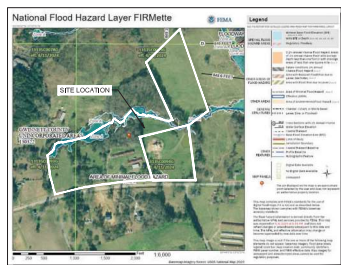
The results of the existing traffic operations analysis indicate that the signalized study intersection Harbins Road at Berry Hall Road SE/Kilcrease Road is operating at an overall level of service “C” or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service “B” or better in both the AM and PM peak hours.

6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located at northeast corner of the intersection of Whitley Road at Harbins Road in Gwinnett County, Georgia. The proposed residential development will consist of 96 single-family detached homes and proposes two full-access driveways: one located on Whitley Road, and the other on Harbins Road.



A site plan is shown in Figure 4.



SITE DATA	
SITE AREA	39.895 ACRES
ZONING	
EXISTING ZONING	R4000
PROPOSED ZONING	OSG
ZONING JURISDICTION	CHRYSTEN COUNTY, GEORGIA
PARCELS	0107-0336-002, 0336-0-0356-001 & 0356-001
PERMIT SETTINGS	
MIN LOT SIZE	9,000 SF
MIN LOT WIDTH	50 FEET
MAX LOT COVERAGE	70% FEET
MIN FRONT YARD SETBACK	10 FEET
MIN REAR YARD SETBACK	20 FEET
MIN SIDE YARD SETBACK	5 FEET
MAX BUILDING HEIGHT	30 FEET
USE CALCULATIONS	
52' X 110' DETACHED SINGLE FAMILY LOTS PRODUCED (TPY)	40 LOTS
52' X 110' DETACHED SINGLE FAMILY LOTS PRODUCED (TPY)	16 LOTS
52' X 100' DETACHED SINGLE FAMILY LOTS PRODUCED (TPY)	40 LOTS
TOTAL DETACHED SINGLE FAMILY LOTS	96 LOTS
TOTAL SITE DENSITY PROPOSED	2.41 LPA
MAX SITE DENSITY ALLOWED	2.5 LPA MAX DENSITY
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED LESS AREA OF INCL. OF PROPOSED CASSETT	14.0 ACRES (1029.42' 160% OF TOTAL SITE AREA 10.14 AC 10% OF 100% PERM. DEDUCT)
USABLE OPEN SPACE REQUIRED	7.07 ACRES (50% OF TOTAL OPEN SPACE)
USABLE OPEN SPACE PROVIDED AREA	
USABLE OPEN SPACE PROVIDED AREA: POCKET PARKS AND WALKING PATHS WITHIN OPEN SPACE	8.06 ACRES (90% OF TOTAL OPEN SPACE)
CONSERVATION SPACE PROVIDED	
TOTAL OPEN SPACE PROVIDED AREA: DOES NOT INCLUDE RESIDENTIAL LOTS, UTILITY SITES, & PARKS/RECREATION STREET CORN.	14.5 ACRES
PERMITS REQUIRED	
MIN. RESIDENTIAL PARKING REQUIRED	102 SPACES (2 SPACES / DWELLING UNIT)
MAX. RESIDENTIAL PARKING REQUIRED	384 SPACES (2 SPACES / DWELLING UNIT)
TOTAL RESIDENTIAL PARKING PROVIDED	384 SPACES (2 SPACES / DWELLING UNIT)
MIN. AMENITY AREA PARKING REQUIRED	5 SPACES (1 SPACES / 20 HOMES)
MAX. AMENITY AREA PARKING REQUIRED	10 SPACES (1 SPACES / 20 HOMES)
TOTAL AMENITY AREA PARKING PROVIDED	10 SPACES

P: (770) 451-2741 F: (770) 451-3915
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Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES

**350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092**

PROJECT

HARBINS ROAD

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
2782 & 2800 HARBINS RD.
BETHLEHEM, GEORGIA 30620
GWINNETT COUNTY JURISDICTION

FOR
TAYLOR MORRISON

MUNICIPALITY PROJECT #

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN



SCALE: 1" = 120'
DATE: 07/11/2025
PROJECT: 25119.00



Z1
SHEET

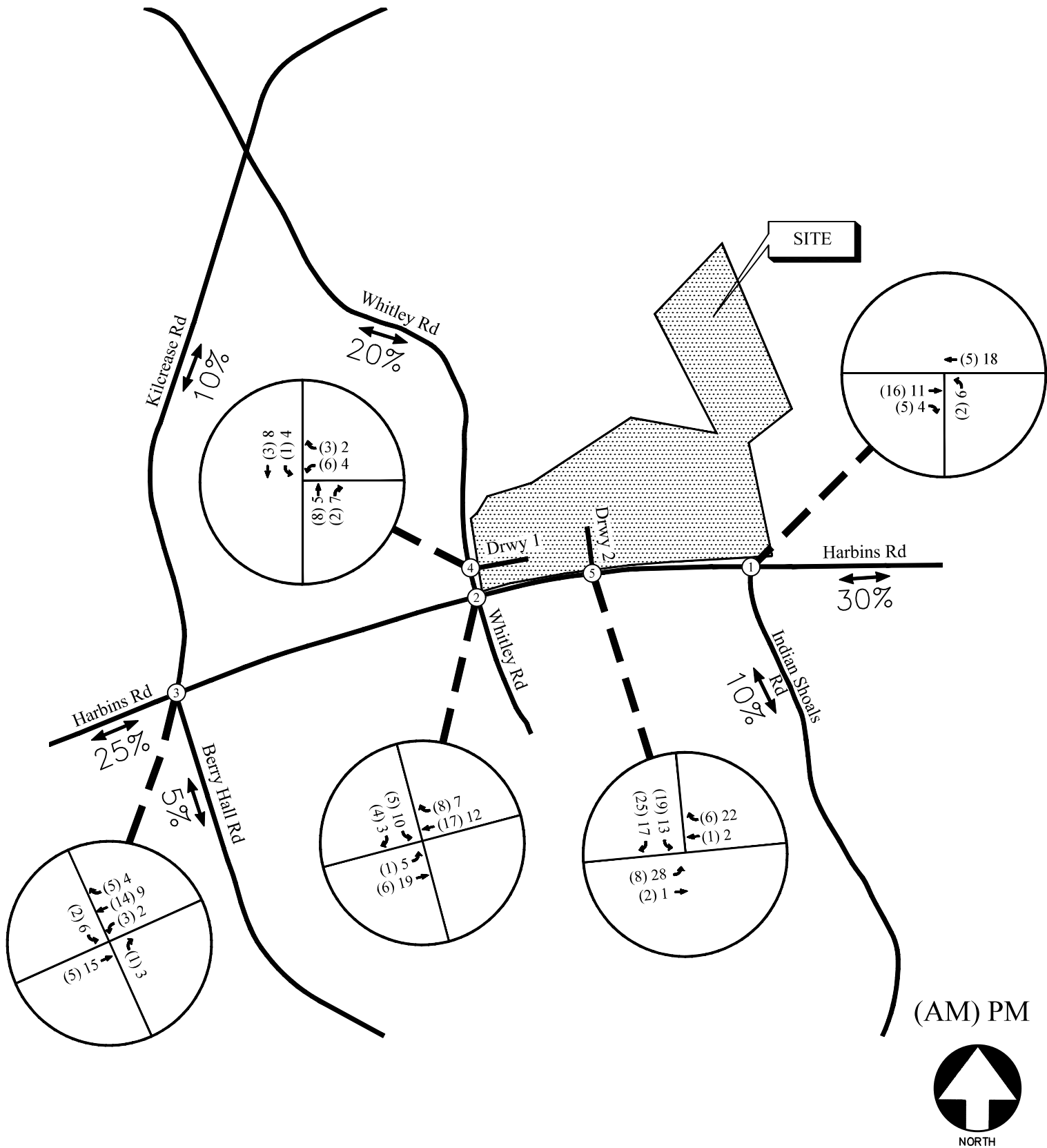
6.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category: *210 - Single-Family Detached Housing*. The calculated trip generation volumes for the proposed development are shown in Table 4.

TABLE 4 — TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 – Single-Family Detached Housing	96 Units	18	54	72	60	36	96	972

6.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site is shown in Figure 5.



TRIP DISTRIBUTION AND NEW SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

7.0 FUTURE 2027 TRAFFIC ANALYSIS

The future 2027 traffic operations are analyzed for the “Build” and “No-Build” conditions.

7.1 Future “No-Build” Conditions

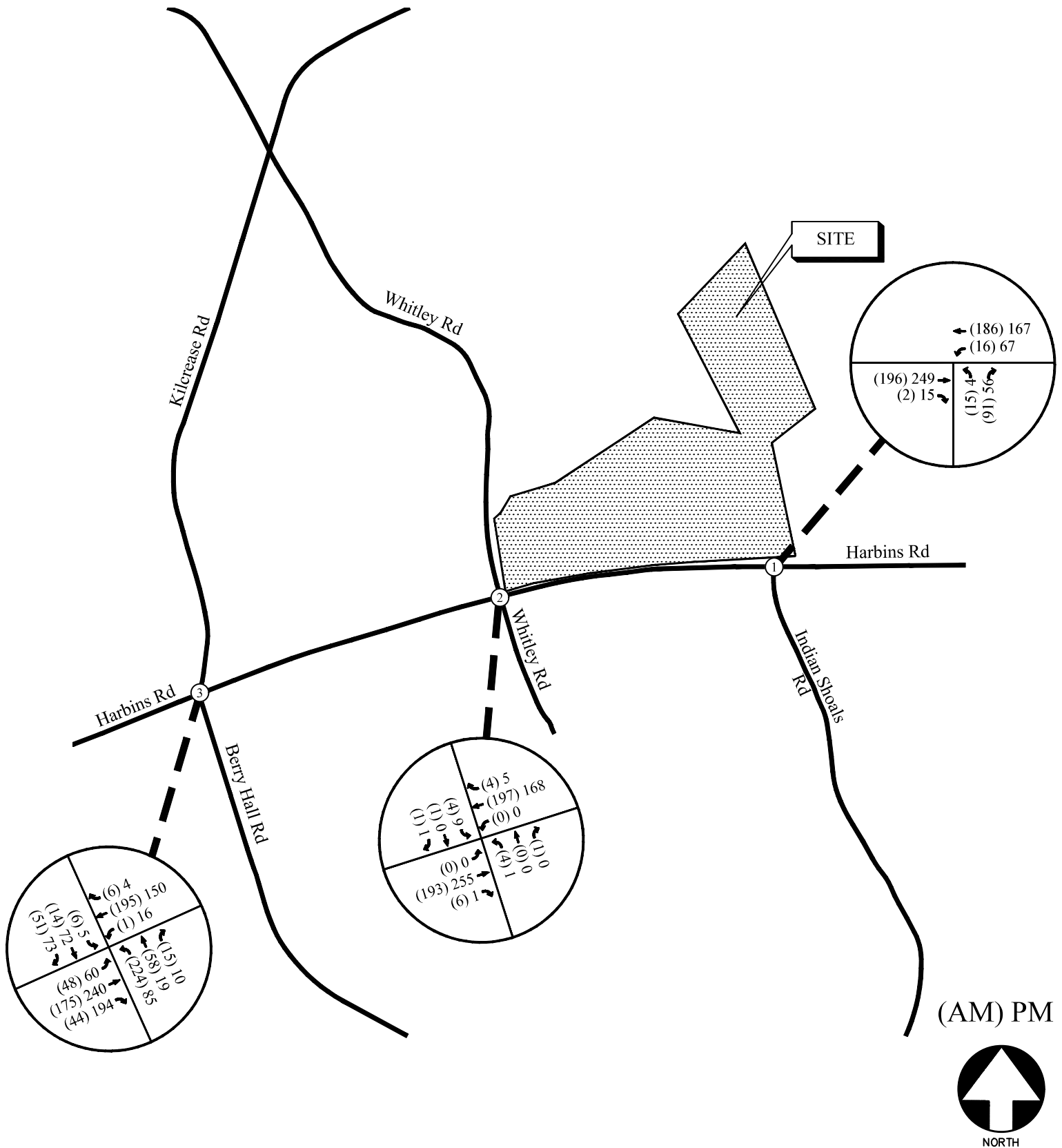
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

7.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

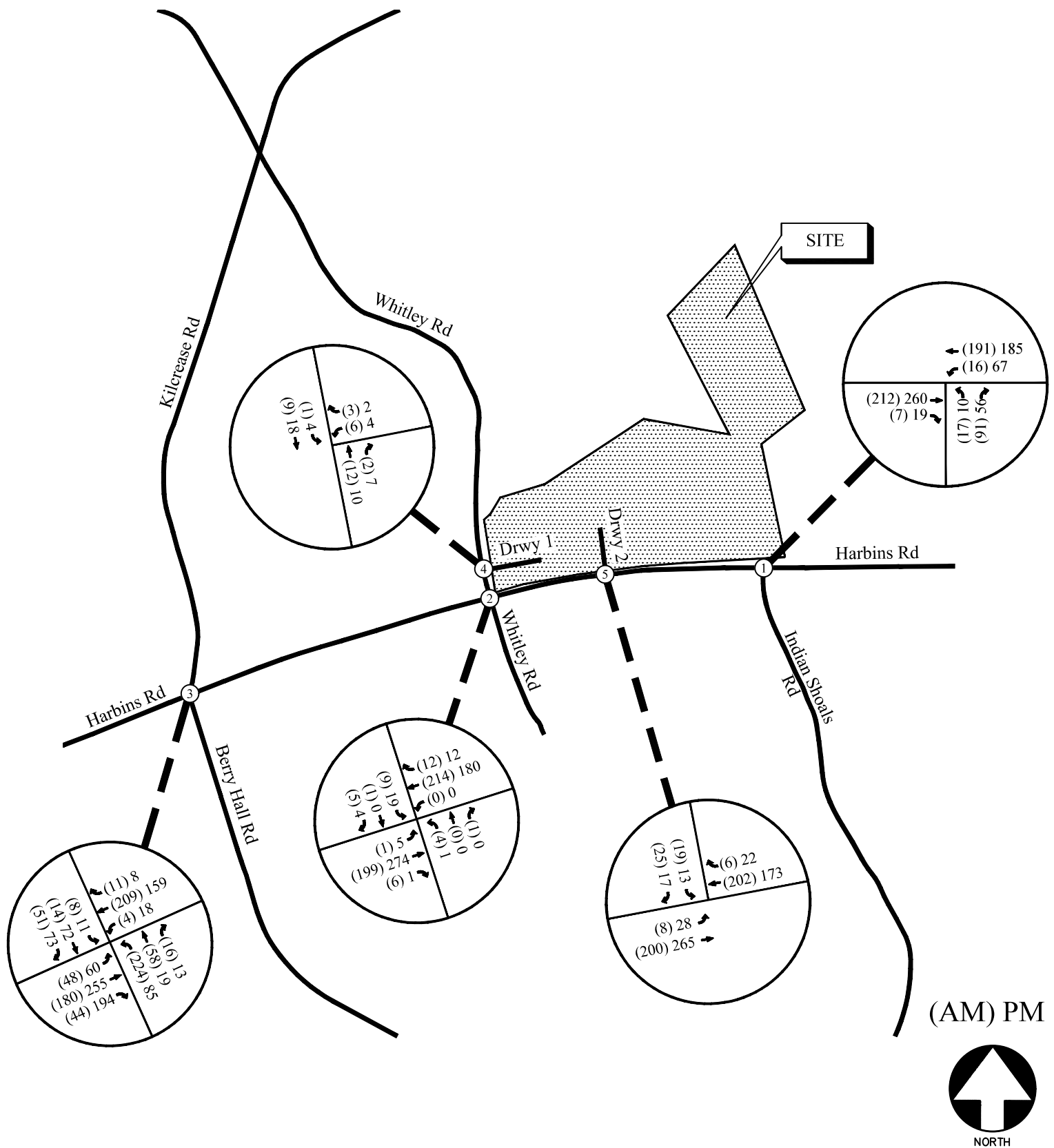
7.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.

7.3 Auxiliary Lane Analysis

Included below are analyses for turn lanes at the site driveways per Gwinnett County standards.

7.3.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Guidelines for Left Turn Lanes, a left turn lane must be provided at each subdivision street that accesses a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds. Per Gwinnett County left turn lane standards (Table 1 – Residential Developments), for roads with posted speed limits of 40-50 mph and an ADT of less than 6,000 (including both Whitley Road and Harbins Road), the threshold for requiring a left turn lane is 100 units/lots. The proposed development will have 96 single-family detached homes, which falls below this threshold. Additionally, the traffic for this development will not only use the driveway on Harbins Road, as some site-generated trips will be shared with the driveway to the west on Whitley Road. Therefore, a left turn lane is not warranted at either site driveway.

7.3.2 Deceleration Turn Lane Analysis

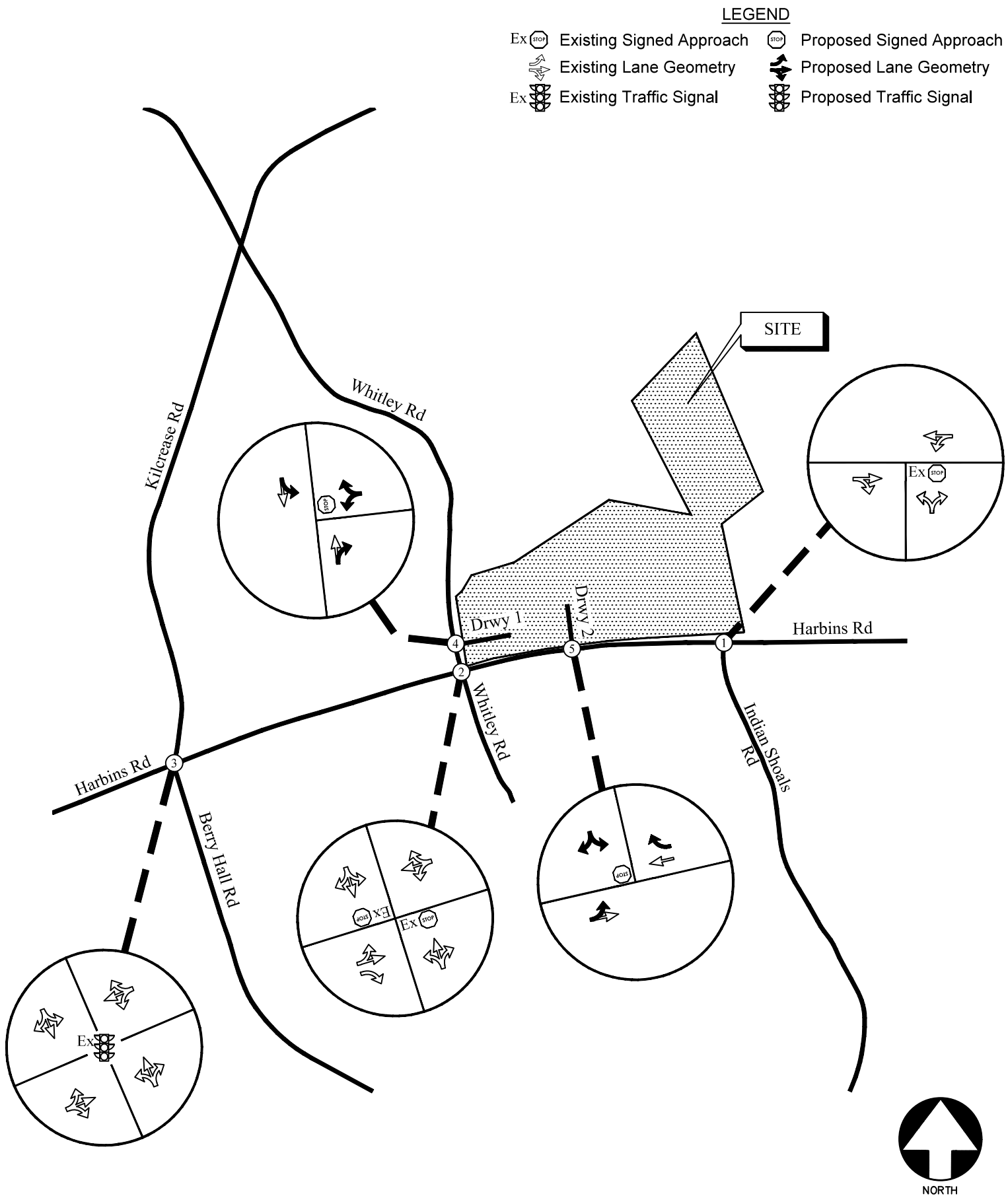
According to Gwinnett County Unified Development Ordinance (UDO) Standards, a right turn deceleration lane shall be required at each subdivision street entrance that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2). Since Harbins Road is classified as a Major Collector roadway as per GCDOT's Long Range Road Classification (LRCC) map, a right turn lane is warranted at the Site Driveway 2 on Harbins Road. Since Whitley Road is not classified by Gwinnett County as a Minor/Major Collector Street or a Major Thoroughfare, a right turn lane is not warranted at the Site Driveway 1 on Whitley Road.

7.4 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figure 6 and Figure 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 — FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD-OUT	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Harbins Road at Indian Shoals Road SE</u>				
	-Westbound Left -Northbound Approach	A (7.7) B (10.4)	A (8.0) B (10.5)	A (7.7) B (10.7)	A (8.1) B (11.1)
2	<u>Harbins Road at Whitley Road</u>				
	-Eastbound Left	A (0.0)	A (0.0)	A (7.7)	A (7.7)
	-Westbound Left	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	-Northbound Approach	B (11.3)	B (12.1)	B (11.6)	B (12.7)
	-Southbound Approach	B (11.5)	B (11.9)	B (11.4)	B (12.4)
3	<u>Harbins Road at Berry Hall Road/ Kilcrease Road</u>	<u>C (24.6)</u>	<u>B (18.5)</u>	<u>C (26.9)</u>	<u>B (18.5)</u>
	-Eastbound Approach	A (8.5)	A (5.6)	A (8.3)	A (5.8)
	-Westbound Approach	A (7.9)	A (3.8)	A (7.8)	A (3.9)
	-Northbound Approach	D (47.8)	D (54.1)	E (55.9)	D (54.0)
	-Southbound Approach	D (36.4)	D (50.9)	D (36.8)	D (51.1)
4	<u>Whitley Road at Site Driveway 1</u>				
	-Westbound Approach -Southbound Left	-	-	A (8.6) A (7.2)	A (8.6) A (7.3)
5	<u>Harbins Road at Site Driveway 2</u>				
	-Eastbound Left -Southbound Approach	-	-	A (7.7) B (10.7)	A (7.7) B (10.9)

The results of both the “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection Harbins Road at Berry Hall Road/Kilcrease Road will continue to operate at an overall level of service “C” or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “B” or better in both the AM and PM peak hours.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

**FIGURE 8
A&R Engineering Inc.**

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at northeast corner of the intersection of Whitley Road at Harbins Road, Gwinnett County, Georgia. The development will consist of 96 single-family detached homes and proposes two full-access driveways: one located on Whitley Road, and the other on Harbins Road.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Harbins Road at Indian Shoals Road SE
2. Harbins Road at Whitley Road
3. Harbins Road at Berry Hall Road SE/Kilcrease Road
4. Whitley Road at Site Driveway 1
5. Harbins Road at Site Driveway 2

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for an increase in traffic due to the proposed development. The results of both the “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection Harbins Road at Berry Hall Road/Kilcrease Road will continue to operate at an overall level of service “C” or better in both the AM and PM peak hours as in the existing conditions. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “B” or better in both the AM and PM peak hours. Based on the analysis results, the proposed development will have minimal impact on traffic operations in the study network.

8.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway on Whitley Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Whitley Road remaining free flow
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2: Full Access Driveway on Harbins Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Harbins Road remaining free flow
 - A deceleration lane for entering traffic on Harbins Road
 - Provide/confirm adequate sight distance per AASHTO standards

Exhibit I: Public Participation Plan and Report

[attached]



Public Participation Plan

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

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.

K Authentic Event Venue, 655 Exchange Circle, Bethlehem, GA 30620

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.

September 18, 2025 at 6:00 p.m.

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

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



Public Participation Report

1. **List all groups that you notified of the requested application. 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.**

September 18, 2025 at 6:00 pm at K Authentic Event Venue, 655 Exchange Circle, Bethlehem, GA 30620

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.**

Five (5) people participated in the meeting.

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

The attendees indicated concerns regarding conservation of open space, traffic impacts from development, the number of homes, and whether water studies were considering the impact of development on neighboring properties. There were issues with whether the development is in line with the character of the 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?**

Approximately 15 acres of the subject property will be open space conservation, which is more than the current R200 zoning requires. The impact on traffic has been considered and we are proposing a deceleration lane in response.

The hydraulic studies will address erosion from the development and account for it. OSC zoning is within the 2045 Plan for the area. The Applicant will take neighbor concerns into account and provide an update to the neighbors before or at the planning commission public hearing.

Exhibit J: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.31.2025	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		REZ2025-00031	
Case Address:		2782 & 2800 Harbins Road, Bethlehem, 30620	
Comments:		☒ X	☐ YES
		☐	☐ NO
1	Harbins Road is a major collector. The Average Daily Traffic (ADT) Volume is 4,867 (from 11/2022).		
2	The nearest Ride Gwinnett facility is located 11.5 miles away at Collins Hill Road and Collins Industrial Way (Stop 4517 / Route 45).		
3	The intersection of Harbins Road and Whitley Road currently operates at a level of service (LOS) A or B for each approach in both the AM and PM peak hours.		
4	Per section 360-90 of the UDO, the developer shall provide a 5' concrete sidewalk along the entire site road frontage.		
5	The developer shall provide traffic calming for any internal street that exceeds 500' without a control point.		
6			
7			
Recommended Zoning Conditions:		☒ X	☐ YES
		☐	☐ NO
1	The developer shall provide an eastbound left turn lane, along with a westbound right-turn lane, along Harbins Road at the proposed site driveway.		
2	The developer shall provide a northbound right-turn lane along Whitley Road at the proposed site driveway.		
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

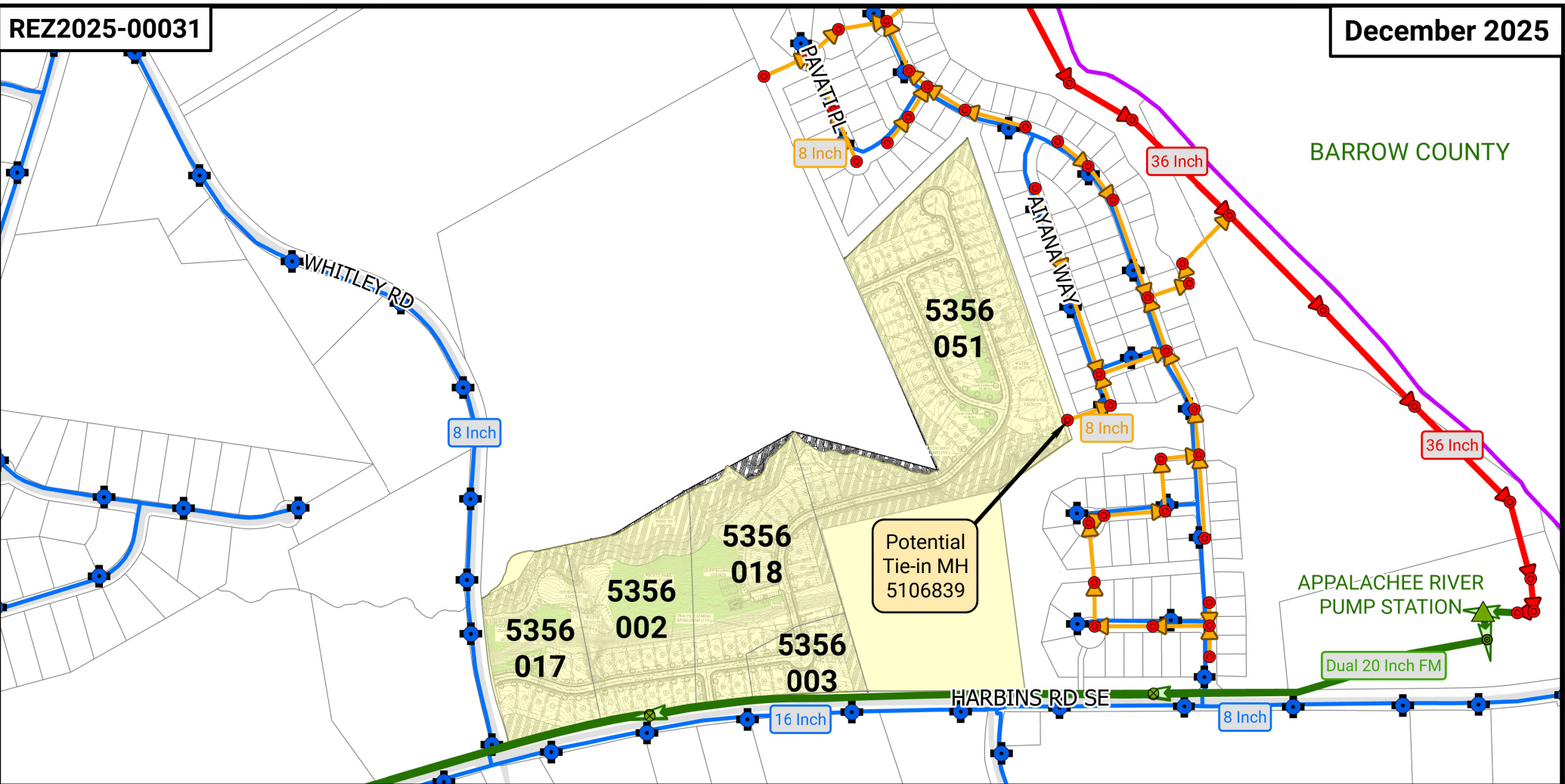


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Lorraine Campagne		
Reviewer Title:		Section Manager		
Reviewer Email Address:		Lorraine.Campagne@gwinnettcountry.com		
Case Number:		REZ2025-00031		
Case Address:		2800 Harbins Rd		
Comments:		☒	YES	☐ NO
1	Water: The proposed development shall connect to the existing 8-inch water main on the western right-of-way of Whitley Road and to the existing 16-inch water main on the southern right-of-way of Harbins Road. The two 20-inch force mains on the northern right-of-way of Harbins Road must be avoided during all phases of construction, including the construction of deceleration lanes and connection to utilities.			
2	Sewer: A Sewer Capacity Certification (C2025-149-06) was approved in June 2025 for 101 single family homes. The proposed development plans to connect to a recently constructed 8-inch gravity sewer located on parcel 5356 005.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		☐	YES	☒ NO
1				
2				
3				
4				
5				

Note: Attach additional pages, if needed

Revised 7/26/2021



BARROW COUNTY

APPALACHEE RIVER
PUMP STATION

Dual 20 Inch FM

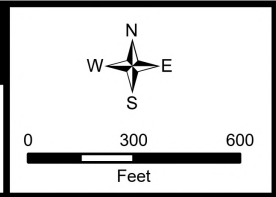
Potential
Tie-in MH
5106839

LEGEND

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

**2800 Harbins Rd
RA-200 to OSC**

Water & Sewer Utility Map



Water Comments: The proposed development shall connect to the existing 8-inch water main on the western right-of-way of Whitley Road and to the existing 16-inch water main on the southern right-of-way of Harbins Road. The two 20-inch force mains on the northern right-of-way of Harbins Road must be avoided during all phases of construction, including the construction of deceleration lanes and connection to utilities.

Sewer Comments: A Sewer Capacity Certification (C2025-149-06) was approved in June 2025 for 101 single family homes. The proposed development plans to connect to a recently constructed 8-inch gravity sewer located on parcel 5356 005.

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, December, 2025											Proposed Zoning
	School	2025-26			2026-27			2027-28			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Meadowcreek High School	2502	2,850	-348	2,477	2,850	-373	2,452	2,850	-398	22
REZ2025-00029	Radloff Middle School	1311	1,575	-264	1,298	1,575	-277	1,285	1,575	-290	16
	Ferguson Elementary School	860	975	-115	851	975	-124	843	975	-132	28
	Archer High School	2933	3,325	-392	2,977	3,325	-348	3,005	3,325	-320	23
REZ2025-00031	McConnell Middle School	1967	1,775	192	2,005	1,775	230	2,045	1,775	270	15
	Harbins Elementary School	1303	1,225	78	1,329	1,225	104	1,355	1,225	130	29

Exhibit K: Maps

[attached]

**BARROW
COUNTY**

WHITLEY RD

HARFIELD CT

HARBINS RD

INDIAN SHOALS RD

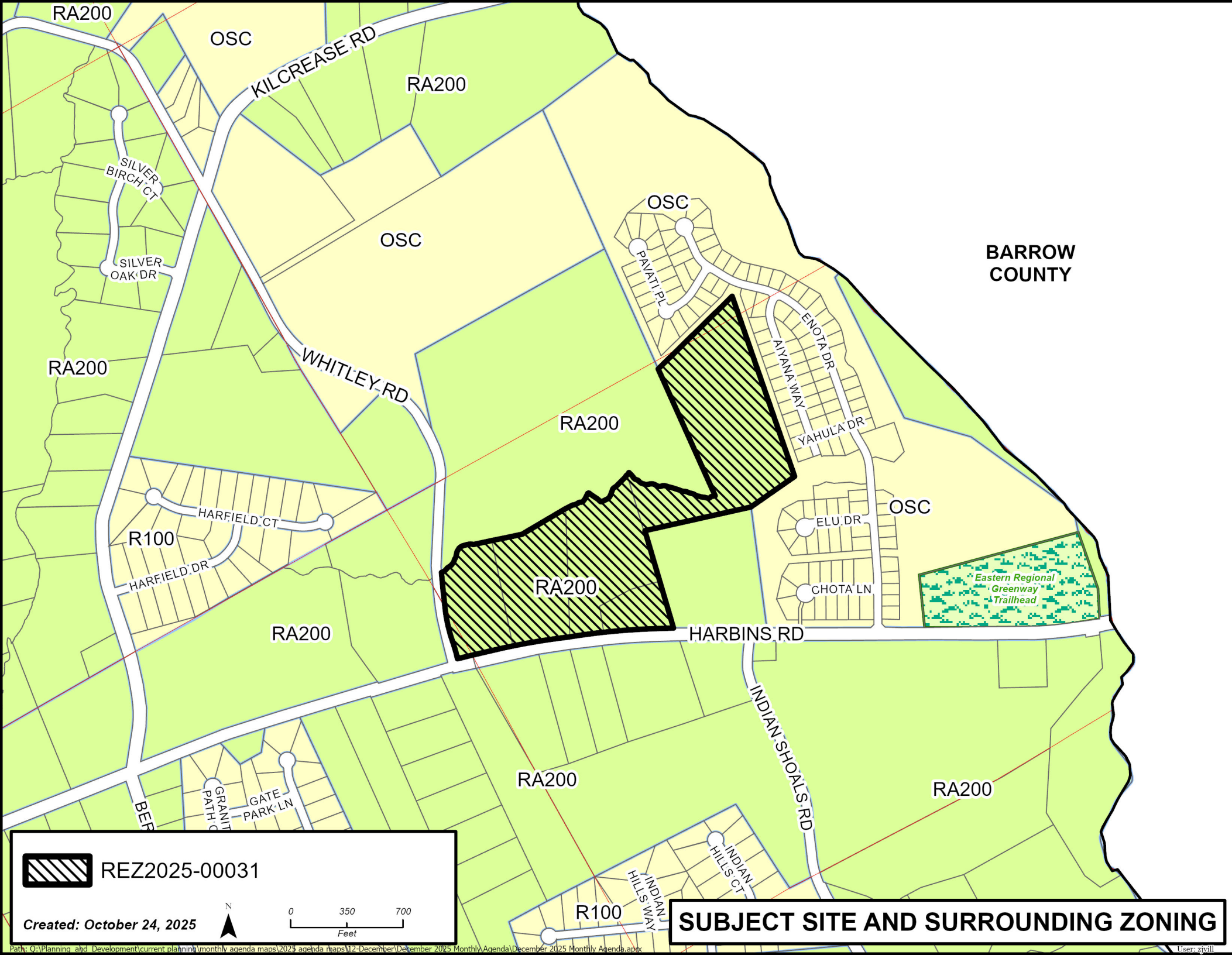
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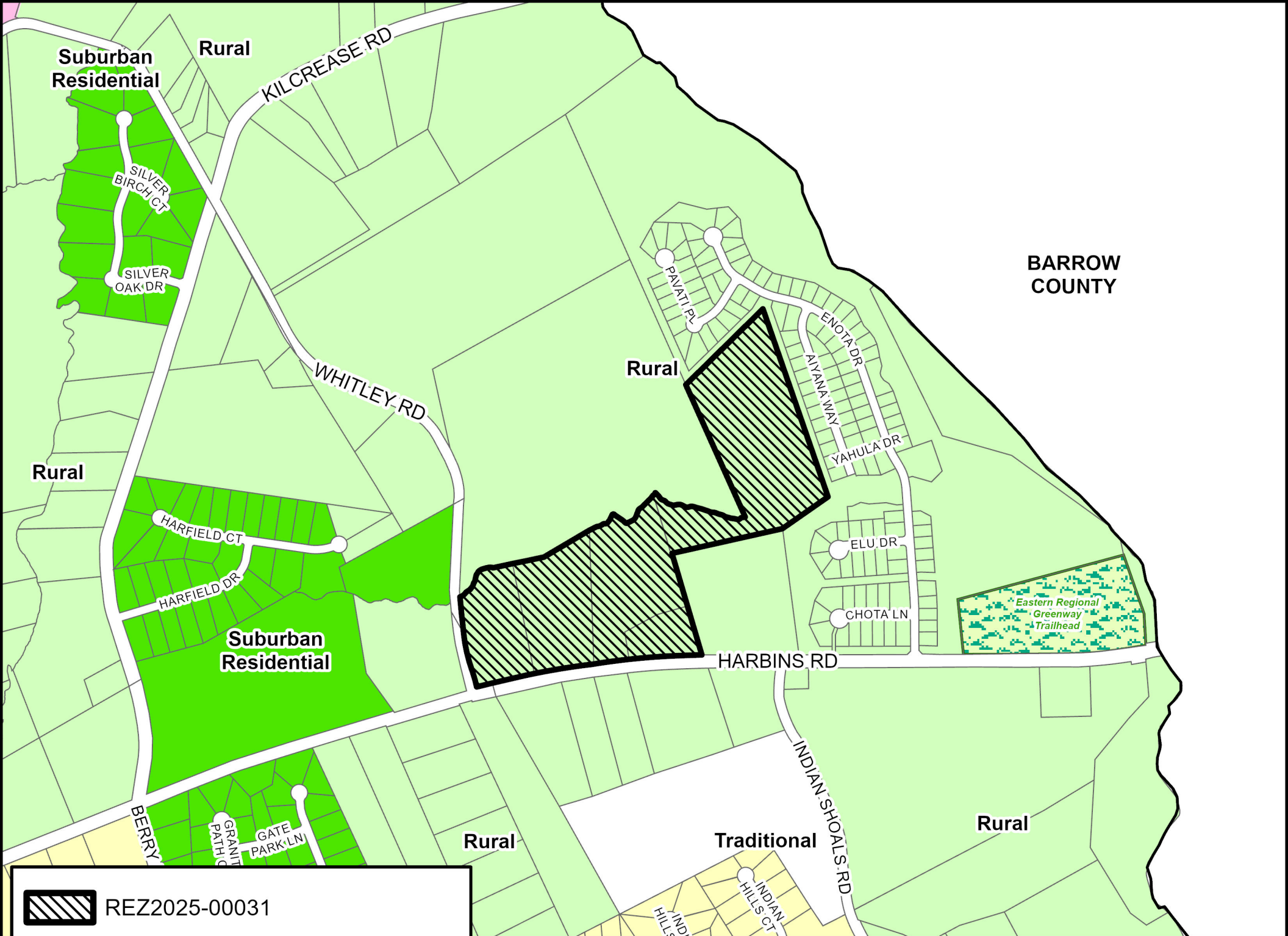
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Feet

Gwinnett County GIS

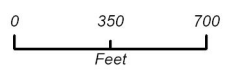




BARROW
COUNTY

 REZ2025-00031

Created: October 24, 2025



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	☐ Grants	☒ Public Hearing	☐ Renewals
20251308				
Department:	Planning & Development		Date Submitted:	12/03/2025
Working Session:		Business Session:	Public Hearing:	12/09/2025
Submitted By:	cdwylie		Multiple Depts?	No
Agenda Type	Ratification			
Item of Business:			Locked by Purchasing	No
of Plat approvals for November 1, 2025 through November 30, 2025.				
Attachments	Plat Ratification Report and Map			
Authorization:	Chairwoman's Signature?	No		
Staff Recommendation	Approval			
BAC Action:				
Department Head	jjleitch (12/3/2025)			
Attorney	jennyscarter (12/4/2025)			
Agenda Purpose Only				

Financial Action

Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	*	N/A	brainey (12/4/2025)
Finance Comments	*No budget impact.			FinDir's Initials
				raroyal (12/3/2025)

☐ Budget Adjust ☐ Grand Jury

County Clerk Use Only			PH was Held? ☐
Working Session		Vote	No Action Taken
Action	Public Hearing		
Tabled			
Motion			
2nd by			



Gwinnett County
Department of Planning & Development

Plat Ratification Report

From 11/1/2025 to 11/30/2025

Final Plats Approved

CASE NUMBER : PLAT2023-00213		ADDRESS : SUNNY HILL RD (1900 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : CABRERA-ORTIZ, ALFREDO G. (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 2.55		DESIGNER	
PARCEL # : 7093 008		DENSITY : N/A		GERALD H. BERNHARD MANSUR ENGINEERING, INC. 1810 PEACHTREE INDUSTRIAL BOULEVARD, SUITE 140 DULUTH, GA 30097	
STATUS : Revision Authorized		NO. OF LOTS : 4			
RECEIVED ON : 8/1/2023					
ISSUED ON : 11/25/2025					

PROJECT DESCRIPTION : CABRERA-ORTIZ, ALFREDO G. (XPL), R-100, 4 LOTS, 2.55 ACRES, SEPTIC

CASE NUMBER : PLAT2024-00475		ADDRESS : OLD FREEMAN MILL RD (900 BLOCK), DACULA, GA 30019		PROJECT : ROWEN FOUNDATION, INC.	
COMMISSION DIST: 3		TOTAL ACRES : 28.56		DEVELOPER	
PARCEL # : 5331 002		DENSITY : N/A		DESIGNER	
				SOLOMON ABRAMS ROWEN FOUNDATION, INC. 279 WEST CROGAN STREET LAWRENCEVILLE, GA 30046	
STATUS : Plans Authorized		NO. OF LOTS : 1		AUBREY JONATHAN AKIN TECHNICAL SURVEY SERVICES, INC. 1641 AUTUMN BOULEVARD CONYERS, GA 30012	
RECEIVED ON : 11/22/2024					
ISSUED ON : 11/26/2025					

PROJECT DESCRIPTION : RIGHT OF WAY DEDICATION, PHASE I, RA-200, 28.56 ACRES, SEWER

CASE NUMBER : PLAT2025-00027		ADDRESS : EWING CHAPEL RD (2300 BLOCK), DACULA, GA 30019		PROJECT : POVIAN, MARIUS (XPL)	
COMMISSION DIST: 3		TOTAL ACRES : 17.18		DEVELOPER	
PARCEL # : 5250 034		DENSITY : N/A		DESIGNER	
				KEVIN V. RINGO RINGO ABERNATHY & ASSOCIATES 257 PINECREST LANE BRASELTON, GA 30517	
STATUS : Revision Authorized		NO. OF LOTS : 7			
RECEIVED ON : 1/23/2025					
ISSUED ON : 11/18/2025					
PROJECT DESCRIPTION : POVIAN, MARIUS (XPL), RA-200, 7 LOTS, 17.18 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00152		ADDRESS : WEST PARK PL (1900 BLOCK), STONE MOUNTAIN, GA 30087		PROJECT : STONE MOUNTAIN RETAIL	
COMMISSION DIST: 2		TOTAL ACRES : 31.08		DESIGNER	
PARCEL # : 6060 006		DENSITY : N/A		BRADLEY D. CASH GEOSURVEY, LTD. 1660 BARNES MILL ROAD MARIETTA, GA 30062	
STATUS : Plans Authorized		NO. OF LOTS : 7		MIKE HAGAN FD BCDC STM OWNER, LLC 3575 PIEDMONT CENTER, SUITE 800 ATLANTA, GA 30305	
RECEIVED ON : 4/29/2025					
ISSUED ON : 11/12/2025					
PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, MU-R PER RZC2023-00008, 7 LOTS, 31.08 ACRES, SEWER					

CASE NUMBER : PLAT2025-00168		ADDRESS : HARBINS ROAD (2800 BLOCK), BETHLEHEM, GA 30620		PROJECT : APALACHEE HILLS	
COMMISSION DIST: 3		TOTAL ACRES : 93.47		DEVELOPER	
PARCEL # : 5356 005		DENSITY : 1.34		DESIGNER	
				MIKE MUSIC LENNAR GEORGIA, LLC 11560 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022	
				DENVER W. YOUNGBLOOD PAPE-DAWSON GEORGIA, LLC 2500 NORTHWINDS PARKWAY, SUITE 360 ALPHARETTA, GA 30009	
STATUS : Revision Authorized		NO. OF LOTS : 125			
RECEIVED ON : 5/5/2025					
ISSUED ON : 11/19/2025					
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, OSC PER RZR2016-00002, 125 LOTS, 93.47 ACRES, 56.04 ACRES OPEN SPACE, SEWER					

CASE NUMBER : PLAT2025-00174	ADDRESS : VIRGIL MOON RD (1700 BLOCK), LOGANVILLE, GA 30052	PROJECT : BRASWELL FARMS
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COMMISSION DIST: 3	TOTAL ACRES : 33.53	DEVELOPER	DESIGNER
PARCEL # : 4247 005	DENSITY : 1.79	SCOTT DOZIER KLLB AIV, LLC 1000 MANSELL EXCHANGE WEST, SUITE 350 ALPHARETTA, GA 30022	CHRISTOPHER WAYNE CLARK CLARK LAND CONSULTANTS, LLC 11 BELMORE MANOR DRIVE SUWANEE, GA 30024
STATUS : Plans Authorized	NO. OF LOTS : 60		
RECEIVED ON : 5/9/2025			
ISSUED ON : 11/17/2025			

PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, OSC PER RZR2022-00014, 60 LOTS, 33.53 ACRES, 19.86 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2025-00183	ADDRESS : ARNOLD RD (500 BLOCK), LAWRENCEVILLE, GA 30044	PROJECT : ROYAL MODERN HOMES, LLC (XPL)
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COMMISSION DIST: 3	TOTAL ACRES : 3.01	DEVELOPER	DESIGNER
PARCEL # : 5020 002A	DENSITY : N/A	ALEX TIRITEU ROYAL MODERN HOMES, LLC 741 ROCK SPRINGS ROAD LAWRENCEVILLE, GA 30043	LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019
STATUS : Plans Authorized	NO. OF LOTS : 4		
RECEIVED ON : 5/15/2025			
ISSUED ON : 11/18/2025			

PROJECT DESCRIPTION : ROYAL MODERN HOMES, LLC (XPL), R-100, 4 LOTS, 3.01 ACRES, SEWER

CASE NUMBER : PLAT2025-00241	ADDRESS : MARTINS CHAPEL ROAD (700 BLOCK), LAWRENCEVILLE, GA 30045	PROJECT : PARKLAND COMMUNITIES (XPL)
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COMMISSION DIST: 3	TOTAL ACRES : 38.47	DEVELOPER	DESIGNER
PARCEL # : 5213 024	DENSITY : N/A	KEVIN CLARK PARKLAND COMMUNITIES 925 NORTH POINT PARKWAY, SUITE 320 ALPHARETTA, GA 30005	CLINTON R. COULTER GASKINS + LECRAW 147 REINHARDT COLLEGE PARKWAY, SUITE 3 CANTON, GA 30114
STATUS : Plans Authorized	NO. OF LOTS : 1		
RECEIVED ON : 6/24/2025			
ISSUED ON : 11/18/2025			

PROJECT DESCRIPTION : PARKLAND COMMUNITIES (XPL), R-60 PER REZ2025-00007, 1 LOT, 38.47 ACRES, SEWER

CASE NUMBER : PLAT2025-00290		ADDRESS : CRUSE RD (2100 BLOCK), LAWRENCEVILLE, GA 30044		PROJECT : RAINWATER PARK	
COMMISSION DIST: 1		TOTAL ACRES : 4.63		DESIGNER	
PARCEL # : 7003 310		DENSITY : 8.22		M. CHAYCE BELL LJA SURVEYING, INC. 4525 SOUTH LEE STREET BUFORD, GA 30518	
STATUS : Plans Authorized		NO. OF LOTS : 38			
RECEIVED ON : 7/29/2025					
ISSUED ON : 11/7/2025					
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, TOWNHOMES, R-TH PER RZM2022-00017, 38 LOTS, 4.63 ACRES, 0.98 ACRES OPEN SPACE, SEWER					
CASE NUMBER : PLAT2025-00307		ADDRESS : OLD PEACHTREE RD (1400 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : BEACON AT OLD PEACHTREE - UNIT 4	
COMMISSION DIST: 4		TOTAL ACRES : 39.99		DESIGNER	
PARCEL # : 7104 016		DENSITY : 4.20		JAMES T. DOTSON PAPE-DAWSON GEORGIA, LLC 2500 NORTHWINDS PARKWAY, SUITE 360 ALPHARETTA, GA 30009	
STATUS : Plans Authorized		NO. OF LOTS : 168			
RECEIVED ON : 8/6/2025					
ISSUED ON : 11/4/2025					
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, UNIT 4, TND PER RZR2022-00008, 168 LOTS, 39.99 ACRES, 10.87 ACRES OPEN SPACE, SEWER					
CASE NUMBER : PLAT2025-00332		ADDRESS : BROOKS RD (1600 BLOCK), DACULA, GA 30019		PROJECT : BROOKS STATION POD 2 UNIT 2	
COMMISSION DIST: 3		TOTAL ACRES : 8.03		DESIGNER	
PARCEL # : 5248 004		DENSITY : 1.61		DONALD EDWARD JAMES PRECISION PLANNING INC. 400 PIKE BOULVEVARD LAWRENCEVILLE, GA 30046	
STATUS : Revision Authorized		NO. OF LOTS : 23			
RECEIVED ON : 8/27/2025					
ISSUED ON : 11/26/2025					
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, POD 2 UNIT 2, R-100 CSO PER CIC2020-00029, 23 LOTS, 8.03 ACRES, SEWER					

CASE NUMBER : PLAT2025-00362		ADDRESS : ALCOVY RD (2400 BLOCK), DACULA, GA 30019		PROJECT : LINEAGE	
COMMISSION DIST: 3		TOTAL ACRES : 14.66		DEVELOPER	
PARCEL # : 5277 043		DENSITY : N/A		DESIGNER	
		MICAH NOBLE THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE, SUITE 1500 INDIANAPOLIS, IN 46204		MICHAEL C. SANFORD PLANNERS & ENGINEERS COLLABORATIVE + 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092	
STATUS : Plans Authorized		NO. OF LOTS : 1			
RECEIVED ON : 10/1/2025					
ISSUED ON : 11/21/2025					
PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, MRR PER REZ2025-00005, 1 LOT, 14.66 ACRES, SEWER					
TOTAL FOR : Plat		NO. OF CASES : 12		NO. OF LOTS : 439	
				TOTAL ACRES : 315.16	

GRAND TOTALS		NO. OF CASES : 12		NO. OF LOTS : 439	
				TOTAL ACRES : 315.16	

Gwinnett County Department of Transportation will notify the Georgia Department of Transportation of the additional of all accepted roads systems as required by O.C.GA. 32-4-41(4).

Final Plats and Exemption Plats
Approved in November 2025
by Planning and Development

