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, January 27, 2026 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** January 20, 2026
- **Informal Presentation 11:00 a.m.:** January 20, 2026
- **Business Session:** January 20, 2026

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 (Tabled on 12/9/2025) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Public Hearing Not Held]

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 (Tabled on 12/9/2025) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 12/9/2025) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

1. Commissioners

2026-0157 Approval/authorization of action to be taken as to the Findings and Opinion of the Gwinnett County Board of Ethics regarding the Ethics Complaint filed against Commissioner Matthew Holtkamp by Benjamin Culberson.

2. Support Services/Ron Adderley

2026-0098 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of portions of right of way formerly used as public roads known as Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road located Land Lots 330, 331, 332, 333, 338, 339, and 340 of the 5th Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. (Recommendation: Approval)

3. Change in Conditions

2026-0159 CIC2026-00001, Applicant: JLCS Enterprises, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: JLCS Enterprises, Inc.; Tax Parcel No. R7094 005A; 1830 Old Peachtree Road; Change in Conditions of Zoning for Property Zoned R-60; 3.79 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

4. Rezonings

2026-0160 REZ2026-00001, Applicant: Laval Luxury Homes, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Akram Alnouffey; Rezoning of Tax Parcel No. R5048 005; 411 Oakland Road; R-100 to R-60 for a Single-Family Detached Subdivision; 3.35 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0161 REZ2026-00002, Applicant: Local Land Co. c/o Mahaffey Pickens Tucker, LLP; Owner: Morris Podber; Rezoning of Tax Parcel No. R5118 029; 2290 Sugarloaf Parkway; R-100 to R-TH for Townhouses; 4.77 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0162 REZ2026-00003, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6040 162; 5092 Annistown Road; C-1 to C-2 for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0163 SUP2026-00002, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Tax Parcel No. R6040 162; 5092 Annistown Road; Special Use Permit with Concurrent Variance(s) in a Proposed C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0164 REZ2026-00005, Applicant: Georgia Health Holdings, LLC c/o Battle Law, P.C.; Owner: Georgia Health Holdings, LLC; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6241 006; 5176 Old Norcross Road; R-75 to O-I for a Medical Office; 1.45 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. New Business

1. Planning & Development/Matt Dickison

2026-0156 Ratification of Plat approvals for December 1, 2025 through December 31, 2025.

IX. Comments from Audience

X. Adjournment

M E M O R A N D U M

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

From: Ashia Gallo, Communications Department

The following item(s) will be on the agenda for the BOC public hearing on **January 27, 2026**, 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): Briana Codrescu, Gwinnett School of Mathematics, Science, and Technology and Caroline Fierro-Chavez, Norcross High School, 2025 – 2026 Gwinnett Youth Commissioners
Presented by: Briana Codrescu, Gwinnett School of Mathematics, Science, and Technology and Caroline Fierro-Chavez, Norcross High School, 2025 – 2026 Gwinnett Youth Commissioners

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	Chad Wasdin
Lindsey Gravitt	Deborah Tuff

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:		Public Hearing:	01/27/2026
Business Session:			
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 (1/22/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness				
District 1	Nick Nicolosi				
District 2	Anthony Crotser				
District 2	Pinkie Farver				
District 3	Katrina Fellows				
District 3	Ben Archer				
District 4	Buzz Brockway				
District 4	Chris Franklin				
At Large	Scott Haggard				

Comments

County Clerk Use Only

Working Session	
Action	Tabled
Tabled	12/09/2025
Motion	Ku
2nd by	Holtkamp
Vote	5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes

Planning and Development

Recommendation:

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

Planning Commission

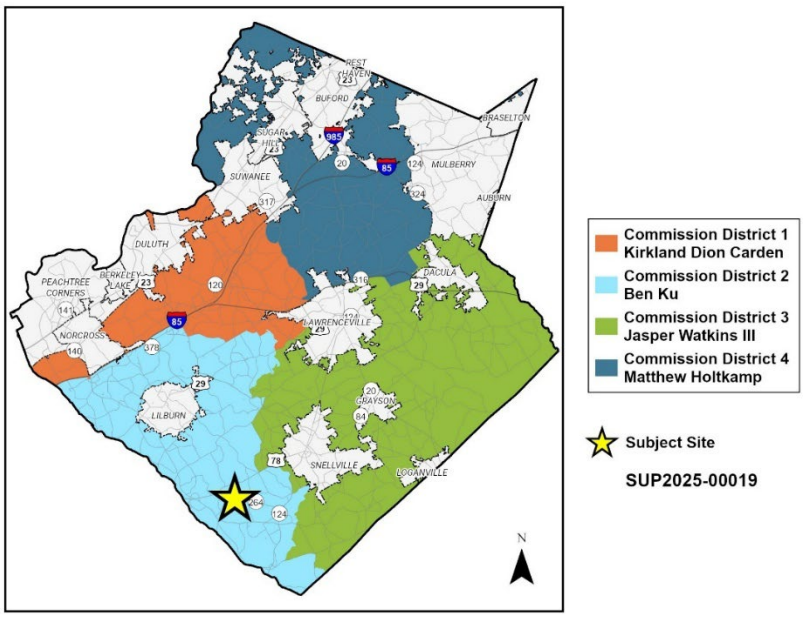
Recommendation:

- ☐ Tabled - Date
- ☐ Approve
- ☐ Approve with Conditions
- ☐ Approve with Conditions As
- ☐ Deny
- ☐ Deny w/out Prejudice
- ■ No Recommendation

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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
Additional Requests:	Variances
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** **PUBLIC HEARING NOT HELD**



Planning Commission Advertised Public Hearing Date: 12/2/2025 (Public Hearing Tabled to 1/6/2026/Public Hearing Not Held)
Board of Commissioners Advertised Public Hearing Date: 12/9/2025 (Public Hearing Tabled to 1/27/2026)

Applicant:	Lotus Grounds 4497 Shiloh Ridge Trail Snellville, GA 30039	**Owner:**	Niloofar Etemadhaeri 4497 Shiloh Ridge Trail Snellville, GA 30039
Contact:	Ofir Hackmon	**Phone:**	314.397.9055

Zoning History

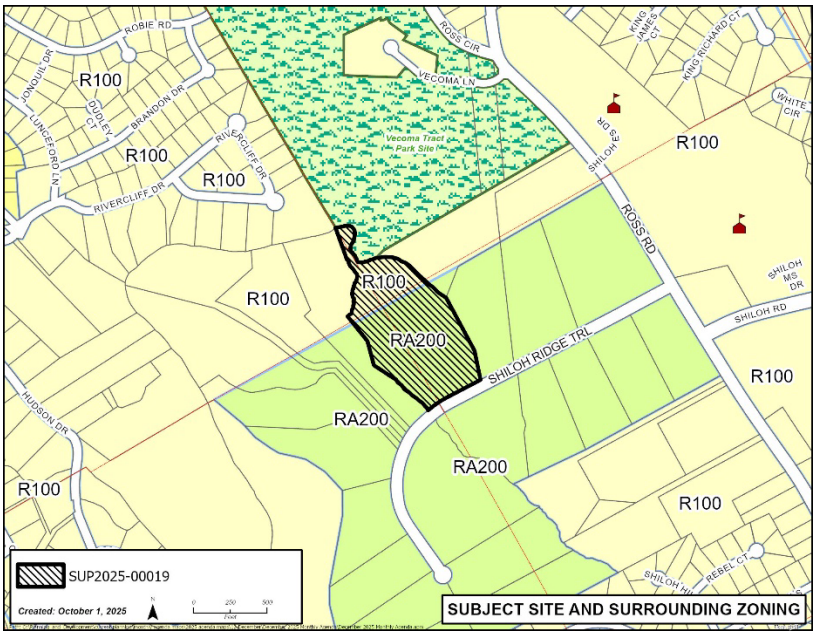
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 1973, the southern portion of the property was rezoned to RA-200 as part of an areawide rezoning.

Existing Site Condition

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.

Surrounding Use and Zoning

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 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.
- 19 parking spaces, including 17 in a new gravel parking area, and 2 paved ADA 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	19 spaces	NO*

* The applicant is requesting a variance from this standard.

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 approximately 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.

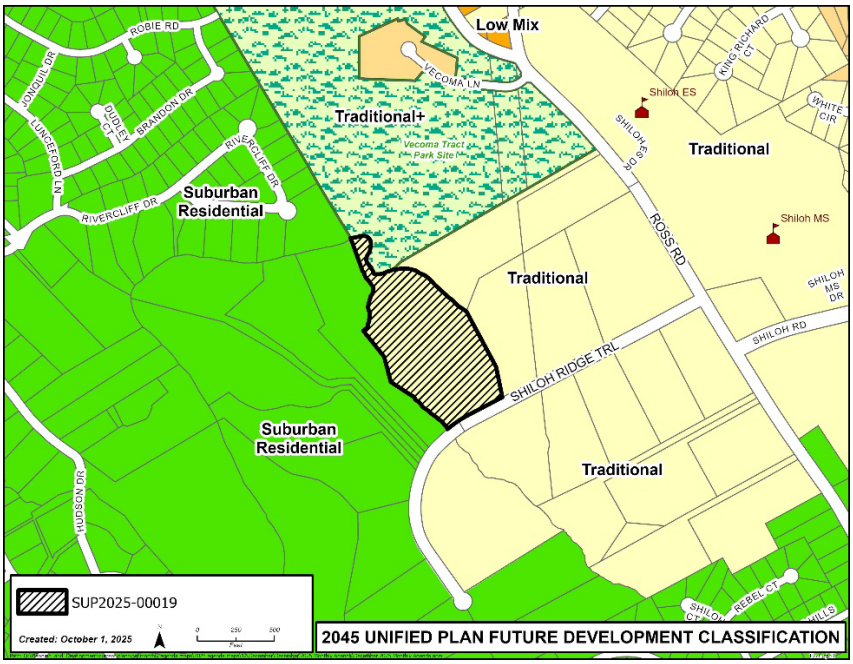
The property has a reasonable economic use as currently zoned.

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. No impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "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.

Variance Requests and Analyses:

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

> **Variance 1: Section 240-20.1 Minimum Parking Space Requirements.** The applicant is requesting to reduce the minimum parking requirement from 20 spaces to 19 spaces.
>
> **Analysis:** The facility plans to host gatherings with a limited number of participants. A reduction in the number of parking spaces would not nullify the intent of the UDO.
>
> **Variance 2: Section 240-60.3 Improvement of off-street parking lots**. The applicant is requesting to allow a gravel parking area.
>
> **Analysis:** A gravel parking lot is compatible with the surrounding area that is characterized by residences on large lots. Staff has recommended a condition to locate the parking area behind the community center to screen it from Shiloh Ridge Trail. Approval of the variance request 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 and **APPROVAL** of the following variances:

- **Variance 1:** To reduce the minimum parking requirement from 20 spaces to 19 spaces.
- **Variance 2:** To allow a gravel parking area.

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 December 31, 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

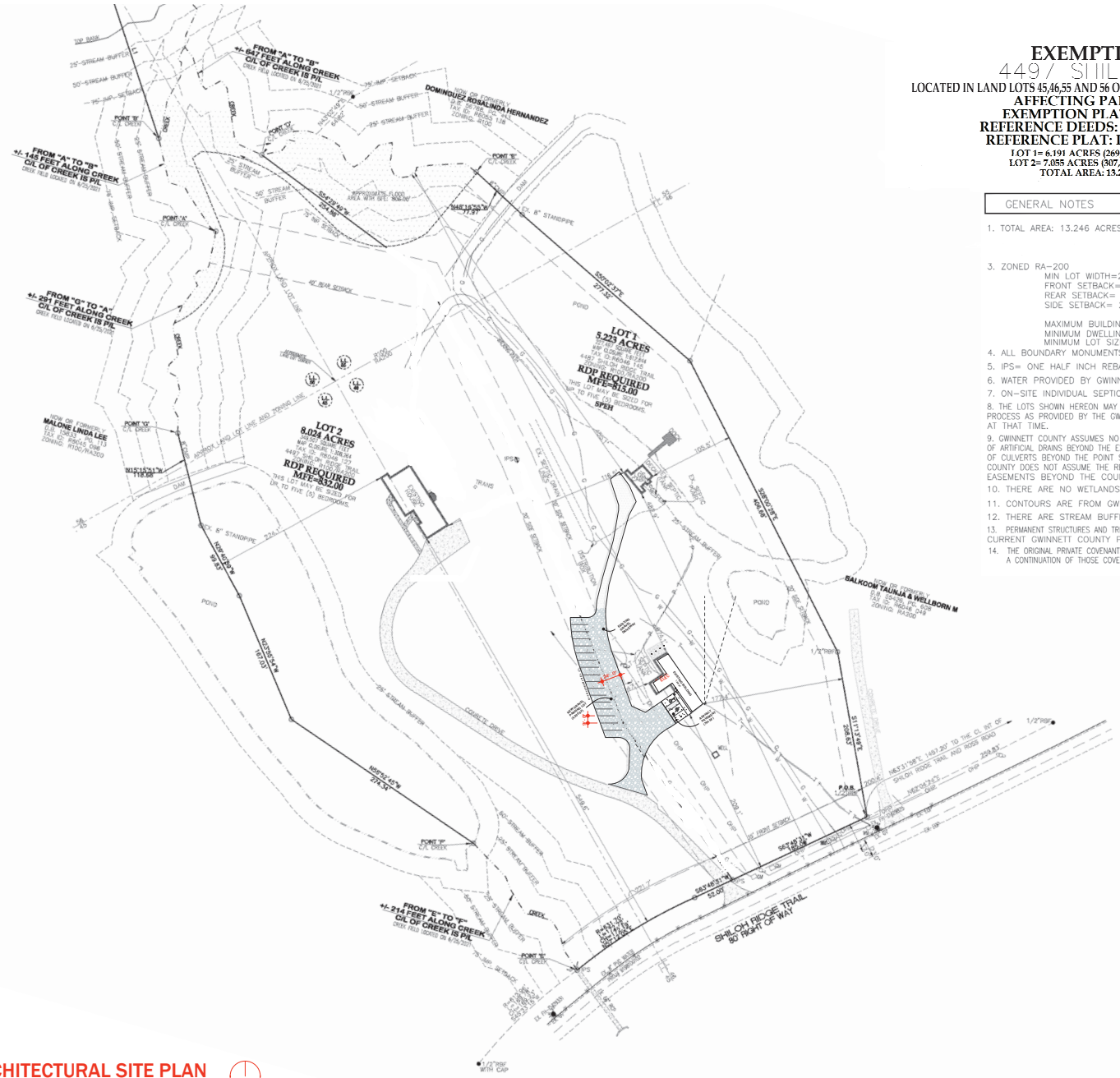
East of subject property, towards Ross Road

Pond and vegetation on site

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.31.2025



EXEMPTION PLAT FOR:

4497 SHILOH RIDGE TRL

LOCATED IN LAND LOTS 45,46,55 AND 56 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA
AFFECTING PARENT PARCEL R6046 127
EXEMPTION PLAT CASE NO. XPL2021-00047
REFERENCE DEEDS: DEED BOOK 9900, PAGE 160
REFERENCE PLAT: PLAT BOOK 16, PAGE 193
LOT 1= 6.191 ACRES (269,874 SF)___TAX PARCEL: R6046 145
LOT 2= 7.055 ACRES (307,130 SF)___TAX PARCEL: R6046 127
TOTAL AREA: 13.246 ACRES (577,004 SF)

GENERAL NOTES

1. TOTAL AREA: 13.246 ACRES

3. ZONED RA-200
   MIN LOT WIDTH=200' AT B/L
   FRONT SETBACK= 35'
   REAR SETBACK= 40'
   SIDE SETBACK= 20'

   MAXIMUM BUILDING HEIGHT= 35'
   MINIMUM DWELLING SIZE= 1,400 S.F.
   MINIMUM LOT SIZE= 40,000 S.F.
4. ALL BOUNDARY MONUMENTS FOUND OR SET AS DESCRIBED.
5. IPS= ONE HALF INCH REBAR PIN WITH CAP.
6. WATER PROVIDED BY GWINNETT COUNTY.
7. ON-SITE INDIVIDUAL SEPTIC SYSTEMS TO SERVE EACH LOT.
8. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN AFFECT AT THAT TIME.
9. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OF ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT OF WAY.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. CONTOURS ARE FROM GWINNETT COUNTY GIS.
12. THERE ARE STREAM BUFFERS ON THIS PROPERTY.
13. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
14. THE ORIGINAL PRIVATE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 2128 PAGE 313. A CONTINUATION OF THOSE COVENANTS WAS FILED ON 3-05-2001 IS RECORDED IN DEED BOOK 22436 PAGE 0211.

1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 60'-0"

jinearc studio

LOTUS GROUND
SNELLVILLE, GEORGIA

Project No. 25020.00

12/26/25

Revisions

Notes

ISSUED FOR CONSTRUCTION

Scale 1" = 60'-0"

ARCHITECTURAL SITE PLAN

A0.2

Sheet No. ©2021

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

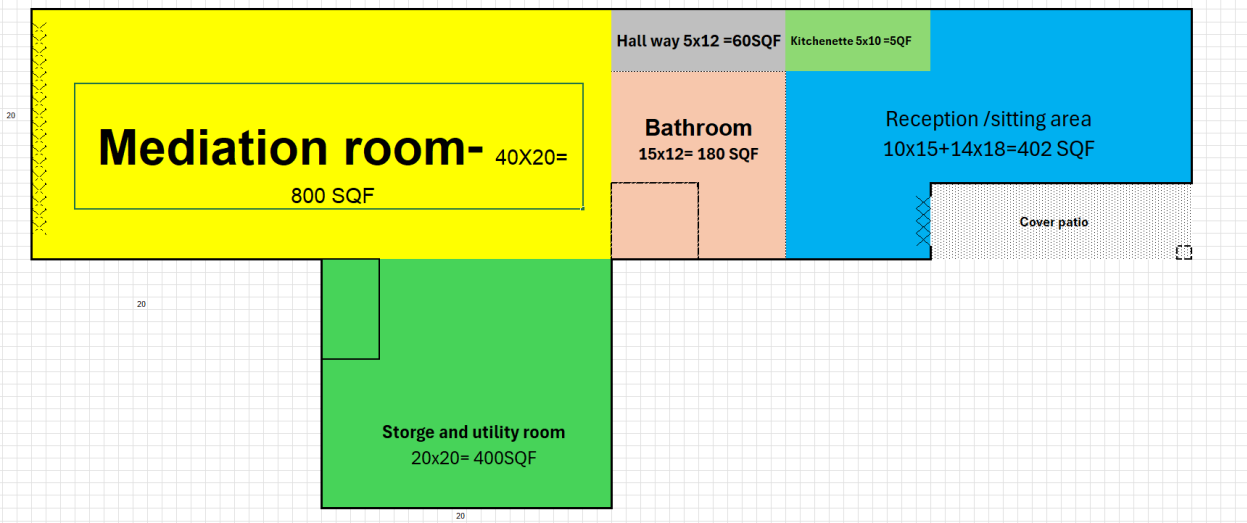

Hall way 5x12 =60SQF
Kitchenette 5x10 =5QF
Mediation room- 40X20=
800 SQF
Bathroom
15x12= 180 SQF
Reception /sitting area
10x15+14x18=402 SQF
Cover patio
Storge and utility room
20x20= 400SQF

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 and R-100
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 17 -spaces gravel parking lot and 2 ADA asphalt spaces are 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 dived 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

Variance Request – Gravel Parking/ UDO 240-60.3. and Minimum Parking/ UDO 240-20.1

We respectfully request a variance to allow the use of 17 spaces gravel surfacing for the parking lot in lieu of paved materials. We also request to reduce the required minimum parking from 20 to 19 spaces.

The limited size and frequency of gatherings, along with the site's rural character and mission for spiritual healing, make gravel a more appropriate and environmentally sensitive choice. Gravel allows better drainage, blends with the natural surroundings, and reduces the cost burden on a community-oriented initiative. As noted above and as can be seen in the site plan for the ADA compliant parking lot , we will use Asphalt.

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,

_____

Variance Request from Sections 240-60.3 and 240-20.1

Gravel Surface for Parking Area

ZAM2025-00213 – 4497 Shiloh Ridge Trail/ Parcel ID **6046 127**

As part of our Special Use Permit application to operate a small-scale cultural/community center on our 13.25-acre property, we respectfully request a variance from

1. Code Section 240-60.3 of the Gwinnett County Unified Development Ordinance, which requires parking to be on a paved surface.
2. Code Section 240-20.1 of the Gwinnett County Unified Development Ordinance, which required minimum number of parking in relates to the building occupancy

- Code Section 240-60.3/240-20.1 Variance Justification:

1. Low-Impact Use and Intermittent Traffic
   The facility will host occasional gatherings, workshops, and spiritual retreats with limited daily traffic. Unlike high-turnover commercial operations, the frequency and volume of parking use is expected to remain low and sporadic, making a fully paved surface unnecessary and cost-inefficient.
2. Environmental Considerations
   A gravel surface provides improved stormwater infiltration compared to asphalt or concrete, helping reduce runoff and maintain the natural topography of this primarily wooded property. This aligns with the County's broader sustainability goals and minimizes disruption to the land's ecological integrity.
3. Aesthetic Harmony and Rural Character
   The property is located in a rural residential area (RA-200) surrounded by natural greenery and wooded lots. A gravel parking area better complements the surrounding environment and preserves the natural, retreat-like feel of the facility.
4. Cost-Effective for a Community-Oriented Operation
   As a nonprofit, community-focused initiative, minimizing unnecessary infrastructure costs is critical to our ability to remain sustainable and serve local residents. Paving the parking area would place an undue financial burden on the operation without corresponding public benefit.
5. Precedent and Flexibility
   Similar variances have been granted in other low-intensity community or rural-use cases. We are open to working with County staff to use a gravel system that meets load bearing, dust suppression, and maintenance standards as approved by the Director.
6. Two ADA compliant parking spots are planned to be on asphalt, the reminder 17 parking spots will be on gravel.
7. The building occupancy is designed for 25 participants but given the notes above and the neighbors' concerns regarding potential traffic and noise, we are requesting a reduction in the minimum required parking spaces from 20 to 19. Of these, 17 spaces

will be located on gravel, and 2 ADA-compliant asphalt paved parking spaces will be positioned adjacent to the building

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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:

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: Lotus Grounds	Name: NILOOFAR ETEMADHAERI
Address: 4497 Shiloh Ridge Trail	Address: 4497 Shiloh Ridge Trail
City: Snellville	City: Snellville
State: GA ZIP: 30039	State: GA ZIP: 30039
Phone: 314.397.9055	Phone: 858.722.2950
Email: ofirinbl@gmail.com	Email: niloofar1963@yahoo.com

Contact Person: Ofir Hackmon Phone: 314.397.9055

Contact's Email: ofirinbl@gmail.com

APPLICANT IS THE:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

Existing/Proposed Zoning District(s): RA-200 and R-100

Parcel Number(s): 6046 127 Acreage: 13.25

Property Address(es): 4497 Shiloh Ridge Trail Snellville GA 30039

Proposed Development: Community Center

Variance(s): 240-60.3 and 240-20.1 Waiver(s): _____

Building/Leased Sq. Ft.: 1200 Floor Area Ratio: _____

EXEMPTION PLAT FOR:
4497 SHILOH RIDGE TRL

LOCATED IN LAND LOTS 45,46,55 AND 56 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA
AFFECTING PARENT PARCEL R6046 127
EXEMPTION PLAT CASE NO. XPL2021-00047
REFERENCE DEEDS: DEED BOOK 9900, PAGE 160
REFERENCE PLAT: PLAT BOOK 16, PAGE 193
LOT 1= 6.191 ACRES (269,874 SF)___TAX PARCEL: R6046 145
LOT 2= 7.055 ACRES (307,130 SF)___TAX PARCEL: R6046 127
TOTAL AREA: 13.246 ACRES (577,004 SF)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GENERAL NOTES

1. TOTAL AREA: 13.246 ACRES
2. TOTAL LOTS = 2
3. ZONED RA-200
   MIN LOT WIDTH=200' AT B/L
   FRONT SETBACK= 35'
   REAR SETBACK= 40'
   SIDE SETBACK= 20'

   MAXIMUM BUILDING HEIGHT= 35'
   MINIMUM DWELLING SIZE= 1,400 S.F.
   MINIMUM LOT SIZE= 40,000 S.F.
4. ALL BOUNDARY MONUMENTS FOUND OR SET AS DESCRIBED.
5. IPS= ONE HALF INCH REBAR PIN WITH CAP.
6. WATER PROVIDED BY GWINNETT COUNTY.
7. ON-SITE INDIVIDUAL SEPTIC SYSTEMS TO SERVE EACH LOT.
8. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN AFFECT AT THAT TIME.
9. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT OF WAY.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. CONTOURS ARE FROM GWINNETT COUNTY GIS.
12. THERE ARE STREAM BUFFERS ON THIS PROPERTY.
13. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
14. THE ORIGINAL PRIVATE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 2128 PAGE 313. A CONTINUATION OF THOSE COVENANTS WAS FILED ON 3-05-2001 IS RECORDED IN DEED BOOK 22436 PAGE 0211.

RDP (RESIDENTIAL DRAINAGE PLAN) NOTE

Residential Drainage Plan (RDP) or Study (RDS): On any Final Plat containing a lot for which a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) is required, the following statements shall be included, as applicable:
A Residential Drainage Plan (RDP) [or Residential Drainage Study (RDS)] must be approved by the Stormwater Plan Review Section of the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "RDP" or "RDS" respectively.
A Residential Drainage Study (RDS) must be conducted by the builder's design professional and approved by the Building Permits Section prior to issuance of a Certificate of Occupancy on those lots so noted on the Final Plat.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FINAL SURVEYOR'S CERTIFICATE

FINAL SURVEYORS CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 112,537 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ON EACH LOT ON THE DEPICTION. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS-12 ROBOTIC TOTAL STATION.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR
REG NO._____ DATE OF EXPIRATION _____

OWNER'S ACKNOWLEDGEMENT

OWNERS ACKNOWLEDGEMENT AND DECLARATION:
STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

OWNER/SUBDIVIDER:

JULIA NOLAN BULLARD

_____ _____
SIGNATURE OF SUBDIVIDER/OWNER (AGENT) DATE SIGNED

_____
PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER (AGENT)

ENVIRONMENTAL HEALTH CERTIFICATION

Environmental Health Section Certification (for subdivisions served by septic tanks): The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots _____, are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

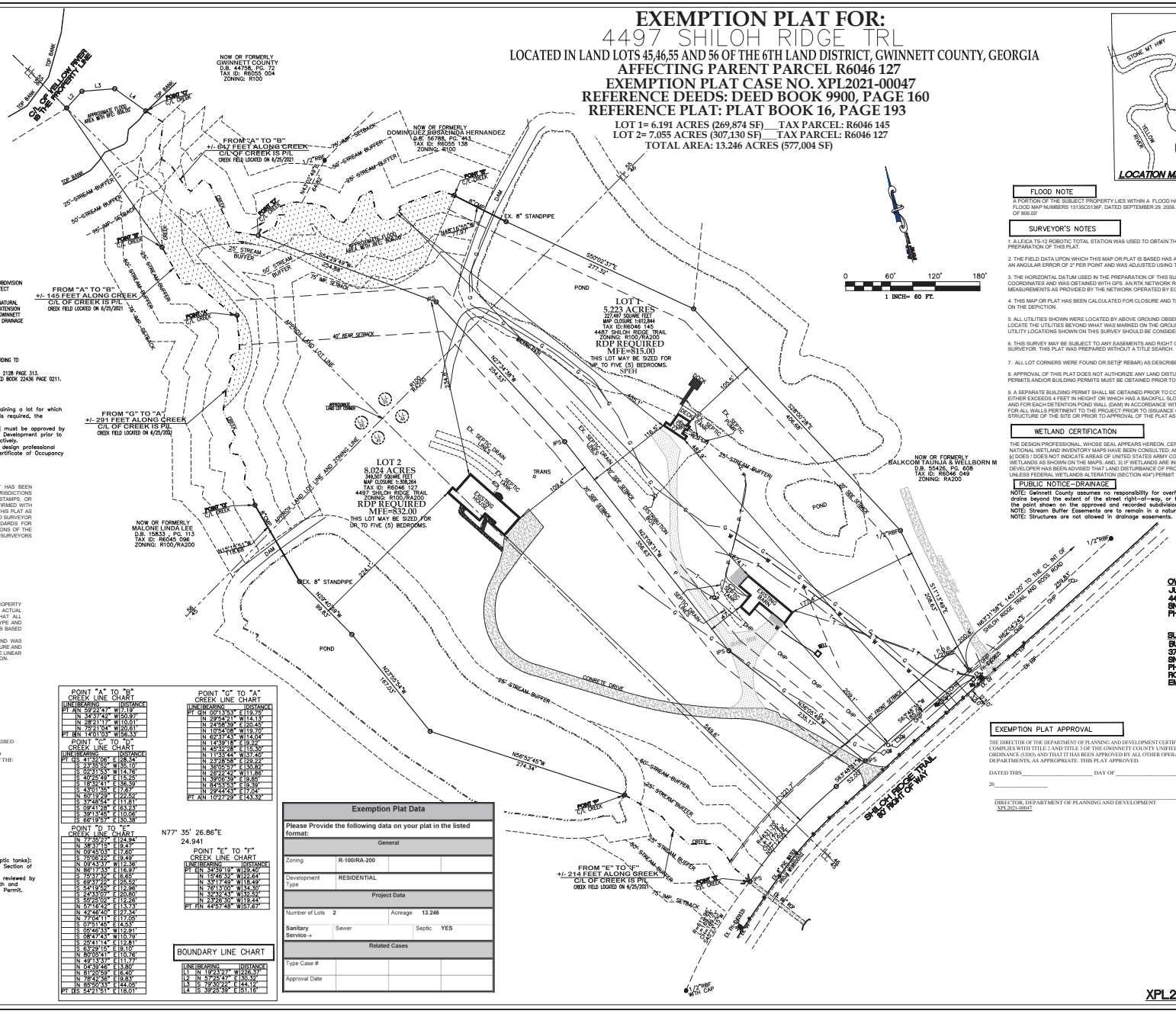
DATED THIS_____ DAY OF _____,20 ___.

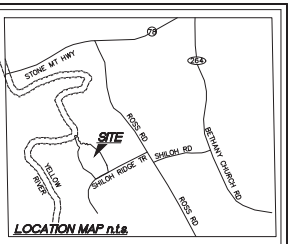
BY: _____

TITLE: _____

ENVIRONMENTAL HEALTH SECTION

JULIA N. BULLARD
PRINTED OR TYPED NAME OF OWNER





FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBERS 13135C0136F, DATED SEPTEMBER 29, 2006. THIS PROPERTY LIES IN ZONE "AE" WITH A BFE OF 806.00'

SURVEYOR'S NOTES

1. A LEICA TS-12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 102,651 FEET AND AN ANGULAR ERROR OF 2" PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THE HORIZONTAL DATUM USED IN THE PREPARATION OF THIS SURVEY IS BASED UPON GA. STATE PLANE WEST ZONE COORDINATES AND WAS OBTAINED WITH GPS. AN RTK NETWORK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS AS PROVIDED BY THE NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE CLOSURE PRECISION CAN BE FOUND ON EACH LOT ON THE DEPICTION.
5. ALL UTILITIES SHOWN WERE LOCATED BY ABOVE GROUND OBSERVED EVIDENCE ONLY. NO EFFORT WAS MADE TO LOCATE THE UTILITIES BEYOND WHAT WAS MARKED ON THE GROUND AT THE TIME OF THE FIELD INVESTIGATION. ALL UTILITY LOCATIONS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE.
6. THIS SURVEY MAY BE SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS THAT WERE NOT PROVIDED TO THE SURVEYOR. THIS PLAT WAS PREPARED WITHOUT A TITLE SEARCH.
7. ALL LOT CORNERS WERE FOUND OR SET(⅝" REBAR) AS DESCRIBED ON THE SURVEY.
8. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
9. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAT 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE OF THE SITE OR PRIOR TO APPROVAL OF THE PLAT AS APPLICABLE.

WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET b) DOES / DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS FEDERAL WETLANDS ALTERATION (SECTION 404*) PERMIT HAS BEEN OBTAINED.

PUBLIC NOTICE-DRAINAGE

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.
NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.
NOTE: Structures are not allowed in drainage easements.

OWNER/SUBDIVIDER
JULIA N. BULLARD
4497 SHILOH RIDGE TRAIL
SNELLVILLE, GA 30039
PHONE: 770.979.2675

SURVEYOR
BULLARD LAND PLANNING, INC.
3790 CANNONWOLDE DRIVE
SNELLVILLE, GA 30039
PHONE: 6783441293
ROBERT F. BULLARD
EMAIL: BLPBOBBY@BELLSOUTH.NET

EXEMPTION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT APPROVED.

DATED THIS_____ DAY OF _____,
20_____.

_____.
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT
XPL2021-00047

POINT "A" TO "B" CREEK LINE CHART		
LINE	BEARING	DISTANCE
PT AIN	59°22'42" W	17.19'
	N 38°37'15" E	50.97'
	N 28°21'17" W	10.01'
	N 79°21'10" W	20.61'
PT BIN	14°01'03" W	56.33'

POINT "B" TO "C" CREEK LINE CHART		
LINE	BEARING	DISTANCE
PT CIS	41°32'08" E	28.34'
	S 27°35'52" W	35.10'
	S 02°31'53" W	14.78'
	S 40°25'49" E	15.75'
	S 18°34'41" E	26.39'
	S 43°26'35" E	29.67'
	S 60°19'29" E	22.55'
	S 37°48'54" E	11.81'
	S 09°41'28" E	63.51'
	S 39°13'45" E	110.56'
	S 66°19'57" E	30.38'

POINT "D" TO "E" CREEK LINE CHART		
LINE	BEARING	DISTANCE
	N 77°35'27" E	24.94'
	N 38°37'15" E	9.47'
	N 09°45'03" E	7.60'
	S 76°06'02" E	19.49'
	N 09°43'09" W	12.36'
	N 86°17'33" E	15.87'
	S 75°47'26" E	6.85'
	S 69°37'22" E	25.52'
	S 54°19'55" E	12.96'
	S 24°33'07" E	20.80'
	S 59°26'02" E	19.56'
	N 57°16'42" E	13.71'
	N 42°46'40" E	27.34'
	N 77°04'11" E	117.05'
	S 07°51'45" E	4.53'
	S 09°46'33" W	12.91'
	S 08°47'43" W	10.79'
	S 25°41'14" E	12.81'
	S 63°29'15" E	9.10'
	N 80°05'41" E	10.76'
	N 49°13'37" E	11.17'
	N 04°39'46" E	13.80'
	N 81°20'09" E	26.40'
	N 78°42'36" E	19.85'
	N 88°50'13" E	144.05'
PT DIS	54°21'51" E	18.01'

POINT "G" TO "A" CREEK LINE CHART		
LINE	BEARING	DISTANCE
PT GIN	00°13'53" E	19.79'
	N 79°45'01" W	14.13'
	N 24°58'39" E	20.45'
	N 10°54'08" W	19.70'
	N 62°37'43" W	14.04'
	N 14°39'18" E	19.22'
	N 45°37'08" E	15.30'
	N 11°33'44" W	37.40'
	N 73°58'08" E	29.22'
	N 36°05'57" E	50.86'
	N 60°09'57" E	11.88'
	N 39°06'42" E	18.19'
	N 84°53'53" E	9.39'
	N 49°44'43" E	27.04'
PT AIN	10°27'29" E	43.32'

POINT "E" TO "F" CREEK LINE CHART		
LINE	BEARING	DISTANCE
PT EIN	34°19'18" W	29.40'
	N 15°46'34" W	22.64'
	N 33°17'49" W	18.49'
	N 76°13'00" W	14.30'
	N 59°32'43" W	32.52'
	N 23°26'50" W	19.24'
PT FIN	44°57'48" W	57.67'

BOUNDARY LINE CHART		
LINE	BEARING	DISTANCE
L1	IN 19°23'27" W	228.37'
L2	IN 57°15'47" E	130.32'
L3	IS 39°30'22" E	144.19'
L4	IS 39°25'39" E	151.18'

Exemption Plat Data

Please Provide the following data on your plat in the listed format:

General			
Zoning	R-100/RA-200		
Development Type	RESIDENTIAL		
Project Data			
Number of Lots	2	Acreage	13.246
Sanitary Service-->	Sewer	Septic	YES
Related Cases			
Type Case #			
Approval Date			

4497 SHILOH RIDGE TRAIL
EXEMPTION PLAT
LAND PLANNING
3790 CANNONWOLDE DRIVE SNELLVILLE, GEORGIA 30039 PHONE: 678-344-1293 FAX (678) 344-1293 E-MAIL: BLPBOBBY@BELLSOUTH.NET

SCALE: AS SHOWN
DATE: 07-30-21
JOB NO.: 21-2076
SHEET NO.: 1 OF 1

XPL2021-00047

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: Niloofar Etemadhaeri

Signature: Niloofar Etemadhaeri.

Date: 07/31/2025

Notary Public

Name: Eric Lopez

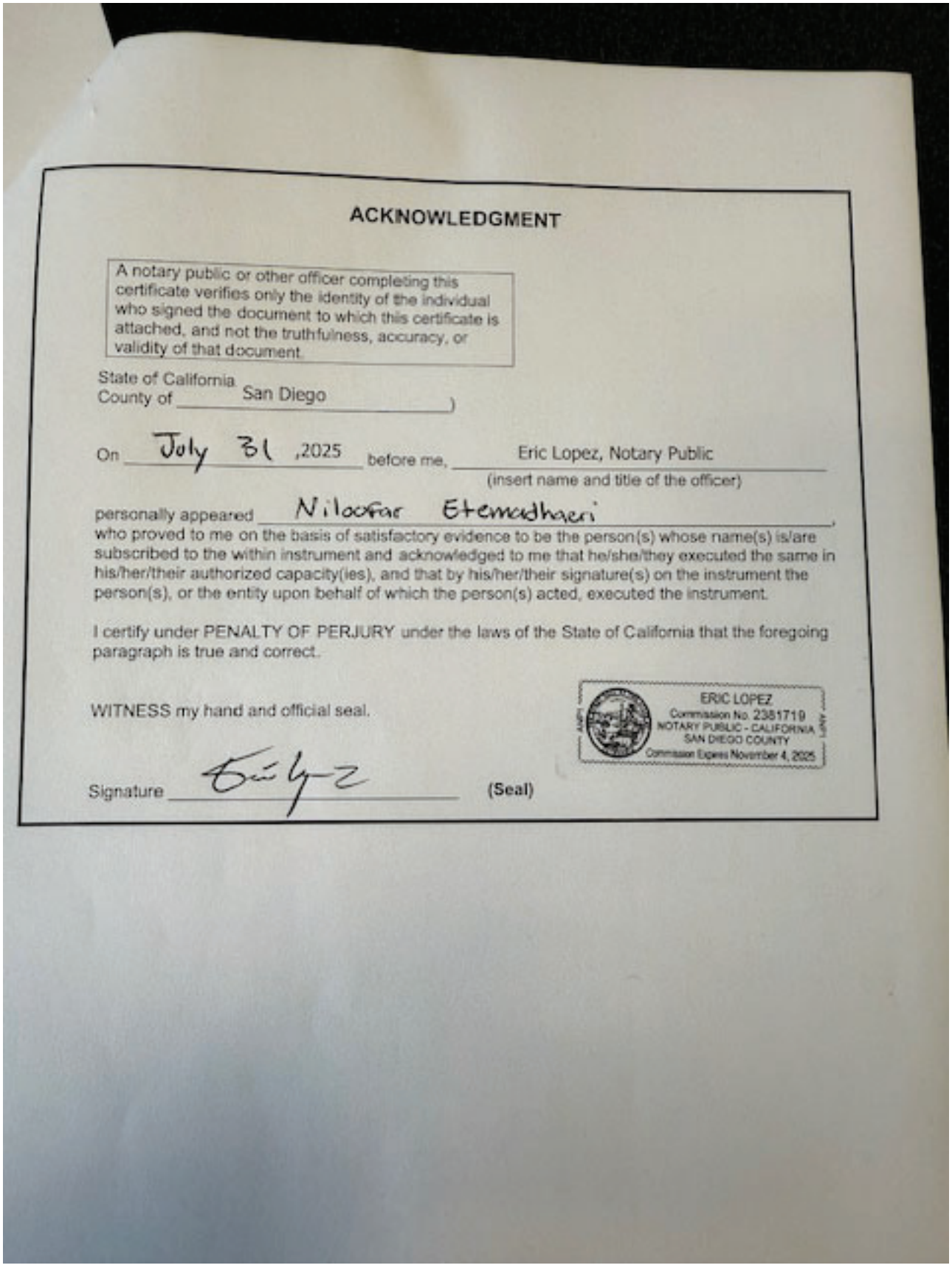
Signature: Eric Lopez

Date: 07/31/2025

ERIC LOPEZ
Commission No. 2381719
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires November 4, 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 Niloofar 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.

ERIC LOPEZ
Commission No. 2351719
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires November 4, 2025

Signature _____ (Seal)

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: Niloofar Etemadhaeri

Signature: Niloofar Etemadhaeri **Date:** 9.3.2025

Property Information 4497 Shiloh Ridge Trails Snellville, GA 30039

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)
R6046 127	YES

Tax Commissioner Affirmation

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

Name: Binh Tran **Title:** TSA

Signature: N. Bui **Date:** 9/4/2025

016BNT

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: 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

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]

TRC Meeting Date:	10.17.2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.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					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					

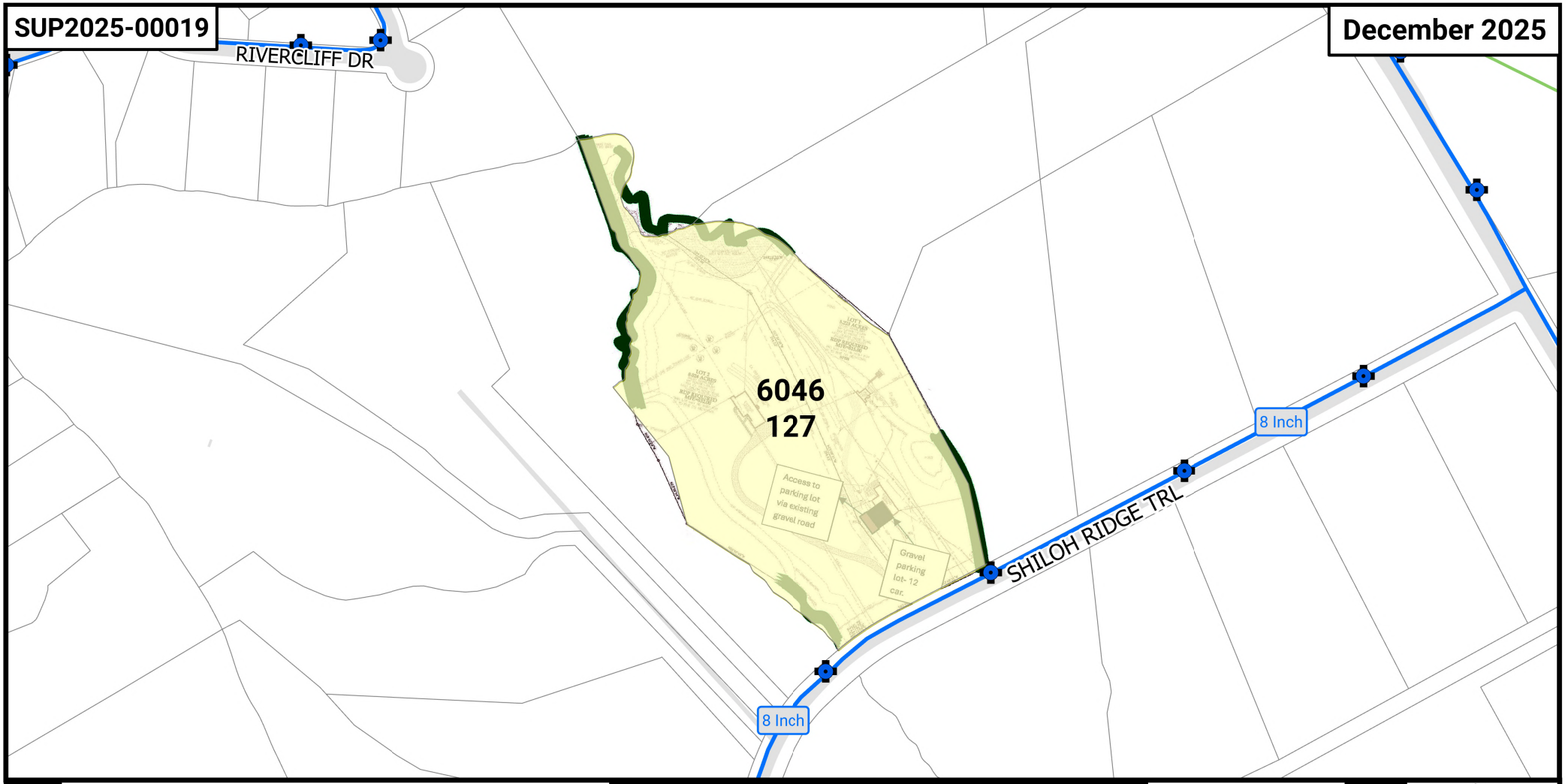
TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.campagne@gwinnettcounty.com
Case Number:	SUP2025-00019
Case Address:	4497 Shiloh Ridge Trl

	Comments:		**YES**	X	**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					
4					
5					
6					
7					

	Recommended Zoning Conditions:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					

SUP2025-00019

December 2025



LEGEND

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

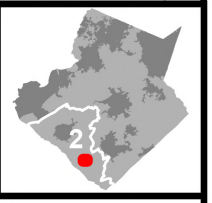
4497 Shiloh Ridge Trl
RA-200

Water & Sewer Utility Map

N
W E
S

0 200 400
Feet

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.

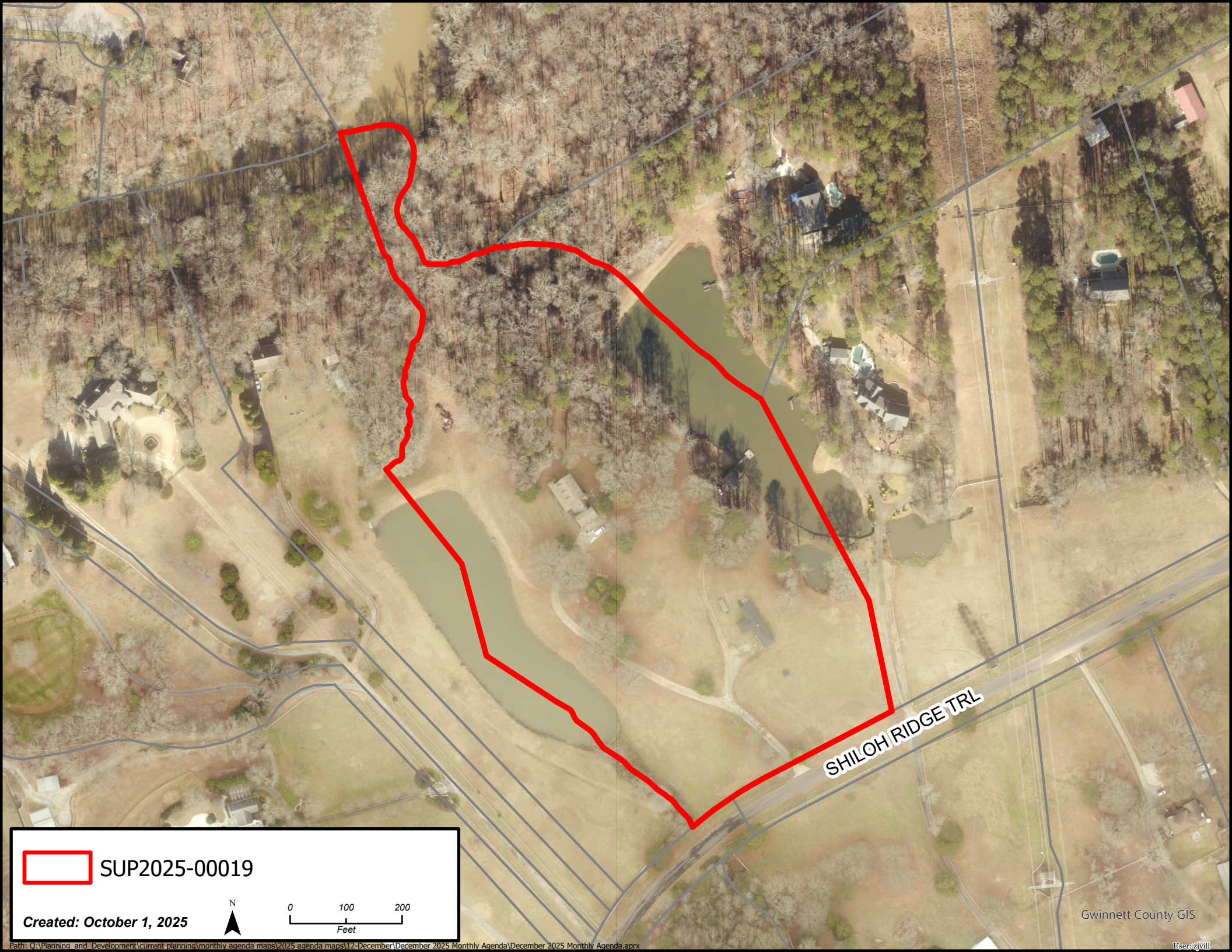
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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]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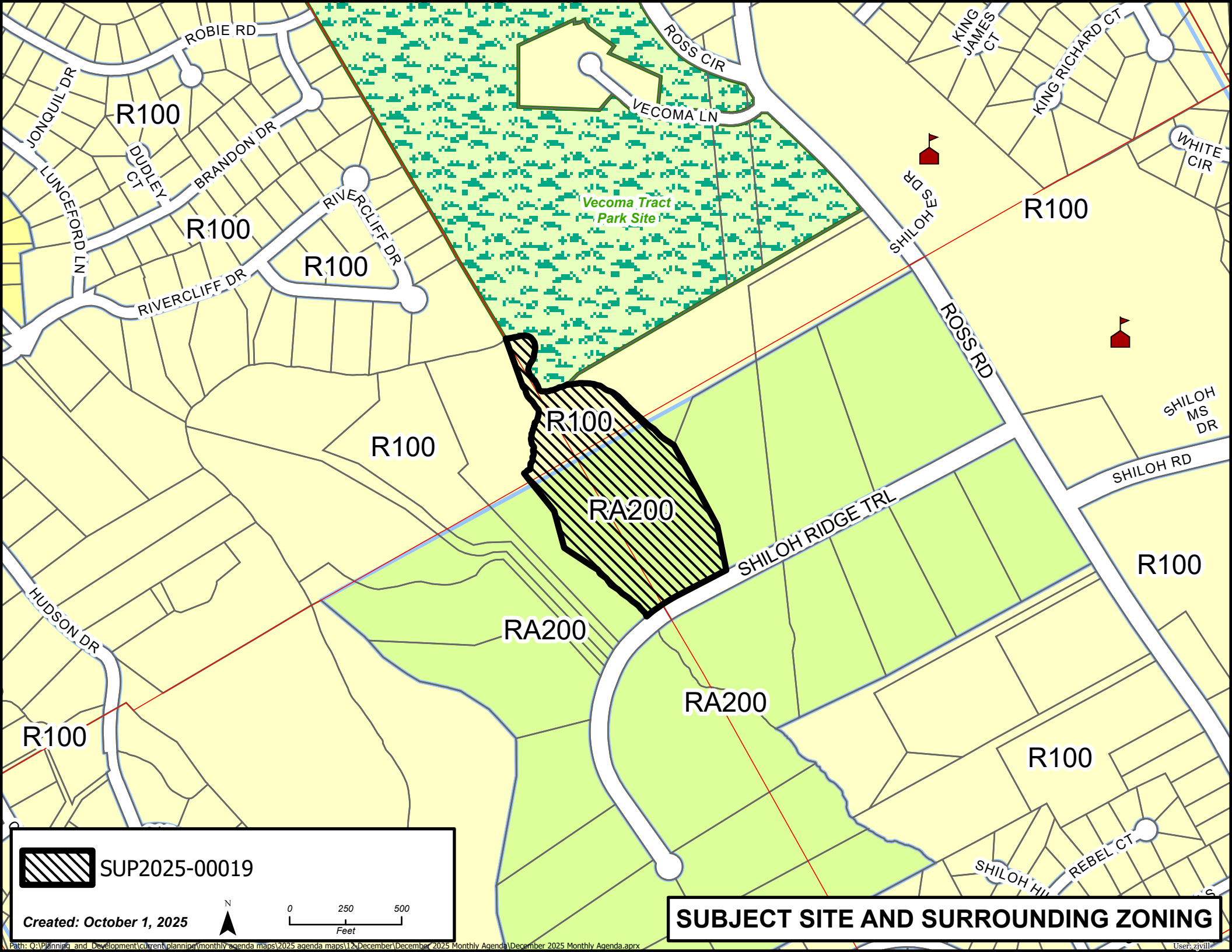
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BRANDON DR
RIVERCLIFF DR
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ROSS CIR
VECOMA LN
Vecoma Tract
Park Site
KING JAMES CT
KING RICHARD CT
WHITE CIR
SHILOH ES DR
ROSS RD
SHILOH MS DR
SHILOH RD
SHILOH RIDGE TRL
HUDSON DR
REBEL CT
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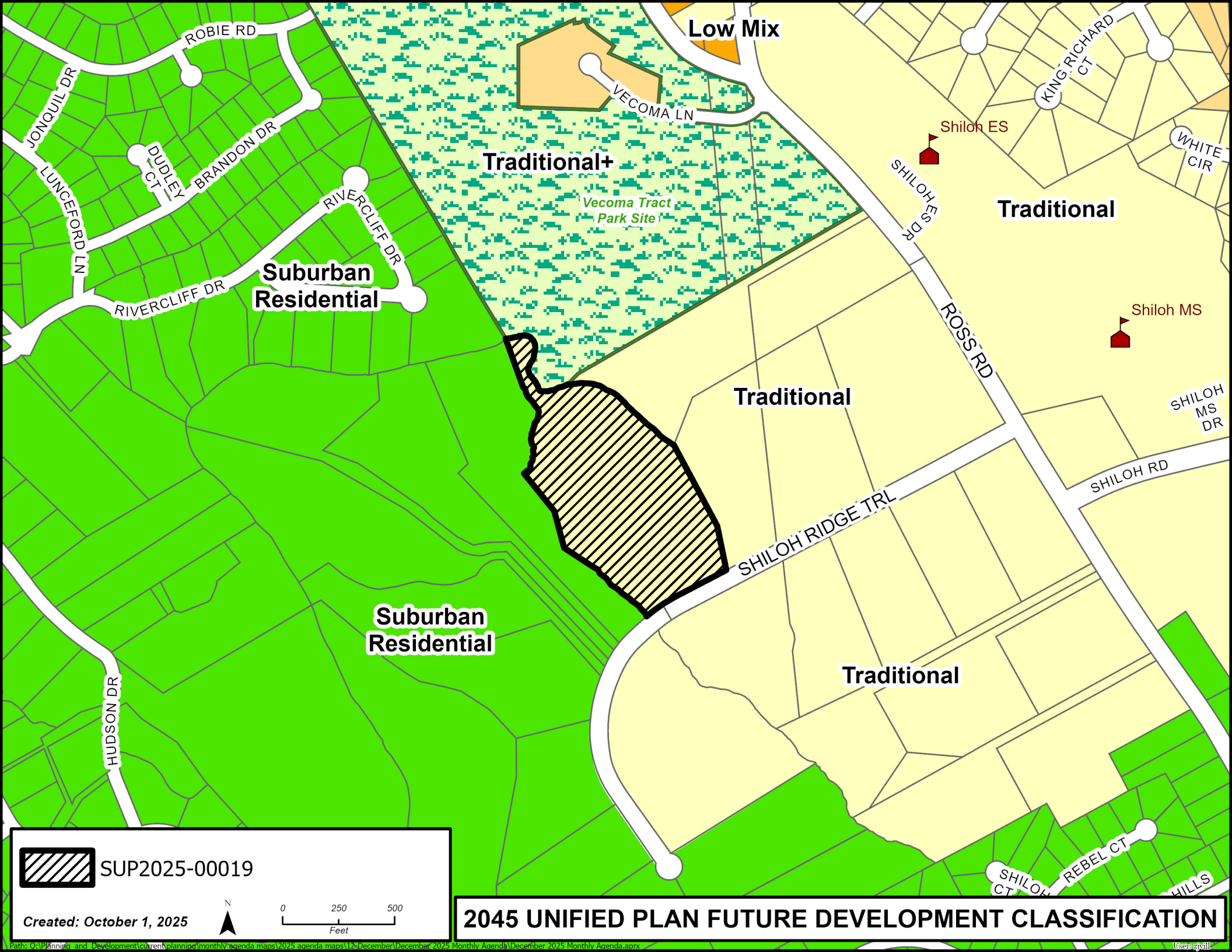
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DUDLEY CT
BRANDON DR
RIVERCLIFF DR
RIVERCLIFF DR
VECOMA LN
Traditional+
Vecoma Tract
Park Site
Suburban Residential
Suburban Residential
HUDSON DR
KING RICHARD CT
Shiloh ES
SHILOH ES DR
WHITE CIR
Traditional
Shiloh MS
ROSS RD
Traditional
SHILOH MS DR
SHILOH RD
SHILOH RIDGE TRL
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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:	01/27/2026
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 (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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	Tabled
Tabled	12/09/2025
Motion	Carden
2nd by	Ku
Vote	5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes

Planning and Development

Recommendation:

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

Planning Commission

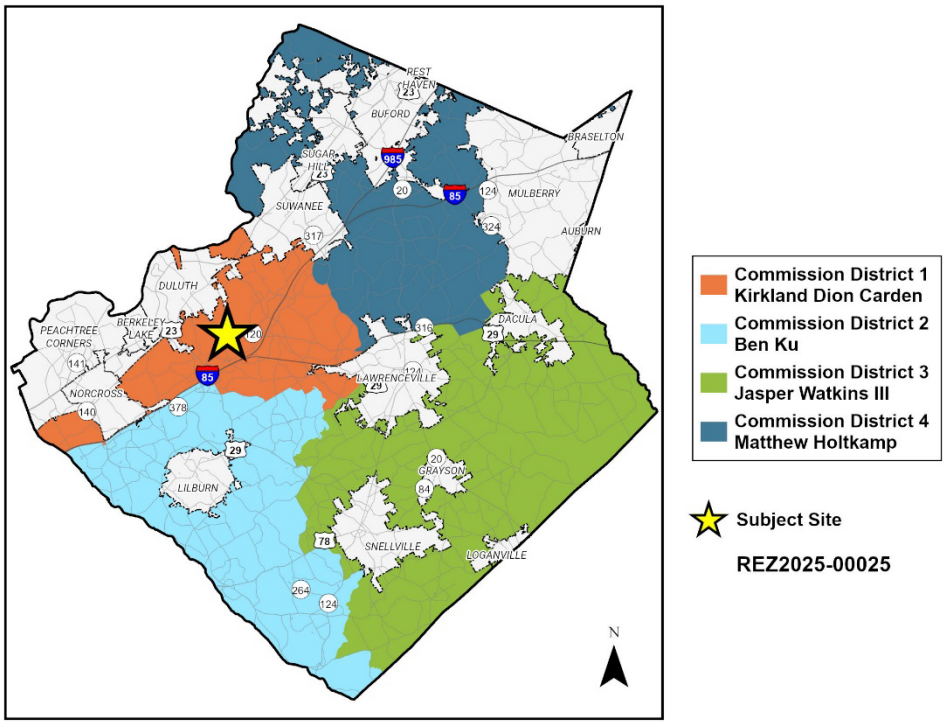
Recommendation:

- ☐ Tabled - Date
- ☐ Approve
- ■ Approve with Conditions
- ☐ Approve with Conditions As
- ☐ Deny
- ☐ Deny w/out Prejudice
- ☐ No Recommendation

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 12/2/2025 (Public Hearing Held/ Recommendation Tabled to 1/6/2026)
Board of Commissioners Advertised Public Hearing Date: 12/9/2025 (Public Hearing Tabled to 1/27/2026)

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

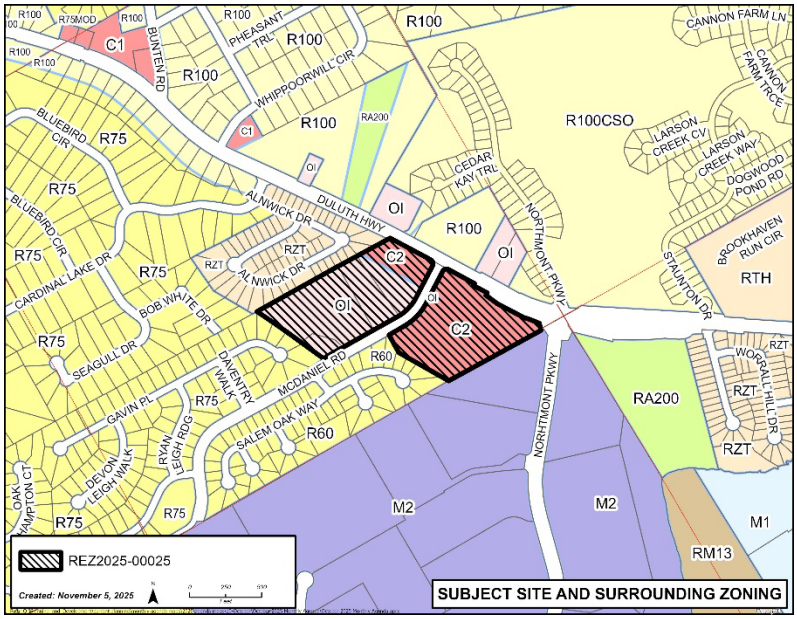
The subject property is split-zoned C-2 (General Business District) and O-I (Office-Institutional District). In 1991 and 1992, portions of the property were rezoned to C-2 pursuant to RZ-91-014 and RZ-92-062, and O-I pursuant to RZ-91-015. In 2022, requests to rezone the entire property to MU-R (Regional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

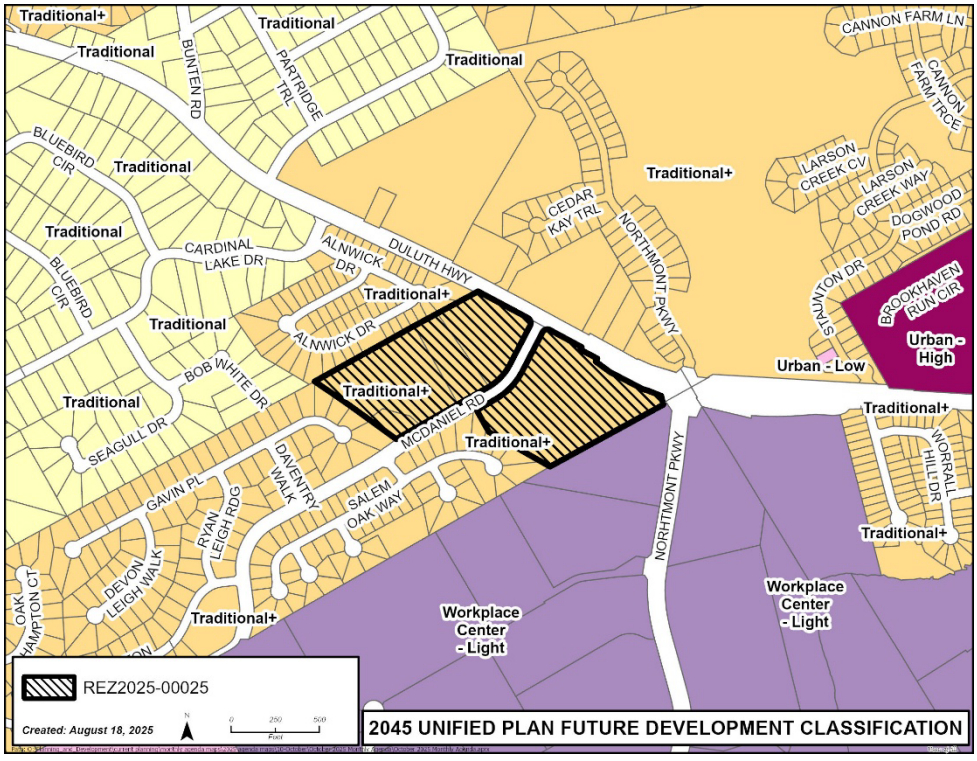
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G),

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:

2. To orient the rears and sides of certain townhouse buildings toward external streets.

3. 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.

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 requests:

2. To orient the rears and sides of certain townhouse buildings toward external streets.

3. 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.

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

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~~ **120** 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

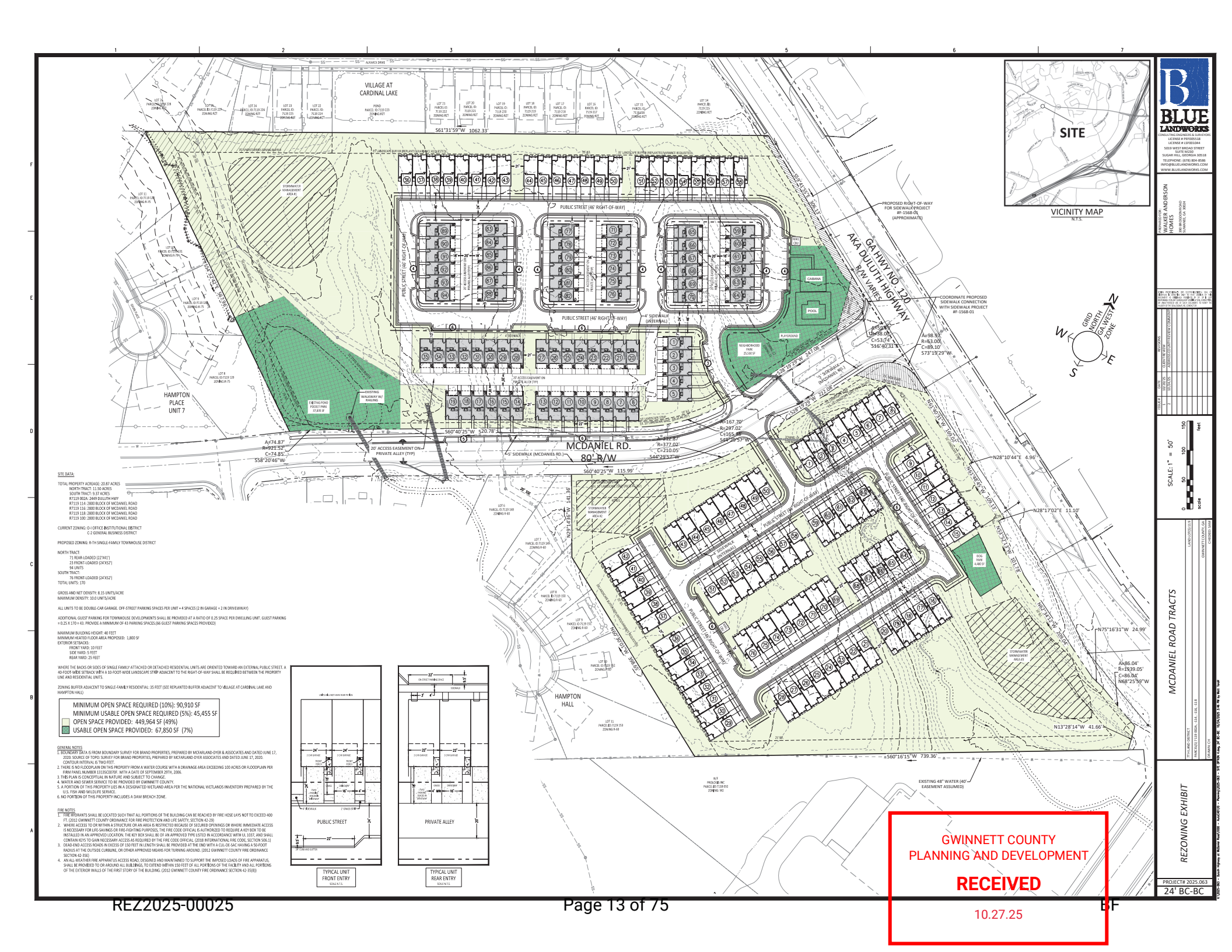
View of entrance feature and landscaping on the property

View of abutting residences in The Village at Cardinal Lake

View of abutting residences in Hampton Hall

Exhibit B: Site Plan

[attached]



SITE DATA:

TOTAL PROPERTY ACREAGE: 20.87 ACRES
NORTH TRACT: 11.50 ACRES
SOUTH TRACT: 9.37 ACRES
R7119 002A: 2449 DULUTH HWY
R7119 114: 2800 BLOCK OF MCDANIEL ROAD
R7119 116: 2800 BLOCK OF MCDANIEL ROAD
R7119 118: 2800 BLOCK OF MCDANIEL ROAD
R7119 100: 2800 BLOCK OF MCDANIEL ROAD

CURRENT ZONING: O-I OFFICE-INSTITUTIONAL DISTRICT
C-2 GENERAL BUSINESS DISTRICT

PROPOSED ZONING: R-TH SINGLE-FAMILY TOWNHOUSE DISTRICT

NORTH TRACT:
71 REAR-LOADED [22'X41']
23 FRONT-LOADED [24'X52']
94 UNITS
SOUTH TRACT:
76 FRONT-LOADED [24'X52']
TOTAL UNITS: 170

GROSS AND NET DENSITY: 8.15 UNITS/ACRE
MAXIMUM DENSITY: 10.0 UNITS/ACRE

ALL UNITS TO BE DOUBLE-CAR GARAGE. OFF-STREET PARKING SPACES PER UNIT = 4 SPACES (2 IN GARAGE + 2 IN DRIVEWAY)

ADDITIONAL GUEST PARKING FOR TOWNHOUSE DEVELOPMENTS SHALL BE PROVIDED AT A RATIO OF 0.25 SPACE PER DWELLING UNIT. GUEST PARKING = 0.25 X 170 = 43. PROVIDE A MINIMUM OF 43 PARKING SPACES.(66 GUEST PARKING SPACES PROVIDED)

MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM HEATED FLOOR AREA PROPOSED: 1,800 SF
EXTERIOR SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 25 FEET

WHERE THE BACKS OR SIDES OF SINGLE FAMILY ATTACHED OR DETACHED RESIDENTIAL UNITS ARE ORIENTED TOWARD AN EXTERNAL PUBLIC STREET, A 40-FOOT-WIDE SETBACK WITH A 10-FOOT-WIDE LANDSCAPE STRIP ADJACENT TO THE RIGHT-OF-WAY SHALL BE REQUIRED BETWEEN THE PROPERTY LINE AND RESIDENTIAL UNITS.

ZONING BUFFER ADJACENT TO SINGLE-FAMILY RESIDENTIAL: 35 FEET (SEE REPLANTED BUFFER ADJACENT TO VILLAGE AT CARDINAL LAKE AND HAMPTON HALL)

MINIMUM OPEN SPACE REQUIRED (10%): 90,910 SF
MINIMUM USABLE OPEN SPACE REQUIRED (5%): 45,455 SF
OPEN SPACE PROVIDED: 449,964 SF (49%)
USABLE OPEN SPACE PROVIDED: 67,850 SF (7%)

GENERAL NOTES
1. BOUNDARY DATA IS FROM BOUNDARY SURVEY FOR BRAND PROPERTIES, PREPARED BY MCFARLAND-DYER & ASSOCIATES AND DATED JUNE 17, 2020. SOURCE OF TOPO: SURVEY FOR BRAND PROPERTIES, PREPARED BY MCFARLAND-DYER ASSOCIATES AND DATED JUNE 17, 2020. CONTOUR INTERVAL IS TWO FEET.
2. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NUMBER 13135C0070F. WITH A DATE OF SEPTEMBER 28TH, 2006.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
4. WATER AND SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
5. A PORTION OF THIS PROPERTY LIES IN A DESIGNATED WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY PREPARED BY THE U.S. FISH AND WILDLIFE SERVICE.
6. NO PORTION OF THIS PROPERTY INCLUDES A DAM BREACH ZONE.

FIRE NOTES
1. FIRE HYDRANTS SHALL BE LOCATED SUCH THAT ALL PORTIONS OF THE BUILDING CAN BE REACHED BY FIRE HOSE LAYS NOT TO EXCEED 400 FT. (2012 GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 42-29)
2. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVINGS OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICAL. (2018 INTERNATIONAL FIRE CODE, SECTION 506.1)
3. DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED AT THE END WITH A CUL-DE-SAC HAVING A 50-FOOT RADIUS AT THE OUTSIDE CURBLINE, OR OTHER APPROVED MEANS FOR TURNING AROUND. (2012 GWINNETT COUNTY FIRE ORDINANCE SECTION 42-35E)
4. AN ALL-WEATHER FIRE APPARATUS ACCESS ROAD, DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, SHALL BE PROVIDED TO OR AROUND ALL BUILDINGS, TO EXTEND WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING. (2012 GWINNETT COUNTY FIRE ORDINANCE SECTION 42-35(B))

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PEPD05518
LICENSE # LSRD01044
5019 WEST BROAD STREET
SUITE M2301
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR: WALKER AND PERSON HOMES
300 BROOKWOOD ROAD
SUWANEE, GA 30024

REVISIONS		
DESCRIPTION	DATE	SCALE
1 ADDRESSES AND PREVIEW COMMENTS	10/30/25	
2 ELEVATIONS	11/20/25	

MCDANIEL ROAD TRACTS
REZONING EXHIBIT
PROJECT# 2025.063
24' BC-BC

LAND LOT(S) 113
GWINNETT COUNTY, GA
7TH LAND DISTRICT
PARCEL(S) 7 119 002A, 114, 116, 118
DRAWN BY:

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10.27.25

Exhibit C: Building Elevations

[attached]

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

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10.23.25

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. 6 UNITS BUILDING
AMBERWOOD & OAKWOOD
DULUTH, GA 30096

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

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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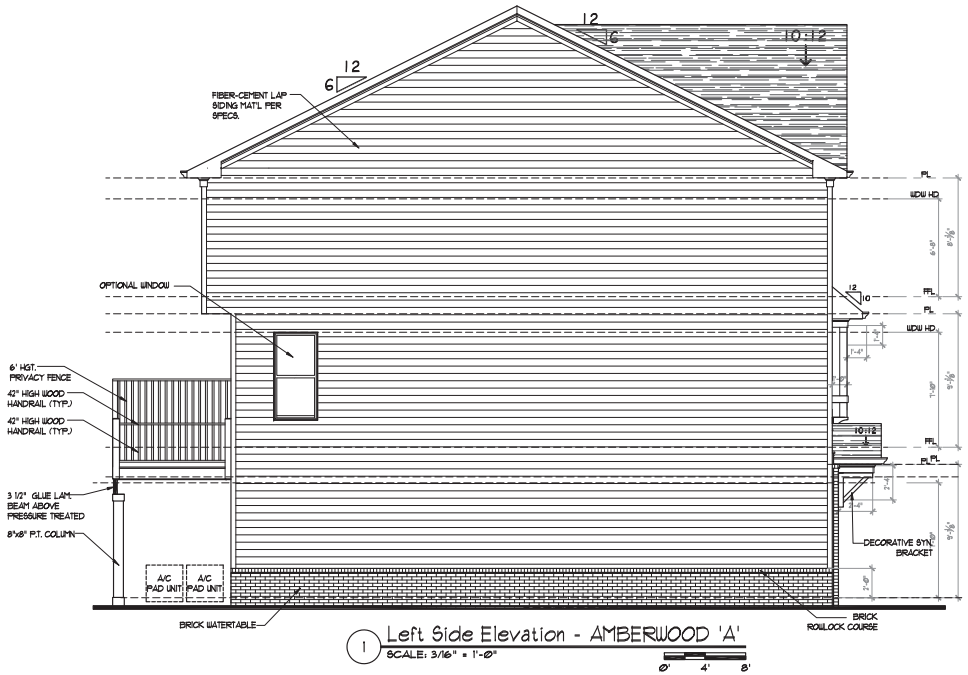
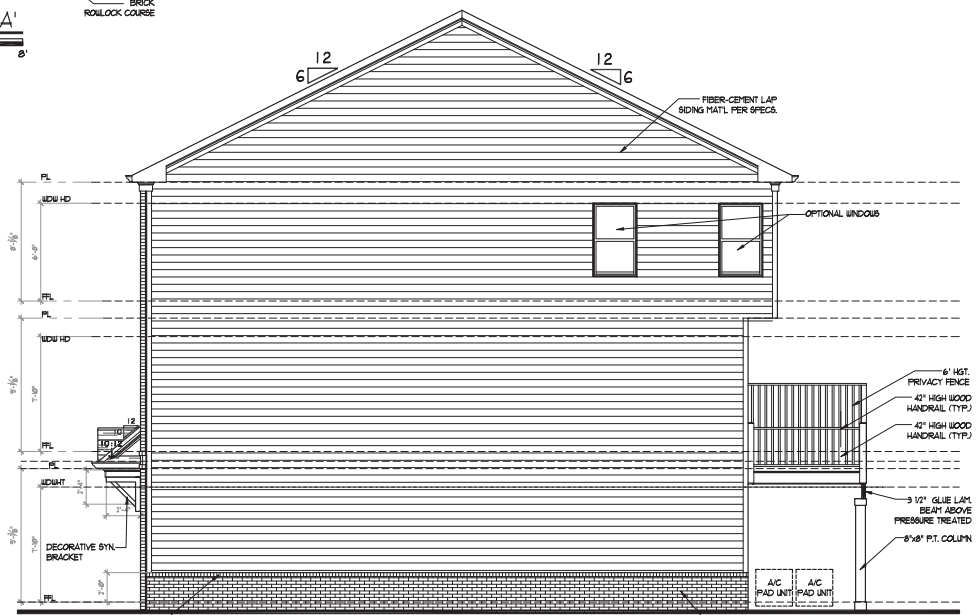


1 Left Side Elevation - AMBERWOOD 'A'
SCALE: 3/16" = 1'-0"
0' 4' 8'



2 Right Side Elevation - OAKWOOD 'B'
SCALE: 1/4" = 1'-0"
0 4' 8'

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10.23.25
REZ2025-00025

BF

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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
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Job No.	N/A
Sheet	A1.2

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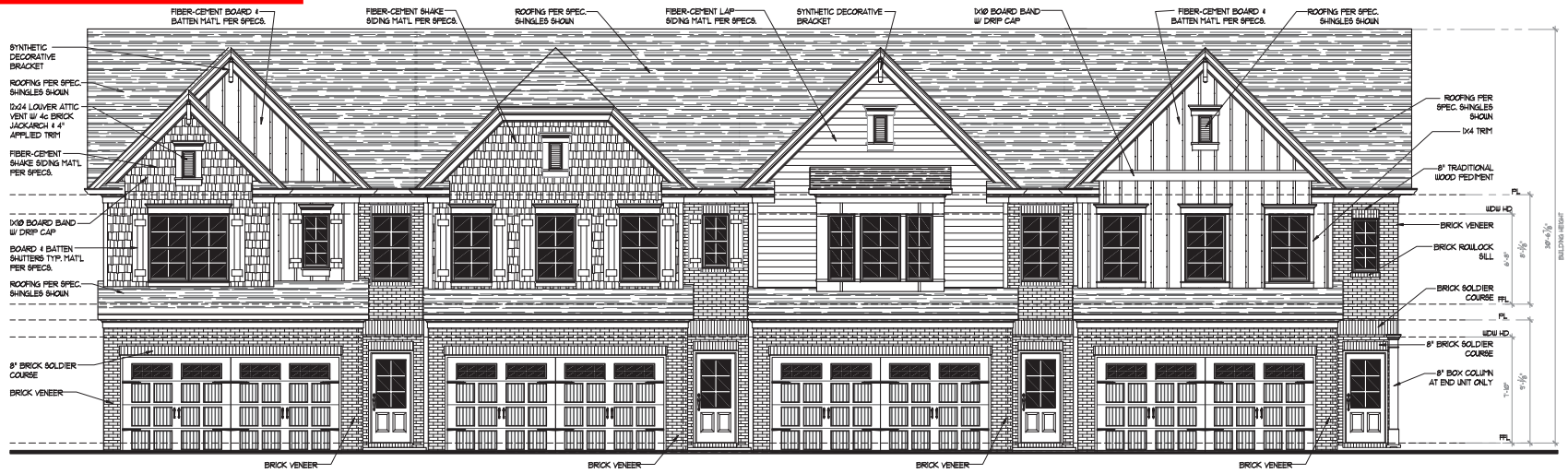

1 Front Elevation
SCALE: 1/4" = 1'-0"

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

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

NO.	DESCRIPTION :	DATE :

DESIGNER :
VIEWPOINT DESIGN
4841 BELLE ESTATES RD.
SUWANEE, GEORGIA 30024
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PROJECT NAME :
MCDANIEL ROAD
TYP. 4 UNITS BUILDING
PINEWOOD
DULUTH, GA 30096

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

SHEET TITLE
FRONT & REAR ELEVATIONS

Date	10/29/2025
Scale	AS NOTED
Drawn By	GC
Job No.	N/A
Sheet	A1.1

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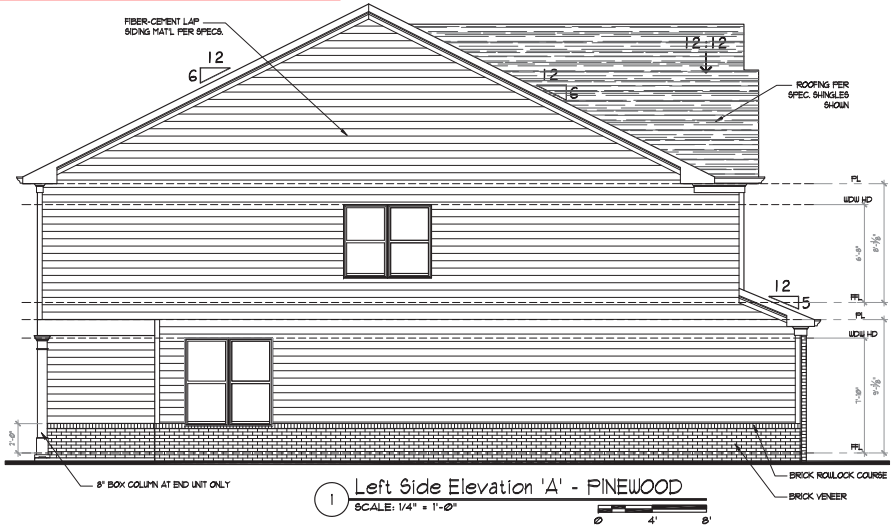
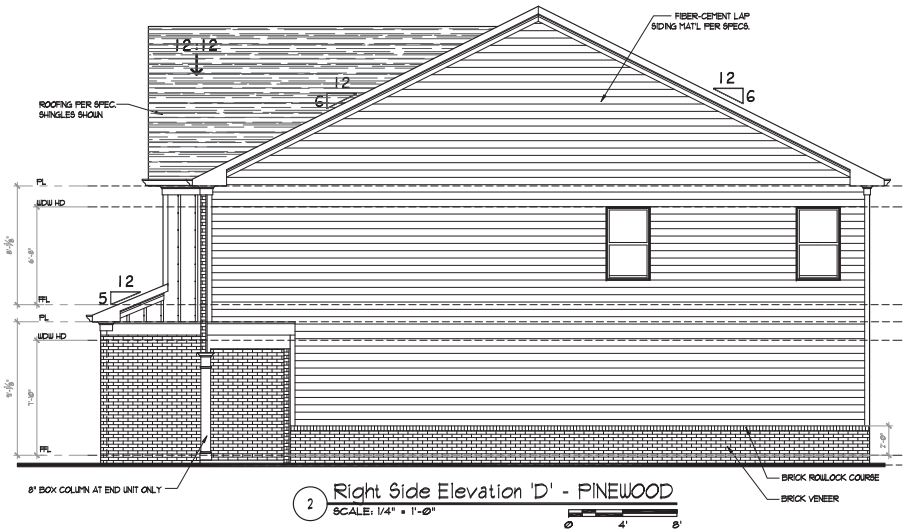


1 Left Side Elevation 'A' - PINEWOOD
SCALE: 1/4" = 1'-0"
0 4' 8'



2 Right Side Elevation 'D' - PINEWOOD
SCALE: 1/4" = 1'-0"
0 4' 8'

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

NO. | DESCRIPTION : | DATE :

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

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10.23.25

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

[attached]

WEENER NATHAN PHILLIPS LLP
ATTORNEYS AT LAW

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

Eric J. Nathan
nathan@wnpllp.com

October 23, 2025

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.

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

Eric J. Nathan
Attorneys for Applicant and Property Owner

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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 where 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: Walker Anderson Homes LLC	Name: Bradenton Investors, LLC
Address: 390 Brogdon Road	Address: 999 Peachtree Street Suite 855
City: Suwanee	City: Atlanta
State: GA ZIP: 30024	State: GA ZIP: 30309-4452
Phone: 404-210-9925	Phone: 678-331-1661
Email: cwoods@bfhcompany.com	Email: elterty@terry-corp.com

Contact Person: Eric Nathan Phone: 770-392-9004

Contact's Email: nathan@wnpllp.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ■ Contract Purchaser

Current Zoning District(s): OI C2 Requested Zoning District: RTH

Parcel Number(s): 7119 100, 71119 114,7119 116,7119 118,7119 002A Acreage: 20.872

Property Address(es): McDaniel Road at Duluth Highway

Proposed Development: Townhome Development

Variance(s): 230.100.1, 210-140.18 C, 210-120 Waiver(s): _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 170	No. of Buildings: _____
Dwelling Unit Sq. Ft.: 1800	Total Building Sq. Ft.: _____
Density: 8.15 units/acre	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

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 W. C

Date: 10/10/25

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: Bradenton Investors LLC - Edward L Terry

Signature:

Date: 4/22/2025

Notary Public

Name: Jacqueline A Corry

Signature: Jacqueline A. Corry

Date: 4/22/2025

JACQUELINE A CORRY
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 27, 2028

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

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: _____ **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: Jacqueleen Garcia **Title:** Tax Associate II

Signature: Jacqueleen Garcia **Date:** 5/16/2025

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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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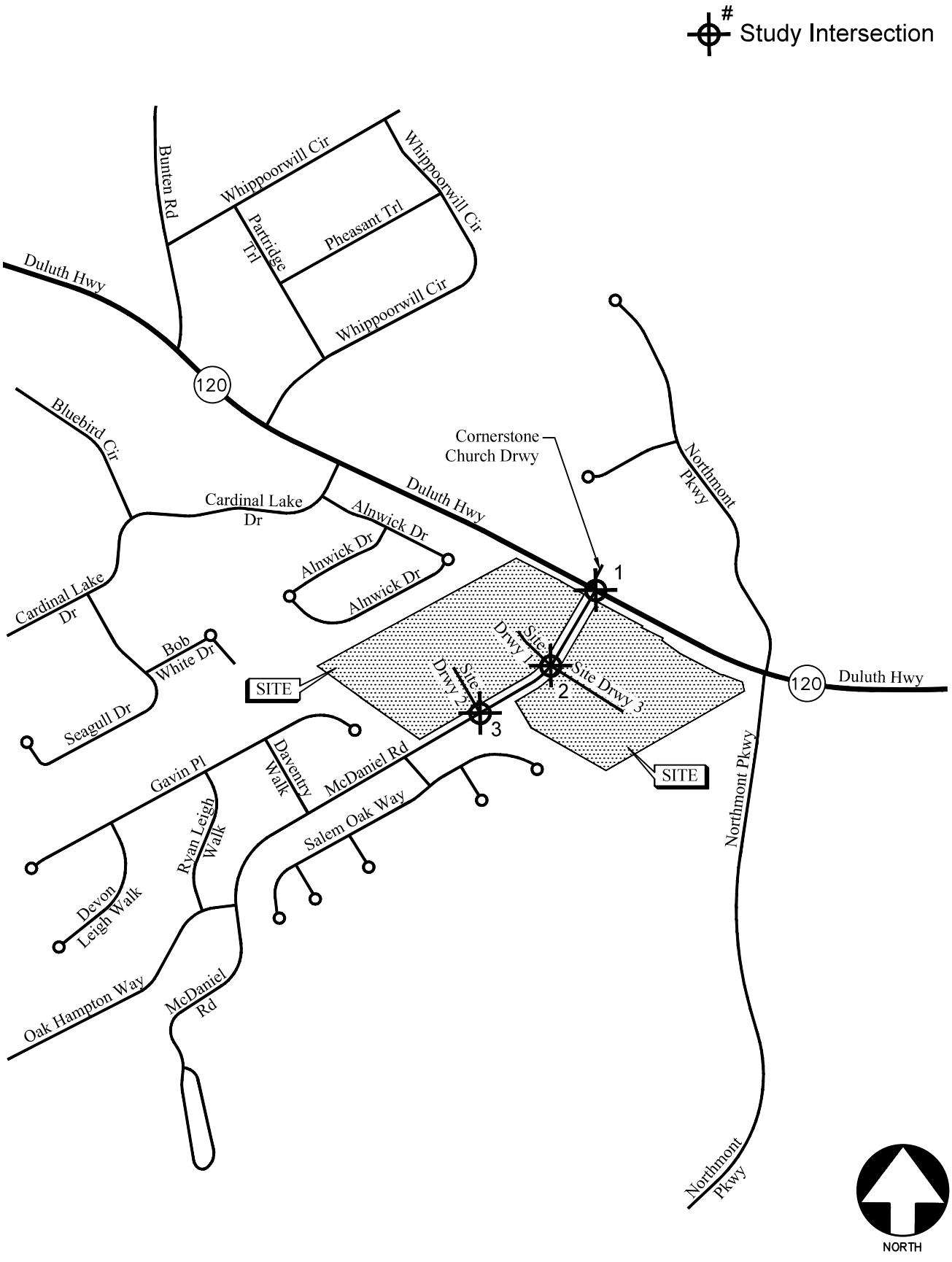
1.0 INTRODUCTION

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.

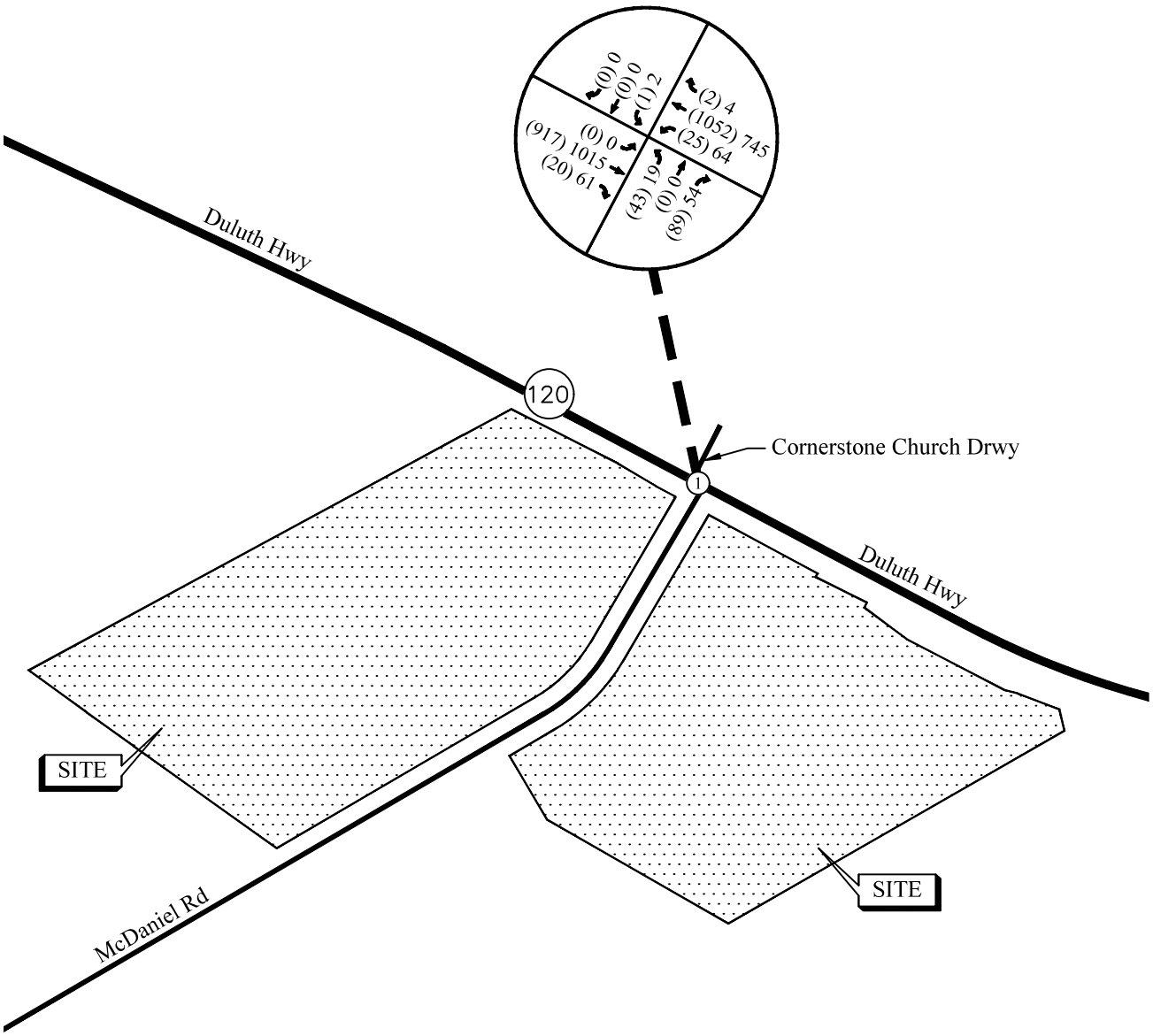
4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

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.

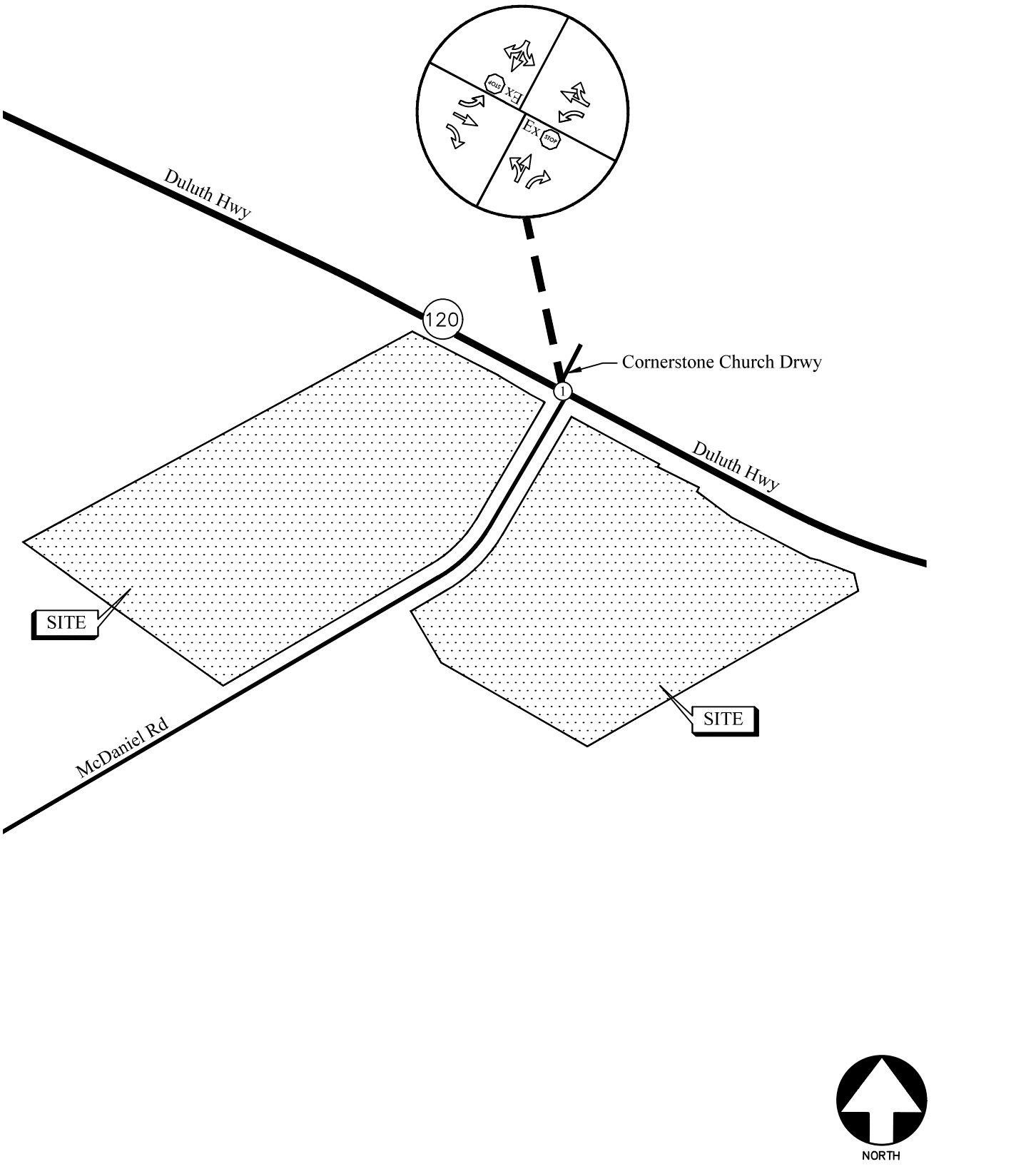


(AM) PM

NORTH

EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



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	**SR 120 (Duluth Highway) @ McDaniel Road / Cornerstone Church Driveway** -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach	Stop Controlled on NB and SB Approaches	 B (10.8) B (10.3) F (162.6) F (169.0)	 A (9.2) B (10.9) E (49.7) 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.

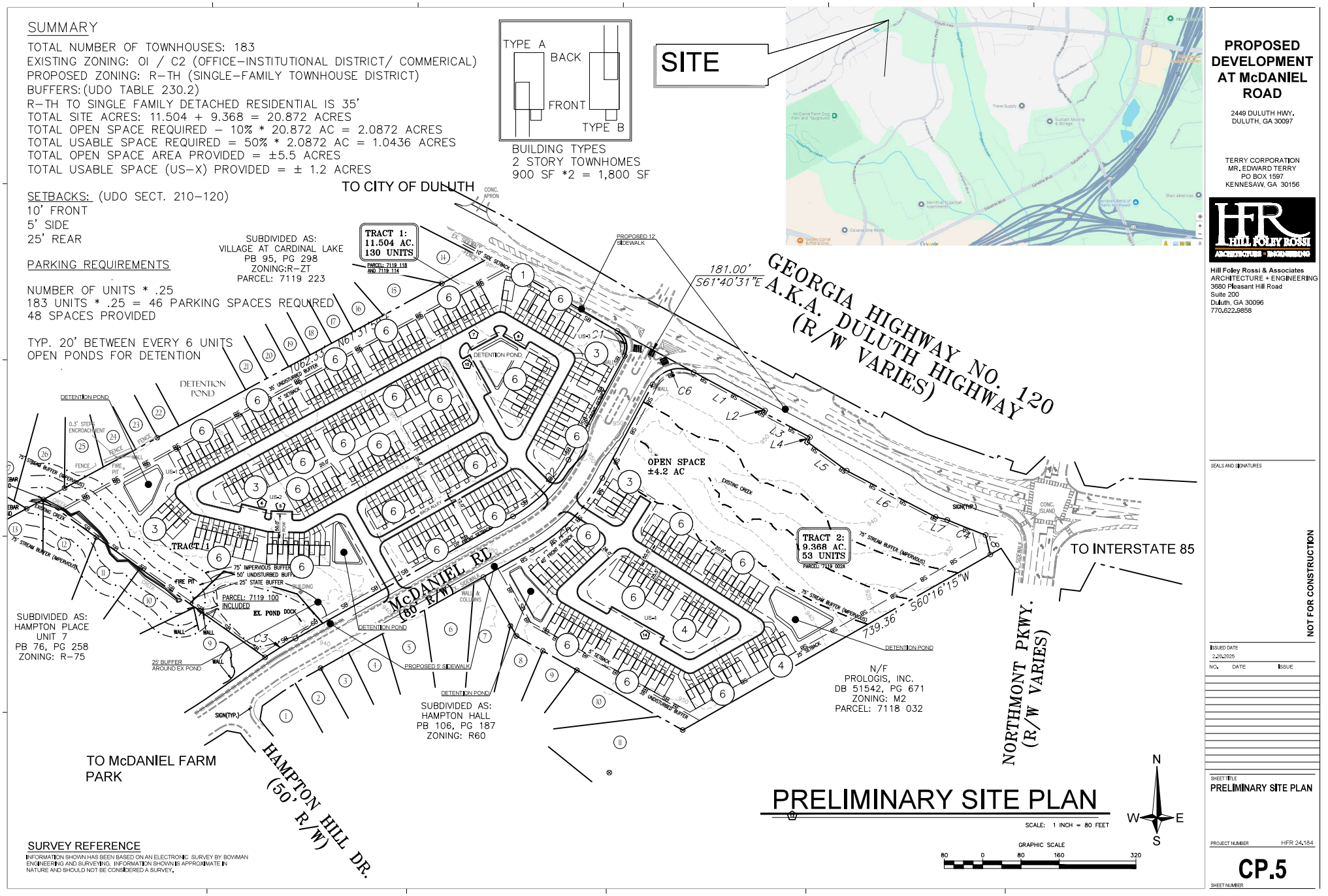


Figure 4 Site Plan

6.1 Trip Generation

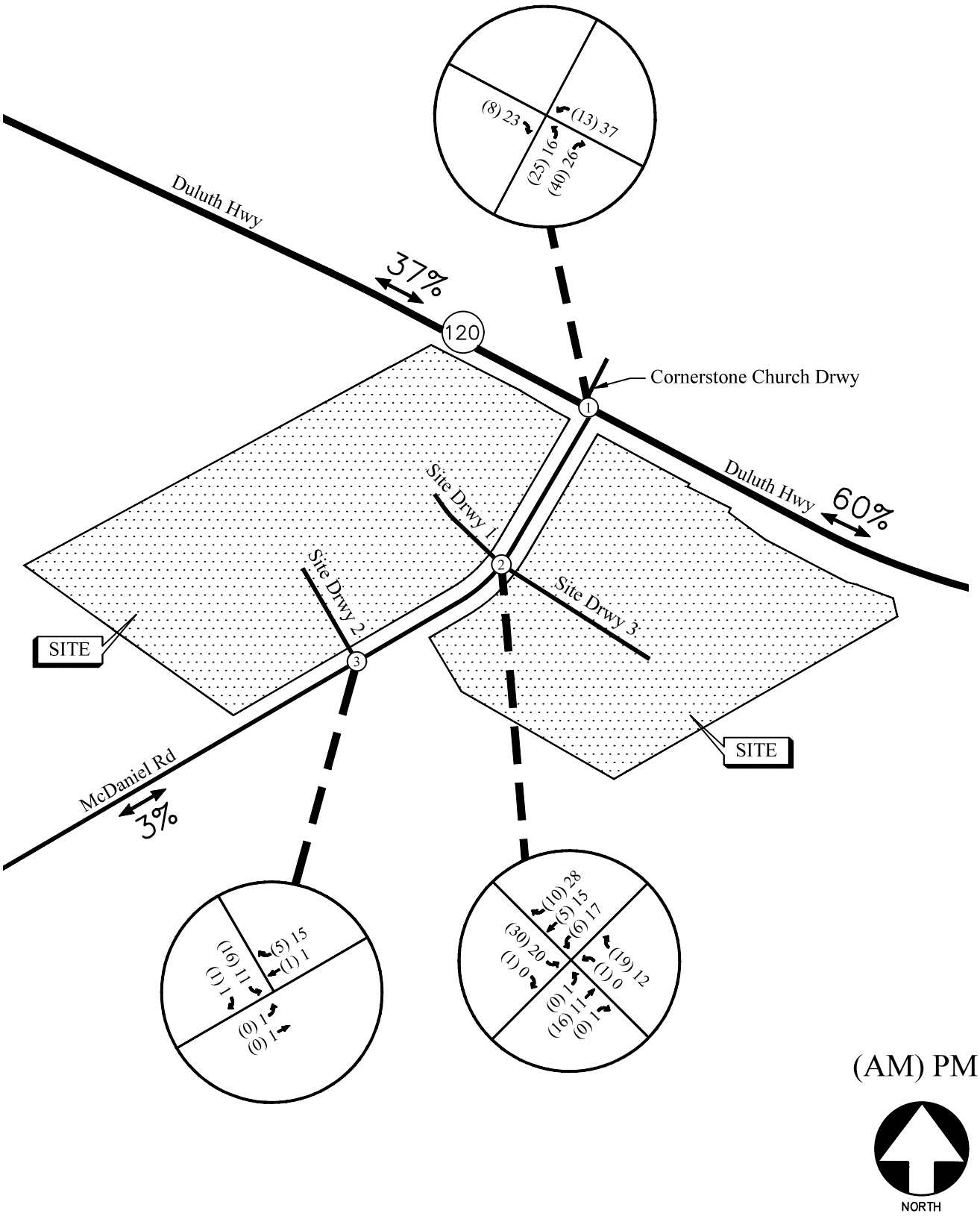
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation estimations 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

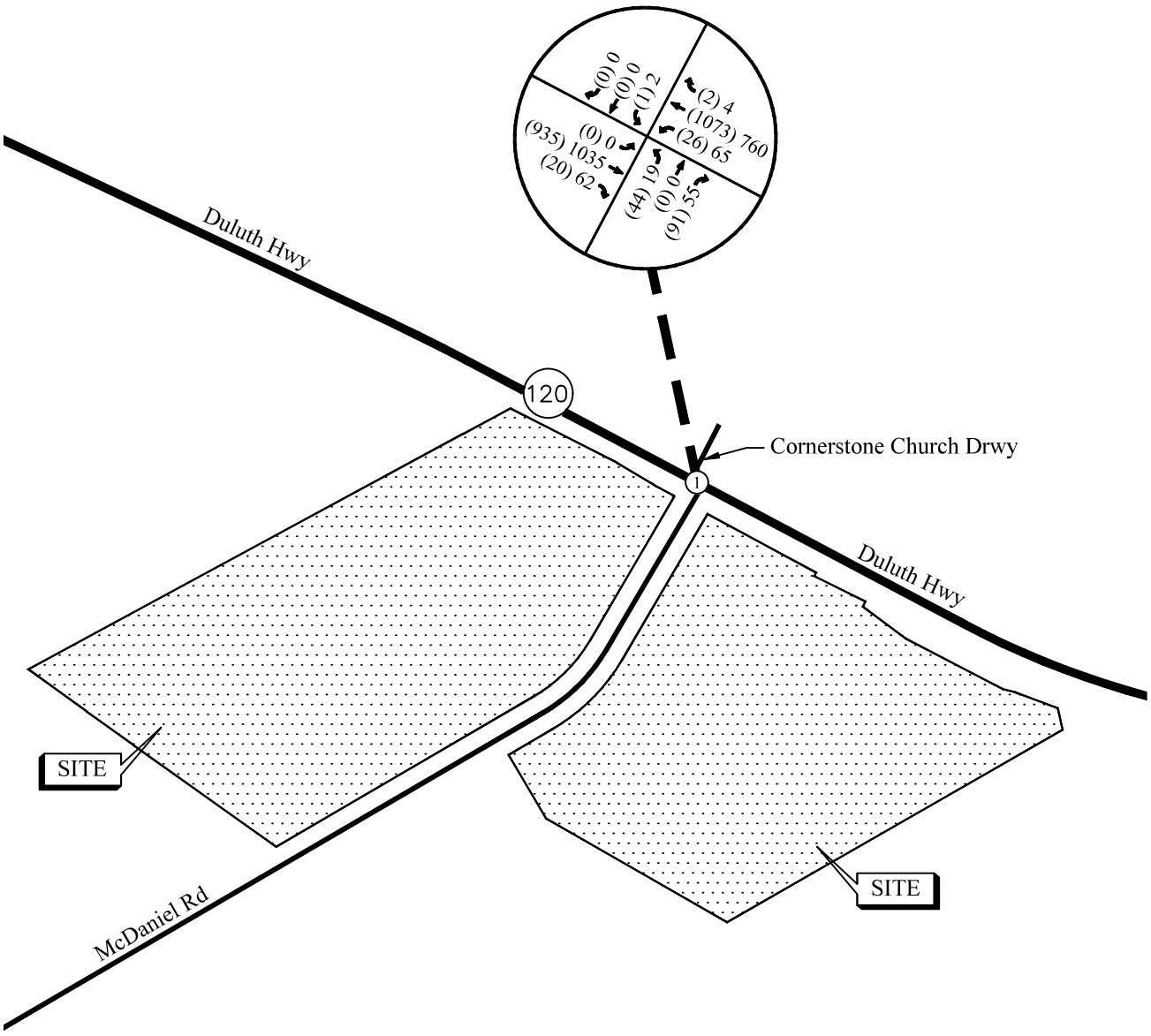
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the existing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

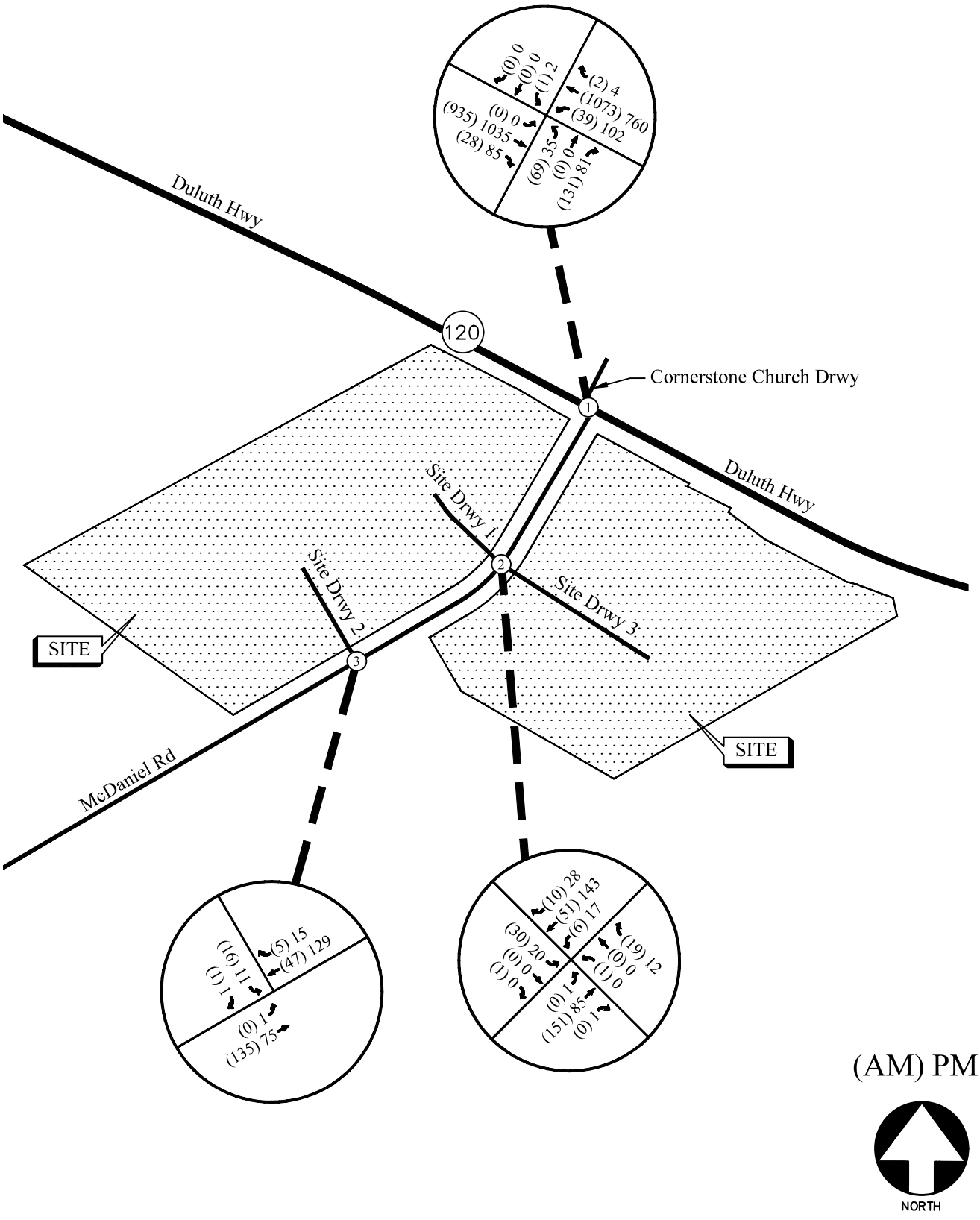


(AM) PM

NORTH

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

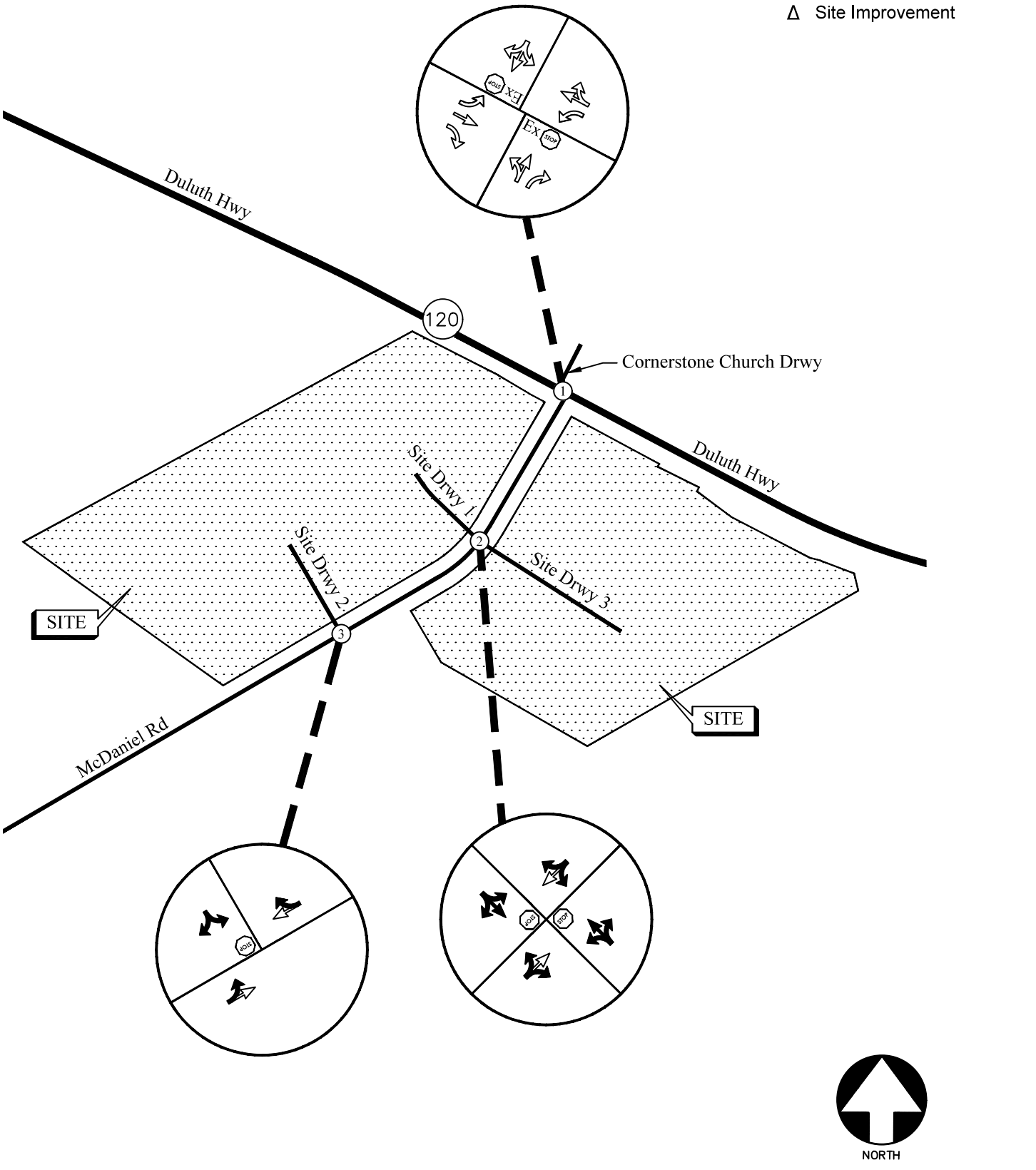
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analyses are shown below in Table 5. Recommendations for future traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE 2027 INTERSECTION OPERATIONS

	Intersection	LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**SR 120 (Duluth Highway) @ McDaniel Road / Cornerstone Church Driveway**				
	-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	**McDaniel Road @ Site Driveway 1 / Site Driveway 3**				
	-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	**McDaniel Road @ Site Driveway 2**				
	-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 expresses 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]

TRC Meeting Date:	09.19.2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.hodges@gwinnettcounty.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

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.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					

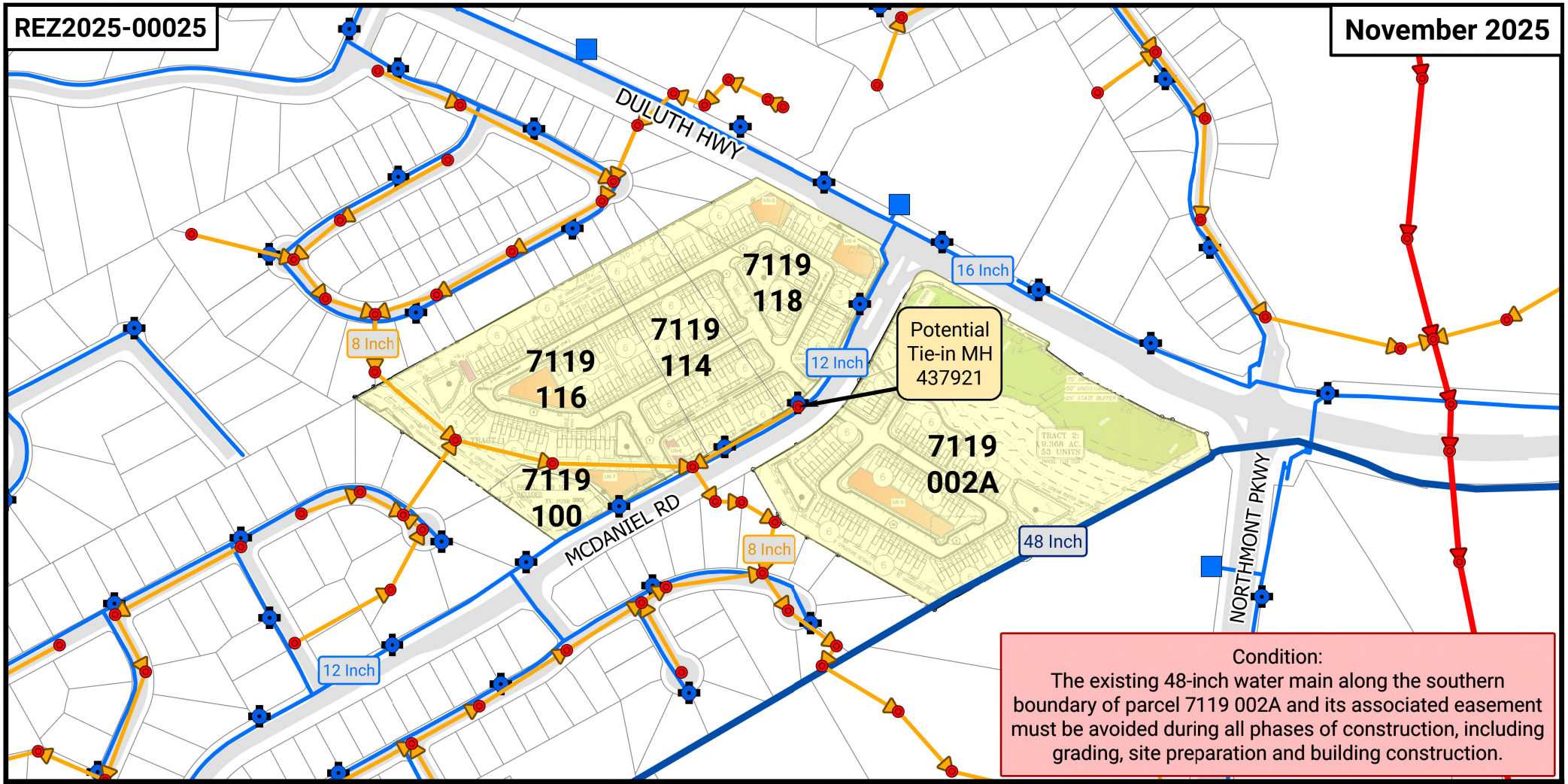
	Recommended Zoning Conditions:	X	YES		NO
1	Water: The existing 48-inch water main along the southern boundary of parcel 7119 002A and its associated easement must be avoided during all phases of construction, including grading, site preparation and building construction.				
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2025-00025

November 2025



LEGEND

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

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

Water & Sewer Utility Map

N W E S

0 180 360
Feet

LOCATION

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.

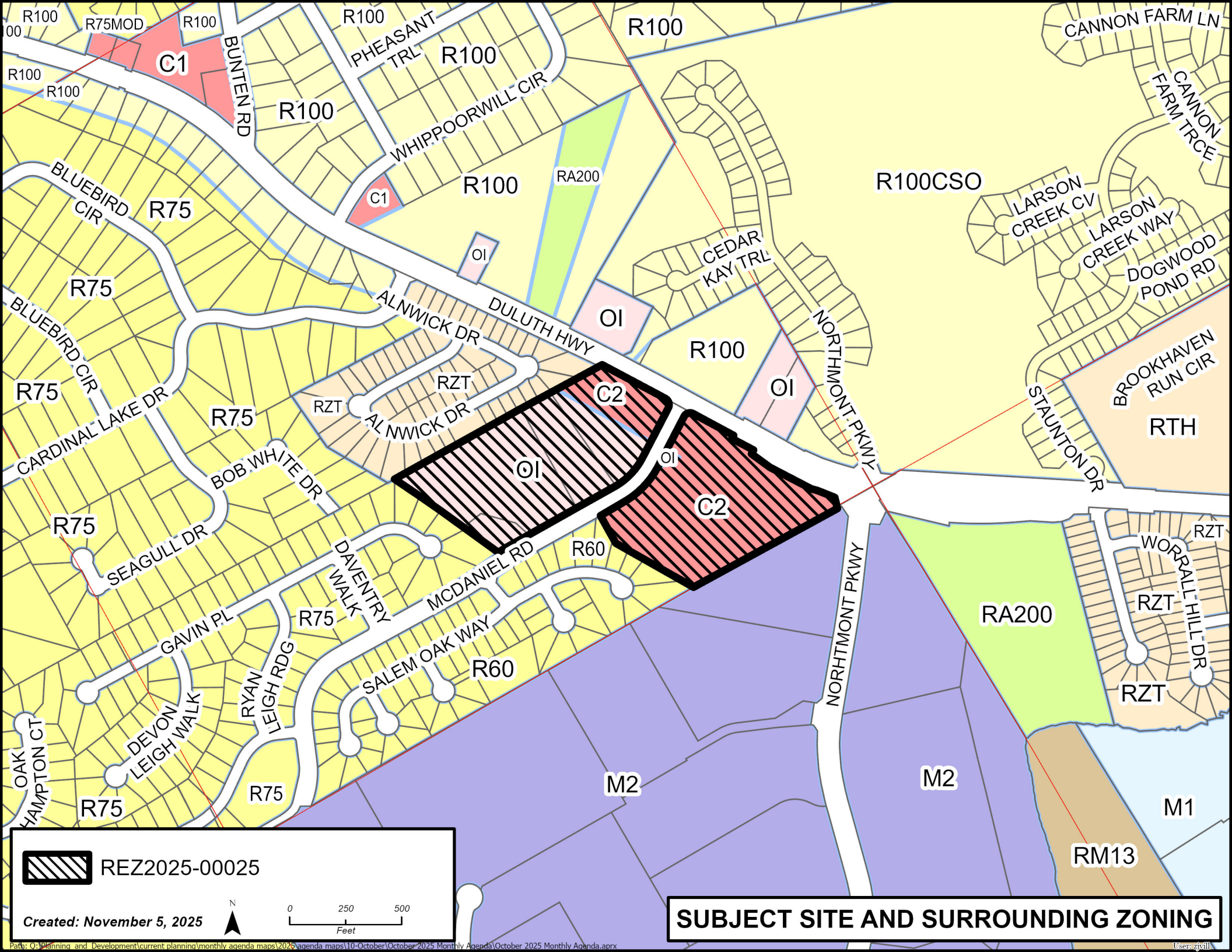
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, November, 2025

		2025-26			2026-27			2027-28			Proposed Zoning
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	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

[attached]

CARDINAL LAKE DR
ALNWICK DR
ALNWICK DR
CEDAR KAY TRL
NORTHMONT PKWY
DULUTH HWY
NORTHMONT PKWY
GAVIN PL
MCDANIEL RD
DAVENTRY WALK
HAMPTON HALL DR
SALEM OAK WAY
SALEM RIDGE WAY
REZ2025-00025
Created: August 18, 2025
N
0
120
240
Feet
Gwinnett County GIS
Path: O:\Planning_and_Development\current planning\monthly agenda maps\2025 agenda maps\10-October\October 2025 Monthly Agenda\October 2025 Monthly Agenda.aprx
User: zjvill



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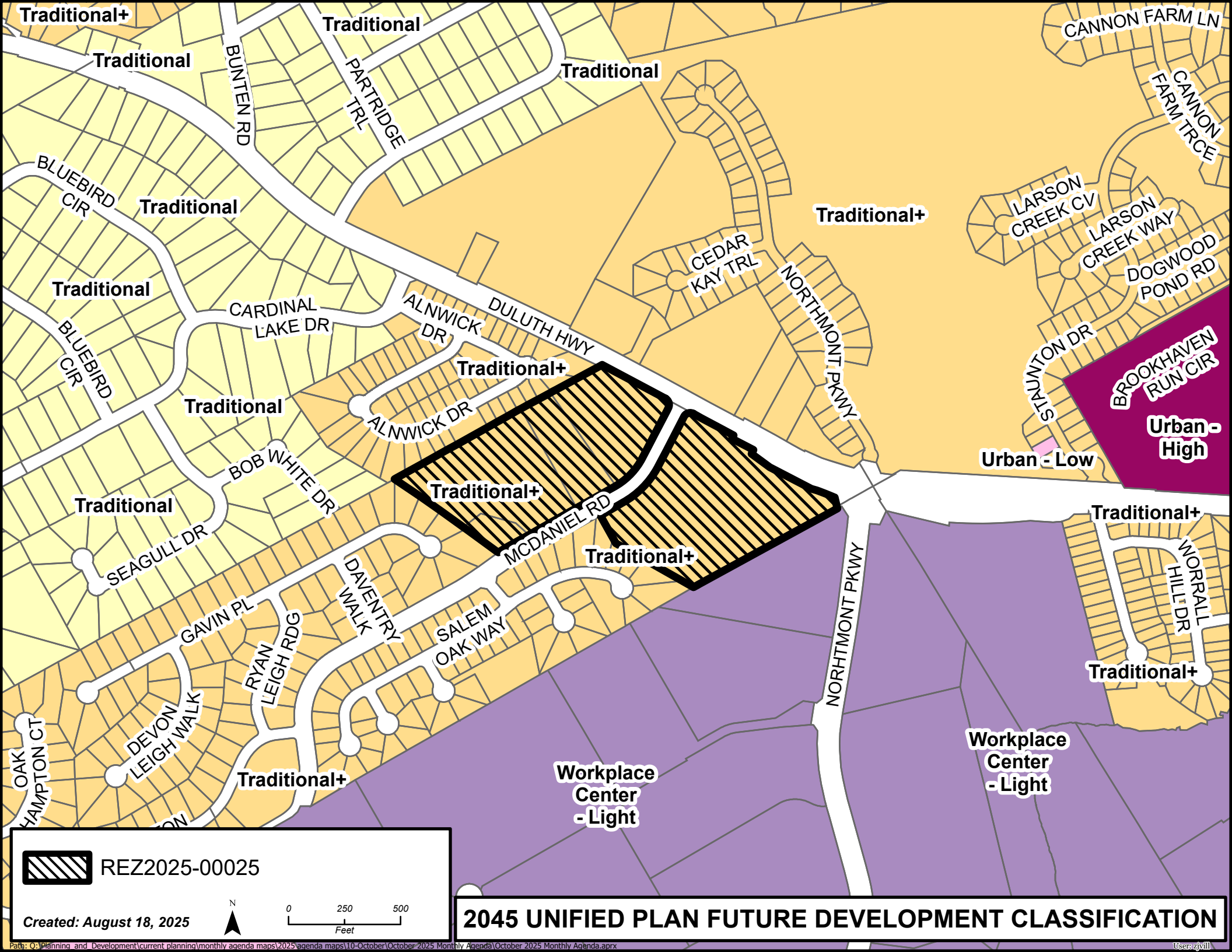
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Urban - Low
Urban - High
Workplace Center - Light
Workplace Center - Light
BUNTEN RD
PARTRIDGE TRL
CANNON FARM LN
CANNON FARM TRCE
BLUEBIRD CIR
BLUEBIRD CIR
CARDINAL LAKE DR
ALNWICK DR
ALNWICK DR
DULUTH HWY
CEDAR KAY TRL
NORTHMONT PKWY
LARSON CREEK CV
LARSON CREEK WAY
DOGWOOD POND RD
STAUNTON DR
BROOKHAVEN RUN CIR
BOB WHITE DR
SEAGULL DR
MCDANIEL RD
GAVIN PL
RYAN LEIGH RDG
DAVENTRY WALK
SALEM OAK WAY
NORHTMONT PKWY
WORRALL HILL DR
DEVON LEIGH WALK
OAK HAMPTON CT
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Created: August 18, 2025
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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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:	01/27/2026
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 (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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	Tabled
Tabled	12/09/2025
Motion	Watkins
2nd by	Holtkamp
Vote	5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes

Planning and Development

Recommendation:

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

Planning Commission

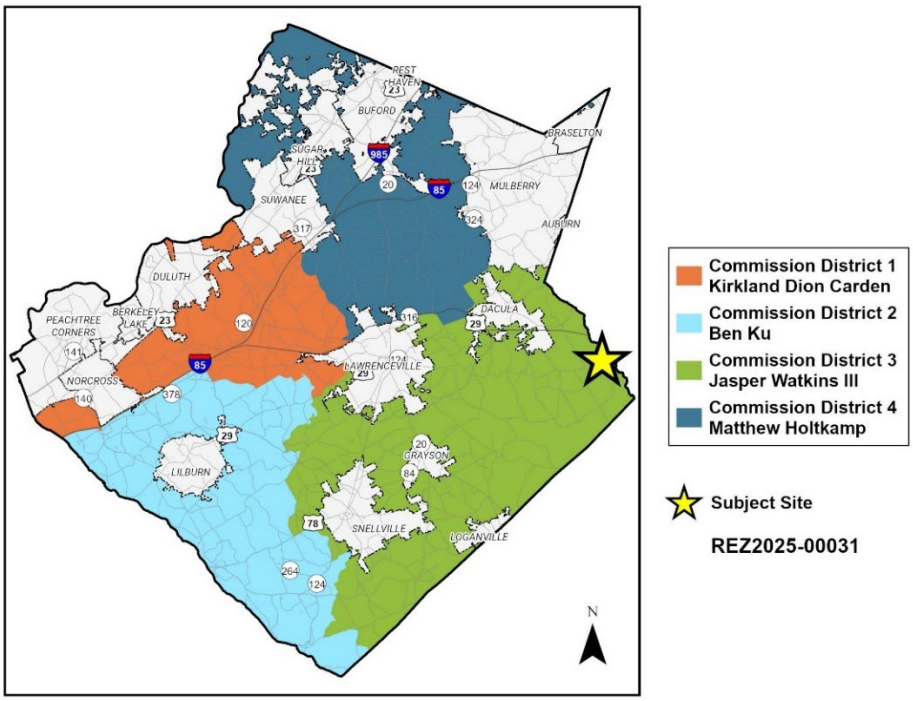
Recommendation:

- ☐ Tabled - Date
- ☐ Approve
- ■ Approve with Conditions
- ☐ Approve with Conditions As
- ☐ Deny
- ☐ Deny w/out Prejudice
- ☐ No Recommendation

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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:	**APPROVAL WITH CONDITIONS**



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 (Public Hearing Tabled to 1/27/2025)

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

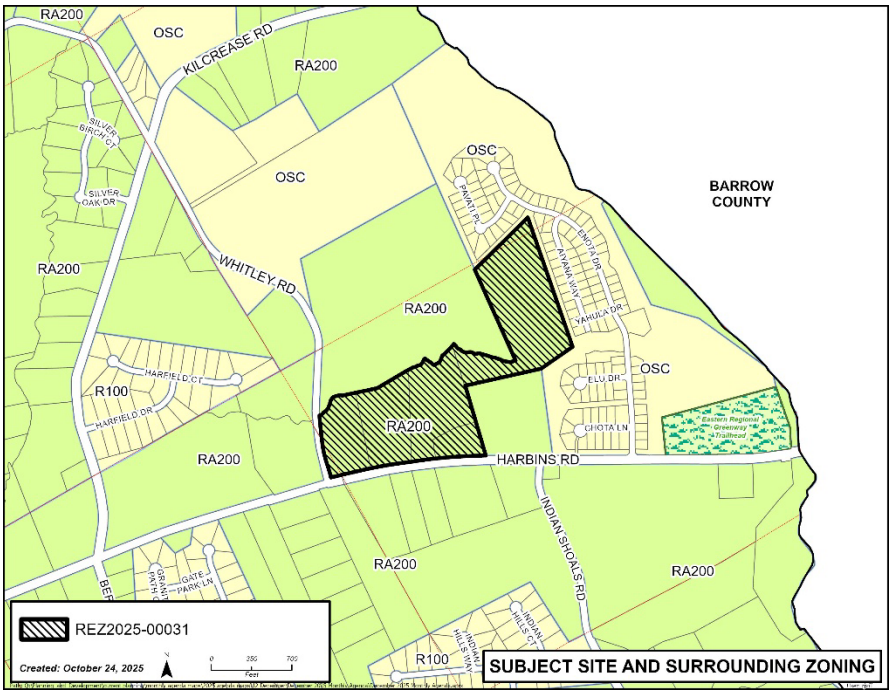
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

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.

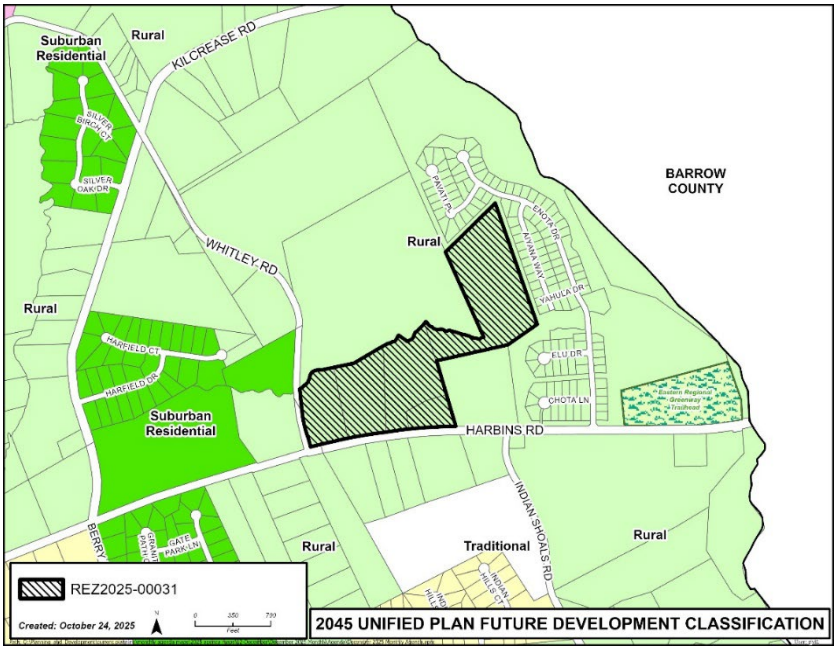
The property has a reasonable economic use as currently zoned.

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.

<u>Variance Requests and Analysis</u>:

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:

4. **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%.

4. To not provide a sidewalk along Whitley Road north of the subdivision entrance.

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

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

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 requests:

1. To reduce the percentage of usable open space to 14.8%.

2. To encroach into slopes greater than 40%.

The Planning Commission recommends **DENIAL** of the following variance and waiver requests:

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

4. To not provide a sidewalk along Whitley Road north of the subdivision entrance.

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

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~~ **72** 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.

10. **The development shall be limited to a maximum of 10 percent rental units. This restriction shall be included in the covenants and will be managed by a mandatory homeowners association.**

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
L. Document Presented at the January 6, 2025, Planning Commission Public Hearing

Exhibit A: Site Visit Photos

View of property

View of property

View of Harbins Road frontage

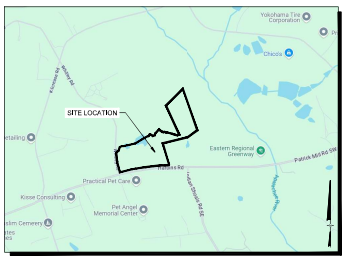
View of Whitley Road frontage

View of adjacent OSC subdivision

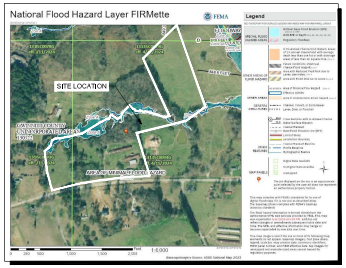
View of property from adjacent OSC subdivision

Exhibit B: Site Plan

[attached]



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

LEGEND:

CONSERVATION AREA

AMENITY AREA, POCKET PARKS USABLE OPEN SPACE

PROPERTY ADDRESS:

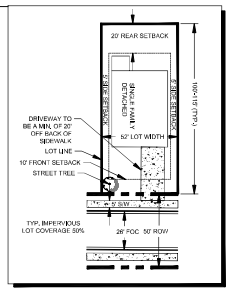
PARCEL ID: 5356 017 - 2782 HARBINS ROAD
PARCEL ID: 5356 002 - 2782 HARBINS ROAD
PARCEL ID: 5356 003 - 2782 HARBINS ROAD
PARCEL ID: 5356 018 - 2782 HARBINS ROAD
PARCEL ID: 5356 051 - 2800 HARBINS ROAD

GENERAL NOTES:

1. WATER PROVIDED BY GWINNETT COUNTY WITHIN HARBINS ROAD R/W.
2. SEWER PROVIDED BY GWINNETT COUNTY AND WILL BE A GRAVITY LINE TO TIE INTO APALACHEE RIVER PUMP STATION.
3. BOUNDARY SURVEY PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 7/01/2025, TOPOGRAPHY INFORMATION PROVIDED BY LIDAR SURVEY DATA PERFORMED BY LETEL METRICS, DATED 6/13/2025, STREAMS AND WETLANDS INFORMATION PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC. WATER AND WETLAND DELINEATION REPORT, DATED 6/27/2025.
4. THIS PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT.
5. EXISTING TREE CANOPY COVERS 36.7% OF SITE.

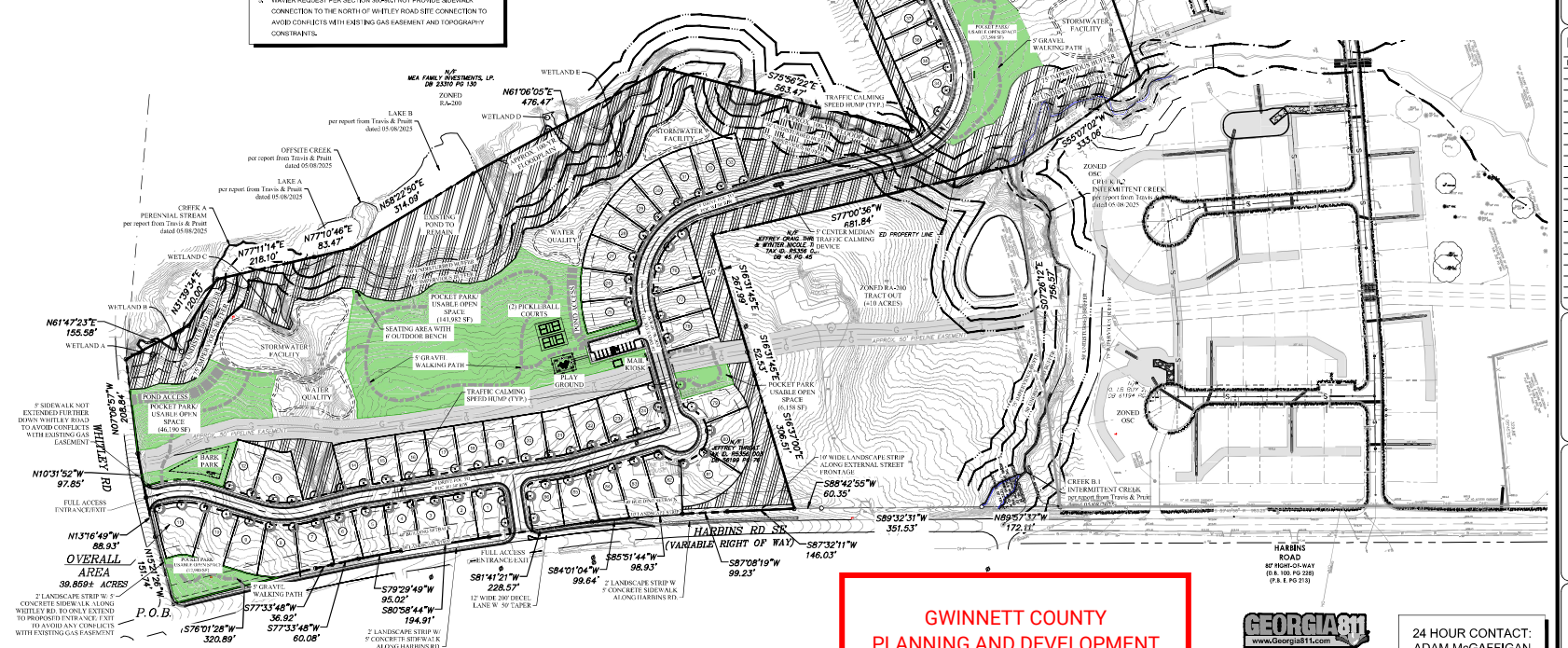
VARIANCE REQUEST:

1. VARIANCE REQUEST PER SECTION 110-40 FOR A 50% REDUCTION OF THE REQUIRED OPEN SPACE TO BE USABLE OPEN SPACE.
2. VARIANCE REQUEST PER SECTION 210-60.7.B TO ALLOW A CUL-DE-SAC STREET.
3. VARIANCE REQUEST TO BE MADE TO GCDWR FOR DISTURBANCE IN THE VICINITY OF AN EXISTING FORCE MAIN, WATER MAIN, OR SEWER MAIN AND WILL BE ADDRESSED DURING LDP PERMITTING.
4. VARIANCE REQUEST PER SECTION 212-60.1.A.3 TO ALLOW FOR ENCROACHMENT INTO SLOPES GREATER THAN 40% TO ALLOW FOR EASE OF DEVELOPMENT.
5. WAIVER REQUEST PER SECTION 360-96.1 NOT PROVIDE SIDEWALK CONNECTION TO THE NORTH OF WHITLEY ROAD SITE CONNECTION TO AVOID CONFLICTS WITH EXISTING GAS EASEMENT AND TOPOGRAPHY CONSTRAINTS.



TYPICAL LOT LAYOUT
NOT TO SCALE

SITE DATA:	
SITE AREA	39.859 ACRES
ZONING	
EXISTING ZONING	RA200
PROPOSED ZONING	OSC
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
PARCEL ID	5356 017, 5356 002, 5356 018,5356 003 & 5356 051
DEVELOPMENT SETBACKS	
MIN. LOT SIZE	5,000 SF
MIN. LOT WIDTH	50 FEET
MAX. LOT COVERAGE	70%
MIN. FRONT YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	20 FEET
MIN. SIDE YARD SETBACK	5 FEET
MAX. BUILDING HEIGHT	35 FEET
USE CALCULATIONS	
52' X 100'-115' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	51 LOTS
65' X 100' -115' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	35 LOTS
TOTAL DETACHED SINGLE FAMILY LOTS PROVIDED	86 LOTS
TOTAL SITE DENSITY PROVIDED	2.2 UPA
MAX SITE DENSITY ALLOWED	2.5 UPA MAX DENSITY
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	15.95 AC. (40% OF TOTAL SITE AREA)
USEABLE OPEN SPACE REQUIRED	7.97 ACRES (50% OF TOTAL OPEN SPACE)
USEABLE OPEN SPACE PROVIDED (AREA INCLUDES AMENITY AREAS, POCKET PARKS AND WALKING PATHS WITHIN OPEN SPACE)	5.91 ACRES (14.8% OF TOTAL SITE) VARIANCE REQUIRED FROM 20% OF SITE
CONSERVATION SPACE PROVIDED	10.06 ACRES (62.9% OF TOTAL OPEN SPACE)
TOTAL OPEN SPACE PROVIDED (AREA DOES NOT INCLUDE RESIDENTIAL LOTS & PUBLIC/PRIVATE STREET ESMT.)	15.97 ACRES (40% OF TOTAL SITE AREA)
PARKING CALCULATIONS	
MIN. RESIDENTIAL PARKING REQUIRED	172 SPACES (2 SPACES/ DWELLING UNIT)
MAX. RESIDENTIAL PARKING REQUIRED	344 SPACES (4 SPACES/ DWELLING UNIT)
TOTAL RESIDENTIAL PARKING PROVIDED	344 SPACES (2 GARAGE SP + 2 DRIVEWAY SP.)
MIN. AMENITY AREA PARKING REQUIRED	4 SPACES (1 SPACES/ 20 HOMES)
MAX. AMENITY AREA PARKING REQUIRED	9 SPACES (1 SPACES/ 10 HOMES)
TOTAL AMENITY AREA PARKING PROVIDED	9 SPACES



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ARBORISTS + 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 #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	09/18/2025	JH	COUNTY COMMENTS
-2	10/20/2025	JH	CLIENT COMMENTS

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

GEORGIA REGISTERED No. 34330 PROFESSIONAL ENGINEER KENNETH J. WOOD

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

ZONING MASTER PLAN

0 60 120 240 360

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

Z7
SHEET

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

24 HOUR CONTACT:
ADAM McGAFFIGAN

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11/10/2025

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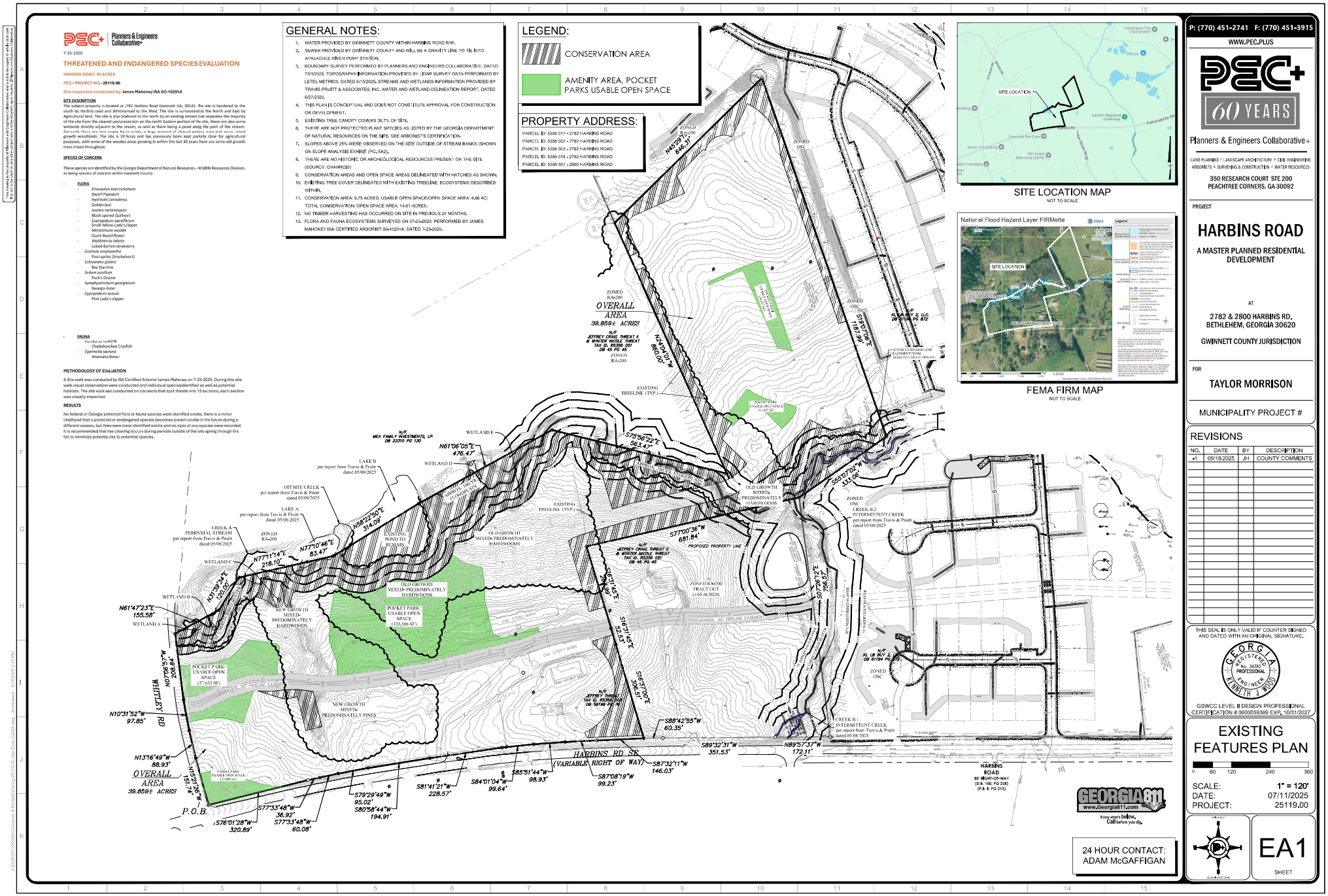
Exhibit C: Existing Features Site Analysis Plan for OSC

[attached]


PEC+ Planners & Engineers Collaborative+
7-25-2026
THREATENED AND ENDANGERED SPECIES EVALUATION
HARBINS ROAD- 39 ACRES
PEC+ PROJECT NO.- 25119.00
Site inspection conducted by: James Mahoney ISA SO:10291A
SITE DESCRIPTION
The subject property is located at 2782 Harbins Road Gwinnett GA, 30141. The site is bordered to the south by Harbins road and Whitleyroad to the West. The site is surrounded to the North and East by Agricultural land. The site is also bordered to the north by an existing stream that separates the majority of the site from the cleared pasture section on the north Eastern portion of the site, there are also some wetlands directly adjacent to the stream, as well as there being a pond along the path of the stream. Currently there are two single family units, a large amount of cleared pasture area and some mixed growth woodlands. The site is 39 Acres and has previously been kept partially clear for agricultural purposes, with some of the woodes areas growing in within the last 30 years there are some old growth trees mixed throughout.
SPECIES OF CONCERN
These species are identified by the Georgia Department of Natural Resources – Wildlife Resources Division, as being species of concern within Gwinnett County
- FLORA
- Eriocaulon koernickianum Dwarf Pipewort
- Hydrastis canadensis Goldenseal
- Isoetes melanospora Black-spored Quillwort
- Cypripedium parviflorum Small Yellow Lady's-slipper
- Melanthium woodii Ozark Bunchflower
- Waldsteinia lobata Lobed Barren-strawberry
- Gratiola amphiantha Pool-sprite (Snorkelwort)
- Schisandra glabra Bay Starvine
- Sedum pusillum Puck's Orpine
- Symphyotrichum georgianum Georgia Aster
- Cypripedium acaule Pink Lady's-slipper
- FAUNA
- Cambarus howardi Chattahoochee Crayfish
- Cyprinella xaenura Altamaha Shiner
METHODOLOGY OF EVALUATION
A Site walk was conducted by ISA Certified Arborist James Mahoney on 7-23-2025. During this site walk visual observations were conducted and individual species identified as well as potential habitats. The site walk was conducted on transects that split the site into 13 sections, each section was visually inspected.
RESULTS
No federal or Georgia protected flora or fauna species were identified onsite, there is a minor likelihood that a protected or endangered species becomes present onsite in the future during a different season, but there were none identified onsite and no signs of any species were recorded. It is recommended that tree clearing occurs during periods outside of the late spring through the fall to minimize potentia risk to potential species.
GENERAL NOTES:
1. WATER PROVIDED BY GWINNETT COUNTY WITHIN HARBINS ROAD R.W.
2. SEWER PROVIDED BY GWINNETT COUNTY AND WILL BE A GRAVITY LINE TO TIE INTO APALACHEE RIVER PUMP STATION.
3. BOUNDARY SURVEY PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 7/01/2025, TOPOGRAPHY INFORMATION PROVIDED BY LIDAR SURVEY DATA PERFORMED BY LETEL METRICS, DATED 6/13/2025, STREAMS AND WETLANDS INFORMATION PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC. WATER AND WETLAND DELINEATION REPORT, DATED 6/27/2025.
4. THIS PLANS CONCEPTUAL AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT.
5. EXISTING TREE CANOPY COVERS 36.7% OF SITE.
6. THERE ARE NOT PROTECTED PLANT SPECIES AS LISTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON THE SITE. SEE ARBORIST'S CERTIFICATION.
7. SLOPES ABOVE 25% WERE OBSERVED ON THE SITE OUTSIDE OF STREAM BANKS (SHOWN ON SLOPE ANALYSIS EXHIBIT (PD_5A2).
8. THERE ARE NO HISTORIC OR ARCHEOLOGICAL RESOURCES PRESENT ON THE SITE (SOURCE: GNAHRGIS)
9. CONSERVATION AREAS AND OPEN SPACE AREAS DELINEATED WITH HATCHES AS SHOWN.
10. EXISTING TREE COVER DELINEATED WITH EXISTING TREELINE; ECOSYSTEMS DESCRIBED WITHIN.
11. CONSERVATION AREA: 9.75 ACRES; USABLE OPEN SPACE/OPEN SPACE AREA: 4.86 AC; TOTAL CONSERVATION/ OPEN SPACE AREA: 14.61 ACRES.
12. NO TIMBER HARVESTING HAS OCCURRED ON SITE IN PREVIOUS 24 MONTHS.
13. FLORA AND FAUNA ECOSYSTEMS SURVEYED ON 07-23-2025. PERFORMED BY JAMES MAHONEY ISA CERTIFIED ARBORIST SO-10291A. DATED 7-23-2025.
LEGEND:
CONSERVATION AREA
AMENITY AREA, POCKET PARKS USABLE OPEN SPACE
PROPERTY ADDRESS:
PARCEL ID: 5356 017 - 2782 HARBINS ROAD
PARCEL ID: 5356 002 - 2782 HARBINS ROAD
PARCEL ID: 5356 003 - 2782 HARBINS ROAD
PARCEL ID: 5356 018 - 2782 HARBINS ROAD
PARCEL ID: 5356 051 - 2800 HARBINS ROAD
OVERALL AREA 39.859± ACRES
POCKET PARK/ USABLE OPEN SPACE (37,633 SF)
POCKET PARK/ USABLE OPEN SPACE (133,306 SF)
POCKET PARK/ USABLE OPEN SPACE (1,291 SF)
CONSERVATION AREA (9.75 ACRES)
EXISTING TREELINE (TYP.)
PROPOSED PROPERTY LINE
WETLAND A
WETLAND B
WETLAND C
WETLAND D
WETLAND E
LAKE A per report from Travis & Pruitt dated 05/08/2025
LAKE B per report from Travis & Pruitt dated 05/08/2025
CREEK A PERENNIAL STREAM per report from Travis & Pruitt dated 05/08/2025
CREEK B.1 INTERMITTENT CREEK per report from Travis & Pruitt dated 05/08/2025
CREEK B.2 INTERMITTENT CREEK per report from Travis & Pruitt dated 05/08/2025
OFFSITE CREEK per report from Travis & Pruitt dated 05/08/2025
EXISTING POND TO REMAIN
OLD GROWTH MIXED- PREDOMINATELY HARDWOODS
NEW GROWTH MIXED- PREDOMINATELY HARDWOODS
NEW GROWTH MIXED- PREDOMINATELY PINES
TRACT OUT (±10 ACRES)
ONE STORY BARN
HARBINS RD SE (VARIABLE RIGHT OF WAY)
WHITLEY RD
POWER 50' PIPELINE EASEMENT
P.O.B.
N/F JEFFREY CRAIG THREAT II & WINTER NICOLE THREAT TAX ID. 5356 051 DB 45 PG 45
N/F MEA FAMILY INVESTMENTS, LP. DB 23310 PG 130
N/F KL GB BUY 2, LLC DB 61194 PG 672
N/F JEFFREY THRASH TAX ID. 5356 050 DB 58199 PG 79
ZONED RA-200
ZONED OSC
SITE LOCATION MAP
NOT TO SCALE
National Flood Hazard Layer FIRMette
FEMA FIRM MAP
NOT TO SCALE
GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.
24 HOUR CONTACT: ADAM McGAFFIGAN
P: (770) 451-2741 F: (770) 451-3915
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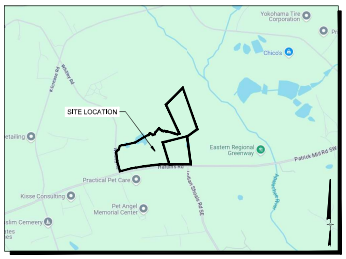
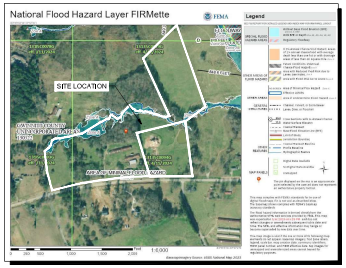
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092
PROJECT
HARBINS ROAD
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
2782 & 2800 HARBINS RD. BETHLEHEM, GEORGIA 30620
GWINNETT COUNTY JURISDICTION
FOR
TAYLOR MORRISON
MUNICIPALITY PROJECT #
REVISIONS
NO. | DATE | BY | DESCRIPTION
-1 | 09/18/2025 | JH | COUNTY COMMENTS
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.
GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOOD No. 34330
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027
EXISTING FEATURES PLAN
SCALE: 1" = 120'
DATE: 07/11/2025
PROJECT: 25119.00
EA1
SHEET

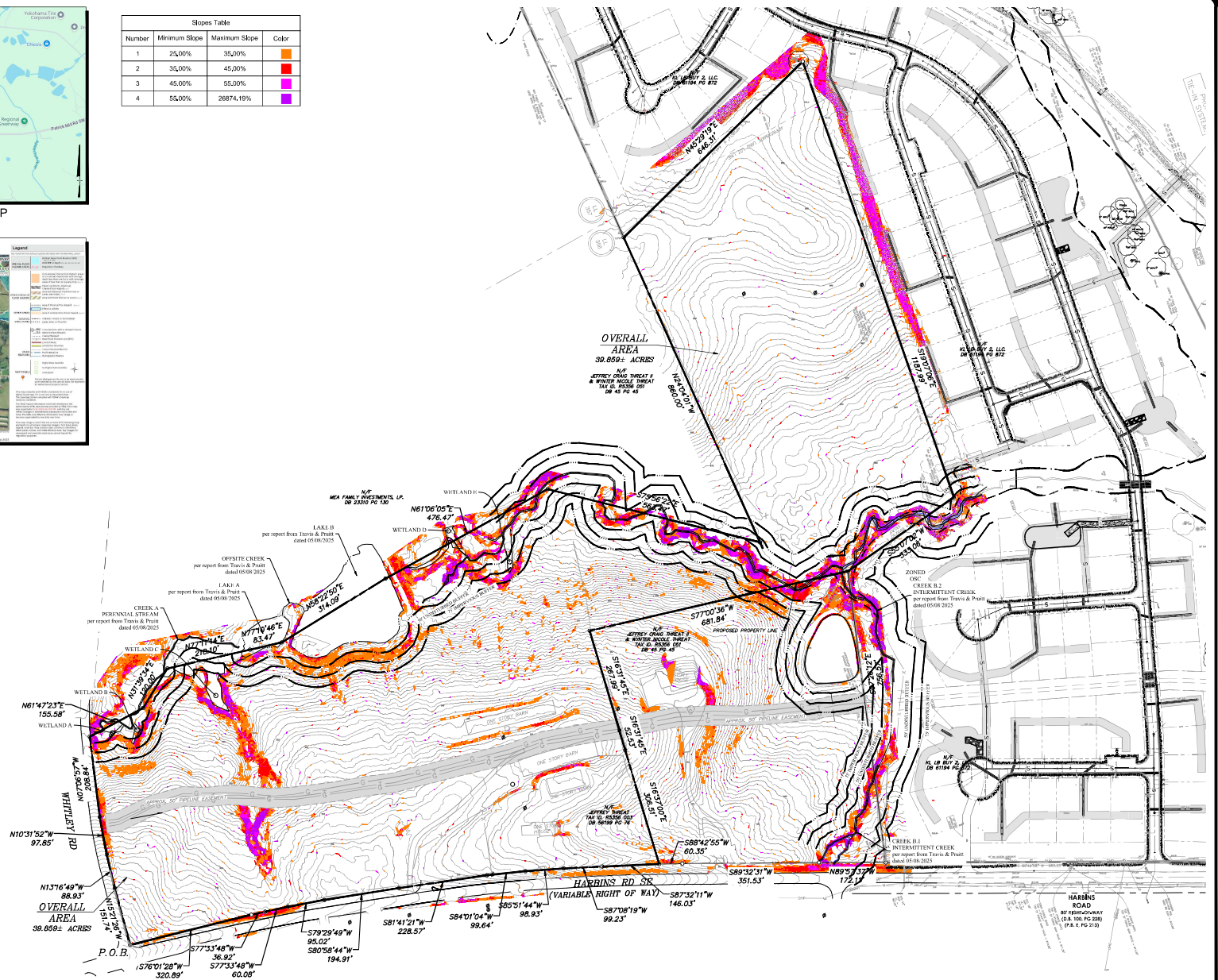


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	25.00%	35.00%	
2	35.00%	45.00%	
3	45.00%	55.00%	
4	55.00%	26874.19%	



24 HOUR CONTACT:
ADAM McGAFFIGAN

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ARBORISTS + 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 #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34330 PROFESSIONAL ENGINEER KENNETH J. WOOD

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

STEEP SLOPE ANALYSIS

0 60 120 240 360

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

EA2
SHEET

Exhibit D: Building Elevations

[attached]

2 - Story
Front
Architectural Asphalt Shingles
Siding (Board and Batten)
Metal Windows
Above Garage Lighting
Siding (Hardie Cement)
Brick Water Table
Wooden Columns

Architectural Asphalt Shingles
Right
Metal Gutters with Downspouts
Metal Windows
Siding (Hardie Cement)

Rear
Architectural Asphalt Shingles
Metal Gutters with Downspouts
Metal Windows
Siding (Hardie Cement)

Architectural Asphalt Shingles
Left
Metal Gutters with Downspouts
Siding (Hardie Cement)
Metal Windows

2 - Story
Architectural Asphalt Shingles
Front
Siding (Board and Batten)
Metal Windows
Above Garage Lighting
Siding (Hardie Cement)
Brick Water Table
Wooden Columns

Architectural Asphalt Shingles
Right
Metal Gutters with Downspouts
Metal Windows
Siding (Hardie Cement)

Architectural Asphalt Shingles
Rear
Metal Gutters with Downspouts
Metal Windows
Siding (Hardie Cement)

Architectural Asphalt Shingles
Left
Metal Gutters with Downspouts
Siding (Hardie Cement)

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

[attached]

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
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Jeffrey R. Mahaffey
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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.

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

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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
Name: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker LLP	Name: Jeffrey Threat
Address: 1550 North Brown Road, Suite 125	Address: 720 Ivy Lea Drive
City: Lawrenceville	City: Lawrenceville
State: Georgia ZIP: 30043	State: Georgia ZIP: 30045
Phone: 770-232-0000	Phone: 770-232-0000
Email: GSchaller@MPTLawfirm.com	Email: GSchaller@MPTLawfirm.com

Contact Person: Gabrielle Schaller Phone: 770-232-0000

Contact's Email: Gschaller@MPTLawfirm.com

APPLICANT IS THE:

☐ Owner's Agent ☐ Property Owner ☒ Contract Purchaser

Current Zoning District(s): R-200 Requested Zoning District: OSC

Parcel Number(s): 5356 002, 003, 017, 018, and 051 (portion) Acreage: +/- 39.86

Property Address(es): 2712, 2732, 2762, 2782, and 2800 Harbins Road

Proposed Development: Single-Family Detached Subdivision

Variance(s): See letter of intent Waiver(s):

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 86	No. of Buildings: N/A
Dwelling Unit Sq. Ft.: 1,800 square feet one-story 2,600 square feet two-story	Total Building Sq. Ft.: N/A
Density: 2.16 units per acre	Floor Area Ratio: N/A
Floor Area Ratio (LRR, MRR, HRR): N/A	

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 McAuliffe **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 Threat

Signature: [signature]

Date: 7/31/2025

Notary Public

Name: Kanisha Dennis

Signature: [signature]

Date: 7/31/25

KANISHA DENNIS
NOTARY PUBLIC
My Commission Expires
March 12, 2028
GWINNETT COUNTY, GEORGIA
County Seal

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]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

June 13, 2025

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

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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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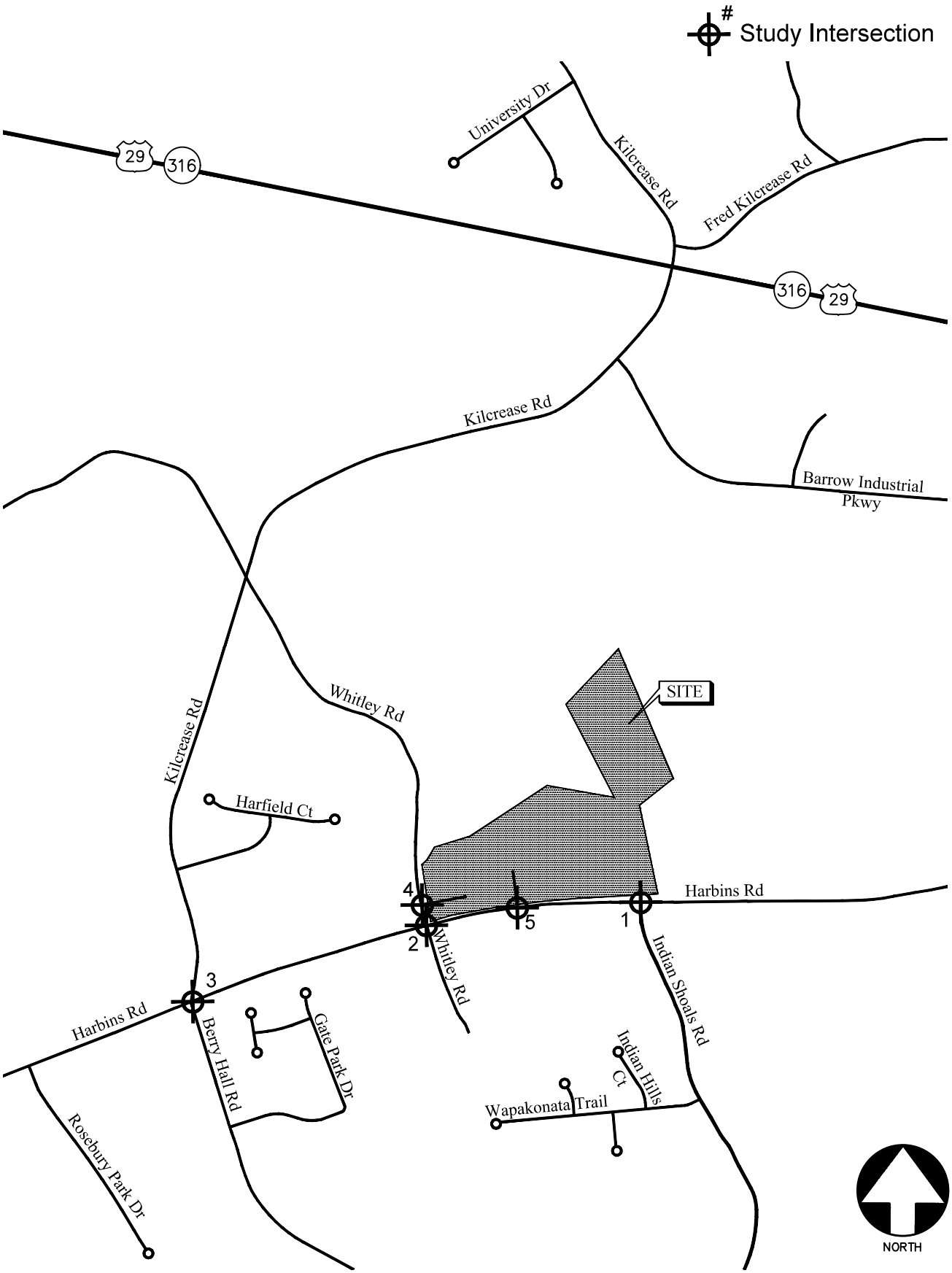
1.0 INTRODUCTION

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.

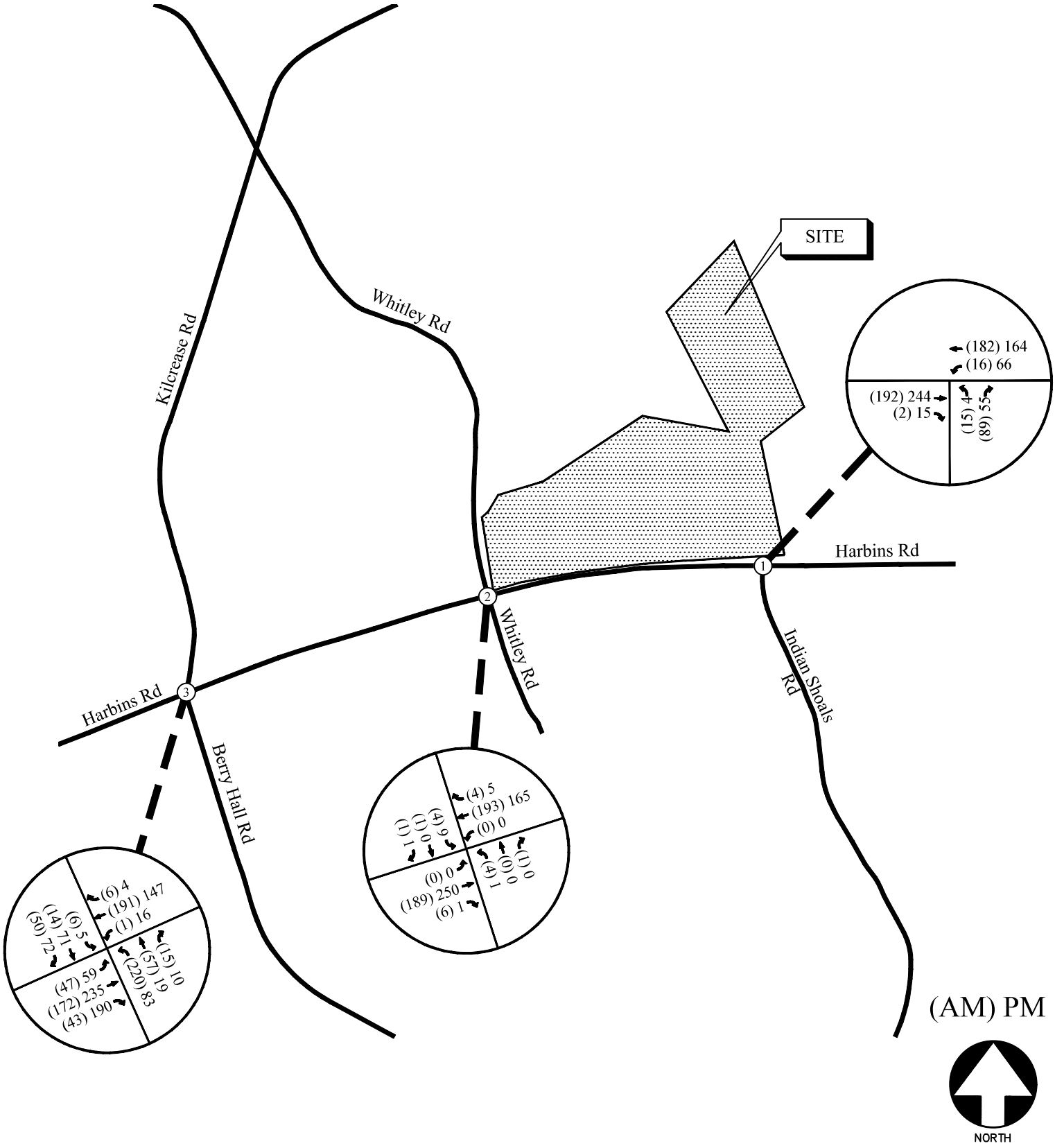
5.0 EXISTING 2025 TRAFFIC ANALYSIS

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

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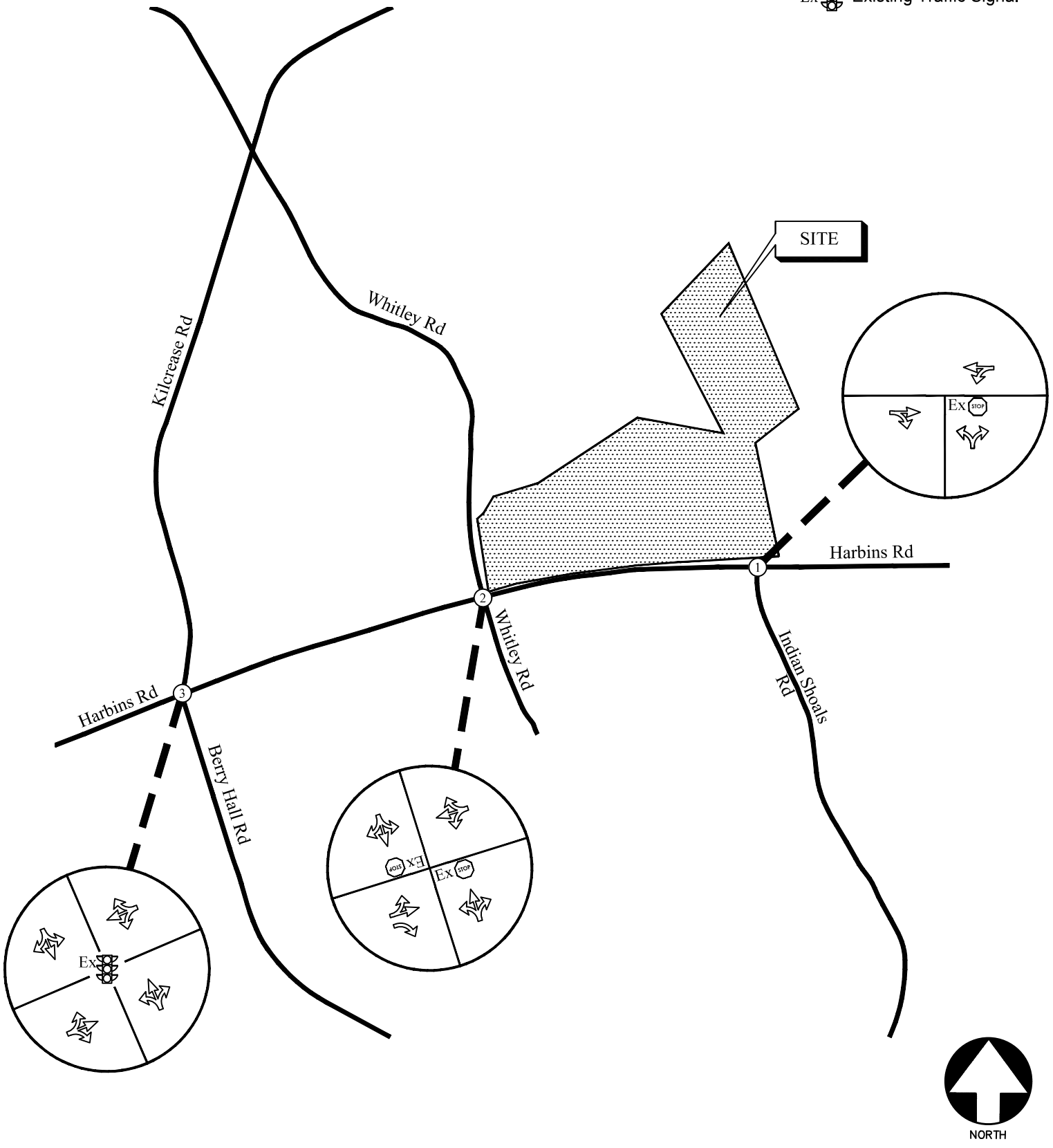

EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

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	**Harbins Road at Indian Shoals Road SE** -Westbound Left -Northbound Approach	Stop-Controlled on NB Approach	 A (7.7) B (10.4)	 A (8.0) B (10.4)
2	**Harbins Road at Whitley Road** -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	**Harbins Road at Berry Hall Road SE/Kilcrease Road** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**C (24.6)** A (8.2) A (7.7) D (48.0) D (36.7)	**B (18.5)** 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.

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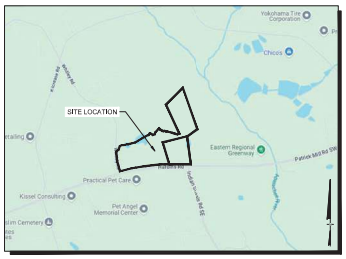


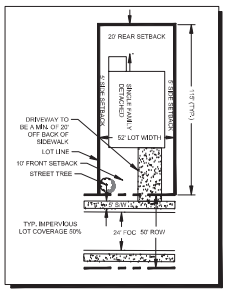
SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE

LEGEND:

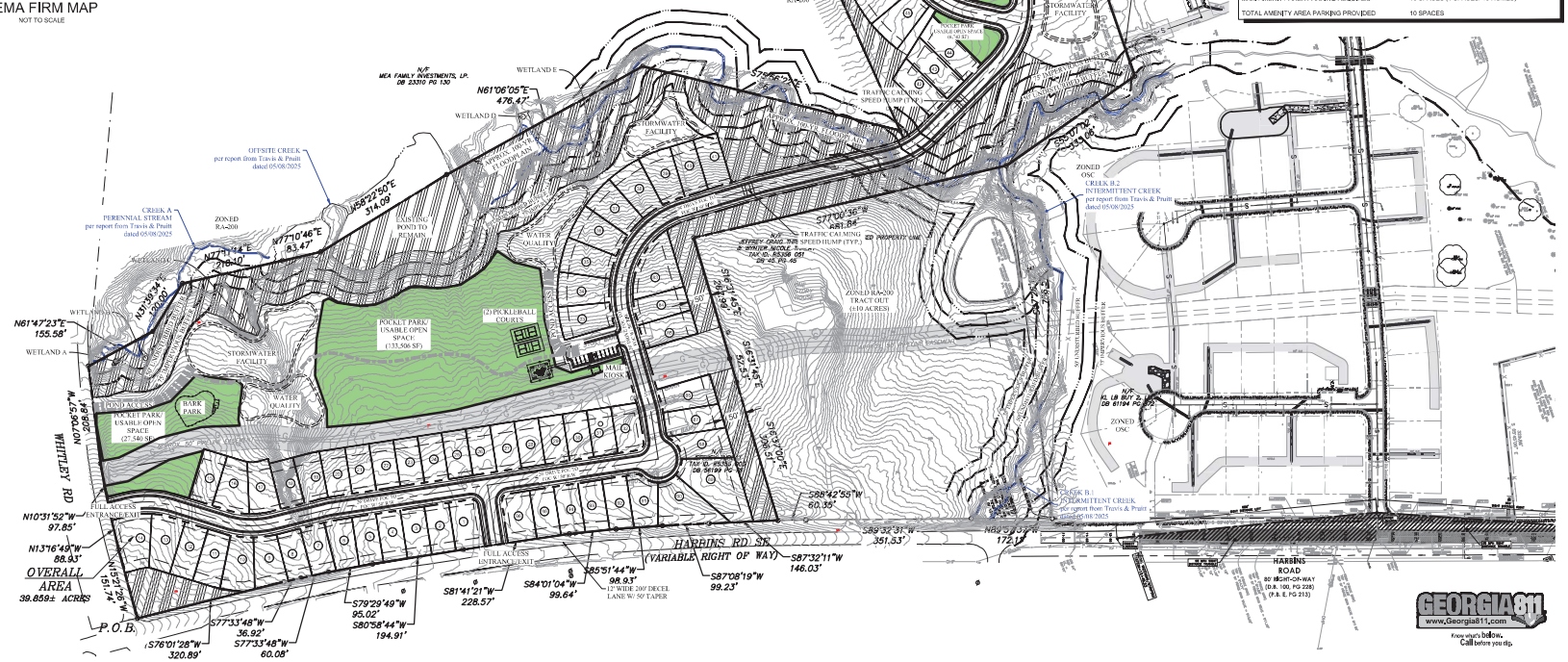
CONSERVATION AREA

AMENITY AREA, POCKET PARKS USABLE OPEN SPACE



TYPICAL LOT LAYOUT
NOT TO SCALE

SITE DATA:	
SITE AREA	39.895 ACRES
ZONING:	
EXISTING ZONING	RA200
PROPOSED ZONING	OSC
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
PARCEL ID	5356 017, 5356 002, 5356 018,5356 003 & 5356 051
DEVELOPMENT SETBACKS:	
MIN. LOT SIZE:	5,000 SF
MIN. LOT WIDTH	50 FEET
MAX. LOT COVERAGE	70%
MIN. FRONT YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	20 FEET
MIN. SIDE YARD SETBACK	5 FEET
MAX. BUILDING HEIGHT	35 FEET
USE CALCULATIONS:	
52' X 110' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	40 LOTS
52' X 110' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	16 LOTS
52' X 100' DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	40 LOTS
TOTAL DETACHED SINGLE FAMILY LOTS PROVIDED	96 LOTS
TOTAL SITE DENSITY PROVIDED	2.41 UPA
MAX SITE DENSITY ALLOWED	2.5 UPA MAX. DENSITY
OPEN SPACE CALCULATIONS:	
TOTAL OPEN SPACE REQUIRED LESS AREA OF EXISTING 50' PIPELINE EASEMENT	14.45 ACRES (16.26 AC. (40% OF TOTAL SITE AREA - 1.0 AC 50' PIPELINE ESMT.)
USEABLE OPEN SPACE REQUIRED	7.97 ACRES (50% OF TOTAL OPEN SPACE)
USEABLE OPEN SPACE PROVIDED (AREA INCLUDES AMENITY AREAS, POCKET PARKS AND WALKING PATHS WITHIN OPEN SPACE)	4.84 ACRES (11.8% OF TOTAL SITE) VARIANCE REQUIRED FROM 20% OF SITE
CONSERVATION SPACE PROVIDED	9.86 ACRES (68% OF TOTAL OPEN SPACE)
TOTAL OPEN SPACE PROVIDED (AREA DOES NOT INCLUDE RESIDENTIAL LOTS, UTILITY ESMT.'s, PUBLIC/PRIVATE STREET ESMT.)	14.5 ACRES
PARKING CALCULATIONS:	
MIN. RESIDENTIAL PARKING REQUIRED	192 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/ 10 HOMES)
TOTAL AMENITY AREA PARKING PROVIDED	10 SPACES



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PROJECT

HARBINS ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2782 & 2800 HARBINS RD.
BETHLEHEM, GEORGIA 30620

GWINNETT COUNTY JURISDICTION

FOR

TAYLOR MORRISON

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J. WOOD

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

ZONING MASTER PLAN

0 60 120 240 360

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

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6.1 Trip Generation

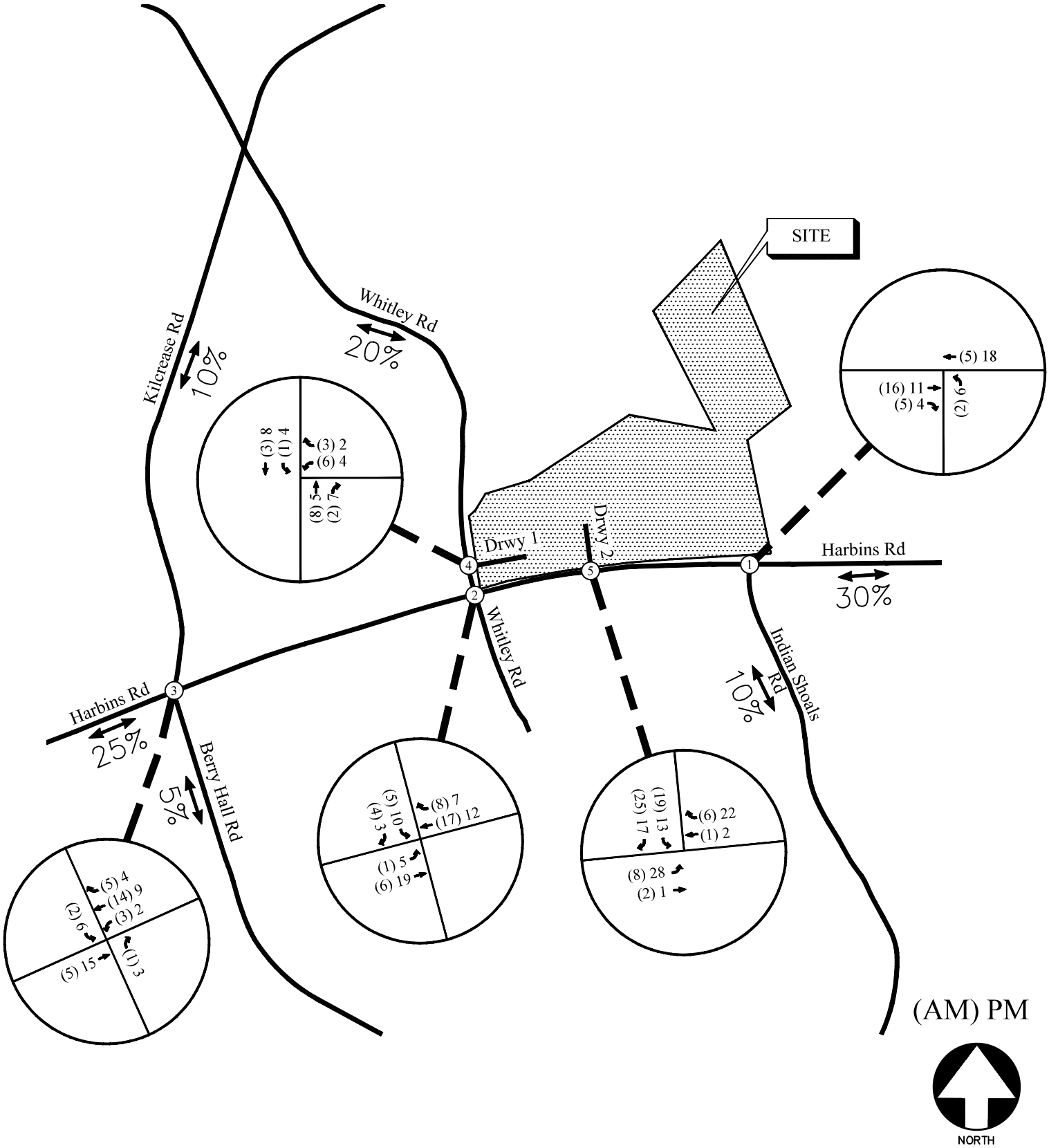
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was 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

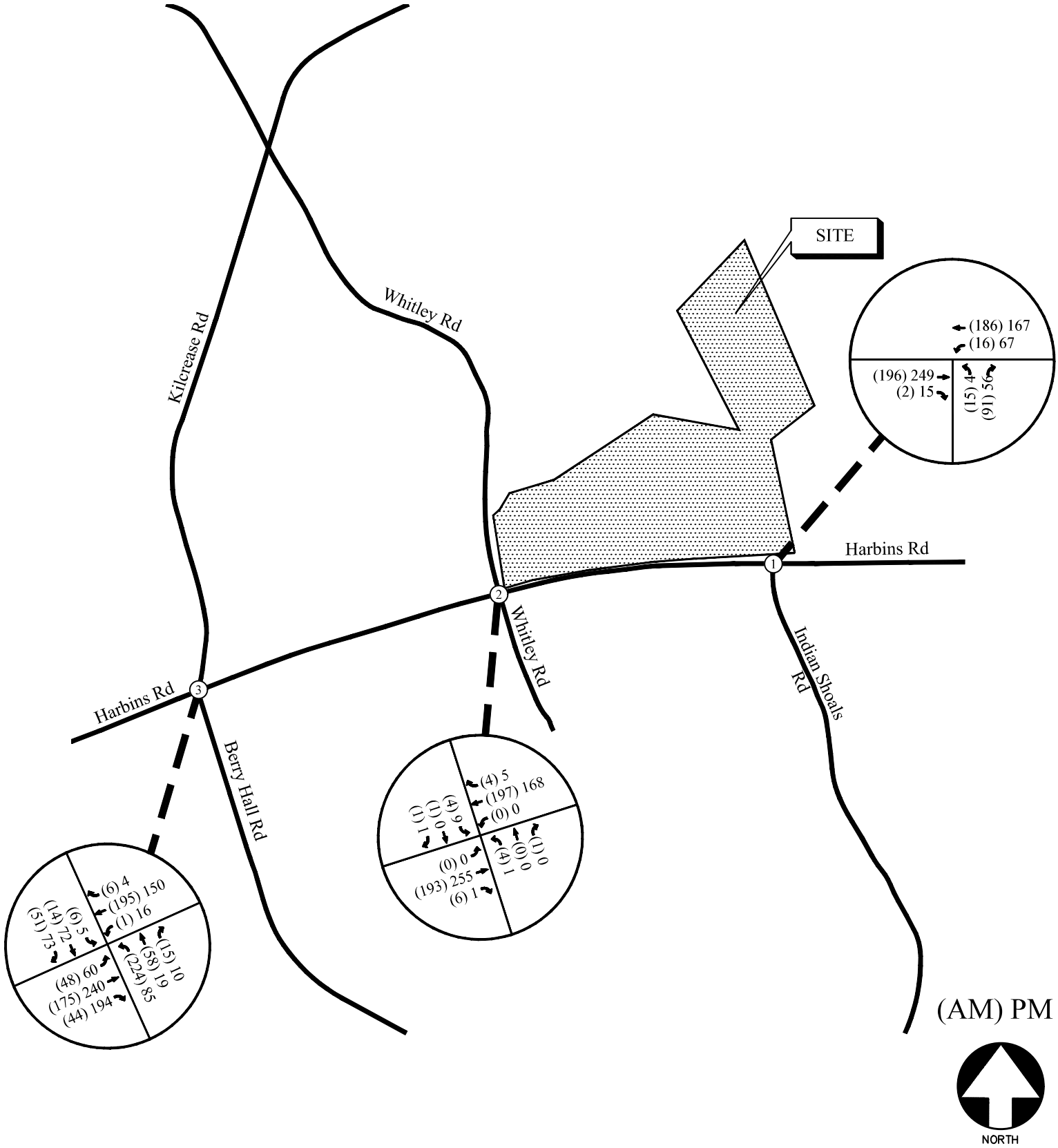
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the existing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

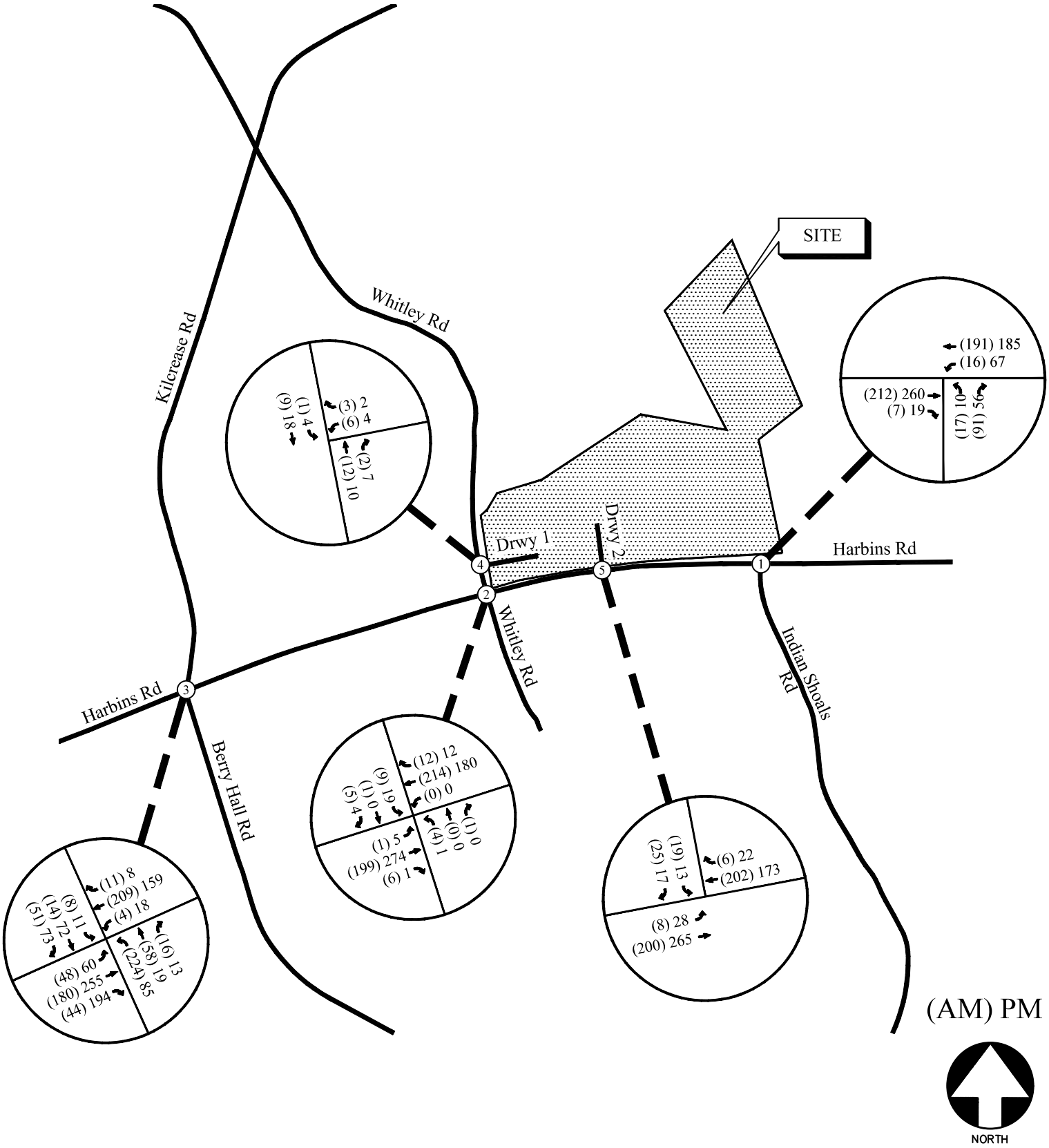
7.2 Future "Build" Conditions

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.

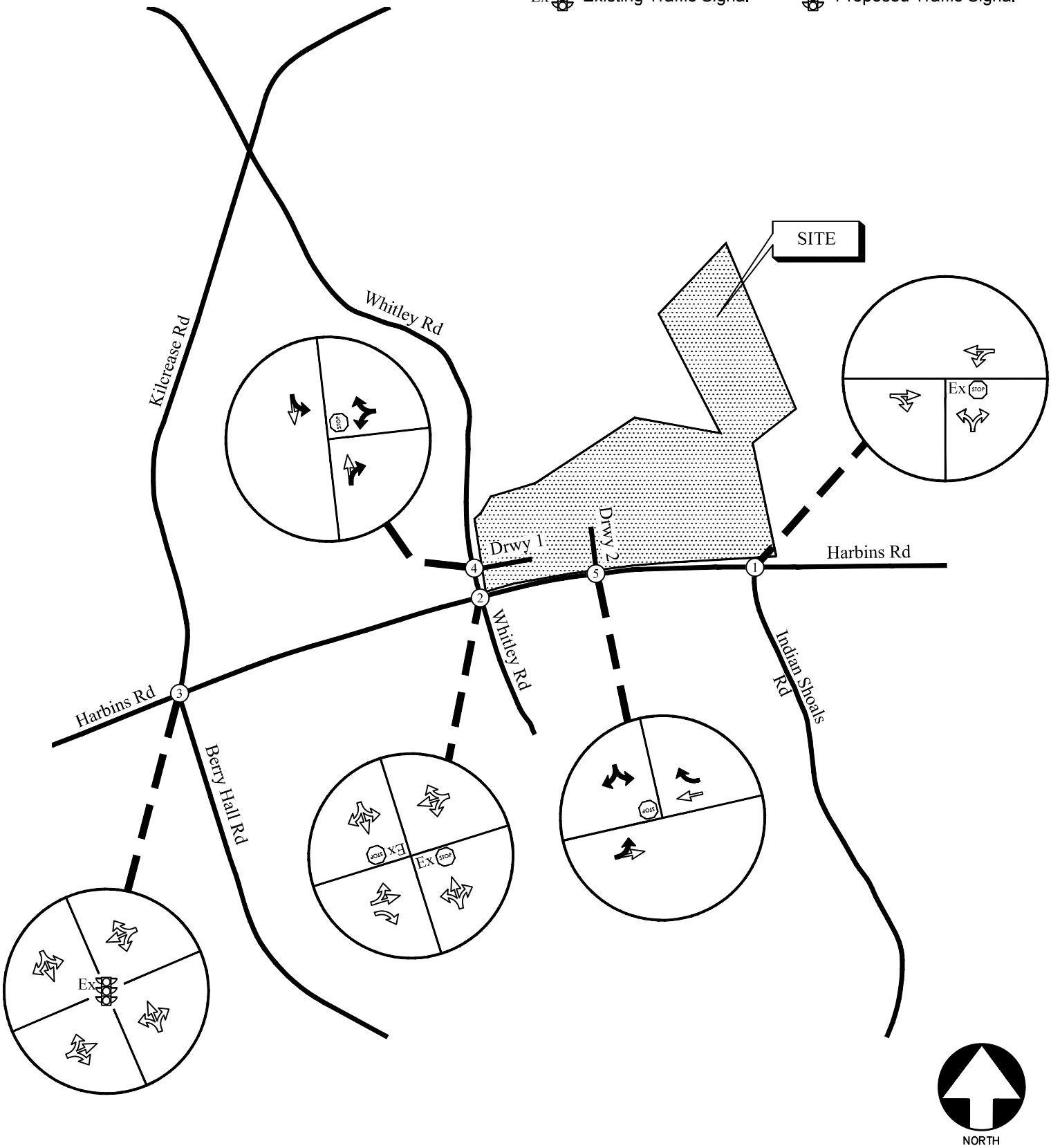
7.4 Future Traffic Operations

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	**Harbins Road at Indian Shoals Road SE**				
	-Westbound Left	A (7.7)	A (8.0)	A (7.7)	A (8.1)
	-Northbound Approach	B (10.4)	B (10.5)	B (10.7)	B (11.1)
2	**Harbins Road at Whitley Road**				
	-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	**Harbins Road at Berry Hall Road/ Kilcrease Road**	**C (24.6)**	**B (18.5)**	**C (26.9)**	**B (18.5)**
	-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	**Whitley Road at Site Driveway 1**				
	-Westbound Approach	-	-	A (8.6)	A (8.6)
	-Southbound Left			A (7.2)	A (7.3)
5	**Harbins Road at Site Driveway 2**				
	-Eastbound Left	-	-	A (7.7)	A (7.7)
	-Southbound Approach			B (10.7)	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.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

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

   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). <u>Include the sign-in sheet(s) with meeting date, time, location, and attendee names.</u>**

   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.

   <u>The hydraulic studies will address erosion from the development and account for it. OSC zoning is within the 2045 P</u>lan 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.

4

Exhibit J: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	10.31.2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.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

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2025-00031
Case Address:	2800 Harbins Rd

	Comments:	X	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					

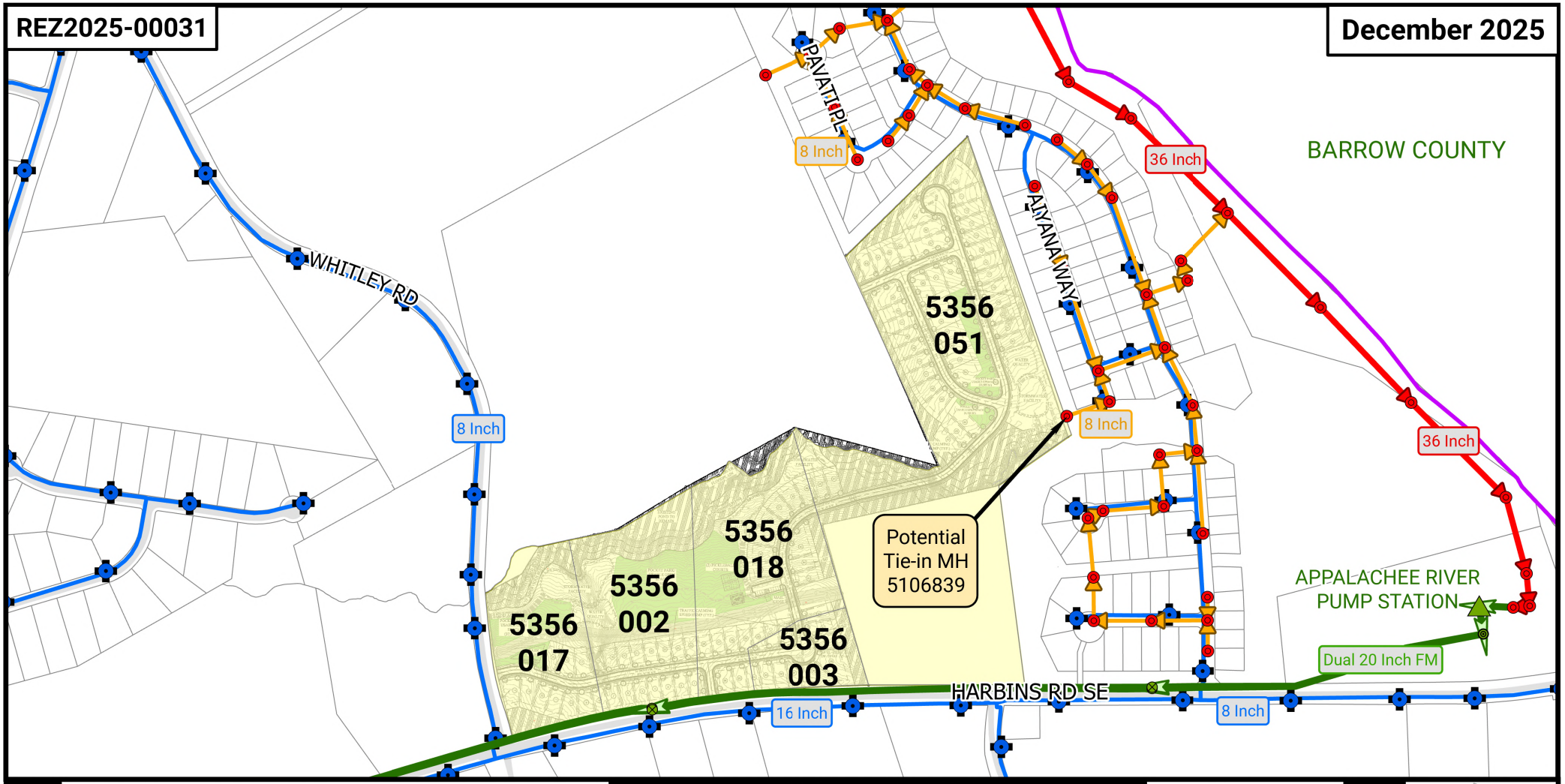
	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2025-00031

December 2025



LEGEND

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

2800 Harbins Rd
RA-200 to OSC

Water & Sewer Utility Map

N
W E
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0 300 600
Feet

LOCATION

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.

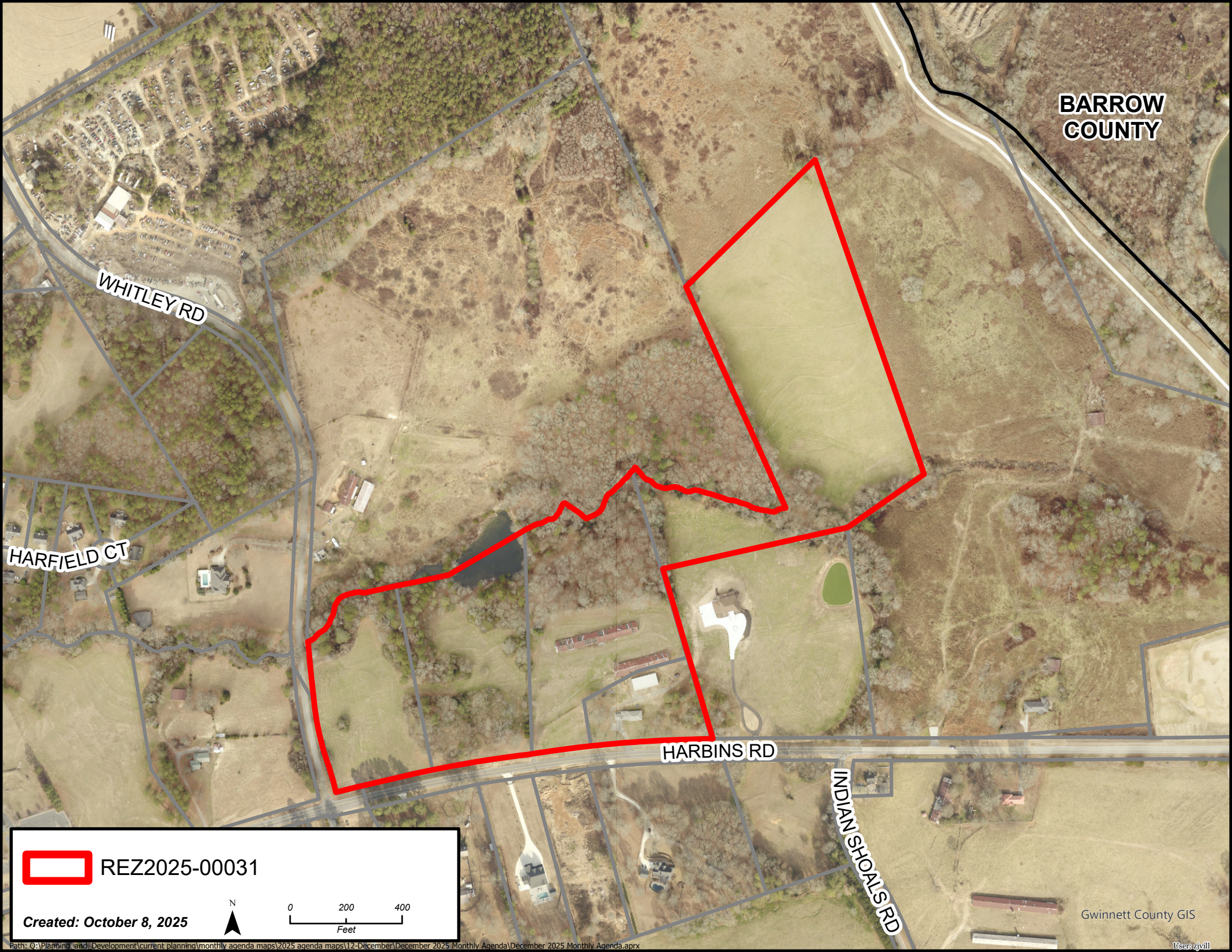
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, December, 2025

										Proposed Zoning
		2025-26			2026-27			2027-28		Approximate Student Projections
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	from Proposed Developments
	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]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HARFIELD CT
HARBINS RD
INDIAN SHOALS RD
REZ2025-00031
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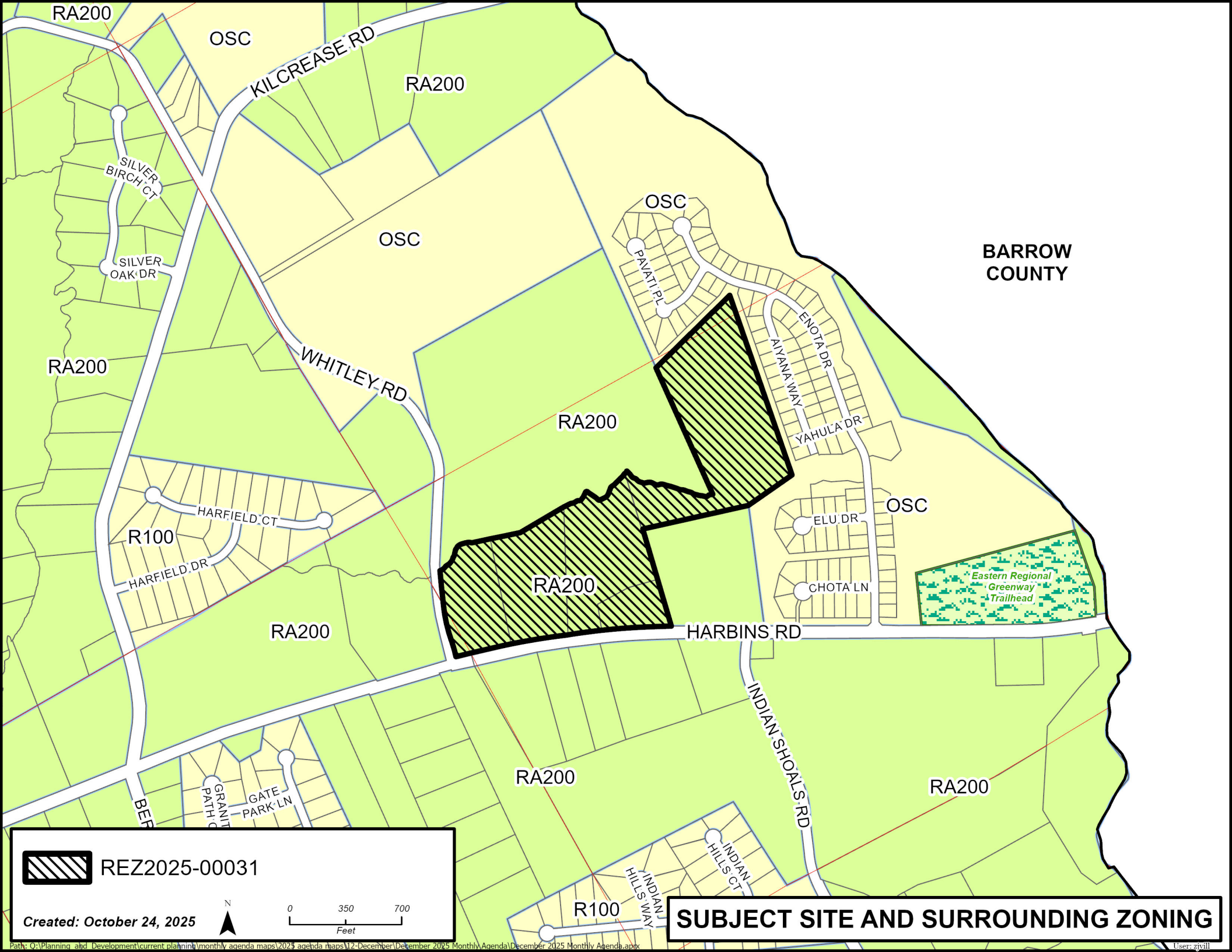
RA200
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ENOTA DR
AIYANA WAY
YAHULA DR
BARROW COUNTY
RA200
WHITLEY RD
RA200
HARFIELD CT
R100
HARFIELD DR
RA200
OSC
ELU DR
CHOTA LN
Eastern Regional Greenway Trailhead
RA200
HARBINS RD
INDIAN SHOALS RD
RA200
RA200
GRANITE PATH CT
GATE PARK LN
INDIAN HILLS CT
INDIAN HILLS WAY
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SUBJECT SITE AND SURROUNDING ZONING
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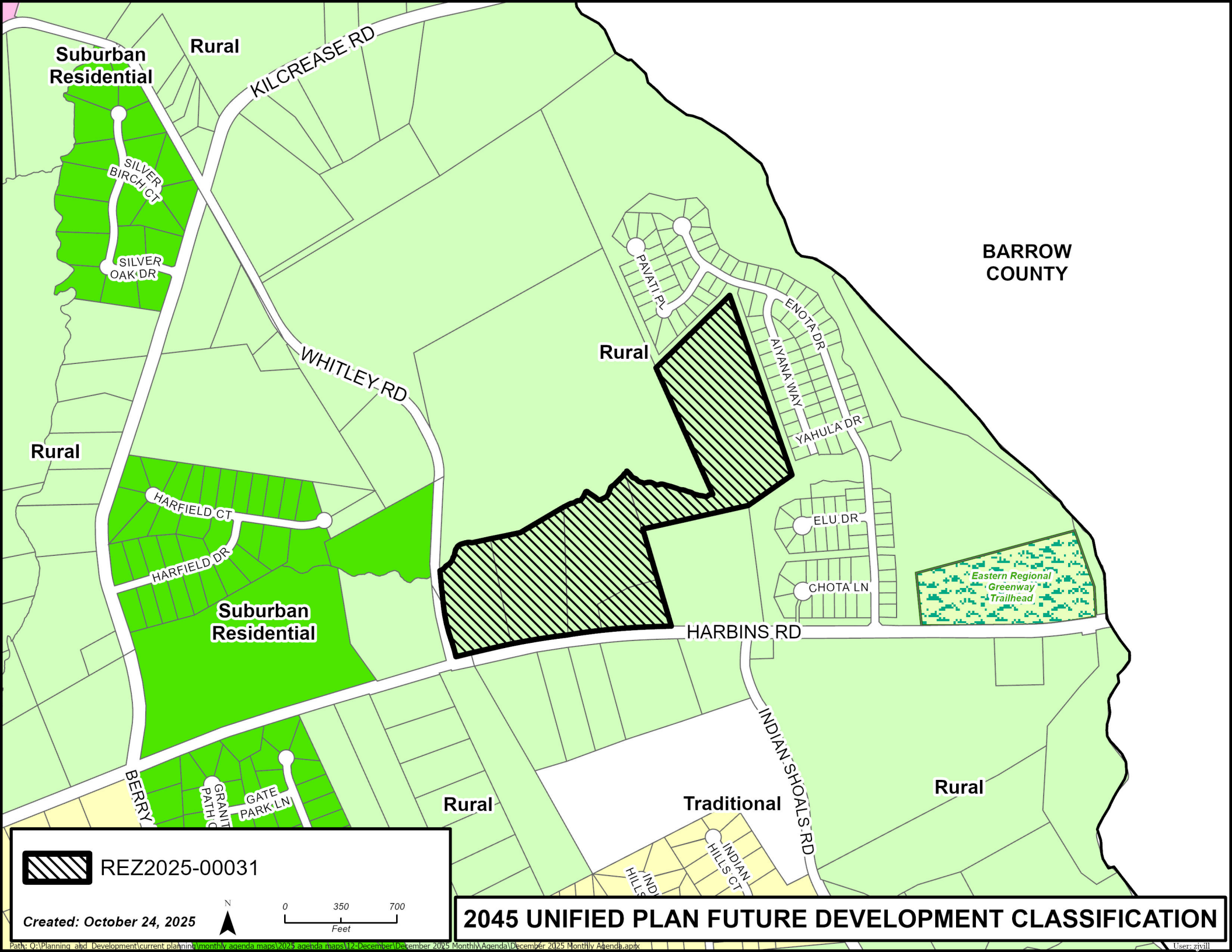

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User: zjvill

Exhibit L: Document Presented at the January 6, 2025, Planning Commission Public Hearing

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1/6/2025

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260157	

☐ Grants ☑ Public Hearing ☐ Renewals

Department:	Commissioners			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	tmking			Multiple Depts?	
Agenda Type	Approval/authorization				

Item of Business: Locked by Purchasing: No

of action to be taken as to the Findings and Opinion of the Gwinnett County Board of Ethics regarding the Ethics Complaint filed against Commissioner Matthew Holtkamp by Benjamin Culberson.

Attachments	Justification Support, Resolution
Authorization: Chairwoman's Signature?	Yes
Staff Recommendation	
BAC Action:	
Department Head	
Attorney	

Agenda Purpose Only

Financial Action

Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials

Finance Comments		FinDir's Initials

☐ Budget Adjust ☐ Grand Jury

County Clerk Use Only

PH was Held? ☐

Working Session	
Action	Public Hearing
Tabled	
Motion	
2nd by	

Vote: No Action Taken

GWINNETT COUNTY ETHICS BOARD
STATE OF GEORGIA

Benjamin Culberson,	)	
	)	
Complainant,	)	**Ethics Board Proceedings**
	)	**Initiated Pursuant to Sec. 54- 37(a)**
v.	)	**of the Gwinnett County Code of**
	)	**Ethics**
	)	
Commissioner Matthew Holtkamp,	)	
	)	
Respondent.	)	

OPINION OF THE GWINNETT COUNTY BOARD OF ETHICS

The Gwinnett County Ethics Board, as empaneled on October 7, 2025 (the "Ethics Board"), held an evidentiary hearing in the matter of Benjamin Culberson v. Commissioner Matthew Holtkamp on January 13, 2026. Each of the Parties had an opportunity to provide an opening statement and present evidence, including witness testimony.

Commissioner Holtkamp moved to dismiss the complaint on the grounds that the Complaint is deficient on its face for failing to specifically identify which provision of the County Ethics Code was allegedly violated by Commissioner Holtkamp pursuant to Section 54-37(a)(1) of the Ethics Code. At the prehearing conference, the Board held deliberations on the Commissioner's motion. The Board determined that the Complaint was likely insufficient on its face, but it would

proceed with the evidentiary hearing on the merits due to the Complainant's oral identification of Ethics Code Section 54-27(6) at the prehearing conference.

After opening and closing statements and the presentation of evidence, the Ethics Board held deliberations in an Executive Session. Based on the evidence presented, the Board finds the following:

- The bus in question is presumably owned by Gwinnett County.
- Commissioner Holtkamp did not request or permit the unauthorized use of the county-owned vehicles, equipment, property, or other resources for personal convenience, benefit, or profit, and he further did not use staff resources and time to further his individual goals or interests.
- Commissioner Holtkamp paid the full bus fare thus the Board concludes that his use was authorized. He used his own personal resources, including his personal email address and credit card to pay the bus fare. County resources were not used. There was no evidence introduced to allow the Board to conclude that his use was unauthorized.
- The bus did not deviate from its normal schedule or route as a result of Commissioner Holtkamp's presence.
- There were no County staff members present or onboard the bus except for the bus driver. Thus, no County staff resources or time were expended as a result of Commissioner Holtkamp's actions.
- The bus driver stepped off the bus of his own volition at a certain point in accordance with the regular bus schedule and was not present when the video was filmed.
- Complainant failed to identify any personal convenience or benefit derived from Holtkamp's use of the bus beyond what would be enjoyed by any ordinary citizen who would use the bus for transportation.

The Complainant argued that the Commissioner was required to pay an unspecified special fee in order to use the County bus for the video in question.

However, no specific County ordinance was identified in this regard, and the Board was unable to identify such a requirement.

Accordingly, after careful consideration, the Ethics Board **SUSTAINS** Commissioner Holtkamp's motion to dismiss the complaint and, to the extent required by the Ethics Code, further does **NOT SUSTAIN** the unauthorized use charge under Section 54-27(6) against Commissioner Holtkamp. The Board hereby recommends that the Gwinnett County Board of Commissioners find that the Complaint against Commissioner Holtkamp be dismissed.

Additionally, the Ethics Board does not believe any further action with respect to Commissioner Holtkamp is warranted. The Ethics Board recommends to the Commission that the matter be closed and that no further action be taken.

This day of January 13, 2026.

FOR THE ETHICS BOARD:

David Will
Chairman

Darcey Lynn Bailey
Vice-Chair

Graham (Gray) Brantley

Laura M. Walsh

Karen Scott Greene

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260098	

☐ Grants ☑ Public Hearing ☐ Renewals

Department:	Support Services			Date Submitted:	01/06/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	Ron Adderley			Multiple Depts?	
Agenda Type	Approval/authorization				

Item of Business: Locked by Purchasing: No

for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of portions of right of way formerly used as public roads known as Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road located Land Lots 330, 331, 332, 333, 338, 339, and 340 of the 5th Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4.

Attachments	Memo, Quit Claim Deed, Resolution, and Maps
Authorization: Chairwoman's Signature?	Yes
Staff Recommendation	Approval
BAC Action:	
Department Head	rgadderley (1/7/2026)
Attorney	jennyscarter (1/20/2026)

Agenda Purpose Only

Financial Action

Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	*	N/A	brainey (1/16/2026)

Finance Comments	FinDir's Initials
*No budget impact.	raroyal (1/16/2026)

☐ Budget Adjust ☐ Grand Jury

County Clerk Use Only

PH was Held? ☐

Working Session	
Action	Public Hearing
Tabled	
Motion	
2nd by	
Vote	No Action Taken

GWINNETT COUNTY
DEPARTMENT OF SUPPORT SERVICES
75 Langley Drive | Lawrenceville, GA 30046-6935
770.822.8020
GwinnettCounty.com

MEMORANDUM

TO: Chairwoman
District Commissioners

FROM: Ron Adderley
Director

SUBJECT: Approval/authorization to Abandon Right of Way, Declare as Surplus, and Authorize Disposition

DATE: January 6, 2026

ITEM OF BUSINESS

Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of portions of right of way formerly used as public roads known as Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road located Land Lots 330, 331, 332, 333, 338, 339, and 340 of the 5th Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4.

BACKGROUND AND DISCUSSION

Rowen Foundation, Inc. has petitioned for the abandonment and release of the roads to facilitate future development. New roads have been built and dedicated for public use, and the old portions are no longer needed for public road purposes. This petition was routed to County departments and public utilities, and no objections were raised.

N
W E
S

Areas to Be Abandoned

Proposed Right of Way Abandonment and Disposition

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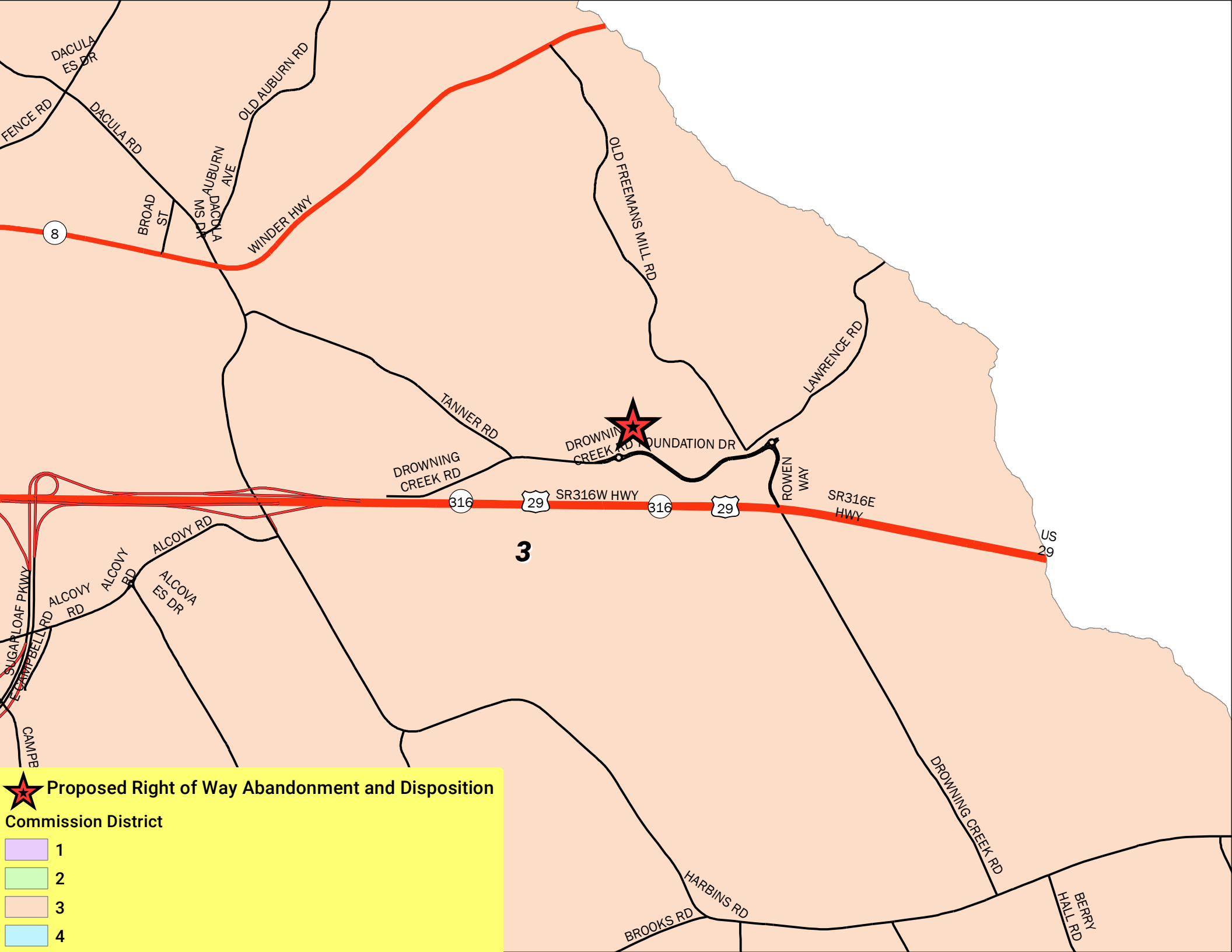
Feet

Gwinnett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FENCE RD
DACULA RD
OLD AUBURN RD
BROAD ST
AUBURN AVE
DACULA MS DR
WINDER HWY
8
OLD FREEMANS MILL RD
LAWRENCE RD
TANNER RD
DROWNING CREEK RD
FOUNDATION DR
ROWEN WAY
316
29
SR316W HWY
316
29
SR316E HWY
US 29
3
ALCOVY RD
ALCOVY RD
ALCOVA ES DR
SUGARLOAF PKWY
E CAMPBELL RD
ALCOVY RD
CAMPB
DROWNING CREEK RD
HARBINS RD
BROOKS RD
BERRY HALL RD
Proposed Right of Way Abandonment and Disposition
Commission District
1
2
3
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Return To: Department of Support Services
Real Estate and Records Management Division
Attention: Meachell Creighton
Project: Rowen Abandonment

Quitclaim Deed

STATE OF GEORGIA,
COUNTY OF GWINNETT

THIS INDENTURE made this _____day of _____, 2026, between

GWINNETT COUNTY, GEORGIA

a political subdivision of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ROWEN FOUNDATION, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS ($10.00) in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee:

> All that tract or parcel of land lying and being in Land Lots 330, 331, 332, 333, 338, 339, and 340 of the 5th Land District of Gwinnett County, Georgia, known as portions of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road, shown on the attached plat labeled as Exhibit "A," prepared by Technical Survey Services, Inc., and dated November 11, 2024, hereto and incorporated herein by reference.

This deed is given to release the above-described property from any claim by Gwinnett County, Georgia, for use as a road. Nothing herein is intended to interfere with any existing easement or other claims of persons not a party hereto.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither the Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have

claim or demand any right or title to said premises or appurtenances, or any rights thereof, subject to those matters described herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

GWINNETT COUNTY, GEORGIA
a political subdivision of the State of Georgia

By: _____
Nicole L. Hendrickson, Chairwoman

Attest: _____
County Clerk/Deputy County Clerk

Signed, sealed and delivered on this
_____ day of _____, 2026,
in the presence of:

_____
Unofficial Witness

_____
Notary Public

Approved as to Form:

_____
Gwinnett County Staff Attorney

EXHIBIT "A"

THIS SPACE IS RESERVED FOR CLERK OF COURT RECORDING INFO

PRESCRIPTIVE EASEMENT ABANDONMENT PLAT

FOR

ROWEN FOUNDATION INC

LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT

GWINNETT COUNTY, GEORGIA

VICINITY MAP

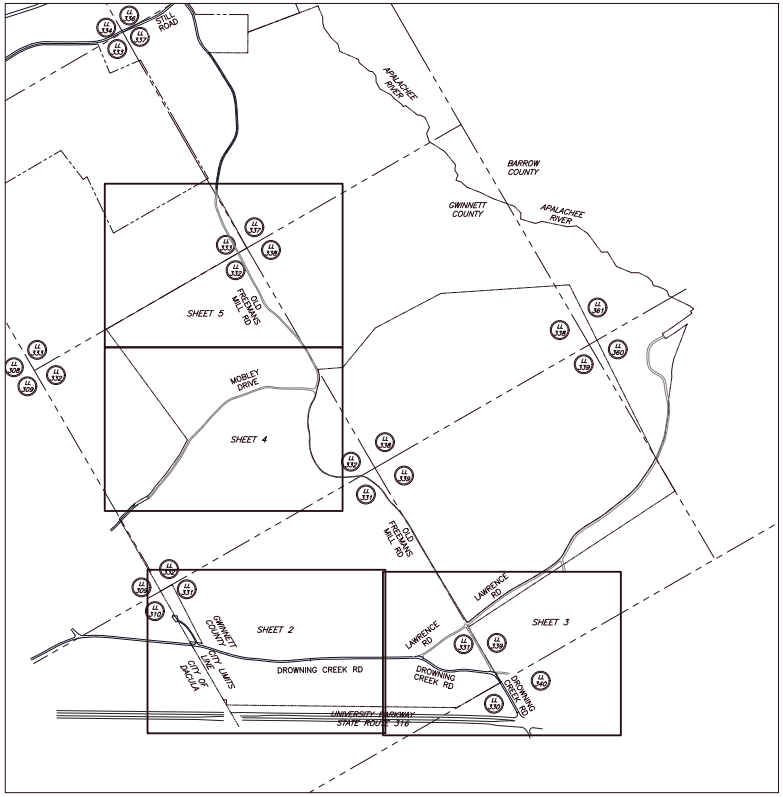
GRID NORTH
GA WEST ZONE NAD 83

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
11	11 REGULAR PARKING SPACES
1	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

POC–POB TIE TABLE

"A" – "C"	S 75°57'13" E	3565.04'
"A" – "D"	S 83°30'18" E	4178.91'
"A" – "E"	S 76°34'24" E	4620.85'
"A" – "F"	N 11°35'37" E	2042.87'



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	44.09'	336.80'	S 82°56'20" E	44.06'
C2	81.37'	336.80'	S 76°16'45" E	81.03'
C3	96.51'	336.80'	S 61°00'43" E	96.22'
C4	226.18'	326.94'	S 79°29'44" E	220.76'
C5	157.86'	634.42'	N 89°23'08" E	157.54'
C6	94.55'	257.16'	S 47°29'57" E	94.03'
C7	78.10'	564.21'	S 35°47'43" E	78.04'
C8	113.35'	140.00'	N 57°02'23" W	110.19'
C9	142.95'	574.42'	S 89°21'43" W	142.58'
C10	267.93'	386.94'	N 79°59'01" W	262.64'
C11	66.62'	42.20'	N 48°19'39" E	57.03'

LINE	BEARING	DISTANCE
L1	N 82°40'08" E	73.21'
L2	S 85°03'18" E	72.94'
L3	S 74°44'14" E	60.58'
L4	N 35°07'40" E	60.24'
L5	INTENTIONALLY	DELETED
L6	INTENTIONALLY	DELETED
L7	INTENTIONALLY	DELETED
L8	INTENTIONALLY	DELETED
L9	N 59°17'50" W	23.15'
L10	S 68°17'37" E	80.06'
L11	S 71°57'41" E	42.47'
L12	S 72°08'17" E	79.59'
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L35	S 13°21'39" W	63.48'
L36	S 04°09'41" E	80.55'
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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,641 FEET AND AN ANGULAR ERROR OF .02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

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Aubrey J. Akin, R.L.S. #3138

November 11, 2024
Date

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(770) 922-0767 Fax
www.tss-atl.com

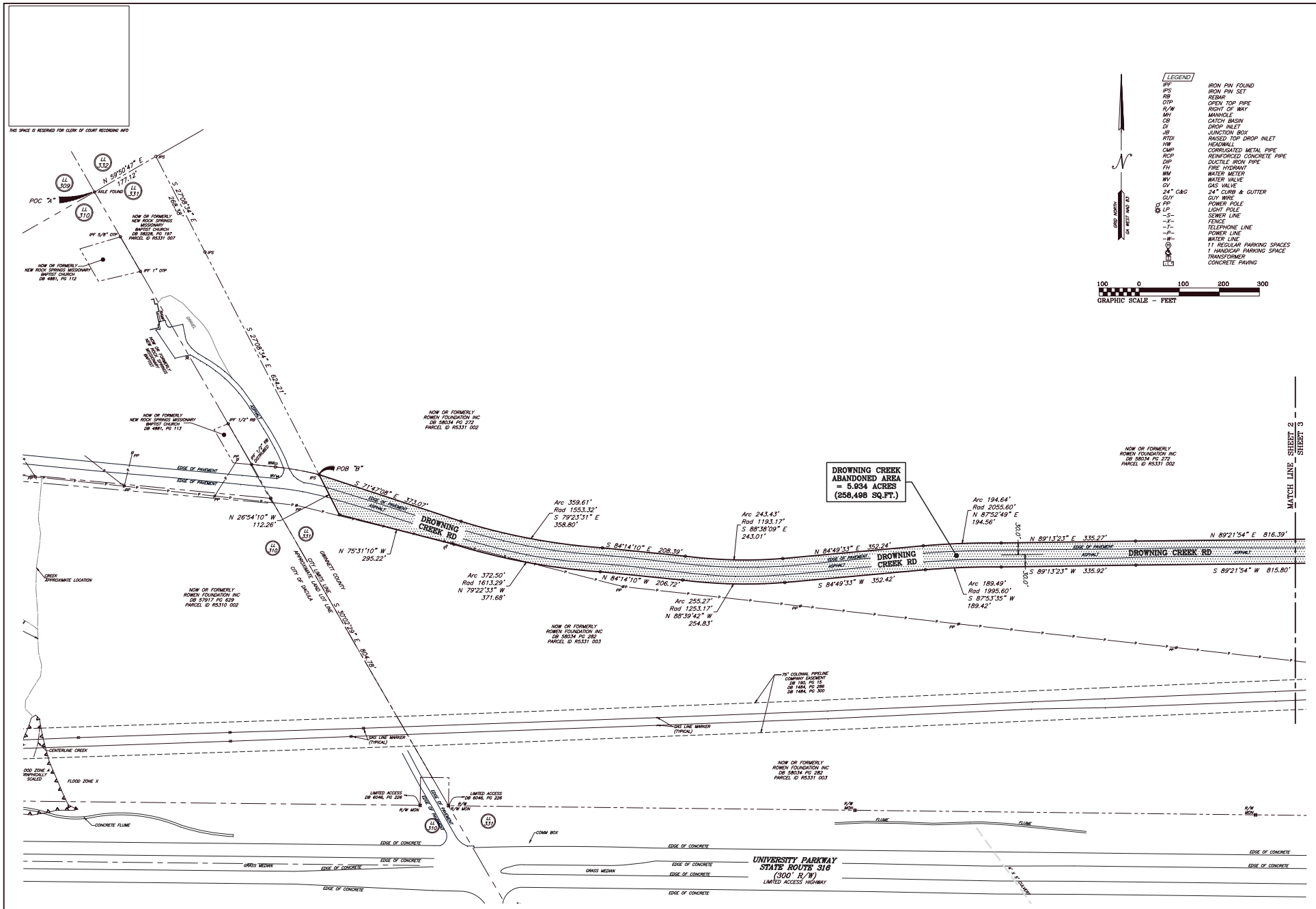
No	Revision	Date

Field Date: 03/10/2023
Plat Date: 11/11/2024
Scale: 1" =100'

PRESCRIPTIVE EASEMENT ABANDONMENT PLAT
FOR
ROWEN FOUNDATION INC
LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

1
SHEET 1 OF 5

JOB #: 2017-389
CRD: DACULA
DWG: PRESC ABAN
LSV:



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SHEET 2 OF 5

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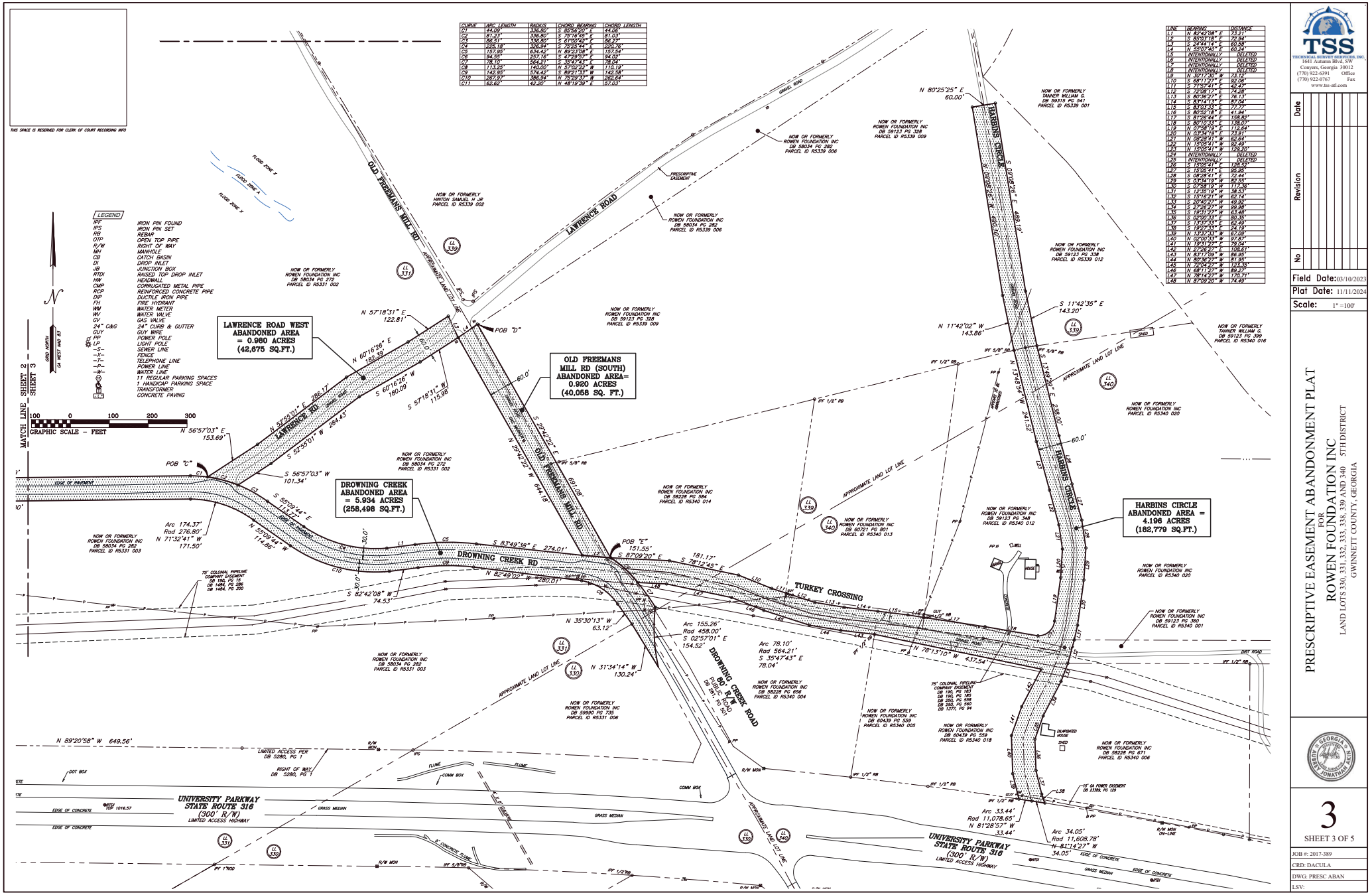

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C3	86.51'	336.80'	S 61°00'42" E	86.27'
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C10	267.97'	386.94'	N 75°29'07" W	262.64'
C11	62.62'	42.20'	N 48°19'59" E	57.03'

LINE	BEARING	DISTANCE
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L3	S 24°44'14" E	60.59'
L4	N 35°01'40" E	60.24'
L5	INTENTIONALLY	DELETED
L6	INTENTIONALLY	DELETED
L7	INTENTIONALLY	DELETED
L8	INTENTIONALLY	DELETED
L9	N 39°37'09" W	23.76'
L10	S 68°11'27" E	92.06'
L11	S 71°52'41" E	42.47'
L12	S 72°08'17" E	74.28'
L13	S 80°36'27" E	76.13'
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L35	S 19°41'52" W	83.49'
L36	S 09°09'11" W	80.35'
L37	S 14°14'49" W	58.49'
L38	S 19°55'11" W	24.19'
L39	N 15°05'41" W	67.09'
L40	N 09°00'45" W	97.87'
L41	N 19°31'27" E	79.04'
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L43	N 83°17'09" W	86.95'
L44	N 80°35'27" W	81.95'
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3
SHEET 3 OF 5

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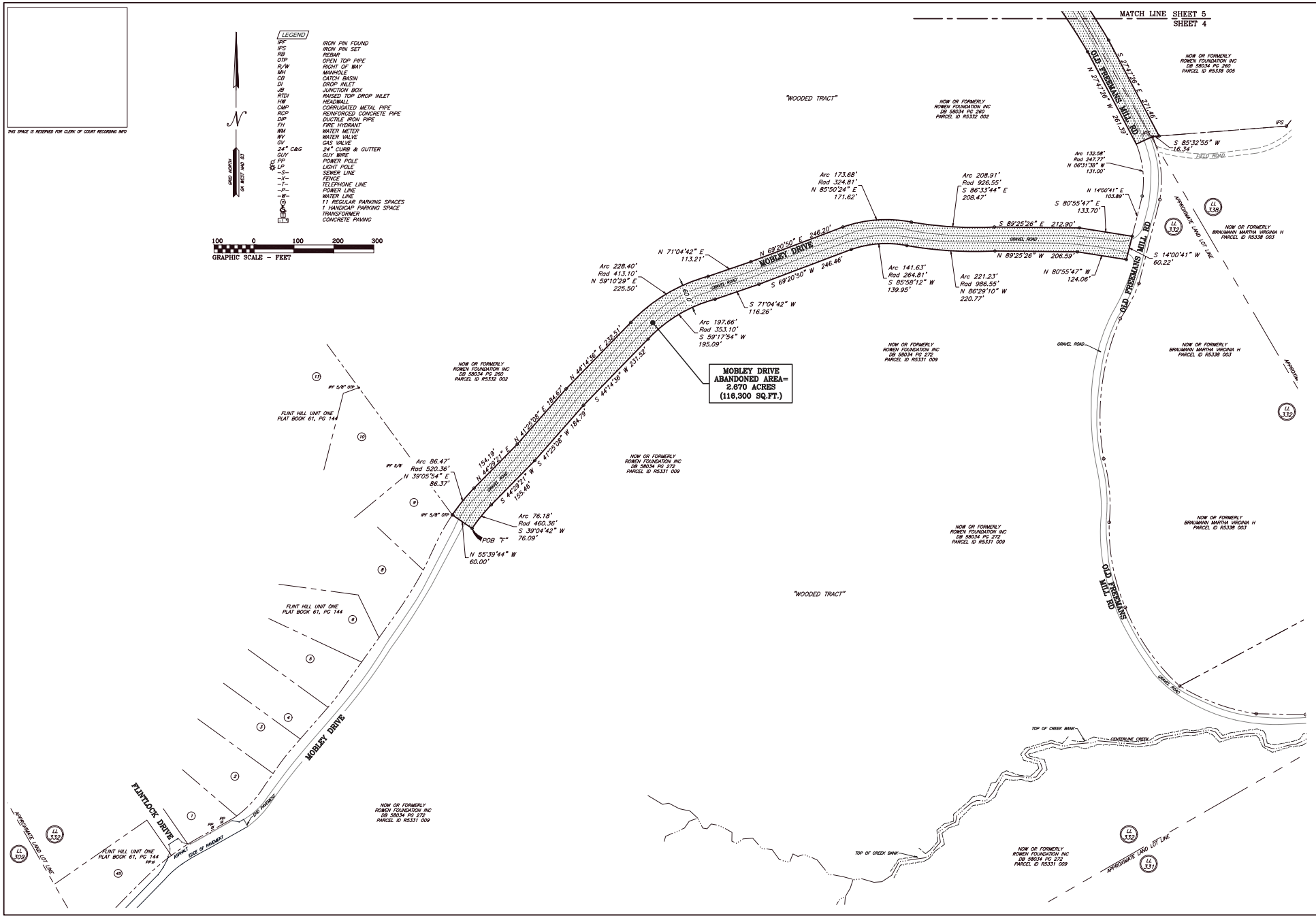

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SHEET 4 OF 5

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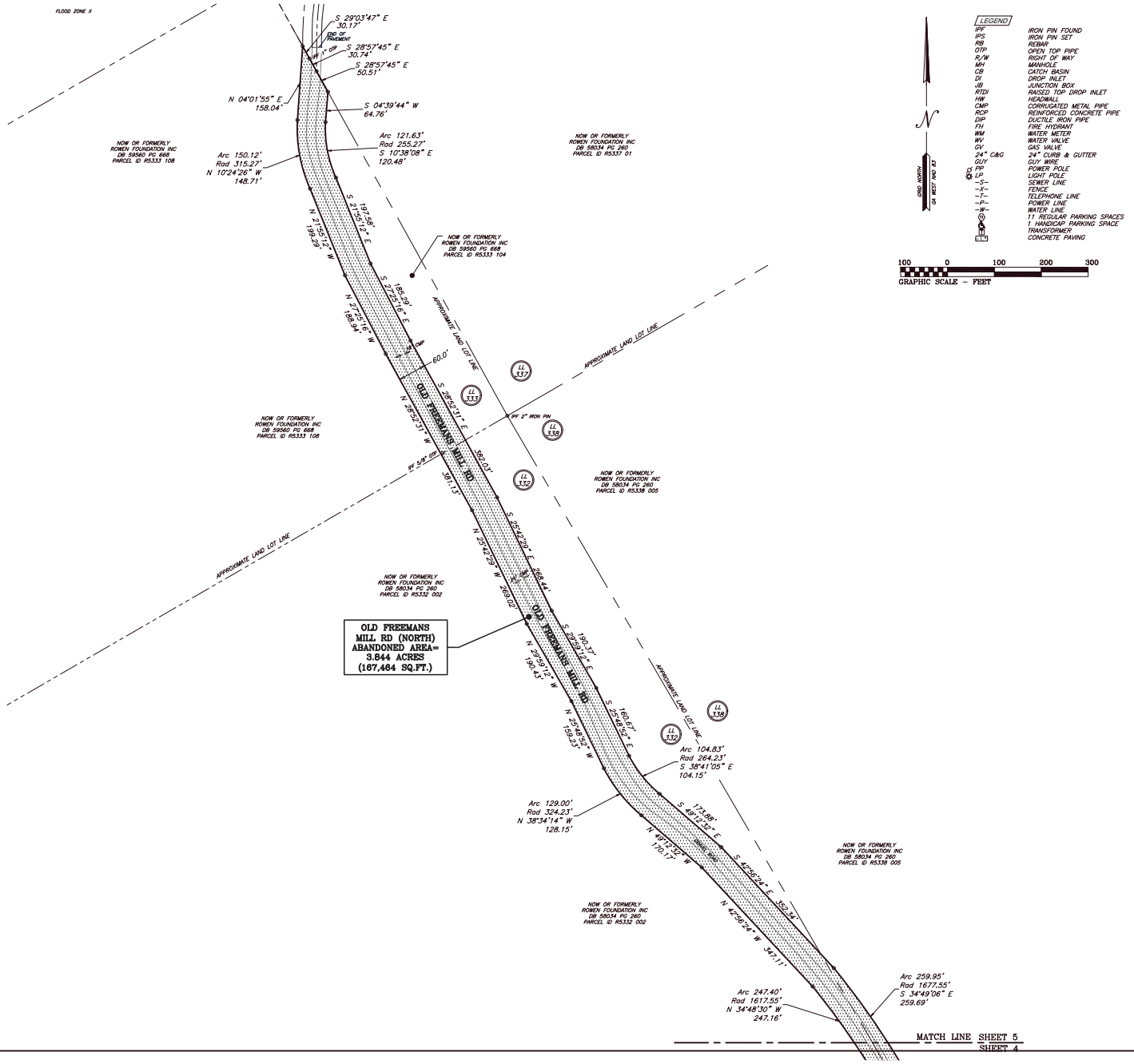

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FOR

ROWEN FOUNDATION INC

LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT

GWINNETT COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JONATHAN KERN 3156

5

SHEET 5 OF 5

JOB #: 2017-389
CRD: DACULA
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LSV:

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: A RESOLUTION ABANDONING SECTIONS OF RIGHT OF WAY USED AS PUBLIC ROADS KNOWN AS DROWNING CREEK ROAD, TURKEY CROSSING, OLD FREEMANS MILL ROAD, HARBINS CIRCLE, MOBLEY DRIVE, AND LAWRENCE ROAD, WITHIN LAND LOTS 330, 331, 332, 333, 338, 339, AND 340 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA

ADOPTION DATE: January 27, 2026

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

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

On motion of Commissioner _____ which carried by a (-) vote, the Resolution entitled, RESOLUTION ABANDONING SECTIONS OF RIGHT OF WAY USED AS PUBLIC ROADS KNOWN AS DROWNING CREEK ROAD, TURKEY CROSSING, OLD FREEMANS MILL ROAD, HARBINS CIRCLE, MOBLEY DRIVE, AND LAWRENCE ROAD, WITHIN LAND LOTS 330, 331, 332, 333, 338, AND 339 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, as set forth below, is hereby adopted:

WHEREAS, Rowen Foundation, Inc. has petitioned to have the County abandon portions of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road; and

WHEREAS, the portions of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road to be abandoned are shown on a plat prepared by Technical Survey Services, Inc., and dated November 11, 2024, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, Rowen Foundation, Inc. are the owners of the land that abuts the sections of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road; and

WHEREAS, after due consideration, it appears to be in the best interest of all concerned as well as in the interest of the public and of Gwinnett County, Georgia, to abandon and release those portions of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road sought to be abandoned by Rowen Foundation, Inc.

NOW, THEREFORE, BE IT RESOLVED, by the Gwinnett County Board of Commissioners, after a duly advertised public hearing, that the aforementioned portions of Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road are hereby abandoned.

THIS RESOLUTION is made solely to release the described property from any claim by Gwinnett County, Georgia, for use as a road. Nothing herein is intended to interfere with any existing easements affecting the property, claims of other parties, or existing utilities, whether recorded or not, whether known or unknown.

BE IT FURTHER RESOLVED that the Chairwoman of the Board of Commissioners of Gwinnett County, Georgia, be, and is hereby authorized and directed to execute any and all documents necessary to complete said abandonment.

GWINNETT COUNTY BOARD OF COMMISSIONERS

BY: _____
NICOLE L. HENDRICKSON, CHAIRWOMAN

ATTEST:

BY: _____ (SEAL)
TINA M. KING, COUNTY CLERK

APPROVED AS TO FORM:

BY: _____
COUNTY ATTORNEY

EXHIBIT "A"

THIS SPACE IS RESERVED FOR CLERK OF COURT RECORDING INFO

PRESCRIPTIVE EASEMENT ABANDONMENT PLAT

FOR

ROWEN FOUNDATION INC

LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT

GWINNETT COUNTY, GEORGIA

VICINITY MAP

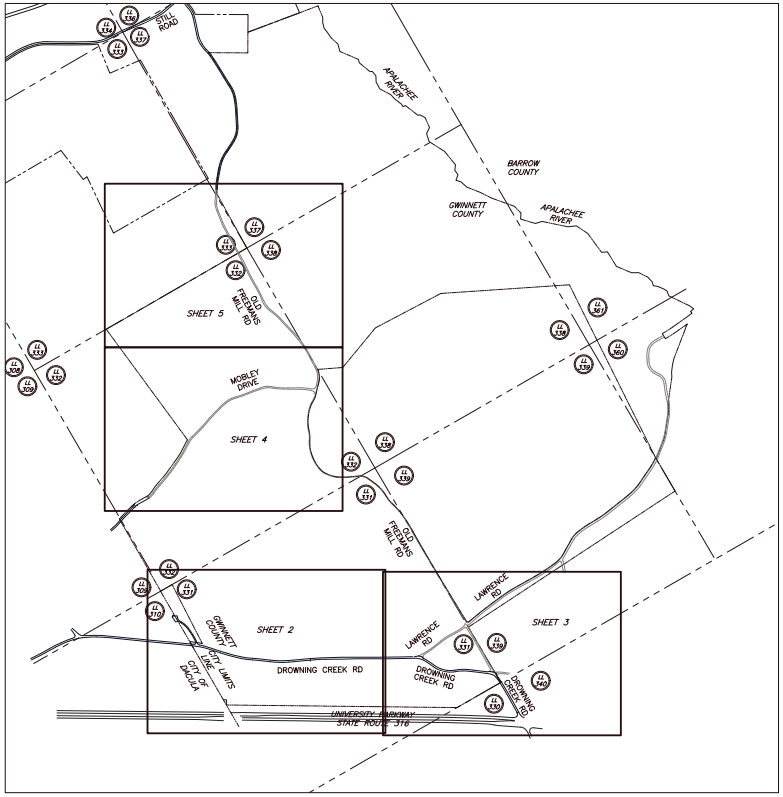
GRID NORTH
GA WEST ZONE NAD 83

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
11	11 REGULAR PARKING SPACES
1	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

POC–POB TIE TABLE

"A" – "C"	S 75°57'13" E	3565.04'
"A" – "D"	S 83°30'18" E	4178.91'
"A" – "E"	S 76°34'24" E	4620.85'
"A" – "F"	N 11°35'37" E	2042.87'



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SHEET 1 OF 5

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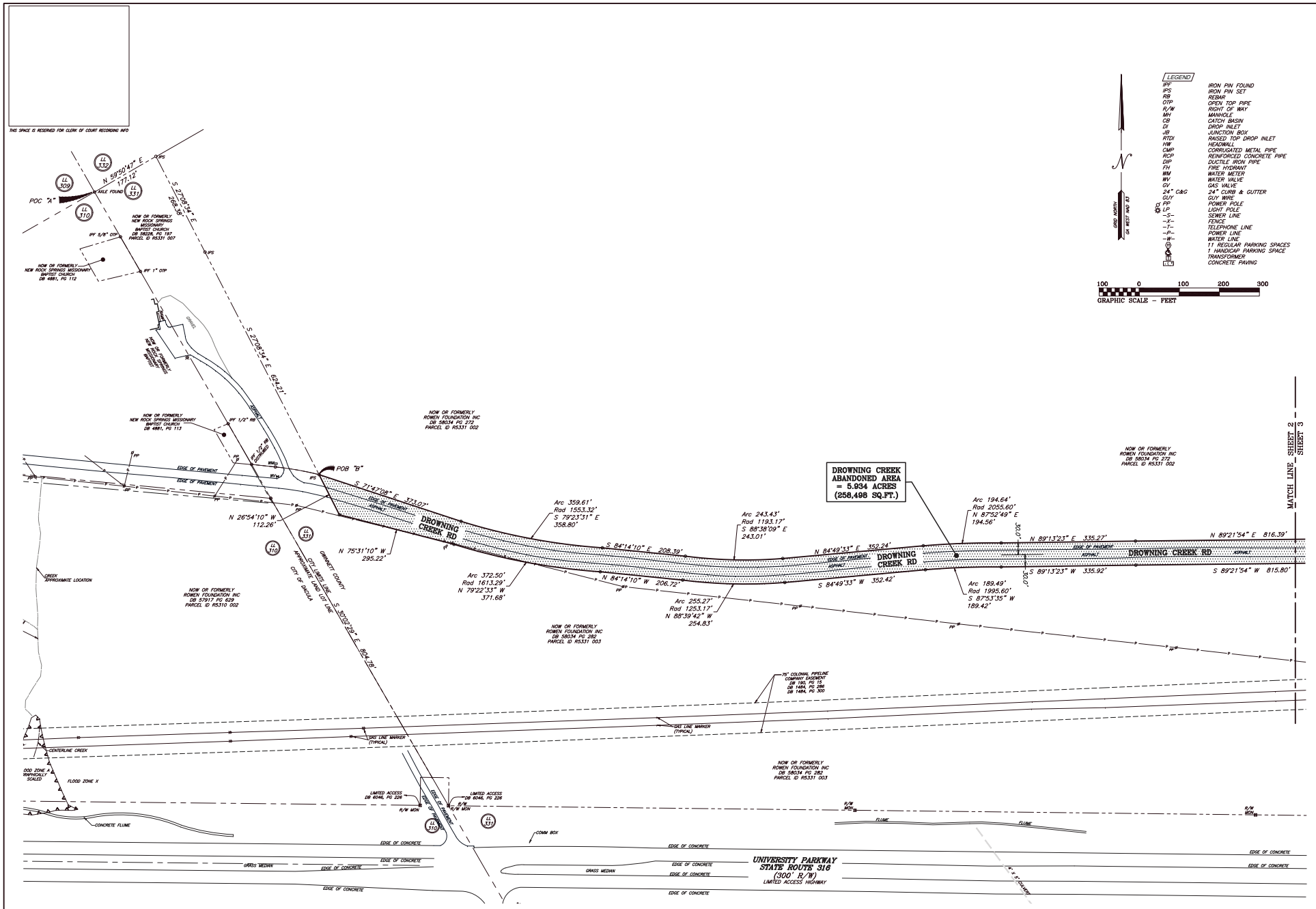
DWG: PRESC ABAN
LSV:



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TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

No	Revision	Date

Field Date: 03/10/2023
Plat Date: 11/11/2024
Scale: 1" =100'

PRESCRIPTIVE EASEMENT ABANDONMENT PLAT

FOR

ROWEN FOUNDATION INC

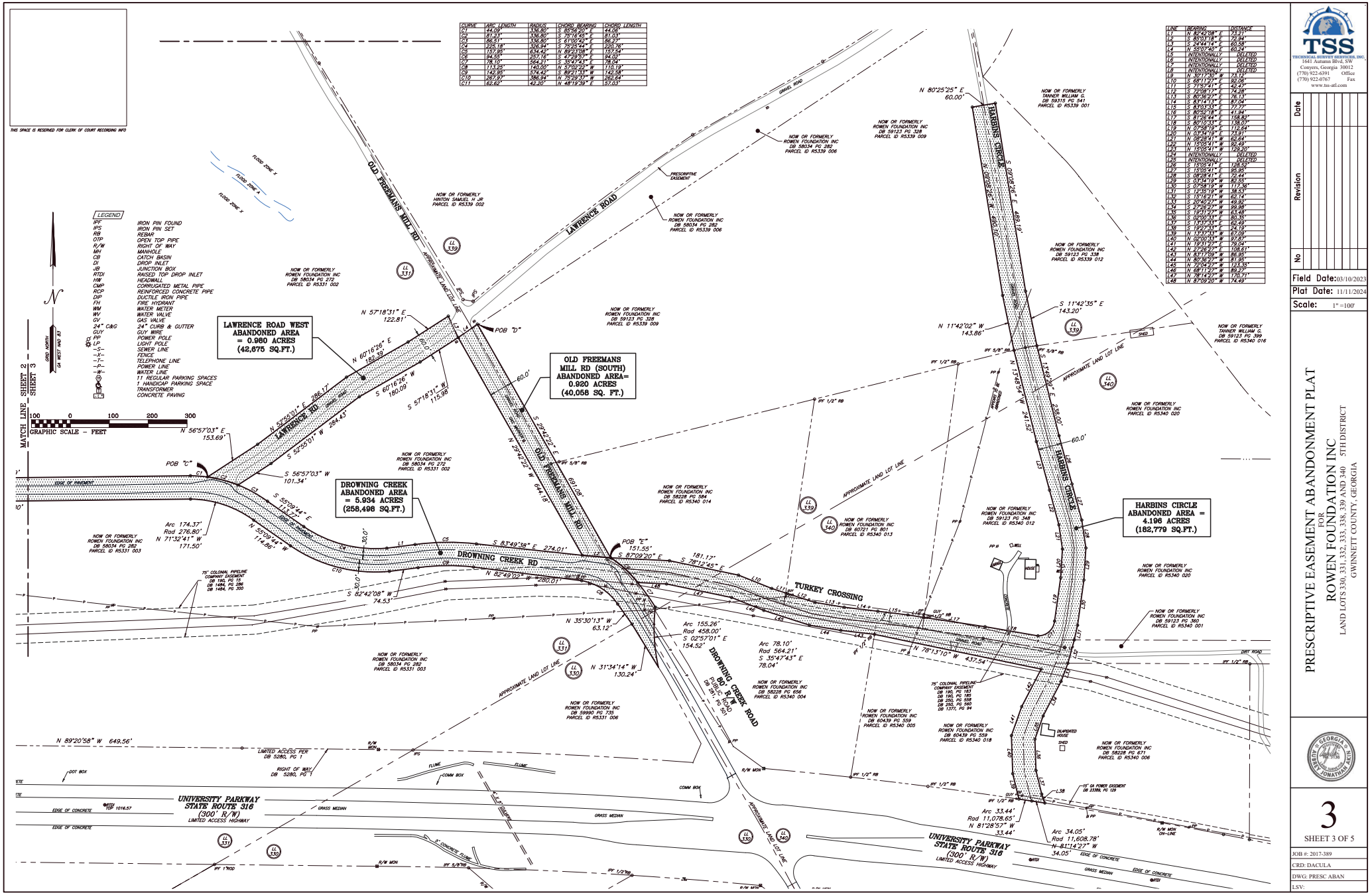
LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT

GWINNETT COUNTY, GEORGIA

2

SHEET 2 OF 5

JOB #: 2017-389
CRD: DACULA
DWG: PRESC ABAN
LSV:



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	44.08'	336.80'	S 82°56'20" E	44.06'
C2	51.23'	336.80'	S 75°16'42" E	51.03'
C3	86.51'	336.80'	S 61°00'42" E	86.27'
C4	225.18'	326.94'	S 79°29'24" E	220.76'
C5	157.95'	634.42'	N 89°31'06" E	157.54'
C6	94.55'	257.16'	S 47°29'53" E	94.02'
C7	78.10'	564.21'	S 35°47'43" E	78.04'
C8	113.25'	140.00'	N 57°09'25" W	110.19'
C9	149.95'	574.42'	S 89°21'15" W	149.58'
C10	267.97'	386.94'	N 75°29'07" W	262.64'
C11	62.62'	42.20'	N 48°19'59" E	57.03'

LINE	BEARING	DISTANCE
L1	N 82°42'08" E	73.21'
L2	S 85°01'18" E	25.94'
L3	S 24°44'14" E	60.59'
L4	N 35°01'40" E	60.24'
L5	INTENTIONALLY	DELETED
L6	INTENTIONALLY	DELETED
L7	INTENTIONALLY	DELETED
L8	INTENTIONALLY	DELETED
L9	N 39°37'09" W	23.76'
L10	S 68°11'27" E	92.06'
L11	S 71°52'41" E	42.47'
L12	S 72°08'17" E	74.28'
L13	S 80°36'27" E	76.13'
L14	S 83°14'13" E	87.04'
L15	S 83°03'33" E	77.77'
L16	S 80°55'18" E	41.94'
L17	S 81°35'44" E	158.82'
L18	S 80°10'35" E	138.07'
L19	N 07°58'15" E	115.64'
L20	N 03°34'19" E	145.91'
L21	N 08°08'41" W	63.64'
L22	N 15°05'41" W	99.49'
L23	N 15°05'41" W	132.38'
L24	INTENTIONALLY	DELETED
L25	INTENTIONALLY	DELETED
L26	S 15°05'41" E	126.55'
L27	S 15°05'41" E	95.95'
L28	S 08°28'41" E	72.44'
L29	S 03°34'19" W	80.55'
L30	S 07°58'15" W	117.36'
L31	S 12°35'19" W	38.53'
L32	S 15°16'21" W	60.14'
L33	S 20°40'53" W	49.85'
L34	S 27°09'27" W	99.98'
L35	S 19°41'52" W	83.49'
L36	S 09°09'11" W	80.35'
L37	S 14°14'49" W	58.49'
L38	S 19°55'11" W	24.19'
L39	N 15°05'41" W	67.09'
L40	N 09°00'45" W	97.87'
L41	N 19°31'27" E	79.04'
L42	N 77°56'27" E	108.61'
L43	N 83°17'09" W	86.95'
L44	N 80°35'27" W	81.95'
L45	N 72°04'27" W	123.35'
L46	N 68°17'27" W	89.37'
L47	N 78°14'27" W	170.71'
L48	N 87°09'20" W	74.49'

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LAND LOTS 330, 331, 332, 333, 338, 339 AND 340 5TH DISTRICT
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3
SHEET 3 OF 5

JOB #: 2017-389
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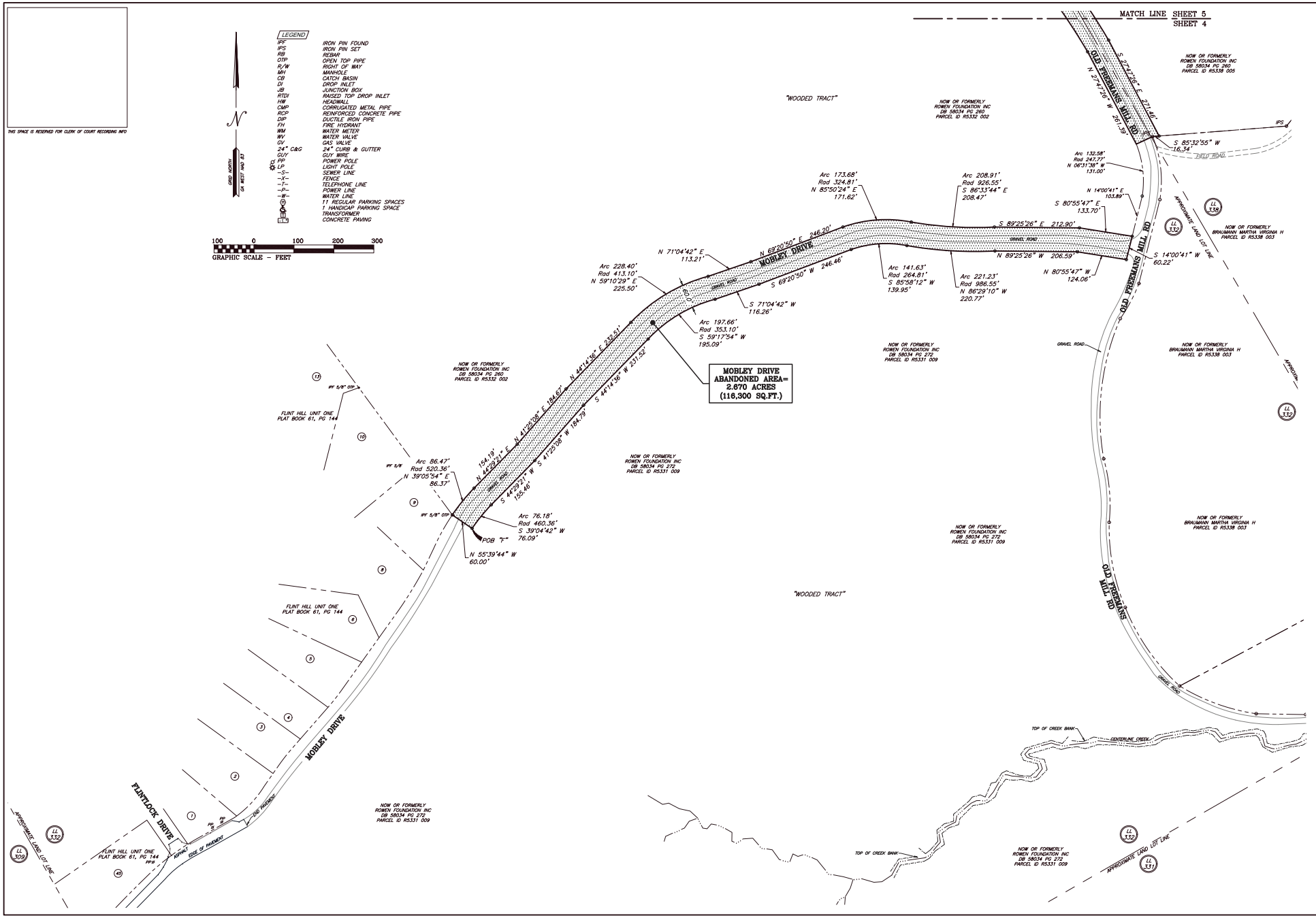

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4
SHEET 4 OF 5

JOB #: 2017-389
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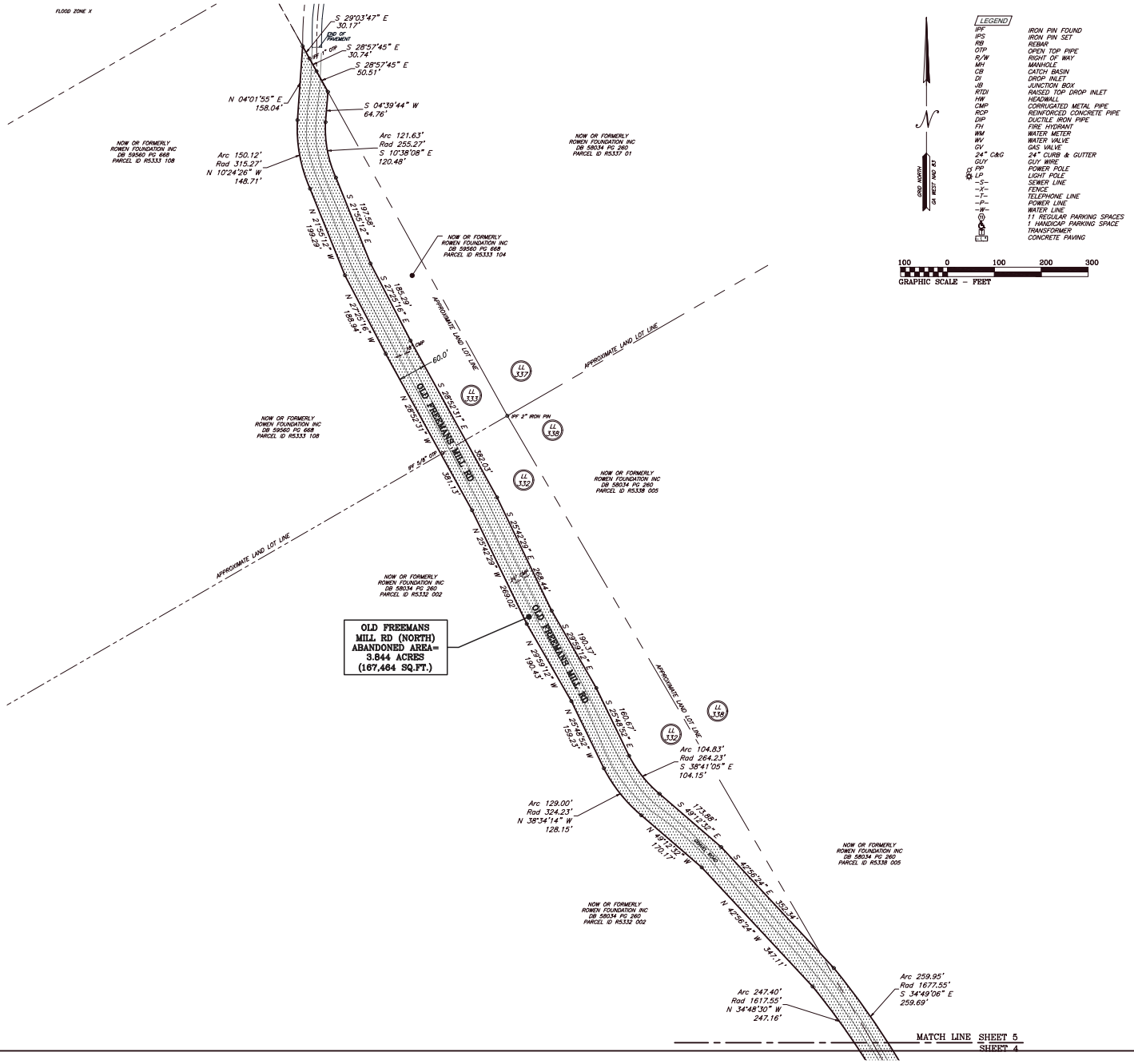
DWG: PRESC ABAN
LSV:

THIS SPACE IS RESERVED FOR CLERK OF COURT RECORDING INFO



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GWINNETT COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JONATHAN KERN 3156

5

SHEET 5 OF 5

JOB #: 2017-389
CRD: DACULA
DWG: PRESC ABAN
LSV:

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260159	

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	CIC		

Item of Business:

2026-00001, Applicant: JLCS Enterprises, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: JLCS Enterprises, Inc.; Tax Parcel No. R7094 005A; 1830 Old Peachtree Road; Change in Conditions of Zoning for Property Zoned R-60; 3.79 acres; District 4/Holtkamp

Land Lot:	094	Parcel:	005A
District:	7		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

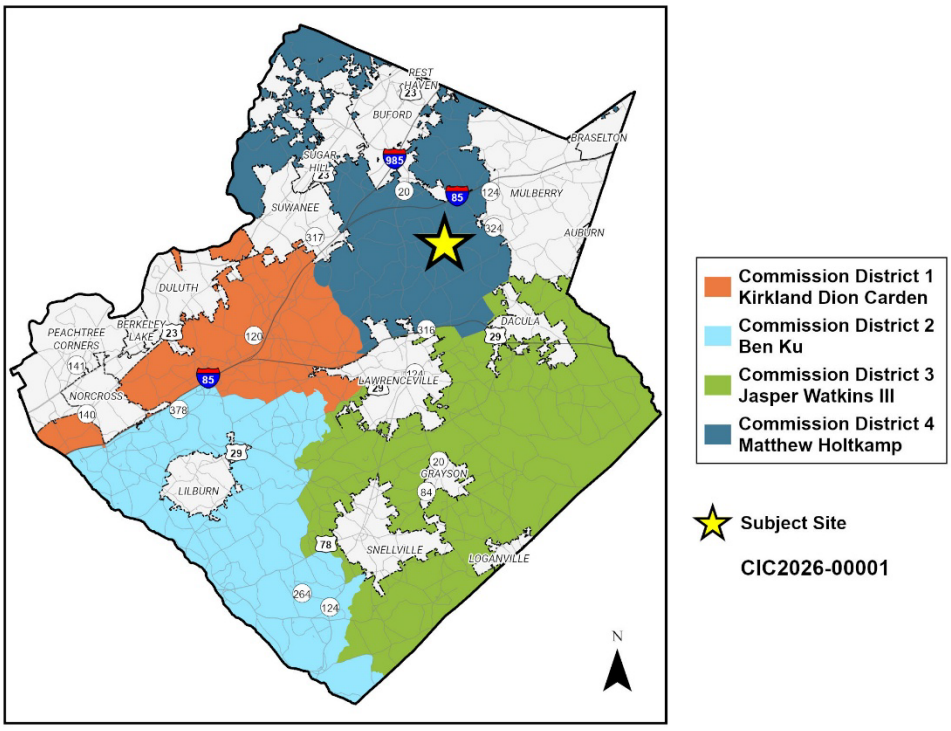
Planning Commission

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

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**CIC2026-00001**
Current Zoning:	**R-60** (Single-Family Residence District)
Request:	Change in Conditions
Address:	1830 Old Peachtree Road
Map Number:	R7094 005A
Site Area:	3.79 acres
Units:	7
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 1/6/2026
Board of Commissioners Advertised Public Hearing Date: 1/27/2026

Applicant:	JLCS Enterprises, Inc. c/o Mahaffey Pickens Tucker, LLP 1550 North Brown Road, Suite 125 Lawrenceville, GA 30043	**Owner:**	JLCS Enterprises, Inc. P.O. Box 83 Homer, GA 30547
Contact:	Shane Lanham	**Phone:**	770.232.0000

Zoning History

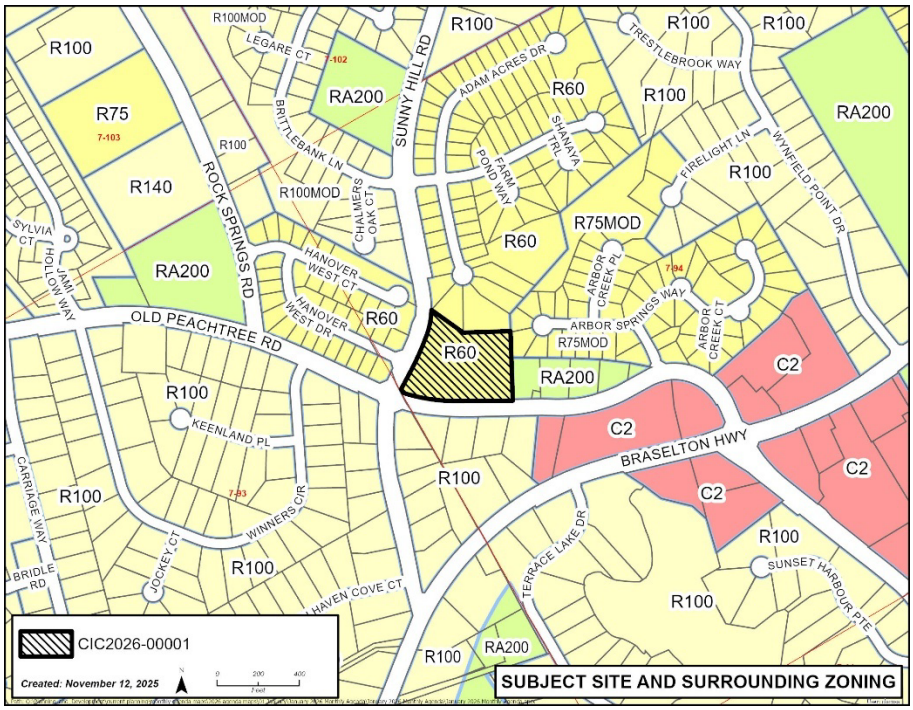
The subject property is zoned R-60 (Single-Family Residence District). In 2015, the property was rezoned from R-100 (Single-Family Residence District) to R-60 as part of a larger single-family detached subdivision, pursuant to RZM2015-00006.

Existing Site Condition

The subject property is a 3.79-acre parcel located at the intersection of Old Peachtree Road and Sunny Hill Road. The site is undeveloped with dense vegetation and a stream located in the middle of the property. An overhead utility line runs along Old Peachtree Road. There is no sidewalk along either road frontage. The nearest Ride Gwinnett transit stop is approximately 1.5 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by single-family detached residences within subdivisions and on large lots. The Orchard at Sunny Hill, Arbors at Old Peachtree, and Reserve at Old Peachtree subdivisions are located to the north, east, and west, respectively. Residences on large lots are located to the east and south. Commercial uses are located farther east at the intersection of Old Peachtree Road and Braselton Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	1.85 units per acre
North	Single-Family Residential (Orchard at Sunny Hill)	R-60	2.97 units per acre
East	Single-Family Residential (Arbors at Old Peachtree) Single-Family Residential Commercial	R-75MOD RA-200 C-2	2.59 units per acre 1.72 units per acre N/A
South	Single-Family Residential	R-100	1.64 units per acre
West	Single-Family Residential (Reserve at Old Peachtree)	R-60	3.67 units per acre

Project Summary

The applicant requests a change in conditions for a 3.79-acre property zoned R-60 for a single-family detached subdivision, including:

- Seven single-family detached residences on lots ranging from 21,780 square feet to 26,777 square feet, yielding a density of 1.85 units per acre.
- Two-story residences with two-car garages and a minimum heated floor area of 2,200 square feet.
- Exterior building materials of brick and cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- One shared entrance along Old Peachtree Road serving four lots, and three individual driveways on Sunny Hill Road serving three lots.
- A five-foot-wide sidewalk and 10-foot-wide landscape strip along Old Peachtree Road and Sunny Hill Road.

The original zoning conditions of RZM2015-00006 are intended for a subdivision, which include requirements of a homeowners' association, entrance features, and detention ponds while prohibiting direct lot access onto Old Peachtree Road and Sunny Hill Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Density	Maximum 4.0 units per acre	1.85 units per acre	YES
Lot Size	Minimum 7,200 square feet	21,780 square feet	YES
Lot Width	Minimum 60'	Minimum 60'	YES
Lot Coverage	Maximum 60%	Maximum 60%	YES
Front Setback	Minimum 15'	Minimum 15'	YES
Rear Setback	Minimum 20'	Minimum 20'	YES
Side Setback	Minimum 5'	Minimum 5'	YES
Building Height	Maximum 35'	Maximum 35'	YES

Staff Analysis

Change in Conditions Request Analysis: The standards governing exercise of zoning power as defined in Section 270-20.6. Staff makes the following findings related to the change in conditions requests:

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

The subject property is surrounded by single-family detached residences within subdivisions and on large lots. The proposed change in conditions is suitable in view of the use and development of adjacent and nearby property.

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

The original zoning conditions are intended for a larger subdivision. The proposed development will have similar lot sizes and density to nearby residential development. The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property.

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

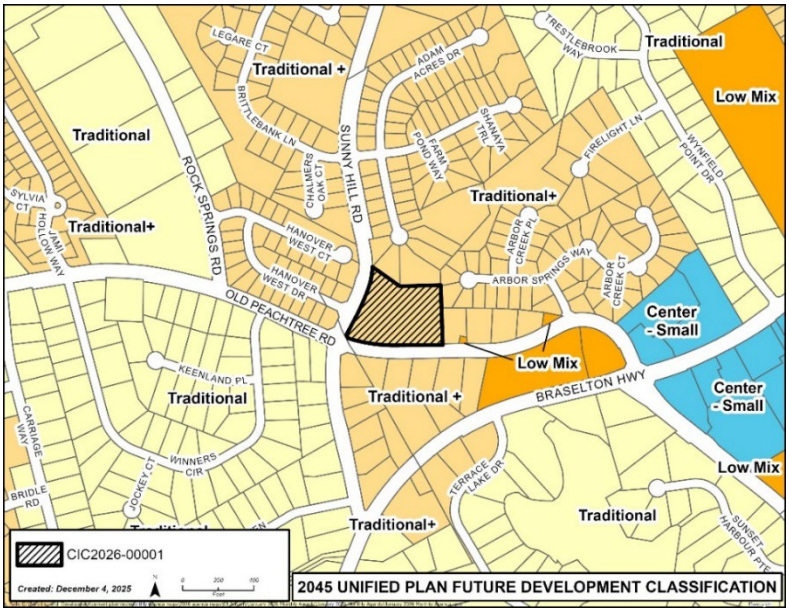
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. Staff has recommended a condition for a shared driveway along Sunny Hill Road to mitigate potential impact on the right-of-way. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property, which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Single-family detached residences are a recommended land use, and R-60 is a recommended zoning district. The proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Staff Recommendation

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

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

Approval of a change in conditions for a single-family detached subdivision in R-60 (Single-Family Residence District), subject to the following conditions:

~~I. To restrict the use of the property as follows:~~

~~A. Single-family detached dwellings and accessory uses and structures.~~

~~B. Homes shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be the same or fiber-cement siding or shake with a minimum three foot masonry water table.~~

~~C. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.~~

~~D. All dwellings shall have at least a double-car garage.~~

~~2. To satisfy the following site development considerations:~~

~~A. No direct lot access allowed to Old Peachtree Road, Rock Springs Road or Sunny Hill Road~~

~~B. All exterior street frontages shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.~~

~~C. All grassed areas on dwelling lots shall be sodded.~~

~~D. Underground utilities shall be provided throughout the development.~~

~~E. Natural vegetation shall remain on the property until the issuance of a development permit.~~

~~F. Detention pond shall be fenced with black vinyl coated chain linked fence 4 feet in height, and shall be fully screened from view of adjacent residences with a staggered double row of Thuga Green Giant trees planted I 5-feet on center, and 8 to IO feet in height at the time of planting.~~

~~G. Provide a 30-foot permanent undisturbed buffer on the northeastern property line where abutting Wynfield Pointe subdivision along Trestlebrook Way. This buffer shall remain undisturbed except for utility crossings or stormwater management ponds.~~

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding ~~7~~ 5 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, and Exhibit C: Building Elevations dated received October 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. The minimum heated floor area shall be 2,200 square feet.

4. A shared entrance shall be provided along Old Peachtree Road as far as approved by Gwinnett DOT from the intersection as well as the same for along Sunny Hill Road, as allowed by Gwinnett DOT ~~to serve lots 1-4 along Old Peachtree Road, and lots 5-7 along Sunny Hill Road~~, respectively, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

Exhibits:

A. Site Visit Photos
B. Site Plan
C. Building Elevations
D. Letter of Intent and Applicant's Response to Standards
E. Redlined Resolution (RZM2015-00006)
F. Application and Disclosure of Campaign Contributions
G. Internal and External Agency Review Comments
H. Maps

Exhibit A: Site Visit Photos

View of property from Sunny Hill Road

View of property from intersection of Sunny Hill Road and Old Peachtree Road

View of property along Old Peachtree Road

View of homes in Reserve at Old Peachtree subdivision

Exhibit B: Site Plan

[attached]

ZONING SITE PLAN FOR:
JSS DEVELOPMENT, LLC
TAX PARCEL 7-094-005A

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

VICINITY MAP

CASE NUMBER RZM2015-00006
GCID 2015-0861

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2015 and objections were filed

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27th day of OCTOBER 2015, that the aforesaid application to rezone the Official Zoning Map from R-100 to R-60 is hereby APPROVED AS R-60 with the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Single-family detached dwellings and accessory uses and structures.
   B. Homes shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be this stone or fiber-cement siding or shake with a minimum three foot masonry water table.
   C. The minimum heated floor area per dwelling unit shall be 7,000 square feet for one-story homes and 2,200 square feet for two-story homes.
   D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
   A. No direct lot access allowed to Old Peachtree Road, Rock Springs Road or Sunny Hill Road.
   B. All exterior street fixtures shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.
   C. All grassed areas on dwelling lots shall be sodded.
   D. Underground utilities shall be provided throughout the development.
   E. Natural vegetation shall remain on the property until the issuance of a development permit.
   F. Detention pond shall be fenced with black vinyl-coated chain-linked fence 4 feet in height, and shall be fully screened from view of adjacent residences with a staggered double row of Thuja Green Giant trees planted 15-feet on center, and 8 to 10 feet in height at the time of planting.
   G. Provide a 30-foot permanent undisturbed buffer on site encompassing property line where abutting Wyndfield Pointe subdivision along Trestlebrook Way. This buffer shall remain undisturbed except for utility crossings or stormwater management ponds.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 10/30/15

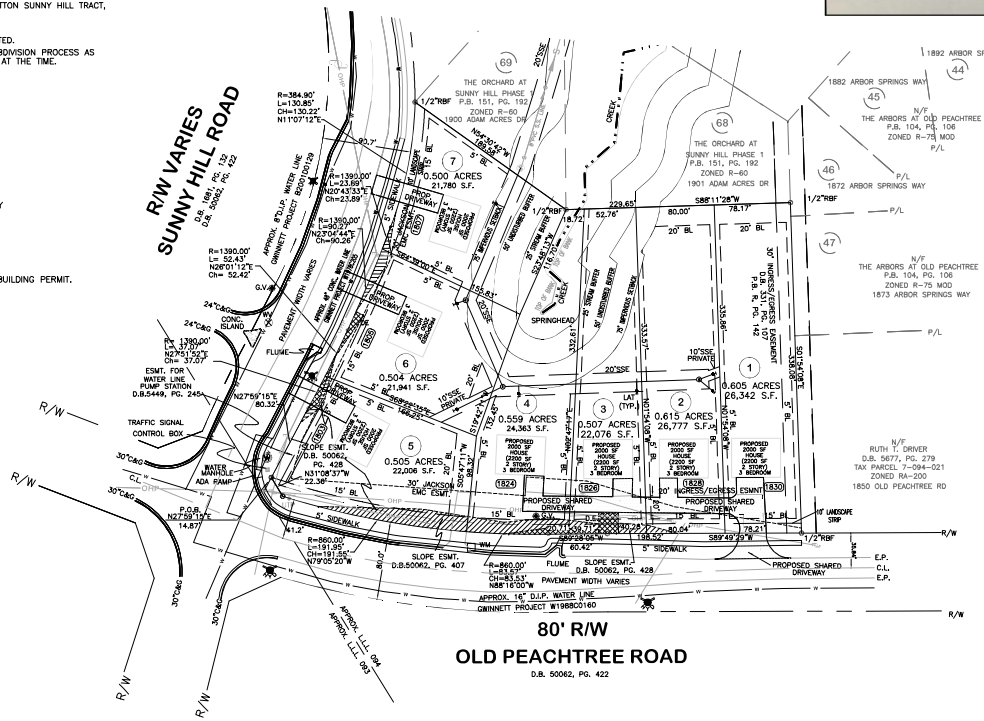
ATTEST: County Clerk/Deputy County Clerk

GRID NORTH
GA WEST ZONE

LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
COMF=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D.B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
E&S=	EROSION & SEDIMENT CONTROL
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
L.L.=	LAND LOT LINE
L.L.L.=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P.B.=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
P.O.L.=	POINT OF LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
SS=	SANITARY SEWER
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DCB=	DOUBLE WING CATCH BASIN
SCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
HW=	HEADWALL
YI=	YARD INLET
FES=	FLARE END STRUCTURE
FH=	FIRE HYDRANT
WV=	GATE VALVE
WM=	WATER METER
GV=	GAS VALVE
OHP=	OVERHEAD POWER LINE
UP=	UNDERGROUND POWER
OHT=	OVERHEAD TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
G=	GAS LINE
CATV=	CABLE TV LINE
UCATV=	UNDERGROUND CABLE TV LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
F=	FENCE
FL=	FLOOD LINE
T=	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

NOTES:
1. SITE AREA=3.794 AC.
2. NUMBER OF LOTS= 7
3. ZONING= R-60
4. MINIMUM LOT SIZE= 7,200 S.F.
5. SITE TO BE SERVED BY GWINNETT COUNTY SEWER
6. WATER SUPPLY TO BE PROVIDED BY GWINNETT COUNTY.
7. BOUNDARY SURVEY REFERENCED TO PREPARE THIS PLAT IS THE SURVEY FOR SUTTON SUNNY HILL TRACT, PREPARED BY NORTHEAST LAND SURVEYING, LLC. DATED 11/18/19.
8. THE PARENT PARCEL IS 7-094-005A.
9. IPS= 1/2 INCH REBAR SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
10. THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINACE IN EFFECT AT THE TIME.
11. NO WETLANDS HAVE BEEN DELINEATED ON THIS SITE.
12. THERE ARE STATE WATERS BUFFERS ON THIS SITE.
13. YARD SETBACKS ARE AS FOLLOWS:
    FRONT SETBACK – 15'
    REAR SETBACK – 20'
    SIDE SETBACK – 5'
    35' ALONG SUNNY HILL ROAD
14. MAXIMUM BUILDING HEIGHT IS 35 FEET.
15. MAXIMUM COVERAGE (60% OF LOT).
16. MINIMUM LOT WIDTH TO BE 60'.
17. PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
18. LOTS 3 AND 5 HAS AN UNNAMED CREEK ACROSS A PORTION OF THE LOT. ANY WORK PROPOSED IN THE STREAM BED WILL REQUIRE AUTHORIZATION FROM THE U.S. ARMY CORP OF ENGINEERS. A GWINNETT COUNTY STREAM BUFFER VARIANCE WILL BE REQUIRED PRIOR TO ANY DISTURBANCE WITHIN THE 50' UNDISTURBED STREAM BUFFER.
19. SANITARY SEWER CLEANOUTS TO BE INSTALLED ON THE LOTS SHOWN HEREON TO PROVIDE SANITARY SEWER DISPOSAL SERVICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/17/2025

OWNER/SUBDIVIDER
JSS DEVELOPMENT, LLC
1550 NORTH BROWN RD
SUITE 125
LAWRENCEVILLE, GA 30043
678-300-5412
SUTTONBUILDS@YAHOO.COM

SURVEYOR
NORTHEAST LAND
SURVEYING, LLC
P.O. BOX 384
BRASELTON, GA 30517
678-776-7494
KEVOCANN@GMAIL.COM

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.

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.

GCDOT NOTE:
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY RELOCATION OR DAMAGE TO GWINNETT COUNTY DOT (GCDOT) TRAFFIC SIGNAL OR ATMS INFRASTRUCTURE (LOOP, LEAD-IN, FIBER OPTICS, CONDUIT, PULL BOX, ETC.) DUE TO CONSRUCTION ACTIVITIES AND MUST USE A GCDOT APPROVED CONTRACTOR TO PERFORM ANY WORK ON SAID INFRASTRUCTRE. NOTIFY GCDOT AT 678-639-8800 OF ANY ACTIVITY.

REFERENCES:
-D.B. 35724, PG. 190
-D.B. 9774, PG. 80
-D.B. 2908, PG. 29
-D.B. 1681, PG. 132
-D.B. 50062, PG. 422
-ADDITIONAL REFERENCES AS SHOWN HEREON

0' 60' 120' 180'
SCALE 1"=60'

GEORGIA REGISTERED NO. 123 LAND SURVEYOR KEVIN LEE CANN

ZONING SITE PLAN FOR:

JSS DEVELOPMENT, LLC

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name:	JSS SUNNY HILL
Project Address:	1900 OLD PEACHTREE RD
Land Lot No.(s):	94
District:	7TH
City, County, State:	GWINNETT, GEORGIA
DRAWN	CDH
CHECKED	KLC
DATE OF FIELD WORK	12/15/16
DATE	8/8/25
SCALE	1"=60'
SHEET	1 OF 1
PROJECT No.	19-021

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/17/2025

Building height: 33 feet

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/17/2025

Building height: 31 feet

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

[attached]

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

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

*Of Counsel

LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF JCLS ENTERPRISES, INC.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Change in Conditions Application (the "Application") on behalf of JLCS Enterprises, Inc. (the "Applicant") for the purpose of modifying the conditions of zoning on an approximately 3.794-acre tract (the "Property") situated at the corner of Sunny Hill Road and Old Peachtree Road and being further identified as Gwinnett County Parcel R7094 005A. The Property is currently zoned R-60 pursuant to RZM2015-00006.

The current conditions that restrict the Property are the result of RZM2015-00006 which rezoned approximately 29.69 acres of land from R-100 to R-60. The originally proposed development included sixty (60) single-family detached homes accessed via a single entrance off Sunny Hill Road. The site plan submitted with this Application (the "Site Plan") is for the development of an exemption plat with seven (7) single-family detached homes on the smaller parcel that was included in RZM2015-00006. Homes in the proposed development will be a minimum of 2,200 square feet for two-story homes as required by Condition 1(C) of RZM2015-00006.

In order to develop the Property in accordance with the Site Plan, the Applicant respectfully requests that Conditions 2(A) and 2(B) be removed. Condition 2(A) of RZM2015-00006 provides the following requirement: "No direct lot access allowed to Old Peachtree Road, Rock Springs Road, or Sunny Hill Road." Condition 2(B) of RZM2015-00006 provides the following requirement: "All exterior street

frontages shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development."

The Applicant submits that since the current Site Plan only proposes to build 7 single-family homes, as opposed to 60, removal of Conditions 2(A) and 2(B) will not cause a detriment to surrounding properties and will uphold the spirit and intent of the original rezoning. With only 7 homes, the traffic impact Old Peachtree Road and Sunny Hill Road from direct lot access is minimal. Allowing direct lot access improves site functionality without burdening surrounding roadways.

Additionally, the Applicant submits that the requirement for homeowners' association maintained landscaping and decorative masonry entrance features are not feasible in the context of a 7-lot exemption plat. With only 7 lots, it is not practical and would be financially prohibitory for future residents to form and sustain a homeowners' association for common area maintenance.

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

Respectfully submitted this 23rd day of September 2025.

MAHAFFEY PICKENS TUCKER, LLP

Julia A. Maxwell

Julia A. Maxwell
Attorneys for Applicant

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

The proposed request will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed request will not adversely affect the existing use or usability of adjacent or nearby property.

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

The Applicant submits that the proposed request does not have a reasonable economic use as currently zoned with conditions 2(A) and 2(B).

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

The proposed request will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed request is in conformity with the policy and intent of the Unified Plan and the Future Development Map.

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

The submitted site plan depicts only 7 homes being constructed instead of the 60 homes that the original rezoning conditions contemplated. The Applicant submits that this gives supporting grounds for approval of the proposed request.

Exhibit E: Redlined Resolution (RZM2015-00006)

[attached]

CASE NUMBER RZM2015-00006
GCID 2015-0861

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

Present	VOTE
Charlotte J. Nash, Chairman	YES
Jace Brooks, District 1	YES
Lynette Howard, District 2	YES
Tommy Hunter, District 3	YES
John Heard, District 4	YES

On motion of COMM. HEARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by JLCS ENTERPRISES, INC. for the proposed use of TOWNHOMES (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 27th day of OCTOBER 2015, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED AS R-60** with the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Single-family detached dwellings and accessory uses and structures.
   B. Homes shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be the same or fiber-cement siding or shake with a minimum three foot masonry water table.
   C. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
   D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
   ~~A. No direct lot access allowed to Old Peachtree Road, Rock Springs Road or Sunny Hill Road.~~
   ~~B. All exterior street frontages shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.~~

C. All grassed areas on dwelling lots shall be sodded.

D. Underground utilities shall be provided throughout the development.

E. Natural vegetation shall remain on the property until the issuance of a development permit.

F. Detention pond shall be fenced with black vinyl coated chain linked fence 4 feet in height, and shall be fully screened from view of adjacent residences with a staggered double row of Thuga Green Giant trees planted 15-feet on center, and 8 to 10 feet in height at the time of planting.

G. Provide a 30-foot permanent undisturbed buffer on the northeastern property line where abutting Wynfield Pointe subdivision along Trestlebrook Way. This buffer shall remain undisturbed except for utility crossings or stormwater management ponds.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 10/30/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: JLCS Enterprises, Inc., c/o Mahaffey Pickens Tucker, LLP	Name: JLCS Enterprises, Inc.
Address: 1550 North Brown Road, Suite 125	Address: P.O. Box 83
City: Lawrenceville	City: Homer
State: GA ZIP: 30043	State: GA ZIP: 30547
Phone: 770.232.0000	Phone: 770.232.0000
Email: slanham@mptlawfirm.com	Email: slanham@mptlawfirm.com

Contact Person: Shane Lanham Phone: 770.232.0000

Contact's Email: slanham@mptlawfirm.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Zoning District(s): R-60 Prior Zoning Case No.: RZM2015-00006

Parcel Number(s): R7094 005A Acreage: 3.79

Property Address(es): 1830 Old Peachtree Road

Proposed Change in Conditions: Conditions 2.A and 2.B

Variance(s): N/A Waiver(s): N/A

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 7	No. of Buildings: N/A
Dwelling Unit Sq. Ft.: 2,200	Total Building Sq. Ft.: N/A
Density: 1.85	Floor Area Ratio: N/A
Floor Area Ratio (LRR, MRR, HRR): N/A	

MIXED-USE DEVELOPMENT

No. of Dwelling Units: N/A Dwelling Unit Sq. Ft.: N/A

Total Non-Residential Sq. Ft.: N/A Floor Area Ratio: N/A

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: JLS Enterprises Inc.

Signature:

Date: 9/19/25

Notary Public

Name: Vishal Patel

Signature:

Date: 09/19/2025

V PATEL NOTARY PUBLIC GWINNETT COUNTY, GA

Notary Seal

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: JCLS Enterprises, Inc. c/o Mahaffey Pickens Tucker, LLP

Signature: Julia A. Maxwell **Date:** September 23, 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)
R7094 005A	Yes for 2024 / 2025 Due 11/15/2025

Tax Commissioner Affirmation

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

Name: Jessilyn McDuffie **Title:** TSA

Signature: **Date:** 9/23/25

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: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	November 26,2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	CIC2026-00001
Case Address:	1830 Old Peachtree Road, Lawrenceville, 30043

	Comments:	X	YES		NO
1	Old Peachtree Road is a minor arterial. The Average Daily Traffic (ADT) volume is 12,509.				
2	The nearest Ride Gwinnett facility is located 1.5 miles away at Old Peachtree Road and Publix (Stop 5000 / Route 50).				
3	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be constructed along the site frontage.				
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

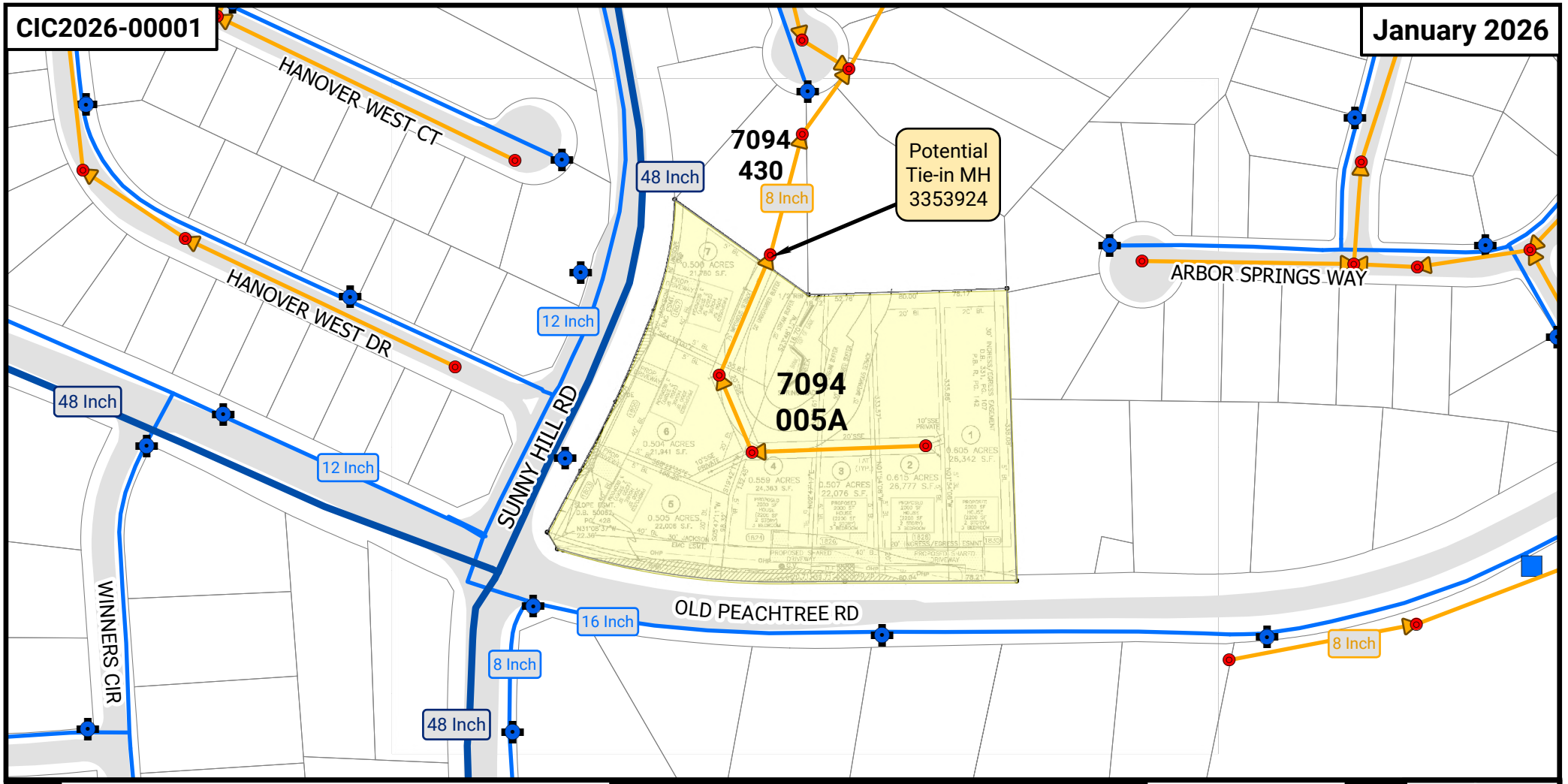
TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	CIC2026-00001
Case Address:	1830 Old Peachtree Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect the existing 16-inch water on the southern right-of-way of Old Peachtree Road or the existing 12-inch water main on the western right-of-way of Sunny Hill Road. The existing 48-inch water main on the eastern right-of-way of Sunny Hill Road must be avoided during all phases of construction, including the construction of driveways and connection to utilities.				
2	Sewer: A Sewer Capacity Certification (C2025-002-01) was approved in January 2025 for 7 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer on parcel 7094 430 to the north of the parcel.				
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



LEGEND

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

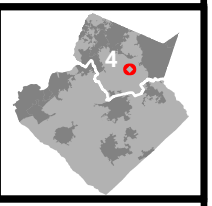
1830 Old Peachtree Rd
R-60

Water & Sewer Utility Map

N W E S

0 90 180
Feet

LOCATION



Water Comments: The proposed development may connect the existing 16-inch water on the southern right-of-way of Old Peachtree Road or the existing 12-inch water main on the western right-of-way of Sunny Hill Road. The existing 48-inch water main on the eastern right-of-way of Sunny Hill Road must be avoided during all phases of construction, including the construction of driveways and connection to utilities.

Sewer Comments: A Sewer Capacity Certification (C2025-002-01) was approved in January 2025 for 7 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer on parcel 7094 430 to the north of the parcel.

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.

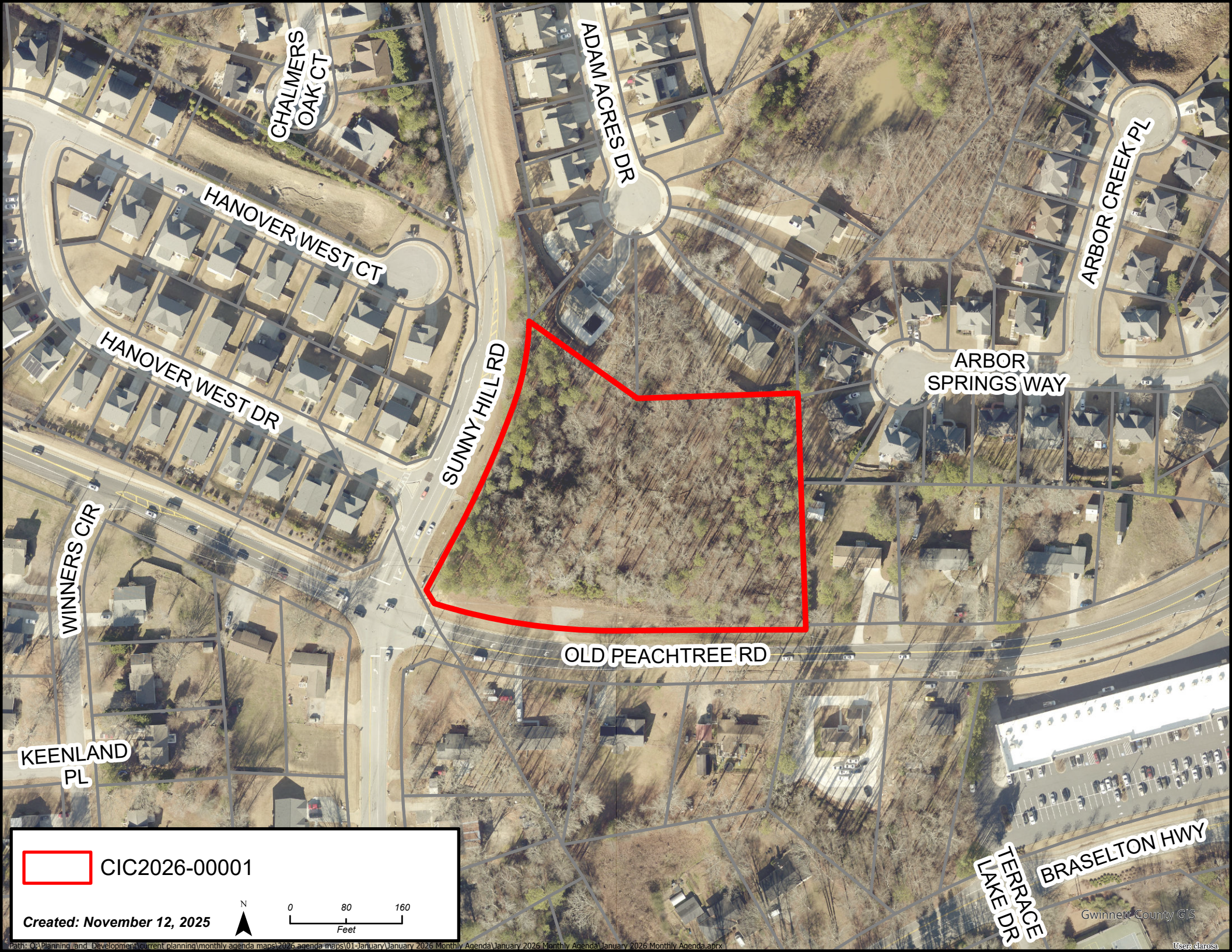
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

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

		2025-26			2026-27			2027-28			Proposed Zoning
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
CIC2026-00001	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1000**	925	75	**981**	925	56	**972**	925	47	2
	Discovery High School	**2641**	2,525	116	**2,654**	2,525	129	**2,668**	2,525	143	2
REZ2026-00001	Richards Middle School	**2005**	2,200	-195	**2,016**	2,200	-184	**2,037**	2,200	-163	1
	Baggett Elementary School	**1,002**	1,125	-123	**1,013**	1,125	-112	**1,000**	1,125	-125	2
	Grayson High School	**3738**	3,000	738	**3,850**	3,000	850	**3,946**	3,000	946	8
REZ2026-00002	Couch Middle School	**1181**	1,150	31	**1,198**	1,150	48	**1,222**	1,150	72	5
	Starling Elementary School	**1383**	1,200	183	**1,430**	1,200	230	**1,459**	1,200	259	9
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	12
REZ2026-00004	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	8
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	16

Exhibit H: Maps

[attached]


CHALMERS OAK CT
ADAM ACRES DR
ARBOR CREEK PL
HANOVER WEST CT
HANOVER WEST DR
SUNNY HILL RD
ARBOR SPRINGS WAY
WINNERS CIR
OLD PEACHTREE RD
KEENLAND PL
BRASELTON HWY
TERRACE LAKE DR
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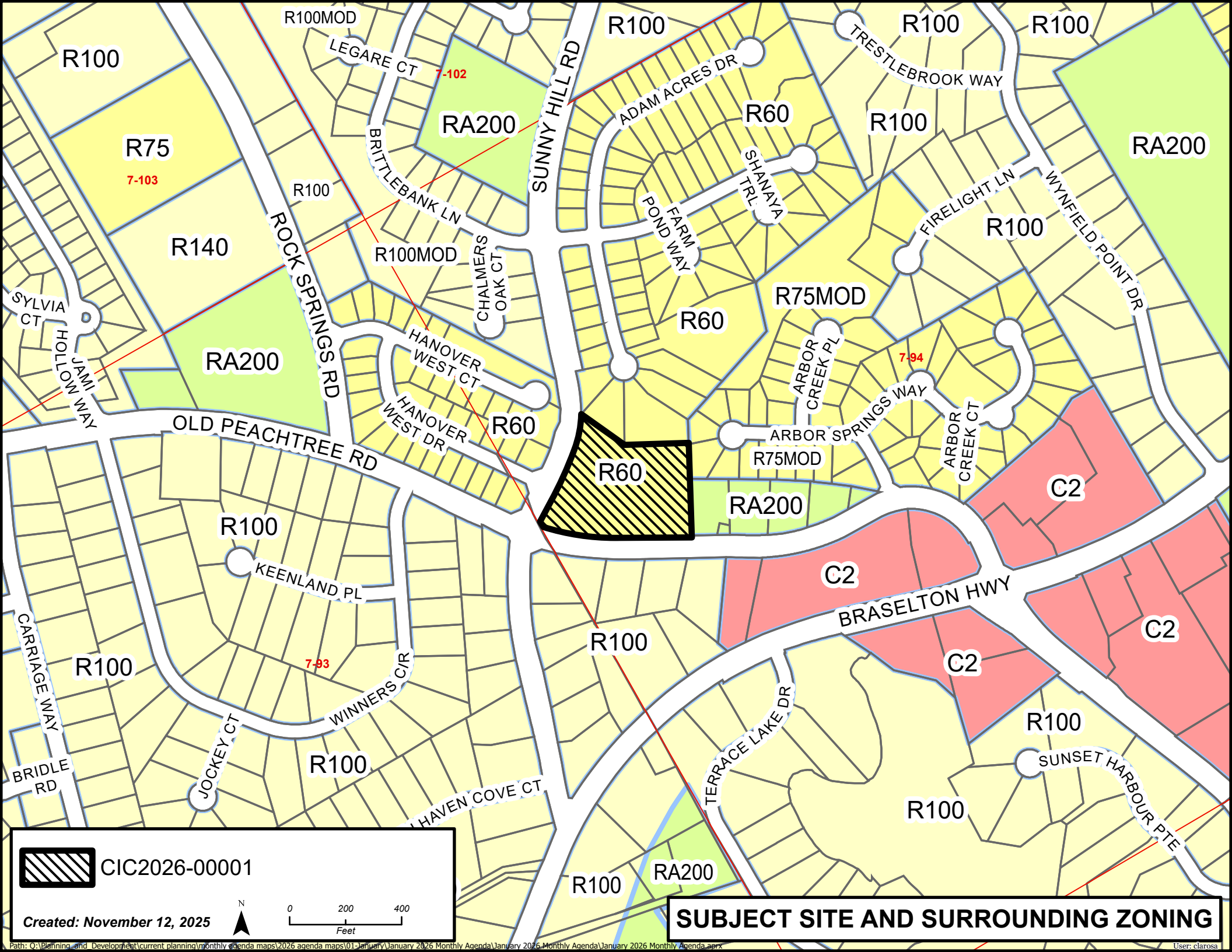
R100
R75
7-103
R140
RA200
R100MOD
LEGARE CT
7-102
RA200
SUNNY HILL RD
R100
ADAM ACRES DR
R60
TRESTLEBROOK WAY
R100
R100
RA200
BRITTLEBANK LN
SHANAYA TRL
POND WAY
FARM
FIRELIGHT LN
WYNFIELD POINT DR
R100
ROCK SPRINGS RD
R100
R100MOD
CHALMERS OAK CT
R60
R75MOD
SYLVIA CT
JAMI HOLLOW WAY
HANOVER WEST CT
HANOVER WEST DR
R60
ARBOR CREEK PL
7-94
ARBOR SPRINGS WAY
ARBOR CREEK CT
OLD PEACHTREE RD
R60
R75MOD
RA200
C2
R100
KEENLAND PL
C2
BRASELTON HWY
C2
C2
CARRIAGE WAY
R100
7-93
WINNERS CIR
R100
TERRACE LAKE DR
R100
BRIDLE RD
JOCKEY CT
R100
HAVEN COVE CT
SUNSET HARBOUR PTE
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Created: November 12, 2025
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SUBJECT SITE AND SURROUNDING ZONING
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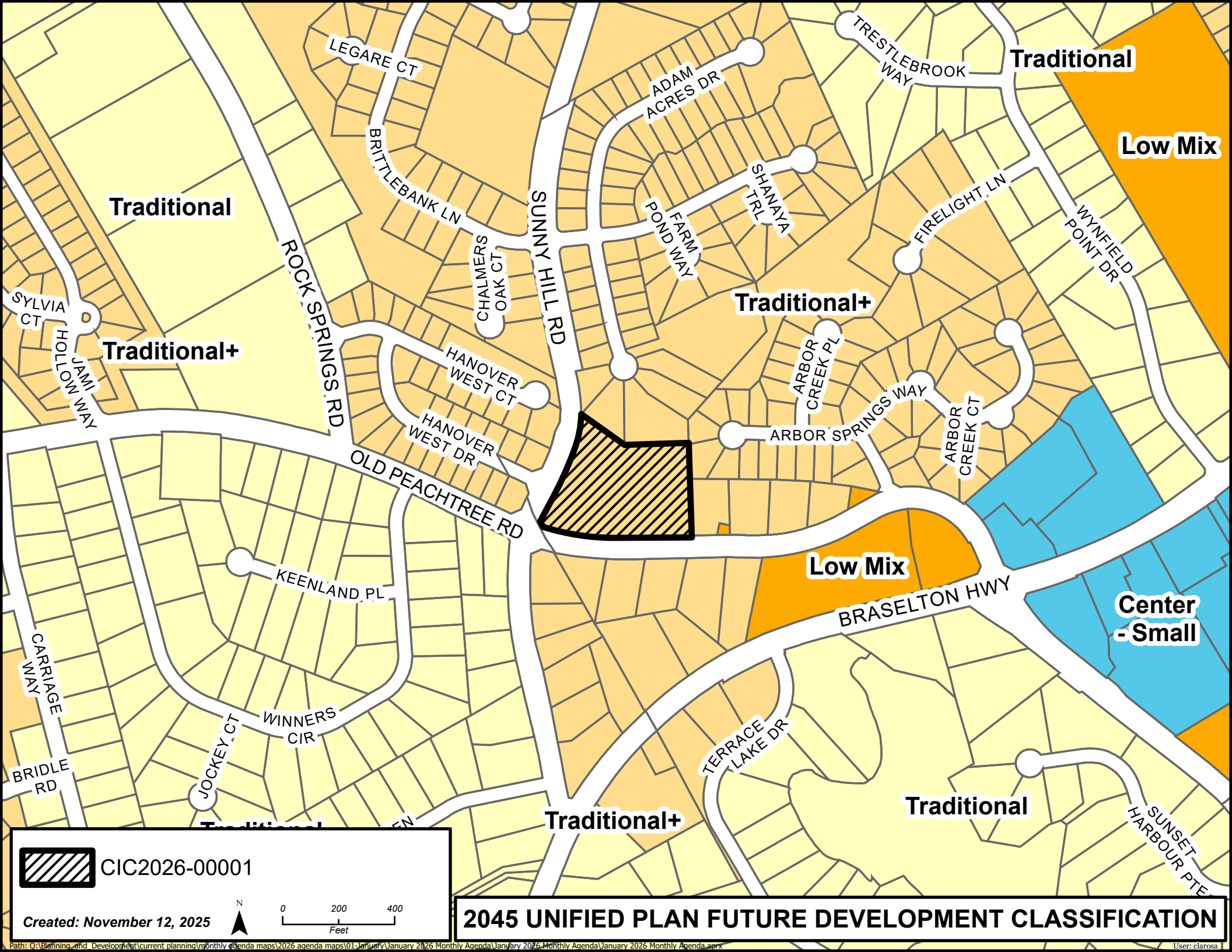
LEGARE CT
BRITTLEBANK LN
CHALMERS OAK CT
SUNNY HILL RD
ADAM ACRES DR
TRESTLEBROOK WAY
Traditional
Low Mix
SHANAYA TRL
FARM POND WAY
FIRELIGHT LN
WYNFIELD POINT DR
Traditional
ROCK SPRINGS RD
SYLVIA CT
JAMI HOLLOW WAY
Traditional+
HANOVER WEST CT
HANOVER WEST DR
Traditional+
ARBOR CREEK PL
ARBOR SPRINGS WAY
ARBOR CREEK CT
OLD PEACHTREE RD
KEENLAND PL
Low Mix
BRASELTON HWY
Center - Small
CARRIAGE WAY
WINNERS CIR
JOCKEY CT
BRIDLE RD
TERRACE LAKE DR
Traditional
Traditional+
SUNSET HARBOUR PTE
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260160	

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	REZ		

Item of Business:

2026-00001, Applicant: Laval Luxury Homes, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Akram Alnouffey; Rezoning of Tax Parcel No. R5048 005; 411 Oakland Road; R-100 to R-60 for a Single-Family Detached Subdivision; 3.35 acres; District 2/Ku

Land Lot:	048	Parcel:	005
District:	5		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

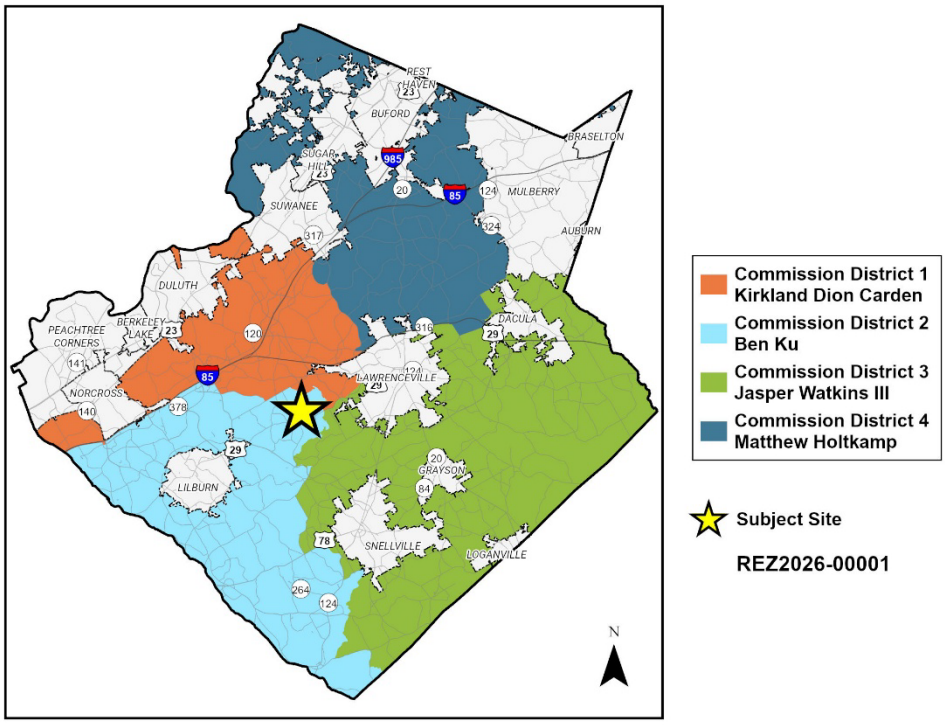
Planning Commission

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

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00001**
Current Zoning:	**R-100** (Single-Family Residence District)
Request:	Rezoning to **R-60** (Single-Family Residence District)
Address:	411 Oakland Road
Map Number:	R5048 005
Site Area:	3.35 acres
Units:	10
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 2 – Commissioner Ku
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 1/6/2026
Board of Commissioners Advertised Public Hearing Date: 1/27/2026

Applicant:	Laval Luxury Homes, LLC c/o Andersen, Tate & Carr, P.C. 1960 Satellite Boulevard Duluth, GA 30097	**Owner:**	Akram Alnouffey 3163 Heathchase Lane Suwanee, GA 30024
Contact:	Daphne Boyd	**Phone:**	770.822.0900

Zoning History

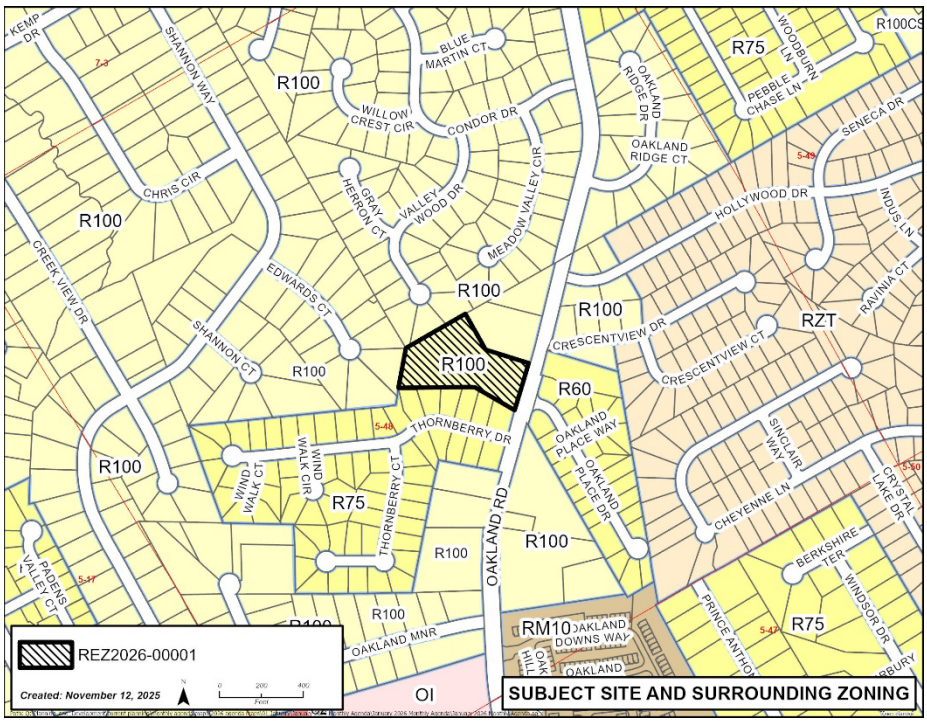
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 3.35-acre parcel located along Oakland Road, north of its intersection with Lawrenceville Highway. Development began on the site for a seven-lot residential subdivision in 2017; however, it was not completed and only the partially-constructed stormwater detention facility walls remain. There is no sidewalk along the Oakland Road frontage. The nearest Ride Gwinnett transit stop is approximately 1.9 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family residences within subdivisions and on large lots. The Oakland Park, Oakland Place, Thornberry Station, and Shannon Woods subdivisions are located to the north, east, south, and west, respectively. Residences on large lots are also located to the north and east.



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	2.99 units per acre
North	Single-Family Residential Single-Family Residential (Oakland Park)	R-100	0.64 units per acre 2.13 units per acre
East	Single-Family Residential Single-Family Residential (Oakland Place)	R-60	0.89 units per acre 3.40 units per acre
South	Single-Family Residential (Thornberry Station)	R-75	2.87 units per acre
West	Single-Family Residential (Shannon Woods)	R-100	1.46 units per acre

Project Summary

The applicant requests rezoning of a 3.35-acre property from R-100 to R-60 for a single-family detached subdivision, including:

- 10 single-family residences on lots ranging from 7,221 to 19,830 square feet, yielding a density of 2.99 units per acre.
- Two-story, front-loaded residences with two-car garages and a minimum heated floor area of 2,400 square feet.
- Exterior building materials of cementitious siding, shake, and/or board and batten on all façades.
- 20,138 square feet of open space, including 8,149 square feet of usable open space in the front of the development.
- Two parallel parking spaces serving the mail kiosk.
- A stormwater management facility utilizing the existing walls at the rear of the property.
- A 40-foot-wide setback, including a 10-foot-wide landscape strip along Oakland Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Oakland Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Density	Maximum 4.0 units per acre	2.99 units per acre	YES
Lot Size	Minimum 7,200 square feet	Minimum 7,200 square feet	YES
Lot Width	Minimum 60’	Minimum 60’	YES
Lot Coverage	Maximum 60%	Maximum 60%	YES
Front Yard	Minimum 15’	Minimum 15’	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 10% or 0.34 acres	13.8% or 0.46 acres	YES
Usable Open Space	Minimum 5% or 0.17 acres	5.6% or 0.19 acres	YES

Staff Analysis

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

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

The proposed rezoning would allow single-family residences in an area that is characterized by single-family residences within subdivisions and on large lots. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would allow a residential subdivision that is within the range of densities and lot sizes of surrounding subdivisions. Staff has recommended a condition requiring 50 percent brick and/or stone for the front façades 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 the proposed rezoning has a reasonable economic use as currently zoned.

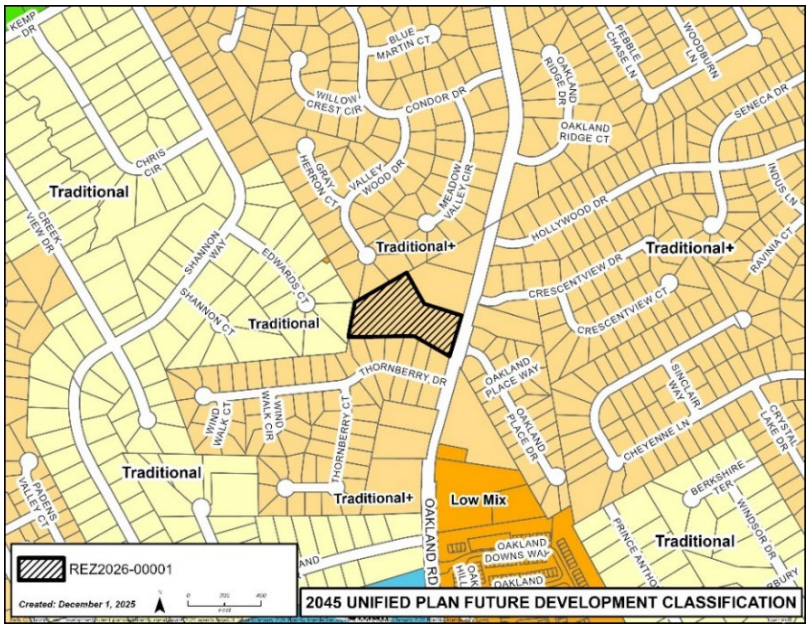
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 9 morning and 11 evening peak hour trips, and recommends a deceleration lane. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property, which encourages gentle density through smaller footprint homes in predominantly single-family residential areas. Single-family detached residences are a recommended land use, and R-60 is a recommended zoning district. A zoning condition has been added to create a sufficiently sized green, as intended by the Unified Plan. With proper conditions, the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Staff Recommendation

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

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.

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

Approval as R-60 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 10 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 19, 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 2,400 square feet.

5. Usable open space shall have a minimum depth and/or width of 20 feet, subject to the review and approval of the Department of Planning and Development.

6. A full-access entrance, a deceleration lane, and a 5-foot-wide sidewalk shall be provided along Oakland Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

7. **A 6-foot wooden privacy fence shall be constructed around the extremity of the subject property.**

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. Internal and External Agency Review Comments
I. Maps

Exhibit A: Site Visit Photos

View of existing site conditions

View of Oakland Road frontage

View of Thornberry Station residences

View of Oakland Place residences

View of Oakland Park residences

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
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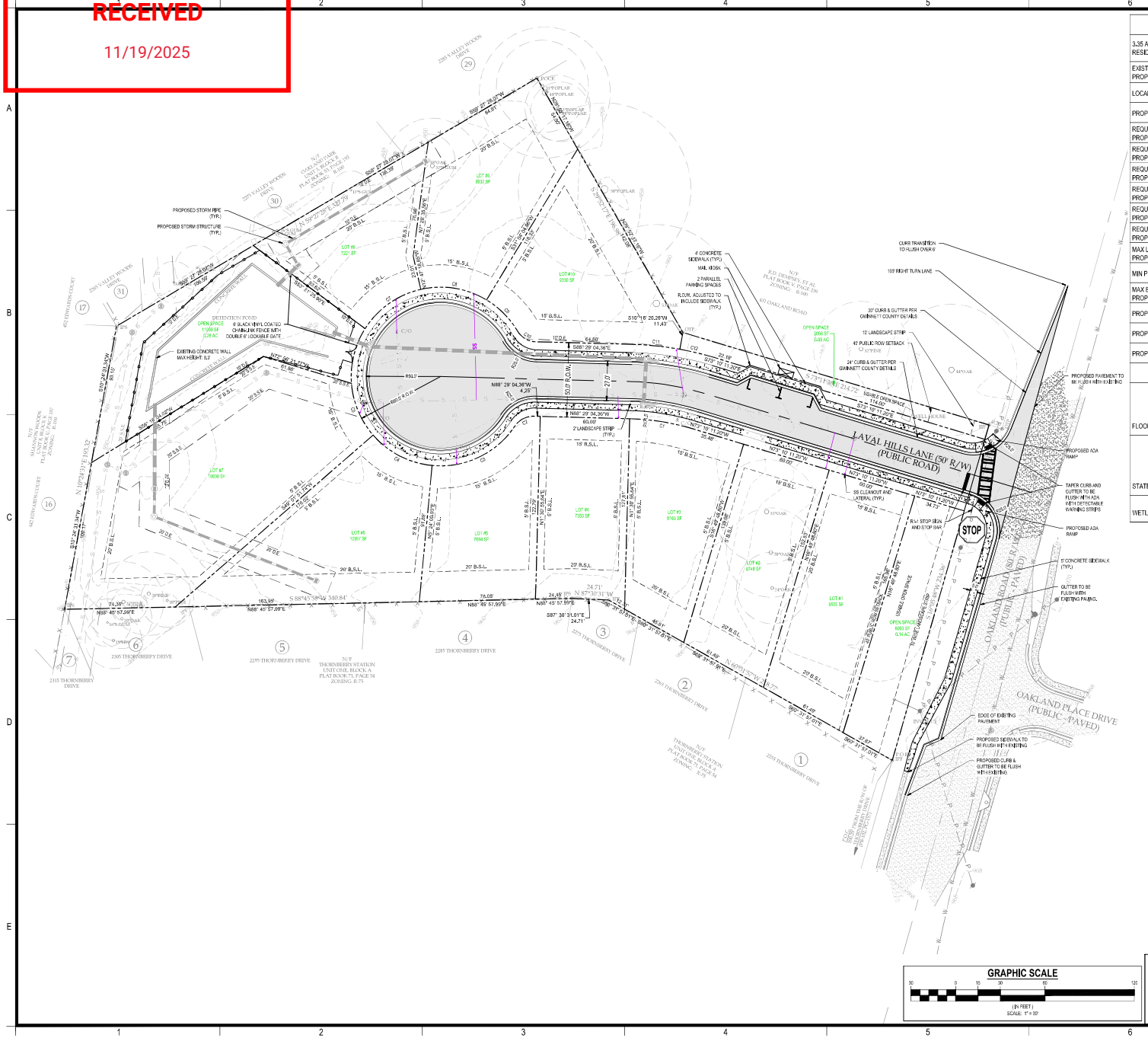


SITE INFORMATION	
3.35 ACRES OF PREVIOUSLY CLEARED AND GRADED LAND WILL BE DEVELOPED FOR A SINGLE FAMILY RESIDENTIAL COMMUNITY.	
EXISTING ZONING PROPOSED ZONING	R-100 R-60
LOCAL JURISDICTION	GWINNETT COUNTY
PROPERTY AREA	3.35 AC
REQUIRED LOT SIZE PROPOSED LOT SIZE	7,200 SF 7,221 SF (MIN)
REQUIRED LOT WIDTH PROPOSED LOT WIDTH	60' 60'
REQUIRED FRONT SETBACK PROPOSED FRONST SETBACK	15' 15'
REQUIRED SIDE SETBACK PROPOSED SIDE SETBACK	5' 5'
REQUIRED REAR SETBACK PROPOSED REAR SETBACK	20' 20'
REQUIRED LANDSCAPE STRIP PROPOSED LANDSCAPE STRIP	10' 10'
MAX LOT COVERAGE PROPOSED LOT COVERAGE	60% 33%
MIN PROPOSED HEATED FLOOR AREA	2,400 SF
MAX BUILDING HEIGHT PROPOSED BUILDING HEIGHT	35' 35'
PROPOSED DENSITY	2.99 LOTS/ACRE
PROPOSED FAR	2.99 LOTS/ACRE
PROPOSED OPEN SPACE	20,138 SF (13.8%) 8,149 SF OF USABLE OPEN SPACE (5.6%)
MISCELLANEOUS INFORMATION	
FLOOD PLAIN	THERE IS NO FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL 13135C0086F DATED 09/29/2006, NO WORK IS BEING DONE WITHIN A FLOODPLAIN, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
STATE WATERS	THERE ARE NO STATE WATERS PRESENT ON THIS SITE. THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE THERE ARE NO STREAM BUFFERS ON THIS PROPERTY
WETLANDS	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.

24-HOUR CONTACT
ANTONIO KHALIL
(470)-915-0493

OWNER/DEVELOPER
COMPANY: LAVAL LUXURY HOMES LLC
ADDRESS: 3163 HEATHCHASE LANE
SUWANEE, GA 30024
PHONE: (404) 786-8356
CONTACT: MIKE ABRAHAM
EMAIL: AKRAM@HOTMAIL.COM

CONTRACTOR
COMPANY: TBD
ADDRESS: TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD

SURVEYOR
COMPANY: BUSBEE & POSS LAND SURVEYING COMPANY
ADDRESS: 3466 HOWELL SREETT, SUITE A DULUTH, GA 30096
PHONE: 770.497.3881

SITE DESIGNER
COMPANY: MULTIPLEX LLC
ADDRESS: 3505 KROGER BLVD SUITE 210 DULUTH, GA 30096
PHONE: 678.317.2040

PAVING LEGEND:
SD = HEAVY DUTY
SC = STANDARD DUTY
SD CONCRETE PAVING
SD ASPHALT PAVING
REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:
1. ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ALL RADII AND DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS NOTED OTHERWISE.

GEORGIA811 www.Georgia811.com
Contact 811 before you dig

Utilities shown are for Contractors' convenience, items are shown schematically and neither the site design professional nor the owner assumes any responsibility for omissions in their exact location. This plan may not show and/or may misshow other utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including excavation, grading, boring, tunneling, trenching, demolition and removal. Contractor shall notify all utility companies of any utility conflicts prior to installation of new utilities, grading, etc. The contractor, at their expense, shall be responsible to repair, replace and/or relocate as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, and/or utilities shall be coordinated with the respective utility company.

MULTIPLEX LLC
CONSTRUCTION COMPANY

MULTIPLEX, LLC
3505 KROGER BLVD
SUITE 210
DULUTH, GA 30096
TEL 678 317 2040
FAX 678 317 2044

EL MINA, INC
DESIGN BUILD

ENGINEER
GEORGE AMAKU, PE
EL MINA, INC.
3591 N BERKELEY LAKE ROAD
DULUTH, GA 30097
PH: 404-247-4748
EMAIL: ELMINAENGINEER@GMAIL.COM

SYM	DATE	BY	REVISIONS
	07/11/25	AMK	GCDWR COMMENTS

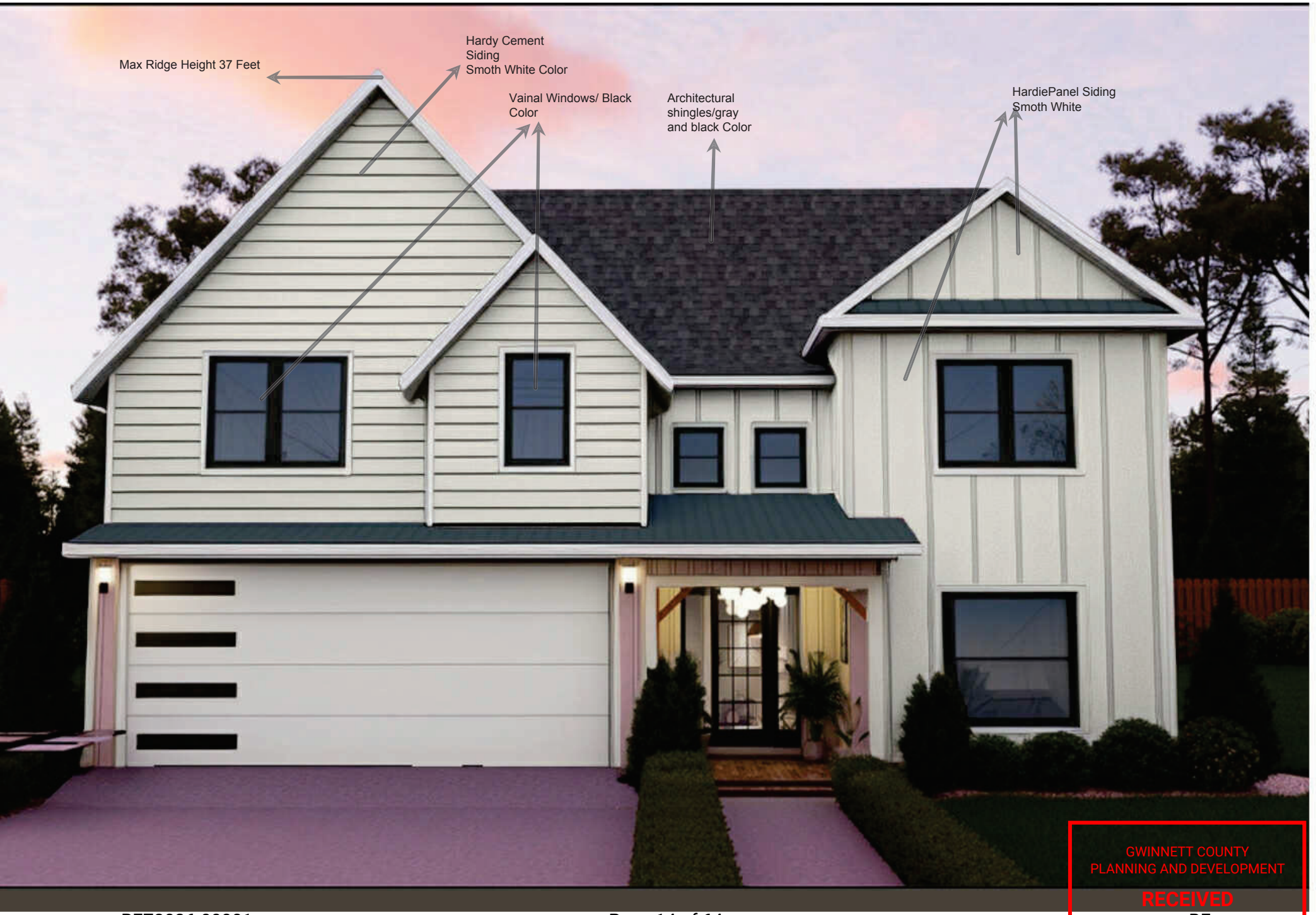
OAKLAND HILLS
411 OAKLAND ROAD
LAWRENCEVILLE, GA 30044
ZONING: R-100

SHEET TITLE: LAYOUT & STAKING PLAN

SCALE
DATE 11/17/2025
DRAWN BY AMK
SHEET C-2.0

Exhibit C: Building Elevations

[attached]



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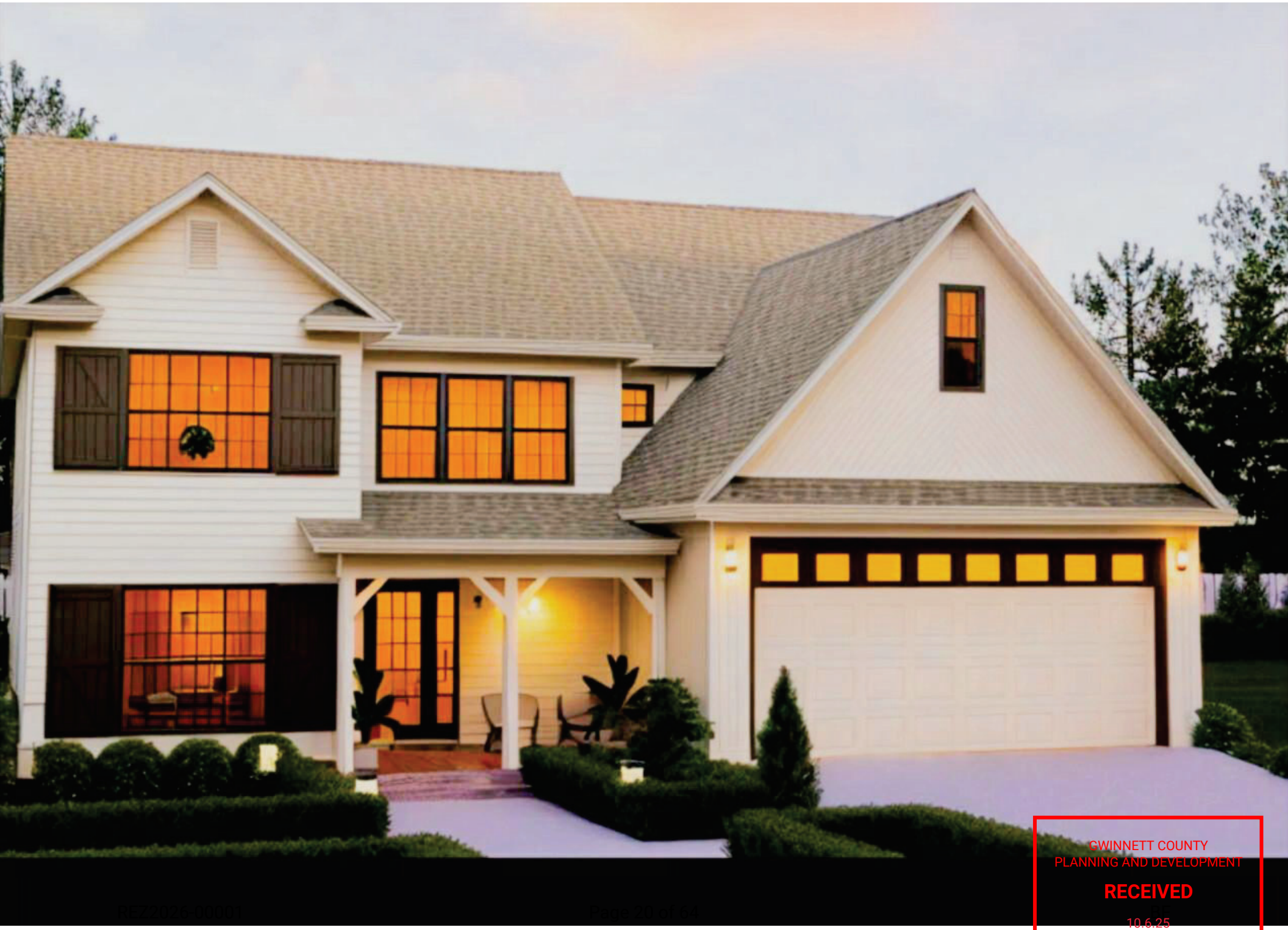

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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

August 25, 2025
(*Revised October 6, 2025; November 18, 2025*)

LETTER OF INTENT FOR REZONING

Rezoning Application
Gwinnett County, Georgia

Applicant:
Laval Luxury Homes, LLC

Property:
Tax Parcel R5048 005
+/-3.35 Acres of Land
Located at 411 Oakland Road, Lawrenceville, Georgia
Unincorporated Gwinnett County
From R-100 to R-60

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

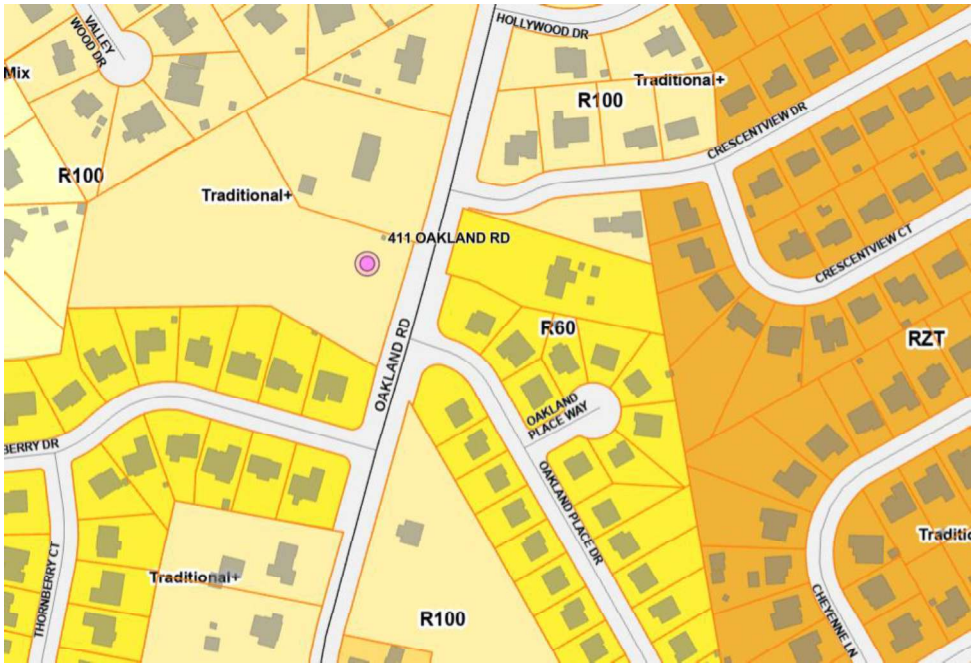
I. INTRODUCTION

This Application for Rezoning is submitted for a 3.35-acre parcel of land located at 411 Oakland Road, Lawrenceville, north of its intersection with Thornberry Drive and west of its intersection with Oakland Place Drive (hereinafter the "Property"). The Property is a single tax parcel with frontage only along Oakland Road. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County GIS Map:

The Property is currently zoned R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, Laval Luxury Homes, LLC (the "Applicant") now seeks approval to rezone the Property to R-60 (Single Family Residence District) to develop a distinctive and attractive single-family residential detached subdivision with a total of 10 lots. This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of a single tax parcel and contains a total of 3.35 acres. The Property is surrounded by single-family detached subdivisions and residences. The following is a summary of the surrounding zoning classifications:



The Property is located within the "Traditional+" Character Area of the 2045 Unified Plan and Future Development Map (the "2045 Plan"). The Traditional+ future development areas are primarily residential areas on sewer within one mile of a Village Center or Urban Corridor. These areas are predominantly single-family residential with the goal to encourage gentle density through smaller footprint homes. As such, a single-family detached residential subdivision with 10 lots would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.

III. PROJECT SUMMARY

As shown on the site plan dated July 1, 2025, and filed with this Application (the "Site Plan"), the Applicant proposes to develop the Property into a single-family detached subdivision. The Applicant is proposing to rezone 3.35 acres from R-100 to R-60 to accommodate the development of a residential community with 10 lots for a gross density of 2.99 units per acre. Notably, this is a lower density than the existing R-60 community located across the street, which maintains 3.4 units per acre. As indicated above, the site is surrounded by single-family residential subdivisions and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide attractive two-story residences with a minimum heated floor area of 2,400 square feet, which is complementary to the size of homes in the area. The architectural style of the homes would be constructed with a variety of facades, including hardi plank, shake, board and batten. For reference, the Applicant has included sample elevations with this Application.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from R-100 to R-60 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 18th day of November, 2025.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4933-7175-7177, v. 1

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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 properties. The Property has frontage along Oakland Road with convenient access to Lawrenceville Highway. The proposed residential development is compatible with the 2045 Comprehensive Plan and future development map. The development will provide additional housing supply and 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, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather the proposed development would complement existing residential uses.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. The Applicant submits the rezoning of the Subject Property would allow for a gentle density increase in density as supported by the 2045 Plan and provide additional housing supply.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Lawrenceville Highway. The proposed development would complement the nearby uses and coexist peacefully with surrounding residential communities. However, any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools can be mitigated with appropriate zoning conditions and site development requirements.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The subject property is located within the "Traditional+" Character Area of the 2045 Future Development Map. Encouraged land uses for the "Traditional+" Character Area include the R-60 zoning classification with target density of 7-8 dwelling units an acre.

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 character of the surrounding properties and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County, as well as the shortage in available housing, suggests a strong need for additional single-family housing.

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: Laval Luxury Homes, LLC c/o Andersen, Tate & Carr, P.C.	Name: Akram Alnouffey
Address: 1960 Satellite Boulevard	Address: 3163 Heathchase Lane
City: Duluth	City: Suwanee
State: GA ZIP: 30097	State: GA ZIP: 30024
Phone: 770.337.5404	Phone: 404.790.8336
Email: mglouton@atclawfirm.com	Email: mglouton@atclawfirm.com

Contact Person: Daphne Boyd Phone: 770.822.0900

Contact's Email: dboyd@atclawfirm.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-100 Requested Zoning District: R-60

Parcel Number(s): R5048 005 Acreage: 3.35

Property Address(es): 411 Oakland Road

Proposed Development: Single-Family Detached Subdivision

Variance(s): None Waiver(s): None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 10	No. of Buildings:
Dwelling Unit Sq. Ft.: 2,600	Total Building Sq. Ft.:
Density: 2.99	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

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: Akram Alawadhey

Signature: Akram Al

Date: 7/7/2025

Notary Public

Name: Seon Hee Yoo

Signature:

Date: 7/07/2025

SEON HEE YOO
NOTARY
EXPIRES
GEORGIA
OCT. 22, 2026
PUBLIC
GWINNETT COUNTY

Notary Seal

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: ALNOUFFEY AKRAM

Signature: Melody A. Glouton **Date:** August 22, 2025

Melody A. Glouton, Attorney for Applicant

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)
R5048 005	YES

Tax Commissioner Affirmation

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

Name: Binh Tran **Title:** TSA

Signature: N. Bui **Date:** 8-22-2025

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: Andersen Tate & Carr

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

Campaign Contributions? Yes

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor
Nicole Love Hendrickson	$1,500.00	3/3/2023	Andersen Tate & Carr
Nicole Love Hendrickson	$1,000.00	6/7/2023	Andersen Tate & Carr
Nicole Love Hendrickson	$800.00	10/5/2023	Andersen Tate & Carr
Kirkland Carden	$2,000.00	7/17/2023	Andersen Tate & Carr
Kirkland Carden	$800.00	2/5/2024	Andersen Tate & Carr
Matthew Holtkamp	$2,500.00	9/15/2023	Andersen Tate & Carr
Matthew Holtkamp	$800.00	1/24/2024	Andersen Tate & Carr

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-198-07**
Expiration Date: 07/28/2026
Tie-In Manhole FID: **225710**

July 28, 2025

Mike Abraham
Laval Luxury Homes LLC
3163 Heathcase Lane
Suwanee, GA 30024

RE: Sewer Availability for Proposed Development – Oakland Hill Subdivision
Parcel ID 5048 005

Dear Mr. Abraham:

This letter supersedes the earlier Sewer Capacity Certification C2020-03-049 dated March 11, 2020 addressed to Rafael Munoz of R&R Construction.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 10 single-family residences on the above parcel 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 **1.74 gpm** discharging to the sewer tie-in manhole at Facility ID **225710**.

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

D Taylor

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

Exhibit G: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY
FOR
RESIDENTIAL DEVELOPMENT AT
411 OAKLAND ROAD NW

GWINNETT COUNTY, GEORGIA

Prepared for:

Laval Luxury Homes, LLC
3163 Heathchase Lane
Suwanee, GA 30024

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

July 14, 2025
A & R Project # 25-132

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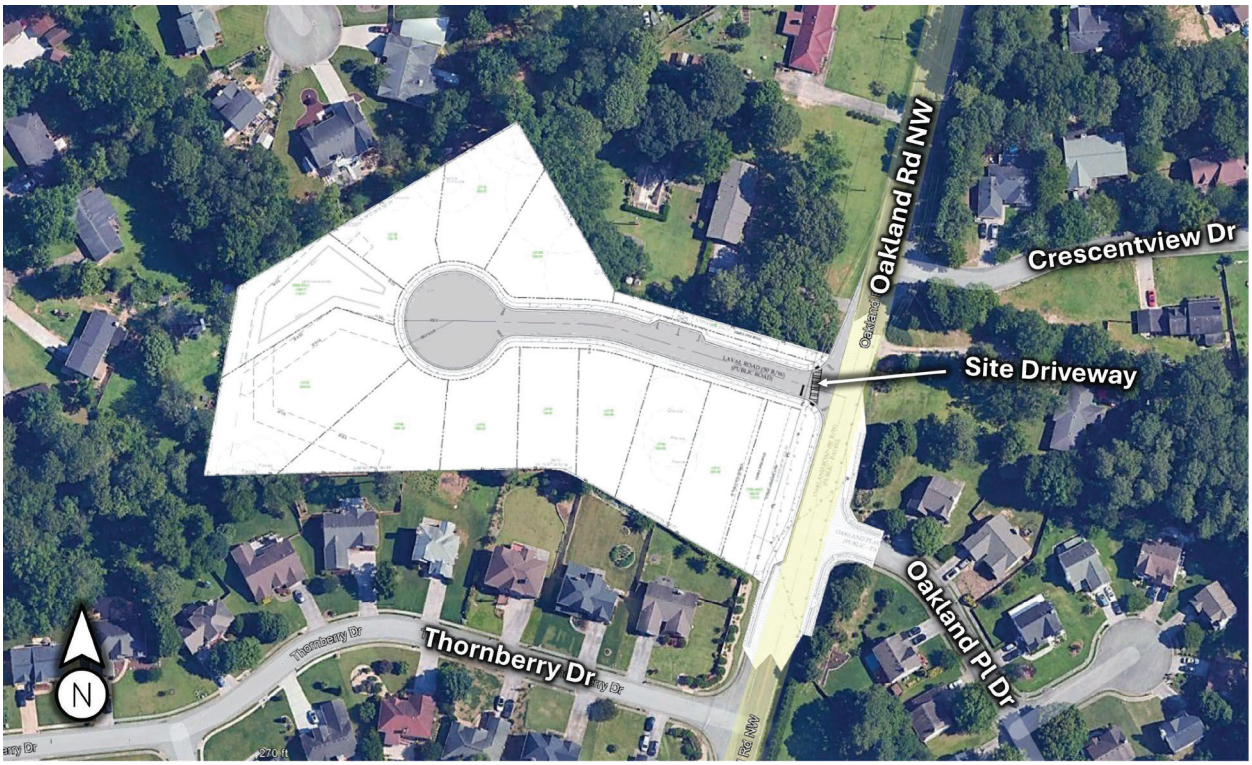
1.0 INTRODUCTION

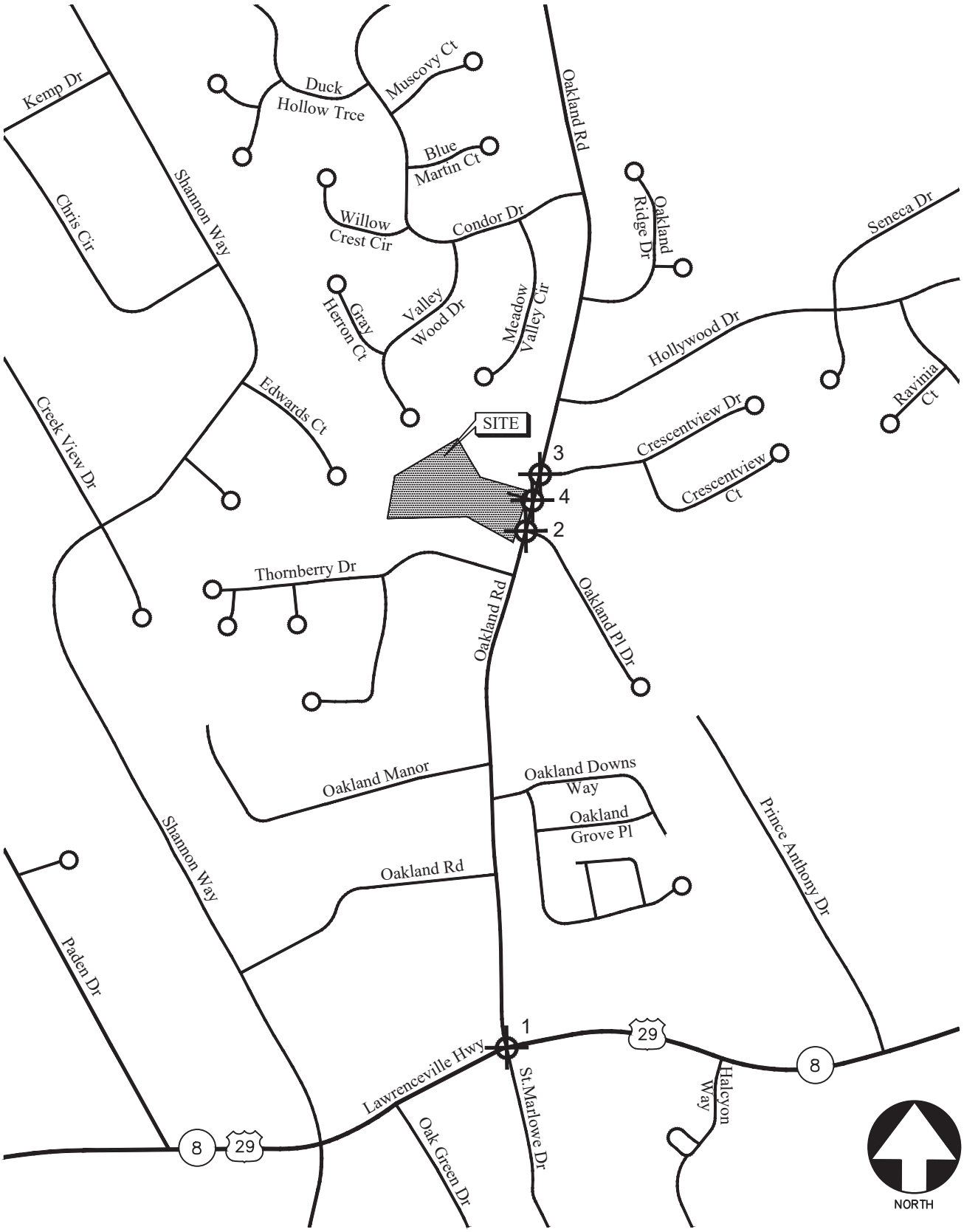
This traffic study for the proposed residential development at 411 Oakland Road NW is prepared according to the components in Tables 1 and 2 given in Gwinnett County's Traffic Impact Study Guidelines. The traffic analysis evaluates the traffic operations in the existing conditions as required in the guidelines. The proposed development will consist of 10 single-family homes and proposes one full-access driveway on Oakland Road NW, located north of Oakland Place Drive and south of Crescentview Drive in Gwinnett County.



This study includes the evaluation of traffic operations for the AM and PM peak hours at the intersections of:

1. US 29/ SR 8 (Lawrenceville Highway) at Oakland Road NW / Saint Marlowe Drive
2. Oakland Road NW at Oakland Place Drive
3. Oakland Road NW at Crescentview Drive

Recommendations for intersection and roadway geometry 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 is 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 US 29/ SR 8 (Lawrenceville Highway)

US 29/ SR 8 (Lawrenceville Highway) is an east-west, four-lane undivided roadway with a left-turn lane and posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts indicate that the daily traffic volume on US 29/ SR 8 (Lawrenceville Highway) in 2023 was 20,600 vehicles per day southwest of Gloster Road. US 29/ SR 8 (Lawrenceville Highway) is classified as a Principal Arterial as per GCDOT's Long Range Road Classification (LRCC) map.

2.1.2 Oakland Road Northwest

Oakland Road Northwest is a north-south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Between the Oakland Ridge Drive and S. Oak Drive/ Condor Drive, Oakland Road NW is a two-lane roadway with a two-way left-turn lane and is classified as a Major Collector as per GCDOT's LRCC map.

2.1.3 Saint Marlowe Drive

Saint Marlowe Drive is a north-south, two-lane, undivided, residential roadway with an assumed speed limit of 25 mph in the vicinity of the site.

2.1.4 Oakland Place Drive

Oakland Place Drive is an east-west, two-lane, undivided, residential roadway with a posted speed limit of 25 mph in the vicinity of the site.

2.1.5 Crescentview Drive

Crescentview Drive is an east-west, two-lane, undivided, residential 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's 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 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 1 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 1 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 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 any notable impact on the study network.

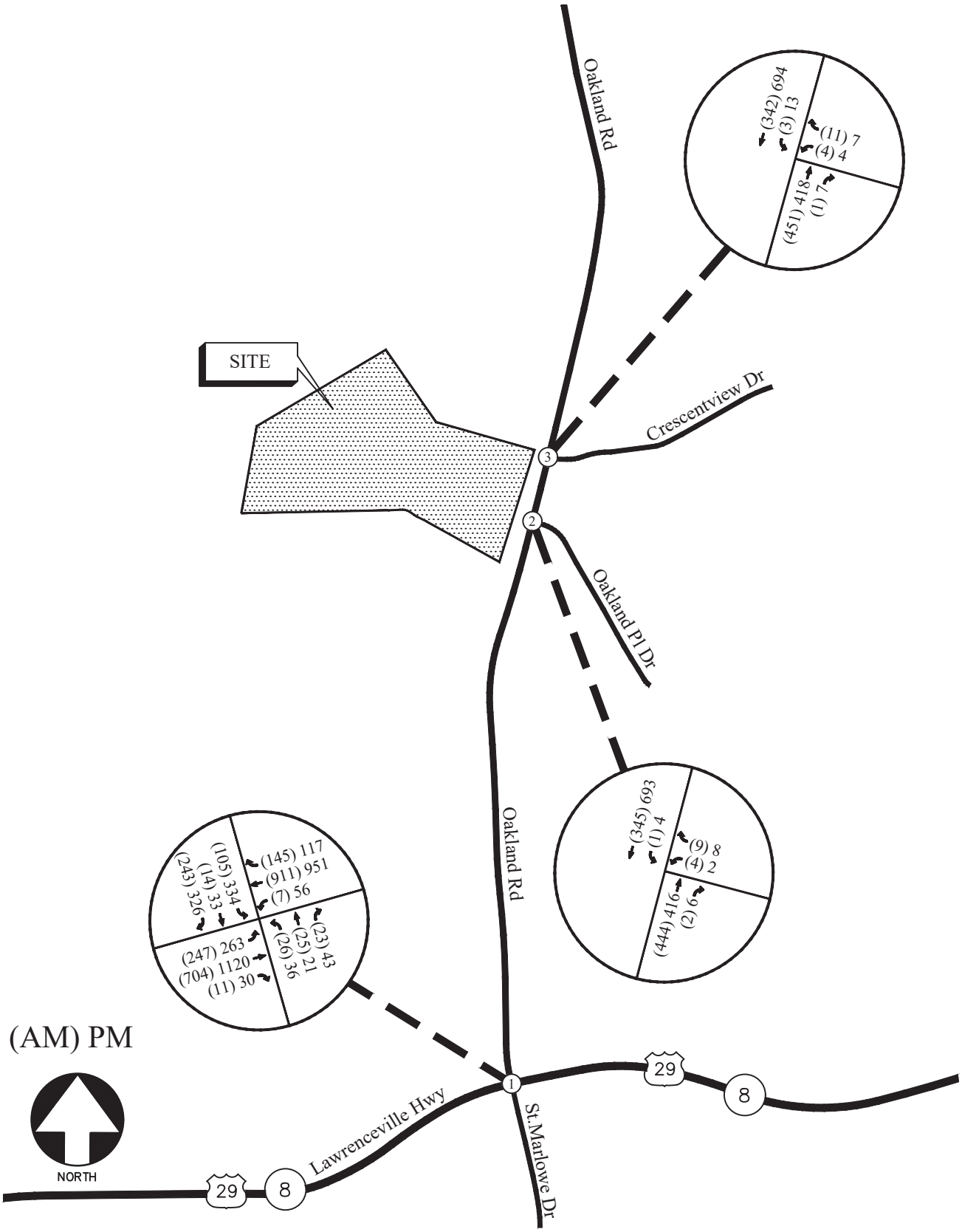
5.0 EXISTING 2025 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

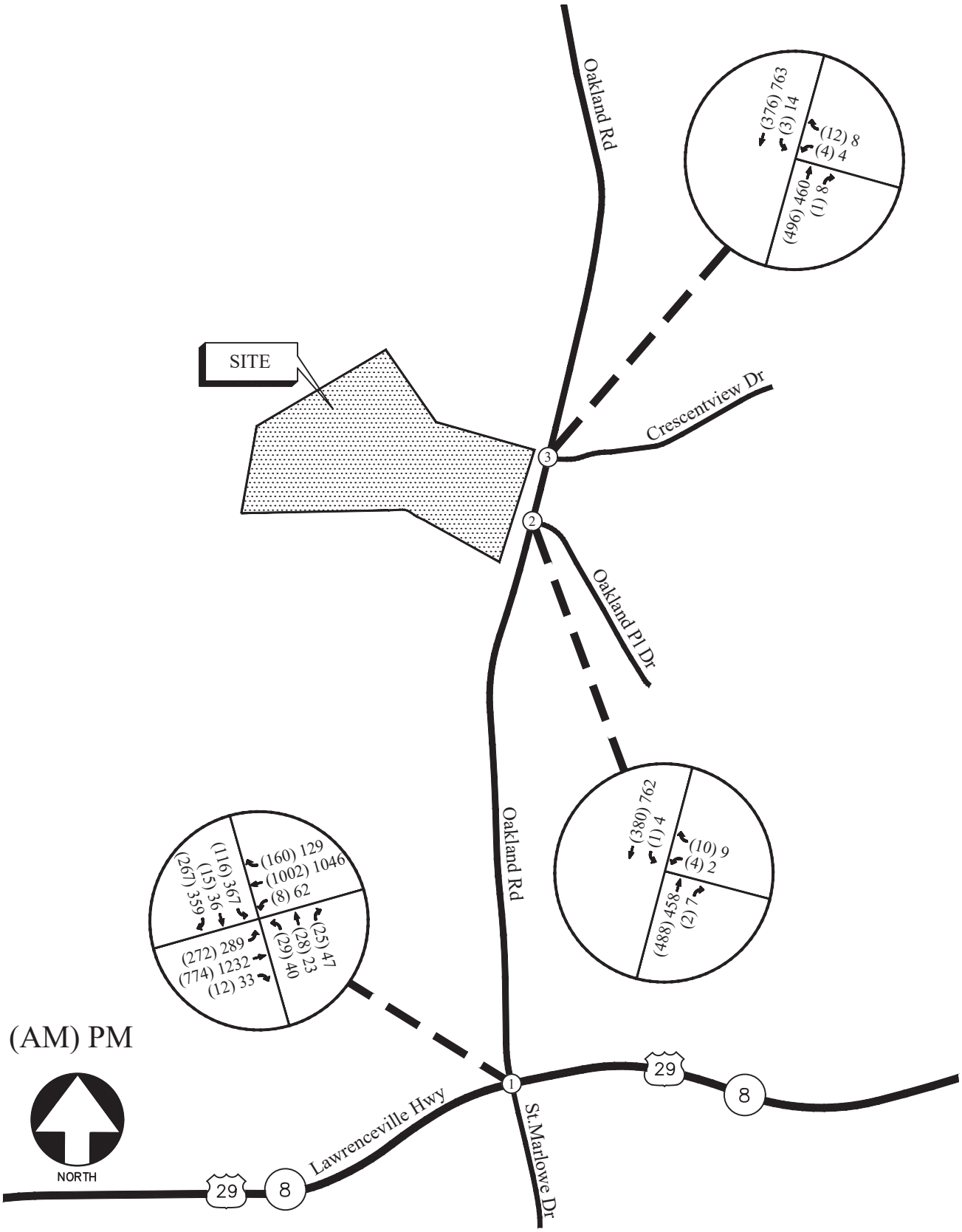
1. US 29/ SR 8 (Lawrenceville Highway) at Oakland Road NW/ Saint Marlowe Drive
2. Oakland Road NW at Oakland Place Drive
3. Oakland Road NW at Crescentview Drive

Turning movement counts were collected on Wednesday, July 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. Since schools were not in session when the counts were collected, the peak hour volumes in Figure 2 were increased by an adjustment factor of 10%. The resulting adjusted peak hour volumes are shown in Figure 3 and were used in the existing traffic operations analysis. The existing traffic control and lane geometry for the study intersections are shown in Figure 4.



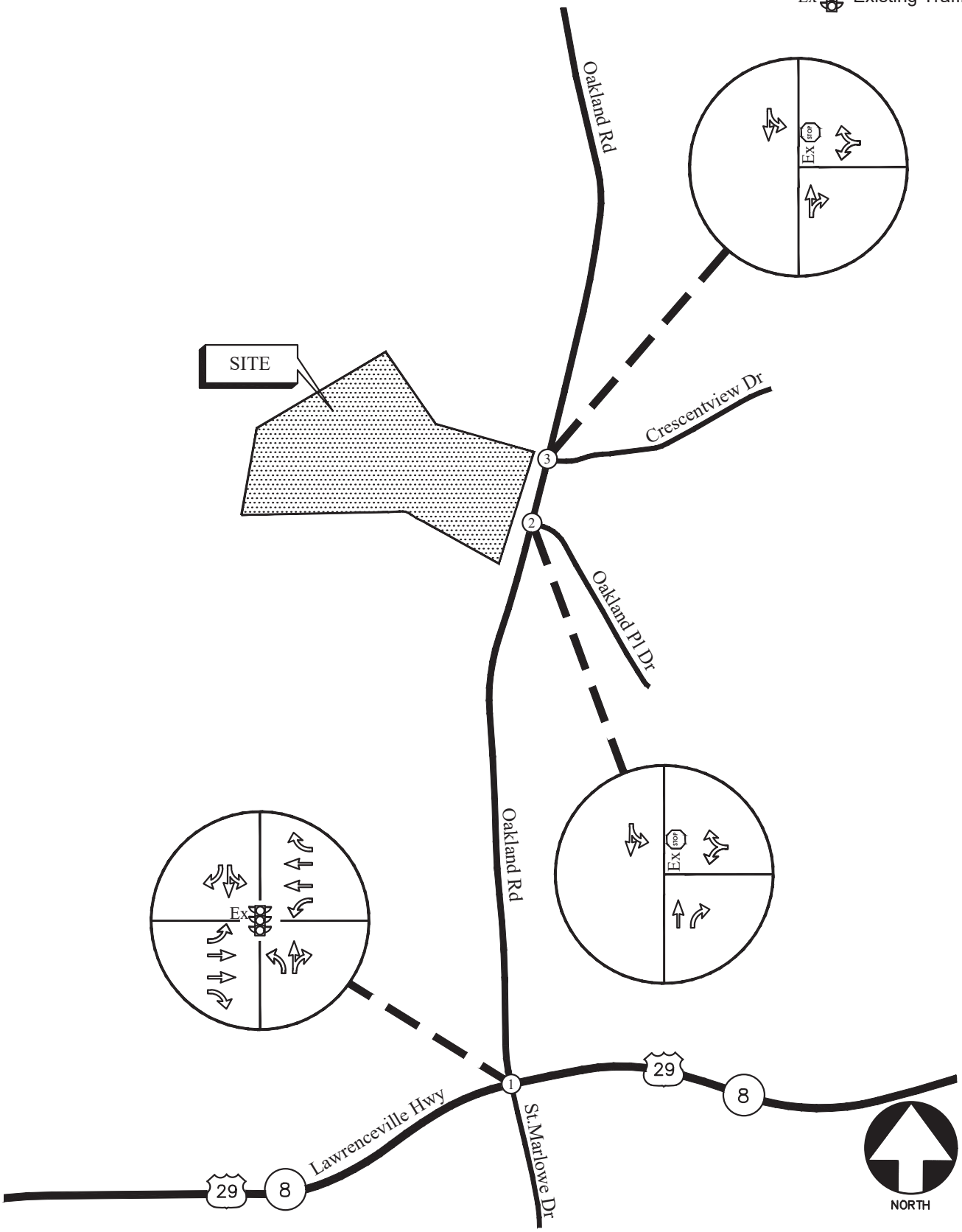
EXISTING WEEKDAY PEAK-HOUR VOLUMES
(WITHOUT SCHOOL TRAFFIC)

FIGURE 2
A&R Engineering Inc.



EXISTING WEEKDAY PEAK-HOUR VOLUMES
(ADJUSTED SCHOOL TRAFFIC)

FIGURE 3
A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 4

A&R Engineering Inc.

5.2 Existing Traffic Operations

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

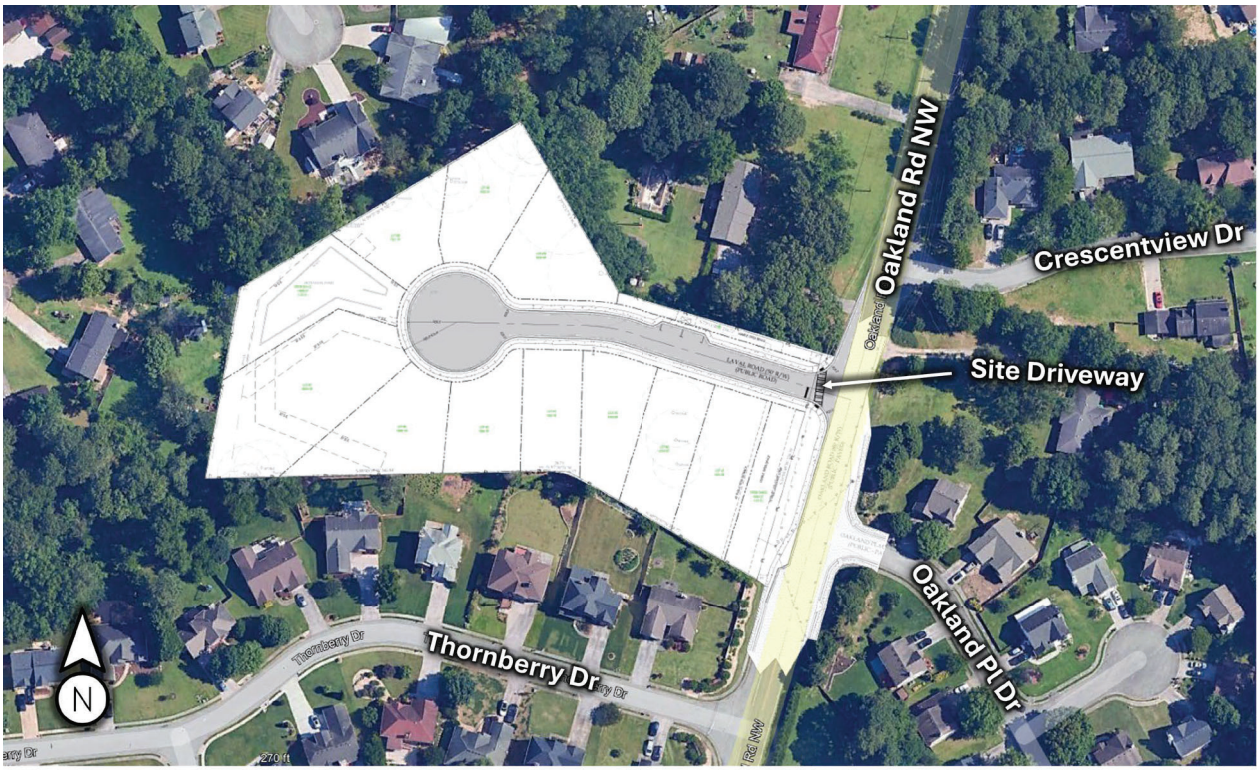
TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**US 29/ SR 8 (Lawrenceville Highway) @ Oakland Road NW/ Saint Marlowe Drive** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**C (21.5)** B (11.0) B (19.0) D (44.3) D (52.2)	**D (43.4)** C (31.7) D (50.4) D (51.4) D (54.2)
2	**Oakland Road NW @ Oakland Place Drive** -Westbound Approach -Southbound Left	Stop-Controlled on WB Approach	B (13.3) A (8.4)	B (13.6) A (8.3)
3	**Oakland Road NW @ Crescentview Drive** -Westbound Approach -Southbound Left	Stop-Controlled on WB Approach	B (13.3) A (8.5)	C (16.0) A (8.3)

The results of existing traffic operations analysis indicate that the signalized study intersection (US 29/ SR 8 @ Oakland Road NW/Saint Marlowe Drive) is operating at an overall level of service "D" or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized intersections are operating at a level of service "C" or better in both the AM and PM peak hours.

6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located at 411 Oakland Road NW in Gwinnett County, Georgia. The proposed development will consist of 10 single-family homes and proposes one full-access driveway on Oakland Road NW, located north of Oakland Place Drive and south of Crescentview Drive.



A site plan is shown in Figure 5.

REZ2026-00001

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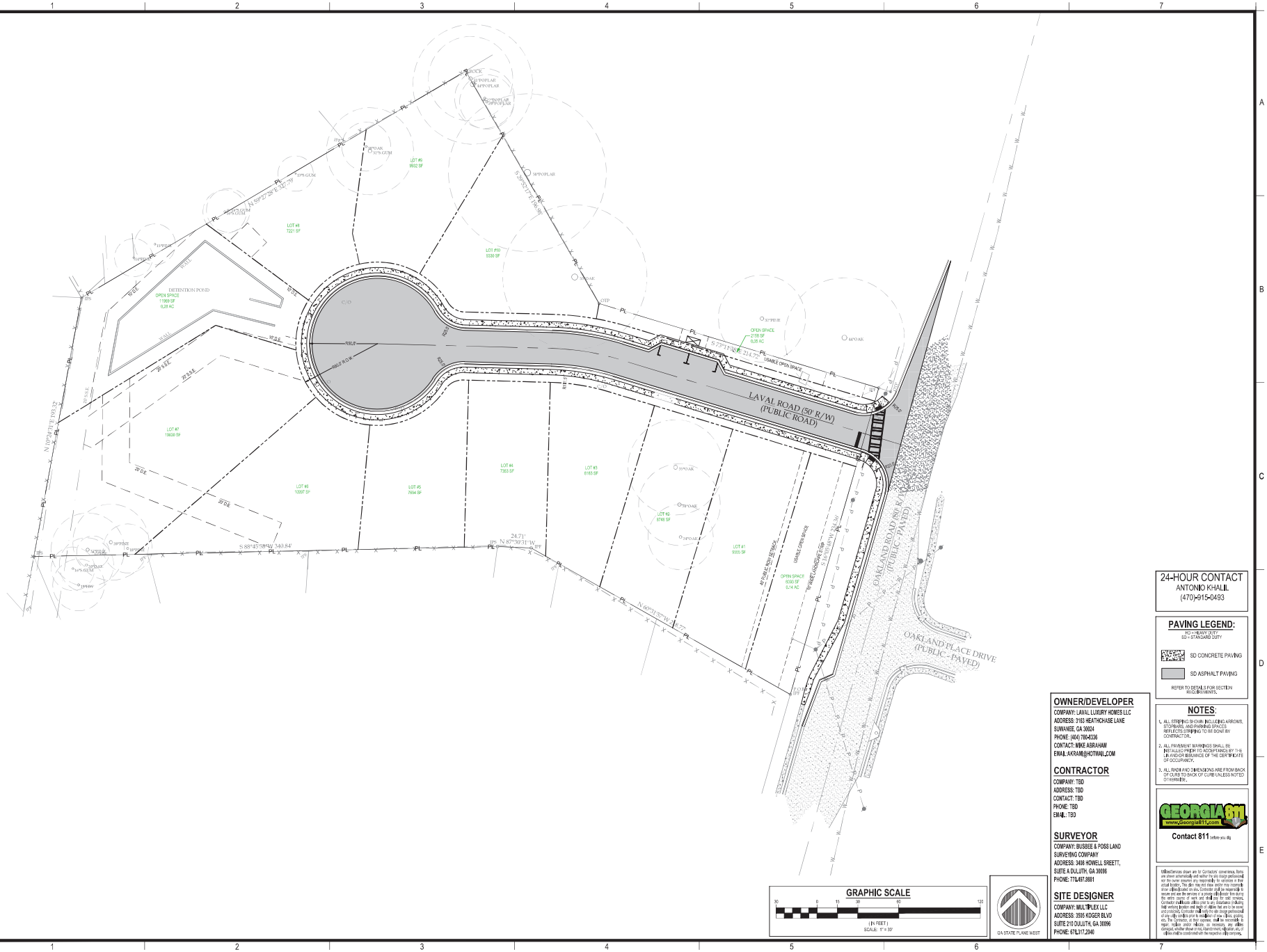


24-HOUR CONTACT
ANTONIO KHALIL
(470)-915-0493

PAVING LEGEND:
HD = HEAVY DUTY
SD = STANDARD DUTY

SD CONCRETE PAVING

SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ALL RADII AND DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS NOTED OTHERWISE.

GEORGIA811
www.Georgia811.com
Contact 811 before you dig

Utilities/services shown are for Contractors' convenience, items are shown schematically and neither the site design professional nor the owner assumes any responsibility for omissions in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including but not limited to grading, excavation, tree removal, demolition and trenching. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not, during work. Adjustment of utilities shall be coordinated with the respective utility company.

OWNER/DEVELOPER
COMPANY: LAVAL LUXURY HOMES LLC
ADDRESS: 3163 HEATHCHASE LANE
SUWANEE, GA 30024
PHONE: (404) 786-8336
CONTACT: MIKE ABRAHAM
EMAIL: AKRAM@HOTMAIL.COM

CONTRACTOR
COMPANY: TBD
ADDRESS: TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD

SURVEYOR
COMPANY: BUSBEE & POSS LAND SURVEYING COMPANY
ADDRESS: 3486 HOWELL SREETT, SUITE A DULUTH, GA 30096
PHONE: 770.497.9881

SITE DESIGNER
COMPANY: MULTIPLEX LLC
ADDRESS: 3505 KOGER BLVD SUITE 210 DULUTH, GA 30096
PHONE: 678.317.2040

MULTIPLEX LLC
CONSTRUCTION COMPANY

MULTIPLEX, LLC
3505 KROGER BLVD
SUITE 210
DULUTH, GA 30096
TEL 678 317 2040
FAX 678 317 2044

SYM	REVISIONS	DATE	BY

OAKLAND HILLS
411 OAKLAND ROAD
LAWRENCEVILLE, GA 30044
ZONING: R-100

SHEET TITLE
LAYOUT & STAKING PLAN

SCALE

DATE 6/23/2025

DRAWN BY AMK

SHEET C-2.0

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 report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE *Land Use category 210 – Single-Family Detached Housing*. The calculated trip generation for the proposed development is 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	10 lots	2	7	9	7	4	11	121

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 are shown in Figure 6.

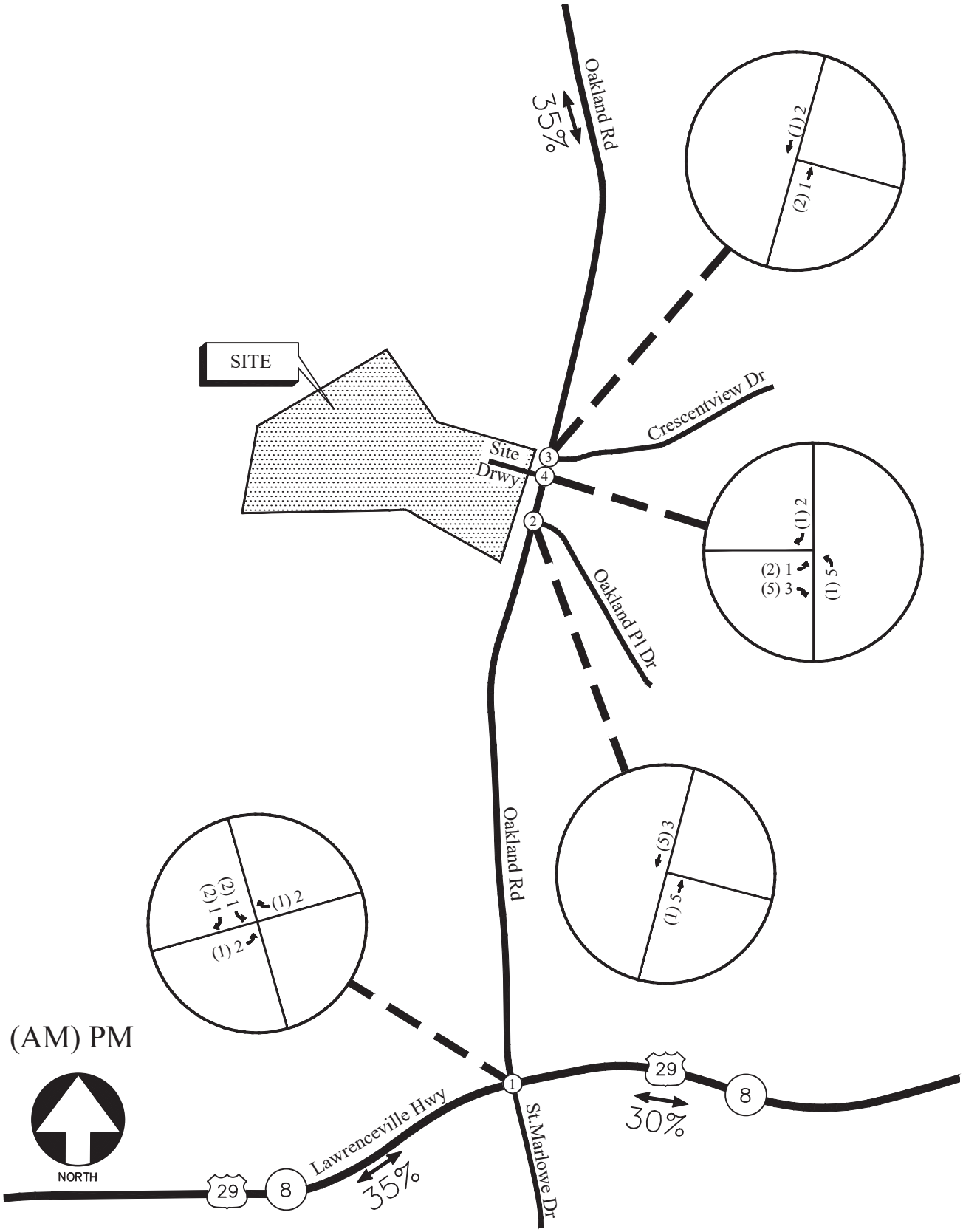
6.3 Auxiliary Lane Analysis

6.3.1 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. Per Gwinnett County left turn lane standards (Table 1 – Residential Developments), the minimum threshold for a left turn lane on a 40-mph road with an ADT above 6,000 is 65 lots. Since the proposed development will have 10 lots and will therefore not exceed the threshold, a left turn lane is not warranted at the site driveway.

6.3.2 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 Oakland Road NW is classified by Gwinnett County 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.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This traffic study for the proposed residential development at 411 Oakland Road NW is prepared according to the components in Tables 1 and 2 given in Gwinnett County's Traffic Impact Study Guidelines. The proposed development will consist of 10 single-family homes and proposes one full-access driveway on Oakland Road NW, located north of Oakland Place Drive and south of Crescentview Drive in Gwinnett County.

Existing operations of the project were analyzed at the intersections of:

1. US 29/ SR 8 (Lawrenceville Highway) at Oakland Road NW/ Saint Marlowe Drive
2. Oakland Road NW at Oakland Place Drive
3. Oakland Road NW at Crescentview Drive

The results of existing traffic operations analysis indicate that the signalized study intersection (US 29/ SR 8 @ Oakland Road NW/Saint Marlowe Drive) is operating at an overall level of service "D" or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized intersections are operating at a level of service "C" or better in both the AM and PM peak hours.

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the site driveway intersection.

- Site Driveway: Full-Access Driveway on Oakland Road NW
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Oakland Road NW remaining free flow
    - Deceleration turn lane for entering traffic
    - Provide/confirm adequate sight distance per AASHTO standards.

Exhibit I: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00001
Case Address:	411 Oakland Road, Lawrenceville, 30044

	Comments:	X	YES		NO
1	Oakland Road is a major collector. The Average Daily Traffic (ADT) volume is 10,050.				
2	The nearest Ride Gwinnett facility is located 1.9 miles away at Sugarloaf Parkway and Marathon Boulevard (McDonald's) (Stop 4116 / Route 40).				
3	Per section 360-90 of the UDO, a 5' concrete sidewalk shall be constructed along the site frontage.				
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

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00001
Case Address:	411 Oakland Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development intends to utilize an 8-inch water main that was installed in 2019 within the subject site but was never dedicated to Gwinnett County. The developer is required to pass inspections and provide as-builts prior to connecting the homes.				
2	Sewer: The proposed development intends to utilize an 8-inch gravity sewer that was installed in 2019 within the subject site but was never dedicated to Gwinnett County. The developer is required to pass inspections and provide as-builts prior to connecting the homes. A Sewer Capacity Certification (C2025-198-07) was approved in July 2025 for 10 single family homes.				
3					
4					
5					
6					
7					

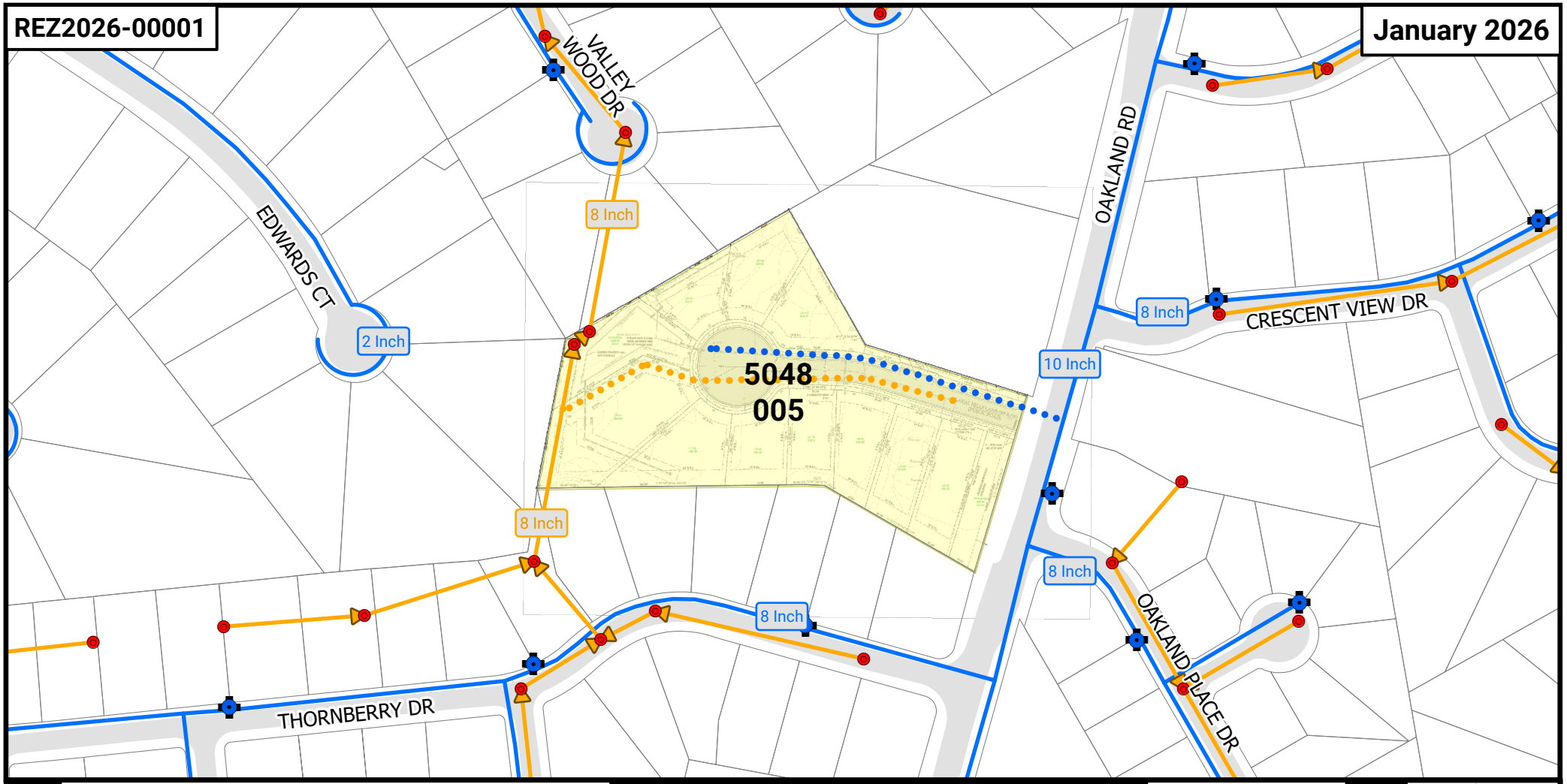
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00001

January 2026



LEGEND

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

411 Oakland Rd

R-100 to R-60

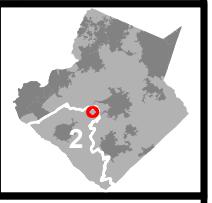
Water & Sewer Utility Map

N W E S

0 100 200

Feet

LOCATION



Water Comments: The proposed development intends to utilize an 8-inch water main that was installed in 2019 within the subject site but was never dedicated to Gwinnett County. The developer is required to pass inspections and provide as-builts prior to connecting the homes.

Sewer Comments: The proposed development intends to utilize an 8-inch gravity sewer that was installed in 2019 within the subject site but was never dedicated to Gwinnett County. The developer is required to pass inspections and provide as-builts prior to connecting the homes. A Sewer Capacity Certification (C2025-198-07) was approved in July 2025 for 10 single family homes.

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, January, 2026

										Proposed Zoning
		2025-26			2026-27			2027-28		Approximate Student Projections
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	from Proposed Developments
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
CIC2026-00001	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1000**	925	75	**981**	925	56	**972**	925	47	2
	Discovery High School	**2641**	2,525	116	**2,654**	2,525	129	**2,668**	2,525	143	2
REZ2026-00001	Richards Middle School	**2005**	2,200	-195	**2,016**	2,200	-184	**2,037**	2,200	-163	1
	Baggett Elementary School	**1,002**	1,125	-123	**1,013**	1,125	-112	**1,000**	1,125	-125	2
	Grayson High School	**3738**	3,000	738	**3,850**	3,000	850	**3,946**	3,000	946	8
REZ2026-00002	Couch Middle School	**1181**	1,150	31	**1,198**	1,150	48	**1,222**	1,150	72	5
	Starling Elementary School	**1383**	1,200	183	**1,430**	1,200	230	**1,459**	1,200	259	9
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	12
REZ2026-00004	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	8
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	16

Exhibit J: Maps

[attached]

VALLEY WOOD DR
HOLLYWOOD DR
EDWARDS CT
CRESCENTVIEW DR
OAKLAND RD
OAKLAND PLACE DR
OAKLAND PLACE WAY
REZ2026-00001
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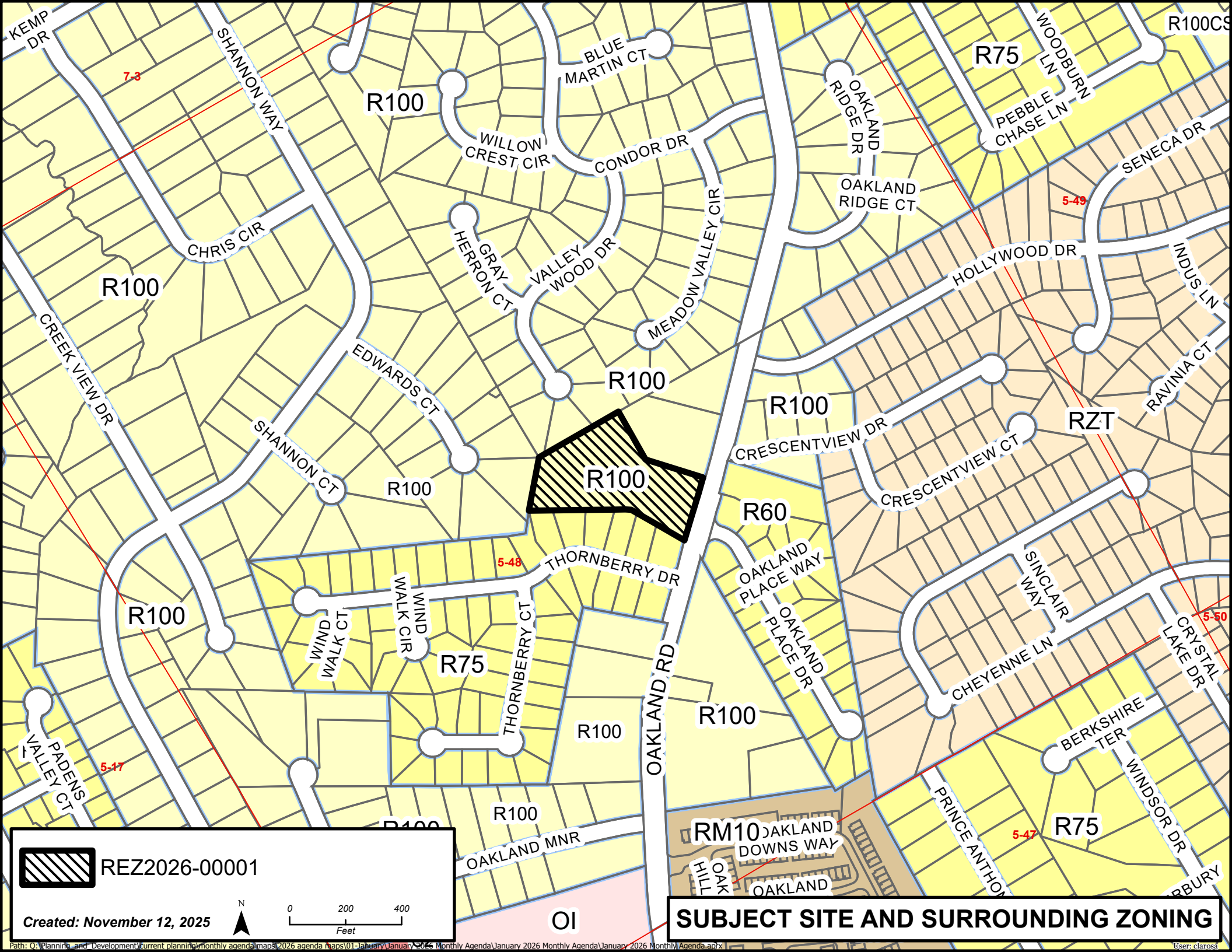
KEMP DR
SHANNON WAY
BLUE MARTIN CT
R100
WILLOW CREST CIR
CONDOR DR
OAKLAND RIDGE DR
R75
WOODBURN LN
R100CS
PEBBLE CHASE LN
OAKLAND RIDGE CT
SENECA DR
7-3
5-49
CHRIS CIR
GRAY HERRON CT
VALLEY WOOD DR
MEADOW VALLEY CIR
HOLLYWOOD DR
INDUS LN
R100
CREEK VIEW DR
EDWARDS CT
R100
RAVINIA CT
SHANNON CT
R100
R100
RZT
CRESCENTVIEW DR
CRESCENTVIEW CT
R100
R60
5-48
THORNBERRY DR
OAKLAND PLACE WAY
SINCLAIR WAY
WIND WALK CT
WIND WALK CIR
R75
THORNBERRY CT
OAKLAND PLACE DR
5-50
R100
OAKLAND RD
CHEYENNE LN
CRYSTAL LAKE DR
R100
BERKSHIRE TER
PADENS VALLEY CT
5-17
R100
PRINCE ANTHON
WINDSOR DR
RM10
OAKLAND DOWNS WAY
5-47
R75
OAKLAND MNR
OAK HILL
OAKLAND
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SUBJECT SITE AND SURROUNDING ZONING
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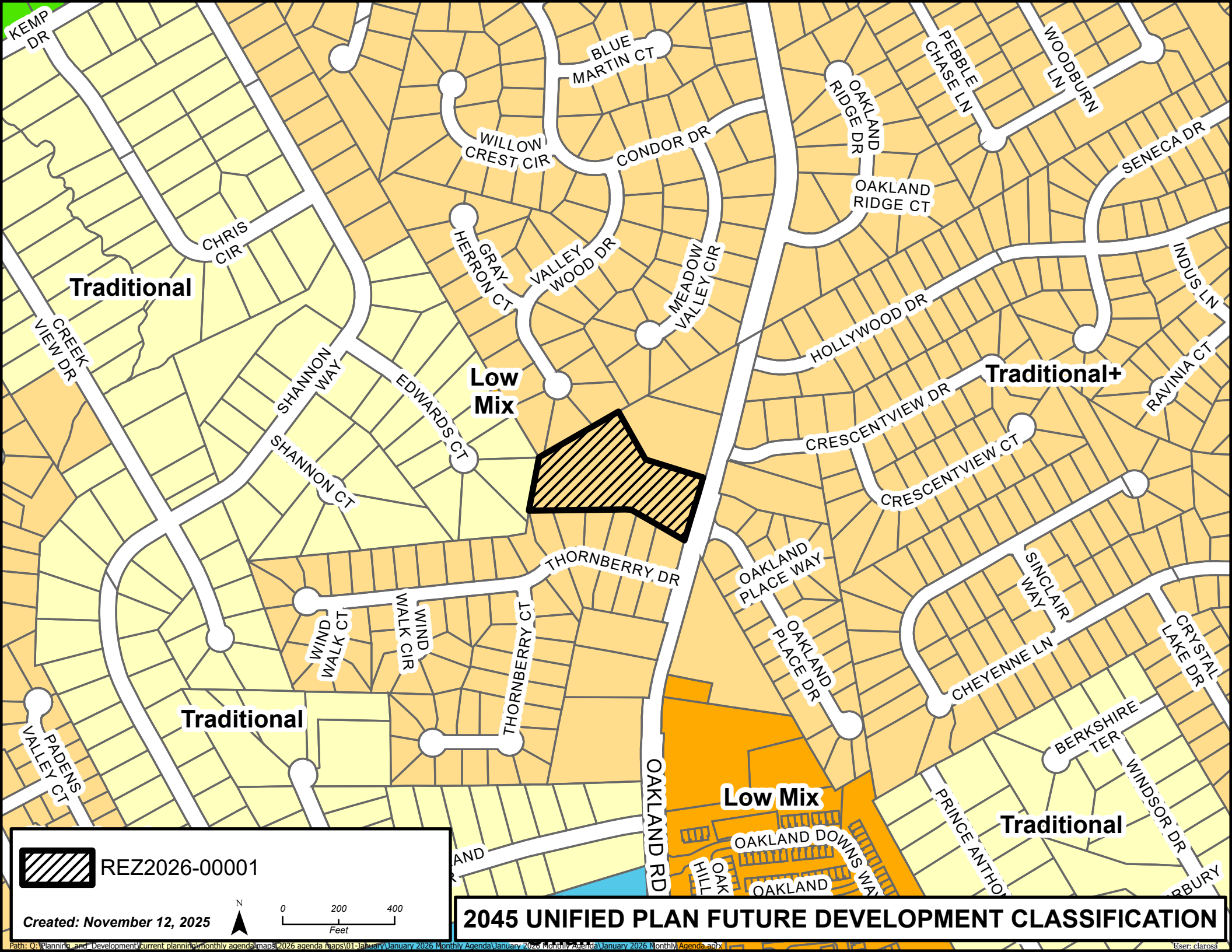
KEMP DR
BLUE MARTIN CT
WILLOW CREST CIR
CONDOR DR
OAKLAND RIDGE DR
PEBBLE CHASE LN
WOODBURN LN
SENECA DR
OAKLAND RIDGE CT
CHRIS CIR
GRAY HERRON CT
VALLEY WOOD DR
MEADOW VALLEY CIR
INDUS LN
HOLLYWOOD DR
Traditional
CREEK VIEW DR
SHANNON WAY
EDWARDS CT
Low Mix
Traditional+
RAVINIA CT
CRESCENTVIEW DR
SHANNON CT
CRESCENTVIEW CT
THORNBERRY DR
OAKLAND PLACE WAY
SINCLAIR WAY
WIND WALK CT
WIND WALK CIR
THORNBERRY CT
OAKLAND PLACE DR
CHEYENNE LN
CRYSTAL LAKE DR
Traditional
PADENS VALLEY CT
BERKSHIRE TER
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Low Mix
OAKLAND DOWNS WAY
PRINCE ANTHO
WINDSOR DR
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260161	

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	REZ		

Item of Business:

2026-00002, Applicant: Local Land Co. c/o Mahaffey Pickens Tucker, LLP; Owner: Morris Podber; Rezoning of Tax Parcel No. R5118 029; 2290 Sugarloaf Parkway; R-100 to R-TH for Townhouses; 4.77 acres; District 3/Watkins

Land Lot:	118	Parcel:	029
District:	5		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

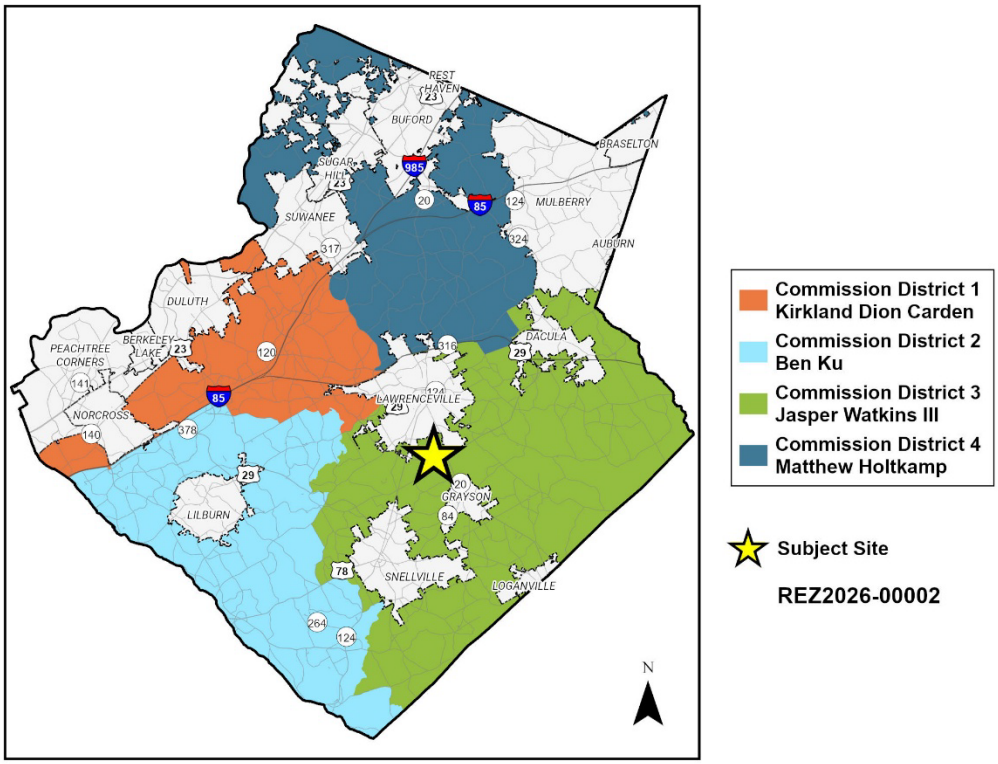
Planning Commission

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

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00002**
Current Zoning:	**R-100** (Single-Family Residence District)
Request:	Rezoning to **R-TH** (Single-Family Townhouse District)
Additional Requests:	Waivers
Address:	2290 Sugarloaf Parkway
Map Number:	R5118 029
Site Area:	4.77 acres
Units:	32
Proposed Development:	Townhouses
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Suburban Residential
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 1/6/2026
Board of Commissioners Advertised Public Hearing Date: 1/27/2026

Applicant:	Local Land Co. c/o Mahaffey Pickens Tucker, LLP 1550 North Brown Road, Suite 125 Lawrenceville, GA 30043	**Owner:**	Morris Podber 7710 Wickley Way Atlanta, GA 30350
Contact:	Shane Lanham	**Phone:**	770.232.0000

Zoning History

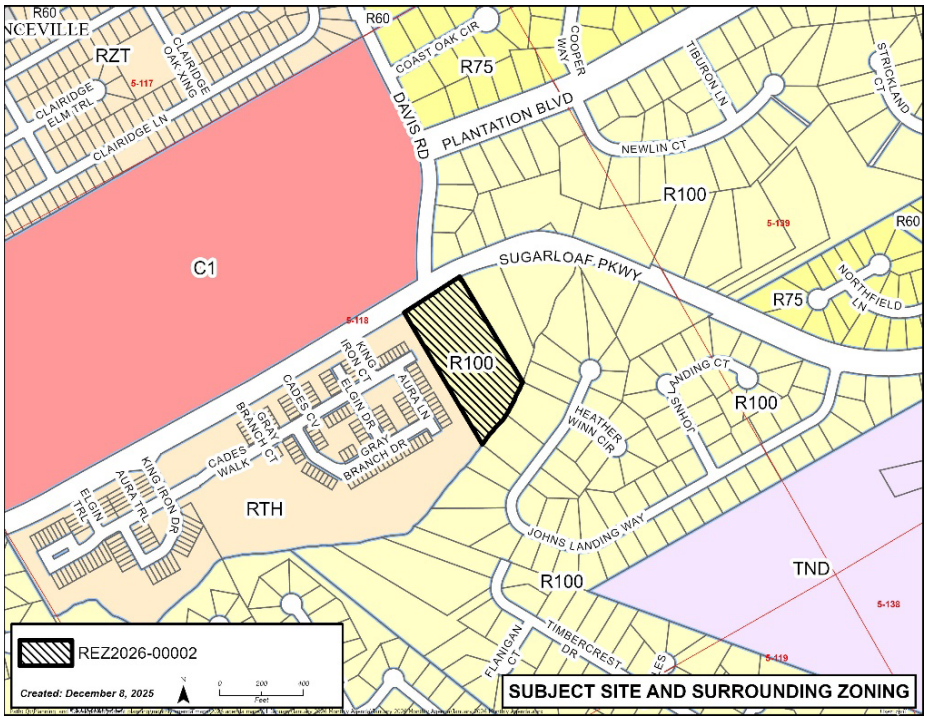
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 4.77-acre parcel located along Sugarloaf Parkway, at its intersection with Davis Road. The property is undeveloped and densely wooded, sloping downwards approximately 40 feet from the road frontage to a stream and floodplain along the rear property line. There is an existing 5-foot-wide sidewalk along the Sugarloaf Parkway frontage. The nearest Ride Gwinnett transit stop is approximately 1.5 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by a mixture of civic use, single-family detached residences, and townhouses. The Gwinnett County Fairground and the Kelly Corners subdivision are located to the north, across Sugarloaf Parkway. A single-family residence on a large lot is located to the east. The Johnson Landing subdivision is to the south and the Inverness at Sugarloaf townhouse subdivision is to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.71 units per acre
North	Gwinnett County Fairgrounds Single-Family Residential (Kelly Corners)	C-1 R-100	N/A 1.74 units per acre
East	Single-Family Residential	R-100	0.20 units per acre
South	Single-Family Residential (Johnson Landing)	R-100	2.13 units per acre
West	Townhouses (Inverness at Sugarloaf)	R-TH	5.02 units per acre

Project Summary

The applicant requests rezoning of a 4.77-acre property from R-100 to R-TH for townhouses, including:

- 32 townhouses, including 5 rear-loaded units and 27 front-loaded units, yielding a density of 6.71 units per acre.
- Two-story townhouses with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of brick, stone, and cementitious siding on the front façade with cementitious siding on the side and rear façades.
- 1.41 acres of open space, including 0.26 acres of usable open space comprised of a lawn area.
- Eight on-street parallel guest parking spaces and four amenity parking spaces.
- One stormwater management facility located in the rear of the development.
- A 35-foot-wide zoning buffer along the eastern property line, a 75-foot-wide stream buffer along the southern property line, and a 10-foot-wide landscape strip along Sugarloaf Parkway.
- One full-access entrance with a deceleration lane along Sugarloaf Parkway while maintaining the existing 5-foot-wide sidewalk.

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	6.71 units per acre	YES
Front Setback	Minimum 10’	Minimum 10’	YES
Rear Setback	Minimum 25’	Minimum 25’	YES
Side Setback	Minimum 5’	Minimum 5’	YES
Building Height	Maximum 40’	Maximum 35’	YES
Open Space	Minimum 10% or 0.48 acres	29.57% or 1.41 acres	YES
Usable Open Space	Minimum 5% or 0.24 acres	5.45% or 0.26 acres	YES
Guest Parking	Minimum 8 spaces	8 spaces	YES
Zoning Buffer	Minimum 35’	35’	YES

Public Participation

The applicant held a community meeting on October 29, 2025, at the Hampton Inn & Suites in Snellville. There were two community members in attendance, who raised questions regarding buffers, traffic, and surrounding development pattern. The applicant responded to these concerns by providing the traffic study and reaffirming the buffers would remain.

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 property is surrounded by a mixture of civic use, single-family detached residences, and townhouses. A townhouse subdivision abuts the site to the west, and farther west are two more townhouse developments. 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 property is adjacent to an existing townhouse development along Sugarloaf Parkway. The 35-foot-wide zoning buffer along the eastern property line and the 75-foot-wide stream buffer along the southern property line would provide screening and separation for existing 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 the proposed rezoning has a reasonable economic use as currently zoned.

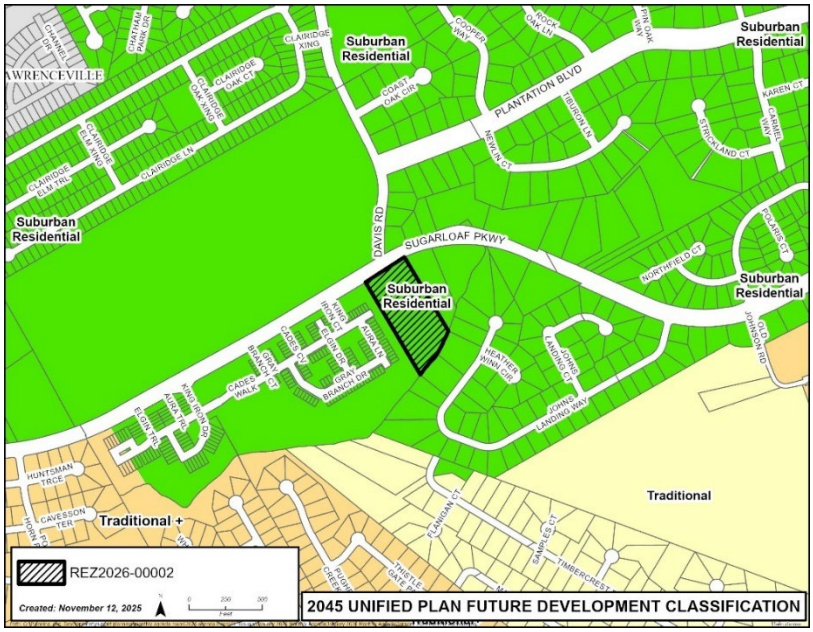
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 4 morning and 10 evening peak hour trips. The study recommends a full-access entrance aligned with Davis Road, and a deceleration lane. Staff has recommended conditions regarding repaving and restriping the U-turn lane along Sugarloaf Parkway and providing inter-parcel access to the east. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Suburban Residential" for the subject property, which envisions single-family detached residential development. Although townhouses are not a recommended use, the proposed development is located along a major corridor and is adjacent to an existing townhouse 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.

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

Waiver Requests and Analyses:

The applicant is seeking waivers from the following provisions of the UDO:

1. **Section 360-20.2.F.4 Dead-End Turnaround.** The applicant is requesting not to provide a turnaround for dead-end streets serving more than three units.

   Analysis: Given the narrow shape of the property, approval of the requested waiver would not nullify the intent of the UDO.

2. **Section 360-100 Multi-Use Path Requirements.** The applicant is requesting not to provide a 12-foot-wide multi-use path along Sugarloaf Parkway.

   Analysis: This portion of Sugarloaf Parkway is identified as a priority trail in the Gwinnett County Trails Master Plan, with a 12-foot-wide multi-use path. Approval of the requested waiver would nullify the intent of the UDO.

Staff Recommendation

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

1. To not provide a turnaround for dead-end streets serving more than three units.

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

2. To not provide a 12-foot-wide multi-use path along Sugarloaf Parkway.

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 waiver request:

1. To not provide a turnaround for dead-end streets serving more than three units.

The Planning Commission recommends **DENIAL** of the following waiver:

2. To not provide a 12-foot-wide multi-use path along Sugarloaf Parkway.

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

Approval as R-TH (Single-Family Townhouse District) for a townhouse subdivision, subject to the following conditions:

1. The development shall be limited to townhouses and accessory uses, not exceeding ~~32~~ **24** units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 4, 2025, and Exhibit C: Building Elevations dated received October 30, 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 minimum heated floor area shall be 1,800 square feet.

4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received December 4, 2025, including but not limited to a lawn area, subject to the review and approval of the Department of Planning and Development.

5. Provisions for future inter-parcel access shall be provided to Parcel R5118 051, subject to the review and approval of the Department of Planning and Development.

6. The following roadway improvements shall be provided in general conformance with Exhibit B: Site Plan dated received December 4, 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, a deceleration lane and a 12-foot-wide multi-use path along Sugarloaf Parkway.
    b. Repaving and restriping (mill and inlay) of the U-turn lane along Sugarloaf Parkway.

7. An Intersection Control Evaluation (Level 1 and Level 2) shall be submitted to the Gwinnett County Department of Transportation, prior to the issuance of a land disturbance permit. Recommendations in the Intersection Control Evaluation shall be constructed, prior to issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

8. **The development shall be limited to a maximum of 10 percent rental units. This restriction**

shall be included in the covenants and will be managed by a mandatory homeowners association.

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

View of Sugarloaf Parkway frontage

View of Sugarloaf Parkway frontage

View of townhouses in adjacent subdivision

View of townhouses in adjacent subdivision

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

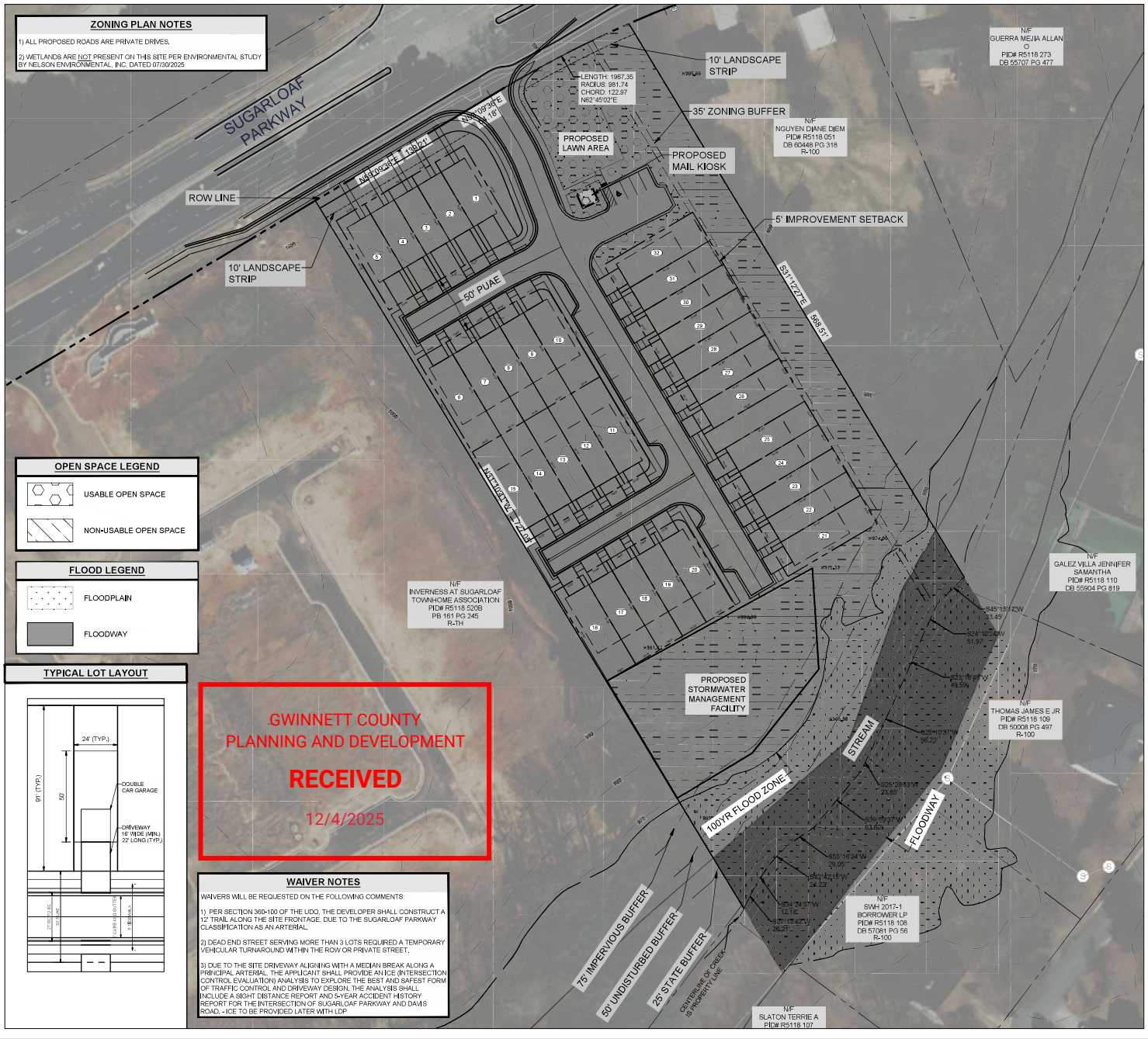
Exhibit B: Site Plan

[attached]

ZONING PLAN NOTES

1) ALL PROPOSED ROADS ARE PRIVATE DRIVES.

2) WETLANDS ARE NOT PRESENT ON THIS SITE PER ENVIRONMENTAL STUDY BY NELSON ENVIRONMENTAL, INC. DATED 07/30/2025



OPEN SPACE LEGEND

- USABLE OPEN SPACE
- NON-USABLE OPEN SPACE

FLOOD LEGEND

- FLOODPLAIN
- FLOODWAY

TYPICAL LOT LAYOUT

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/4/2025

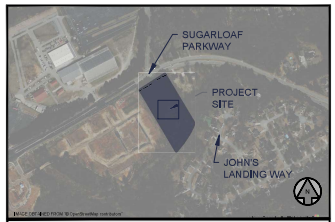
WAIVER NOTES

WAIVERS WILL BE REQUESTED ON THE FOLLOWING COMMENTS:

1) PER SECTION 360-100 OF THE UDO, THE DEVELOPER SHALL CONSTRUCT A 12' TRAIL ALONG THE SITE FRONTAGE, DUE TO THE SUGARLOAF PARKWAY CLASSIFICATION AS AN ARTERIAL.

2) DEAD END STREET SERVING MORE THAN 3 LOTS REQUIRED A TEMPORARY VEHICULAR TURNAROUND WITHIN THE ROW OR PRIVATE STREET.

3) DUE TO THE SITE DRIVEWAY ALIGNING WITH A MEDIAN BREAK ALONG A PRINCIPAL ARTERIAL, THE APPLICANT SHALL PROVIDE AN ICE (INTERSECTION CONTROL EVALUATION) ANALYSIS TO EXPLORE THE BEST AND SAFEST FORM OF TRAFFIC CONTROL AND DRIVEWAY DESIGN. THE ANALYSIS SHALL INCLUDE A SIGHT DISTANCE REPORT AND 5-YEAR ACCIDENT HISTORY REPORT FOR THE INTERSECTION OF SUGARLOAF PARKWAY AND DAVIS ROAD. - ICE TO BE PROVIDED LATER WITH LDP.



LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	4.769 ACRES (207741 S.F.)
MINIMUM OPEN SPACE:	10% TOTAL, 5% USABLE
TOTAL OPEN SPACE:	~1.41 ACRES (29.5%)
USABLE OPEN SPACE:	~.26 ACRES (5.4%)
ZONING CLASSIFICATION	
JURISDICTION:	GWINNETT
ZONING:	ZONING FROM R-100 TO R-TH
ADJACENT ZONING:	R-100, R-TH
BUILDING SETBACKS	
FRONT:	10'
SIDE:	5'
REAR:	25'
PARKING INFORMATION	
MINIMUM PARKING:	2 SPOTS/LOT x 32 LOTS = 64 SPOTS
LOT PARKING:	(2 D/W) x 32 LOTS = 64 SPOTS
AMENITY + ON-STREET PARKING:	12 SPOTS
TOTAL PROPOSED PARKING:	76 SPOTS
LOT INFORMATION	
PROPOSED LOTS:	32
PROPOSED DENSITY:	6.71 UNIAC
MAXIMUM DENSITY:	10 UNIAC
PROPOSED LOT DIMENSIONS:	24'x91'
PROPOSED BUILDING HEIGHT:	35'
MAX BUILDING HEIGHT:	40'
PROPOSED LOT COVERAGE:	~3480 S.F.
PROPOSED HEATED S.F.:	~1800 S.F./LOT

CONCEPT PLAN DISCLAIMER

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

PARCEL AREA TABLE		PARCEL AREA TABLE	
Parcel #	Area (Sq. Ft.)	Parcel #	Area (Sq. Ft.)
1	2666.86 Sq. Ft.	17	2184.00 Sq. Ft.
2	2184.18 Sq. Ft.	18	2184.00 Sq. Ft.
3	2184.00 Sq. Ft.	19	2184.00 Sq. Ft.
4	2184.00 Sq. Ft.	20	2623.50 Sq. Ft.
5	2639.00 Sq. Ft.	21	2639.00 Sq. Ft.
6	2747.11 Sq. Ft.	22	2184.00 Sq. Ft.
7	2273.47 Sq. Ft.	23	2184.00 Sq. Ft.
8	2273.47 Sq. Ft.	24	2184.00 Sq. Ft.
9	2273.31 Sq. Ft.	25	2184.00 Sq. Ft.
10	2703.84 Sq. Ft.	26	2184.00 Sq. Ft.
11	2660.37 Sq. Ft.	27	2184.00 Sq. Ft.
12	2214.52 Sq. Ft.	28	2184.00 Sq. Ft.
13	2214.52 Sq. Ft.	29	2184.00 Sq. Ft.
14	2214.52 Sq. Ft.	30	2184.00 Sq. Ft.
15	2675.88 Sq. Ft.	31	2184.00 Sq. Ft.
16	2639.00 Sq. Ft.	32	2639.00 Sq. Ft.

PREPARED IN THE OFFICE OF
GASKINS + LECRAW
© 2025 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
1		-	-	-
2		-	-	-
3		-	-	-
4		-	-	-
5		-	-	-
6		-	-	-

CLIENT
LOCAL LAND CO.
3630 PEACHTREE ROAD NE, SUITE 1500, ATLANTA, GA. 30326

PROJECT
DAVIS POINTE
2290 SUGARLOAF PARKWAY
PARCEL ID 5118 029
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL:

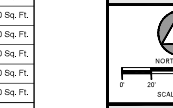
PRELIMINARY

12/3/2025

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	JFT
DESIGNED BY:	—
REVIEWED BY:	—
JOB #:	02520116
DATE:	10/01/25

REZONING PLAN

RZ-2.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2025

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/30/2025

SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD
BRICK GENERAL SHALE STONEWOOD TUDOR	STONE WATERFORD AVONDALE	BRICK JENKINS BRICK SPANISH FORT	STONE WATERFORD AVONDALE
SIDING SW 7018 DOVETAIL	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7044 AMAZING GRAY
TRIM SW 6724 DESTINY	TRIM SW 7045 INTELLECTUAL GRAY	TRIM SW 7036 ACCESSIBLE BEIGE	TRIM SW 7029 AGREEABLE GRAY
FRONT DOOR SW 6334 FLOWER POT	DOOR/SHUTTERS SW 2848 ROYCROFT PEWTER	DOOR/SHUTTERS SW 7067 CITYSCAPE	DOOR/SHUTTERS SW 7068 GRIZZLE GRAY
SHUTTERS SW 7067 CITYSCAPE			

STOCKTON

FRONT FACADE MATERIALS		
BRICK FACADE	113 S.F.	61.4%
HARDIE SIDING	71 S.F.	38.6%
TOTAL NON-FENESTRATION AREA	184 S.F.	100%

WESTON

FRONT FACADE MATERIALS		
STONE FACADE	119 S.F.	69.2%
HARDIE SIDING	53 S.F.	30.8%
TOTAL NON-FENESTRATION AREA	172 S.F.	100%

STOCKTON

FRONT FACADE MATERIALS		
BRICK FACADE	113 S.F.	61.4%
HARDIE SIDING	71 S.F.	38.6%
TOTAL NON-FENESTRATION AREA	184 S.F.	100%

WESTON

FRONT FACADE MATERIALS		
STONE FACADE	119 S.F.	69.2%
HARDIE SIDING	53 S.F.	30.8%
TOTAL NON-FENESTRATION AREA	172 S.F.	100%

RESIBUILT

Davis Pointe Townhomes

Front Entry
Front Elevations

Scale 1/8"=1'-0"

SDCA
Southern Design Concepts
Architecture

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/30/2025

WESTON	STOCKTON	WESTON	STOCKTON
SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD
STONE WATERFORD AVONDALE	BRICK JENKINS BRICK SPANISH FORT	STONE WATERFORD AVONDALE	BRICK GENERAL SHALE STONEWOOD TUDOR
SIDING SW 7044 AMAZING GRAY	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7018 DOVETAIL
TRIM SW 7029 AGREEABLE GRAY	TRIM SW 7036 ACCESSIBLE BEIGE	TRIM SW 7045 INTELLECTUAL GRAY	TRIM SW 6124 DESTINY
DOOR/SHUTTERS SW 7068 GRIZZLE GRAY	DOOR/SHUTTERS SW 7061 CITYSCAPE	DOOR/SHUTTERS SW 2849 ROYCROFT PEWTER	FRONT DOOR SW 6334 FLOWER POT
			SHUTTERS SW 7067 CITYSCAPE

RESIBUILT

Davis Pointe Townhomes

Front Entry
Rear Elevations

Scale 1/8"=1'-0"

SDCA
Southern Design Concepts
Architecture

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/30/2025

SHINGLES
CERTAINTEED
WEATHERED WOOD

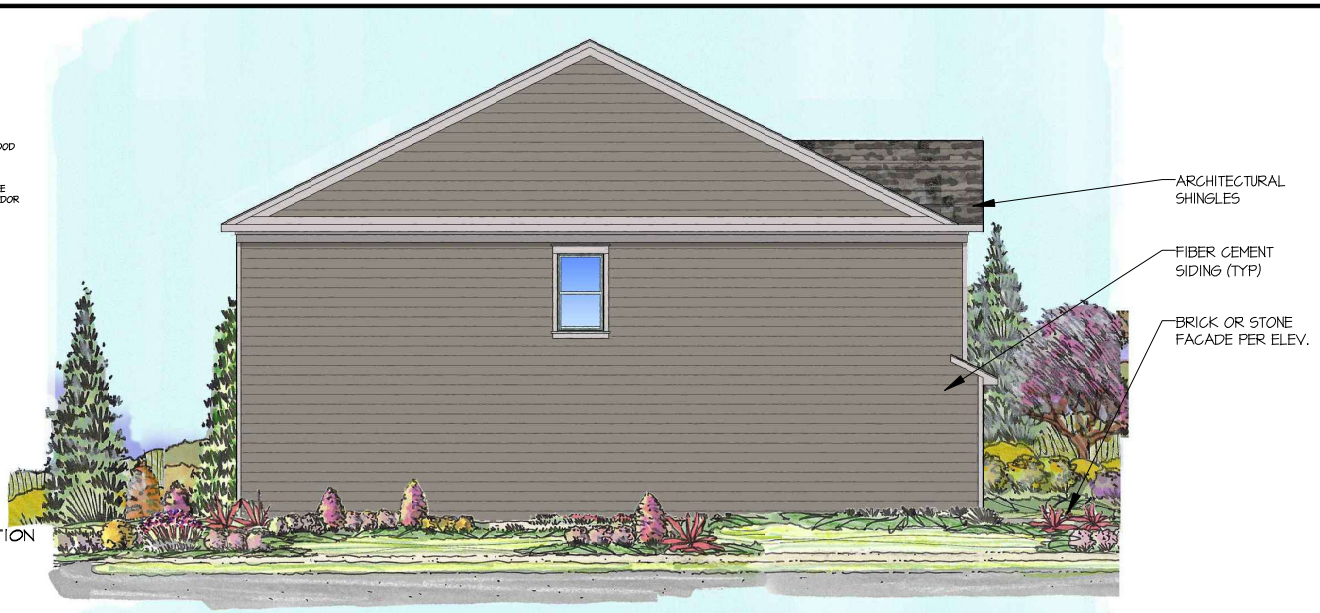
BRICK
GENERAL SHALE
STONEWOOD TUDOR

SIDING
SW 7018
DOVETAIL

TRIM
SW 6124
DESTINY

FRONT DOOR
SW 6334
FLOWER POT

SHUTTERS
SW 7061
CITYSCAPE



STOCKTON
LEFT ELEVATION

SHINGLES
CERTAINTEED
WEATHERED WOOD

STONE
WATERFORD
AVONDALE

SIDING
SW 7044
AMAZING GRAY

TRIM
SW 7029
AGREEABLE GRAY

DOOR/SHUTTERS
SW 7068
GRIZZLE GRAY

WESTON
RIGHT ELEVATION

RESIBUILT

Davis Pointe Townhomes

Front Entry
Side Elevations

Scale 1/8"=1'-0"

SDCA
Southern Design Concepts
Architecture

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/30/2025

KINGSLEY	CAMBRIDGE	LANCASTER	KINGSLEY
SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD	SHINGLES CERTAINTEED WEATHERED WOOD
BRICK GENERAL SHALE STONEWOOD TUDOR	STONE WATERFORD AVONDALE	BRICK JENKINS BRICK SPANISH FORT	STONE WATERFORD AVONDALE
SIDING SW 7018 DOVETAIL	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7051 ANALYTICAL GRAY	SIDING SW 7044 AMAZING GRAY
TRIM SW 6724 DESTINY	TRIM SW 7045 INTELLECTUAL GRAY	TRIM SW 7036 ACCESSIBLE BEIGE	TRIM SW 7029 AGREEABLE GRAY
FRONT DOOR SW 6334 FLOWER POT	DOOR/SHUTTERS SW 2848 ROYCROFT PEWTER	DOOR/SHUTTERS SW 7067 CITYSCAPE	DOOR/SHUTTERS SW 7069 GRIZZLE GRAY
SHUTTERS SW 7067 CITYSCAPE			

KINGSLEY

FRONT FACADE MATERIALS		
BRICK FACADE	156 S.F.	58.9%
HARDIE SIDING	113 S.F.	41.1%
TOTAL NON-FENESTRATION AREA	269 S.F.	100%

CAMBRIDGE

FRONT FACADE MATERIALS		
STONE FACADE	144 S.F.	52.2%
HARDIE SIDING	132 S.F.	47.8%
TOTAL NON-FENESTRATION AREA	276 S.F.	100%

LANCASTER

FRONT FACADE MATERIALS		
BRICK FACADE	136 S.F.	53.8%
HARDIE SIDING	117 S.F.	46.2%
TOTAL NON-FENESTRATION AREA	253 S.F.	100%

KINGSLEY

FRONT FACADE MATERIALS		
STONE FACADE	156 S.F.	58.9%
HARDIE SIDING	113 S.F.	41.1%
TOTAL NON-FENESTRATION AREA	269 S.F.	100%

RESIBUILT

Davis Pointe Townhomes

Rear Entry
Front Elevations

Scale 1/8"=1'-0"

SDCA
Southern Design Concepts
Architecture

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
10/30/2025

RESIBUILT

Davis Pointe Townhomes

Rear Entry
Rear Elevations

Scale 1/8"=1'-0"

SDCA
Southern Design Concepts
Architecture

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

[attached]

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the "Application") on behalf of Local Land Co. (the "Applicant") requesting the rezoning of an approximately 4.769-acre tract of land (the "Property") located at the intersection of Sugarloaf Parkway and Davis Drive. The Property is currently zoned R-100 and is located within the Suburban Residential Future Development Area according to the Gwinnett County 2045 Unified Plan Future Development Map.

The Applicant proposes to develop the Property for use as a single-family attached townhome community including a total of 32 homes at an overall density of 6.71 units per acre, which is well below the maximum density for R-TH of 10.0 units per acre. The proposed community would include homes with attractive building materials including brick, stone, and/or fiber cement siding or shake which is compatible with the architectural style and building materials of homes in the surrounding area. All of the homes would include a two-car garage and have a minimum square footage of 1,800 square feet. All townhomes will have a usable front porch with dimensions ranging from four feet by five feet up to four feet by twelve feet. The proposed

development would be accessed by a single entrance on Sugarloaf Parkway. The proposed development will include 5 feet wide sidewalks throughout, including along the Sugarloaf Parkway road frontage as shown on the site plan submitted with the Application.

Additionally, the proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development in the area. The Property is adjacent to land zoned R-100 and R-TH with additional single-family attached residential uses located to the north and southeast of the Property. Additionally, across Sugarloaf Parkway from the Property is the Gwinnett County Fairgrounds. The proposed development would provide an appropriate transition from a more intensive use for the R-100 single-family developments behind the Property.

Further, the proposed development is in line with the policy and intent of the Gwinnett County 2045 Unified Plan (the "2045 Plan") which broadly promotes residential development. Specifically, 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." The 2045 Plan crystalizes this policy when it provides that a "higher volume of housing development is needed to meet economic goals and countywide growth potential." The Applicant respectfully submits that the Property's location near the edge of the character area as well as the nature of adjacent land uses support a residential development with attached single-family homes.

Furthermore, approval of the proposed development is in line with character of surrounding development. The Applicant submits that, while the Property is currently classified as Suburban

Residential under the 2045 Plan, the Property's characteristics more closely align with the land use policies of the Traditional+ Future Development Area. Two main differences in the Traditional+ Future Development Area and the Suburban Residential Future Development Area is the availability of sewer infrastructure and the location of the property within one mile of a Village Center. The Property has access to sewer infrastructure and is located within one mile of a Large Village Center in the Webb Gin Daily Community. Accordingly, the land use policies of the Traditional+ Future Development area are applicable to the Property. The 2045 Plan provides that R-TH is a recommended zoning classification for Traditional+. Traditional+ accommodates a variety of housing types including townhomes, quads/triplexes/duplexes, and single-family cottages.

In order to develop the Property in accordance with the site plan submitted with the Application, the Applicant respectfully requests the following two waivers:

1. Section 360-20.2(F)(3) – A Waiver to allow for a dead end street serving more than three lots to not provide a temporary vehicular turnaround within the right-of-way. The dead-end streets in the proposed development are a maximum distance of 150 feet.
2. Section 360-100 – A Waiver to allow the Applicant not to construct a 12 feet wide multi-use trail along Sugarloaf Parkway. None of the surrounding properties, including the adjacent parcel, have a 12 feet wide multi-use trail. The construction of a 12 feet wide multi-use trail on the Property along Sugarloaf Parkway would detract from the aesthetics of the surrounding area and does not accomplish the spirit and intent of this section of the UDO.

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 this Application.

Respectfully submitted this 11th day of September, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Julia A. Maxwell

Julia A. Maxwell
Attorneys for Applicant

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

The proposed rezoning to R-TH (Residential Townhouse District) would allow for a use that is appropriate given the surrounding development and adjacent properties. According to the Unified Development Ordinance, the R-TH zoning district is intended for smaller infill parcels that have access to public utilities and are well-connected to local streets, collector roads, and major thoroughfares. The subject property meets these criteria, as it is a small, undeveloped tract bordered on three sides by existing development and has direct frontage on Sugarloaf Parkway, which is classified by Gwinnett County as a Major Arterial. The proposed rezoning is therefore consistent with both the intent of the R-TH zoning district and the existing development context.

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

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

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

The property to be affected by a proposed rezoning does have reasonable economic use as currently zoned, but the existing development patterns and location on a major arterial significantly diminish the value.

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

To the knowledge of the Applicant, the proposed rezoning from R-100 to R-TH will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed rezoning is in conformance with the spirit and intent of the 2045 Unified Plan and Future Development Map. It aligns with the prevailing development patterns along Sugarloaf Parkway and is located directly adjacent to a townhome community approved in 2019. This context suggests that the proposed rezoning is compatible with the surrounding land uses and reflects the continuing development trends in 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 rezoning:

To the knowledge of the Applicant, there are not other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: Local Land Co. c/o Mahaffey Pickens Tucker, LLP	Name: Morris Podber
Address: 1550 North Brown Road, Suite 125	Address: 7710 Wickley Way
City: Lawrenceville	City: Atlanta
State: GA ZIP: 30043	State: GA ZIP: 30350
Phone: 770.232.0000	Phone: 770.232.0000
Email: slanham@mptlawfirm.com	Email: slanham@mptlawfirm.com

Contact Person: Shane Lanham Phone: 770.232.0000

Contact's Email: slanham@mptlawfirm.com

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-100 Requested Zoning District: R-TH

Parcel Number(s): R5118 029 Acreage: 4.77

Property Address(es): 2290 Sugarloaf Parkway

Proposed Development: Townhouses

Variance(s): N/A Waiver(s): Two waivers

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: 32	No. of Buildings: N/A
Dwelling Unit Sq. Ft.: 1,800	Total Building Sq. Ft.: N/A
Density: 6.71	Floor Area Ratio: N/A
Floor Area Ratio (LRR, MRR, HRR): N/A	

MIXED-USE DEVELOPMENT

No. of Dwelling Units: N/A Dwelling Unit Sq. Ft.: N/A

Total Non-Residential Sq. Ft.: N/A Floor Area Ratio: N/A

Docusign Envelope ID: 584EF712-BEB8-4993-B652-BC6A4F468706

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: Local Land Co

Signature: Brandon Woods DocuSigned by: **Date:**

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)
R5118 029	Yes

Tax Commissioner Affirmation

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

Name: Jessica McArthur **Title:** TSA

Signature: **Date:** 9/10/25

Docusign Envelope ID: 584EF712-BEB8-4993-B652-BC6A4F468706

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: Morris Podber

Signature: DocuSigned by: E4FCC24D97F4417...

Date: _____

Notary Public

Name: Debra M. Curl

Signature: _____

Date: _____

DEBRA M CURL
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 25, 2029

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]

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

Superseded by
C2025-263-09

July 1, 2024

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2024-163-07**
Expiration Date: 07/01/2025
Tie-In Manhole FID: **4111755**

Kevin Cardinal
Parkland Communities, Inc.
363 S Main St
Alpharetta, GA 30009

RE: Sewer Availability for Proposed Development – 2290 Sugarloaf Parkway
Parcel ID 5118 029

Dear Mr. Cardinal:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 50 townhomes on the above parcel 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 **8.68 gpm** discharging to the sewer tie-in manhole at Facility ID **4111755**.

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.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

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

Exhibit G: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY FOR

DAVIS POINTE RESIDENTIAL DEVELOPMENT

DATE:
October 16, 2025

LOCATION:
City of Lawrenceville, Gwinnett County, Georgia

PREPARED FOR:
Gaskins LeCraw

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

Executive Summary

This Level 1 Traffic Impact Study (TIS) has been prepared for the proposed Davis Pointe residential development located at 2290 Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. The project proposes 32 single-family attached units on approximately 4.77 acres, with access provided via a single full-access driveway aligned with Davis Road. The site is currently zoned R-100 (Single-Family Residential District) and is proposed to be rezoned to R-TH (Single-Family Residence Townhouse District) to accommodate the planned use.

The purpose of this study is to evaluate existing traffic conditions, trip generation, access management, intersection sight distance, and geometric considerations in accordance with Gwinnett County Department of Transportation (GCDOT) requirements for Level 1 TIS studies.

Three study intersections were analyzed under 2025 Existing Conditions:

1. Sugarloaf Parkway & Elgin Trail
2. Sugarloaf Parkway & Davis Road
3. Sugarloaf Parkway & SR 20 (Grayson Highway)

All study intersections currently operate acceptably overall, with the signalized intersections at Elgin Trail and SR 20 operating at LOS A and LOS C, respectively. The unsignalized intersection at Davis Road experiences LOS F delays on the southbound approach, which is typical for side-street movements along high-volume arterial corridors such as Sugarloaf Parkway. The high delay reflects limited available gaps in through traffic rather than a localized geometric or control deficiency.

The proposed Davis Pointe development is expected to generate only 10 PM-peak-hour trips (6 entering and 4 exiting), resulting in a negligible impact on overall corridor operations. These additional trips do not materially change approach volumes, delays, or queue lengths. As such, no roadway capacity or off-site mitigation measures are warranted under Gwinnett County Level 1 TIS guidelines.

The proposed access design includes a dedicated eastbound right-turn lane on Sugarloaf Parkway and a 139-foot driveway throat, consistent with Gwinnett County UDO Table 360.3 spacing standards and GDOT Driveway Design Guidelines. Intersection sight-distance analysis, conducted per AASHTO Case B - Stop-Controlled Intersections, confirms that adequate visibility can be achieved for all turning and crossing maneuvers at the posted 45 mph design speed.

The County may consider a Right-In/Right-Out (RIRO) configuration as a future access-management improvement if warranted by long-term traffic growth or safety conditions, but no immediate modifications are required.

Based on the findings of this study, the proposed Davis Pointe development is expected to operate safely and efficiently within the existing roadway network, with site access and circulation meeting Gwinnett County design and access management standards.

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A. Introduction

The proposed development, Davis Pointe, is a single-family attached residential community located at 2290 Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. The project will consist of 32 residential units and will be served by a single full-access driveway completing the fourth leg of the Sugarloaf Parkway and Davis Road intersection.

Based on trip-generation estimates, the development is expected to generate 10 PM peak-hour trips, thereby meeting the threshold for preparation of a Level 1 Traffic Impact Study (TIS) in accordance with Gwinnett County standards.

This study evaluates 2025 existing traffic conditions at the following intersections:

1. Sugarloaf Parkway and Elgin Trail
2. Sugarloaf Parkway and Davis Road
3. Sugarloaf Parkway and SR 20 (Grayson Highway)

The analysis addresses AM and PM peak-hour traffic operations, site access, driveway spacing, internal circulation, connectivity, intersection sight distance, and provides geometric and access-management recommendations, as applicable, in accordance with Level 1 TIS requirements.

Figure 1 illustrates the site location within Lawrenceville, while Figure 2 presents the site location aerial with the study intersections. A copy of the conceptual development plan is included in Appendix A.

Figure 1: Vicinity Map

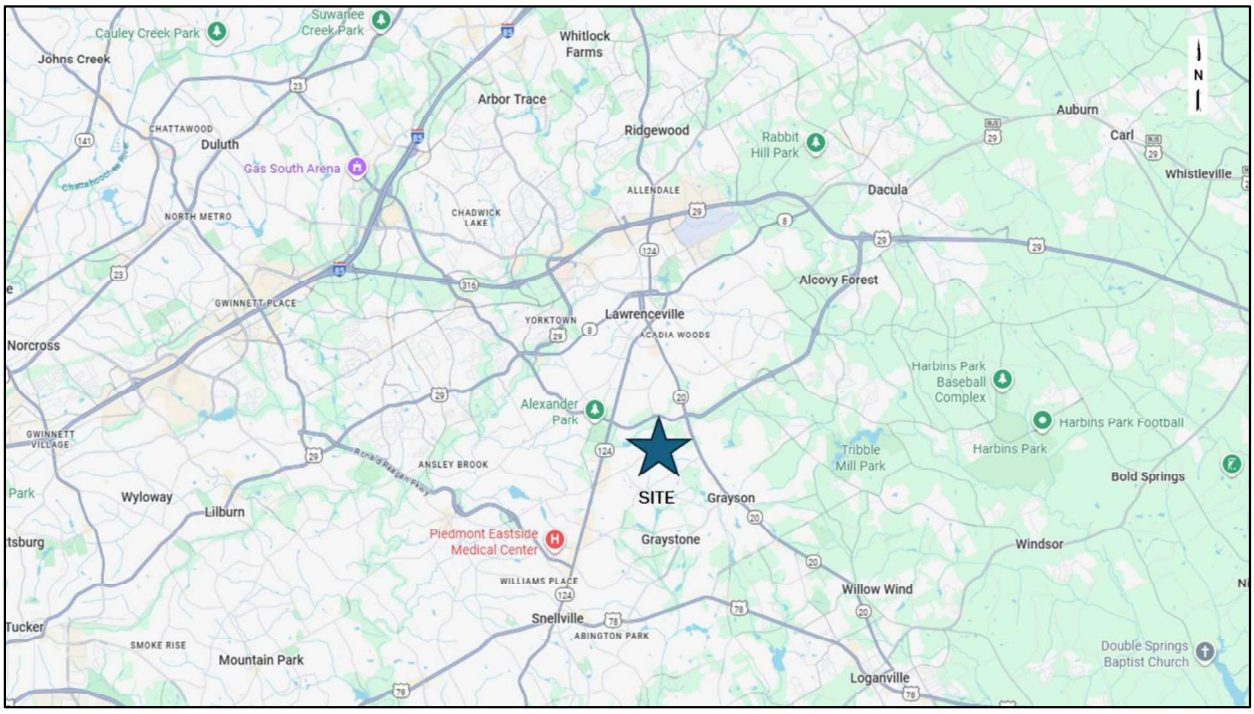
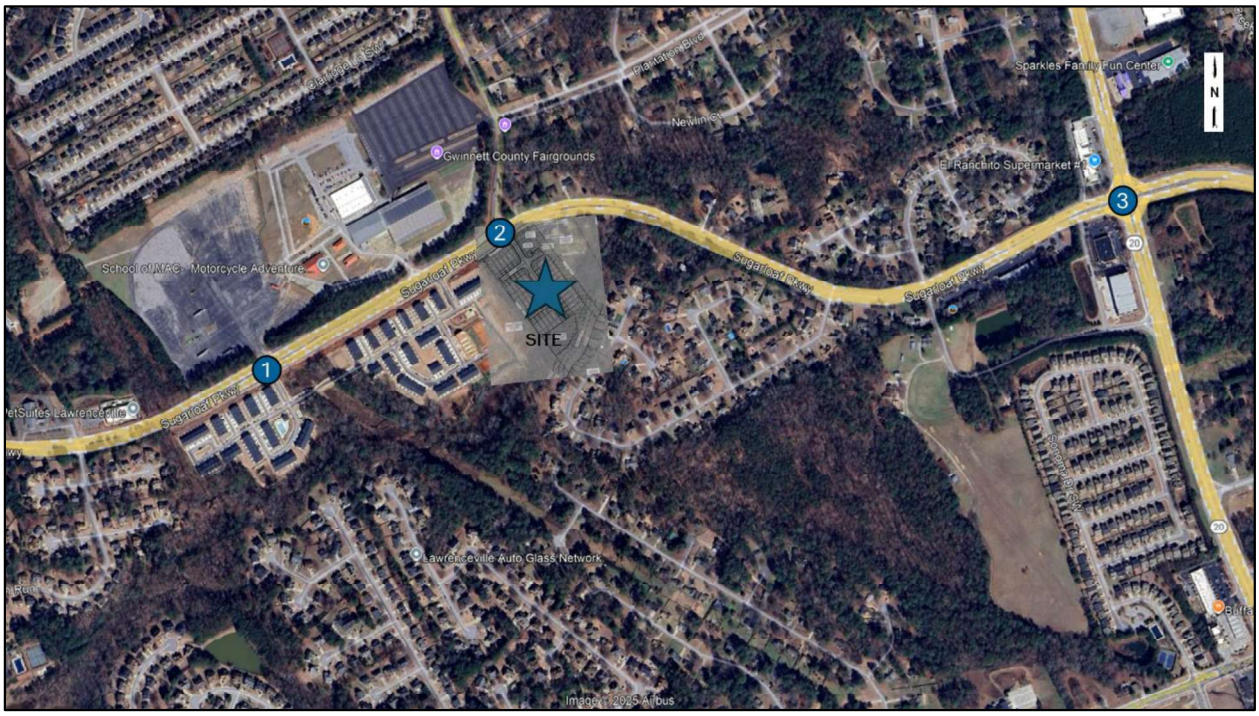


Figure 2: Site Location Aerial



1. Sugarloaf Parkway and Elgin Trail
2. Sugarloaf Parkway and Davis Road
3. Sugarloaf Parkway and SR 20 (Grayson Highway)

A.1. Development Site Description

The proposed Davis Pointe development is a single-family attached residential community located at 2290 Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia. The site encompasses approximately 4.77 acres (207,741 square feet) along the south side of Sugarloaf Parkway near its intersection with Davis Road. Sugarloaf Parkway is classified by GDOT as an urban principal arterial, providing east–west connectivity through central Gwinnett County and linking SR 316.

The surrounding area is predominantly residential, with nearby single-family subdivisions, townhome communities, and undeveloped parcels. Public amenities such as Alexander Park, the Gwinnett County Fairgrounds, and nearby schools and retail centers are located within approximately two miles of the site. This context supports moderate-density residential infill consistent with existing neighborhood character.

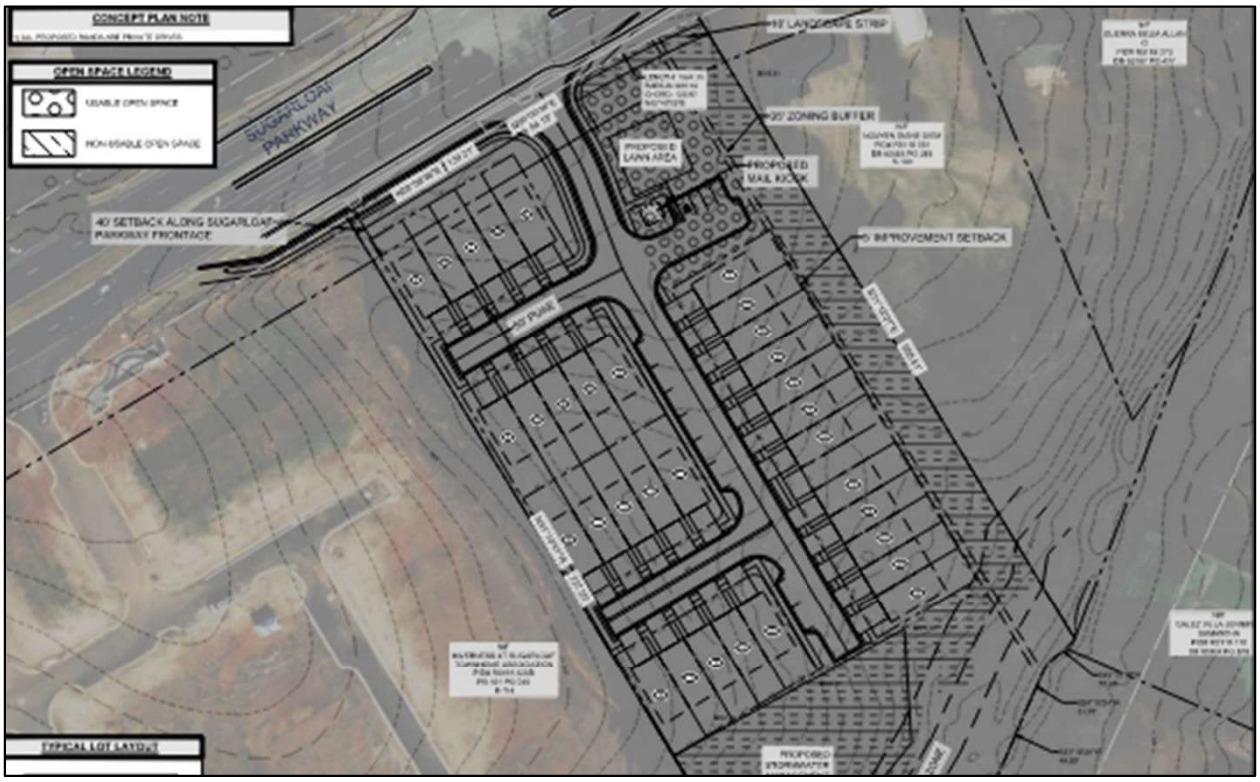
The property is currently zoned R-100 (Single-Family Residential District) and is proposed to be rezoned to R-TH (Single-Family Residence Townhouse District) to accommodate 32 townhome units. The proposed gross density of 6.4 units per acre is below the County's maximum of 10 units per acre permitted under R-TH zoning. Typical building setbacks include 15 feet front, 25 feet rear, and 20 feet between buildings.

Each unit will feature a front-loaded garage, with driveway and on-street parking distributed throughout the community. A total of 76 parking spaces are proposed—64 driveway spaces (two per unit) and 12 on-street or amenity spaces. Approximately 1.41 acres (29.5%) of the site will be preserved as open space, of which 0.31 acres (6.5%) are designated as usable open space.

The townhomes will have typical lot dimensions of 24 × 91 feet, a maximum height of 30 feet, and an average heated floor area of 1,800 square feet per unit. The proposed building coverage totals approximately 34,580 square feet.

Figure 3 presents the conceptual site plan illustrating the proposed layout, parking distribution, and open-space areas.

Figure 3: Site Layout



B. Existing Conditions

B.1. Transportation Facilities

Davis Road is classified as an urban local roadway that intersects Sugarloaf Parkway. The roadway runs north–south between Sugarloaf Parkway and SR 20 (Grayson Highway), providing access to several single-family subdivisions. Within the study area, Davis Road has two travel lanes with curb and gutter, sidewalks on the west side, and a posted speed limit of 35 MPH. Land uses along Davis Road are predominantly single-family residential. The proposed Davis Pointe development will introduce a new driveway forming the fourth leg of this intersection.

Elgin Trail is a local residential street that intersects Sugarloaf Parkway west of Davis Road. The intersection is now signalized and accommodates full turning movements on all approaches. Within the study area, Elgin Trail consists of two travel lanes with curb and gutter and has a posted speed limit of 25 MPH. Land uses along Elgin Trail are primarily single-family residential, and the signal provides enhanced access and safety for neighborhood traffic entering and exiting Sugarloaf Parkway.

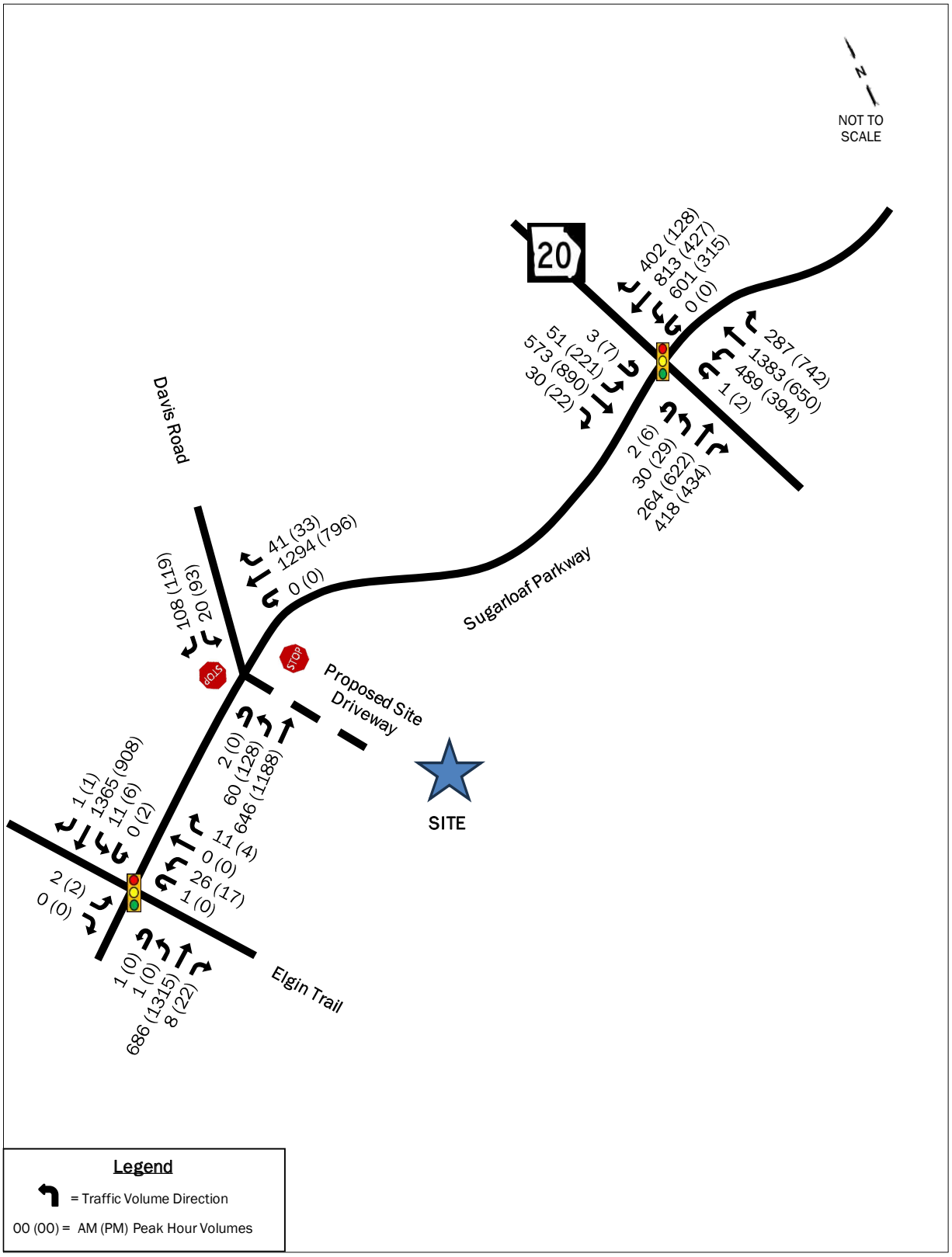
SR 20 (Grayson Highway) is classified as an urban minor arterial that extends north toward downtown Lawrenceville and south toward Loganville. According to the GDOT Traffic Analysis and Data Application (TADA), SR 20 carries an AADT of approximately 46,900 vehicles per day within the study area. The roadway includes four travel lanes divided by a raised median, curb and gutter, and sidewalks on both sides, with a posted speed limit of 45 MPH. Land uses near the intersection of SR 20 and Sugarloaf Parkway are a mix of commercial, retail, and residential uses typical of a high-capacity suburban corridor. The intersection of SR 20 and Sugarloaf Parkway is signalized and serves as a major regional connection for east–west and north–south travel in southern Gwinnett County.

Sugarloaf Parkway is a four-lane divided urban principal arterial with a raised median and dedicated left-turn lanes at major intersections. The roadway runs east-west through central Gwinnett County, providing a key connection between SR 316 to the north and SR 20 (Grayson Highway) to the south. According to TADA, Sugarloaf Parkway carries an average annual daily traffic (AADT) of approximately 30,800 vehicles per day within the study area. The corridor includes curb and gutter, sidewalks on both sides, and dedicated on-street bicycle lanes in each direction, supporting multimodal travel and local connectivity. The posted speed limit is 45 MPH, and land uses along the corridor are primarily residential and institutional, with some scattered commercial and undeveloped parcels.

B.2. Traffic Counts

Intersection turning movement counts (TMCs) were collected at the three study intersections on Tuesday, September 30, 2025, under normal weekday conditions while schools were in session to ensure representative traffic activity. The AM peak hour occurred between 7:15 and 8:15 AM, and the PM peak hour occurred between 5:00 and 6:00 PM, based on the highest total intersection volumes. The existing peak-hour traffic volumes are illustrated in Figure 4. Traffic counts are provided in Appendix B for reference.

Figure 4: 2025 Existing Traffic Volumes



C. Future Conditions

C.1. Planned Improvements

Several public and private projects are planned or programmed in the vicinity of the Davis Pointe development. Information from the Gwinnett County 2023 SPLOST Program, the Gwinnett County Comprehensive Transportation Plan (GCCTP), and the Georgia Department of Transportation (GDOT) identifies multiple roadway, intersection, and corridor improvements that will enhance regional capacity, safety, and multimodal connectivity. In addition, large-scale mixed-use development activity within the Sugarloaf Parkway corridor is expected to generate new travel demand and contribute to localized roadway upgrades. The following summarizes key planned improvements.

1. Sugarloaf Parkway Extension – Phase II (SR 20 to SR 316 / I-85 Corridor)

Gwinnett County and GDOT are advancing the Sugarloaf Parkway Extension, Phase II, which will extend Sugarloaf Parkway eastward from SR 20 (Grayson Highway) to SR 316 as a limited-access, four-lane divided roadway. The project will improve east - west mobility, reduce congestion on parallel arterials, and enhance access between Lawrenceville, Dacula, and the I-85 corridor. Design and right-of-way acquisition are underway, with construction anticipated later this decade.

2. SPLOST Intersection Improvements – Sugarloaf Parkway at SR 8 (U.S. 29 / Lawrenceville Highway)

A SPLOST-funded intersection improvement project is programmed at Sugarloaf Parkway and SR 8 / U.S. 29 to address congestion and operational efficiency. Planned upgrades include dual left-turn lanes on Sugarloaf Parkway, an extended right-turn lane, signal modernization, and sidewalk and drainage enhancements. Construction is expected to be completed by early 2026.

3. Sugarloaf Parkway Corridor Improvements (Satellite Boulevard to Meadow Church Road)

The Sugarloaf Community Improvement District (CID), in coordination with Gwinnett County DOT, is implementing corridor improvements along Sugarloaf Parkway between Satellite Boulevard and Meadow Church Road. Planned enhancements include widening from four to six lanes, installation of new or upgraded traffic signals, dual left-turn lanes, expanded sidewalks, and streetscape and drainage improvements. Construction is anticipated in 2025–2026 to support capacity and safety enhancements near the I-85 area.

4. SR 20 (Grayson Highway) Widening – Sugarloaf Parkway to Rosebud Road

The Gwinnett 2023 SPLOST Program includes funding to widen SR 20 (Grayson Highway) from four to six lanes between Sugarloaf Parkway and Rosebud Road. The project will improve north–south capacity, reduce congestion, and enhance overall corridor operations. Design and right-of-way acquisition are underway, with construction anticipated in the next SPLOST funding cycle.

5. Sugarloaf Logistics Hub / Mixed-Use Redevelopment (SR 316 / Sugarloaf Parkway Area)

A large-scale mixed-use redevelopment south of the SR 316 / Sugarloaf Parkway interchange is planned to include industrial, retail, and residential components over approximately 300 acres. The development will incorporate new internal roadways, traffic signals, and pedestrian infrastructure that will influence long-term travel patterns and access demands along the Sugarloaf Parkway corridor. Although privately funded, the project will contribute to overall corridor growth and may necessitate future operational or access management adjustments.

C.2. Project Trip Generation

The proposed development will consist of thirty-two (32) single family units. The anticipated trips were generated by the development were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025. Table 1 summarizes the project trips to and from the new development. The trips generated can be found in Appendix C.

Table 1: Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Single-Family Attached Housing, LUC 215 (32 Dwelling Units)	Daily	212	106	106
	AM Peak Hour	4	1	3
	PM Peak Hour	10	6	4

The development will generate a total of 4 new vehicle trips (1 entering and 3 exiting) during the AM peak hour and a total of 10 trips (6 entering and 4 exiting) during the PM peak hour.

C.3. Access Management Review

Access to the proposed Davis Pointe development will be provided via a single full-access driveway connecting to Sugarloaf Parkway through the existing Davis Road intersection. This shared intersection access supports safe and efficient operations consistent with Gwinnett County access management standards.

The proposed design includes a dedicated eastbound right-turn lane on Sugarloaf Parkway to accommodate entering vehicles, improving deceleration and reducing conflict with through traffic. The driveway throat length of approximately 138 feet provides adequate on-site vehicle storage and prevents queue spillback into the internal circulation system.

While the Gwinnett County Unified Development Ordinance (UDO) does not specify a numeric throat-length requirement, it requires sufficient on-site storage to prevent interference with through movements. The design is consistent with guidance from the GDOT Driveway Design Guidelines (Section 3.1.3), which recommends 100 feet for low- to moderate-volume residential developments accessing arterial roadways.

This access configuration, combined with signal control and auxiliary lane improvements, is expected to operate safely and efficiently under projected build conditions.

C.4. Adjacent Access Spacing – Upstream and Downstream

The Gwinnett County UDO Table 360.3 (2023) specifies minimum separation distances between driveways and intersections to ensure safe and efficient traffic operations. The required spacing is 369 feet for a posted speed of 45 mph along Sugarloaf Parkway and 244 feet for a posted speed of 35 mph along Davis Road.

Measurements taken using Google Earth show the following distances from the proposed site access to adjacent driveways and intersections:

- Upstream (west along Sugarloaf Parkway): 455 feet
- Downstream (east along Sugarloaf Parkway): 305 feet

Because the site access is integrated into the existing Davis Road intersection, it functions as a shared intersection access and therefore satisfies Gwinnett County's minimum spacing standards. The nearest downstream driveway (305 feet east) is located beyond the intersection's functional area and does not conflict with site operations.

No additional driveways are proposed along Sugarloaf Parkway or Davis Road. The proposed access design complies with Gwinnett County UDO Table 360.3 and maintains adequate separation from adjacent access points to preserve safe and efficient traffic flow.

C.5. Connectivity and Circulation Review

The internal circulation system within the Davis Pointe development is designed to provide safe and efficient movement for residents, visitors, and emergency vehicles. Private drive aisles connect all residential units, shared parking areas, and open spaces, allowing for convenient internal access and vehicle maneuvering.

The layout includes on-street parking distributed throughout the community and internal sidewalks connecting each unit to common areas and the development entrance. These sidewalks tie into the existing sidewalk network along Sugarloaf Parkway, providing pedestrian connectivity to adjacent neighborhoods and nearby amenities.

Pedestrian access to the north side of Sugarloaf Parkway will be accommodated via existing sidewalks and crosswalks at nearby intersections, allowing safe pedestrian travel along the corridor. The internal street network provides adequate turning radii and clearances to accommodate emergency service vehicles consistent with Gwinnett County Fire and Emergency Services design criteria.

Overall, the proposed circulation and connectivity design provide safe, efficient, and multimodal access consistent with Gwinnett County connectivity objectives and the surrounding suburban context.

C.6. Intersection Sight Distance Evaluation

Intersection sight distance (ISD) for the proposed unsignalized driveway on Sugarloaf Parkway was evaluated in accordance with AASHTO's A Policy on Geometric Design of Highways and Streets (Green Book, 7th Edition) under Case B – Intersections with Stop Control on the Minor Road. Each potential movement - left turn, right turn, and crossing - was analyzed using the standard ISD equation:

$$ISD = 1.47 \times V_{major} \times t_g$$

Where V_{major} is the design speed of the major roadway (45 mph for Sugarloaf Parkway) and t_g is the time gap required for a driver to safely enter or cross the major road.

The proposed driveway will operate under stop control, requiring drivers exiting the site to yield to through traffic on Sugarloaf Parkway. The intersection approach includes a 3% grade, with the eastbound approach consisting of four lanes and a 7-foot median, and the westbound approach consisting of five lanes (including an auxiliary lane) and a 7-foot median. Using these parameters, the required ISD was calculated for each movement scenario as shown in Table 2 below.

Table 2: Intersection Sight Distance Requirements for Stop-Controlled Driveway on Sugarloaf Parkway

Case	Maneuver	Base Time Gap (s)	Adjustment for Addition Width (s)	Total Time Gap (s)	Required ISD (ft)
B1	Left Turn from Minor Road	7.5	+1.25	9.0	595
B2	Right Turn from Stop	6.5	-	6.5	430
B3	Crossing Maneuver	6.5	+1.7	8.2	542

These values represent the minimum sight distances required along Sugarloaf Parkway for a passenger car to safely execute each movement under stop-controlled conditions.

In accordance with AASHTO guidelines, the analysis assumes a driver's eye height of 3.5 feet, an object height of 3.5 feet, and a 10-foot setback from the edge of the nearest travel lane. The available sight distance along Sugarloaf Parkway should meet or exceed these minimum values to ensure safe driveway operation.

Intersection sight distance should be verified following construction to confirm that final grading, landscaping, and roadside features do not restrict visibility. If any obstructions are identified, corrective measures such as vegetation trimming, grading adjustments, or signage improvements should be implemented.

D. Traffic Impact Analyses

The operational analysis for the study intersections was performed using Synchro® 12 traffic analysis software. Average vehicle delays were calculated and reported as Levels of Service (LOS) in accordance with the methodologies outlined in the Highway Capacity Manual (HCM), 7th Edition.

Under HCM criteria, LOS A represents free-flow conditions with minimal delay, while LOS F indicates oversaturated or failing conditions with significant congestion. LOS A through D is considered acceptable for both signalized and unsignalized intersections; LOS E and F are generally considered unacceptable and may require mitigation.

The traffic signal timings applied in the analysis were reviewed, and all signalized intersections were evaluated using a 60-second cycle length. In accordance with HCM procedures, any existing U-turn movements at the study intersections were combined with left-turn volumes for operational analysis. Additionally, a through-left lane was incorporated on the southbound approach at Sugarloaf Parkway and Elgin Trail to reflect standard NEMA phasing configuration.

Capacity analysis worksheets are provided in Appendix D for reference.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing Conditions capacity analysis are presented in Table 3 and are based on the AM and PM peak-hour traffic volumes illustrated in Figure 4. The analysis evaluates operational performance at the study intersections under existing traffic control conditions, including both signalized and stop-controlled intersections along Sugarloaf Parkway.

Table 3: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Sugarloaf Parkway & Elgin Trail	Signal	**Overall**	**A**	**6.5**	**A**	**6.1**
			EB	A	4.6	A	6.5
			WB	A	7.2	A	5.3
			NB	B	16.3	B	15.0
			SB	B	16.2	B	14.9
2	Sugarloaf Parkway & Davis Road	Stop-Control	EB	C	15.5	B	10.7
			WB	A	0.0	A	0.0
			SB	F	188.7	F	>200
3	Sugarloaf Parkway & SR 20	Signal	**Overall**	**C**	**23.4**	**C**	**23.1**
			EB	C	23.6	C	30.2
			WB	C	32.9	C	26.4
			NB	B	18.8	C	24.5
			SB	B	11.7	B	11.7

Under existing conditions, all study intersections operate at acceptable levels of service (LOS D or better) overall during both the AM and PM peak hours. The signalized intersections at Sugarloaf Parkway & Elgin Trail and Sugarloaf Parkway & SR 20 (Grayson Highway) operate at LOS A and LOS C, respectively, with minimal average delays, indicating efficient traffic progression along the corridor.

The unsignalized intersection at Sugarloaf Parkway & Davis Road operates acceptably for the eastbound and westbound approaches; however, the southbound approach from Davis Road experiences excessive delays (LOS F) during both peak hours, with average control delays exceeding 180 seconds. This performance is typical of low-volume minor-street approaches at two-way stop-controlled intersections along high-volume arterials, where limited gaps restrict safe turning movements.

Overall, existing traffic conditions indicate that Sugarloaf Parkway operates efficiently as a major east–west arterial, with localized delays on the Davis Road approach reflecting the unbalanced traffic volumes and high through speeds characteristic of the corridor.

E. Conclusions

The Davis Pointe Traffic Impact Study (TIS) evaluated existing traffic conditions, site access, trip generation, and geometric considerations associated with the proposed 32-unit single-family attached residential development at 2290 Sugarloaf Parkway in Lawrenceville, Gwinnett County, Georgia.

Trip-generation estimates prepared using the ITE Trip Generation Manual, 12th Edition (2025) indicate that the development will generate approximately 10 PM peak-hour trips (6 entering and 4 exiting), which is well below the threshold requiring a detailed Build capacity analysis.

Under 2025 Existing Conditions, all study intersections operate acceptably overall, with the signalized intersections at Sugarloaf Parkway & Elgin Trail and Sugarloaf Parkway & SR 20 (Grayson Highway) operating at LOS A and LOS C, respectively. The unsignalized intersection at Sugarloaf Parkway & Davis Road operates at LOS F for the southbound approach due to limited gaps in through traffic on the arterial, a condition typical of minor-street approaches at two-way stop-controlled intersections.

Although the southbound approach at the Sugarloaf Parkway and Davis Road intersection operates at LOS F under existing conditions, this is typical for minor-street approaches at two-way stop-controlled intersections along high-volume arterial corridors. The high delay reflects limited available gaps in through traffic rather than a localized geometric or control deficiency.

Because the proposed Davis Pointe development is expected to generate only 10 PM-peak-hour trips, its impact on the intersection's overall performance is negligible. The additional trips do not materially change approach volumes, delays, or queue lengths. As such, mitigation measures such as signalization or geometric modification are not warranted under Gwinnett County Level 1 TIS guidelines.

The County may consider long-term access management strategies - such as a Right-In/Right-Out (RIRO) configuration - if warranted by future traffic growth or safety trends, but no immediate improvements are required to accommodate site traffic.

The proposed full-access driveway, dedicated eastbound right-turn lane, and 139-foot driveway throat meet Gwinnett County UDO Table 360.3 spacing standards and GDOT Driveway Design Guidelines. Intersection sight-distance analysis based on AASHTO Case B confirms that adequate visibility can be achieved for all turning and crossing maneuvers at the 45 mph design speed of Sugarloaf Parkway.

Overall, the Davis Pointe development is expected to operate safely and efficiently within the existing transportation network and is consistent with Gwinnett County access management and design standards.

E.1. Recommendations

The following recommendations are provided to ensure safe and efficient operations along the Sugarloaf Parkway corridor.

1. Site Access and Design
    - Maintain a single full-access driveway aligned with Davis Road, including a dedicated eastbound right-turn lane and 139-foot driveway throat.
    - Verify intersection sight distance after construction per AASHTO Case B standards.
2. Sugarloaf Parkway & Davis Road
    - The southbound Davis Road approach operates at LOS F under existing conditions due to limited gaps on Sugarloaf Parkway. Project trips are minimal and do not require mitigation.
    - A Right-In/Right-Out (RIRO) configuration may be considered as a future access-management improvement if warranted by traffic growth or safety performance, but it is not required at this time.

Exhibit H: Public Participation Plan and Report

[attached]

GASKINS + LECRAW

PUBLIC PARTICIPATION PLAN

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

In addition to contacting all property owners within 1,000 feet of the site, we will be contacting the Inverness at Sugarloaf Townhome Association, the Johnson's Landing Homeowners Association, Inc., the Gwinnett County Planning Commissioners for District 3, the Gwinnett County Planning Commission Chairwoman, Commissioner Watkins III for District 3 and Commission Chairwoman Hendrickson.

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

The meeting will be held in a community room at Rhodes Jordan Park. Additionally, community members unable to attend the in-person meeting will be allowed to log into a Zoom meeting that will be broadcast from the meeting.

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

The meeting will be from 6:00 pm until 8:00 pm on Tuesday, October 21st at Rhodes Jordan Park.

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

After a brief presentation by the applicant, the remainder of the meeting will be reserved for community discussions. During this time, attendees will be able to ask questions and provide comments on the proposed rezoning. Additionally, all community members attending will be given an email address to submit questions or comments that they do not feel comfortable sharing in a public meeting.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

1. **List all groups that you notified of the requested application. <u>Include a copy of the notification package and stamped Postal Service Form 3665 (attached) with itemized name and address of each addressee.</u>**

   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.**

   Hampton Inn & Suites, 1905 Pharrs Road, Snellville, GA at 6:00pm on Wednesday, October 29, 2025.

3. **Provide the number of people who participated in the meeting(s). <u>Include the sign-in sheet(s) with meeting date, time, location, and attendee names.</u>**

   Two neighbors attended the meeting along with Planning Commissioner Fellows

   (See attached sign-in sheet). Three Applicant representatives attended the meeting as well.

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

   Question about buffers surrounding the Property.

   Concerns about promises from the neighboring townhome development that have not been achieved.

   Concerns about lack of growth in population in the area causing homes to sit unoccupied.

   Concerns about the need for a traffic study.

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

   The Applicant showed the buffers along the proeprty line that abutts a R-100 zoned property and explained that the southern portion of the property has a stream that requires a large buffer. The Applicant presented the idea of zoning conditions to insure neighbor concerns were met and welcomed the opportunity to discuss with neighbors and the County to achieve this. The Applicant will provide a copy of the traffic study to the requesting neighbor and the traffic study has been submitted as a part of the application process.

4

Exhibit I: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	January 2025
Department/Agency Name:	Parks & Recreation
Reviewer Name:	Adanegn Woldemichael
Reviewer Title:	Construction Manager I
Reviewer Email Address:	Adanegn.woldemichael@gwinnettcounty.com
Case Number:	ZON2025-00085 – REZ2026-00002
Case Address:	2290 SUGARLOAF PKWY, LAWRENCEVILLE

	Comments:		**YES**	X	**NO**
1					
2					
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:	X			**NO**
1	Provide a 12 foot wide trail/side path along Sugarloaf Pkwy as per the Gwinnett County Trails Master Plan.				
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00002
Case Address:	2290 Sugarloaf Parkway, Lawrenceville, 30045

	Comments:	**X**	**YES**		**NO**
1	Sugarloaf Parkway is a principal arterial. The Average Daily Traffic (ADT) volume is 20,725.				
2	The nearest Ride Gwinnett facility is located 1.5 miles away at Sugarloaf Parkway and Johnson Road (Stop 4067 / Route 40).				
3	Per section 360-90 of the UDO, a minimum 5' sidewalk shall be constructed along the site frontage.				
4	Per section 360-30 of the UDO, the developer shall construct a right-turn deceleration lane along Sugarloaf Parkway into the site.				
5					
6					
7					

	Recommended Zoning Conditions:	**X**	**YES**		**NO**
1	The developer shall provide an intersection control evaluation (ICE) study (levels 1 and 2) to determine the safest and most appropriate intersection control for the intersection of Sugarloaf Parkway and Davis Road/site entrance.				
2	The developer shall provide the improvements recommended in the ICE study, subject to the review and approval of the Gwinnett County Department of Transportation.				
3	In addition to restriping the existing westbound U-Turn Lane along Sugarloaf Parkway, to also reflect it as a left-turn lane into the site; the developer shall also mill and inlay the full lane so that the old striping is eradicated and the new striping has maximum visibility.				
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00002
Case Address:	2290 Sugarloaf Pkwy

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may connect to the existing 12-inch water main on the northern right-of-way of Sugarloaf Parkway. A jack-and-bore may be required.				
2	Sewer: A Sewer Capacity Certification (C2025-263-09) was approved in September 2025 for 45 townhomes. The proposed development plans to connect to an existing 14-inch gravity sewer located on parcel 5118 109. An offsite easement will be required. An aerial crossing may be required.				
3					
4					
5					
6					
7					

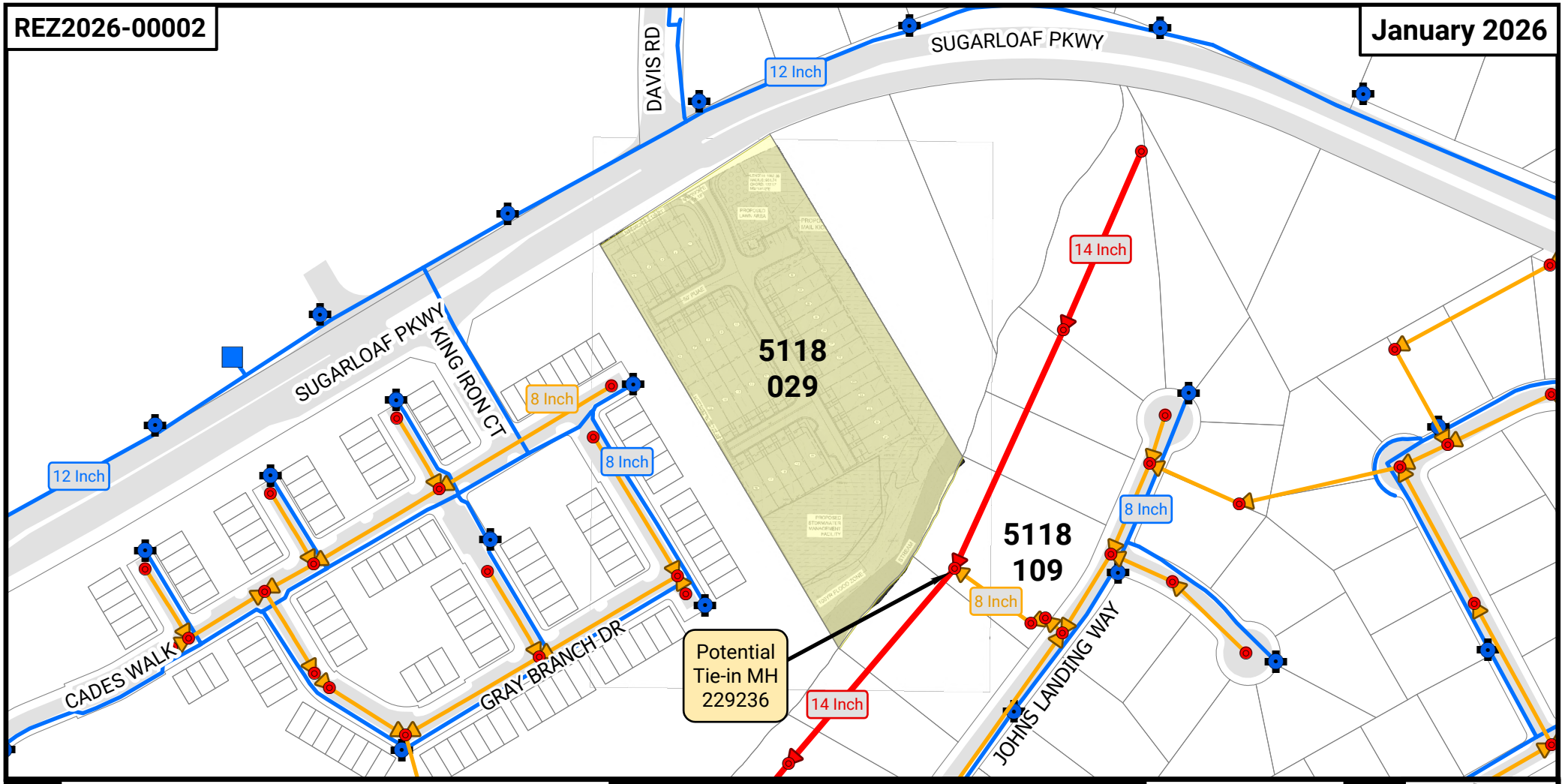
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00002

January 2026



LEGEND

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

2290 Sugarloaf Pkwy
R-100 to R-TH

Water & Sewer Utility Map

N
W E
S

0 125 250
Feet

LOCATION

Water Comments: The proposed development may connect to the existing 12-inch water main on the northern right-of-way of Sugarloaf Parkway. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification (C2025-263-09) was approved in September 2025 for 45 townhomes. The proposed development plans to connect to an existing 14-inch gravity sewer located on parcel 5118 109. An offsite easement will be required. An aerial crossing may be required.

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

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

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

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

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

		2025-26			2026-27			2027-28			Proposed Zoning
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
	Mountain View High School	**2217**	2,300	-83	**2,250**	2,300	-50	**2,284**	2,300	-16	1
CIC2026-00001	Twin Rivers Middle School	**1702**	2,150	-448	**1,720**	2,150	-430	**1,737**	2,150	-413	1
	Freemans Mill Elementary School	**1000**	925	75	**981**	925	56	**972**	925	47	2
	Discovery High School	**2641**	2,525	116	**2,654**	2,525	129	**2,668**	2,525	143	2
REZ2026-00001	Richards Middle School	**2005**	2,200	-195	**2,016**	2,200	-184	**2,037**	2,200	-163	1
	Baggett Elementary School	**1,002**	1,125	-123	**1,013**	1,125	-112	**1,000**	1,125	-125	2
	Grayson High School	**3738**	3,000	738	**3,850**	3,000	850	**3,946**	3,000	946	8
REZ2026-00002	Couch Middle School	**1181**	1,150	31	**1,198**	1,150	48	**1,222**	1,150	72	5
	Starling Elementary School	**1383**	1,200	183	**1,430**	1,200	230	**1,459**	1,200	259	9
	South Gwinnett High School	**2720**	2,750	-30	**2,758**	2,750	8	**2,745**	2,750	-5	12
REZ2026-00004	Grace Snell Middle School	**1204**	1,200	4	**1,222**	1,200	22	**1,235**	1,200	35	8
	Magill Elementary School	**1271**	1,525	-254	**1,284**	1,525	-241	**1,300**	1,525	-225	16

Exhibit J: Maps

[attached]

SUGARLOAF PKWY
DAVIS RD
SUGARLOAF PKWY
KING IRON CT
CADES WALK
ELGIN DR
AURA LN
NCH DR
HEATHER WINN CIR
JOHNS LANDING WAY
SIGN LOCATION
REZ2026-00002
Created: November 12, 2025
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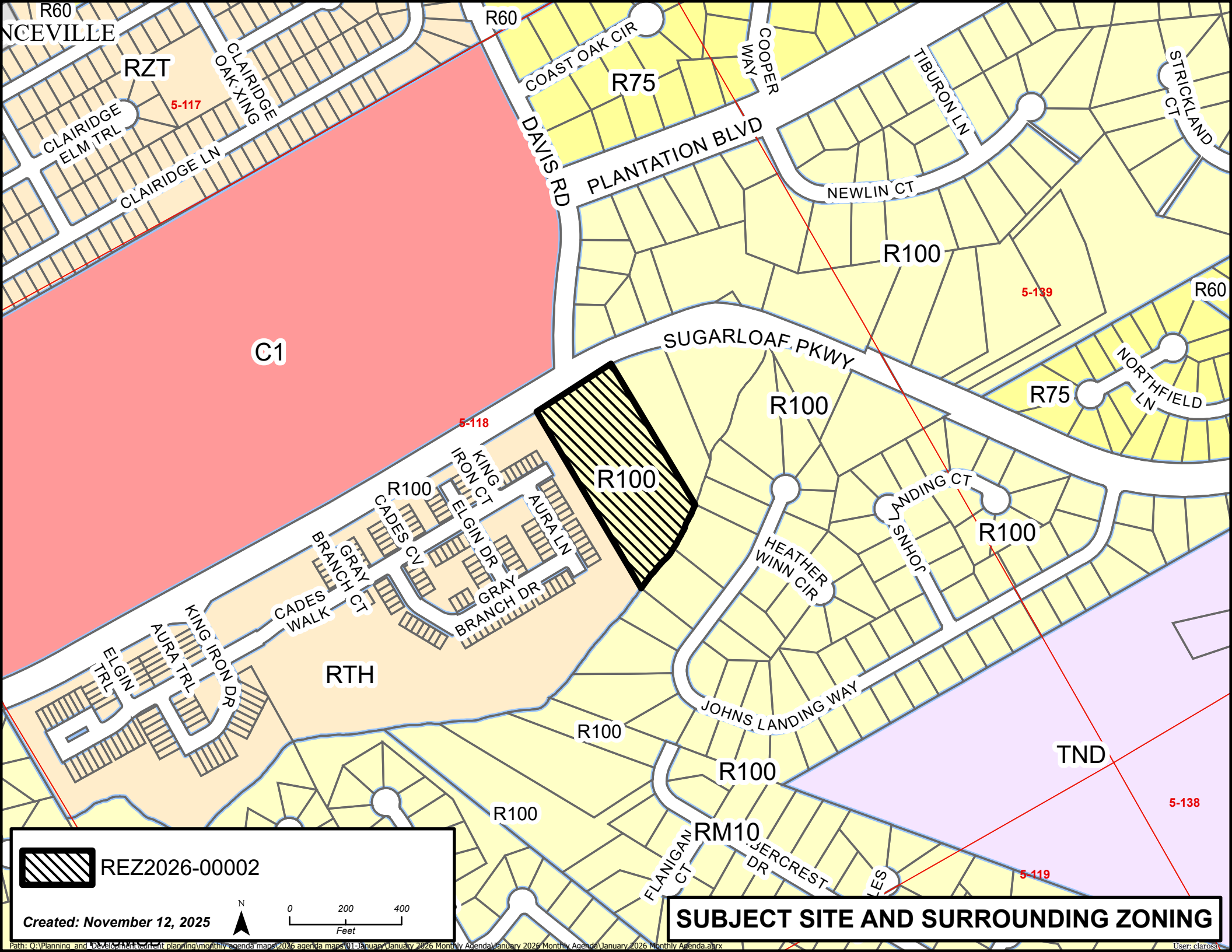
R60
NCEVILLE
RZT
5-117
CLAIRIDGE ELM TRL
CLAIRIDGE OAK XING
CLAIRIDGE LN
R60
COAST OAK CIR
R75
COOPER WAY
TIBURON LN
STRICKLAND CT
DAVIS RD
PLANTATION BLVD
NEWLIN CT
R100
5-139
R60
C1
SUGARLOAF PKWY
NORTHFIELD LN
R75
5-118
R100
KING IRON CT
R100
CADES CV
ELGIN DR
AURA LN
GRAY BRANCH CT
GRAY BRANCH DR
CADES WALK
KING IRON DR
AURA TRL
ELGIN TRL
RTH
HEATHER WINN CIR
JOHNS LANDING CT
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FLANIGAN CT
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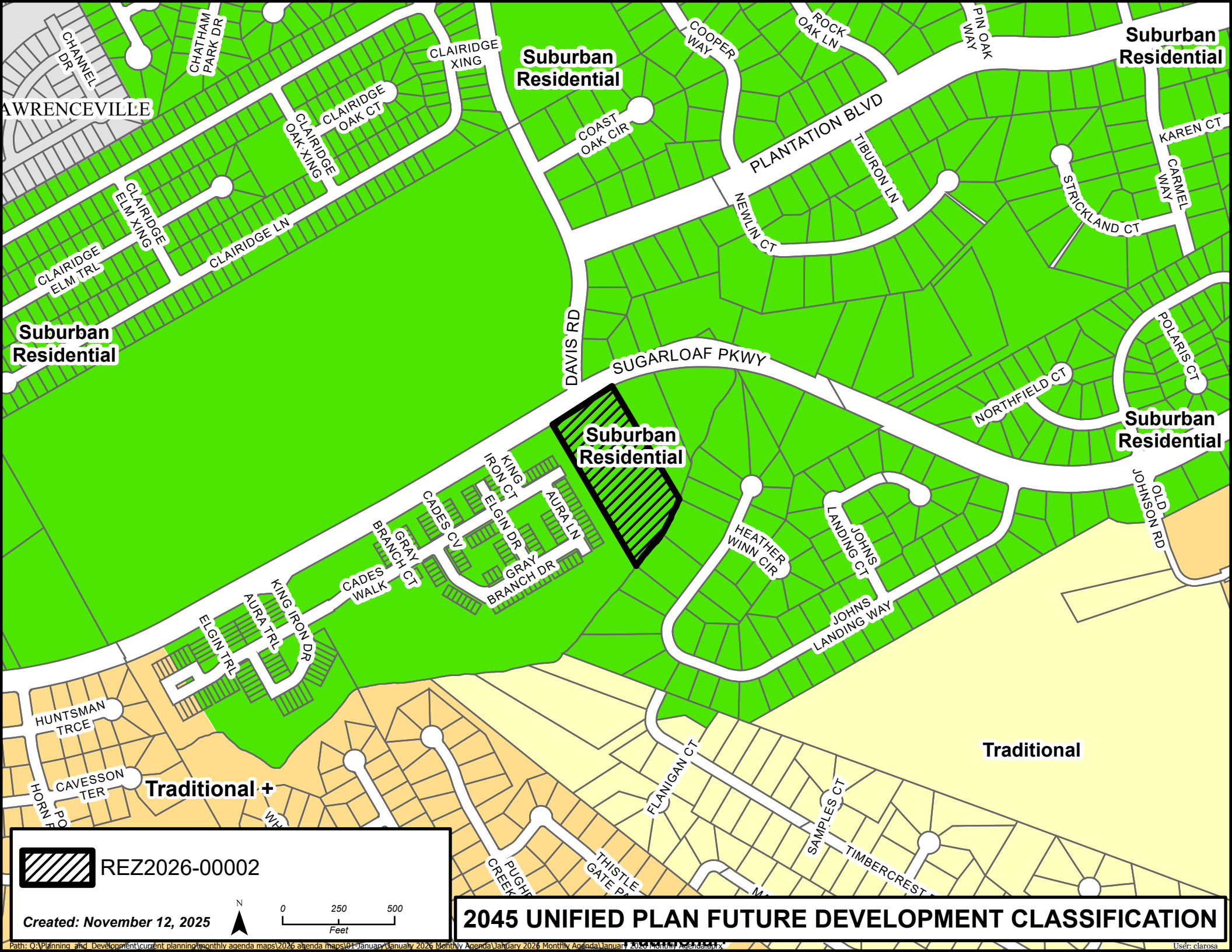
REZ2026-00002
Created: November 12, 2025
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
Suburban Residential
Traditional +
Traditional
CHANNEL DR
CHATHAM PARK DR
CLAIRIDGE XING
CLAIRIDGE OAK CT
CLAIRIDGE OAK XING
CLAIRIDGE ELM XING
CLAIRIDGE ELM TRL
CLAIRIDGE LN
COOPER WAY
ROCK OAK LN
PIN OAK WAY
COAST OAK CIR
PLANTATION BLVD
TIBURON LN
NEWLIN CT
KAREN CT
CARMEL WAY
STRICKLAND CT
DAVIS RD
SUGARLOAF PKWY
NORTHFIELD CT
POLARIS CT
OLD JOHNSON RD
KING IRON CT
ELGIN DR
AURA LN
CADES CV
GRAY BRANCH CT
GRAY BRANCH DR
CADES WALK
KING IRON DR
AURA TRL
ELGIN TRL
HEATHER WINN CIR
JOHNS LANDING CT
JOHNS LANDING WAY
HUNTSMAN TRCE
CAVESSON TER
FLANIGAN CT
SAMPLES CT
TIMBERCREST
PUGH CREEK
THISTLE GATE

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260162	20260163

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	REZ		

Item of Business:

2026-00003, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6040 162; 5092 Annistown Road; C-1 to C-2 for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku

Land Lot:	040	Parcel:	162
District:	6		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260163	

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	SUP		

Item of Business:

2026-00002, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Tax Parcel No. R6040 162; 5092 Annistown Road; Special Use Permit with Concurrent Variance(s) in a Proposed C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku

Land Lot:	040	Parcel:	162
District:	6		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

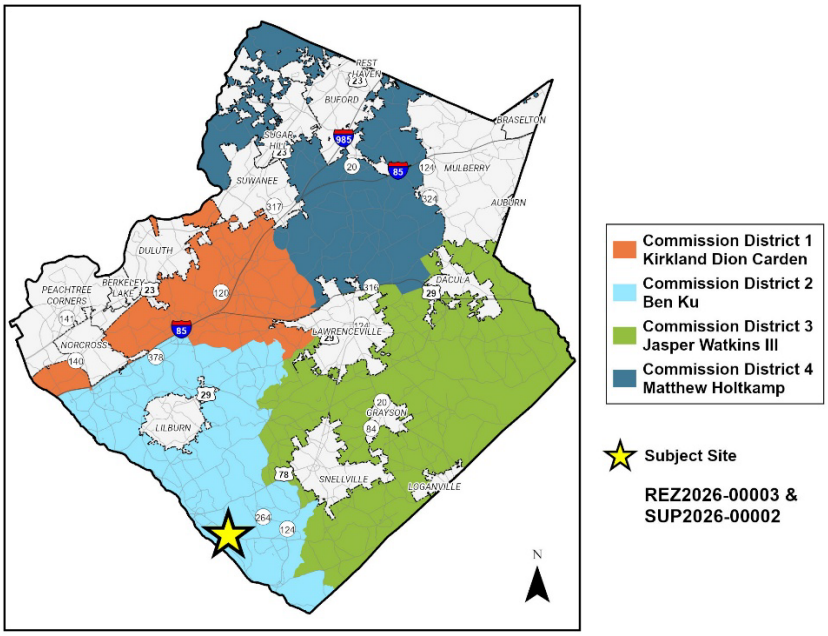
Planning Commission

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

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Numbers:	**REZ2026-00003/SUP2026-00002**
Current Zoning:	**C-1** (Neighborhood Business District)
Requests:	Rezoning to **C-2** (General Business District) Special Use Permit
Additional Requests:	Variances and Waiver
Address:	5092 Annistown Road
Map Number:	R6040 162
Site Area:	2 acres
Square Feet:	7,000
Proposed Development:	Vehicle Repair, Service, and Body Work Establishment
Commission District:	District 2 – Commissioner Ku
Future Development Type:	Suburban Residential
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 1/6/2026
Board of Commissioners Advertised Public Hearing Date: 1/27/2026

Applicant:	Complete Permitting Services, LLC 11660 Alpharetta Highway Roswell, GA 30076	**Owner:**	Brian Norman 5072 Annistown Road Stone Mountain, GA 30087
Contact:	Rachael Burt	**Phone:**	678.749.6550

Zoning History

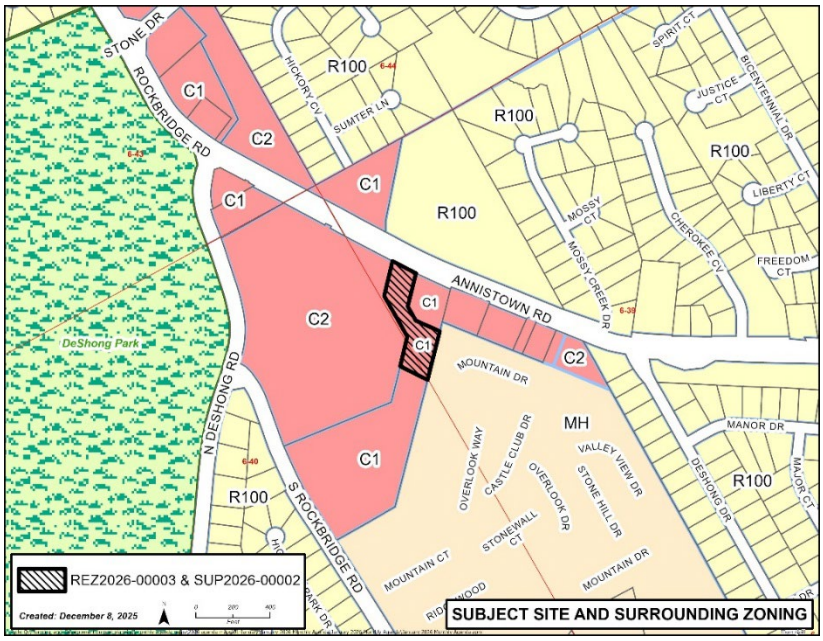
The subject property is zoned C-1 (Neighborhood Business District). In 1973, the property was rezoned to C-1 as part of an areawide rezoning.

Existing Site Condition

The subject property is a 2-acre parcel located along Annistown Road, east of its intersection with North Deshong Road/Rockbridge Road. Brian's Precision Paint & Body has been operating on the adjacent property to the east since 2000, and expanded onto the subject property in 2010. The northern portion of the site contains gravel parking while the southern portion is heavily wooded. A curb cut and a five-foot-wide sidewalk are located along the Annistown Road frontage. The nearest Ride Gwinnett transit stop is approximately 1.2 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by industrial and commercial uses, and a manufactured home park. A utility substation is located to the north, across Annistown Road. Brian's Precision Paint & Body and the Valley Brook manufactured home park are to the east. A undeveloped commercial property is to the south, and a vacant retail center is to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Repair, Service, and Body Work Establishment	C-2
North	Substation	R-100
East	Commercial (Vehicle Repair, Service, and Body Work Establishment) Manufactured Home Park (Valley Brook)	C-1 MH
South	Undeveloped	C-1
West	Commercial (Vacant)	C-2

Project Summary

The applicant requests a rezoning of a 2-acre property from C-1 to C-2, and a special use permit for expansion of an existing vehicle repair, service, and body work establishment, including:

- A 7,000-square-foot building with five vehicle bays for the storage of vehicles and parts, yielding a floor area ratio (FAR) of 0.08.
- Exterior building materials consisting of brick, metal, and glass.
- A detention pond located west of the building.
- A 20-foot-wide zoning buffer along the eastern property line abutting residential uses.
- A full-access entrance along Annistown Road and inter-parcel access to the east, while
- maintaining the existing 5-foot-wide sidewalk along Annistown Road.

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	0.08	YES
Lot Coverage	Maximum 80%	23%	YES
Building Height	Maximum 45’	20’	YES
Parking	Minimum 24 spaces Maximum 35 spaces	0 spaces	NO*
Zoning Buffer	Minimum 20’	Minimum 20’	YES

* The applicant is requesting a variance from this standard.

Public Participation

The applicant held a community meeting on September 9, 2025, at Brian’s Precision Paint & Body shop in Stone Mountain. There were no community members in attendance.

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 property is surrounded by non-residential uses including auto-oriented uses along Annistown Road. The proposal is intended for the expansion of Brian’s Precision Paint & Body, which has been in operation for 25 years. 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 building will be located over 300 feet from the nearest residences, and existing dense vegetation would mitigate potential adverse impact. The proposal would improve the current condition of the site by storing vehicles and parts indoors. Staff has recommended conditions prohibiting bay doors on the front façade, and that all repair activities occur indoors. The proposal 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 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.

Minimal impact on public facilities is anticipated in the form of traffic, utility demand, stormwater runoff, or schools.

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

The Unified Plan's Future Development Map indicates "Suburban Residential" for the subject property, which envisions single-family detached residential development. Although auto-oriented commercial is not a recommended use, the proposal is an expansion of a use that predates the adoption of the 2045 Unified Plan and is also compatible with surrounding 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 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 the UDO:

1. **Section 240-20.1 Minimum Parking Space Requirements.** The applicant is requesting to eliminate the minimum parking requirement of 24 spaces.

   Analysis: The proposed building will be used by employees of Brian's Precision Paint & Body to store vehicles and parts, and will not be open to the public. Eliminating the parking spaces would not nullify the intent of the UDO.

2. **Section 240-70.1.B Inter-parcel Access.** The applicant is requesting not to provide inter-parcel access to the adjacent properties to the south and west.

   Analysis: There are topographical constraints to the south and west. The development will provide inter-parcel access to the east. Approval of the variance request would not nullify the intent of the UDO.

Waiver Request and Analysis:

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

3. **Section 360-100 Multi-Use Path.** The applicant is requesting not to provide a multi-use path along Annistown Road.

   Analysis: There are existing five-foot-wide sidewalks along Annistown Road. A 12-foot-wide multi-use path along a short segment would be inconsistent with the existing sidewalk. Approval of the requested waiver would not nullify the intent of the UDO.

Staff Recommendation

Based on the staff's evaluation of the requests 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 and **APPROVAL** of the following variances and waiver:

1. To eliminate the minimum parking requirement.

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

3. To not provide a multi-use path along Annistown Road.

Planning Commission Recommendation

Based on staff's evaluation of the requests, 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 and **APPROVAL** of the following variances and waiver:

1. To eliminate the minimum parking requirement.

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

3. To not provide a multi-use path along Annistown Road.

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

REZ2026-00003

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

1. The property shall be limited to uses allowed in C-2 with the following uses prohibited:
    a. Emission inspection facility.
    b. Microbrewery or distillery facility.
    c. Precious metals dealer establishment.
    d. Restaurant, with drive-in or drive-through service.
    e. Smoke, novelty, or CBD shop.
    f. Special events facility.

SUP2026-00002

Approval of a special use permit for a vehicle repair, service, and body work establishment, subject to the following conditions:

1. The special use of the property shall be limited to a vehicle repair, service, and body work establishment, with the following uses prohibited:
    a. Vehicle sales.
    b. Salvage of inoperable vehicles.
    c. Outdoor storage of automobiles, automobile parts or tires.

2. All repair activities shall take place indoors.

3. 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.

~~4. No bay doors shall be located on the front of the building.~~

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. Public Participation Plan and Report
G. Internal and External Agency Review Comments
H. Maps

Exhibit A: Site Visit Photos

Property from Annistown Road

Proposed location of building

Annistown Road, east from subject property

Annistown Road, west from subject property

Exhibit B: Site Plan

[attached]

C. BENJAMIN WASHBURN P.E.
CONSULTING ENGINEER
P.O. Box 174
Jackson, GA 30233
(478) 320-3785

REVISIONS:
10/08/2025 REVIEW COMMENTS
11/06/2025 REVIEW COMMENTS

DATE: 7/23/2024
SCALE: 1"=30'

CIVIL/SITE IMPROVEMENTS
AUXILIARY VEHICLE STORAGE BUILDING
5092 ANNISTOWN ROAD, STONE MOUNTAIN, GA
FOR
BRIAN NORMAN
CONCEPTUAL SITE PLAN

C-101

11/6/2025 3:00:19 PM – P:\NORM\SHEETS\2025-08-28 CONCEPT SITE PLAN.DWG – BEN WASHBURN

BAR MEASURES 1-INCH, OTHERWISE THE DRAWING IS NOT TO SCALE

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.10.2025
FRONT
BRICK VENEER
BRICK WATER TABLE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.10.2025
METAL SIDING
REAR
BRICK WATER TABLE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.10.2025
LEFT
METAL SIDING
BRICK WATER TABLE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

11.10.2025

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

[attached]

October 1, 2025

Gwinnett County Department of Planning & Zoning
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

RE: Letter of Intent - Rezoning Application & Special Use Permit – ZAM2025-00225

To Gwinnett County Planning & Zoning:

On behalf of Mr. Brian Norman, Complete Permitting Services is applying for a rezoning and special use permit on the property located at 5092 Annistown Road, Stone Mountain, GA 30087. This property is adjacent to Mr. Norman's existing business - *Brian's Precision Body & Paint* – located at 5072 Annistown Road.

Brian's Precision Body & Paint has been open for almost 30 years. They are a certified collision repair facility for most major vehicle manufacturers and a direct repair facility for several major insurance companies. The shop provides high-quality, complete automotive repair services, catering to both major body damage and minor scratches. Some of the services include body frame straightening, paintless dent repair, undetectable paint matching, and automative detailing. A team of 23 employees makes this business run smoothly & successfully. Their hours of operation are 8 AM to 6 PM Monday through Friday, 8 AM to 12 PM on Saturdays and are closed on Sundays.

The current zoning for this property is C-1 (Neighborhood Business District). We are requesting a rezoning to C-2 (General Business District) and a special use permit to allow the continuation of the non-conforming use of vehicle service repair and body work.

The intended use of the proposed building at 5092 Annistown Road is a storage building for *Brian's Precision Body & Paint*. This building will be for storage of cars, parts, etc.; repair work will not be performed in this building. This building will NOT be open to the public and will only be accessed by Mr. Norman and his staff. The proposed building is a 7,000 square feet steel building with the outside being a mixture of brick and metal siding.

Due to the current proposed location of the building and the fact that this property will not be open to the public, the parking requirements located in code section **240-20.1 Minimum Parking Space Requirements** cannot be met. We are requesting a variance to reduce the minimum parking number from 24 spaces to 0 spaces.

We are also requesting a variance to not provide inter-parcel access to the properties lying to the West and South.
Per Code Section: 240-70.1.B.
"Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-single-family residential properties."

It is not topographically feasible, nor is the parcel large enough to do so.

Lastly, we are requesting a waiver to not provide a 12' wide multiuse path along an arterial road (Annistown Road). We are requesting the waiver from code section 360-100. "Multi-use paths shall be provided along all arterial streets. Multi-use trails and paths shall be a minimum of 12 feet in width."

Thank you for your consideration of this request.

Rachael Burt
rburt@completepermitting.com
678-749-6550

11660 Alpharetta Hwy, Suite 445
Roswell, GA 30076
770-691-5105

RESPONSES TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes, the proposed request will permit a use to the existing business at 5072 Annistown Road. The proposed request will allow the current business to better serve the community.

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

The proposed request will not adversely affect the existing use or usability of adjacent or nearby property. This request will aid the existing business. The surrounding properties are heavily wooded and will not be impacted.

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

Seeing as the property is owned by the same owner as Brian's Precision Paint & Body, the current zoning does not appeal to him with a different economic use than what is being proposed.

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

The proposed request will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed request will aid the existing business that has been serving this community for over 20 years.

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:

Located in #83 - Centerville, this request does conform with 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 rezoning and special use permit:

The existing business was grandfathered in with a non-forming use of vehicle service, repair, and body work. As this an existing condition, and this request is to support the existing business, we believe that this provides supporting grounds for approval.

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: Complete Permitting Services LLC	Name: Brian Norman
Address: 11660 Alpharetta Hwy, Suite 145	Address: 5072 Annistown Road
City: Roswell	City: Stone Mountain
State: GA ZIP: 30076	State: GA ZIP: 30087
Phone: 678.749. 6550	Phone: 770.469.1127
Email:	Email:

Contact Person: Rachael Burt Phone: 678.749.6550

Contact's Email: rachael@completepermitting.com

APPLICANT IS THE:

☑ Owner's Agent ☐ Property Owner ☐ Contract Purchaser

Current Zoning District(s): C-1 Requested Zoning District: C-2

Parcel Number(s): 6040 162 Acreage: 2.00

Property Address(es): 5092 Annistown Road

Proposed Development: Vehicle Repair, Service, and Body Work

Variance(s): 240-20.1, 240-70.1.B Waiver(s): 360-100

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units:	No. of Buildings: 1
Dwelling Unit Sq. Ft.:	Total Building Sq. Ft.: 7000
Density:	Floor Area Ratio: .08
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:

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: Complete Permitting Services LLC	Name: Brian Norman
Address: 11660 Alpharetta Hwy, Suite 145	Address: 5072 Annistown Road
City: Roswell	City: Stone Mountain
State: GA ZIP: 30076	State: GA ZIP: 30087
Phone: 678.749. 6550	Phone: 770.469.1127
Email:	Email:

Contact Person: Rachael Burt Phone: 678.749.6550

Contact's Email: rachael@completepermitting.com

APPLICANT IS THE:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

Existing/Proposed Zoning District(s): C-1 existing, C-2 proposed through concurrent rezoning

Parcel Number(s): 6040 162 Acreage: 2.00

Property Address(es): 5092 Annistown Road

Proposed Development: Vehicle Repair, Service, and Body Work

Variance(s): 240-20.1, 240-70.1.B Waiver(s): 360-100

Building/Leased Sq. Ft.: 7000 Floor Area Ratio: 0.08

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: Brian Norman

Signature: Brian Norman

Date: 8-18-25

Notary Public

Name: M. Lemon

Signature: M. Lemon

Date: August 18, 2025

M Lemon
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11/29/2025

Notary Seal

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: Brian Norman

Signature: Brian Norman **Date:** 8-13-25

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)
6040 162 - 5092 Annistown Road	Yes
6040 052 - 5072 Annistown Road	Yes

Tax Commissioner Affirmation

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

Name: Jacqueleen Garcia **Title:** Tax Associate II

Signature: Jacqueleen Garcia **Date:** 8/19/2025

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: Brian Norman

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

Campaign Contributions? NO

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

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: Rachael Burt

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

Campaign Contributions? NO

Contributions:

Official Name	Contribution Amount	Date of Contribution	Contributor

Exhibit F: Public Participation Plan and Report

[attached]

Public Participation Plan

1. **Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**
   We do not intend to formally contact any additional parties other than those on the list provided by Gwinnett County

2. **Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**
   The "Public Participation Meeting" will be held at Brian's Precision Body and Paint located at 5072 Annistown Road, Stone Mountain, GA, the business adjacent to the the property that is applying for rezoning (both properties are owned by Brian Norman)

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.**
   We plan to host the meeting Tuesday, September 9, 2025 at 6:30pm.

4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**
   We will present current aerial imagery and photos followed by the proposed location of the building on the property and initial renderings of the building. We will describe its intended use and then open the discussion for questions, comments, and concerns from the attendees. The discussion will be an open forum to include business owners, neighbors, etc. Additionally, prior to the meeting, the community will have the opportunity to email any questions or concerns. These emails will be read and answered publicly during the meeting.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Report

1. **List all groups that you notified of the requested application. <u>Include a copy of the notification package and stamped Postal Service Form 3665 (attached) with itemized name and address of each addressee.</u>**

   Stamped firm mailing book attached to this file.

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 9th, 2025 at 6:30pm. At 5072 Annistown Road, Stone Mountain, GA 30087

3. **Provide the number of people who participated in the meeting(s). <u>Include the sign-in sheet(s) with meeting date, time, location, and attendee names.</u>**

   There were 3 attendees: Rachael Burt (Applicant), Brian Norman (Owner) and Kerri Ginn (owner's employee & recipient of a mailed notice)
   Sign-in sheet attached to this file

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

   No issues or concerns were expressed at the meeting. Nor were there any emailed issues provided to applicant prior to the applicant to discuss.

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?**

   No issues or concerns were expressed at the meeting. Nor were there any emailed issues provided to applicant prior to the applicant to discuss. No changes to the development will be made.

Exhibit G: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2026-00003 / SUP2026-00002
Case Address:	5092 Annistown Road, Stone Mountain, 30087

	Comments:	**X**	**YES**		**NO**
1	Annistown Road is a minor arterial. The Average Daily Traffic (ADT) is 23,793.				
2	The nearest Ride Gwinnett facility is located 1.2 miles away at Rockbridge Road and West Park Place Boulevard (Stop 2551 / Routes 25 and 70).				
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

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00003 & SUP2026-00002
Case Address:	5092 Annistown Rd

	Comments:	**X**	**YES**		**NO**
1	Water: GCDWR does not have comments for these Rezoning and Special Use Permit cases. The proposed building plans to utilize the same water connection as the existing building on the adjacent parcel 6040 052. Both parcels are under the same ownership.				
2	Sewer: GCDWR does not have comments for these Rezoning and Special Use Permit cases. The proposed building plans to utilize the same septic connection as the existing building on the adjacent parcel 6040 052. Both parcels are under the same ownership.				
3					
4					
5					
6					
7					

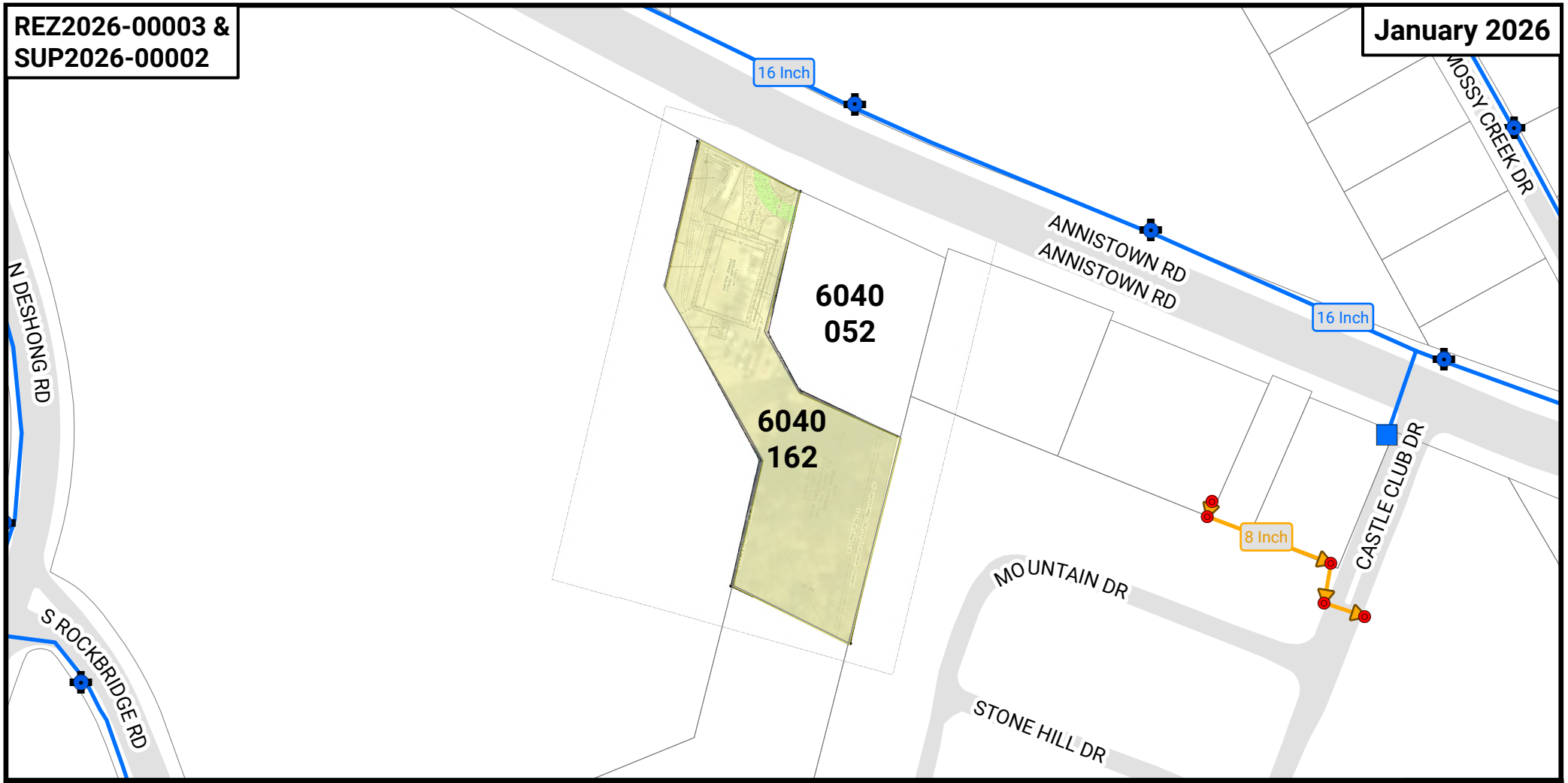
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00003 & SUP2026-00002

January 2026



LEGEND

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

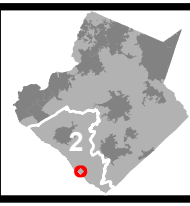
5092 Annistown Rd
C-1 to C-2

Water & Sewer Utility Map

N W E S

0 100 200
Feet

LOCATION



Water Comments: GCDWR does not have comments for these Rezoning and Special Use Permit cases. The proposed building plans to utilize the same water connection as the existing building on the adjacent parcel 6040 052. Both parcels are under the same ownership.

Sewer Comments: GCDWR does not have comments for these Rezoning and Special Use Permit cases. The proposed building plans to utilize the same septic connection as the existing building on the adjacent parcel 6040 052. Both parcels are under the same ownership.

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 Standards: 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]

ANNISTOWN RD
MOUNTAIN DR
STONE HILL DR
REZ2026-00003 & SUP2026-00002
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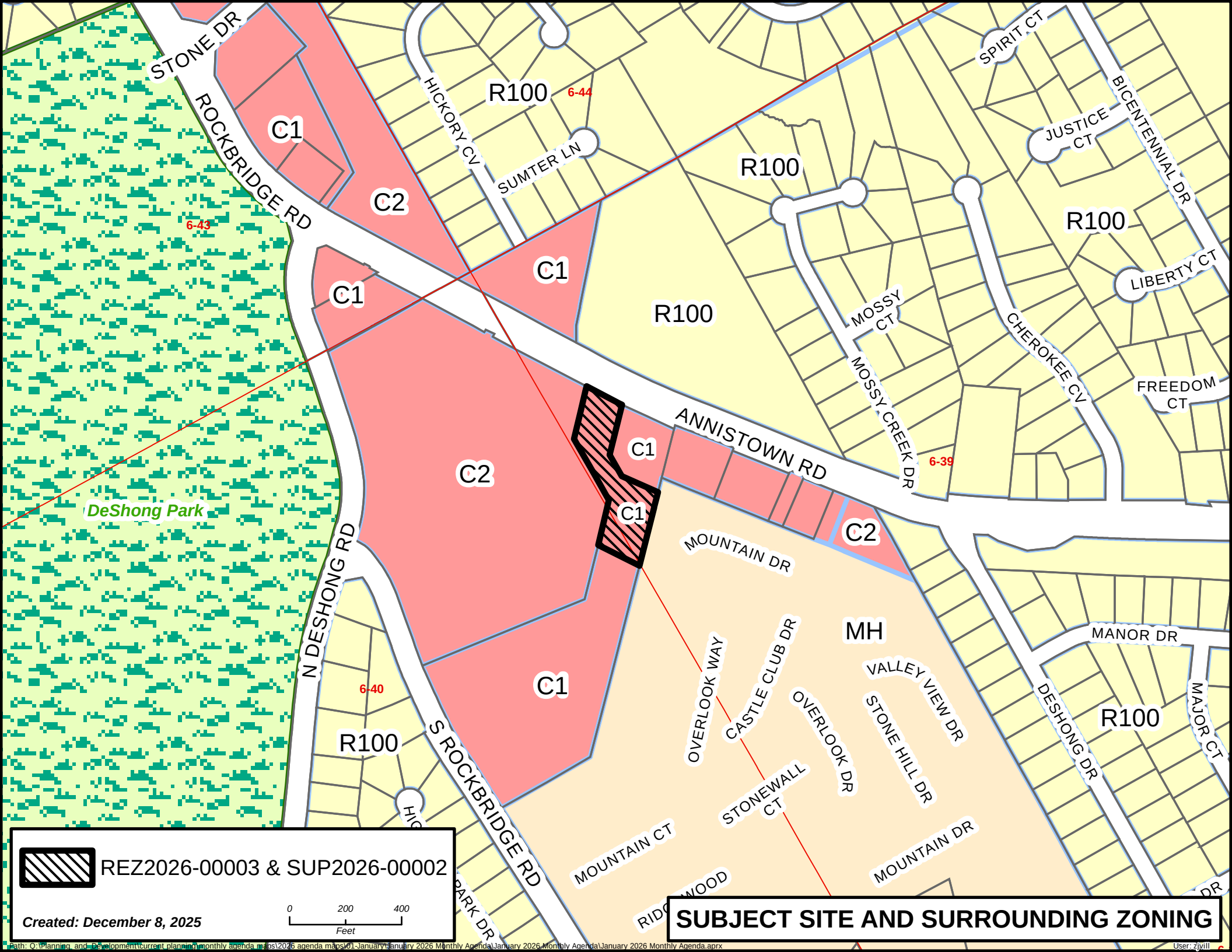
STONE DR
ROCKBRIDGE RD
HICKORY CV
SUMTER LN
SPIRIT CT
JUSTICE CT
BICENTENNIAL DR
LIBERTY CT
MOSSY CT
MOSSY CREEK DR
CHEROKEE CV
FREEDOM CT
ANNISTOWN RD
N DESHONG RD
S ROCKBRIDGE RD
DeShong Park
MOUNTAIN DR
MANOR DR
DESHONG DR
MAJOR CT
OVERLOOK WAY
CASTLE CLUB DR
OVERLOOK DR
STONE HILL DR
VALLEY VIEW DR
STONEWALL CT
MOUNTAIN CT
MOUNTAIN DR
C1
C2
MH
R100
6-39
6-40
6-43
6-44
REZ2026-00003 & SUP2026-00002
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SUBJECT SITE AND SURROUNDING ZONING
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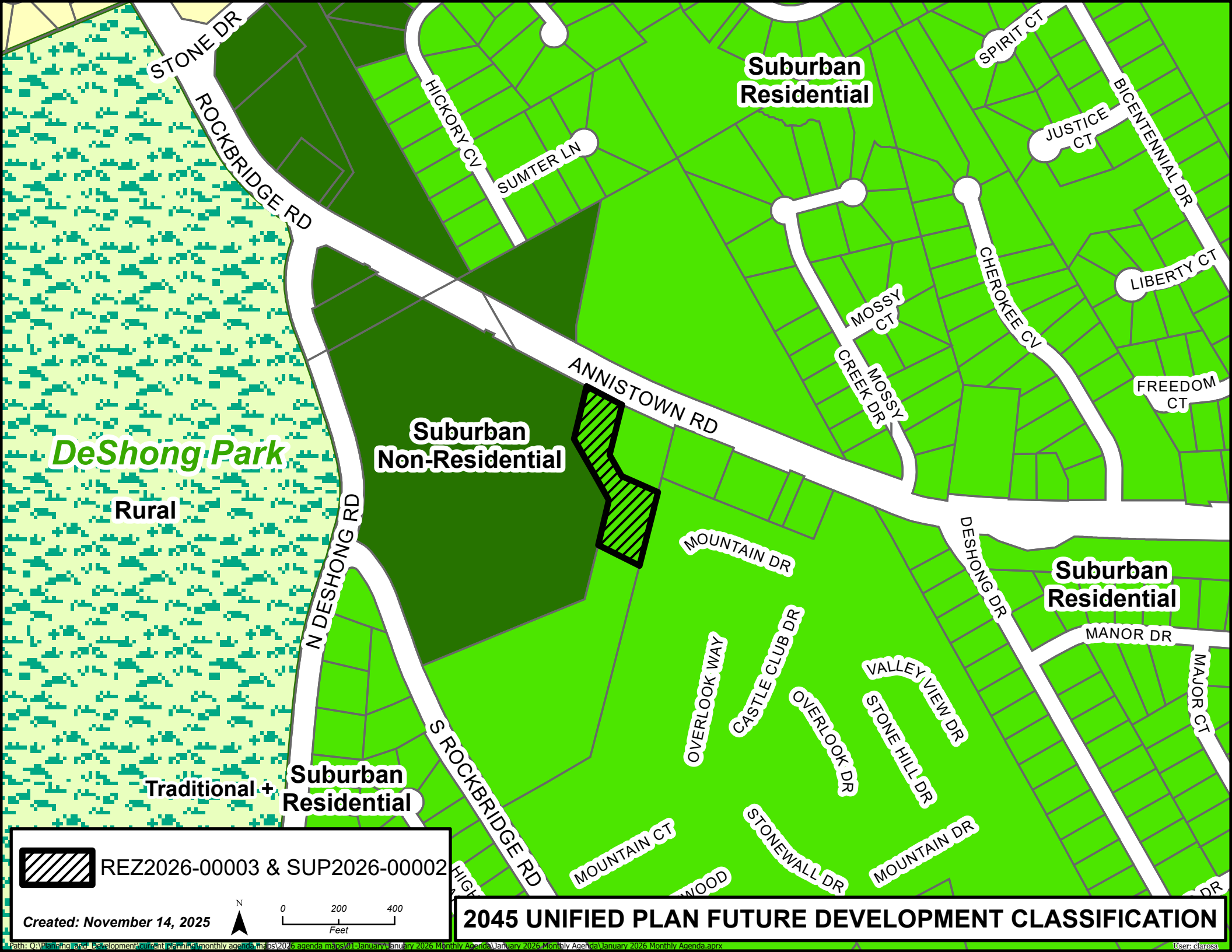
STONE DR
ROCKBRIDGE RD
HICKORY CV
SUMTER LN
Suburban Residential
SPIRIT CT
JUSTICE CT
BICENTENNIAL DR
LIBERTY CT
CHEROKEE CV
MOSSY CT
MOSSY CREEK DR
FREEDOM CT
ANNISTOWN RD
Suburban Non-Residential
DeShong Park
Rural
N DESHONG RD
MOUNTAIN DR
DESHONG DR
Suburban Residential
MANOR DR
MAJOR CT
OVERLOOK WAY
CASTLE CLUB DR
OVERLOOK DR
VALLEY VIEW DR
STONE HILL DR
S ROCKBRIDGE RD
Traditional + Suburban Residential
MOUNTAIN CT
STONEWALL DR
MOUNTAIN DR
REZ2026-00003 & SUP2026-00002
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User: clarosa

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260164	

☑ Rezoning ☑ Public Hearing

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	yturruviates				
Agenda Type	Rezoning	Rezoning Type	REZ		

Item of Business:

2026-00005, Applicant: Georgia Health Holdings, LLC c/o Battle Law, P.C.; Owner: Georgia Health Holdings, LLC; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6241 006; 5176 Old Norcross Road; R-75 to O-I for a Medical Office; 1.45 acres; District 1/Carden

Land Lot:	241	Parcel:	006
District:	6		

Attachments	Department Case Report with Planning Commission Recommendation

Authorization: Chairwoman's Signature? Yes

Department Head	jjleitch (1/20/2026)

District		For	Against	Abstained	Absent
District 1	Jamin Harkness	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

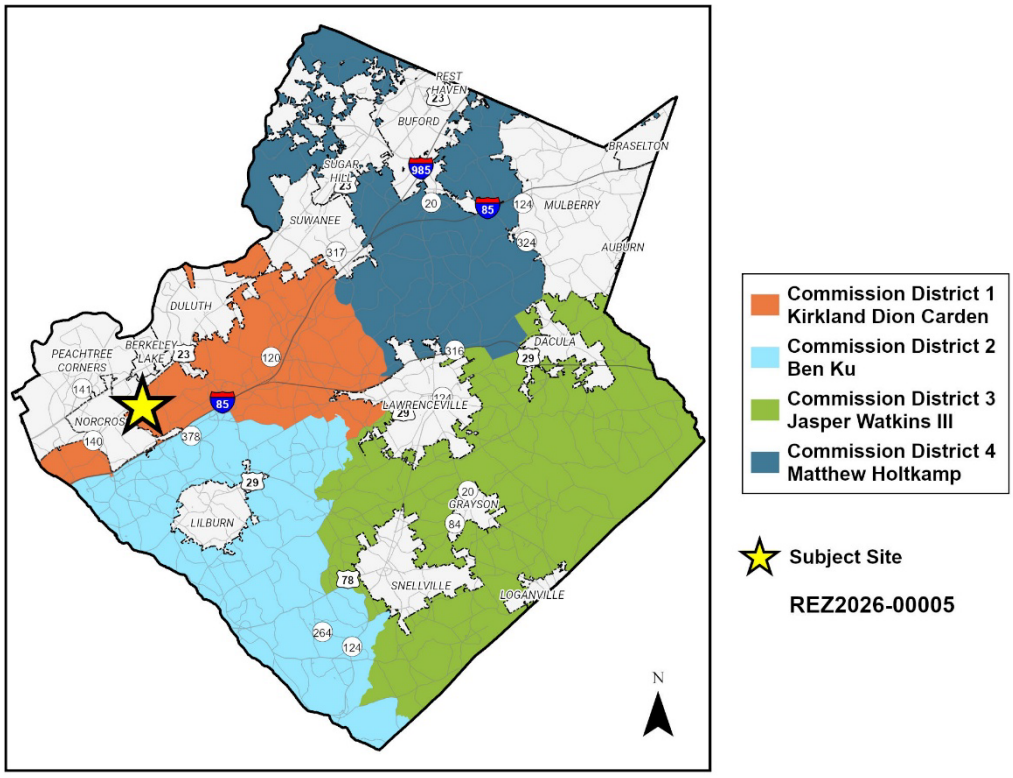
Planning Commission

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

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**REZ2026-00005**
Current Zoning:	**R-75** (Single-Family Residence District)
Request:	Rezoning to **O-I** (Office-Institutional District)
Additional Requests:	Variances
Address:	5176 Old Norcross Road
Map Number:	R6241 006
Site Area:	1.45 acres
Square Feet:	7,700
Proposed Development:	Medical Office
Commission District:	District 1 – Commissioner Carden
Future Development Type:	Neighborhood Traditional+
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 1/6/2026
Board of Commissioners Advertised Public Hearing Date: 1/27/2026

Applicant:	Georgia Health Holdings, LLC c/o Battle Law, P.C. 3562 Habersham at Northlake Road Building J, Suite 100 Tucker, GA 30082	**Owner:**	Georgia Health Holdings, LLC 4220 Falls Ridge Road Alpharetta, GA 30022
Contact:	Joshua Mahoney	**Phone:**	404.601.7616

Zoning History

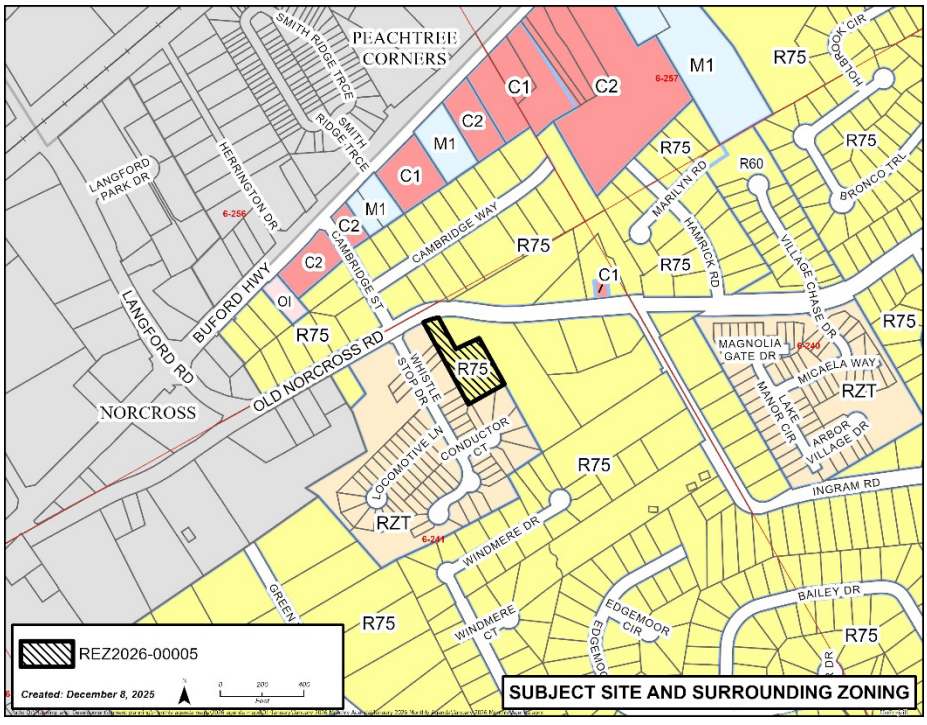
The subject property is zoned R-75 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 1.45-acre parcel located along Old Norcross Road, east of its intersection with Buford Highway. The property contains a vacant one-story residence which was utilized as a daycare facility, as well as a pole sign. Two 100-foot-wide overhead powerline easements cross the property in the front yard. A 5-foot-wide sidewalk is located along Old Norcross Road. The nearest Ride Gwinnett transit stop is approximately 0.15 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by residential, institutional, commercial and industrial uses. The Cambridge Manor subdivision is located across Old Norcross Road to the north. A place of worship and single-family residences on large lots are to the east. Farther east is an auto-oriented commercial use. The Old Norcross Station subdivision is to the south and west. Industrial uses (contractor's office, landscape supply, truck storage) are located farther west within the City of Norcross. The following is a summary of surrounding uses and zoning:


PEACHTREE CORNERS
SMITH RIDGE TRCE
SMITH RIDGE TRCE
HERRINGTON DR
LANGFORD PARK DR
C1
C2
M1
C2
M1
C1
M1
C2
C2
OI
C1
C2
M1
R75
R60
R75
R75
R75

Location	Land Use	Zoning
Proposed	Medical Office	O-I
North	Single-Family Residential (Cambridge Manor)	R-75
East	Place of Worship Single-Family Residential Commercial (Auto-oriented)	R-75 R-100 C-1
South	Single-Family Residential (Old Norcross Station)	R-ZT
West	Single-Family Residential (Old Norcross Station) Industrial (Contractors Office, Landscape Supply, Truck Storage)	R-ZT C-2 (City of Norcross)

Project Summary

The applicant requests rezoning of a 1.45-acre property from R-75 to O-I for a medical office, including:

- Demolition of the existing single-family detached residence and the pole sign.
- Construction of a one-story, 7,700-square-foot building, yielding a floor area ratio (FAR) of 0.12.
- Exterior building materials of cementitious siding and stone.
- 30 parking spaces located in front of the building and a dumpster enclosure in the eastern portion of the parking lot.
- A 50-foot-wide zoning buffer along the southern property line and a 10-foot-wide landscape strip along Old Norcross Road.
- Maintaining the existing full-access entrance and 5-foot-wide sidewalk along Old Norcross Road.

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 3.0	0.12	YES
Lot Coverage	Maximum 80%	48.7%	YES
Building Height	Maximum 75’	32’	YES
Parking	Minimum 16 spaces Maximum 30 spaces	30 spaces	YES

Public Participation

The applicant held a community meeting on September 29, 2025, at the subject property in Norcross. There were no community members in attendance.

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 contains a mixture of residential, institutional, commercial, and industrial 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 building is residential in character, including pitched roofs and architectural windows. The 50-foot-wide zoning buffer along the southern property line would provide screening and separation for existing single-family detached subdivisions. Staff has recommended conditions to provide vegetative screening along the western property line, to remove the existing pole sign, and to require any future sign to follow the illumination standards in residential zoning districts. With proper conditions, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

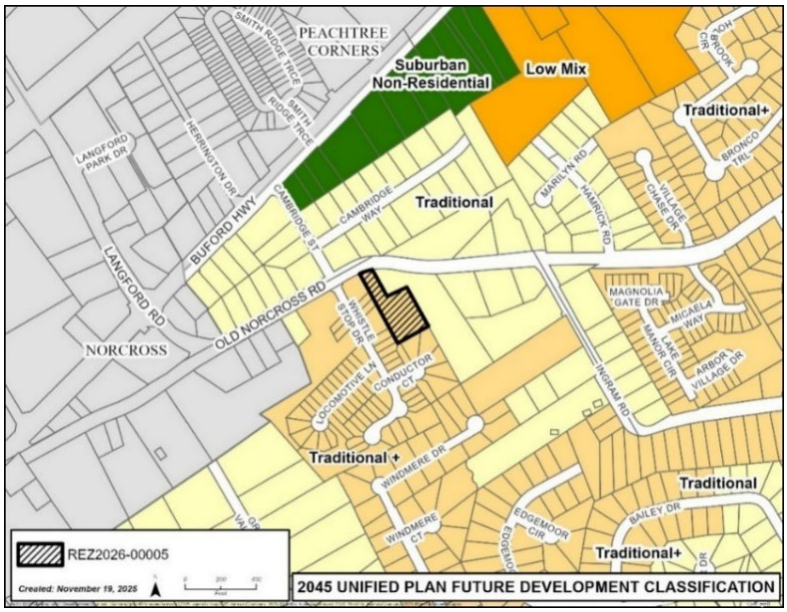
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property, which encourages gentle density through smaller footprint homes. Although O-I is not a recommended zoning district, a medical office is compatible with the surrounding commercial and industrial uses, and would also offer services to nearby residents.



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 the UDO:

1. **Section 230-30.13.A Dumpster Location.** The applicant is requesting to allow a dumpster enclosure to be located in the front yard.

   Analysis: The proposed dumpster enclosure is over 150 feet from the street, and farther away from existing residences to the south and west. Approval of the variance request would not nullify the intent of UDO.

2. **Section 230-100 Zoning Buffer.** The applicant is requesting to eliminate the 50-foot-wide zoning buffer along the eastern and western property lines, adjacent to the place of worship and the Old Norcross Station subdivision.

   Analysis: Zoning buffers are intended to protect single-family uses from non-single-family uses. A place of worship is located to the east, and the elimination of the buffer would not nullify the intent of the UDO. Along the western property line, the existing driveway would encroach into the buffer, if strictly enforced. Given the existing subdivision privacy fence and the location of the proposed building, staff has recommended a condition for a 20-foot-wide landscaped buffer. With the recommended condition, 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 request and **APPROVAL** of the following variances:

1. To allow a dumpster enclosure in the front yard.

2. To eliminate the 50-foot-wide undisturbed buffer along the eastern and western property lines.

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 variances:

1. To allow a dumpster enclosure in the front yard.

2. To eliminate the 50-foot-wide undisturbed buffer along the eastern and western property lines.

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

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

1. The property shall be limited to uses allowed in O-I with the following uses prohibited:
    a. Lodging Establishments
    b. Dwelling, Multifamily
    c. Outdoor Display or Sales of Merchandise

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received December 2, 2025, and Exhibit C: Building Elevations, dated received November 14, 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. A 20-foot-wide landscaped buffer shall be provided along the western property line, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

4. The existing ground signage shall be removed prior to the issuance of a Certificate of Occupancy. Any new ground sign shall be externally illuminated, subject to the review and approval of the Department of Planning and Development.

5. **The hours of operation shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday.**

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. Public Participation Plan and Report
G. Internal and External Agency Review Comments
H. Maps

Exhibit A: Site Visit Photos

View of Access to Old Norcross Road

View of 5-foot-wide Sidewalk along Street Frontage

View of Driveway within the Property

View of Power Line in the Front Portion of the Property

View of Existing 1-Story Building

View of Property Line adjacent to the western Single-family Subdivision

View of Property Line adjacent to the eastern Place of Wordship

View of Rear of Property

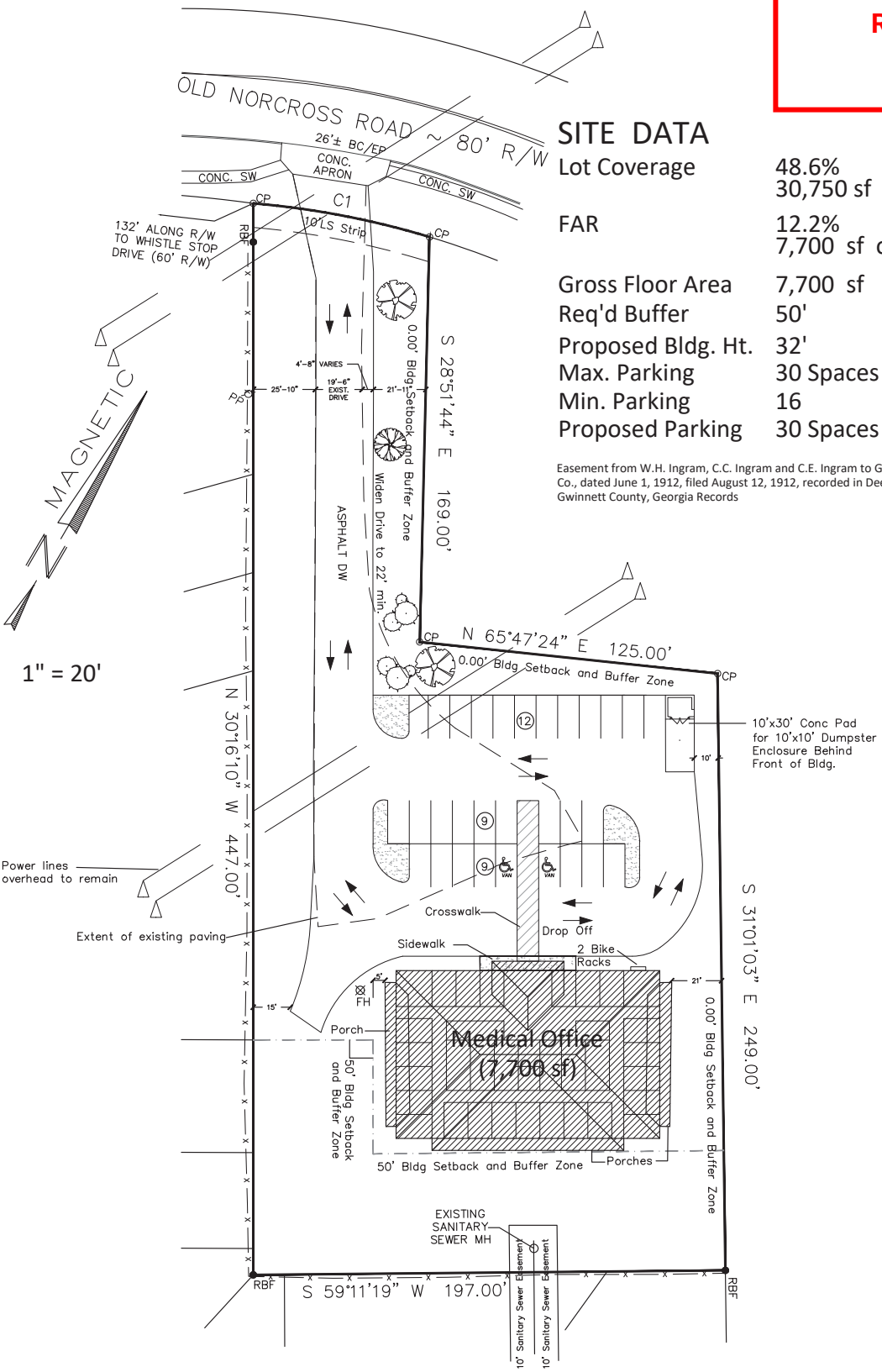
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.2.2025

GEORGIA HEALTH HOLDINGS

NORCROSS MEDICAL OFFICE | 5176 OLD NORCROSS RD, NORCROSS, GA | PROPOSED SITE PLAN



SITE DATA

Lot Coverage	48.6% 30,750 sf of 63,253 sf
FAR	12.2% 7,700 sf of 63,253 sf
Gross Floor Area	7,700 sf
Req'd Buffer	50'
Proposed Bldg. Ht.	32'
Max. Parking	30 Spaces
Min. Parking	16
Proposed Parking	30 Spaces

Easement from W.H. Ingram, C.C. Ingram and C.E. Ingram to Georgia railway and Power Co., dated June 1, 1912, filed August 12, 1912, recorded in Deed Book 26, Page 450, Gwinnett County, Georgia Records

Prelim Site Plan (For Rezoning from R75 to O & I)

5176 Old Norcross Rd., Norcross, GA

CNNA # A25335 Revised Dec. 1, 2025

Scale: 1" = 20'-0"

A25335
12/01/2025

Copyright © 2017

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.14.2025

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"

2 CONCEPTUAL BACK ELEVATION
1/8" = 1'-0"

3 CONCEPTUAL EAST ELEVATION
1/8" = 1'-0"

4 CONCEPTUAL WEST ELEVATION
1/8" = 1'-0"

NORCROSS MEDICAL OFFICE | 5176 OLD NORCROSS RD, NORCROSS, GA | **ELEVATIONS**

Scale: 1/8" = 1'-0"

GEORGIA HEALTH HOLDINGS

A25335
10/27/2025

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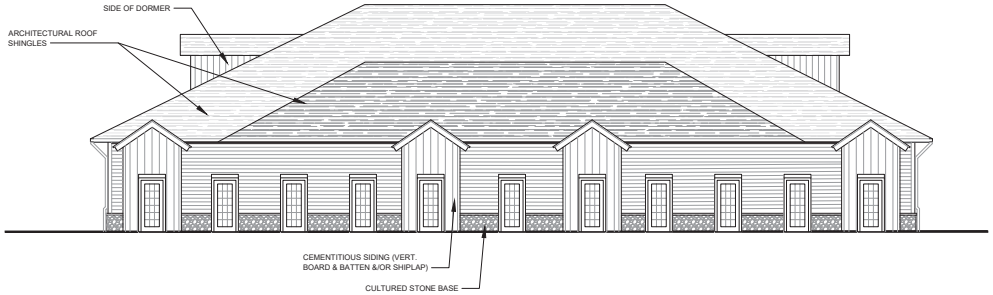
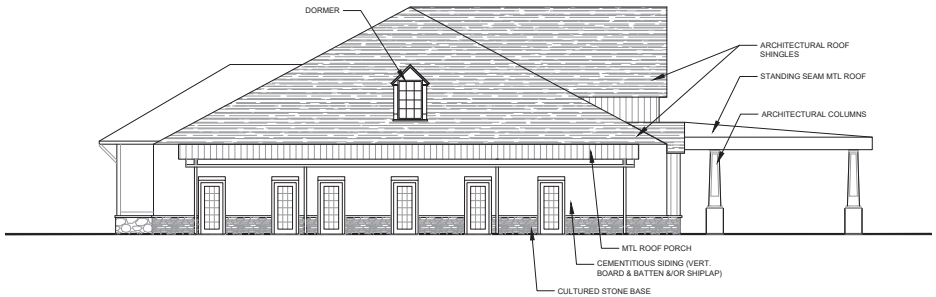
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.14.2025

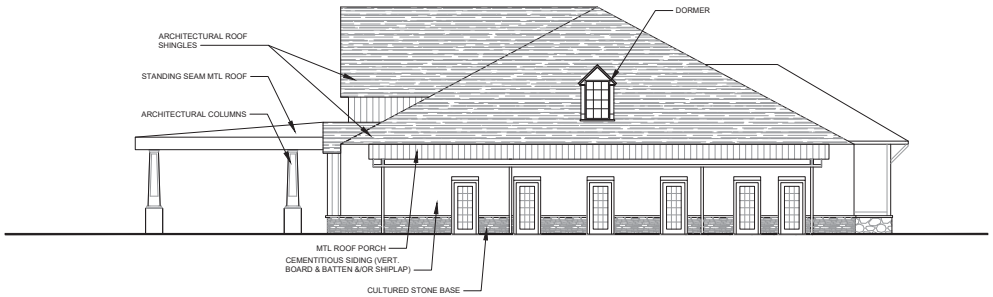
1 FRONT ELEVATION
1/8" = 1'-0"



2 BACK ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

NORCROSS MEDICAL OFFICE | 5176 OLD NORCROSS RD, NORCROSS, GA | **ELEVATIONS**

Scale: 1/8" = 1'-0"

GEORGIA HEALTH HOLDINGS

A25335
10/02/2025

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

[attached]

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Gwinnett County Zoning Ordinance
For
A Rezoning from R-75 to O-I with a Concurrent Variance from 230-100.1 to Reduce the Required Zoning Buffer from Fifty Feet to Zero Feet and a Concurrent Variance from 230-30.13(A) to Allow a Dumpster in the Front Yard for
A New Therapy Office

of

Georgia Health Holdings, LLC
c/o Battle Law, P.C.

for

+/-1.45 Acres of Land
Being
5176 Old Norcross Road
Norcross Ga 30071
Gwinnett County, Georgia and
Parcel Nos. 6241 006

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Georgia Health Holdings, LLC (the "Applicant") is seeking to develop on +/- 1.45 acres of land being tax parcel number. 6241 006 having frontage on 5176 Old Norcross Road (the "Subject Property") with a new therapy office. The Applicant is seeking a rezoning from R-75 to O-I and concurrent variance from section 230-100.1 to reduce the required zoning buffer between O-I zoned property and R-75 zoned property from fifty (50) feet to zero (0) feet on the east and west sides of the Subject Property. The Applicant is also seeking a concurrent variance from section 230-30.13(A) to allow a dumpster in the front yard rather than the side or rear yard.

This document serves as a statement of intent, analysis of the criteria under the Gwinnett County and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. GWINNETT COUNTY REZONING CRITERIA

According to Section 270-20.6 of the Gwinnett County Code of Ordinances, 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 of unrestricted use of property and shall govern the exercise of the zoning power:

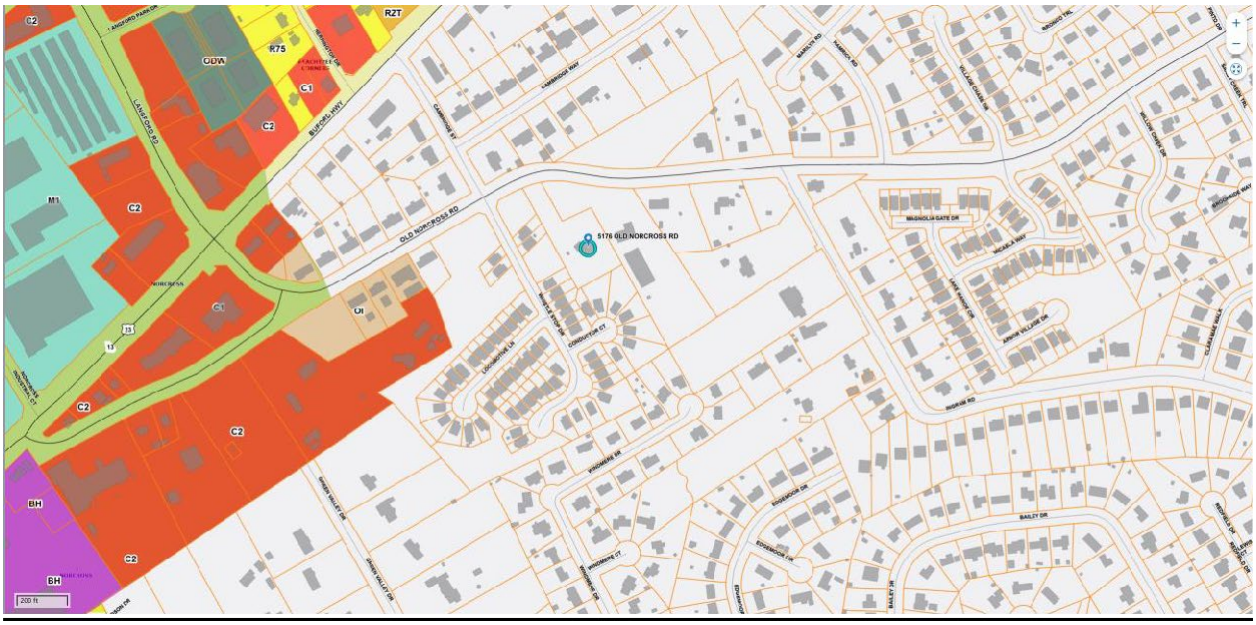
A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;

This application seeks to allow a new therapy office on the Subject Property. The Subject Property is Stepping Stones Child Care and Pre-K. The Answer Center Church and Christian Center is immediately adjacent to the Subject Property on the east, despite being on property zoned R-75. Immediately west and south of the Subject Property are single-family detached homes that are part of Old Norcross Station. A fence and trees separate the Subject Property from these homes.

Expanding the scope of analysis, one would find that there are several businesses that front Old Norcross Road west of the Subject Property. Despite appearing residential in nature, the buildings facing Old Norcross Road are zoned O-I and C-2 in the City of Norcross. Similarly, the Applicant plans to construct a residential-like building for this proposed office.

Given the current use of the Subject Property, the installed screening, the nearby O-I and C-2 properties, and the adjacent church (which is also immediately adjacent to homes in Old Norcross Station), the proposed use will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Gwinnett County Zoning Map



City of Norcross Zoning Map

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. All proposed development will take place on the Subject Property and not spill onto

nearby properties. The proposed use will likely produce less traffic and noise than the existing use since the Applicant seeks to create a tranquil space for future patients. Furthermore, the proposed building will be residential in nature despite being an office. The residential look will blend in with the surrounding residential buildings.

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

The property to be affected by the proposed rezoning does not have 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;

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed use will likely produce less traffic than the day care since only employees and patients will be visiting the site. The proposed use will have little to no impact on transportation facilities or utilities and will have no impact on schools.

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

The future land use designation of the Subject Property is Traditional+, which does not typically call for O-I. However, given the development and use of surrounding properties, the land use plan for the area can support a rezoning to O-I and the proposed use.

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 is not aware of 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.

III. GWINNETT COUNTY VARIANCE CRITERIA

When considering a variance, Gwinnett County Code of Ordinances prescribes the following criteria:

A. Zoning Buffer Reduction

1. Arises from a condition that is unique and peculiar to the land, structures and buildings involved;

The requested variance is to reduce the required fifty (50) foot zoning buffer between O-I and R-75 zoned properties. The request arises directly from the size and shape of the Subject Property. The Subject Property is 1.4 acres with most of that area on the southernmost portion of the Subject Property. A narrow stretch of land fronts Old Norcross Road. The narrow strip is about seventy-five (75) feet wide. However, the zoning buffer required by section 230-100.1 would prevent any development whatsoever on the narrow strip of land because the buffer would totally cover that portion of land. This strip if land is required for access to the rest of the Subject Property.

Gwinnett County GIS Map

2. *Is necessary because the particular physical surroundings, the size, shape, or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience if the provisions of the UDO are literally enforced;*

The variance requested is necessary because the shape of the Subject Property coupled with the required zoning buffer would prevent the Subject Property from any use whatsoever, which is an unnecessary hardship for the Applicant. The use of property, subject to the relevant zoning ordinance, is a right enjoyed by all property owners. This Applicant would not enjoy that right if

the UDO were literally enforced. So, the variance requested does not seek to remedy a mere inconvenience. Rather, the variance seeks to remedy an unnecessary hardship.

3. *The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property;*

The condition requiring the requested relief is not ordinarily found in properties of the same district as the Subject Property. The condition is question is unique to the Subject Property because it is directly connected to the shape of the Subject Property.

4. *The condition is created by the regulations of the UDO and not by an action or actions of the property owner or the applicant;*

The buffer is created by the regulations of the UDO and not by the action or actions of the property owner or the applicant. When combined with the shape of the Subject Property, the unnecessary hardship arises.

5. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood;*

The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the Subject Property is located, nor impair an adequate supply of light or air to adjacent property, nor substantially increase the congestion in the public streets, nor increase the danger of faire, nor create a hazard to air navigation, nor endanger the public safety, nor substantially diminish or impair property values within the neighborhood.

6. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structures;*

The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.

7. *The variance desired will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County Unified Plan.*

The variance requested will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County Unified Plan.

B. Dumpster Location

IV. CONCLUSION

For the foregoing reasons, the Applicant hereby requests the Board of Commissioners vote to approve this application for a rezoning from R-75 to O-I with a concurrent variance from section 230-100.1 to allow a new therapy office. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the Gwinnett County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Gwinnett County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Gwinnett County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning with Concurrent Variances of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and

discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning with a concurrent variance in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning with a concurrent variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

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: Georgia Health Holdings, LLC c/o Battle Law PC	Name: GEORGIA HEALTH HOLDINGS LLC
Address: 3562 Habersham at Northlake Road, Bldg J, Suite 100	Address: 4220 FALLS RIDGE DR
City: Tucker	City: ALPHARETTA
State: GA ZIP: 30082	State: GA ZIP: 30022
Phone:	Phone:
Email: jsm@battlelawpc.com	Email:

Contact Person: Joshua Mahoney Phone: (404)601-7616

Contact's Email: jsm@battlelawpc.com

APPLICANT IS THE:

☐ Owner's Agent ■ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-75 Requested Zoning District: O-I

Parcel Number(s): 6241 006 Acreage: 1.45

Property Address(es): 5176 Old Norcross Rd, Norcross, GA 30071

Proposed Development: Medical Office

Variance(s): To have dumpster in the front yard, reduce zoning buffer Waiver(s):

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units:	No. of Buildings: 1
Dwelling Unit Sq. Ft.:	Total Building Sq. Ft.: 7,700
Density:	Floor Area Ratio: 0.12
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

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: NEHA KHURANA

Signature: Nkhurana Date: 07/02/2025

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)
R6241-006	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: Vickie Schoby Date: 7/2/2025

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY OWNER CERTIFICATION

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

Property Owner

Name: NEHA KHURANA

Signature: Nkhurana

Date: 12/11/25

Notary Public

Name: Uma Kolappan

Signature: K. Uma Mahajan

Date: 12/11/2025

UMA KOLAPPAN
Notary Public, Georgia
Forsyth County
My Commission Expires
02/18/2029

Notary Seal

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Signature of applicant	7/2/2025 Date
NEHA KHURANA, President Type or print name and title	7/2/2025 Date
Signature of notary public	07/02/25 Date / Notary seal

LATOYA CLEM... NOTARY PUBLIC GWINNETT COUN... GEORGIA EXPIRES MAY 4, 2028

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ Yes ☒ No _____
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.

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Signature of applicant — 10/15/2025 *Date*

Michele Battle, ESQ/ Battle Law PC — 10/15/2025

Type or print name and title — *Date*

Signature of notary public — 10/15/25 *Date*

Notary seal

BATOVA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2026

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ Yes ☒ No _____

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.

Exhibit F: Public Participation Plan and Report

[attached]

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

Public Participation Plan

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

   In addition to the property owners within 1,000 feet of the site the client's staff and patients were also informed of the meeting.

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

   We held it at the subject property in the building.

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 29, 2025 at 6:00PM

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

   We have a Q & A session after the intial presentation and also provide our contact information and presentation materials just incase anyone has questions after the meeting.

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

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.**

   The Applicant notified all property owners within 1,000 feet of the Subject Property per Gwinnett County Code of Ordinances.

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.**

   On September 29, 2025 the Applicant held a community meeting at 5176 Old Norcross Road (The Subject Property) at 6:00pm.

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.**

   No members of the community joined the meeting.

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

   No members of the community joined the meeting, so there were no concerns 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?**

   The Applicant did not provide responses given there were no concerns expressed. However, the Applicant remains ready to address concerns should any arise.

Exhibit G: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	November 26, 2025
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 2
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	REZ2025-00005
Case Address:	5176 Old Norcross Road, Norcross, 30071

	Comments:	X	YES		NO
1	Old Norcross Road is a minor arterial. The Average Daily Traffic (ADT) volume is 2,144.				
2	The nearest Ride Gwinnett facility is located 0.15 mile away at Buford Highway and Cambridge Street (Stop 1170 / Route 10B).				
3					
4					
5					
6					
7					

	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:	
Department/Agency Name:	DWR
Reviewer Name:	Lorraine Campagne
Reviewer Title:	Section Manager
Reviewer Email Address:	Lorraine.Campagne@gwinnettcounty.com
Case Number:	REZ2026-00005
Case Address:	5176 Old Norcross Rd

	Comments:	**X**	**YES**		**NO**
1	Water: The proposed development may require a variance to connect a commercial property to the 6-inch water line on the northern right-of-way of Old Norcross Road.				
2	Sewer: The proposed development plans to connect to an existing manhole on the subject site.				
3					
4					
5					
6					
7					

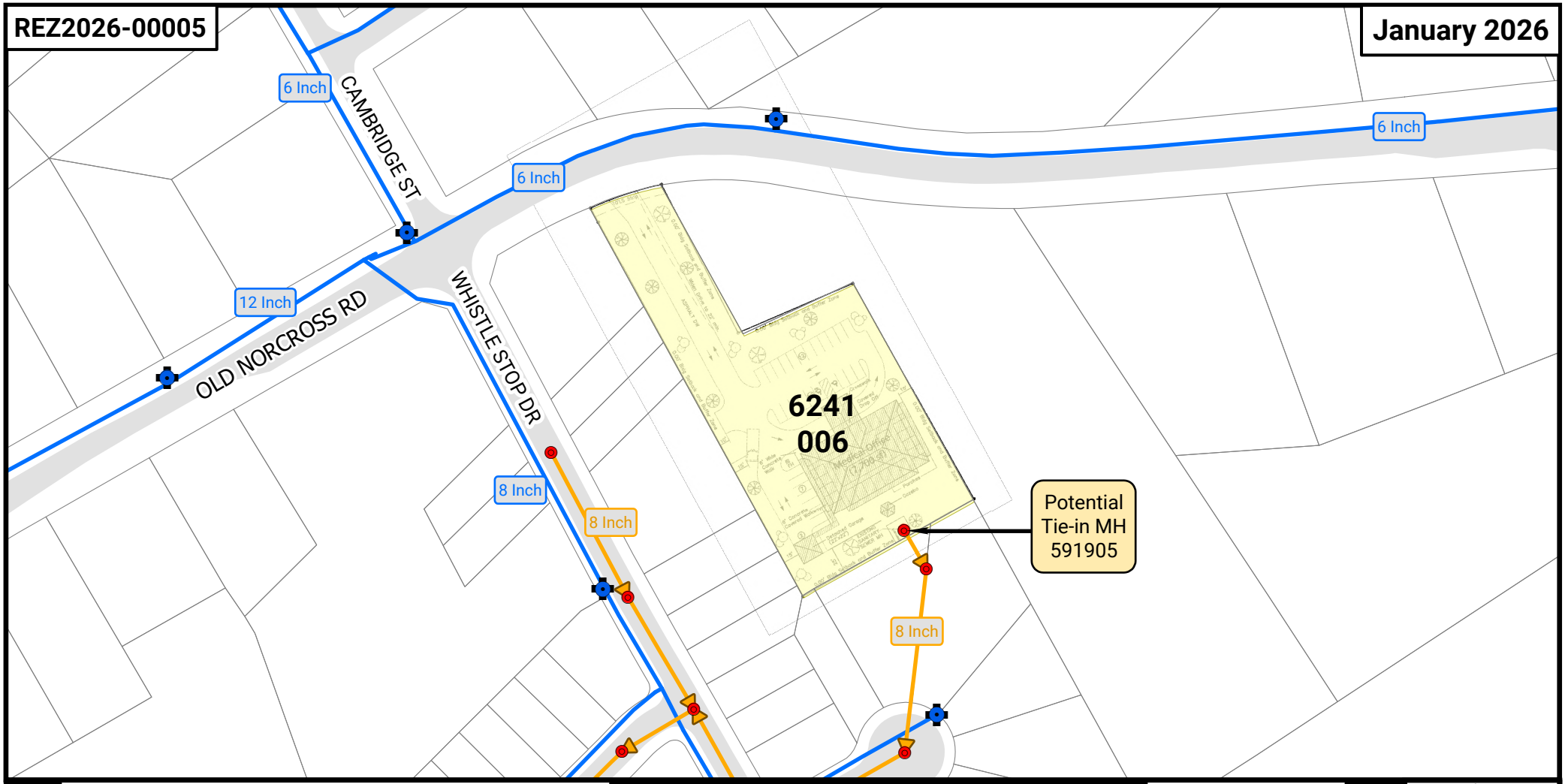
	Recommended Zoning Conditions:		**YES**	**X**	**NO**
1					
2					
3					
4					
5					

Note: Attach additional pages, if needed

Revised 7/26/2021

REZ2026-00005

January 2026



LEGEND

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

5176 Old Norcross Rd

R-75 to O-I

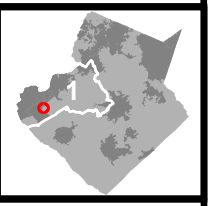
Water & Sewer Utility Map

N W E S

0 80 160

Feet

LOCATION



Water Comments: The proposed development may require a variance to connect a commercial property to the 6-inch water line on the northern right-of-way of Old Norcross Road.

Sewer Comments: The proposed development plans to connect to an existing manhole 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 H: Maps

[attached]

CAMBRIDGE WAY
CAMBRIDGE ST
OLD NORCROSS RD
WHISTLE STOP DR
MOTIVE LN
CONDUCTOR CT
REZ2026-00005
Created: November 19, 2025
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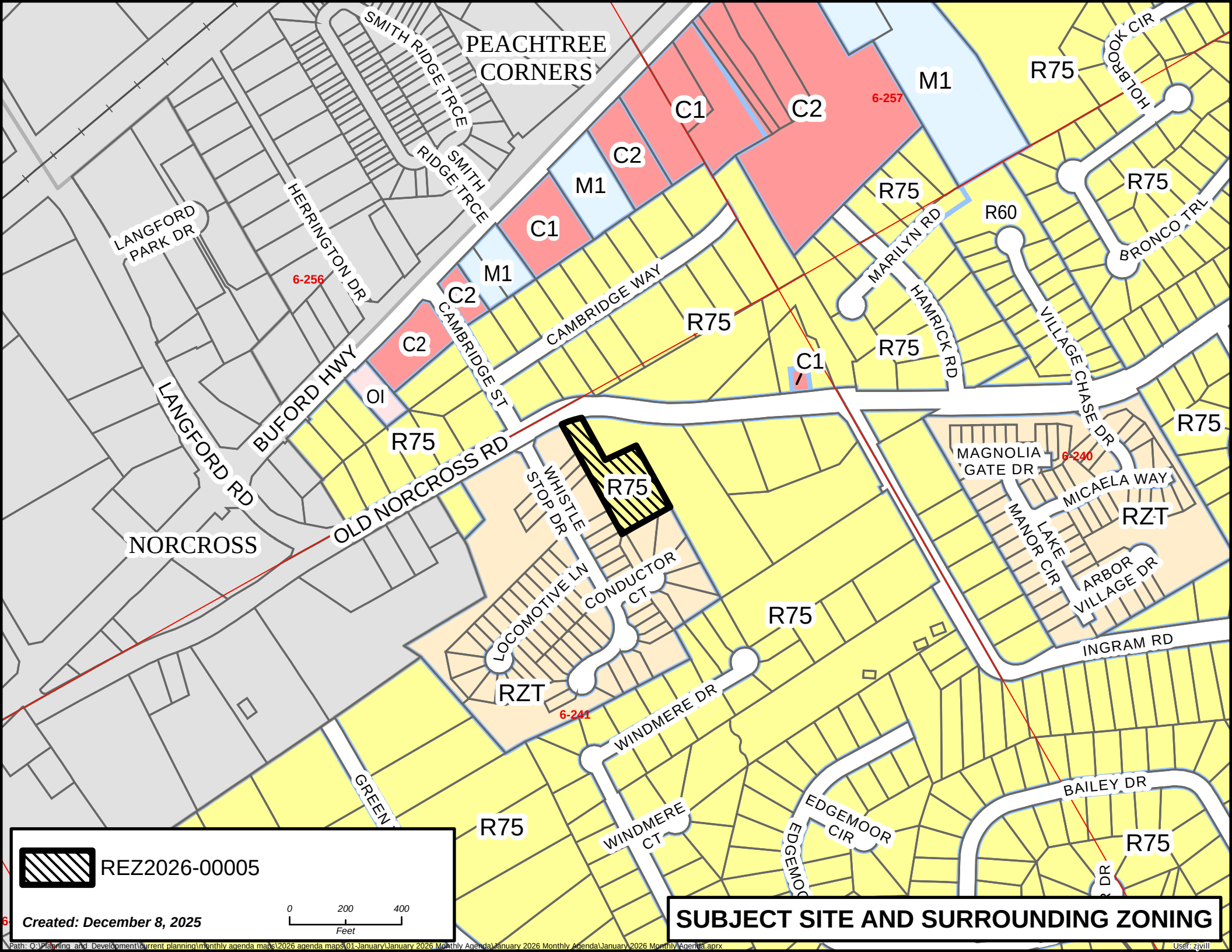
PEACHTREE CORNERS
NORCROSS
SMITH RIDGE TRCE
SMITH RIDGE TRCE
LANGFORD PARK DR
HERRINGTON DR
6-256
LANGFORD RD
BUFORD HWY
CAMBRIDGE WAY
CAMBRIDGE ST
OLD NORCROSS RD
OI
C1
C2
M1
R75
R60
6-257
HOLBROOK CIR
BRONCO TRL
MARILYN RD
HAMRICK RD
VILLAGE CHASE DR
MAGNOLIA GATE DR
6-240
MICAELA WAY
LAKE MANOR CIR
ARBOR VILLAGE DR
RZT
INGRAM RD
WHISTLE STOP DR
LOCOMOTIVE LN
CONDUCTOR CT
6-241
WINDMERE DR
WINDMERE CT
EDGEMOOR CIR
BAILEY DR
REZ2026-00005
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SUBJECT SITE AND SURROUNDING ZONING
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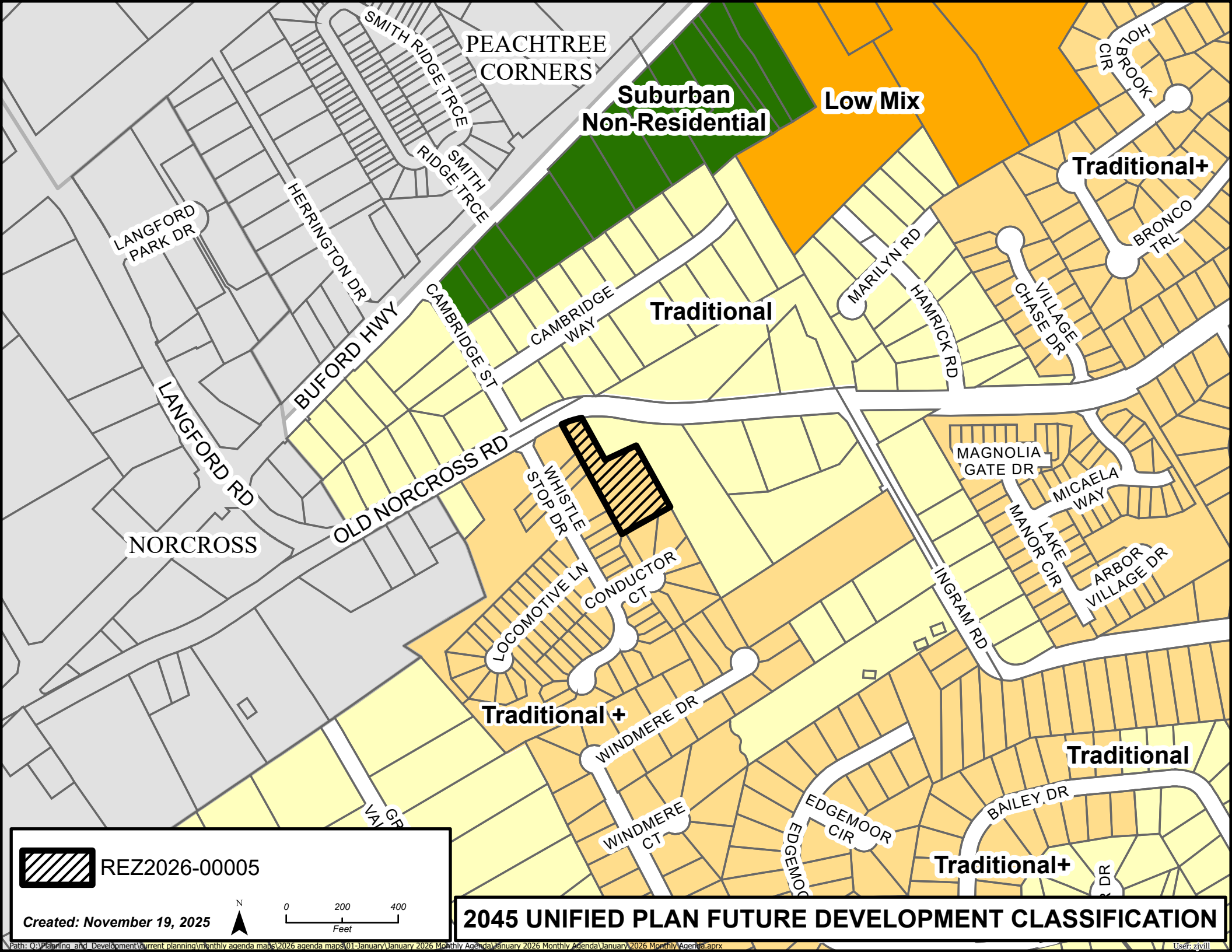
PEACHTREE CORNERS
NORCROSS
Suburban Non-Residential
Low Mix
Traditional
Traditional+
Traditional +
Traditional
Traditional+
SMITH RIDGE TRCE
SMITH RIDGE TRCE
HERRINGTON DR
LANGFORD PARK DR
LANGFORD RD
BUFORD HWY
CAMBRIDGE ST
CAMBRIDGE WAY
OLD NORCROSS RD
MARILYN RD
HAMRICK RD
VILLAGE CHASE DR
BROOK CIR
BRONCO TRL
WHISTLE STOP DR
LOCOMOTIVE LN
CONDUCTOR CT
INGRAM RD
MAGNOLIA GATE DR
MICAELA WAY
LAKE MANOR CIR
ARBOR VILLAGE DR
WINDMERE DR
WINDMERE CT
EDGEMOOR CIR
BAILEY DR
REZ2026-00005
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:
20260156	

☐ Grants ☑ Public Hearing ☐ Renewals

Department:	Planning & Development			Date Submitted:	01/16/2026
Working Session:		Business Session:		Public Hearing:	01/27/2026
Submitted By:	cdwylie			Multiple Depts?	No
Agenda Type	Ratification				

Item of Business: Locked by Purchasing: No

of Plat approvals for December 1, 2025 through December 31, 2025.

Attachments	Plat Ratification Report and Map
Authorization: Chairwoman's Signature?	No
Staff Recommendation	Approval
BAC Action:	
Department Head	jjleitch (1/20/2026)
Attorney	jennyscarter (1/21/2026)

Agenda Purpose Only

Financial Action

Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	*	*	*	brainey (1/21/2026)

Finance Comments	FinDir's Initials
*No budget impact.	raroyal (1/20/2026)

☐ 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 12/1/2025 to 12/31/2025

Final Plats Approved

CASE NUMBER : PLAT2024-00288 ADDRESS : HARBINS RD (1900 BLOCK), DACULA, GA 30019 PROJECT : ROBINSON, TY (XPL)

COMMISSION DIST: 3
PARCEL # : 5313 006
STATUS : Revision Authorized
RECEIVED ON : 7/8/2024
ISSUED ON : 12/10/2025

TOTAL ACRES : 8.62
DENSITY : N/A
NO. OF LOTS : 6

DEVELOPER
TY ROBINSON
HARD CREEK ACQUISITIONS, LLC
4321 SOUTH LEE STREET
BUFORD, GA 30518

DESIGNER
KEVIN V. RINGO
RINGO ABERNATHY & ASSOCIATES, INC.
257 PINECREST LANE
BRASELTON, GA 30517

PROJECT DESCRIPTION : ROBINSON, TY (XPL), C-1 & RA-200, 8.62 ACRES, 6 LOTS, SEPTIC

CASE NUMBER : PLAT2025-00036 ADDRESS : INDIAN SHOALS RD (3600 BLOCK), BETHLEHEM, GA 30620 PROJECT : WHITEHEAD, SCOTT (XPL)

COMMISSION DIST: 3
PARCEL # : 5345 005
STATUS : Plans Authorized
RECEIVED ON : 1/28/2025
ISSUED ON : 12/16/2025

TOTAL ACRES : 144.02
DENSITY : N/A
NO. OF LOTS : 2

DEVELOPER
SCOTT WHITEHEAD
JUNE IVEY RD PARTNERS, LLC
810 BROGDON ROAD
SUWANEE, GA 30024

DESIGNER
W. T. DUNAHOO
W.T. DUNAHOO & ASSOCIATES
302 WEST MAY STREET
WINDER, GA 30680

PROJECT DESCRIPTION : WHITEHEAD, SCOTT (XPL), R-100 PER RZR2024-00043, 2 LOTS, 144.02 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00130 ADDRESS : SWEETGUM RD (100 BLOCK), LAWRENCEVILLE, GA 30045 PROJECT : SWEETGUM ESTATES (XPL)

COMMISSION DIST: 3
PARCEL # : 5211 262
STATUS : Plans Authorized
RECEIVED ON : 4/9/2025
ISSUED ON : 12/4/2025

TOTAL ACRES : 3.00
DENSITY : N/A
NO. OF LOTS : 6

DEVELOPER
CAMERON HENDERSON
ATLAS DEVELOPMENT, LLC
554 WEST MAIN STREET, SUITE 700
BUFORD, GA 30518

DESIGNER
LEE JAY JOHNSON
LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA 30019

PROJECT DESCRIPTION : SWEETGUM ESTATES (XPL), R-75, 6 LOTS, 3.00 ACRES, SEWER

CASE NUMBER : PLAT2025-00154 ADDRESS : MCGEE RD (1900 BLOCK), SNELLVILLE, GA 30078 PROJECT : WATSON PARK

COMMISSION DIST: 3 TOTAL ACRES : 27.51

PARCEL # : 5008 001 DENSITY : 1.49

STATUS : Revision Authorized NO. OF LOTS : 41

RECEIVED ON : 4/30/2025

ISSUED ON : 12/4/2025

DEVELOPER

DUNCAN CORLEY
MCGEE RD, LLC
270 NORTH CLAYTON STREET
LAWRENCEVILLE, GA 30046

DESIGNER

KEVIN V. RINGO
RINGO, ABERNATHY & ASSOCIATES, INC.
257 PINECREST LANE
BRASELTON, GA 30680

PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, R-100, 41 LOTS, 27.51 ACRES, 8.35 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2025-00197 ADDRESS : BUFORD DAM RD (1900 BLOCK), BUFORD, GA 30518 PROJECT : CAIN, MICHAEL (XPL)

COMMISSION DIST: 4 TOTAL ACRES : 5.29

PARCEL # : 7352 119 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 3

RECEIVED ON : 5/22/2025

ISSUED ON : 12/15/2025

DEVELOPER

MICHAEL CAIN
3001 RANDOLPH ROAD N.E.
ATLANTA, GA 30345

DESIGNER

V.F. GADDY, JR.
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044

PROJECT DESCRIPTION : CAIN, MICHAEL (XPL), R-100, 3 LOTS, 5.29 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00234 ADDRESS : RABBIT HILL CIR (2300 BLOCK), DACULA, GA 30019 PROJECT : SHACKLEFORD, MARDIS J. (XPL)

COMMISSION DIST: 4 TOTAL ACRES : 1.50

PARCEL # : 7018 004 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 2

RECEIVED ON : 6/17/2025

ISSUED ON : 12/5/2025

DEVELOPER

MARDIS J. SHACKELFORD
2367 RABBIT HILL CIRCLE
DACULA, GA 30019

DESIGNER

NEIL A. MCWHORTER
MCWHORTER & ANDERSON
416 PIRKLE FERRY ROAD, BUILDING H, UNIT 300
CUMMING, GA 30040

PROJECT DESCRIPTION : SHACKLEFORD, MARDIS J. (XPL), R-100 PER RZR2021-00038, 2 LOTS, 1.50 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00249 ADDRESS : WHITLEY RD (1500 BLOCK), DULUTH, GA 30019 PROJECT : G CUSTOM HOMES, LLC (XPL)

COMMISSION DIST: 3 TOTAL ACRES : 4.85

PARCEL # : 5341 034 DENSITY : N/A

STATUS : Revision Authorized NO. OF LOTS : 4

RECEIVED ON : 6/26/2025

ISSUED ON : 12/26/2025

DEVELOPER

IVAN GERMAN
G CUSTOM HOMES, LLC
1942 AZALEA DRIVE
LAWRENCEVILLE, GA 30043

DESIGNER

GERALD H. BERNHARD
MANSUR ENGINEERING, INC
1810 PEACHTREE INDUSTRIAL BOULEVARD, SUITE 140
DULUTH, GA 30097

PROJECT DESCRIPTION : G CUSTOM HOMES, LLC (XPL), RA-200, 4 LOTS, 4.85 ARCES, SEPTIC

CASE NUMBER : PLAT2025-00327 ADDRESS : INDIAN SHOALS RD (2700 BLOCK), DACULA, GA 30019 PROJECT : ATLAS LAND DEVELOPMENT, LLC (XPL)

COMMISSION DIST: 3 TOTAL ACRES : 8.55

PARCEL # : 5316 232 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 7

RECEIVED ON : 8/25/2025

ISSUED ON : 12/29/2025

DEVELOPER

CAMERON HENDERSON
ATLAS DEVELOPMENT SERVICES, INC.
55 SCOTT STREET
BUFORD, GA 30518

DESIGNER

LEE JAY JOHNSON
LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA 30019

PROJECT DESCRIPTION : ATLAS LAND DEVELOPMENT, LLC (XPL), RA-200, 7 LOTS, 8.55 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00329 ADDRESS : ROCK SPRINGS RD (2200 BLOCK), BUFORD, GA 30519 PROJECT : KWON, HYUN SOOK (XPL)

COMMISSION DIST: 4 TOTAL ACRES : 9.06

PARCEL # : 7103 036 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 5

RECEIVED ON : 8/26/2025

ISSUED ON : 12/1/2025

DEVELOPER

STEFAN EMERICH
1681 WALDROP ROAD
LAWRENCEVILLE, GA 30043

DESIGNER

TIM L. MILLER
SIBLEY-MILLER SURVEYING & PLANNING, INC.
212 WEST CAMPGROUND ROAD
MCDONOUGH, GA 30253

PROJECT DESCRIPTION : KWON, HYUN SOOK (XPL), R-140 PER REZ1977-00062, 5 LOTS, 9.06 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00355 | ADDRESS : CAMP BRANCH RD (2700 BLOCK), BUFORD, GA 30519 | PROJECT : BYRD-LEWIS, RENE (XPL)

COMMISSION DIST: 4
PARCEL # : 7141 020
STATUS : Plans Authorized
RECEIVED ON : 9/22/2025
ISSUED ON : 12/10/2025

TOTAL ACRES : 9.62
DENSITY : N/A
NO. OF LOTS : 3

DEVELOPER
GREG CANTRELL
LIVING STONE PROPERTIES
285 SOUTH PERRY STREET
LAWRENCEVILLE, GA 30046

DESIGNER
DAVID L. ANDERSON
LJA SURVEYING, INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518

PROJECT DESCRIPTION : BYRD-LEWIS, RENE (XPL), RA-200, 9.62 ACRES, 3 LOTS, SEPTIC

CASE NUMBER : PLAT2025-00360 | ADDRESS : AZALEA DR (1200 BLOCK), LAWRENCEVILLE, GA 30043 | PROJECT : G CUSTOM HOMES (XPL)

COMMISSION DIST: 4
PARCEL # : 7054 006
STATUS : Plans Authorized
RECEIVED ON : 9/25/2025
ISSUED ON : 12/1/2025

TOTAL ACRES : 1.45
DENSITY : N/A
NO. OF LOTS : 2

DEVELOPER
IVAN GERMAN
G CUSTOM HOMES, LLC
1377 AZALEA DRIVE
LAWRENCEVILLE, GA 30043

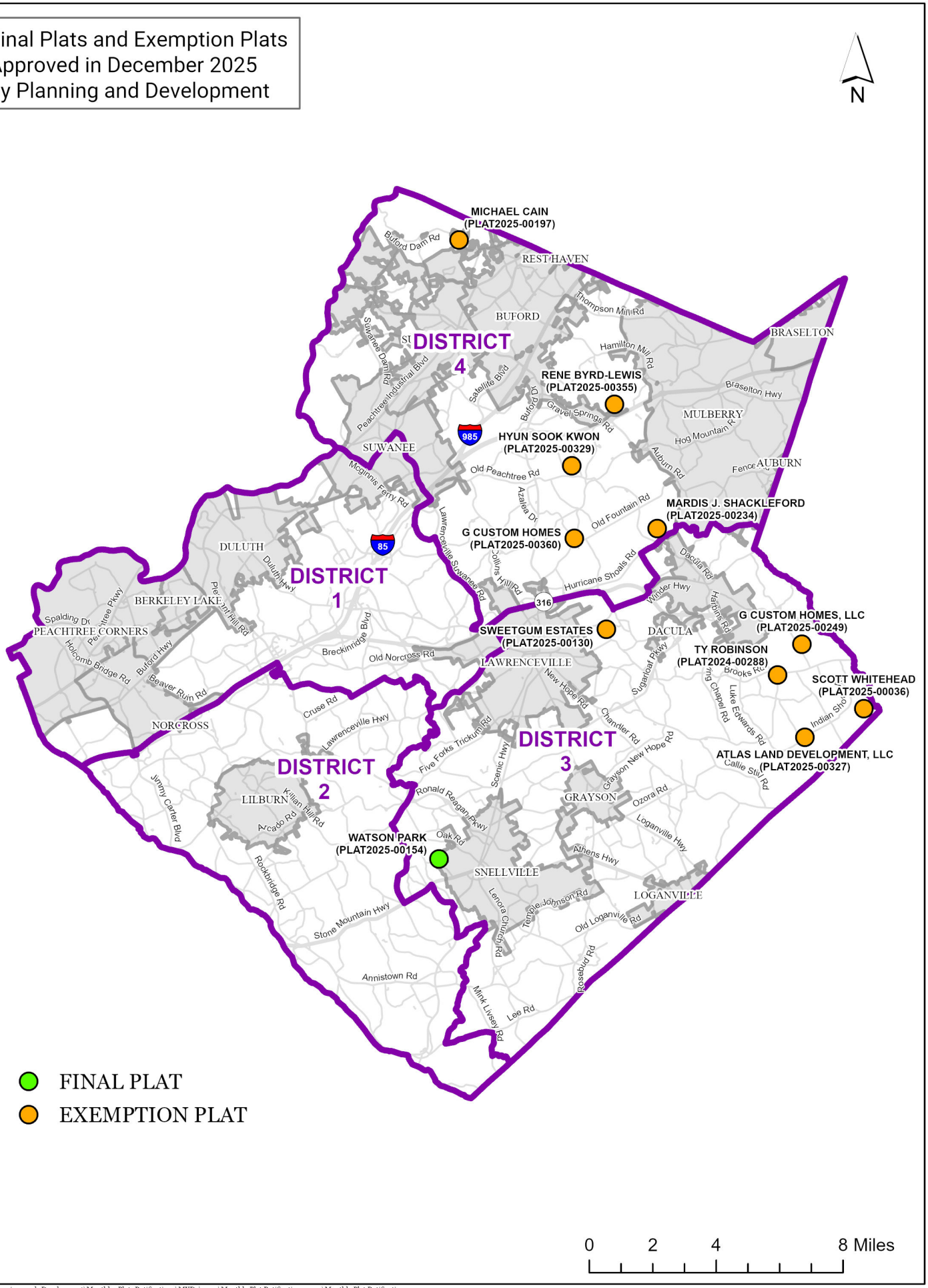
DESIGNER
LEE JAY JOHNSON
LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA 30019

PROJECT DESCRIPTION : G CUSTOM HOMES (XPL), R-100, 2 LOTS, 1.45 ACRES, SEPTIC

TOTAL FOR : Plat | **NO. OF CASES : 11** | **NO. OF LOTS : 81** | **TOTAL ACRES : 223.47**

GRAND TOTALS | **NO. OF CASES : 11** | **NO. OF LOTS : 81** | **TOTAL ACRES : 223.47**

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).



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