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, March 24, 2026 - 7:00 PM

## I. Call To Order

## II. Opening Remarks by Chairwoman

## III. Approval of Agenda

## IV. Approval of Minutes:

- **Work Session:** March 17, 2026
- **Informal Presentation 11:00 a.m.:** March 17, 2026
- **Business Session:** March 17, 2026

## V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing Volunteer Week, April 19-25, 2026

## VI. Public Hearing - New Business

### 1. Special Use Permits

**2026-0349 SUP2026-00003,** Applicant: Jerry Queen; Owner: Angkawijana, LLC; Tax Parcel Nos. R7117 070 and 104; 2420 and 2400 Block of Meadowbrook Parkway; Special Use Permit with Concurrent Variance in an M-1 Zoning District for a Special Events Facility; 8.19 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

## VI. Public Hearing - New Business

### 2. Change in Conditions

**2026-0350 CIC2026-00003,** Applicant: SMC Ministry, Inc. c/o Andersen, Tate & Carr, P.C.; Owner: DJ2, LLC; Tax Parcel No. R7157 095; 6745 Sugarloaf Parkway; Change in Conditions of Zoning for Property Zoned M-1; 6.88 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

### 3. Rezonings

**2026-0351 REZ2026-00004,** Applicant: InLine Communities, LLC; Owners: Sandra Adams and Linda Zeis; Rezoning with Concurrent Variance of Tax Parcel Nos. R5097 005, 006, and 007; 1120, 1150, and 1156 Old Loganville Road; R-100 to OSC for a Single-Family Detached Subdivision; 25.40 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2026-0352 REZ2026-00006,** Applicant: Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Priscilla Richardson, Willie McCluskey, and David Boland; Rezoning of Tax Parcel Nos. R5283 003, 012, 016 (portion), and R5262 002 (portion); 2445, 2481, 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Road; RA-200 and R-100 to OSC for a Single-Family Detached Subdivision; 79.40 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2026-0353 REZ2026-00009,** Applicant: George Rendon; Owner: L&S The Best Services, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R5019 005; 135 Huff Drive; R-75 to O-I for Business Offices; 0.75 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

**2026-0354 REZ2026-00012,** Applicant: David Pearson Communities, Inc c/o Andersen, Tate & Carr, P.C.; Owner: David Pearson; Rezoning of Tax Parcel No. R5097 002A (portion); 4145 Smith Road; R-100 to R-75 for a Single-Family Detached Subdivision; 3.66 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

## VII. New Business

1. **Financial Services/Russell Royal**

   **2026-0252 Approval/authorization** of January 31, 2026 Monthly Financial Report and ratification of all budget amendments. Approval/authorization of a Resolution amending the FY2026 budget to reflect adjustments to revenue based on actual receipts and anticipated appropriations. (Recommendation: Approval)

2. **Planning & Development/Matt Dickison**

   **2026-0348 Ratification** of Plat approvals for February 1, 2026 through February 28, 2026. (Recommendation: Approval)

   **2026-0362 Approval** of SNC2026-0362 – Street Name Change from US Auto Sales Boulevard to Hosea Road. Applicant: Reginald Anderson. District 5, Land Lot 177 and District 7, Land Lot 012.

## VIII. Comments from Audience

## IX. 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 **March 24, 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, Gwinnett Civic Engagement and Social Impact Director
**Attendee(s):** Caroline Fierro-Chavez, Norcross High School and Johana Caracoza-Perez, South Gwinnett High School, 2025 – 2026 Gwinnett Youth Commissioners
**Presented by:** Caroline Fierro-Chavez, Norcross High School and Johana Caracoza-Perez, South Gwinnett High School, 2025 – 2026 Gwinnett Youth Commissioners

2) **Proclamation:** Recognizing Volunteer Week, April 19 – 25, 2026
**Requested by:** Muriam Nafees, Gwinnett Civic Engagement and Social Impact Director
**Attendee(s):** County representatives, community partners, and volunteers
**Presented by:** Chairwoman Nicole Love Hendrickson

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

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260349 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | SUP | | |

Item of Business:

2026-00003, Applicant: Jerry Queen; Owner: Angkawijana, LLC; Tax Parcel Nos. R7117 070 and 104; 2420 and 2400 Block of Meadowbrook Parkway; Special Use Permit with Concurrent Variance in an M-1 Zoning District for a Special Events Facility; 8.19 acres; District 1/Carden

| | | | |
|---|---|---|---|
| Land Lot: | 117 | Parcel: | 070 and 104 |
| District: | 7 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

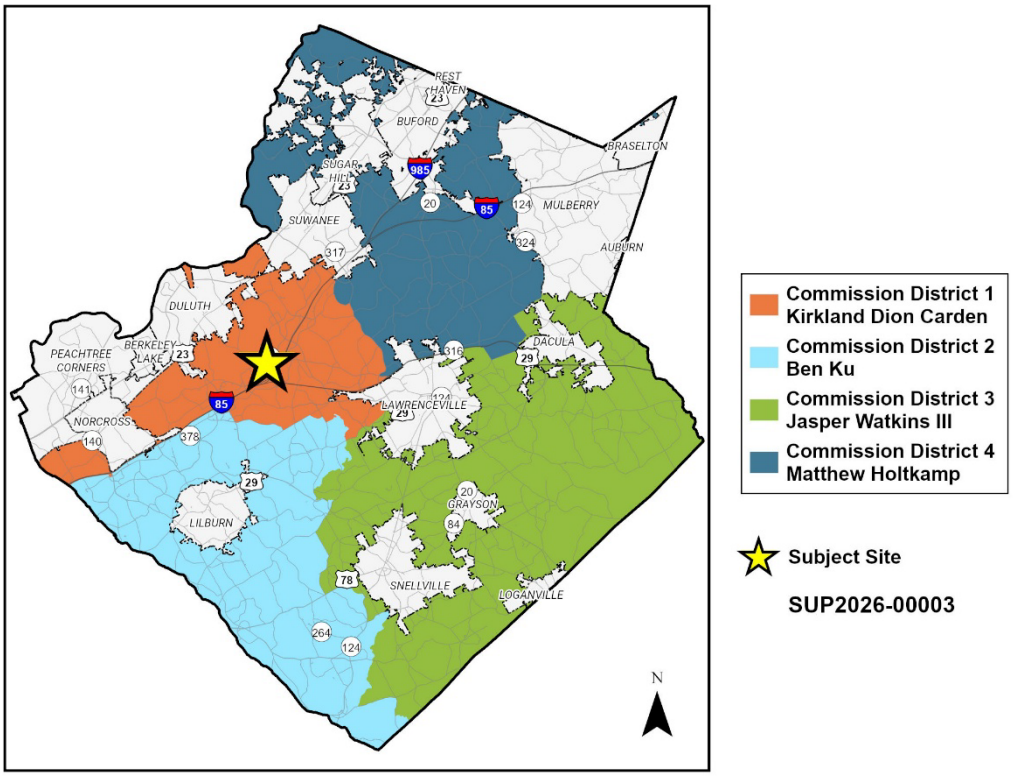
**Planning Commission**

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:** | **SUP2026-00003** |
| **Current Zoning:** | **M-1** (Light Industry District) |
| **Request:** | Special Use Permit |
| **Additional Request:** | Variance |
| **Addresses:** | 2420 and 2400 Block of Meadowbrook Parkway |
| **Map Numbers:** | R7117 070 and 104 |
| **Site Area:** | 8.19 acres |
| **Square Feet:** | 33,044 |
| **Proposed Development:** | Special Events Facility |
| **Commission District:** | District 1 – Commissioner Carden |
| **Future Development Type:** | Workplace Center – Light |
| **Staff Recommendation:** | **APPROVAL WITH CONDITIONS** |
| **Planning Commission Recommendation:** | **APPROVAL WITH CONDITIONS** |




**Planning Commission Advertised Public Hearing Date: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

| | | | |
|---|---|---|---|
| **Applicant:** | Jerry Queen<br>Royal Events Palace<br>2075 Boggs Road<br>Duluth, GA 30096 | **Owner:** | Angkawijana, LLC<br>2075 Boggs Road<br>Duluth, GA 30096 |
| **Contact:** | Logan Green | **Phone:** | 770.491.7550 |

## Zoning History

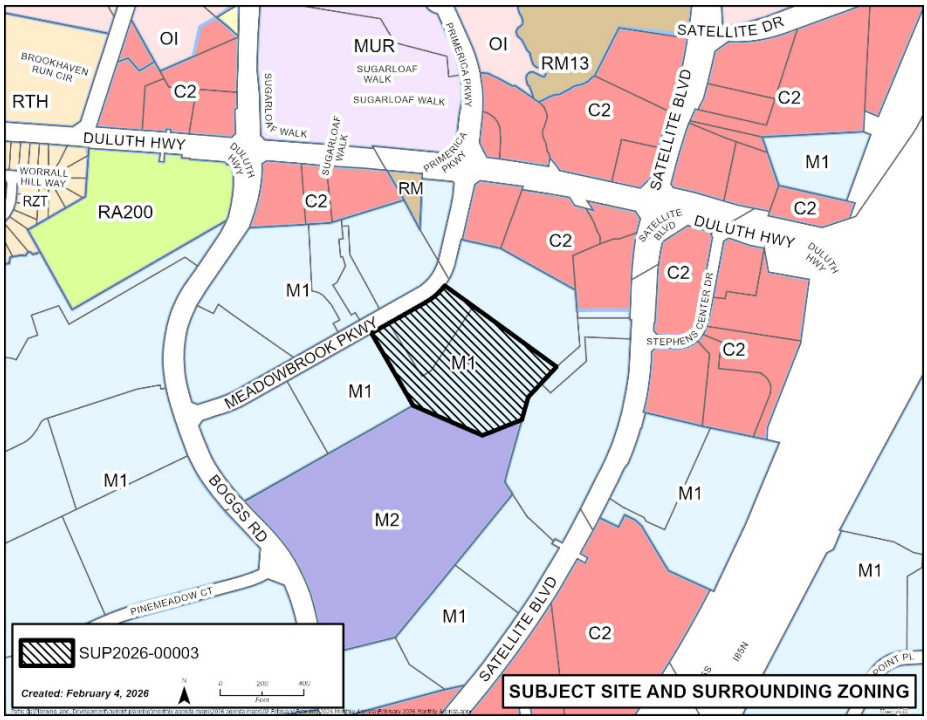
The subject property is zoned M-1 (Light Industry District). In 1985, the northern portion of the property was rezoned from RM (Multi-Family Residence District) to M-1 for office, assembly, warehouse, distribution, and business center uses, pursuant to RZ-252-85.

## Existing Site Condition

The subject property is an 8.19-acre assemblage of two parcels located along Meadowbrook Parkway, south of its intersection with Duluth Highway. The property contains a one-story, 74,204-square-foot brick office/warehouse building, with 83 parking spaces. The site is accessed by a shared private drive from Meadowbrook Parkway. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 525 feet from the subject property.

## Surrounding Use and Zoning

The property is located in the Meadowbrook Business Center and is surrounded by light and heavy industrial uses including office/warehouses and distribution facilities. Commercial uses are located farther north and east along Duluth Highway and Satellite Boulevard. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning |
|---|---|---|
| Proposed | Special Events Facility | M-1 |
| North | Light Industrial (office/warehouse)<br>Commercial (retail, office, and restaurant) | M-1<br>C-2 |
| East | Office (medical office)<br>Commercial (retail, office, restaurants and lodging establishments) | M-1<br>C-2 |
| South | Heavy Industrial (distribution facility) | M-2 |
| West | Light Industrial (office/warehouse) | M-1 |

## Project Summary

The applicant requests a special use permit for a special events facility, including:

- Conversion of 33,044 square feet of the existing building into a special event facility that includes a ballroom, prep kitchens, meeting space, and conference rooms with the remainder of the building remaining as office/warehouse use.
- Estimated occupancy of 1,150 people.
- Hours of operation: 10:00 a.m. to 1:00 a.m., Monday to Sunday, with three full-time and 30 part-time employees.
- Exterior renovations near the existing entrance, along the north and west façades, including a covered entrance and stone accents.
- 217 parking spaces, including 83 existing parking spaces surrounding the building.
- A new full-access entrance along Meadowbrook Parkway while maintaining the existing entrance.
- A 5-foot-wide sidewalk and 10-foot-wide landscape strip along Meadowbrook Parkway.

## Zoning and Development Standards

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

| Standard | Required | Existing/Proposed | Meets Standard? |
|---|---|---|---|
| Floor Area Ratio | Maximum 1.0 | 0.22 | YES |
| Lot Size | Minimum 1 acre | 8.19 acres | YES |
| Lot Width | Minimum 150’ | Minimum 150’ | YES |
| Front Setback | Minimum 50’ | Minimum 50’ | YES |
| Rear Setback | Minimum 50’ | Minimum 50’ | YES |
| Side Setback | Minimum 25’ | 23’ | No* |
| Building Height | Maximum 45’ | 33’ | YES |
| Lot Coverage | Maximum 80% | 73% | YES |
| Parking | Minimum 301 spaces<br>Maximum 411 spaces | 203 spaces** | NO*** |

* Legal non-conforming.

** 14 out of 217 parking spaces are dedicated for the office/warehouse use.

*** The applicant is requesting a variance from this standard.

## Public Participation

The applicant held a community meeting on January 6, 2026, at the subject property in Duluth. There were no community members in attendance.

## Staff Analysis

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

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

The surrounding area contains a mixture of industrial and commercial 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 proposed special events facility is an adaptive reuse of an underutilized warehouse building, and would complement surrounding office/warehouse uses by providing space for meetings and corporate events. The majority of events would occur either over the weekend or after typical business hours of the Meadowbrook Business Center. The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

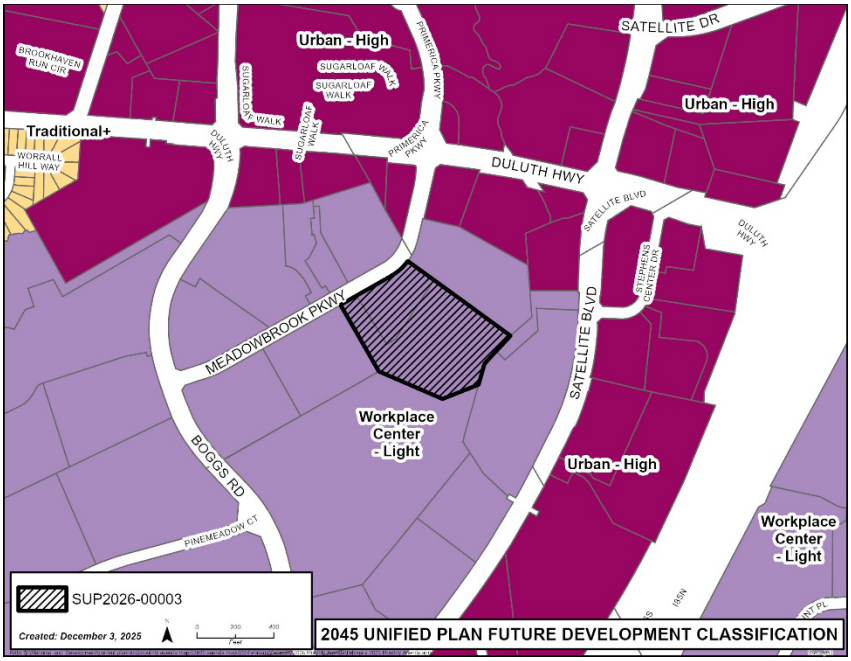
The property has a reasonable economic use as currently zoned.

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

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 no morning and 347 evening peak hour trips. The study recommends an additional full-access entrance along Meadowbrook Parkway. 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 "Workplace Center – Light" for the subject property, which envisions non-residential uses, including flex/light industrial, office, and public/institutional uses. Although a special events facility is not a recommended use, the proposed development would complement surrounding office/warehouse uses by providing space for corporate events.




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

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

**Variance Request and Analysis:**

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

1. **Section 240-20.3 Minimum Parking Space Requirements.** The applicant is requesting to reduce the minimum number of parking spaces from 301 to 203.

   **Analysis:** The majority of events would occur either over the weekend or after typical business hours of the Meadowbrook Business Center. Staff has recommended a condition to convert loading spaces adjacent to the special event facility to parking spaces, to ensure adequate parking is available. With proper conditions, 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 request and the following variance.

1. To reduce the minimum number of parking spaces from 301 to 203 spaces.

## Planning Commission Recommendation

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

1. To reduce the minimum number of parking spaces from 301 to 203 spaces.

## Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a special events facility in M-1 (Light Industry District), subject to the following conditions:

1. The special use of the property shall be limited to a special events facility, not exceeding 35,000 square feet of gross floor area.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations, dated received December 11, 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. Loading spaces adjacent to the special event facility shall be converted to parking spaces, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

4. An off-site shared parking agreement for overflow parking shall be provided prior to issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

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

6. A plat to combine the subject properties shall be approved and recorded, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

**Exhibits:**

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

## Exhibit A: Site Visit Photos



View of street frontage along Meadowbrook Parkway



View of existing private drive



View of proposed parking lot location




View of existing building

**Exhibit B: Site Plan**

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

12.11.2025

## SITE DATA CHART

| Parcel # | Building / Use | Area (sq. ft.) | Limited Occupancy | Required Parking Minimum Total | Minimum Ratio | Maximum Total | Maximum Ratio | Provided Parking Total | TRACT AREA (ACRES) | % LOT COVERAGE | FLOOR AREA RATIO |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 7117 070 | Existing BLDG. 2420 (Warehouse W/ Office) | 41,160 | 350 | 14 | 1 space / 3,000 s.f. | 27 | 1 space / 1,500 s.f. | 14 | 6.35 | 52% | 0.22 |
| 7117 070 | Existing BLDG. 2420 (Special Event Facility) | 33,044 | 1,150 | 288 | 1 space / 4 Occupants | 383 | 1 space / 3 Occupants | 65 | - | - | - |
| 7117 104 | Parking Expansion for BLDG. 2420 | - | - | - | - | - | - | 138 | 1.84 | 73% | - |
| | Total | 74,204 | 1,500 | 301 | - | 477 | - | 217 | 8.19 | - | - |

**%LOT COVERAGE CALCULATION (7117 104):**
- TOTAL SITE AREA = 1.84 ACRES
- IMPERVIOUS AREA = 1.34 ACRES
- PERVIOUS AREA = 0.50 ACRES

%LOT COVERAGE = 1.34 ACRES / 1.84 ACRES = 73%

LOCATION MAP

TOTAL SITE AREA = ±8.19 Acres
TOTAL DISTURBED AREA = ±2.27 Acres

7117 070: (2420 Brook Hollow Pkwy.)
SITE AREA = 6.35 Acres
DISTURBED AREA = 0.25 Acres

7117 104:
SITE AREA = 1.84 Acres
DISTURBED AREA = 2.02 Acres

PRE-DEVELOPED:
Onsite Impervious Area = ±3.35 Acres
Onsite Pervious Area = ±4.84 Acres

POST-DEVELOPED:
Onsite Impervious Area = ±4.61 Acres
Onsite Pervious Area = ±3.58 Acres

### GWINNETT DEVELOPMENT NOTES:

1. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6000.
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
4. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
5. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
6. NO OVERSIZED SIGNS ARE PERMITTED.
7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
8. NO CANOPIES ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
9. NO ROOF OVERHANGS ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
10. SEE PAGE C-8.0 FOR ELECTRIC VEHICLE SPACE SIGN DETAIL (TYP. SIGN DETAILS)

### GENERAL SITE NOTES:

1. OWNER/DEVELOPER: A&D FOODS (ANGKAWIJANA, LLC.) 2075 BOGGS ROAD DULUTH, GA 30096
2. SITE IS LOCATED AT THE 2420 MEADOW BROOK PARKWAY. PARCEL #'s 7117 070 & 7117 104. CITY OF Duluth, Gwinnett, GA, AND CONSISTS OF ±8.19 ACRES.
3. THE SITE IS ZONED M1.
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7. 
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
10. ALL CONSTRUCTION TO CONFORM TO GWINNETT COUNTY STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
16. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0070F, AND THE DATE OF SAID MAP IS 09/29/2006 THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
17. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ANY AND ALL REQUESTS FOR AN OPEN ROAD CUT OR LANE CLOSURE SHALL NEED TO BEGIN WITH AN EMAIL TO DOTCOMMUNITYRELATIONS@GWINNETT.COM TO INITIATE THE PROCESS. APPROVAL OF EITHER A ROAD CUT OR LANE CLOSURE WILL NOT BE CONSIDERED UNTIL A REQUEST HAS BEEN SENT TO THE EMAIL ADDRESS SHOWN ABOVE. FOR ANY QUESTIONS, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE, OR CALL THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION MAIN NUMBER AT 770.822.7400.

### SIGHT DISTANCE CERTIFICATION:

I CERTIFY THAT THE SIGHT DISTANCE CONDITIONS FOR THE PROPOSED DRIVEWAYS AND STREETS CONNECTING TO CLASSIFIED ROADS WITHIN THIS PLAN ARE IN COMPLIANCE WITH THE GWINNETT COUNTY UDO SECTION 360-40.4 & TABLE 360.2

SIGNED _____ DATE 01/30/2025

EXISTING BLDG. 2400
OFFICE
TWO STORY
+/-29,360 SF
FFE: 945.74'

EXISTING BLDG. 2420
WAREHOUSE & SPECIAL EVENT FACILITY
ONE STORY
WAREHOUSE: +/- 41,160 SF
SPECIAL EVENT FACILITY: +/- 33,044 SF
FFE: 937.12'

AAA DEVELOPMENT, LLC
DB. 58497 PG. 211
TAX PARCEL ID#: 7116 024
ADDRESS: 2400 MEADOWBROOK PARKWAY
ZONING: M-1

N/F
875 WOODSTOCK, LLC
DB. 52158 PG. 375
TAX PARCEL ID#: R7116 068
ADDRESS: 2145 DULUTH HIGHWAY
ZONING: C-2

CCA RETAIL, LLC.
TAX PARCEL ID#: 7116 003
ADDRESS: 2157 DULUTH HIGHWAY
ZONING: C-2

N/F
ANGKAWIJANA, LLC.
TAX PARCEL ID#: R7079 0
ADDRESS: 2075 BOGGS RD
ZONING: M-2

N/F
ANGKAWIJANA, LLC
DB. 58457 PG. 211
TAX PARCEL ID#: R7117 070
ADDRESS: 2420 MEADOWBROOK PARKWAY
ZONING: M-1

MEADOW BROOK PARKWAY

PRIVATE DRIVE

LEGEND
EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
PROPOSED PAINTED CROSSWALK
PROPOSED SIGNAGE
PROPOSED HANDICAP RAMPS
PROPOSED CONCRETE SIDEWALKS
PROPOSED HEAVY DUTY CONCRETE

## SITE PLAN

GRAPHIC SCALE
40' 0 40' 80' 160'
SCALE: 1" = 40'

HGA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA SEAL
PROFESSIONAL ENGINEER
JOSEPH C. MCCOMB
GSWCC CERT.: 72084
EXP: 8/24/26

A PROJECT OF:
ANGKAWIJANA, LLC.

A&D FOODS PARKING LOT EXPANSION
2420 MEADOWBROOK PARKWAY
DULUTH, GA 30096

| NO | BY | DATE | DESCRIPTION |
|---|---|---|---|
| 01 | LCG | 09/27/2025 | GWINNETT COUNTY COMMENTS |
| 02 | LCG | 10/09/2025 | GWINNETT COUNTY COMMENTS |
| 03 | LCG | 11/07/2025 | GWINNETT COUNTY COMMENTS |

DRAWN BY: LCG
CHECKED BY: JCM
DATE: 01/30/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

HGA JOB No. 2024-331

## Exhibit C: Building Elevations

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.11.2025

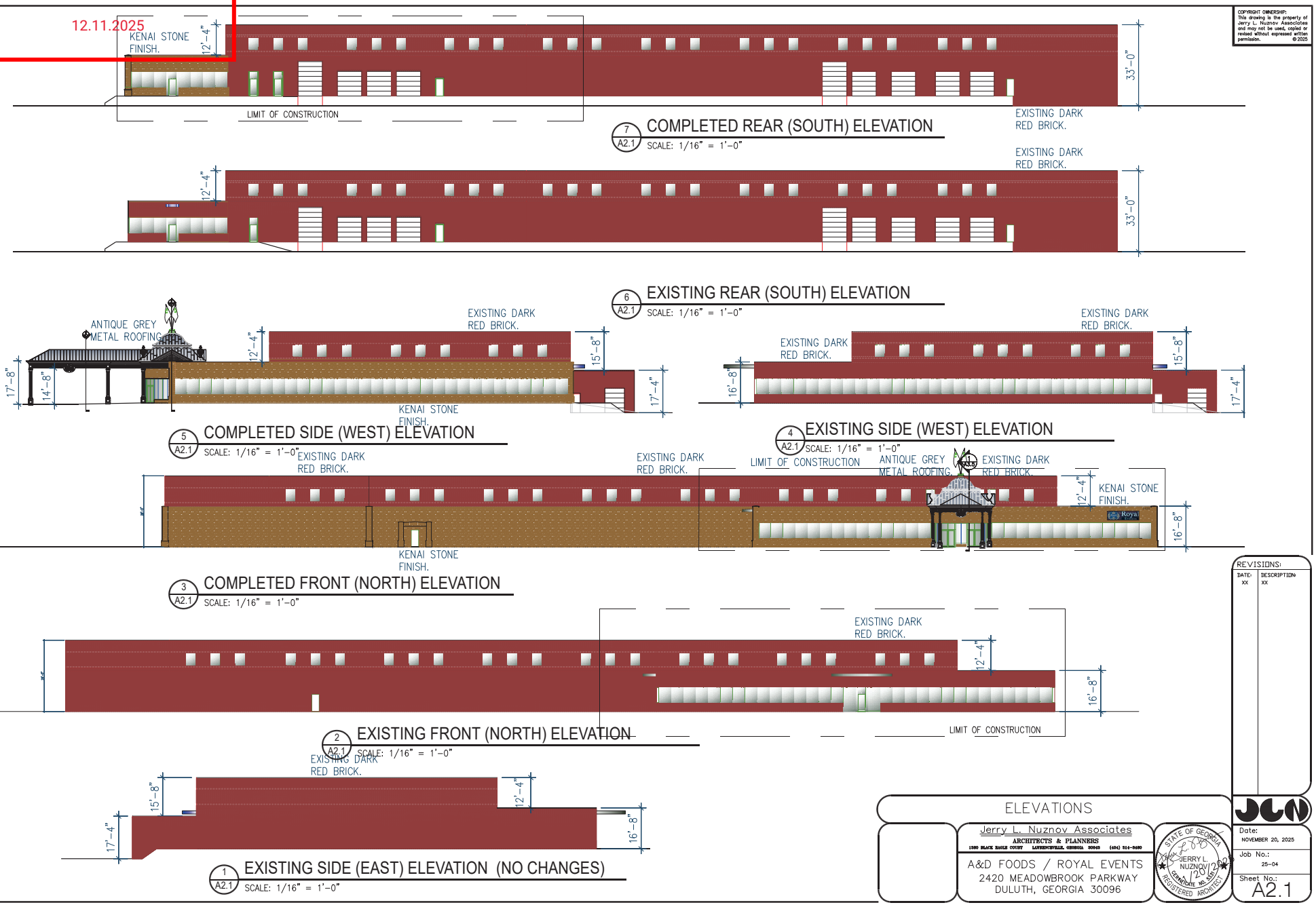


**Exhibit D: Floorplans**

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

12.11.2025

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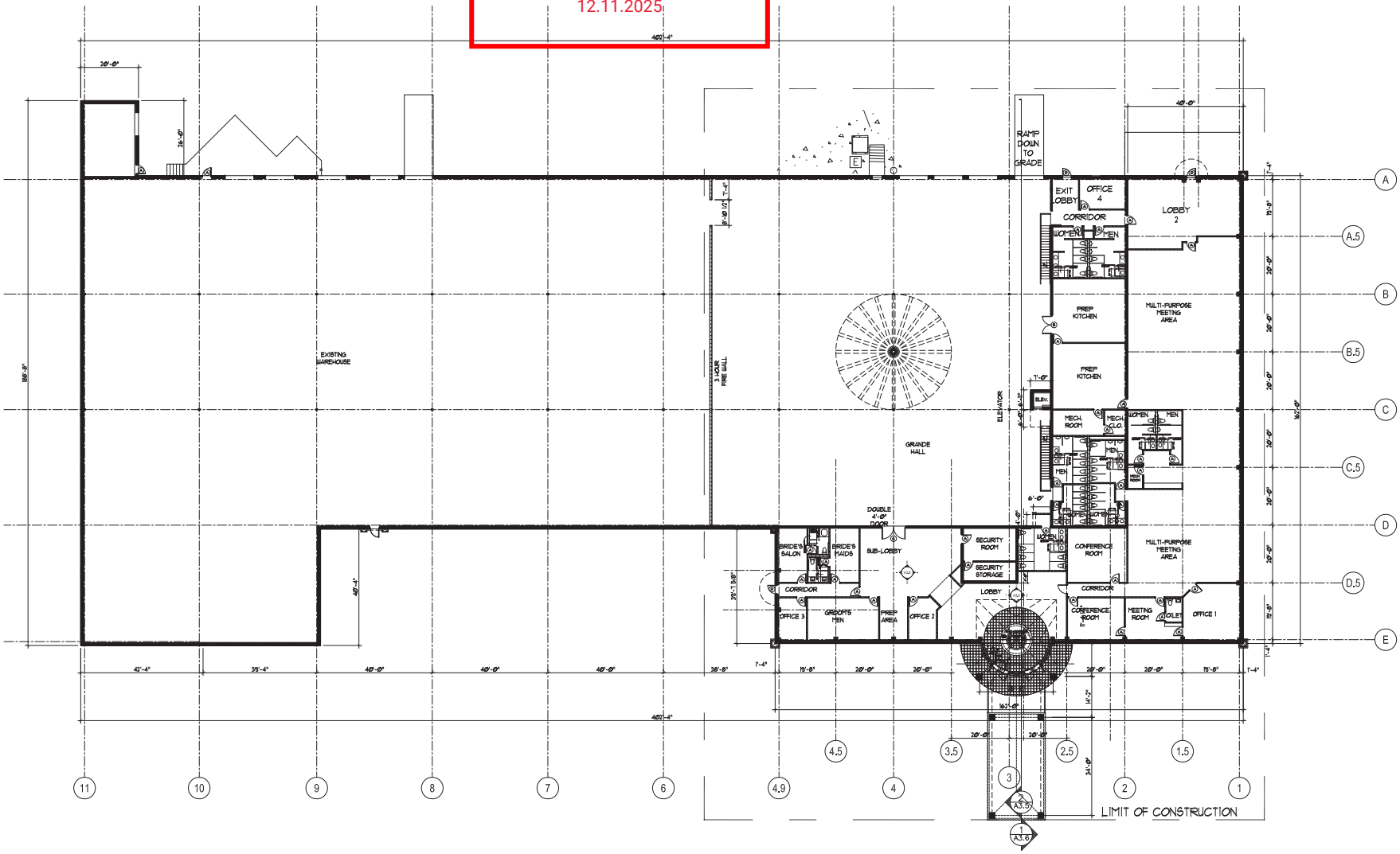


1 A1.2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS:

| DATE: | DESCRIPTION: |
|---|---|
| XX | XX |

REVISED FIRST FLOOR PLAN

Jerry L. Nuznov Associates
ARCHITECTS & PLANNERS
1980 BLACK EAGLE COURT LAWRENCEVILLE, GEORGIA 30043 (404) 914-9480

A&D FOODS / ROYAL EVENTS
2420 MEADOWBROOK PARKWAY
DULUTH, GEORGIA 30096

STATE OF GEORGIA
JERRY L. NUZNOV
CERTIFICATE NO. 015203
REGISTERED ARCHITECT

Date: SEPT 15, 2025
Job No.: 25-04
Sheet No.: A1.2

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

**[attached]**

LETTER OF INTENT

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


| APPLICANT/CONTACT: | OWNER REPRESENTATIVE: | PROPERTY OWNER: |
|---|---|---|
| LOGAN GREEN | JERRY QUEEN | SENG ANKAWIJANA |
| HAINES GIPSON & ASSOCIATES | ROYAL EVENTS PALACE | ANGKAWIJANA LLC. |
| (770) 491-7550 | (678) 541-0234 Ext 115 | (678) 541-0234 Ext 115 |
| Lgreen@hainesgipson.com | Jerry.queen@adfoods.com | Seng.angkawijana@adfoods.com |


**Re: Special Use Permit Letter of Intent – A&D Foods Parking Expansion (EPN2025-00346)**

The intent of this special use permit request is to allow for a public event space to be a permitted use inside the M-1 (Light Industry) zoning district. The property located at 2420 Meadowbrook Parkway consists of +/- 74,204 sf of warehouse with office space on 8.1937 acres. The existing warehouse is currently occupied by one business, which is Mycelx technologies. The applicant is seeking to convert +/-33,044 sf of the existing +/- 74,204 sf warehouse into a special event facility to service an estimated +/- 1,150 occupants. This space will be used to host the following event types: weddings, holiday parties, Quinceanera's, food shows, corporate events, and more. The plan review number above plans to expand the existing parking infrastructure on adjacent parcel 7117 104 which consists of 1.84 acres to support the parking demand of the additional proposed use. This expansion will increase the existing 83 spaces to 217 total spaces for the proposed multi-use building. Approval of this special use permit will not cause adverse effects to other businesses located in the area. Hours of operation for the remaining commercial use will be from 7:00 am to 2:00pm Monday- Friday. Royal Event Palace plans to operate from 10:00 am to 1:00 am Monday- Sunday depending on events. Royal Event Palace will have an event staff that will vary depending on event needs, but the expectation is for a permanent staff of 3 employees (planners) with an additional 30 temporary employees to serve a variety of events. No food will be cooked at this location but will provide warmers and refrigerators so that food can be catered depending on the event. Approval of this special use permit will also be needed for the following:

**Concurrent Requests:**

1. **Parking variance for a reduction in the minimum number of allowable spaces per section 240-20.2 for public assembly use (Table 240.1).**

Thank you for your consideration.

Very truly yours,
Logan Green

# 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:

*Proposed request is creating an event hall that will open to the public for use. This use should not negatively affect nearby properties and A&D Foods is the property owner of the surrounding properties.*

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

*Proposed use will not adversely affect adjacent properties or their usability due to location and access points to existing property.*

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

*The existing building's current use is a warehouse with office and will remain in operation. This proposal is requesting that the building become multi-use so that a portion of the building can be turned into an event hall.*

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:

*Proposed request will not negatively impact transportation facilities or existing streets. Proposed access has been provided per Gwinnett County standards based on plan review (EPN2025-00346).*

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

*Proposal does not conflict with future plans for the subject site.*

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:

*No changes to note at this time.*

**Exhibit F: 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: Jerry Queen, Royal Events Palace | Name: Angkawijana, LLC |
| Address: 2075 Boggs Road | Address: 2075 Boggs Road |
| City: Duluth | City: Duluth |
| State: Ga ZIP: 30096 | State: Ga ZIP: 30096 |
| Phone: | Phone: |
| Email: | Email: |

Contact Person: LOGAN GREEN Phone: (770) 491-7550

Contact's Email: Lgreen@hainesgipson.com

**APPLICANT IS THE:**

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

Existing/Proposed Zoning District(s): M-1

Parcel Number(s): 7117 070 and 104 Acreage: 8.19

Property Address(es): 2420 and 2400 Block of Meadowbrook Parkway

Proposed Development: Special Events Facility

Variance(s): To have less parking spaces than required minimum Waiver(s):

Building/Leased Sq. Ft.: 33,044 Floor Area Ratio: 0.22

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:** SENGIRI ANGKAWIJANA

**Signature:** [signature]

**Date:** 1-27-26

## Notary Public

**Name:** STEPHANUS TENDEAN

**Signature:** [signature]

**Date:** 01/27/2026

STEPHANUS TENDEAN
Gwinnett County
Notary
Public
Expires
04-09-2029
STATE OF GEORGIA

*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:** Jerry Queen

**Signature:** _____ **Date:** 1-15-2026

## Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

| **Parcel ID(s)** (by Applicant) | **Property Taxes Paid (Yes or No)** (Tax Commissioner Use Only) |
|---|---|
| R7117-070 | Yes |
| R7117-104 | yes |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## Tax Commissioner Affirmation

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

**Name:** Tawanda Dorrough **Title:** TSA

**Signature:** _____ **Date:** 1.15 2026

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:** Jerry Queen

**Relationship to Application:** ○ Applicant ◉ Representative of Applicant

**Campaign Contributions?** ○ Yes ◉ No

**Contributions:**

| Official Name | Contribution Amount | Date of Contribution | Contributor |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Signature:** _____ V.P.

**Date:** 1/15/26

**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 #**C2025-349-12**
Expiration Date: 12/22/2026
P&D Number: EPN2025-00346
Tie-In Manhole FID: **436006**

December 22, 2025

Jerry Queen
Royal Events Palace
2420 Meadowbrook Parkway
Duluth, GA 30096

RE: Sewer Availability for Proposed Development – A&D Foods Expansion
Parcel IDs 7117 104, 7117 070

Dear Jerry Queen:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of converting an existing warehouse to a special event facility, with 41,160 square feet used as warehouse and office space and 33,044 square feet used for the special event facility with a limited occupancy of 1,500 persons 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 **15.15 gpm** discharging to the sewer tie-in manhole at Facility ID **436006**. **This request is for anticipated flows from the development's toilet facilities only; no industrial processing discharges are covered as none were identified for this capacity request.**

**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.

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

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

**Exhibit H: Traffic Impact Study**

**[attached]**

# TRAFFIC IMPACT STUDY
# FOR
# PROPOSED EVENT CENTER DEVELOPMENT AT
# 2420 MEADOWBROOK PARKWAY

## CITY OF DULUTH,
## GWINNETT COUNTY, GEORGIA




***Prepared for:***

***A&D Foods***
***2075 Boggs Road NW***
***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

October 03, 2025
A & R Project # 25-159

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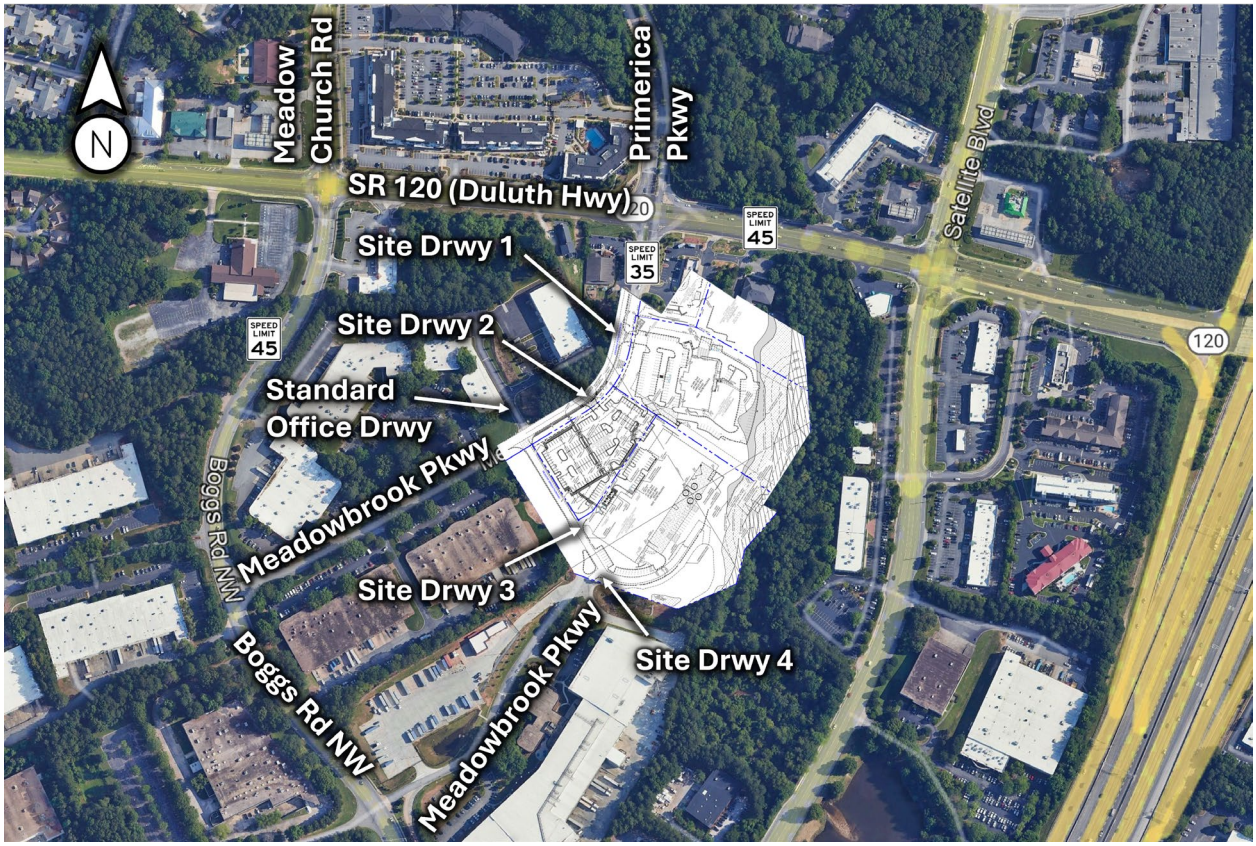
# 1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed event center development in a vacant space in the existing warehouse building located at 2420 Meadowbrook Parkway in Gwinnett County, Georgia. The proposed development will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and 15 event staff members. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development.




The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full-access driveway at 2420 Meadowbrook Parkway

The AM (7:00 am – 9:00 am), PM (4:00 pm – 6:00 pm) and Night (7: 00 pm – 10:00 pm) peak hours on a weekday, have been analyzed in this study. The study includes the evaluation of traffic operations at the intersections of:

1. Boggs Road NW at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A&D Food Northern Driveway/Event Center Driveway
6. Boggs Road NW at Meadowbrook Parkway/Pinemeadow Court
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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 Boggs Road NW*

Boggs Road NW is a north-south, four-lane undivided roadway with a two-way left turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-0527) indicate that the daily traffic volume on Boggs Road NW in 2024 was 10,500 vehicles per day south of Pinemeadow Court. Boggs Road NW is classified as a major collector roadway as per GCDOT's Long Range Road Classification (LRCC) map.

### *2.1.2 SR 120 (Duluth Highway)*

SR 120 (Duluth Highway) is an east-west, four-lane undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Between Meadow Church Road/Boggs Road NW to Primerica Parkway/ Meadowbrook Parkway, the roadway includes a two-way left turn lane. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-0163) indicate that the daily traffic volume on SR 120 (Duluth Highway) in 2024 was 18,300 vehicles per day west of Meadow Church Way. SR 120 (Duluth Highway) is classified as a major arterial roadway as per GCDOT's Long Range Road Classification (LRCC) map.

### *2.1.3 Primerica Parkway*

Primerica Parkway is a north-south, four-lane, median-divided roadway with a posted speed limit of 25 mph between the roundabout and SR 120 (Duluth Highway) in the vicinity of the site.

### *2.1.4 Meadowbrook Parkway*

Meadowbrook Parkway is an east-west, two-lane undivided roadway with a posted speed limit of 35 mph between Boggs Road NW and SR 120 (Duluth Highway) in the vicinity of the site. Between A&D Food Northern Driveway and Boggs Road NW, Meadowbrook Parkway is an east-west, two-lane undivided roadway with a posted speed limit of 15 mph in the vicinity of the site.

### *2.1.5 Pinemeadow Court*

Primerica Parkway is an east-west, two-lane undivided 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 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 data, the daily traffic volumes on SR 120 (Duluth Highway) in 2024 was 18,300 vehicles per day west of Meadow Church Way and on Boggs Road NW in 2024 was 10,500 vehicles per day south of Pinemeadow Court. Based on the proposed site traffic generation/distribution, it is estimated that the ADT on this section of SR 120 (Duluth Highway) would be approximately 18,850 vehicles per day and on this section of Boggs Road would be approximately 11,100 vehicles per day following the completion of the development in 2026. Given how these estimated increases also factor in an assumed yearly growth rate of 1% from 2024 to 2026, 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 development will be an event center, it is not anticipated 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

Within the study network, existing pedestrian crosswalks are provided at the intersection of SR 120 (Duluth Highway) and Boggs Road NW, as well as at the intersection of SR 120 (Duluth Highway) and Meadowbrook Parkway/Primerica Parkway. Sidewalks are present along Meadowbrook Parkway between SR 120 (Duluth Highway) and 2420 Meadowbrook Parkway, and along Boggs Road NW between SR 120 (Duluth Highway) and the Café Flat driveway in the vicinity of the site. This study does not include any recommendations for new pedestrian or bicycle facilities within or near the study network. Any additional information regarding planned pedestrian or bicycle facilities within the proposed development itself should be obtained from the civil site engineer.

## 4.4 Existing Transit Routes and Stops/Proposed Transit Routes

There is multiple bus stops located along Boggs Road NW and SR 120 (Duluth Highway) within 0.3-mile radius of the proposed development. These bus stops are served by Routes 10A and 10B. No new transit routes are proposed to serve 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 5-6. A description of the site trip generation and distribution estimations is available on pages 14-15. Descriptions of the methodology for the future "no-build" and "build" traffic volume projections are available on page 21.

## 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.

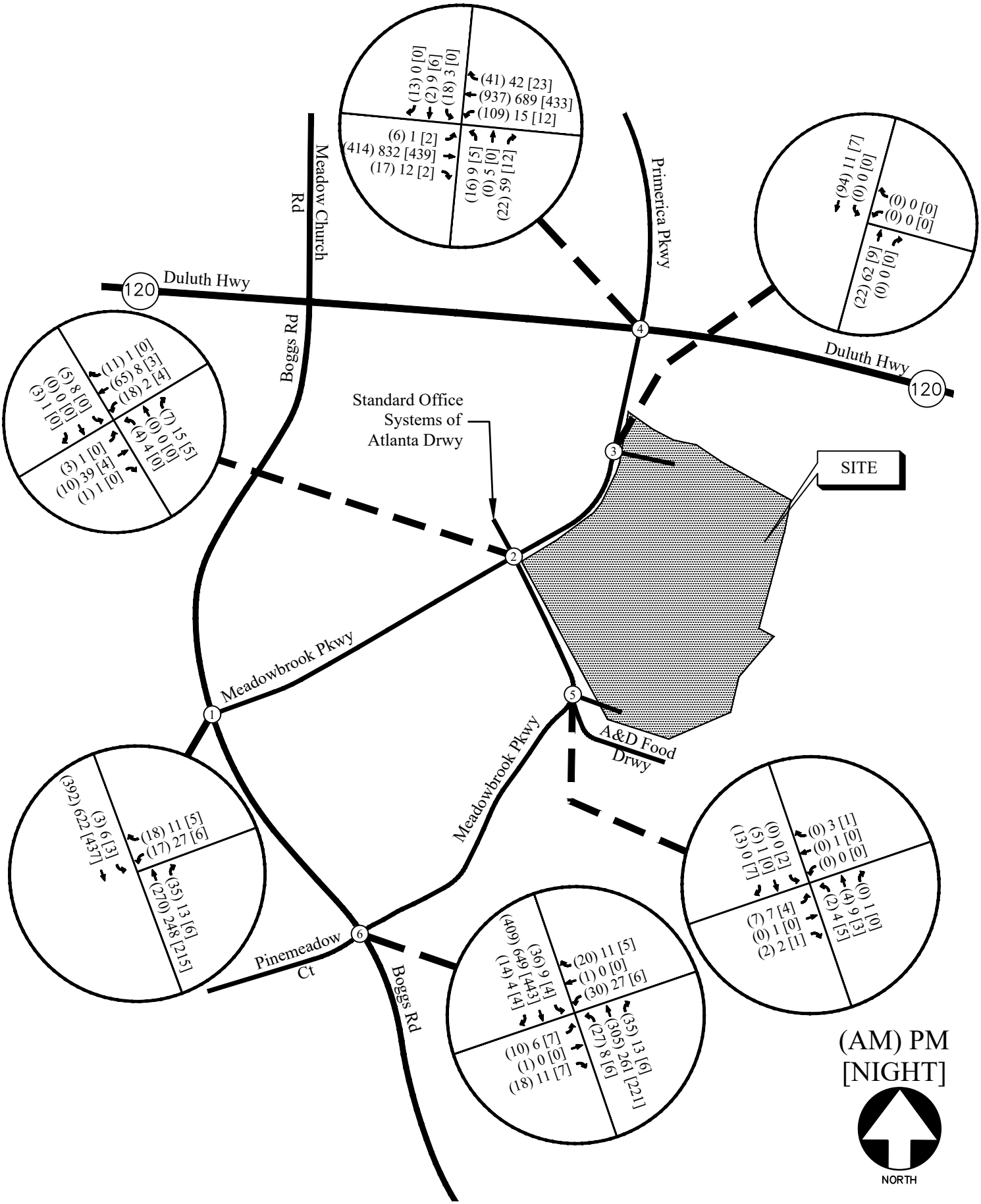
# 5.0 EXISTING 2025 TRAFFIC ANALYSIS

## 5.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

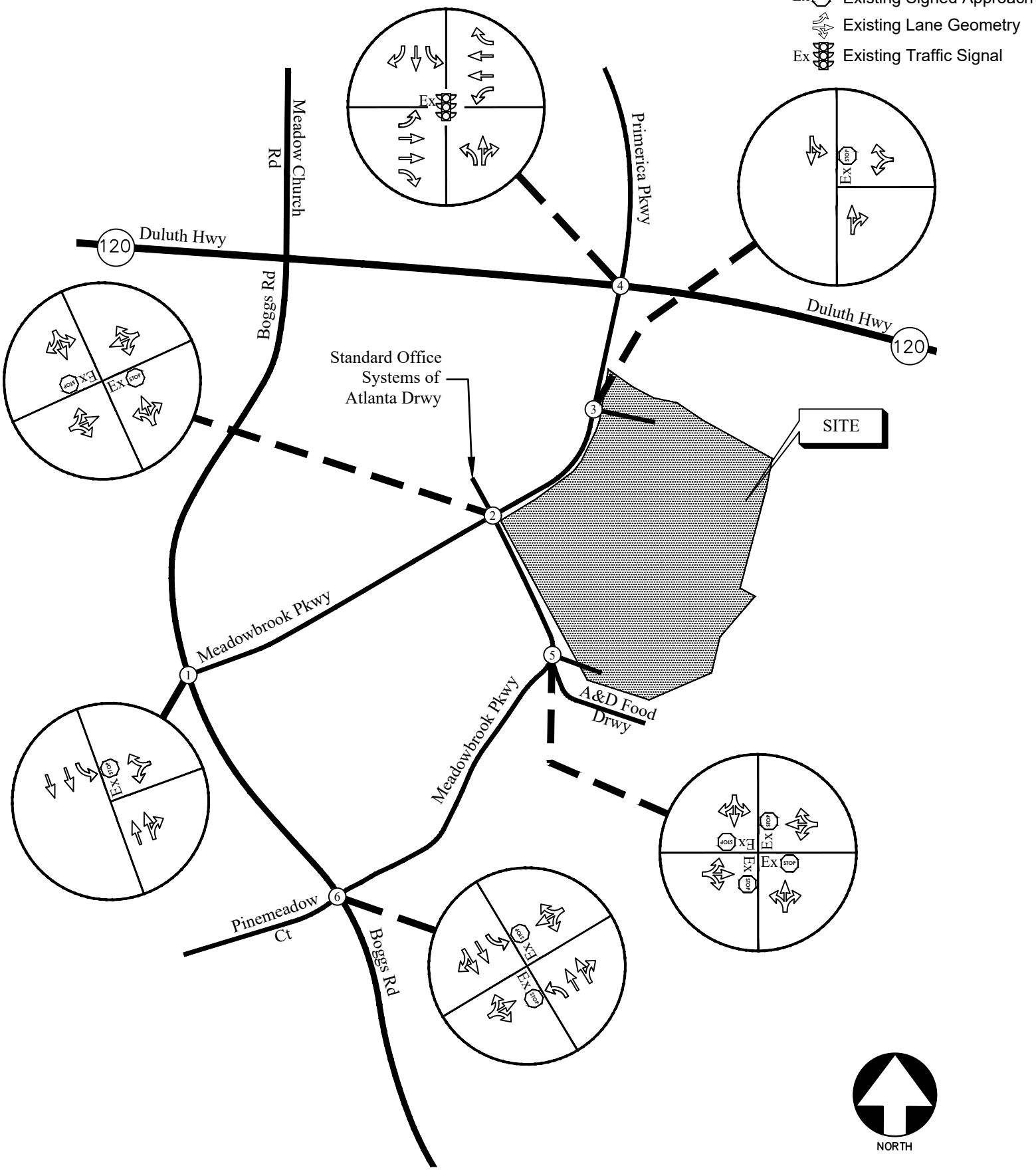
1. Boggs Road NW at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A&D Northern Food Driveway/Event Center Driveway
6. Boggs Road at Meadowbrook Parkway/Pinemeadow Court

Turning movement counts were collected on Friday, August 22, 2025. All turning movement counts were recorded during the AM, PM and Night peak hours between 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m. and 7:00 p.m. to 10:00 p.m., respectively. The four consecutive 15-minute interval volumes that summed to produce 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 intersections are shown in Figure 3.




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 intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

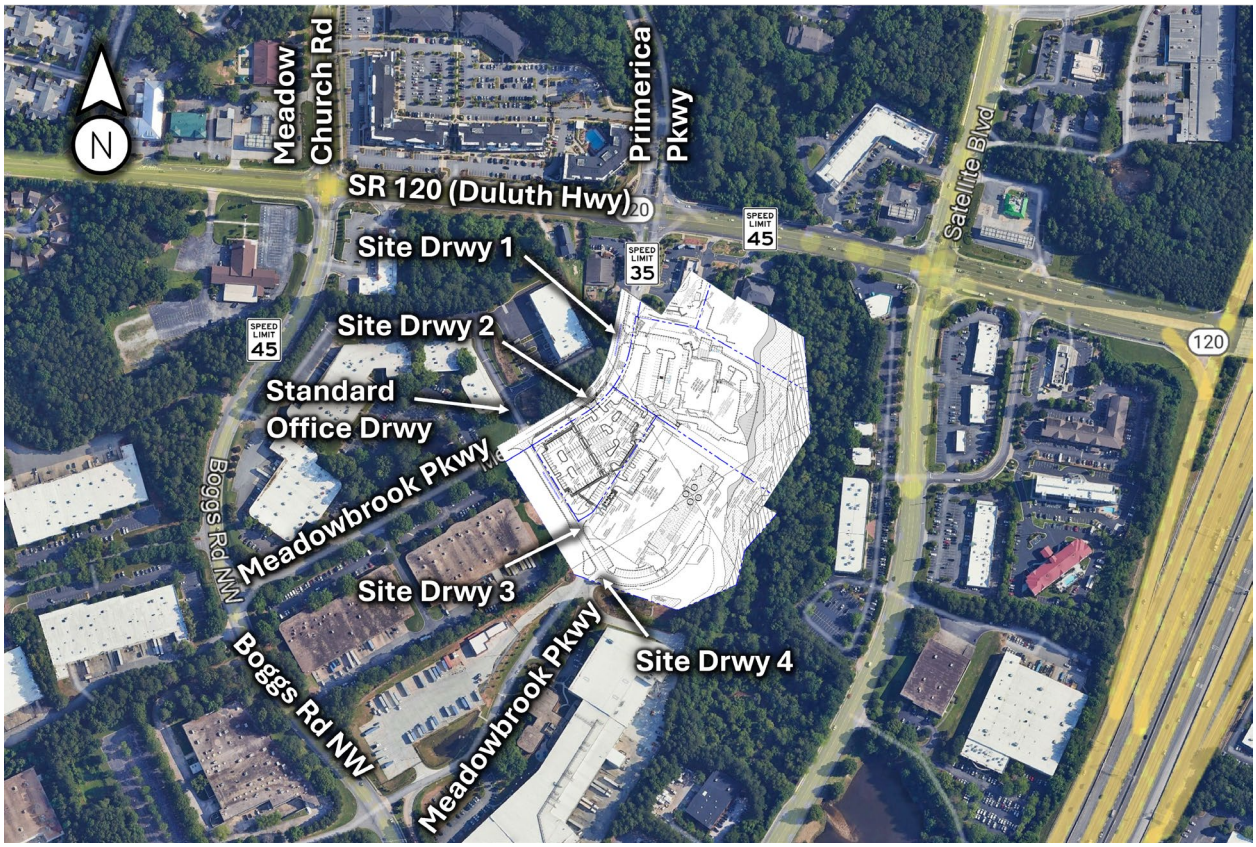
**TABLE 3 – EXISTING INTERSECTION OPERATIONS**

| | Intersection | Traffic Control | LOS (Delay) | | |
|---|---|---|---|---|---|
| | | | AM Peak | PM Peak | Night Peak |
| 1 | **Boggs Road at Meadowbrook Parkway**<br>-Westbound Approach<br>-Southbound Left | Stop-Controlled on WB Approach | <br>A (8.4)<br>A (7.9) | <br>B (10.3)<br>A (7.8) | <br>A (8.4)<br>A (7.7) |
| 2 | **Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway**<br>-Eastbound Left<br>-Westbound Left<br>-Northbound Approach<br>-Southbound Approach | Stop-Controlled on NB and SB Approaches | <br>A (7.4)<br>A (7.3)<br>A (8.9)<br>A (9.4) | <br>A (7.2)<br>A (7.3)<br>A (8.7)<br>A (9.1) | <br>A (7.2)<br>A (7.3)<br>A (8.6)<br>A (8.9) |
| 3 | **Meadowbrook Parkway at Innova Solutions Driveway**<br>-Westbound Approach<br>-Southbound Left | Stop-Controlled on WB Approach | <br>A (9.3)<br>A (7.3) | <br>A (9.0)<br>A (7.4) | <br>A (8.8)<br>A (7.3) |
| 4 | **SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway**<br>-Eastbound Approach<br>-Westbound Approach<br>-Northbound Approach<br>-Southbound Approach | Signalized | **A (3.4)**<br>A (3.2)<br>A (1.7)<br>E (57.2)<br>E (57.1) | **A (3.2)**<br>A (3.1)<br>A (1.3)<br>E (57.7)<br>E (57.9) | **A (2.3)**<br>A (2.2)<br>A (1.0)<br>E (59.0)<br>E (61.3) |
| 5 | **Meadowbrook Parkway at A&D Food Northern Driveway/Event Center Driveway**<br>-Eastbound Approach<br>-Westbound Approach<br>-Northbound Approach<br>-Southbound Approach | All Way Stop-Controlled | **A (6.8)**<br>A (7.1)<br>A (6.9)<br>A (7.1)<br>A (6.6) | **A (7.0)**<br>A (7.1)<br>A (6.6)<br>A (7.1)<br>A (7.0) | **A (6.9)**<br>A (7.1)<br>A (6.4)<br>A (7.2)<br>A (6.6) |
| 6 | **Boggs Road at Meadowbrook Parkway/Pinemeadow Court**<br>-Eastbound Approach<br>-Westbound Approach<br>-Northbound Left<br>-Southbound Left | Stop-Controlled on EB and WB Approaches | <br>B (14.7)<br>C (17.5)<br>A (8.5)<br>A (8.3) | <br>B (14.8)<br>C (15.4)<br>A (9.2)<br>A (7.9) | <br>B (12.8)<br>B (11.5)<br>A (8.4)<br>A (7.8) |

The results of the existing traffic operations analysis indicate that the signalized study intersection of SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) is operating at an overall level of service "A" in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service "C" or better in all the AM, PM and Night peak hours.

# 6.0 PROPOSED DEVELOPMENT

The proposed event center development located in the existing building at 2420 Meadowbrook Parkway will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and event staff members of maximum 15. The vacant space in the existing building will be used to accommodate the event center.




The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway

A site plan is shown in Figure 4.




LOCATION MAP

## SITE DATA CHART

| Parcel # | Building / Use | Area (sq. ft.) | Unit | Required Parking Minimum Total | Minimum Ratio | Maximum Total | Maximum Ratio | Provided Parking Total | TRACT AREA (ACRES) | % LOT COVERAGE | FLOOR AREA RATIO |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 7117 070 | Existing BLDG 2420 (Warehouse W/ Office) | 62,640 | 21 | 21 | 1 space / 3,000 s.f. | 42 | 1 space / 1,500 s.f. | 83 | 6.35 | 52% | 0.22 |
| 7117 104 | Parking Expansion for BLDG. 2420 | - | - | - | - | - | - | 138 | 1.64 | 73% | - |
| | Total | 62,640 | | 27 | - | 42 | - | 221 | 8.19 | - | - |

**%LOT COVERAGE CALCULATION (7117 104):**
- TOTAL SITE AREA = 1.64 ACRES
- IMPERVIOUS AREA = 1.34 ACRES
- PERVIOUS AREA = 0.50 ACRES

%LOT COVERAGE = 1.34 ACRES / 1.84 ACRES = 73%

TOTAL SITE AREA = ±8.19 Acres
TOTAL DISTURBED AREA = ±2.27 Acres

7117 070: (2420 Brook Hollow Pkwy.)
SITE AREA = 6.35 Acres
DISTURBED AREA = 0.25 Acres

7117 104:
SITE AREA = 1.84 Acres
DISTURBED AREA = 2.02 Acres

PRE-DEVELOPED:
Onsite Impervious Area = ±3.35 Acres
Onsite Pervious Area = ±4.84 Acres

POST-DEVELOPED:
Onsite Impervious Area = ±4.61 Acres
Onsite Pervious Area = ±3.58 Acres

### GWINNETT DEVELOPMENT NOTES:

1. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6000.
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
4. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
5. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
6. NO OVERSIZED SIGNS ARE PERMITTED.
7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
8. NO CANOPIES ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
9. NO ROOF OVERHANGS ARE SHOWN ON THIS PLAN AND NOT PROVIDED.
10. SEE PAGE C-8.0 FOR ELECTRIC VEHICLE SPACE SIGN DETAIL (TYP. SIGN DETAILS)

### GENERAL SITE NOTES:

1. OWNER/DEVELOPER: A&D FOODS (ANGKAWIJANA, LLC.) 2075 BOGGS ROAD DULUTH, GA 30096
2. SITE IS LOCATED AT THE 2420 MEADOW BROOK PARKWAY. PARCEL #'s 7117 070 & 7117 104, CITY OF Duluth, Gwinnett, GA, AND CONSISTS OF ±8.19 ACRES.
3. THE SITE IS ZONED M1.
4. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7. 
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
9. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
10. ALL CONSTRUCTION TO CONFORM TO GWINNETT COUNTY STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
11. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
15. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
16. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0070F, AND THE DATE OF SAID MAP IS 09/29/2006 THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
17. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ANY AND ALL REQUESTS FOR AN OPEN ROAD CUT OR LANE CLOSURE SHALL NEED TO BEGIN WITH AN EMAIL TO DOTCOMMUNITYRELATIONS@GWINNETT.COM TO INITIATE THE PROCESS. APPROVAL OF EITHER A ROAD CUT OR LANE CLOSURE WILL NOT BE CONSIDERED UNTIL A REQUEST HAS BEEN SENT TO THE EMAIL ADDRESS SHOWN ABOVE. FOR ANY QUESTIONS, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE, OR CALL THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION MAIN NUMBER AT 770.822.7400.

### SIGHT DISTANCE CERTIFICATION:

I CERTIFY THAT THE SIGHT DISTANCE CONDITIONS FOR THE PROPOSED DRIVEWAYS AND STREETS CONNECTING TO CLASSIFIED ROADS WITHIN THIS PLAN ARE IN COMPLIANCE WITH THE GWINNETT COUNTY UDO SECTION 360-40.4 & TABLE 360.2

01/30/2025



1 / 1

HGA
HAINES GIPSON & ASSOCIATES
Civil - Structural - Bridge

GEORGIA PROFESSIONAL ENGINEER
DERIK C. MCCOY
GEN/CE CERT. 72664
EXP: 8/24/26

A PROJECT OF:
ANGKAWIJANA, LLC.

A&D FOODS PARKING
2420 MEADOWBROOK PARKWAY
DULUTH, GA 30096

| NO | BY | DATE | DESCRIPTION |
|---|---|---|---|
| 03 | LCG | 01/30/2025 | GWINNETT COUNTY COMMENTS |
| 02 | LCG | 12/20/2024 | GWINNETT COUNTY COMMENTS |
| 01 | LCG | 10/30/2024 | GWINNETT COUNTY COMMENTS |

DRAWN BY: LCG
CHECKED BY: JCM
DATE: 01/30/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

HGA JOB No. 2024-331

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SD-2226-00003

## 6.1 Trip Generation

The development will be an indoor event center primarily serving wedding parties, corporate parties and other social activities and is expected to be leased out only on weekends. The indoor event center will have a maximum seating capacity is 1,000 and a staff of up to 15.

Institute of Transportation's Trip Generation Manual does not include a trip generation category for special events facilities. Therefore, the traffic volumes for the site-generated trips to and from this event center development were estimated based on its planned characteristics.

The event center will primarily be used for weddings, corporate parties or other social activities that require meeting or gathering space. Event attendance typically ranges from 50% to 80% of the total seating; however, the full capacity of 1,000 seats is used in this study to represent a worst-case scenario. Based on an assumed average vehicle occupancy of 2.5 guests, a peak event is anticipated to generate approximately 400 entering guest vehicles. Including the corresponding 400 exiting guest vehicles at the conclusion of the event, the projected trip generation is approximately 800 guest trips in total (entering and exiting combined) during an event.

It should be noted that guest arrivals and departures are expected to be distributed over the course of the event, and therefore, not all trips will occur within a single peak hour. To estimate peak hour traffic, a scenario of 320 entering guest vehicles during the PM peak hour and 320 exiting guest vehicles during the Night peak hour (approximately 80% of the total event-generated traffic) is assumed. No site-generated traffic is assigned to the AM peak hour, as the facility is generally not expected to operate in the morning.

For staff and facility trips, it is assumed that 15 staff vehicles will enter during the PM peak hour and exit during the Night peak hour, with a conservative estimate of 40 total staff-related trips per event.

Although the event center is expected to operate primarily on weekends, this analysis uses Friday background traffic volumes to assess a worst-case scenario within the study network. Weekend peak-hour traffic was not analyzed, as background volumes are considerably lower due to the absence of commuter and school-related trips. Even with the addition of traffic generated by the event center, the study area is anticipated to operate under relatively low traffic demand compared to the weekday peak hours.

The calculated total trip generation for the proposed event center is summarized in Table 4.

**TABLE 4 – TRIP GENERATION (PROPOSED SITE)**

| Land Use | Employees & Seating Capacity | AM Peak Hour | | | PM Peak Hour | | | Night Peak Hour | | | 24 Hour |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Enter | Exit | Total | Enter | Exit | Total | Enter | Exit | Total | Two-way |
| **Indoor Event Center (Staff)** | 15 employees | 0 | 0 | 0 | 15 | 2 | 17 | 2 | 15 | 17 | 40 |
| **Indoor Event Center (Guests)** | 1000 seats | 0 | 0 | 0 | 320 | 10 | 330 | 10 | 320 | 330 | 800 |
| **Total Trips** | | 0 | 0 | 0 | 335 | 12 | 347 | 12 | 335 | 347 | 840 |

## 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 site-generated staff trips for the AM, PM, and Night peak hours are shown in Figure 5A & 5B, while the guest trips for the AM, PM, and Night peak hours are shown are shown in Figures 6A and 6B, respectively.

### *6.2.1 Nearby Planned General Office Building at 2400 Meadowbrook Parkway*

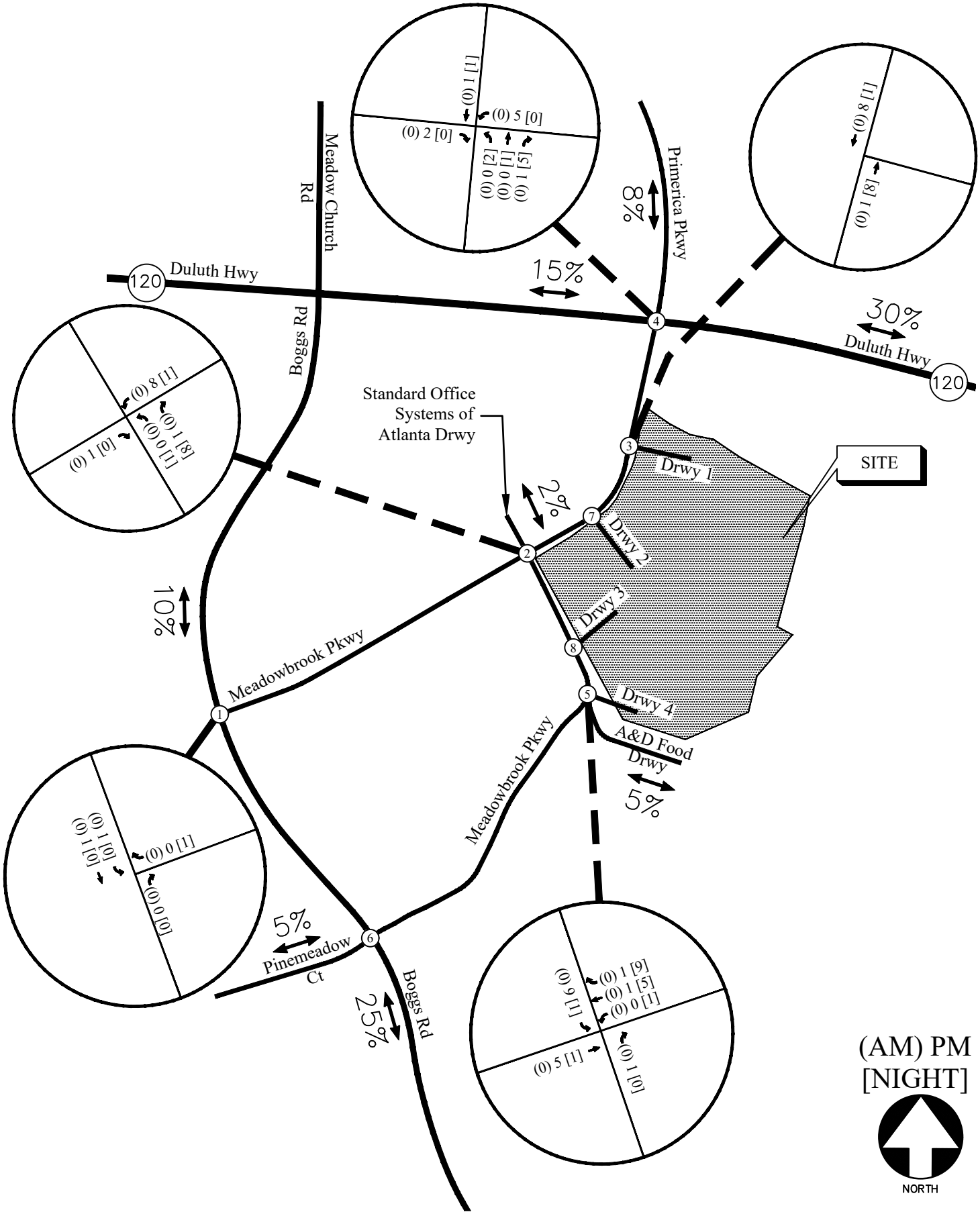
A planned office development will be located at 2400 Meadowbrook Parkway, northeast of the proposed project. This development will share the existing full-access driveway on Meadowbrook Parkway (site driveway 1) with the proposed event center at 2420 Meadowbrook Parkway. The proposed office will consist of a 29,909-sf general office building and is estimated to be completed by 2026. Accordingly, its impact on the study area was considered under both "No Build" and "Build" conditions.

Trip generation estimates for the nearby development 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 following ITE land use *710 – General Office Building*.

The calculated office-generated traffic volumes for this development are shown in Table 5, and the AM and PM peak hour volumes passing through the study area are shown in Figure 7.

TABLE 5 – TRIP GENERATION (ADJACENT DEVELOPMENT)

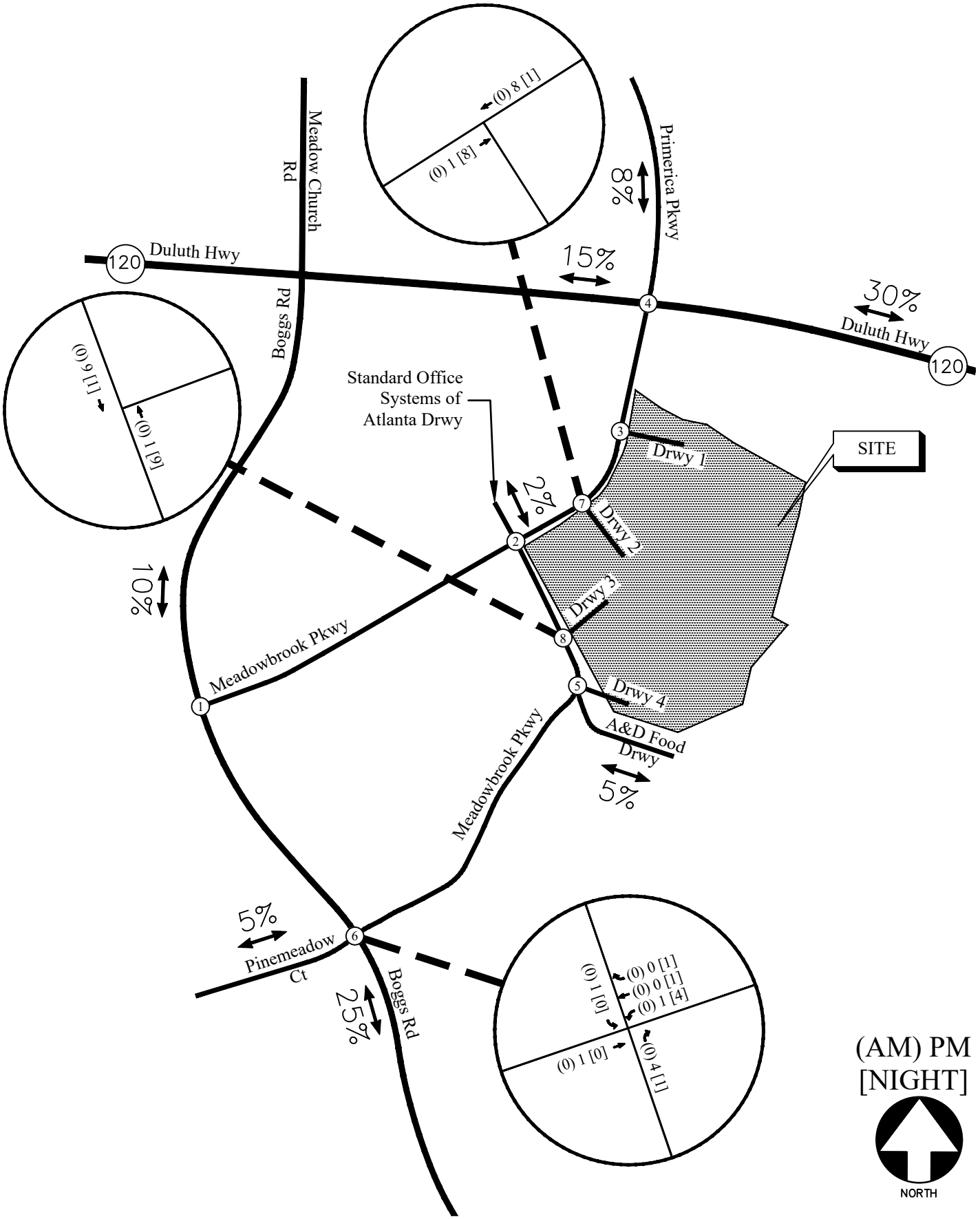
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
|---|---|---|---|---|---|---|---|---|
| | | Enter | Exit | Total | Enter | Exit | Total | Two-Way |
| **ITE 710 – General Office Building** | 29,909 sf | 47 | 6 | 53 | 10 | 51 | 61 | 393 |




TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (STAFF)

FIGURE 5A

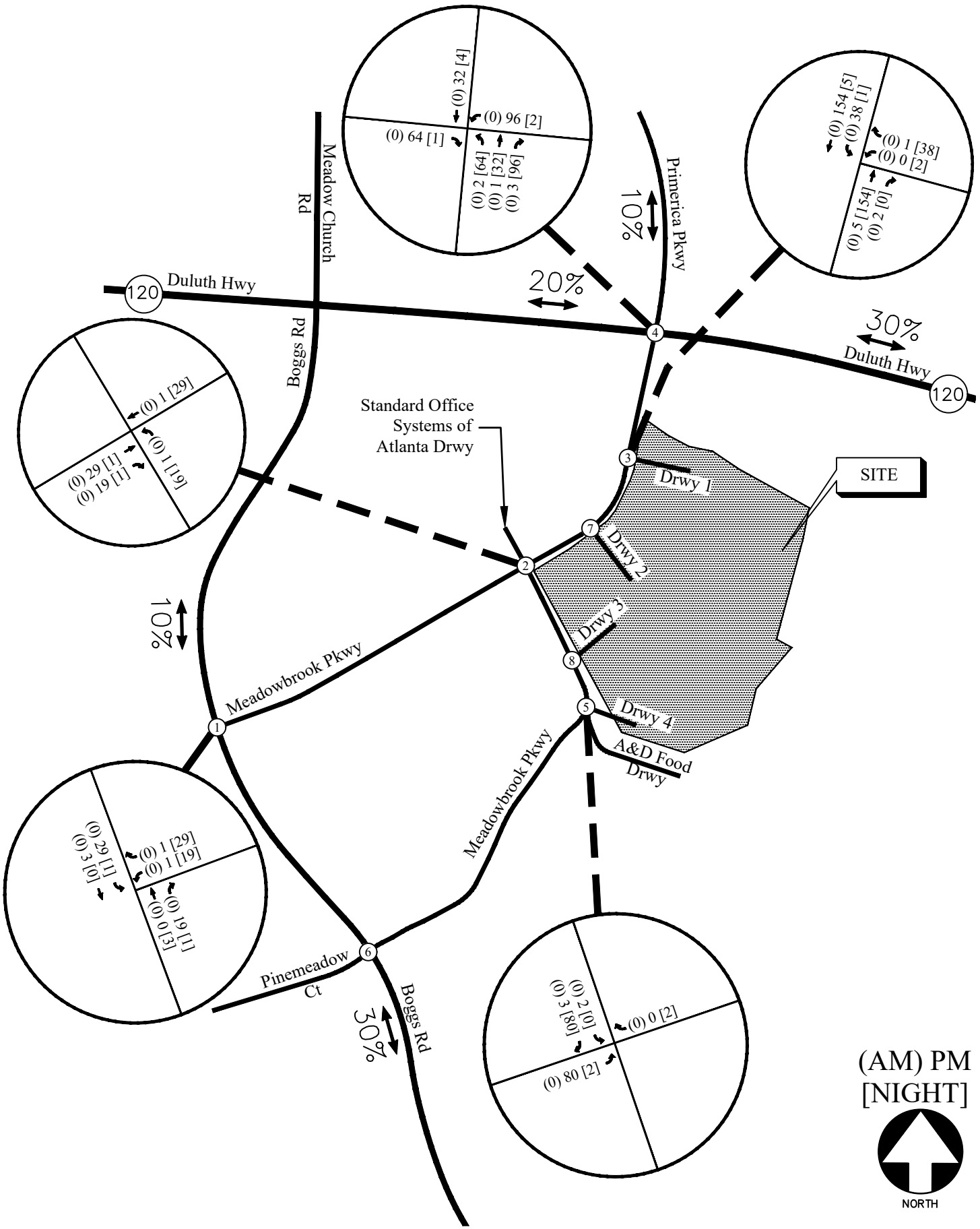
**A&R Engineering Inc.**




TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (STAFF)

FIGURE 5B

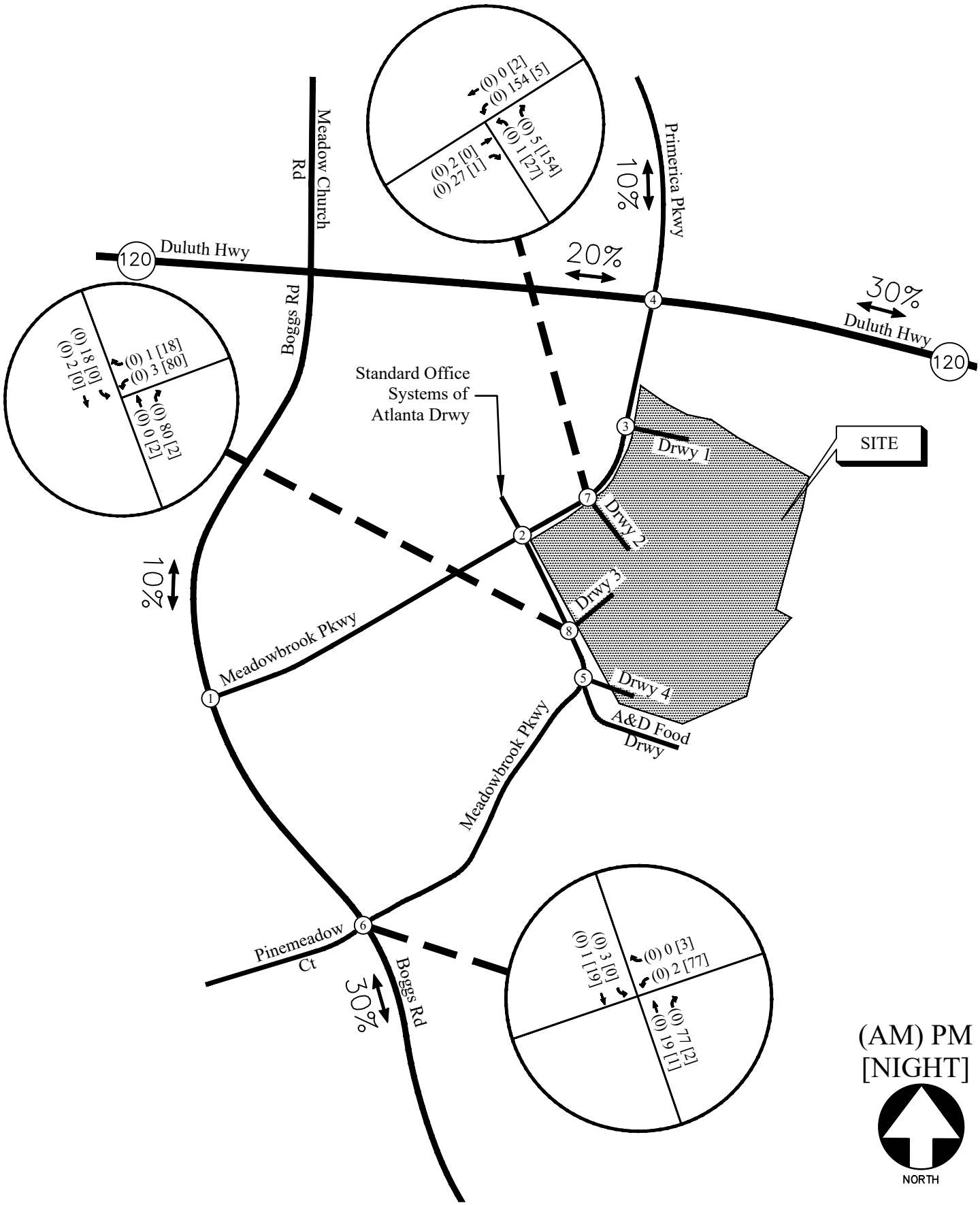
**A&R Engineering Inc.**




TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (GUESTS)

FIGURE 6A

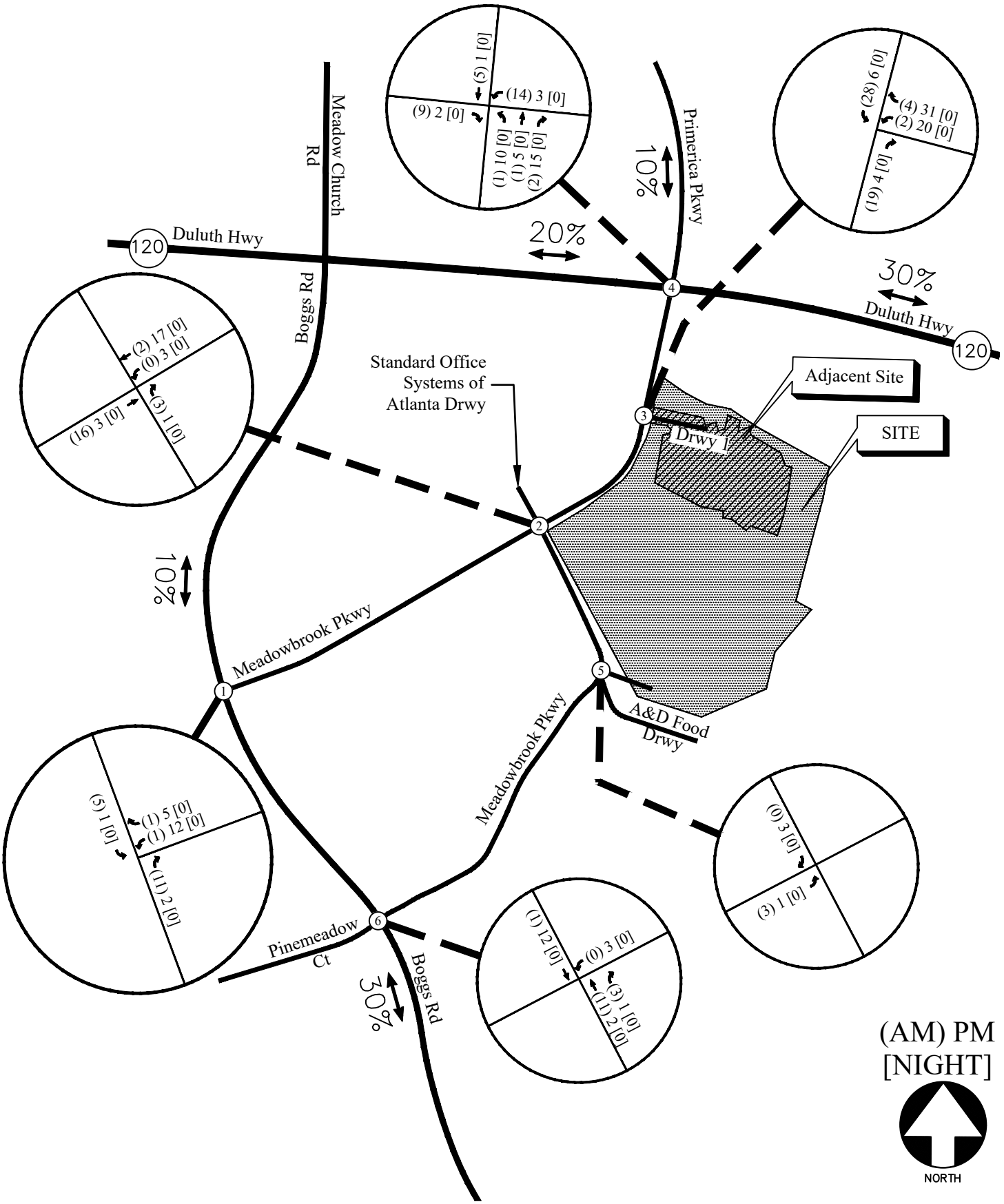
**A&R Engineering Inc.**




TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (GUESTS)

FIGURE 6B

**A&R Engineering Inc.**




TRIP DISTRIBUTION SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (ADJACENT SITE)

FIGURE 7

**A&R Engineering Inc.**

# 7.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the "Build" and "No-Build" conditions.

## 7.1 Future "No-Build" Conditions

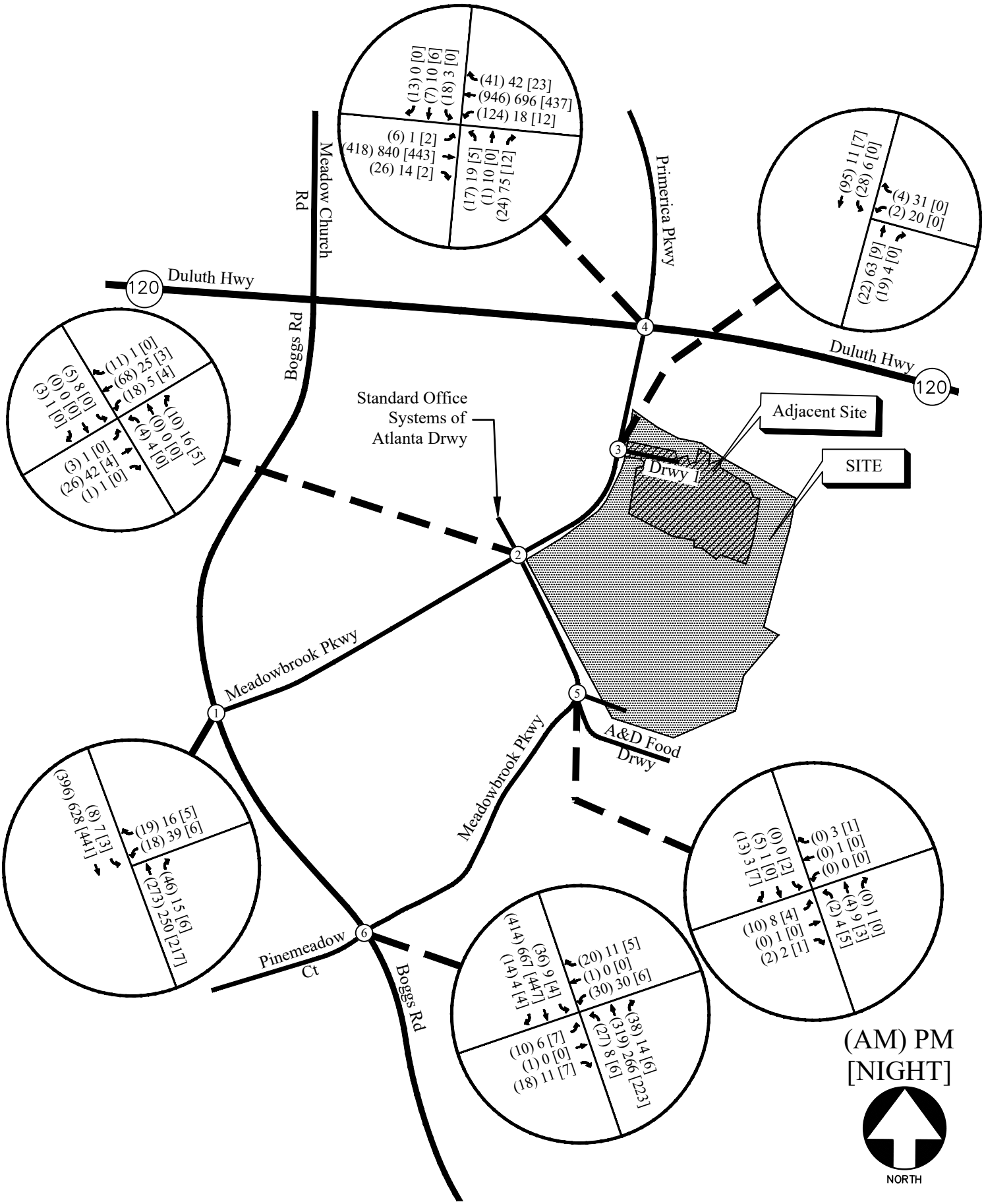
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the adjusted existing traffic volumes (Figure 2) plus increases for annual growth of through traffic and adjacent site-generated traffic (Figure 7).

### *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 between collector and arterial roadways 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 8.

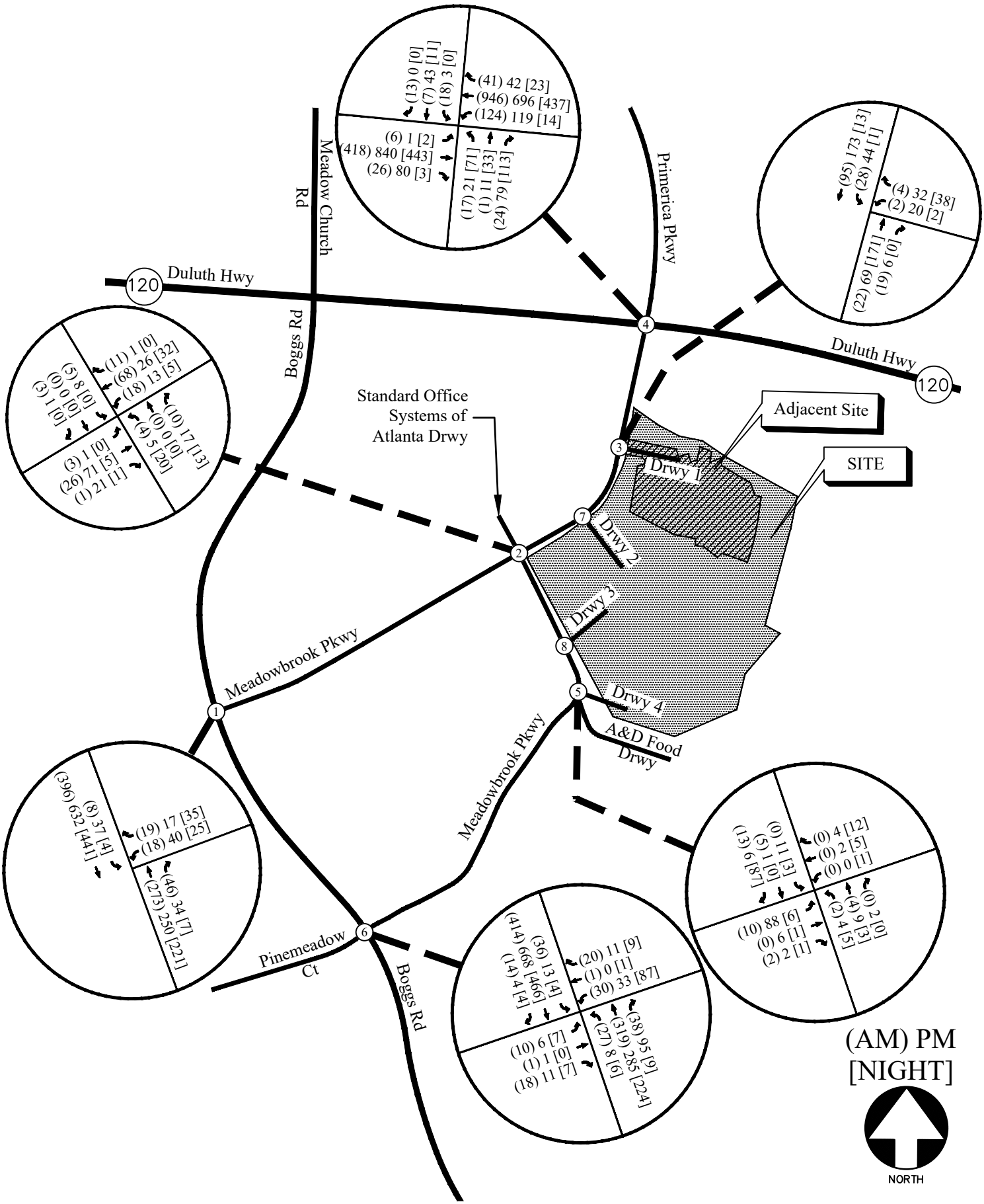
## 7.2 Future "Build" Conditions

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 (Figures 5A, 5B, 6A & 6B) were added to base traffic volumes (Figure 8) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figures 9A & 9B, respectively.



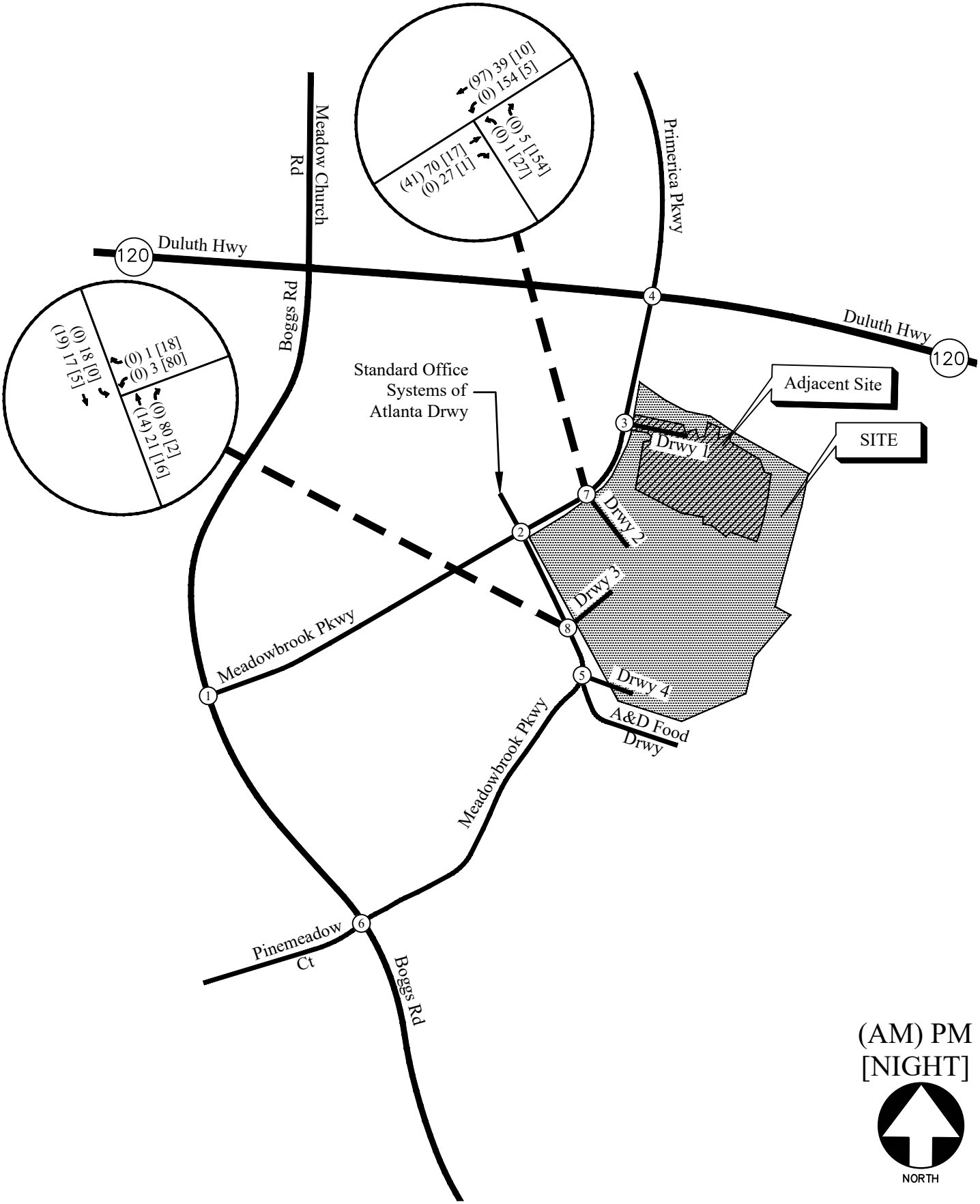

FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

**A&R Engineering Inc.**




FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9A

**A&R Engineering Inc.**




FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9B

**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 shall be provided at each project driveway or subdivision street that accesses a Minor Collector Street or Major Thoroughfare if characteristics of the major street and site density exceed certain thresholds. Since Meadowbrook Parkway is not classified by Gwinnett County as a Minor/Major Collector roadway, nor a Major Thoroughfare, a left turn lane is not warranted at either site driveway along Meadowbrook Parkway.

### *7.3.2 Deceleration Turn Lane Analysis*

According to Gwinnett County Unified Development Ordinance (UDO) Standards, a deceleration lane shall be required to be provided at each subdivision street entrance (as applicable) that is provided street access to a Minor/Major Collector Street or Major Thoroughfare (900-30.2B). Since Meadowbrook Parkway is not classified by Gwinnett County as a Minor/Major Collector roadway, nor a Major Thoroughfare, a right turn lane is not warranted at either site driveway along Meadowbrook Parkway.

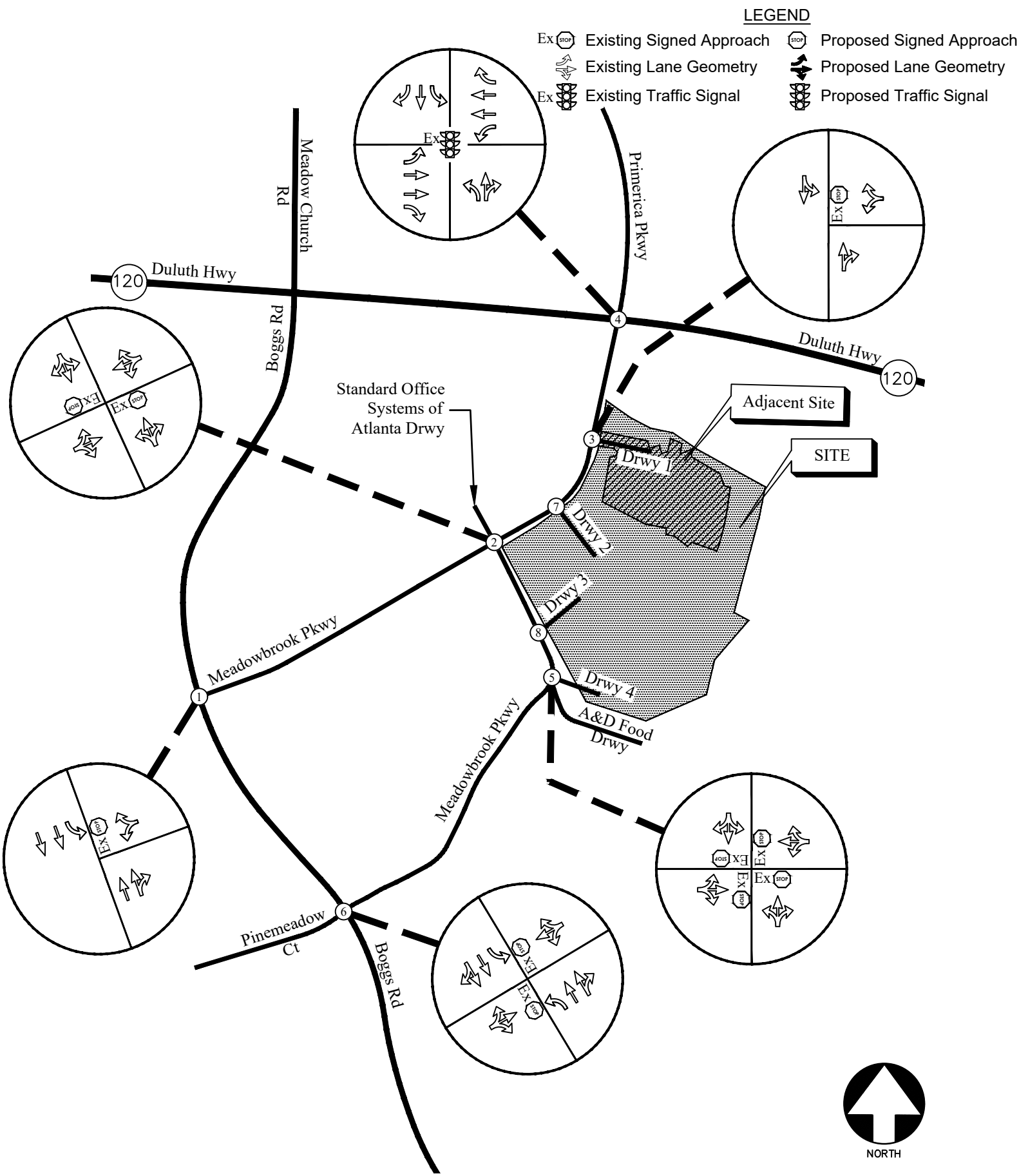
## 7.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 8 and Figures 9A & 9B, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figures 10A & 10B.

TABLE 6 – FUTURE INTERSECTION OPERATIONS

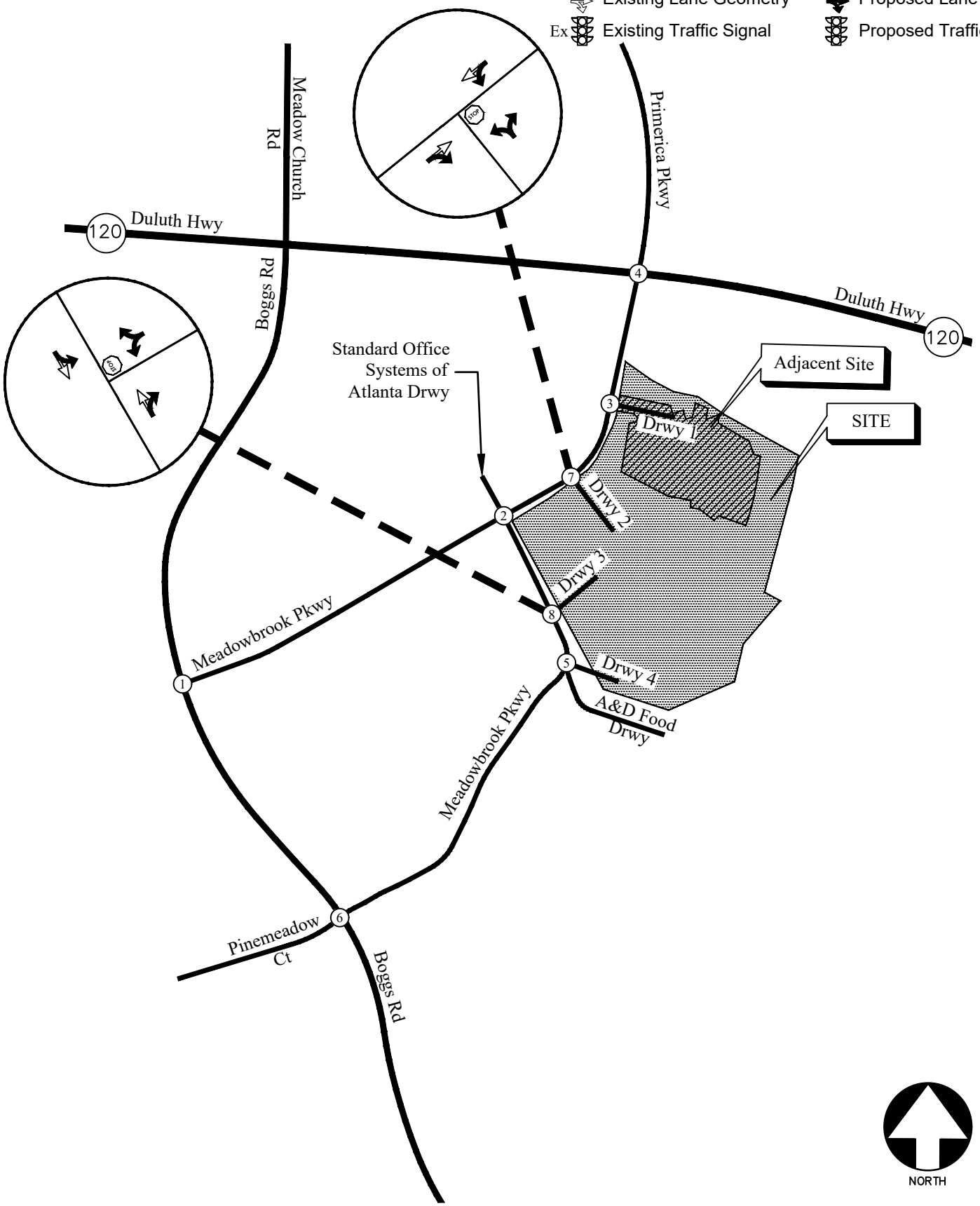
| | Intersection | Future Condition: LOS (Delay) | | | | | |
|---|---|---|---|---|---|---|---|
| | | NO-BUILD | | | BUILD | | |
| | | AM | PM | Night | AM | PM | Night |
| 1 | **Boggs Road at Meadowbrook Pkwy** | | | | | | |
| | -Westbound Approach | A (8.5) | B (10.5) | A (8.4) | A (8.5) | B (11.1) | A (7.7) |
| | -Southbound Left | A (7.9) | A (7.8) | A (7.7) | A (7.9) | A (7.9) | A (7.7) |
| 2 | **Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway** | | | | | | |
| | -Eastbound Left | A (7.4) | A (7.3) | A (7.2) | A (7.4) | A (7.3) | A (7.4) |
| | -Westbound Left | A (7.3) | A (7.3) | A (7.3) | A (7.3) | A (7.5) | A (7.3) |
| | -Northbound Approach | A (8.9) | A (8.8) | A (8.6) | A (8.9) | A (9.2) | A (9.5) |
| | -Southbound Approach | A (9.5) | A (9.3) | A (8.9) | A (9.5) | A (9.8) | A (9.4) |
| 3 | **Meadowbrook Parkway at Site Driveway 1** | | | | | | |
| | -Westbound Approach | A (9.0) | A (9.2) | A (8.8) | A (9.0) | B (10.3) | B (12.6) |
| | -Southbound Left | A (7.4) | A (7.4) | A (7.3) | A (7.4) | A (7.5) | A (8.3) |
| 4 | **SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway** | **A (3.7)** | **A (4.0)** | **A (2.3)** | **A (3.7)** | **A (5.7)** | **A (9.2)** |
| | -Eastbound Approach | A (3.3) | A (3.5) | A (2.2) | A (3.3) | A (4.7) | A (4.3) |
| | -Westbound Approach | A (1.7) | A (1.5) | A (1.0) | A (1.7) | A (2.0) | A (2.4) |
| | -Northbound Approach | E (57.2) | E (57.4) | E (59.0) | E (57.2) | E (57.1) | E (55.1) |
| | -Southbound Approach | E (56.7) | E (56.6) | E (61.3) | E (56.7) | E (57.9) | D (50.7) |
| 5 | **Meadowbrook Parkway at A & D Food Driveway/Site Driveway 4** | **A (6.9)** | **A (7.0)** | **A (6.9)** | **A (6.9)** | **A (7.8)** | **A (7.3)** |
| | -Eastbound Approach | A (7.1) | A (7.1) | A (7.1) | A (7.1) | A (8.0) | A (7.5) |
| | -Westbound Approach | A (6.9) | A (6.6) | A (6.4) | A (6.9) | A (6.8) | A (7.1) |
| | -Northbound Approach | A (7.1) | A (7.1) | A (7.2) | A (7.1) | A (7.4) | A (7.4) |
| | -Southbound Approach | A (6.6) | A (6.6) | A (6.6) | A (6.7) | A (7.3) | A (7.3) |
| 6 | **Boggs Road at Meadowbrook Parkway/Pinemeadow Court** | | | | | | |
| | -Eastbound Approach | B (14.9) | C (15.1) | B (12.8) | B (14.9) | C (16.1) | B (13.1) |
| | -Westbound Approach | C (18.0) | C (16.0) | B (11.6) | C (18.0) | C (18.1) | C (16.0) |
| | -Northbound Left | A (8.6) | A (9.2) | A (8.4) | A (8.6) | A (9.2) | A (8.5) |
| | -Southbound Left | A (8.3) | A (7.9) | A (7.8) | A (8.3) | A (8.2) | A (7.8) |
| 7 | **Meadowbrook Parkway at Site Driveway 2** | - | - | - | | | |
| | -Westbound Left | | | | A (7.3) | A (7.7) | A (7.3) |
| | -Northbound Approach | | | | A (8.9) | A (9.4) | A (9.2) |
| 8 | **Meadowbrook Parkway at Site Driveway 3** | | | | | | |
| | -Westbound Approach | | | | A (8.5) | A (9.1) | A (9.0) |
| | -Southbound Left | | | | A (7.2) | A (7.5) | A (7.3) |

The results of both the “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) will continue to operate at an overall level of service “A” in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a satisfactory level of service “C” or better in all the AM, PM and Night peak hours.




FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 10A

**A&R Engineering Inc.**




FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 10B

**A&R Engineering Inc.**

# 8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed event center development that will be located at 2420 Meadowbrook Parkway in City of Duluth, Gwinnett County, Georgia. The vacant space within the existing building will be used to accommodate the event center. The proposed development will consist of a 29,661-sf event center, designed to accommodate up to 1,000 guests and a staff of up to 15.

The development proposes access points at the following locations on Meadowbrook Parkway:

- Site Driveway 1: Existing full-access driveway at 2400 Meadowbrook Parkway
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway

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

1. Boggs Road at Meadowbrook Parkway
2. Meadowbrook Parkway at Southern Driveway/Standard Office Systems of Atlanta Driveway
3. Meadowbrook Parkway at Innova Solutions Driveway (Site Driveway 1)
4. SR 120 (Duluth Highway) at Meadowbrook Parkway/Primerica Parkway
5. Meadowbrook Parkway at A & D Food Driveway/Event Center Driveway (Site Driveway 4)
6. Boggs Road at Meadowbrook Parkway/Pinemeadow Court
7. Meadowbrook Parkway at Site Driveway 2
8. Meadowbrook Parkway at Site Driveway 3

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 SR 120 (Duluth Highway) at Meadowbrook Parkway (intersection #4) will continue to operate at an overall level of service “A” in all the AM, PM and Night peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a satisfactory level of service “C” or better in all the AM, PM and Night peak hours.

Based on the analysis, 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: Existing full-access driveway at 2400 Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
- Site Driveway 2: Full-access driveway on Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 3: Existing full-access driveway on Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Meadowbrook Parkway remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 4: Existing full access driveway at 2420 Meadowbrook Parkway
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach, Meadowbrook Parkway approaches and A & D Food Driveway approach

## Exhibit I: 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?**
   List Attached

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.**
   On site 2420 Meadowbrook & Zoom meeting for those who are unable to travel

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.**
   January 6, 2026 @ 2 PM EDT & 6 PM EDT

4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**
   Attendees will have the applicants contact information for future questions or concerns.
   A Q&A session will take place to facilitate responses from the public attending this 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 3877 (attached) with itemized name and address of each addressee.</u>**

   Included in package with addresses.

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 site @ 2420 Meadowbrook Parkway Duluth, Ga 30096.
   December 1, 2025 2PM & 6PM.

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>**

   Check in table to be included at meeting. Sign in sheet included in this package.

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

   There were no attendees for the public participation event. After the meeting ownership followed up with Joni Schauer regarding the plans for future expansion. No concerns/ issues were expressed during this conversation.

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 to note at this time, plans remain unchanged.

## Exhibit J: 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: | SUP2026-00003 |
| Case Address: | 2420 Meadowbrook Parkway, Duluth, 30096 |

| | Comments: | X | YES | | NO |
|---|---|---|---|---|---|
| 1 | Meadowbrook Parkway is a local road. There is no Average Daily Traffic (ADT) Volume available. | | | | |
| 2 | The nearest Ride Gwinnett facility is located approximately 525' feet away at Meadowbrook Parkway and Duluth Highway (Stop 1125 / Route 10A and 10B). | | | | |
| 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*

| | |
|---|---|
| **TRC Meeting Date:** | |
| Department/Agency Name: | DWR |
| Reviewer Name: | Lorraine Campagne |
| Reviewer Title: | Section Manager |
| Reviewer Email Address: | Lorraine.campagne@gwinnettcounty.com |
| Case Number: | SUP2026-00003 |
| Case Address: | 2420 Meadowbrook Pkwy |

| | **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 connected to public sewer. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

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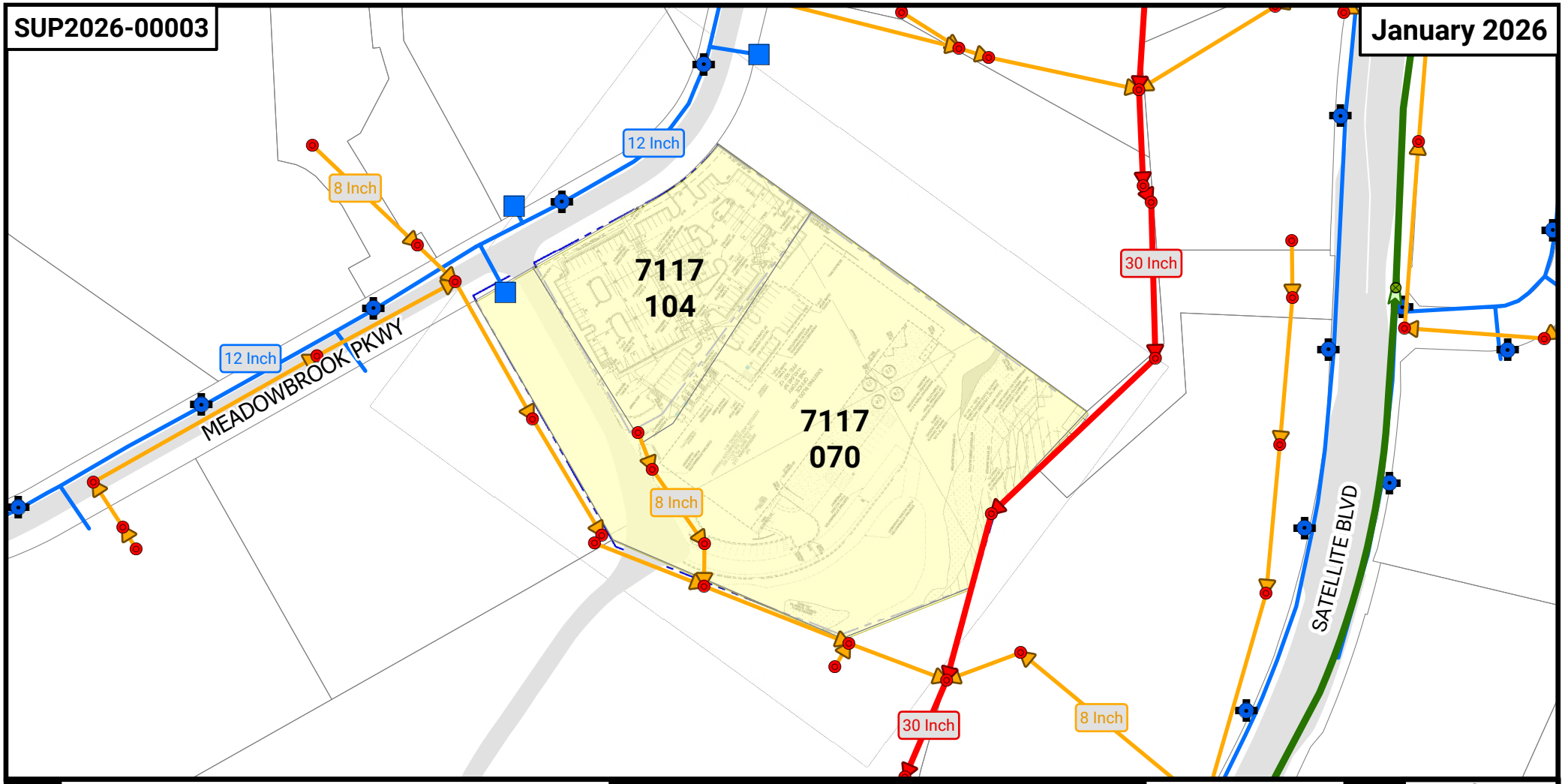
| 6 | | | | | |

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

SUP2026-00003

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

**2420 Meadowbrook Pkwy**
M-1

# *Water & Sewer Utility Map*

N
W E
S

0 110 220
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 connected to public sewer.

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

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

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

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

## Exhibit K: Maps

**[attached]**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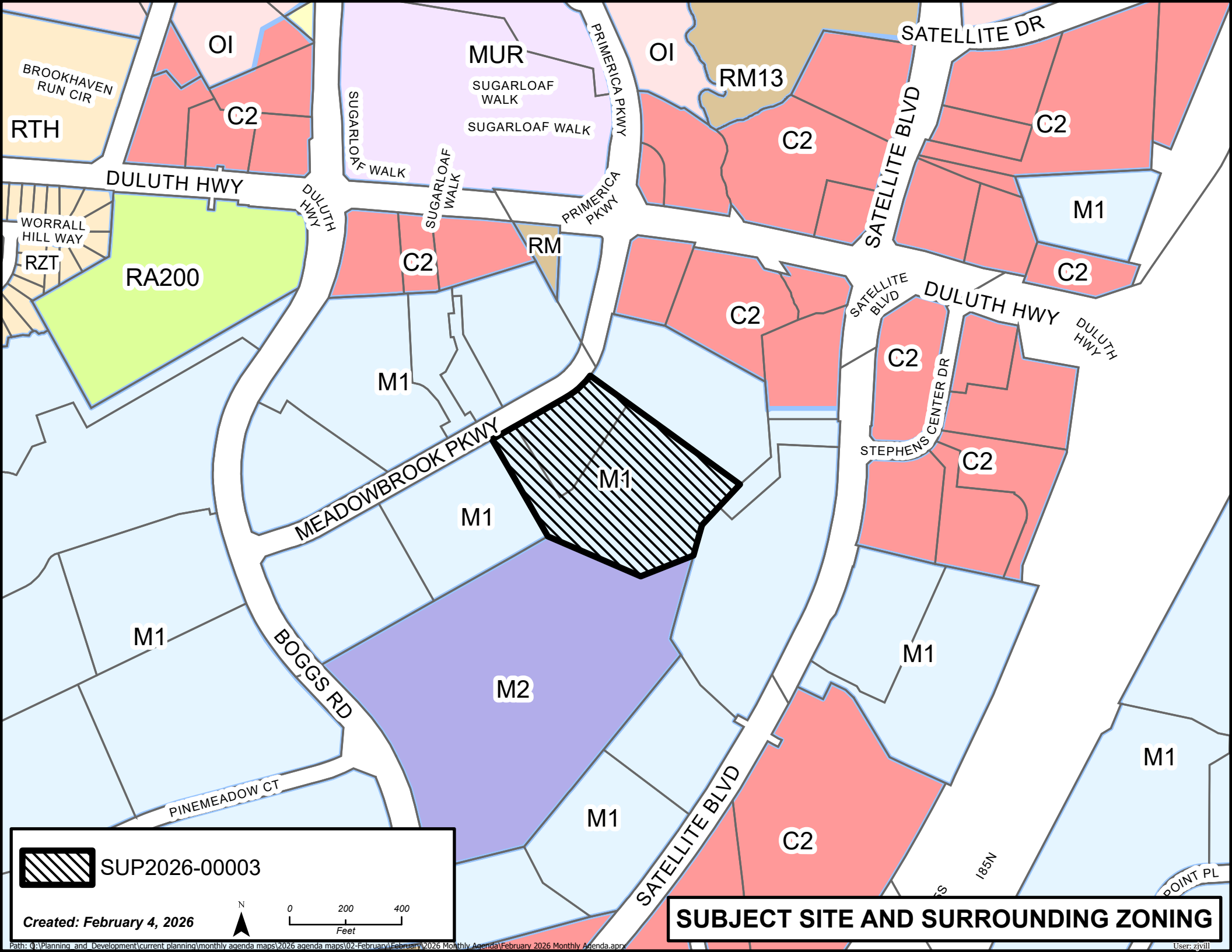
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C2
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DULUTH HWY
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SUGARLOAF WALK
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RM
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SATELLITE BLVD
DULUTH HWY
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C2
M1
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STEPHENS CENTER DR
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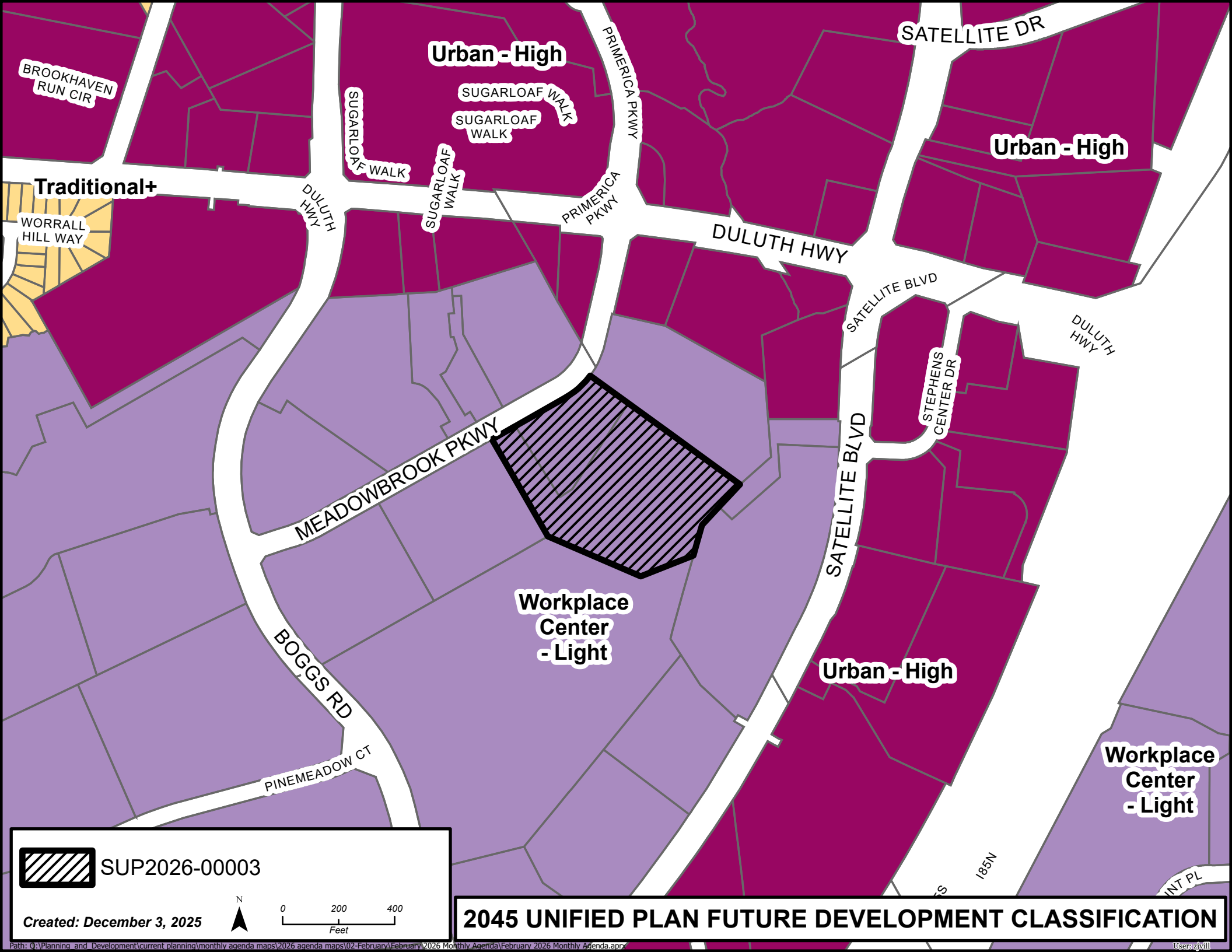
Urban - High
SUGARLOAF WALK
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BROOKHAVEN RUN CIR
Urban - High
Traditional+
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WORRALL HILL WAY
SUGARLOAF WALK
PRIMERICA PKWY
DULUTH HWY
SATELLITE BLVD
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MEADOWBROOK PKWY
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# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260350 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | CIC | | |

Item of Business:

2026-00003, Applicant: SMC Ministry, Inc. c/o Andersen, Tate & Carr, P.C.; Owner: DJ2, LLC; Tax Parcel No. R7157 095; 6745 Sugarloaf Parkway; Change in Conditions of Zoning for Property Zoned M-1; 6.88 acres; District 1/Carden

| | | | |
|---|---|---|---|
| Land Lot: | 157 | Parcel: | 095 |
| District: | 7 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

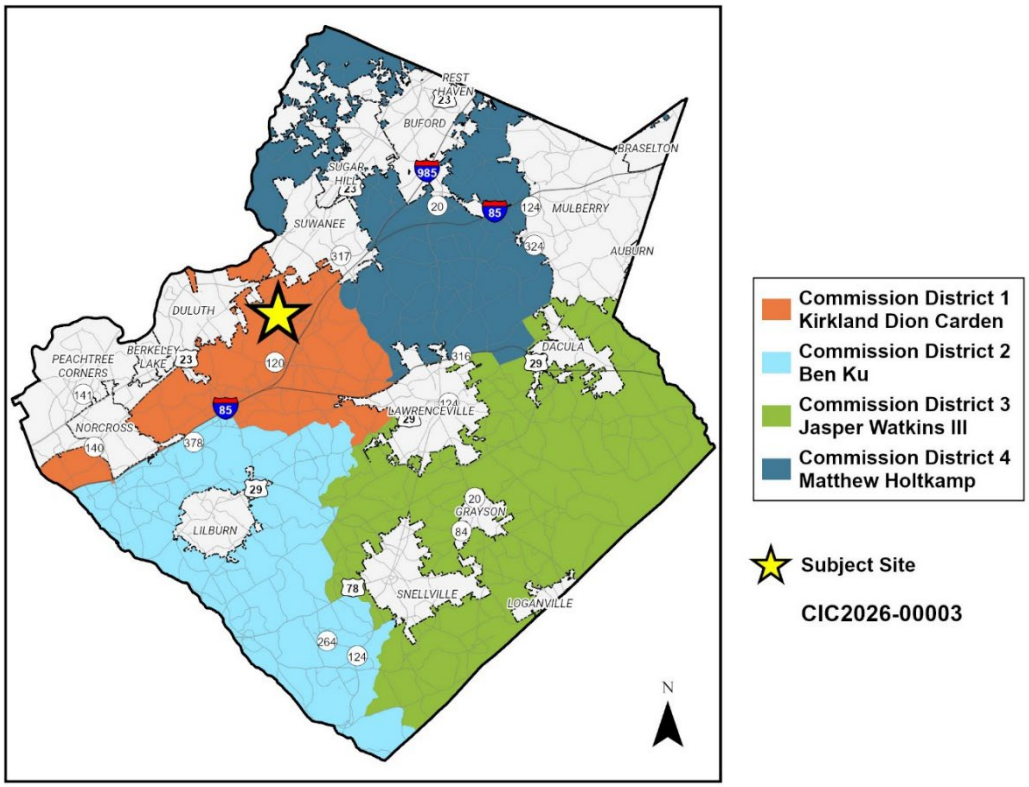
**Planning Commission**

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:** | **CIC2026-00003** |
| **Current Zoning:** | **M-1** (Light Industry District) |
| **Request:** | Change in Conditions |
| **Overlay District:** | Civic Center Overlay District |
| **Address:** | 6745 Sugarloaf Parkway |
| **Map Number:** | R7157 095 |
| **Site Area:** | 6.88 acres |
| **Square Feet:** | 30,863 |
| **Proposed Development:** | Place of Worship |
| **Commission District:** | District 1 – Commissioner Carden |
| **Future Development Type:** | Urban – High |
| **Staff Recommendation:** | **APPROVAL WITH CONDITIONS** |
| **Planning Commission Recommendation:** | **APPROVAL WITH CONDITIONS** |




**Planning Commission Advertised Public Hearing Date: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

| | | | |
|---|---|---|---|
| **Applicant:** | SMC Ministry, Inc.<br>c/o Andersen, Tate & Carr, P.C.<br>1960 Satellite Boulevard, Suite 4000<br>Duluth, GA 30097 | **Owner:** | DJ2, LLC<br>6745 Sugarloaf Parkway<br>Duluth, GA 30097 |
| **Contact:** | Melody Glouton | **Phone:** | 770.822.0900 |

## Zoning History

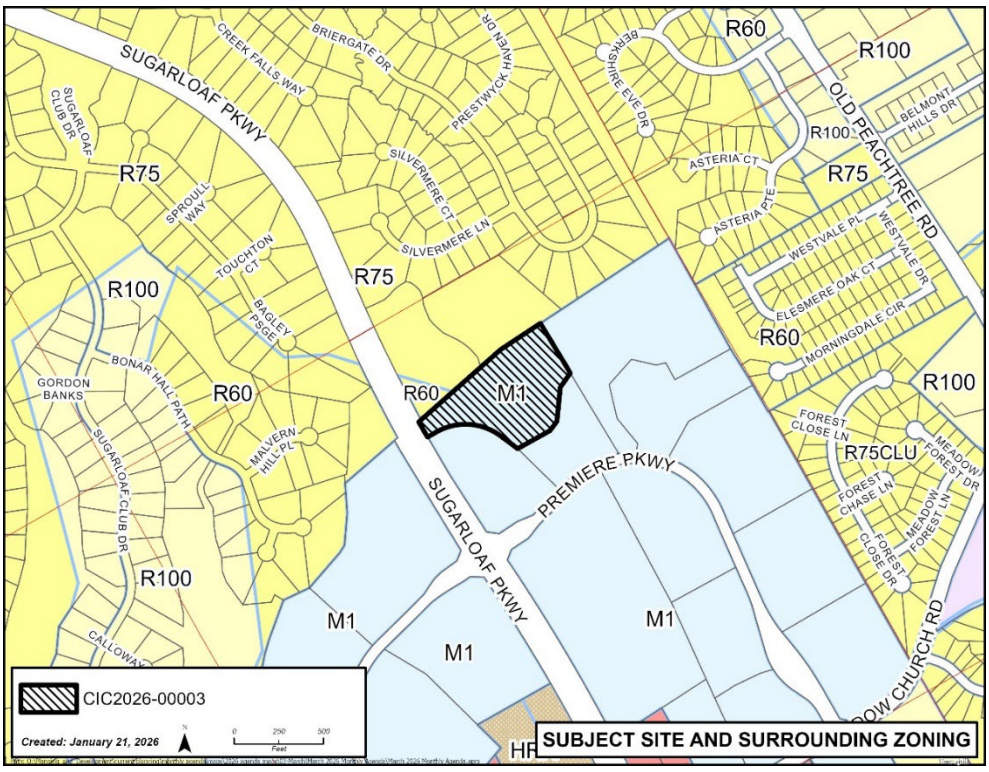
The subject property is zoned M-1 (Light Industry District). In 1994, the property was rezoned from O-I (Office-Institutional District) and M-1 to M-1 as part of a larger business park, pursuant to RZ-94-160. The property is located in the Civic Center Overlay District.

## Existing Site Condition

The subject property is a 6.88-acre parcel located along Sugarloaf Parkway, north of its intersection with Premiere Parkway. The site contains a one-story, 30,863-square-foot office building and parking lot. The site has access to both Sugarloaf Parkway and Perimeter Parkway, through Credit Union Way, a private drive. There are 5-foot-wide sidewalks along Sugarloaf Parkway and a portion of Credit Union Way. The nearest Ride Gwinnett transit stop is approximately 1.0 mile from the property.

## Surrounding Use and Zoning

The property is located in the Business Park at Sugarloaf and is surrounded by a mixture of residential and office uses. Undeveloped residential properties are located to the north. Office uses are located to the east, south, and west. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning |
|---|---|---|
| Proposed | Place of Worship | M-1 |
| North | Residential (undeveloped) | R-60 and R-75 |
| East | Office | M-1 |
| South | Office | M-1 |
| West | Office | M-1 |

## Project Summary

The applicant requests a change in conditions for a property zoned M-1 for a place of worship, including:

- Conversion of the existing office building into a place of worship that includes a sanctuary, two chapels, fellowship hall and kitchen to serve approximately 200 members. (*The original conditions limited the uses to light industrial, office, and distribution.)*
- Services including Sunday worship and weekday education and community activities.
- No exterior renovations or site modifications.

## Zoning and Development Standards

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

| Standard | Required | Existing | Meets Standard? |
|---|---|---|---|
| FAR | Maximum 1.0 | 0.1 | YES |
| Lot Size | Minimum 1 acre | 6.87 acres | YES |
| Lot Width | Minimum 150’ | Minimum 150’ | YES |
| Lot Coverage | Maximum 80% | Maximum 80% | YES |
| Front Yard | Minimum 50’ | Minimum 50’ | YES |
| Rear Yard | Minimum 50’ | Minimum 50’ | YES |
| Side Yard | Minimum 25’ | Minimum 25’ | YES |
| Building Height | Maximum 45’ | 27’ | YES |
| Parking | Minimum 122 spaces<br>Maximum 162 spaces | 144 spaces | YES |

The property is located in the Civic Center Overlay District, but the overlay standards only apply to new construction and the applicable and affected portions of redevelopment.

## Public Participation

The applicant held a community meeting on December 3, 2025, at the subject property. There were no community members in attendance.

## Staff Analysis

**Change in Conditions Request Analysis:** The standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The property is surrounded by office uses to the east, south, and west, and abuts undeveloped residential properties to the north. The proposed change in conditions will permit a use that 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 place of worship is an adaptive reuse of an underutilized office building. The majority of activities would occur either over the weekend or after typical business hours of the Business Park at Sugarloaf. 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.**

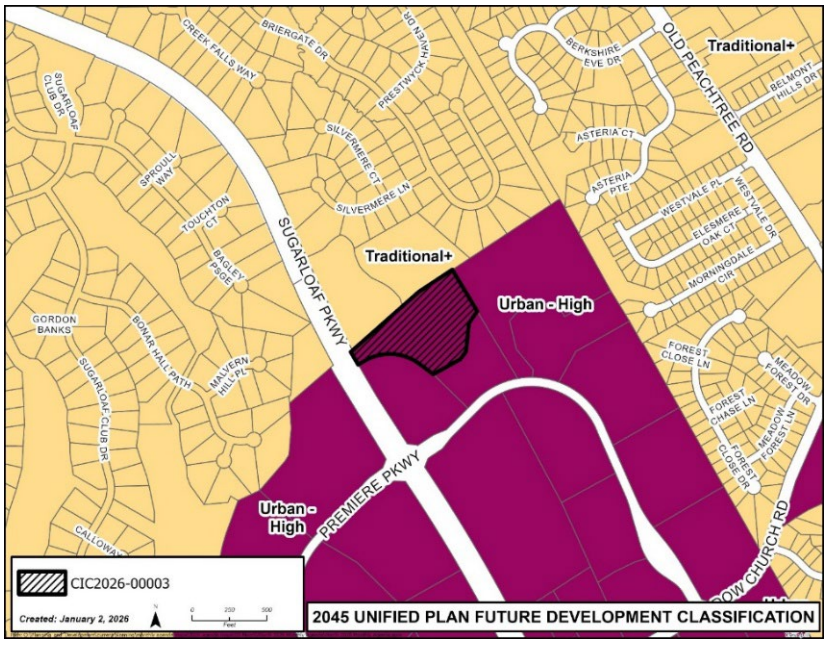
The property has a reasonable economic use as currently zoned.

**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.**

Minimal impacts on public facilities are anticipated in the form of traffic, utility demand, and stormwater runoff. No 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 "Urban – High" for the subject property, which envisions mixed-use development including residential, retail/entertainment, office and public/institutional uses. The proposed development is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

Approval of a change in conditions for a place of worship in M-1 (Light Industry District), subject to the following conditions:

~~1. To restrict the use of the property as follows:~~

~~A. Light Industrial, Office, Distribution and accessory uses.~~

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

~~A. Provide a minimum 10-foot wide landscaped strips outside the right-of-way of Sugarloaf Parkway and Meadow Church Road.~~

~~B. Provide a five-foot wide landscaped strip adjacent to any internal property lines except where interparcel access is provided.~~

~~C. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, architectural concrete or other masonry finish. Alternate type exterior may be allowed after plans are reviewed and approved by the Director.~~

~~D. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the complex and along the road frontages.~~

~~E. Dumpsters shall be screened by a fence, wall or landscaping or located within the truck loading/unloading area. However, if the dumpster is visible from any public street or any residential area, the dumpster shall be screened. Dumpster pickup shall be limited to between the hours of 7:00 am until 7:00 pm.~~

~~F. No billboards shall be permitted.~~

~~G. Submit overall conceptual landscape plan for review and approval of the Director. Landscaping shall be consistent with the standards of the adjacent and nearby office development.~~

~~H. Number and location of curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.~~

~~I. Provide a 50-foot wide natural buffer undisturbed except for approved access and utility crossings adjacent to residential zoning.~~

~~J. Mechanical equipment operation shall not be allowed between the hours of 10:00 p.m. and 6:00 a.m. (i.e. compressors on truck trailers, forklifts, etc.). This does not include the operation of driving a truck to and from the site.~~

~~3. To abide by the following requirements, dedications and improvements:~~

~~A. Contribution, at no cost to the County, of owned land necessary for right of way for the extension of Sugarloaf Parkway from Meadow Church Road to Old Peachtree Road (approximately 31.96 acres).~~

~~B. Contribution, at no cost to the County, of owned land necessary for right-of-way for the widening of Meadow Church Road from Old Peachtree Road to SR 120.~~

~~C. Contribution of 50 % of the design costs for the widening of Old Peachtree Road from Meadow Church Road to I-85.~~

~~D. Developer will improve Meadow Church Road at time of development in accordance with Gwinnett County Development Regulations as follows:~~

~~1) 100% where both sides of the roadway are owned.~~

~~2) 50% where one side of the roadway is owned.~~

**1. The development shall be limited to civic, light industrial, office and accessory uses.**

**Exhibits:**

A. Site Visit Photos
B. Site Plan
C. Building Elevations
D. Floorplan
E. Letter of Intent and Applicant's Response to Standards
F. Redlined Resolution (RZ-94-160)
G. Application and Disclosure of Campaign Contributions
H. DWR Sewer Capacity Certification Letter
I. Public Participation Plan and Report
J. Internal and External Agency Review Comments
K. Maps

## Exhibit A: Site Visit Photos



View of existing building

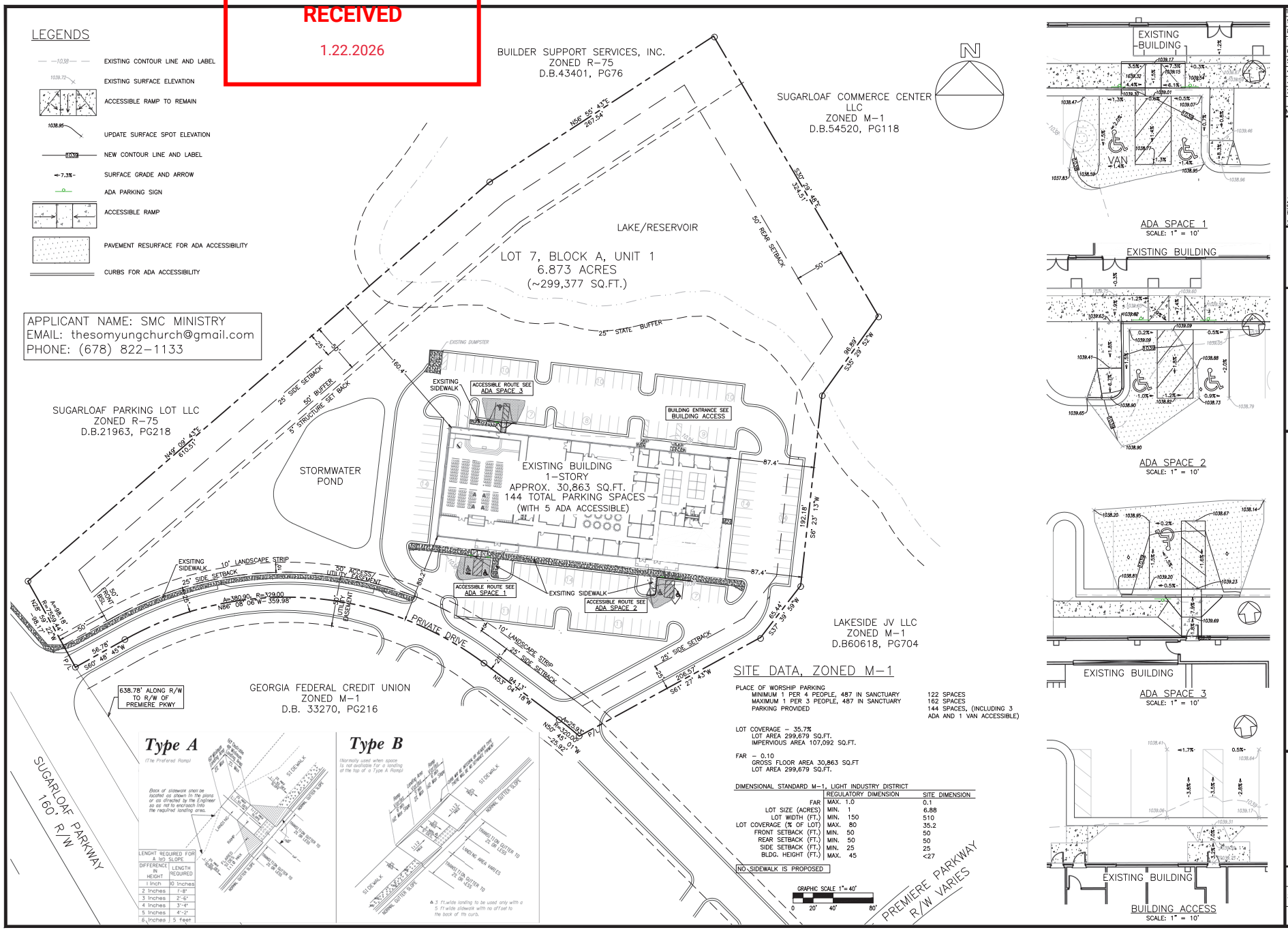


View of rear parking lot

**Exhibit B: Site Plan**

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.22.2026




| No | DESCRIPTION | Date |
|---|---|---|
| 1 | REVISION 1 | 12/11/25 |

yk|eng.
4351 THACKER LANE
SUWANEE, GA 30024
PHONE: (609)472-1124
yik@ykengdesign.com

SITE PLAN - ADA ACCESS
6745 SUGARLOAF PKWY
SMC MINISTRY
GWINNETT COUNTY, GEORGIA

056
SCALE: AS NOTED
EXHIB 1

NOT ISSUED FOR CONSTRUCTION

## Exhibit C: Building Elevations

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
11.13.2025

# Front



## 6745 Sugarloaf Pkwy, Duluth GA 30097

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
11.13.2025

# Back



## 6745 Sugarloaf pkwy,Duluth GA 3007

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
11.13.2025

# Right Side



## 6745 Sugarloaf Pkwy, Duluth GA 30097

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
11.13.2025

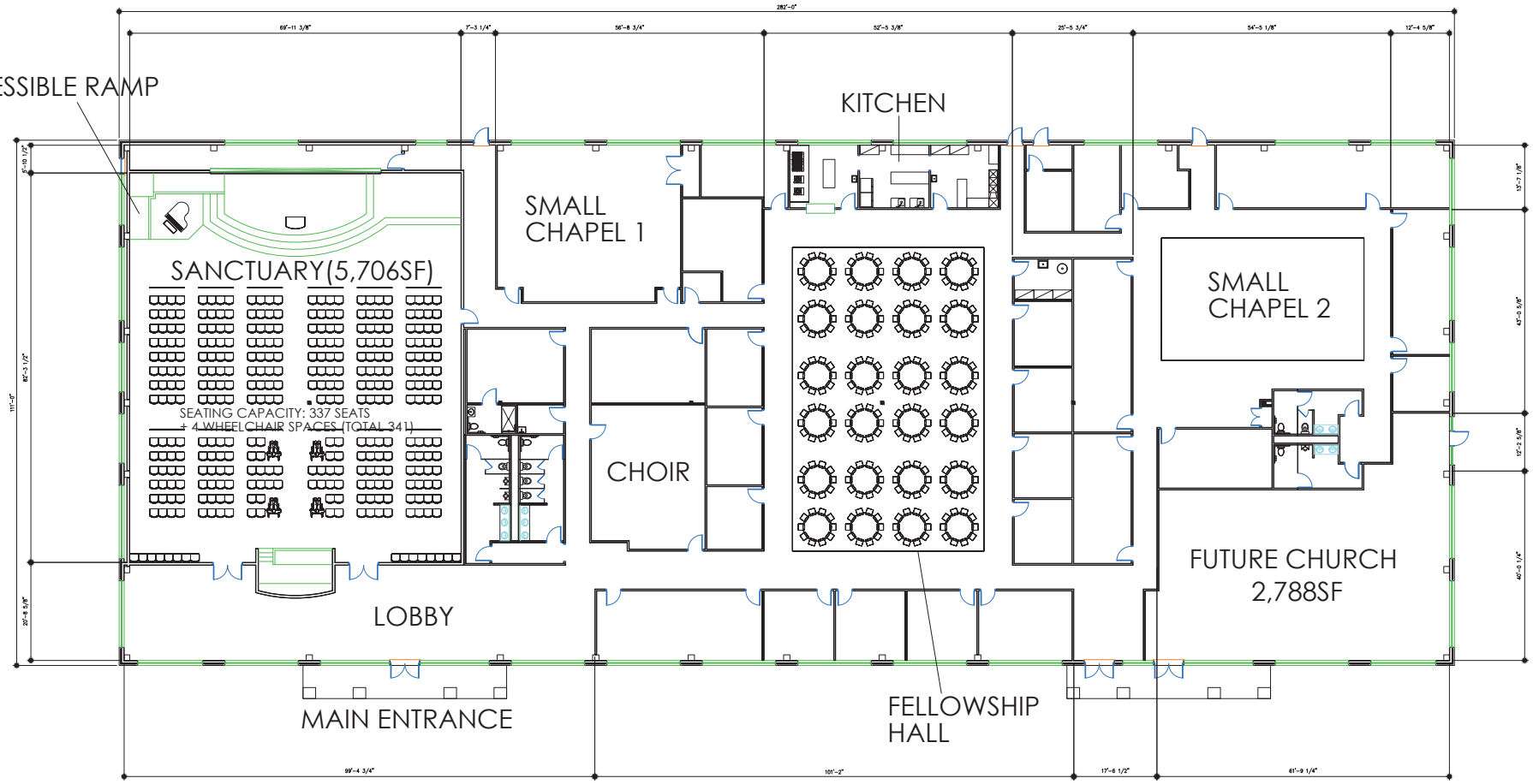
# Left Side



## 6745 Sugarloaf pkwy, Duluth GA 3007

## Exhibit D: Floorplans

**[attached]**




1 PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"

ECO BLUE 99

SEAL

REVISIONS

CONDITIONAL USE PERMIT
THE SOMYUNG CHURCH
6745 SUGARLOAF PARKWAY
DULUTH, GA 30097

| | |
|---|---|
| DATE | NOV.13. 2025 |
| SHEET NUMBER | SD1.1 |
| DRAWN | P.S |
| CHECKED | |
| JOB NO. | 2025EB-020 |
| TITLE | PROPOSED FLOOR PLAN |

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

**[attached]**

ANDERSEN | TATE | CARR

November 13, 2025

**LETTER OF INTENT**
**AND JUSTIFICATION FOR CHANGE IN CONDITIONS**

**Change in Conditions Application**
**Gwinnett County, Georgia**

**Applicant:**
SMC Ministry, Inc.

**Property:**
Tax Parcel ID R7157 095
± 6.87 Acres of Land
Located at 6745 Sugarloaf Parkway, Duluth, Georgia
**(M-1)**

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

## I. INTRODUCTION

This Application for Change in Conditions is submitted for a ±6.87-acre parcel of land located at 6745 Sugarloaf Parkway, Duluth, Georgia, and identified as Tax Parcel ID R7157 095 (hereinafter the "Property"). The Property is located on Sugarloaf Parkway, north of its intersection with Premiere Parkway.

The Property that is the subject of this Change in Conditions application is shown on the survey prepared by Brock Design Group Inc., dated January 13, 2005. The Property is further identified as shown below from the Gwinnett County Geographical Information System:




The Property is currently zoned M-1 (Light Industry District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, SMC Ministry, Inc. (the "Applicant"), seeks approval of a Change in Conditions to the existing zoning resolution in order to allow the establishment and operation of a place of worship on the Property.

The Applicant is the prospective purchaser of the Property from the current owner, DJ2, LLC and approval of this Change in Conditions is necessary to complete the acquisition. Establishing a permanent facility at this location will allow the 200-member ministry, which currently meets at North Gwinnett High School, to transition from a temporary setting to a dedicated worship campus that will better serve its growing congregation and the surrounding community. As such, the Applicant is requesting to amend the following conditions of Zoning Resolution RZ-94-160 ("Zoning Resolution") as follows:

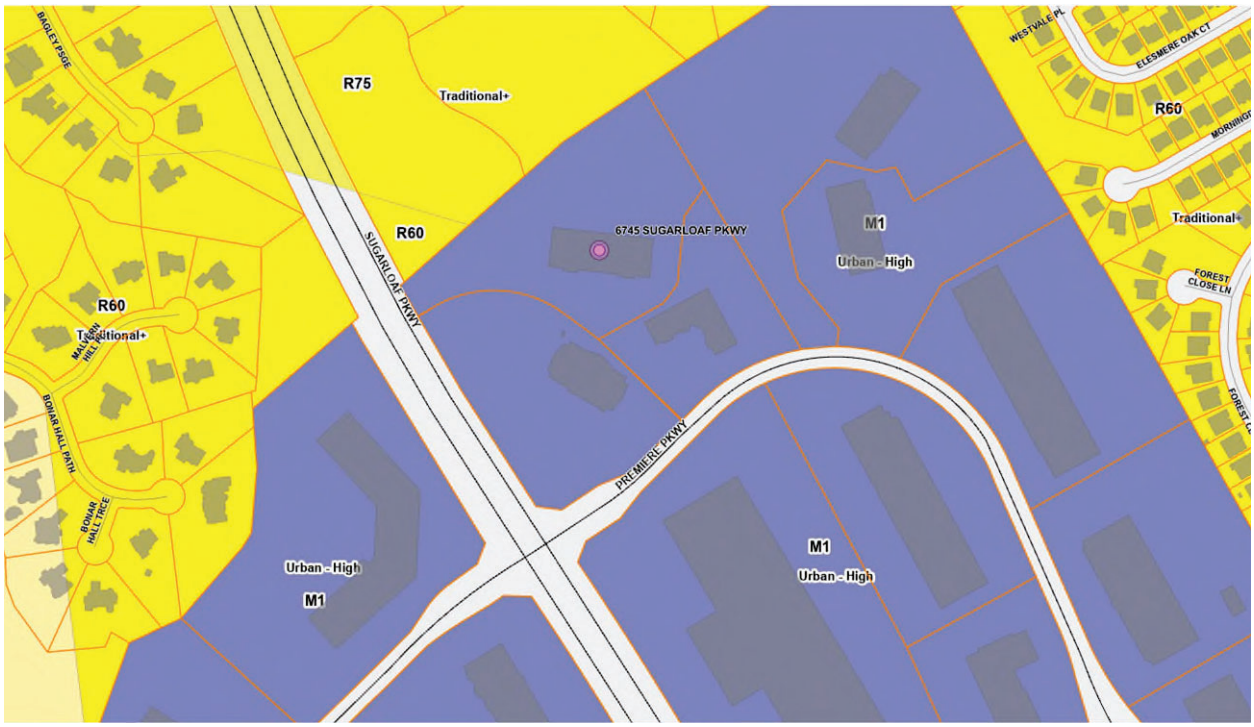
~~1. To restrict the use of the property as follows:~~

~~A. Light Industrial, Office, Distribution and accessory uses.~~

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 is a single parcel in Duluth, Georgia and maintains frontage on Sugarloaf Parkway, with vehicular access to the Property provided via a private vehicular drive connected to Premiere Parkway. The Property is surrounded by a mix of office, light industrial, and commercial uses consistent with the Sugarloaf Parkway corridor. Properties to the east and south are zoned M-1 and developed with office and warehouse uses. Properties to the north and northeast are zoned R-60 and R-75 and developed with single-family residences, which are separated from the Property by either the Sugarloaf Parkway right-of-way or existing vegetation and a small lake that provides a natural buffer to the residential parcels. The Property's existing building footprint and surrounding uses make it well-suited for adaptive reuse as a place of worship without the need for exterior expansion or major site disturbance.




Pursuant to the Gwinnett County 2045 Plan, this site is located in the Urban-High future development area. The 2045 Plan specifically provides Urban areas are envisioned to be higher intensity development areas with a range of residential, retail/entertainment, office, and public/institutional uses. As a result, approval of the Applicant's Change in Conditions would allow an appropriate use within this area.

## III. PROJECT SUMMARY

The Property is developed with a one-story building that contains approximately 30,863 square feet. The applicant requests a Change in Conditions to the existing Zoning Resolution to allow a place of worship on the Property. The existing building on the Property will be used primarily for Sunday worship services and weekday education and community activities. No major construction of the site is needed other than some interior remodeling to accommodate a sanctuary, classrooms, and related support spaces.

As previously indicated, the congregation currently meets on Sundays at North Gwinnett High School and has grown to approximately 200 members. Approval of this application will allow the Applicant to establish a permanent home in Gwinnett County for its congregation that is easily accessible, provides adequate parking, and integrates well within the existing office-industrial setting along the Sugarloaf Parkway corridor.

The proposed use will continue the established pattern of low-intensity institutional and office uses within this area and provide a positive community presence for the Applicant. The use is also consistent with Gwinnett County's long-range planning goals for adaptive reuse of existing industrial buildings.

## IV. JUSTIFICATION FOR CHANGE IN CONDITIONS

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Property which is the subject of the Change in Conditions application into any more or less intensive zoning classification, development and/or 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 and the existing conditions in the Zoning Resolution, as applied to the Subject Property, which restricts its use to the present zoning classification 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 Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.[1]

The Subject Property is presently suitable for development and use as a place of worship under the M-1 zoning classification with the requested change in conditions by the Applicant. A denial of the requested change in conditions would constitute an arbitrary and capricious act by

[1] *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017).

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 the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

## V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Application for Change in Conditions 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 13th day of November, 2025.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures
MAG/sjd

4918-8739-6474, 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 change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property:

*Yes. Approval of the 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 use of a place of worship is suitable and compatible with the existing uses and development in the area.*

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

*No. The proposed Change in Conditions will not adversely affect the existing use or usability of any of the nearby properties.*

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

*Although a place of worship is ordinarily permitted in the M-1 zoning classification, the existing conditions under the Zoning Resolution restrict that use on this Property. As a result, the Property does not have reasonable economic use for the Applicant's intended purpose under the current conditions. Approval of this Change in Conditions will restore the Property's reasonable economic use by allowing a use that is consistent with the underlying M-1 zoning classification and compatible with surrounding development and uses.*

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

*No. The Property fronts Sugarloaf Parkway and has direct access to Premiere Parkway, both of which are designed to accommodate existing commercial and industrial traffic volumes. The proposed use will generate limited weekday traffic and modest weekend traffic during off-peak hours. In fact, the Gwinnett County Department of Transportation did not require a traffic impact study in connection with this application, further confirming that the proposed use will have minimal traffic impact. The Property is located in an area with public water and sewer availability and has convenient access to major thoroughfares and state highways. The proposed Change in Conditions is consistent with the surrounding uses and will not result in a use that will or could cause 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 change in conditions application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The Property is located within the Workplace Urban-High future development area, which supports 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 change in conditions:

*The Applicant submits that the character of the surrounding developments and the existing uses in the area, specifically the continued development along the Sugarloaf Parkway corridor provide supporting reasons for approval of the change in conditions request.*

**Exhibit F: Redlined Resolution (RZ-94-160)**

**[attached]**

CASE NUMBER RZ-94-160

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 |
|---|---|
| Wayne Hill, Chairman | AYE |
| Tommy Hughes, District 1 | AYE |
| Doug Williamson, District 2 | AYE |
| Judy Waters, District 3 | AYE |
| Renee Unterman, District 4 | AYE |

On motion of COMM. HUGHES, 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 O-I & M-1 to M-1 by CRESCENT RESOURCES, INC. & WEEKS CORPORATION for the proposed use of LIGHT INDUSTRIAL BUSINESS DEVELOPMENT on a tract of land described by the attached legal description, which

CASE NUMBER RZ-94-160

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 POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 27, 1994, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27th day of September, 1994, that the aforesaid application to amend the Official Zoning Map from O-I & M-1 to M-1 is hereby APPROVED subject to the following enumerated conditions:

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

   A. ~~Light Industrial, Office, Distribution and accessory uses.~~

2. To satisfy the following site development considerations:

   A. Provide a minimum 10-foot wide landscaped strips outside the right-of-way of Sugarloaf Parkway and Meadow Church Road.

   B. Provide a five-foot wide landscaped strip adjacent to any internal property lines except where interparcel access is provided.

   C. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco, architectural concrete or other masonry finish. Alternate type exterior may be allowed after plans are reviewed and approved by the Director.

   D. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the complex and along the road frontages.

E. Dumpsters shall be screened by a fence, wall or landscaping or located within the truck loading/unloading area. However, if the dumpster is visible from any public street or any residential area, the dumpster shall be screened. Dumpster pickup shall be limited to between the hours of 7:00 am until 7:00 pm.

F. No billboards shall be permitted.

G. Submit overall conceptual landscape plan for review and approval of the Director. Landscaping shall be consistent with the standards of the adjacent and nearby office development.

H. Number and location of curb cuts shall be subject to review and approval of the Gwinnett Department of Transportation.

I. Provide a 50-foot wide natural buffer undisturbed except for approved access and utility crossings adjacent to residential zoning.

J. Mechanical equipment operation shall not be allowed between the hours of 10:00 p.m. and 6:00 a.m. (i.e. compressors on truck trailers, forklifts, etc.). This does not include the operation of driving a truck to and from the site.

3. To abide by the following requirements, dedications and improvements:

A. Contribution, at no cost to the County, of owned land necessary for right of way for the extension of Sugarloaf Parkway from Meadow Church Road to Old Peachtree Road (approximately 31.96 acres).

B. Contribution, at no cost to the County, of owned land necessary for right-of-way for the widening of Meadow Church Road from Old Peachtree Road to SR 120.

C. Contribution of 50 % of the design costs for the widening of Old Peachtree Road from Meadow Church Road to I-85.

CASE NUMBER RZ-94-160

D. Developer will improve Meadow Church Road at time of development in accordance with Gwinnett County Development Regulations as follows:

1) 100% where both sides of the roadway are owned.

2) 50% where one side of the roadway is owned.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: F. Wayne Hill
F. Wayne Hill, Chairman

Date Signed: 10-5-94

ATTEST:

Barbara C. Bruce
Clerk

## Exhibit G: 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: SMC Ministry, Inc. | Name: DJ2 LLC |
| Address: 1960 Satellite Blvd | Address: 6745 Sugarloaf Parkway |
| City: Duluth | City: Duluth |
| State: GA ZIP: 30097 | State: GA ZIP: 30097 |
| Phone: 770.822.0900 | Phone: 770.822.0900 |
| Email: | Email: |

Contact Person: Melody Glouton Phone: 770.822.0900

Contact's Email: mglouton@atclawfirm.com

**APPLICANT IS THE:**

☐ Owner's Agent ☐ Property Owner ■ Contract Purchaser

Zoning District(s): M-1 Prior Zoning Case No.: RZ-94-160

Parcel Number(s): 7157 095 Acreage: 6.87

Property Address(es): 6745 Sugarloaf Parkway Duluth GA 30097

Proposed Change in Conditions: Condition 1A

Variance(s): Waiver(s):

| RESIDENTIAL DEVELOPMENT: | NON-RESIDENTIAL DEVELOPMENT |
|---|---|
| No. of Dwelling Units: | No. of Buildings: 1 |
| Dwelling Unit Sq. Ft.: | Total Building Sq. Ft.: 30,863 |
| Density: | Floor Area Ratio: .10 |
| 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 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:** SMC MINISTRY, INC.

**Signature:** _____ **Date:** November 10, 2025

Stephanie J. Dennis, 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) |
|---|---|
| R7157 095 | YES |
| | |
| | |
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| | |

## Tax Commissioner Affirmation

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

**Name:** Binh Tran 016BNT **Title:** TSA

**Signature:** _____ **Date:** 11-10-2025

## CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

Signature of Property Owner — Date: 10/23/25

JOSEPH MACRINA PARTNER DJZ
Type or Print Name and Title

Catherine M Sola — 10/23/2025
Signature of Notary Public — Date — Notary Seal

CATHERINE M SOLA NOTARY PUBLIC WHITFIELD COUNTY GEORGIA EXPIRES 11/23/2028

# 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: Joon Ahn**

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

**Campaign Contributions? NO**

**Contributions:**

| Official Name | Contribution Amount | Date of Contribution | Contributor |
|---|---|---|---|
| | | | |
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# 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 P.C.**

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

**Campaign Contributions? YES**

**Contributions:**

| Official Name | Contribution Amount | Date of Contribution | Contributor |
|---|---|---|---|
| Nicole Love Hendrickson | 800.00 | October 5, 2023 | Andersen Tate & Carr |
| Matthew Holtkamp | 2,500.00 | September 15, 2023 | Andersen Tate & Carr |
| Matthew Holtkamp | 800.00 | January 25, 2024 | Andersen Tate & Carr |
| Matthew Holtkamp | 1,500.00 | June 19, 2025 | Andersen Tate & Carr |
| Kirkland Carden | 800.00 | February 5, 2024 | Andersen Tate & Carr |
| Ben Ku | 2,500.00 | May 6, 2025 | Andersen Tate & Carr |
| | | | |
| | | | |
| | | | |
| | | | |

## Exhibit H: 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 #**C2025-307-11**
Expiration Date: 11/17/2026
Tie-In Manhole FID: **562467**

November 17, 2025

Young Kwon
SMC Ministry
4993 West Price Road
Suwanee, GA 30024

RE: Sewer Availability for Proposed Development – 6745 Sugarloaf Pkwy
Parcel ID 7157 095

Dear Mr. Kim:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a 30,863 square foot church and a 1,530 square foot dental office 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 **3.59 gpm** discharging to the sewer tie-in manhole at Facility ID **562467**.

**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; Geniva Sylvain, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III; Dominique Graves, Engineer II

## Exhibit 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?**

   The Applicant will also contact District 1 Planning Commissioners and Commissioner Carden.

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

   The meeting will be held at 6745 Sugarloaf Parkway, Duluth, GA 30097.

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

   The meeting will be held on December 3, 2025 at 6 p.m.

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

   The Applicant will conduct a brief presentation and overview of the proposed development and open up the meeting to address any questions or concerns from community members. The Applicant will also follow up with any property owner that has additional questions following the public participation 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.**

   All property owners within the notification zone were notified of the requested application. District 1 Planning Commissioners and Commissioner Kirkland Carden were notified of the public participation meeting via a calendar invitation from Counsel for Applicant.

2. **Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.**

   The public participation meeting was held on Wednesday, December 3, 2025 at 6:00 p.m. at 6745 Sugarloaf Parkway Duluth, GA 30097.

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

   There were no surrounding property owners or members of the public in attendance. The broker representative for the property owner (6745 Sugarloaf Parkway) and counsel for the Applicant were present. Several other representatives of the Applicant, including members of the congregation, were present. Attached is a copy of the sign-in sheet listing the names of the Applicant representatives who were present.

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

   N/A

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?**

   N/A

## Exhibit J: Internal and External Agency Review Comments

**[attached]**

| | |
|---|---|
| **TRC Meeting Date:** | January 16, 2026 |
| Department/Agency Name: | Transportation |
| Reviewer Name: | Brent Hodges |
| Reviewer Title: | Construction Manager 2 |
| Reviewer Email Address: | Brent.hodges@gwinnettcounty.com |
| Case Number: | CIC2026-00003 |
| Case Address: | 6745 Sugarloaf Parkway, Duluth, 30097 |

| | **Comments:** | **X** | **YES** | | **NO** |
|---|---|---|---|---|---|
| 1 | Sugarloaf Parkway is a principal arterial. The Average Daily Traffic (ADT) volume is 32,971. | | | | |
| 2 | The nearest Ride Gwinnett facility is located 1.0 mile away at 1845 Satellite Boulevard (Stop #5028 / Route 50) Satellite Boulevard at Sugarloaf Business Center. | | | | |
| 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*

| | |
|---|---|
| **TRC Meeting Date:** | |
| Department/Agency Name: | DWR |
| Reviewer Name: | Lorraine Campagne |
| Reviewer Title: | Section Manager |
| Reviewer Email Address: | Lorraine.campagne@gwinnettcounty.com |
| Case Number: | CIC2026-00003 |
| Case Address: | 6745 Sugarloaf Pkwy |

| | **Comments:** | | **YES** | X | **NO** |
|---|---|---|---|---|---|
| 1 | Water: GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public water. | | | | |
| 2 | Sewer: GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public sewer. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
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| 7 | | | | | |

| | **Recommended Zoning Conditions:** | | **YES** | X | **NO** |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
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| 4 | | | | | |
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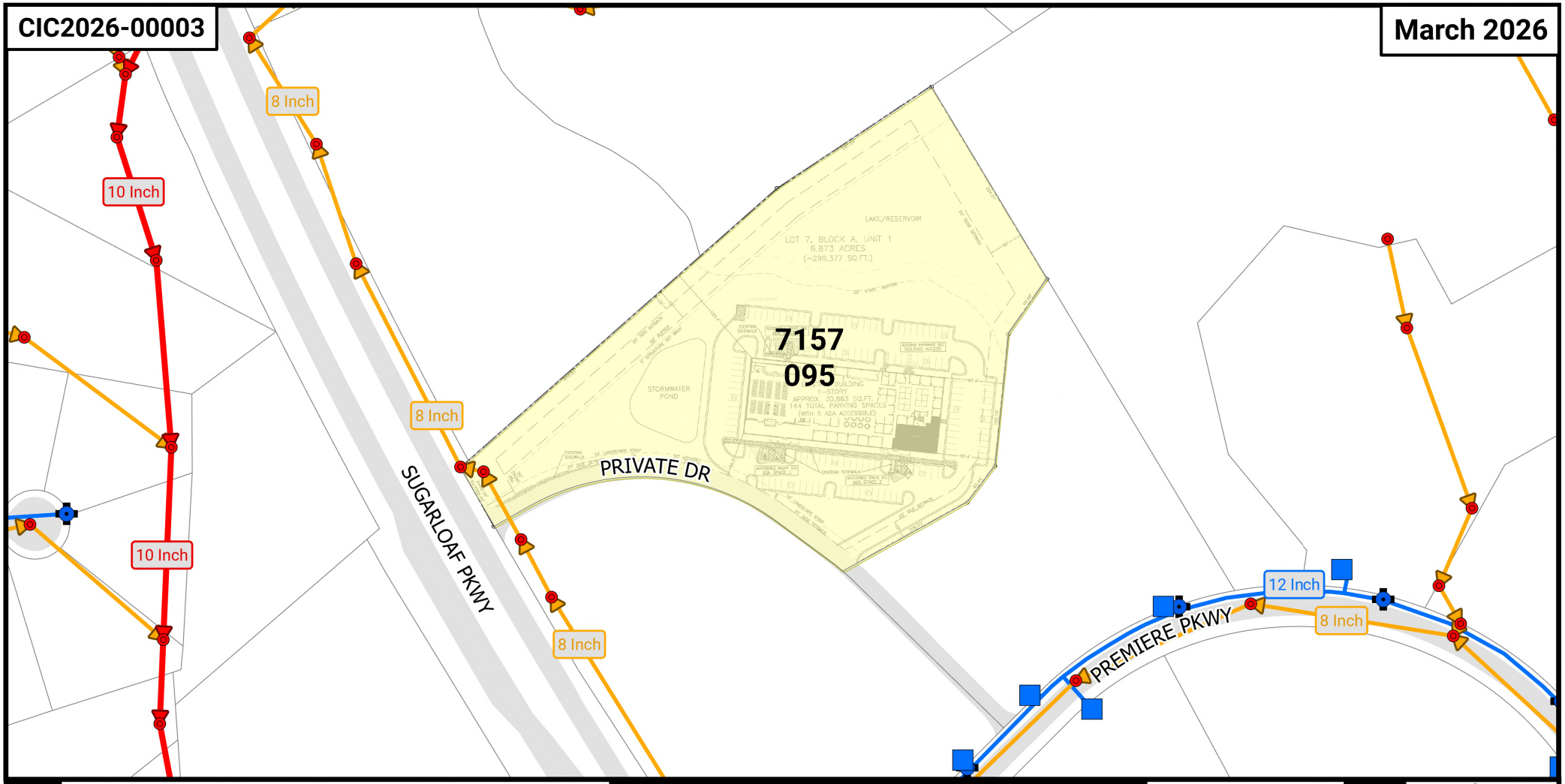
**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

CIC2026-00003

March 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

**6745 Sugarloaf Pkwy**
M-1

# *Water & Sewer Utility Map*

N
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0 110 220
Feet

LOCATION



**Water Comments:** GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Change-in-Conditions. The existing building is connected to public sewer.

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

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

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

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

**Exhibit K: Maps**

**[attached]**


SILVERMERE LN
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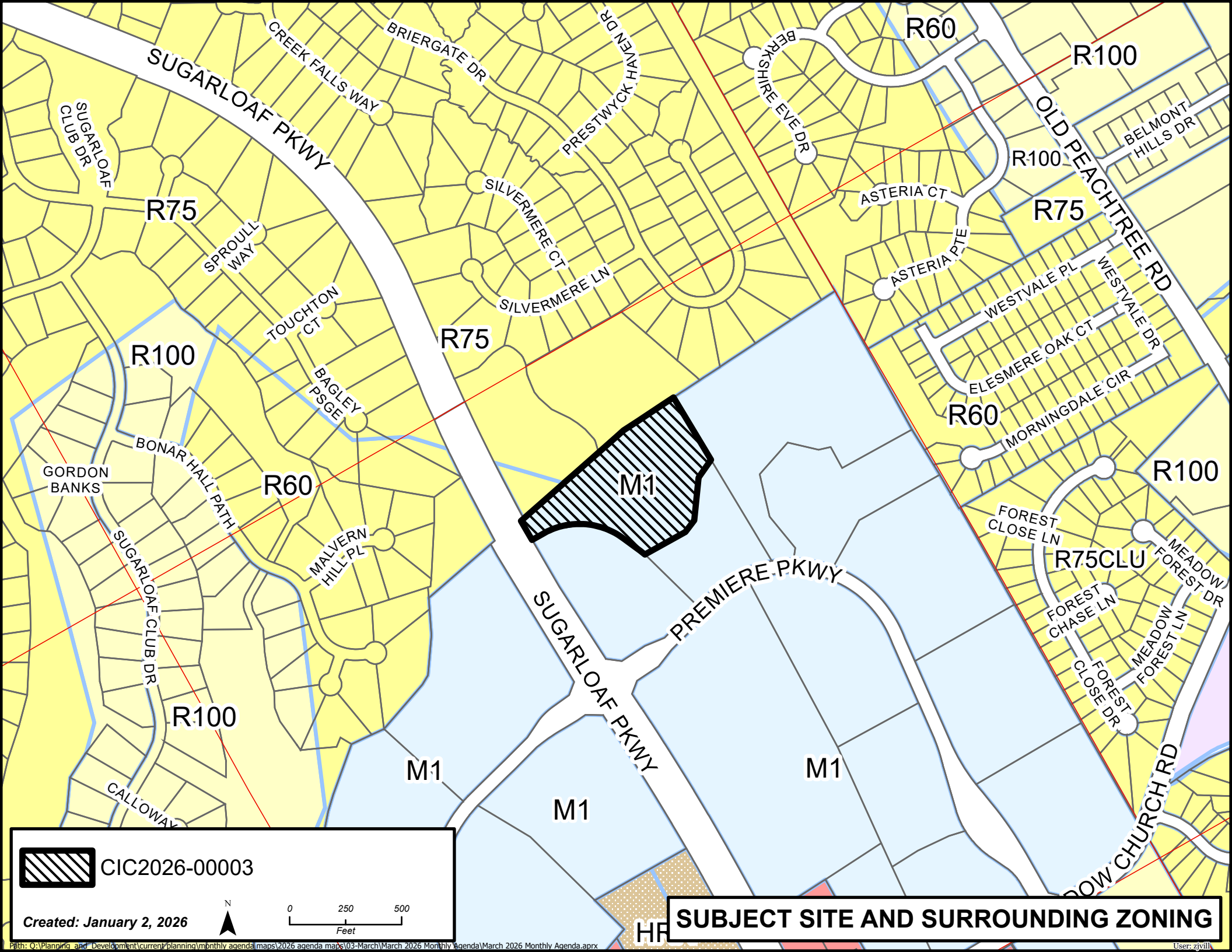
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SUGARLOAF CLUB DR
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WESTVALE PL
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ELESMERE OAK CT
MORNINGDALE CIR
TOUCHTON CT
BAGLEY PSGE
BONAR HALL PATH
GORDON BANKS
MALVERN HILL PL
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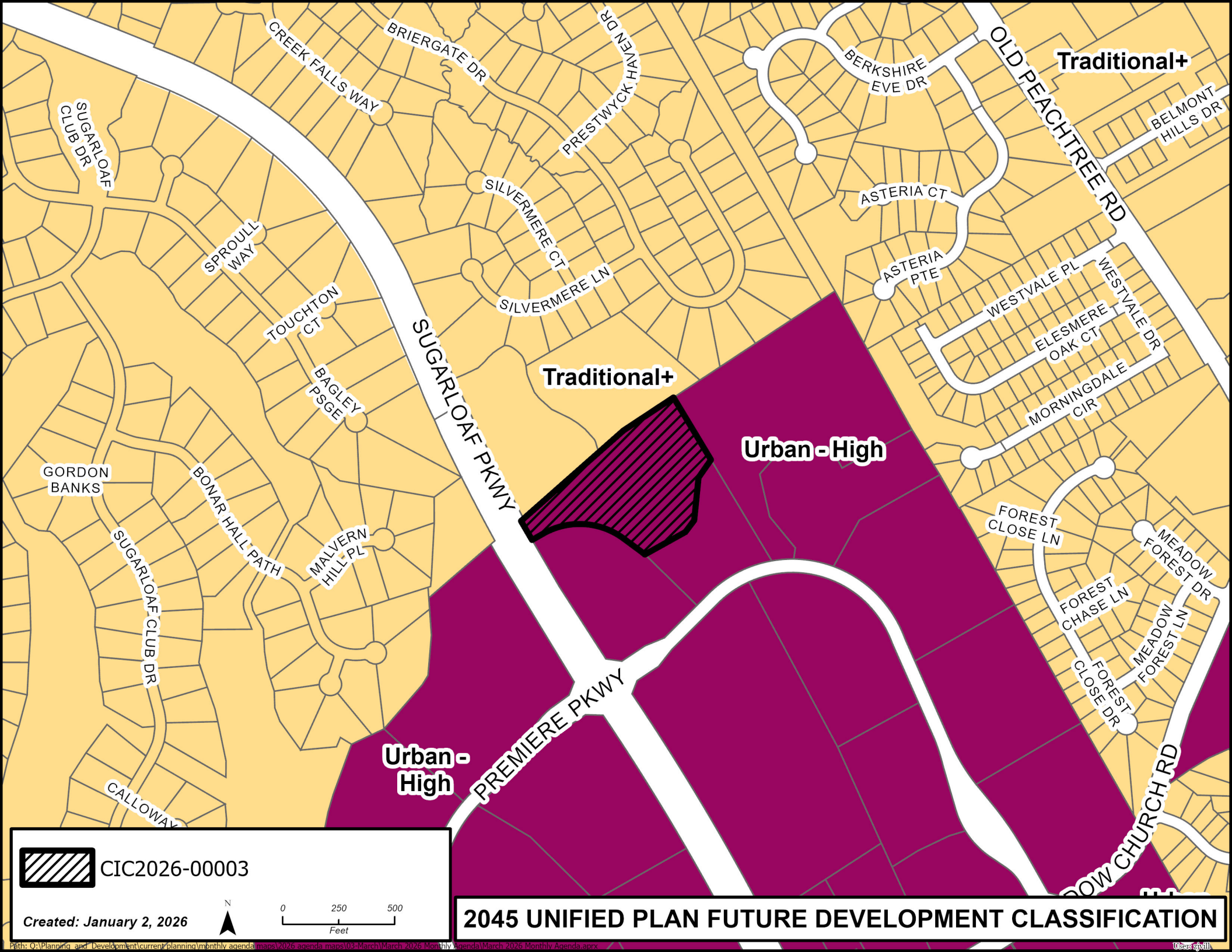
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BELMONT HILLS DR
SUGARLOAF CLUB DR
SILVERMERE CT
SILVERMERE LN
ASTERIA CT
ASTERIA PTE
SPROULL WAY
TOUCHTON CT
WESTVALE PL
WESTVALE DR
ELESMERE OAK CT
MORNINGDALE CIR
BAGLEY PSGE
SUGARLOAF PKWY
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GORDON BANKS
BONAR HALL PATH
MALVERN HILL PL
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260351 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | REZ | | |

Item of Business:

2026-00004, Applicant: InLine Communities, LLC; Owners: Sandra Adams and Linda Zeis; Rezoning with Concurrent Variance of Tax Parcel Nos. R5097 005, 006, and 007; 1120, 1150, and 1156 Old Loganville Road; R-100 to OSC for a Single-Family Detached Subdivision; 25.40 acres; District 3/Watkins

| | | | |
|---|---|---|---|
| Land Lot: | 097 | Parcel: | 005, 006, and 007 |
| District: | 5 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

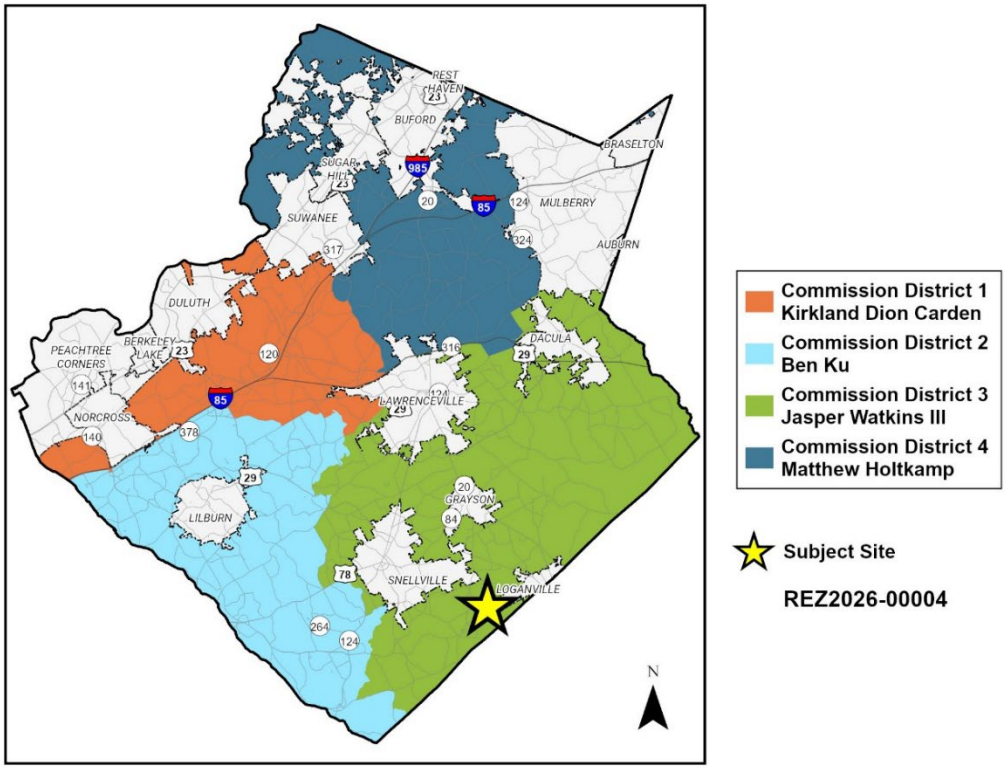
**Planning Commission**

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:** | **REZ2026-00004** |
| **Current Zoning:** | **R-100** (Single-Family Residence District) |
| **Request:** | Rezoning to **OSC** (Open Space Conservation District) |
| **Additional Requests:** | Variance and Waiver |
| **Addresses:** | 1120, 1150, and 1156 Old Loganville Road |
| **Map Numbers:** | R5097 005, 006, and 007 |
| **Site Area:** | 25.40 acres |
| **Units:** | 56 |
| **Proposed Development:** | Single-Family Detached Subdivision |
| **Commission District:** | District 3 – Commissioner Watkins |
| **Future Development Type:** | Suburban Residential and Rural |
| **Staff Recommendation:** | **APPROVAL WITH CONDITIONS** |
| **Planning Commission Recommendation:** | **APPROVAL WITH CONDITIONS** |




**Planning Commission Advertised Public Hearing Date: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

| | | | |
|---|---|---|---|
| **Applicant:** | InLine Communities, LLC<br>1776 Peachtree Street NW, Suite 260S<br>Atlanta, GA 30309 | **Owners:** | Sandra Adams and Linda Zeis<br>1120, 1150, 1156 Old Loganville Road<br>Loganville, GA 30052 |
| **Contact:** | Brian Ehrsam | **Phone:** | 513.687.0752 |

## Zoning History

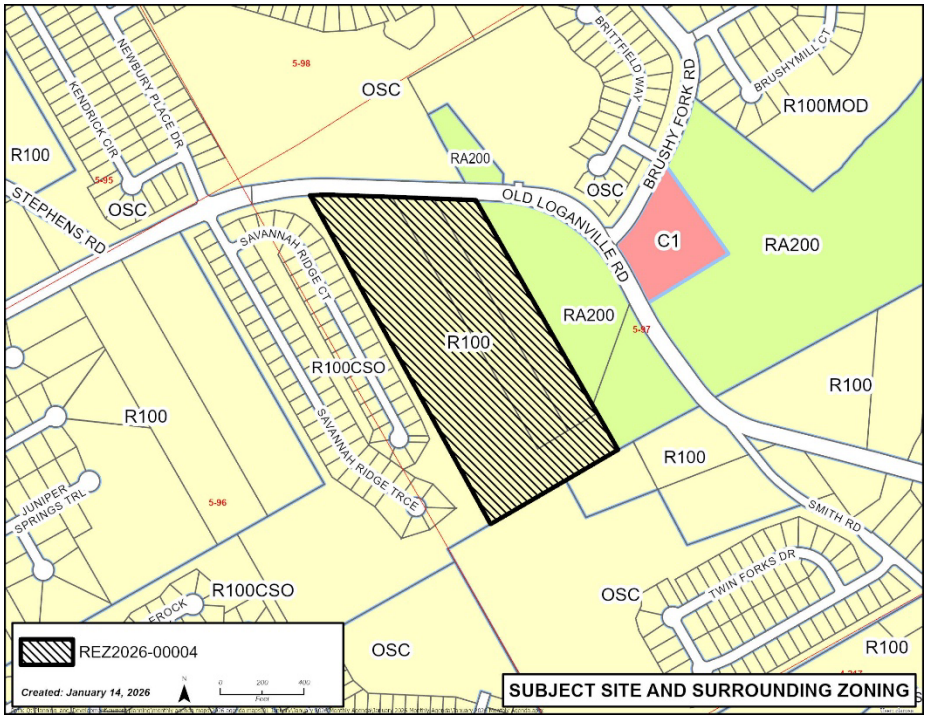
The subject property is zoned R-100 (Single-Family Residence District) as part of an areawide rezoning. No prior zoning cases are on record for this property.

## Existing Site Condition

The subject property is a 25.40-acre assemblage of three parcels located along Old Loganville Road, east of its intersection with Stephens Road. The property contains two single-family residences and multiple accessory buildings with dense vegetation. A stream, floodway, and floodplain are located in the southern portion of the property. There is no sidewalk along the Old Loganville Road frontage. The nearest Ride Gwinnett transit stop is located 5.4 miles from the property.

## Surrounding Use and Zoning

The subject property is surrounded by single-family detached residences within subdivisions and on large lots, as well as agricultural uses. The Newbury Place subdivision is to the north, across Old Loganville Road. A landscape supply center is to the east. The Twin Forks subdivision is to the south, and the Savannah Ridge subdivision is to the west. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|---|---|---|---|
| Proposed | Single-Family Residential | OSC | 2.20 units per acre |
| North | Single-Family Residential | OSC (Newbury Place) | 1.95 units per acre |
| East | Agricultural (landscape supply) | RA-200 | N/A |
| South | Single-Family Residential | OSC (Twin Forks) | 1.94 units per acre |
| West | Single-Family Residential | R-100CSO (Savannah Ridge) | 2.52 units per acre |

## Project Summary

The applicant requests rezoning from R-100 to OSC for a single-family detached subdivision, including:

- 56 single-family detached residences, yielding a density of 2.20 units per acre.
- One- and two-story residences with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of brick, stone, shake, and/or cementitious siding on the front façade, and cementitious siding on the side and rear façades.
- 12.53 acres of open space, including 7.08 acres of usable open space comprised of pavilion with grilling areas, fire pits, seating areas, open lawns with picnic areas, and 5-foot-wide gravel walking paths.
- Three parking spaces at the mail kiosk.
- One stormwater management facility in the southwest portion of the development.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Old Loganville Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Old Loganville Road.

## 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 | 25.40 acres | YES |
| Density | Maximum 2.5 units per acre | 2.20 units per acre | YES |
| Lot Size | Minimum 5,000 square feet | Minimum 5,000 square feet | YES |
| Lot Width | Minimum 50’ | Minimum 50’ | YES |
| Lot Coverage | Maximum 70% | Maximum 70% | 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 10.16 acres | 49.3% or 12.53 acres | YES |
| Usable Open Space | Minimum 10% or 2.54 acres | 27.9% or 7.08 acres | YES |

## Public Participation

The applicant held a community meeting on December 16, 2025, at South Gwinnett High School in Snellville. 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 proposed rezoning will permit a single-family detached subdivision in a residential area. Two OSC subdivisions are to the north and south, and an R-100CSO (Conservation Subdivision Overlay) subdivision, which is similar to OSC, is located to the west. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposal is compatible with the character and development pattern of nearby residential subdivisions. The conversation area and open space area along the eastern, southern and western property lines would provide natural screening for adjacent properties. 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.**

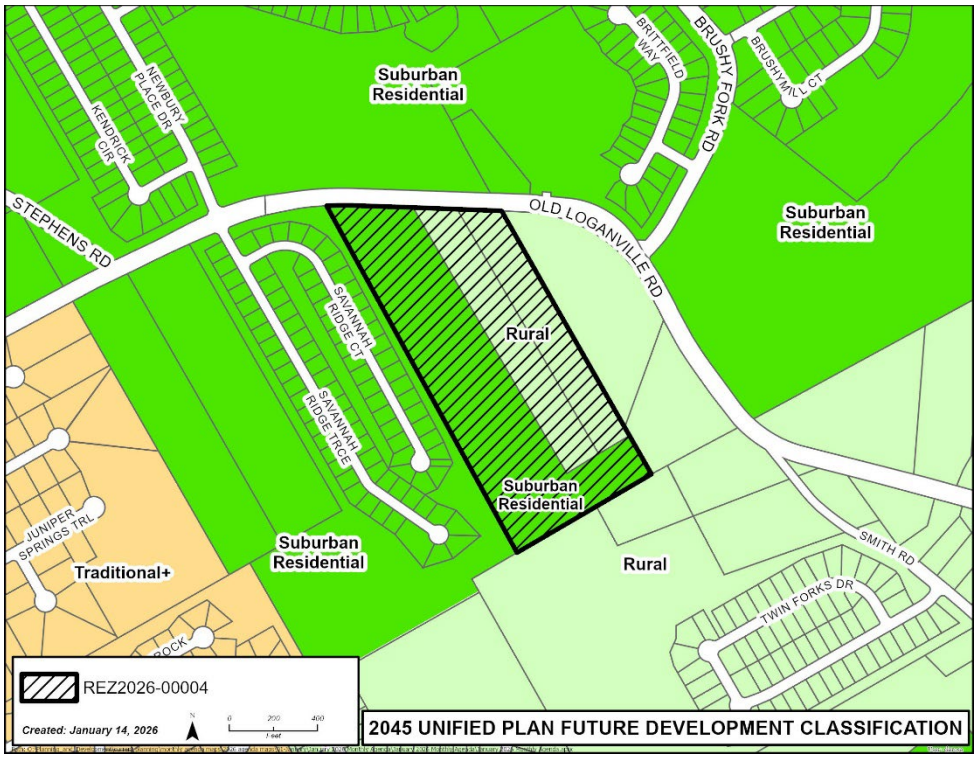
The property has a reasonable economic use as currently zoned.

**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 estimated that the development would generate 44 morning and 58 evening peak hour trips. The study recommends a deceleration lane along Old Loganville Road. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Suburban Residential" and "Rural" for the subject property. Both future development types are intended for low-density single-family detached residential development. Although OSC is a recommended zoning district only in the "Suburban Residential" future development type, the proposed rezoning is in general conformity with the policy and intent of the Unified Plan and future development map.




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

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

**Variance and Waiver Requests and Analyses:**

The applicant is seeking a variance and a waiver from the following provisions of the UDO:

**1. Section 212-60.7.B Streets.** The applicant is requesting to allow a cul-de-sac along the northern portion of the property.

**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 northern cul-de-sac, and therefore approval of the variance would nullify the intent of the UDO.

**2. Section 212-60.7.B Streets.** The applicant is requesting to allow a cul-de-sac along the southern portion of the property.

**Analysis:** There are significant environmental constraints at the rear of the site, prohibiting a loop street or connection to another subdivision. Approval of the variance would not nullify the intent of the UDO.

**3. Section 360-20.2.C.1 Cul-de-sac Streets.** The applicant is requesting to exceed the maximum cul-de-sac street length of 600 feet by approximately 100 feet.

**Analysis**: The northern cul-de-sac is located on a portion of the site that is not encumbered by any environmental constraints. Staff has recommended denial of the variance to allow the northern cul-de-sac, thus denial of the waiver.

## 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:

2. To allow a cul-de-sac along the southern portion of the property.

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

1. To allow a cul-de-sac along the northern property of the property.

3. To exceed the maximum cul-de-sac street length of 600 feet by approximately 100 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 request:

2. To allow a cul-de-sac along the southern portion of the property.

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

1. To allow a cul-de-sac along the northern portion of the property.

3. To exceed the maximum cul-de-sac street length of 600 feet by approximately 100 feet.

## 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 56 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 10, 2025, and Exhibit C: Building Elevations dated received October 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 development shall be limited to one cul-de-sac along the southern portion of the property in

general conformance with Exhibit B: Site Plan dated received November 10, 2025, 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.

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, pavilion with grilling areas, fire pits, seating areas, and walking paths, 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 Old Loganville Road, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

7. No structures shall be permitted in the Dam Breach Zone.

**8. The development shall be limited to a maximum seven percent rental units. This restriction will be included in the covenants and be managed by a mandatory homeowners association (HOA).**

**9. A 6-foot-tall privacy fence shall be provided along the western property line, subject to the review and approval of the Department of Planning and Development.**

**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 March 3, 2026, Planning Commission Public Hearing

## Exhibit A: Site Visit Photos




West of subject property from Old Loganville Road



East of subject property from Old Loganville Road



Topography of site



Adjacent subdivision to west, Savannah Ridge

**Exhibit B: Site Plan**

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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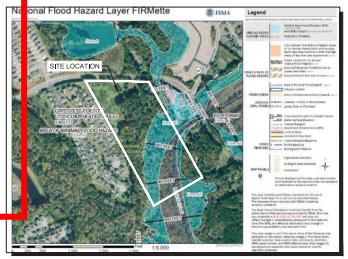
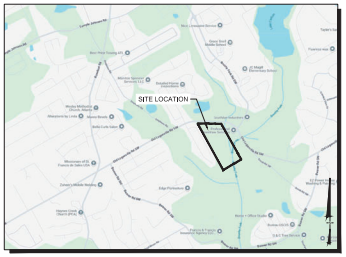
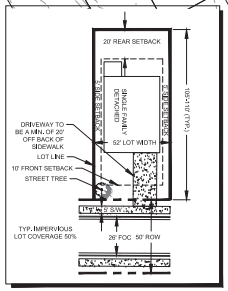
11.10.2025




FEMA FIRM MAP
NOT TO SCALE




SITE LOCATION MAP
NOT TO SCALE




TYPICAL LOT LAYOUT
NOT TO SCALE

## LEGEND:

- CONSERVATION AREA
- AMENITY AREA, POCKET PARKS USABLE OPEN SPACE
- 5' GRAVEL WALKING PATH w/5' OFFSET ON EACH SIDE TO COUNTY TOWARDS USABLE OPEN SPACE

## PROPERTY ADDRESS:

PARCEL ID: 5097 005 - 1150 OLD LOGANVILLE RD.
PARCEL ID: 5097 006 - 1120 OLD LOGANVILLE RD.
PARCEL ID: 5097 007 - 1156 OLD LOGANVILLE RD.

## GENERAL NOTES:

1. WATER PROVIDED BY GWINNETT COUNTY WITHIN OLD LOGANVILLE HWY R/W.
2. SEWER PROVIDED BY GWINNETT COUNTY AND WILL BE A GRAVITY LINE TO TIE INTO BRUSHY FORK CREEK FORCE MAIN.
3. BOUNDARY SURVEY PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 7/21/2025. TOPOGRAPHY INFORMATION PROVIDED BY GWINNETT GIS DATA.
4. THIS PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT.
5. EXISTING TREE CANOPY COVERS 80.8% OF SITE.
6. SITE DISTANCE IS A MINIMUM OF 440' IN EITHER DIRECTION FROM THE SITE ENTRANCE AND IS MET IN BOTH DIRECTIONS.

## VARIANCE REQUEST:

1. VARIANCE TO WAIVE REQUIREMENT PER SECTION 350-20.2, DEAD END STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL PROVIDE A CUL-DE-SAC OR OTHER APPROVED TURNAROUND AND MAY BE NO MORE THAN 600 FEET IN LENGTH.

| SITE DATA: | |
|---|---|
| SITE AREA | 25.404 ACRES |
| **ZONING** | |
| EXISTING ZONING | R100 |
| PROPOSED ZONING | OSC |
| ZONING JURISDICTION | GWINNETT COUNTY, GEORGIA |
| PARCEL ID | 5097 005, 5097 006 & 5097 007 |
| **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.) | 56 LOTS |
| TOTAL SITE DENSITY PROVIDED | 2.2 UPA |
| MAX SITE DENSITY ALLOWED | 2.5 UPA MAX DENSITY |
| **OPEN SPACE CALCULATIONS** | |
| TOTAL OPEN SPACE REQUIRED | 10.16 ACRES (40% OF TOTAL SITE AREA) |
| USEABLE OPEN SPACE REQUIRED | 5.08 ACRES (20% OF TOTAL SITE AREA) |
| USEABLE OPEN SPACE PROVIDED (AREA INCLUDES AMENITY AREAS, POCKET PARKS AND WALKING PATHS WITHIN OPEN SPACE) | 7.08 ACRES (27.9% OF TOTAL SITE AREA) |
| CONSERVATION SPACE PROVIDED | 5.45 ACRES (21.5% OF TOTAL SITE AREA) |
| TOTAL OPEN SPACE PROVIDED (AREA DOES NOT INCLUDE RESIDENTIAL LOTS & PUBLIC/PRIVATE STREET ESMT.) | 12.53 ACRES (49.3% OF TOTAL SITE AREA) |
| **PARKING CALCULATIONS** | |
| MIN. RESIDENTIAL PARKING REQUIRED | 112 SPACES (2 SPACES/ DWELLING UNIT) |
| MAX. RESIDENTIAL PARKING REQUIRED | 224 SPACES (4 SPACES/ DWELLING UNIT) |
| TOTAL RESIDENTIAL PARKING PROVIDED | 224 SPACES (2 GARAGE + 2 DRIVEWAY SP.) |
| MIN. AMENITY AREA PARKING REQUIRED | 3 SPACES (1 SPACES/ 20 HOMES) |
| MAX. AMENITY AREA PARKING REQUIRED | 6 SPACES (1 SPACES/ 10 HOMES) |
| TOTAL AMENITY AREA PARKING PROVIDED | 3 SPACES |

24 HOUR CONTACT:
BRIAN EHRSAM

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092


PROJECT

# OLD LOGANVILLE ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1150, 1156 & 1120 LOGANVILLE RD
LOGANVILLE GA, 30052

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

## REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| -1 | 10/07/2025 | JH | COUNTY COMMENTS |

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

GEORGIA REGISTERED PROFESSIONAL No. 34301 ENGINEER KENNETH J. WOOD

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

## REZONING SITE PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/01/2025
PROJECT: 25095.00

Z1
SHEET


ILLUSTRATIVE SITE PLAN
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
12' WIDE DECEL LANE 150' W/ 75' TAPER
FULL ACCESS ENTRANCE/EXIT
10' LANDSCAPE STRIP
40' BUILDING SETBACK
6' TALL 3-RAIL HORSE-STYLE FENCE TO BE PLACED AT SET BACK PROPERTY LINE OF LOTS ALONG GENERAL COMMUNITY GREEN
COVERED PAVILION
5' GRAVEL WALKING PATH (TYP.)
30' WIDE ROW W/ 24' WIDE ROAD
TRAFFIC CALMING SPEED HUMP (TYP.)
COMMUNITY GREEN
COMMUNITY GARDEN
MAIL KIOSK
FIRE PIT
BOCCE BALL COURTS
PLAYGROUND
EXISTING HISTORIC STABLE TO BE REPURPOSED/CONVERTED TO A COVERED PAVILION W/ GRILLING AREA FOR COMMUNITY USE
SEWER EASEMENT
STORMWATER MANAGEMENT
50' UNDISTURBED BUFFER
BRUSHY FORK CREEK
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00


CONSERVATION AREA
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
CONSERVATION AREA - ±5.45 ACRES (21.5 PERCENT)
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00


USABLE OPEN SPACE
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
USABLE OPEN SPACE - ±8.5 ACRES (33.4 PERCENT)
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00


CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE


CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE


CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE


CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE


CONCEPTUAL DESIGNS - COMMUNITY GREEN SPACE


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CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL


CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL


CONCEPTUAL DESIGNS - AMENITY AREA & TRAIL


CONCEPTUAL DESIGNS - TRAILHEAD


CONCEPTUAL DESIGNS - TRAIL EDUCATIONAL GROVE


CONCEPTUAL DESIGNS - TRAIL EDUCATIONAL GROVE


CONCEPTUAL DESIGNS - EDUCATIONAL GROVE


CONCEPTUAL DESIGNS - EDUCATIONAL GROVE

# Existing Floodplain Conditions



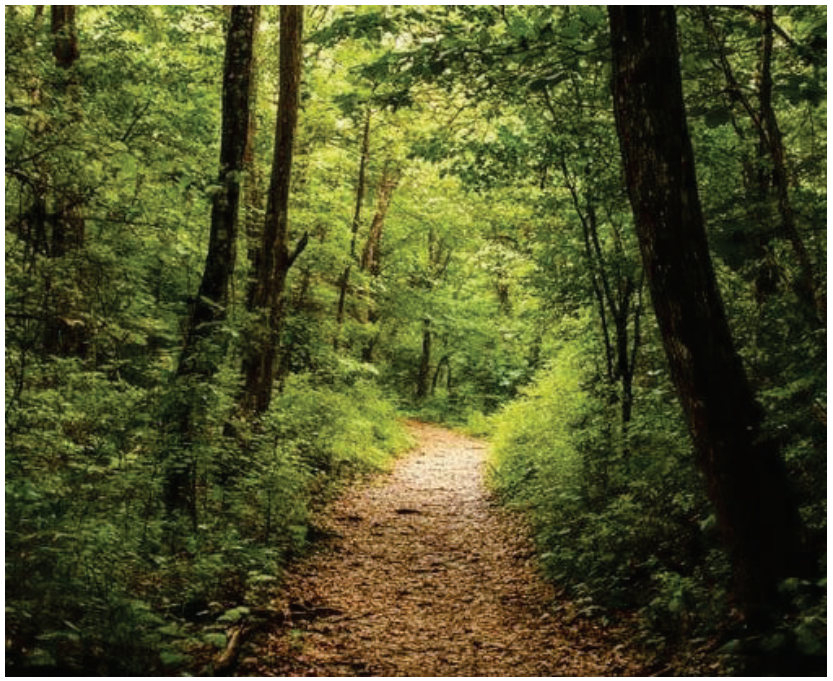







# Recreation-Open Space Amenity Areas









* Representative samples of proposed recreation-open space amenity areas.

# Recreation-Open Space Amenity Areas





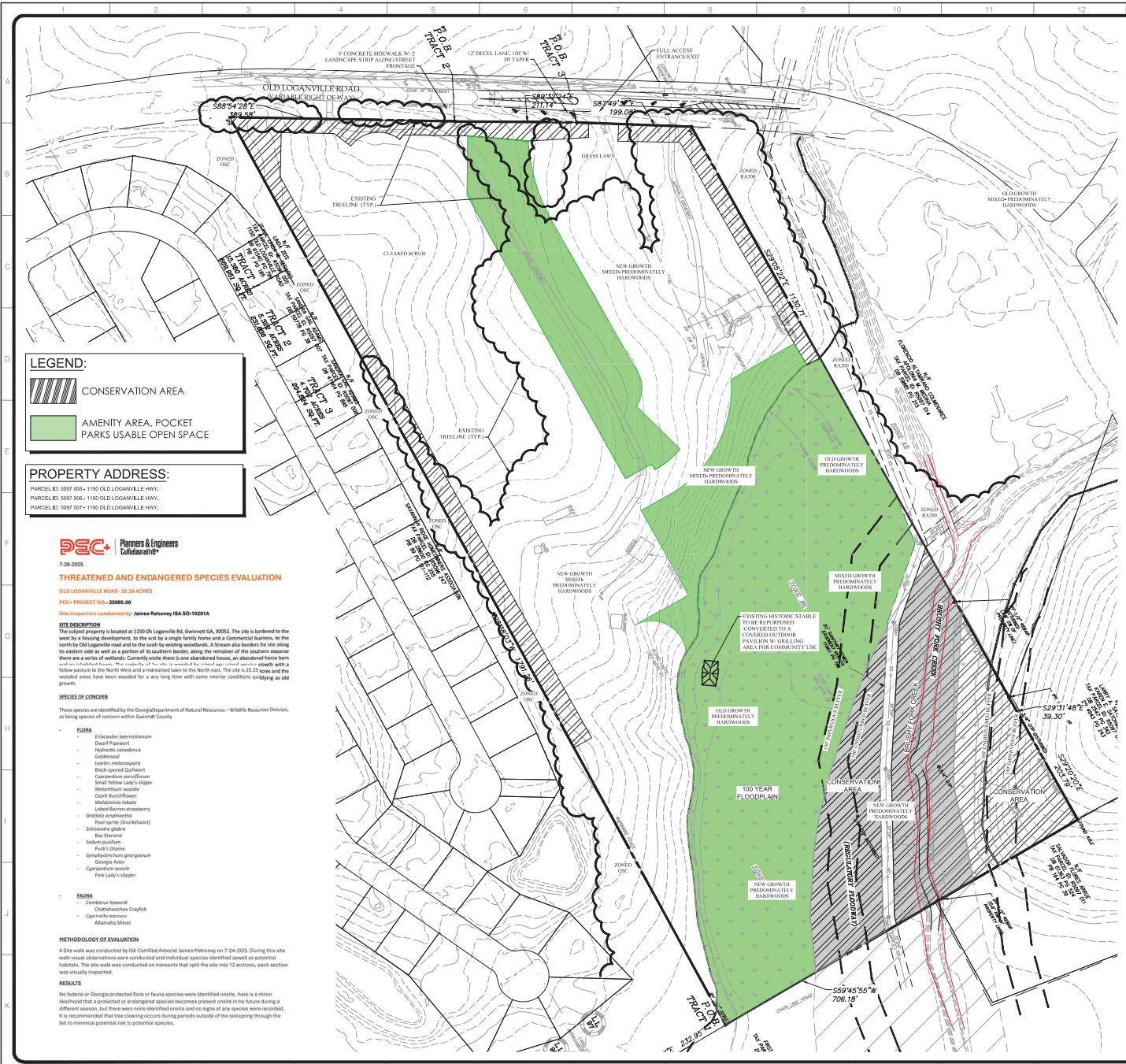




* Representative samples of proposed recreation-open space amenity areas.

## Exhibit C: Existing Features and Site Analysis Plan for OSC

**[attached]**




PEC+ Planners & Engineers Collaborative+

7-28-2025

## THREATENED AND ENDANGERED SPECIES EVALUATION

OLD LOGANVILLE ROAD- 25.29 ACRES

PEC+ PROJECT NO.- **25095.00**

Site inspection conducted by: **James Rahoney ISA SO-10291A**

**SITE DESCRIPTION**

The subject property is located at 1150 Ol Loganville Rd, Gwinnett GA, 30052. The site is bordered to the west by a housing development, to the est by a single family home and a Commercial buiness, to the north by Old Loganville road and to the sooth by existing woodlands. A Stream also borders the site along its eastern side as well as a portion of its southern border, along the remainer of the southern expanse there are a series of wetlands. Currently onsite there is one abandoned house, an abandoned horse barn and an industrial house. The majority of the site is wooded by mixed age stand species growth with a fallow pasture to the North West and a maintained lawn to the North east. The site is 25.29 acres and the wooded areas have been wooded for a very long time with some interior conditions displaying as old growth.

**SPECIES OF CONCERN**

These species are identified by the GeorgiaDepartment of Natural Resources – Wildlife Resources Division, as being species of concern within Gwinnett County

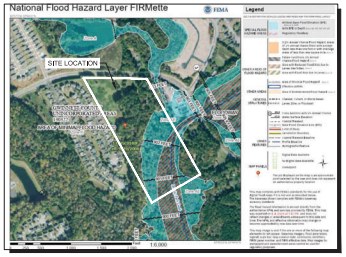
- **FLORA**
  - *Eriocaulon koernickianum* Dwarf Pipewort
  - *Hydrastis canadensis* Goldenseal
  - *Isoetes melanospora* Black-spored Quillwort
  - *Cypripedium parviflorum* Small Yellow Lady's-slippe
  - *Melanthium woodii* Ozark Bunchflower
  - *Waldsteinia lobata* Lobed Barren-strawberry
  - *Gratiola 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**

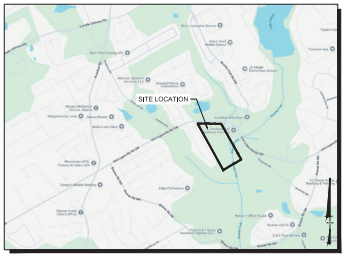
A Site walk was conducted by ISA Certified Arborist James Mahoney on 7-24-2025. During this site walk visual observations were conducted and individual species identified aswell as potential habitats. The site walk was conducted on transects that split the site into 12 sections, each section was visually 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 latespring through the fall to minimize potential risk to potential species.




FEMA FIRM MAP
NOT TO SCALE




SITE LOCATION MAP
NOT TO SCALE

## GENERAL NOTES:

1. WATER PROVIDED BY GWINNETT COUNTY WITHIN OLD LOGANVILLE HWY R/W.
2. SEWER PROVIDED BY GWINNETT COUNTY AND WILL BE A GRAVITY LINE TO TIE INTO BRUSHY FORK CREEK FORCE MAIN
3. BOUNDARY SURVEY PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 7/21/2025, TOPOGRAPHY INFORMATION PROVIDED BY GWINNETT GIS DATA.
4. THIS PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT.
5. EXISTING TREE CANOPY COVERS 80.8% 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 (PG, EA2).
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: 5.3 ACRES; USABLE OPEN SPACE/OPEN SPACE AREA: 8.6 AC; TOTAL CONSERVATION/ OPEN SPACE AREA: 13.9 ACRES.
12. NO TIMBER HARVESTING HAS OCCURRED ON SITE IN PREVIOUS 24 MONTHS.
13. FLORA AND FAUNA ECOSYSTEMS SURVEYED ON 07-26-2025, PERFORMED BY JAMES MAHONEY ISA CERTIFIED ARBORIST SO-10291A, DATED 7-24-2025.

24 HOUR CONTACT:
BRIAN EHRSAM

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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PEACHTREE CORNERS, GA 30092

PROJECT

# OLD LOGANVILLE RD (1150)

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1150 LOGANVILLE RD
LOGANVILLE GA, 30052

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

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|---|---|---|---|

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GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J. WOOD

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

## EXISTING FEATURES PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/01/2025
PROJECT: 25095.00

EA1
SHEET

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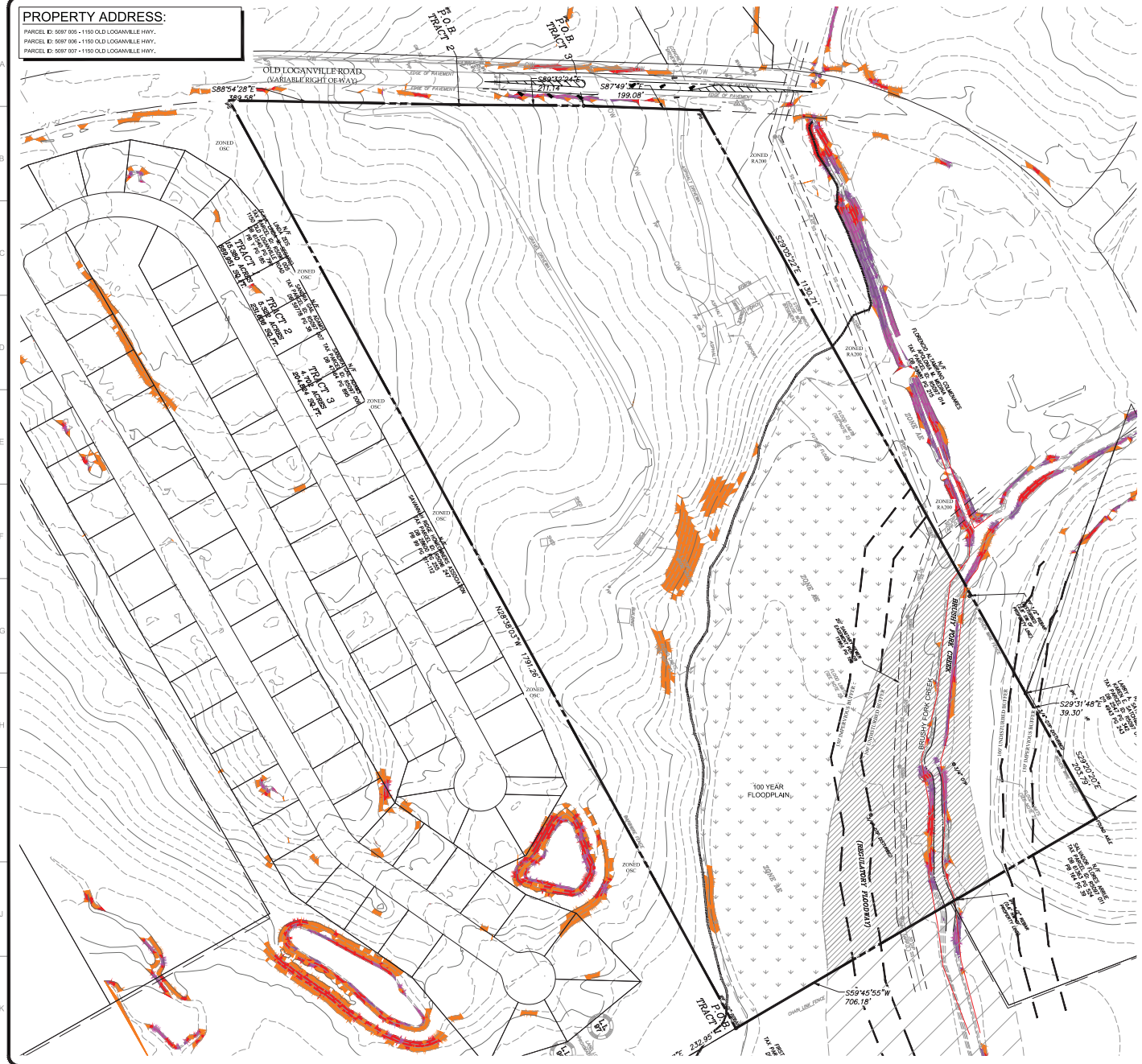
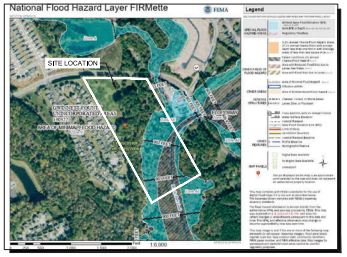
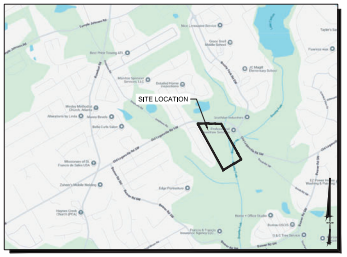



FEMA FIRM MAP
NOT TO SCALE




SITE LOCATION 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% | 65.00% | |

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PEACHTREE CORNERS, GA 30092

PROJECT

# OLD LOGANVILLE RD (1150)

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1150 LOGANVILLE RD
LOGANVILLE GA, 30052

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

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|---|---|---|---|

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GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J WOOD

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

## STEEP SLOPES ANALYSIS

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/01/2025
PROJECT: 25095.00

EA2
SHEET

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FLOODPLAIN AREA
OLD LOGANVILLE ROAD
BRUSHY FORK ROAD
SAVANNAH RIDGE TRACE
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
FLOODPLAIN AREA - ±9.14 ACRES (35.97 PERCENT)
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00


DAM BREACH AREA
OLD LOGANVILLE ROAD
SAVANNAH RIDGE TRACE
BRUSHY FORK ROAD
LEGEND:
TOTAL SITE AREA - ±25.404 ACRES
DAM BREACH AREA - ±11.5 ACRES (45.3 PERCENT)
360 STUDIO LANDSCAPE ARCHITECTURE
PEC+ 60 YEARS
Planners & Engineers Collaborative+
OLD LOGANVILLE ROAD
1150 LOGANVILLE ROAD
GWINNETT COUNTY, GA
0 40 80 160 240
SCALE: 1" = 80'
DATE: 10/07/2025
PROJECT: 25095.00

## Exhibit D: Building Elevations

**[attached]**



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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
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PLANNING AND DEVELOPMENT
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10.10.2025

ALL SIDING IS FIBER CEMENT

# CRAWFORD

PLAN ID 040121

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.12 | FRONT ELEVATIONS |
| A2.1 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATIONS |
| A5.1 | FIRST FLOOR PLANS |
| A6.1-A6.3 | ROOF PLANS |
| A7.2 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUT |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1826 |
| TOTAL | 1826 |
| GARAGE | 395 |
| FRONT PORCH (COVERED) | 20 |
| REAR PAD | 9 |
| OPT. REGULAR REAR PATIO | 120 |
| OPT. LARGE REAR PATIO | 200 |

| PLAN REVISIONS | | | |
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| DATE | BY | REVISION | PAGE # |
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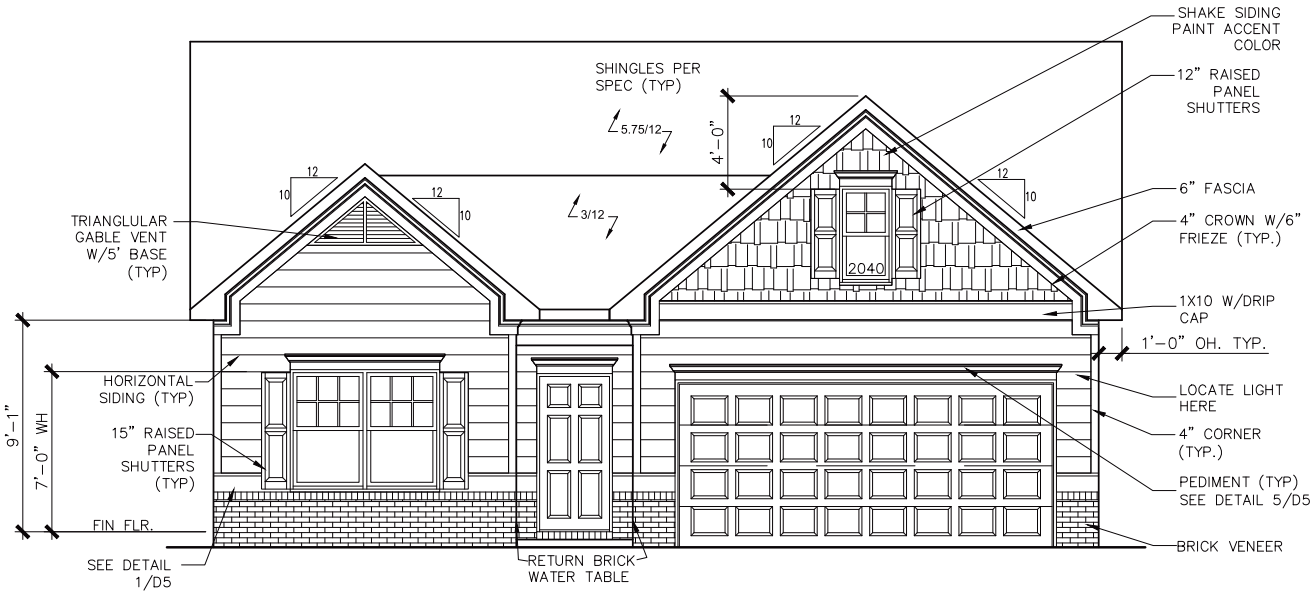
## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

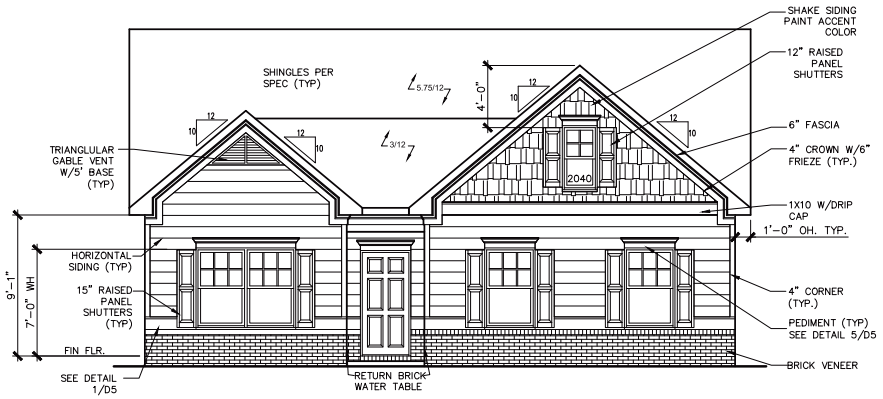
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
10.10.2025




FRONT ELEVATION "B"

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




FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: B
PLAN ID:
FND: ALL | ELEV: B
PAGE NO: A1.2

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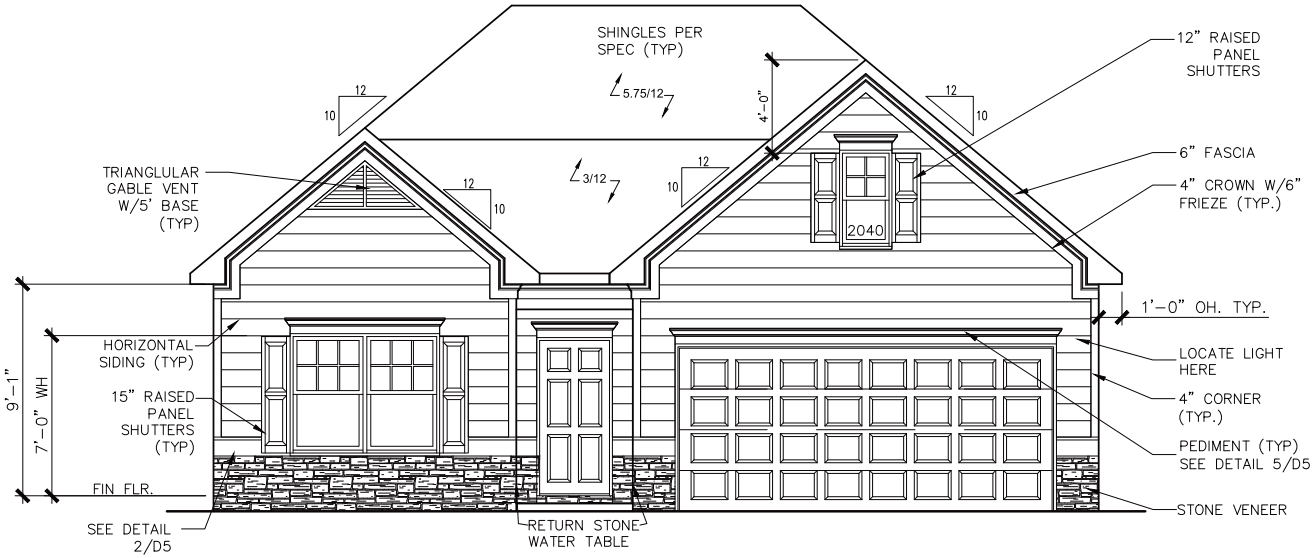


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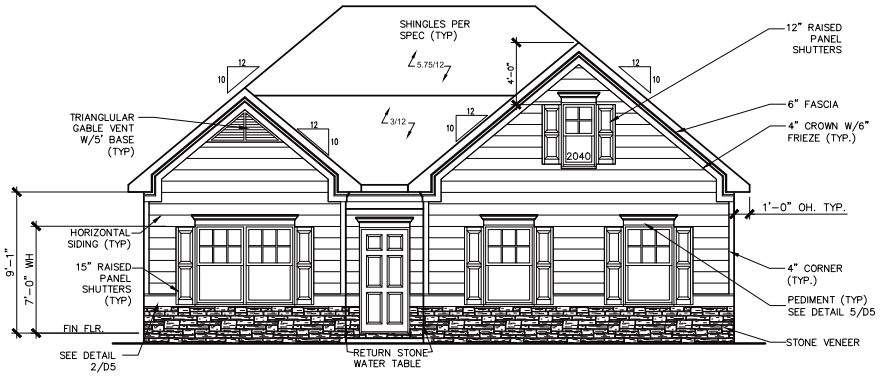
SCALE : 3/16" = 1'-0"




FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: C
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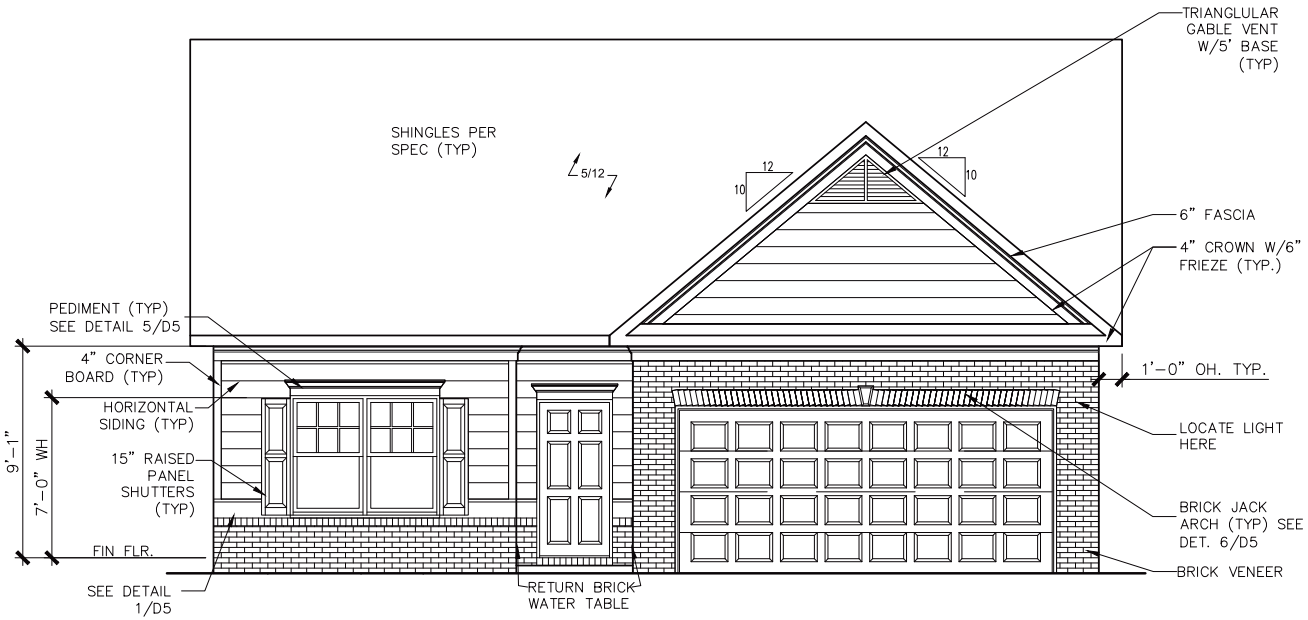


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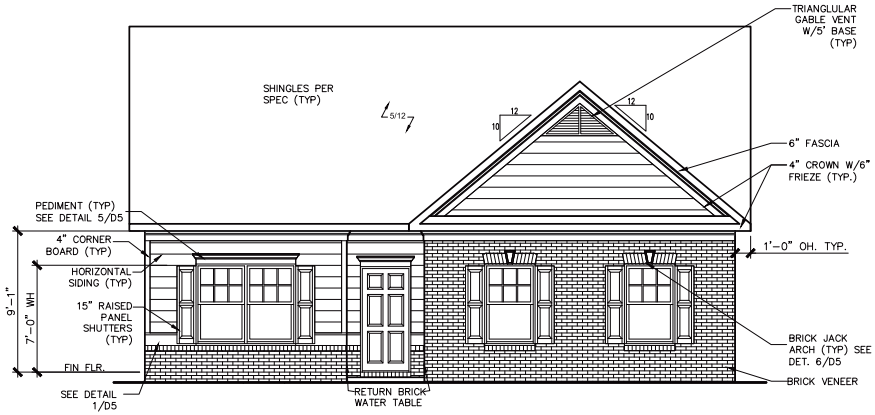


FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

| BY | REVISION | DATE |
|---|---|---|

ELEVATIONS
FRONT ELEVATION
CRAWFORD

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

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| BY: SL | CHK: AW |
|---|---|
| DATE: 5/11/2021 | |
| FACADE OPT: A | |
| PLAN ID: | |
| FND: ALL | ELEV: D |
| PAGE NO: A1.4 | |

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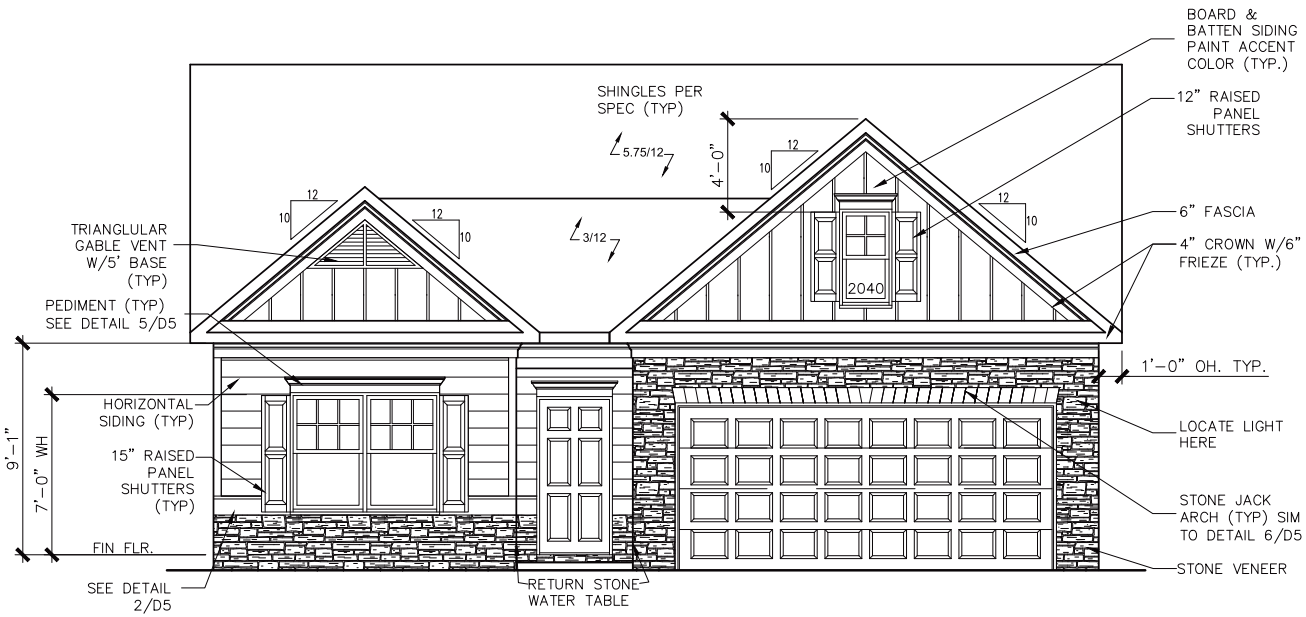


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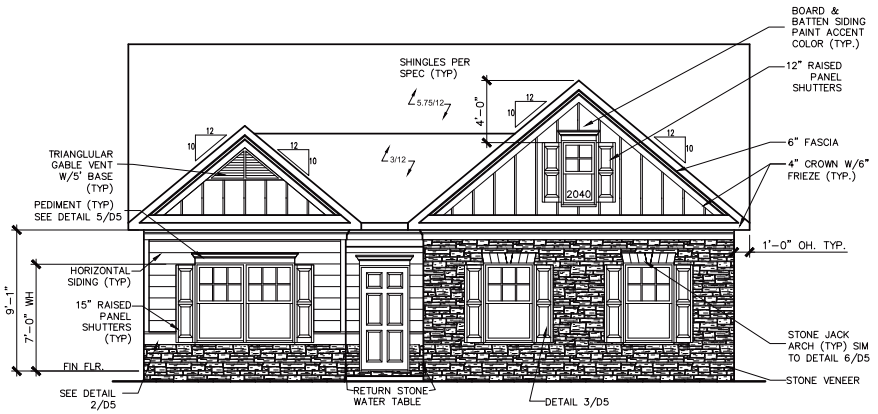


FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY | REVISION | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: B
PLAN ID:
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PAGE NO: A1.5

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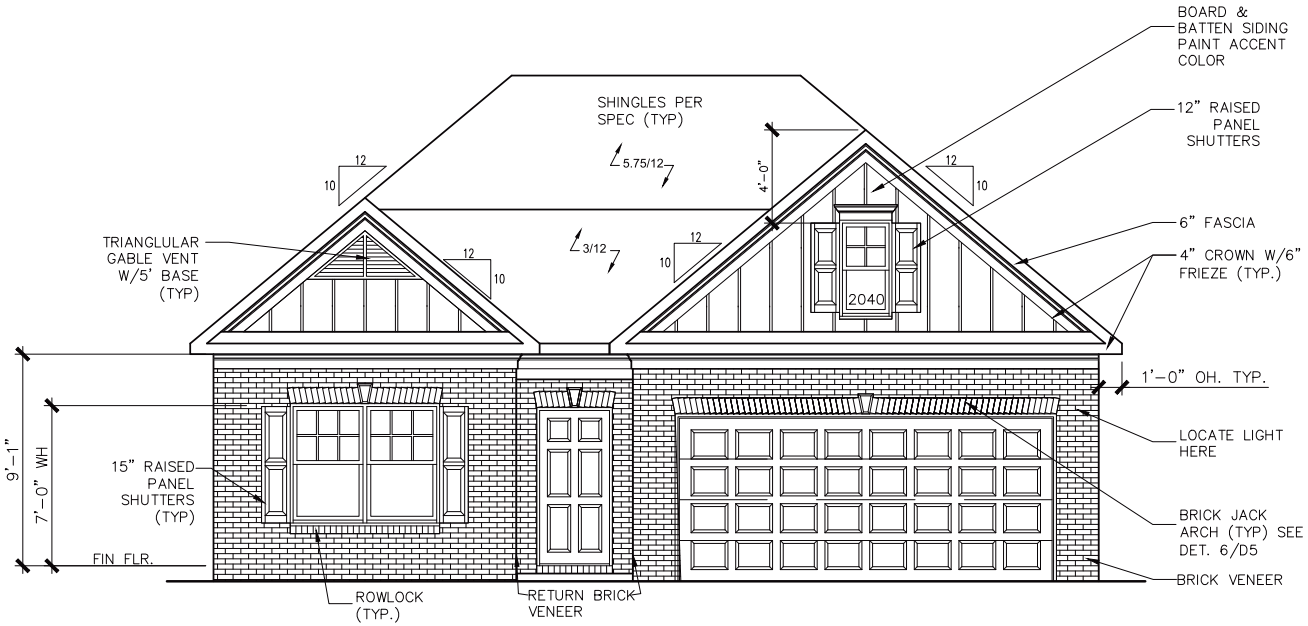


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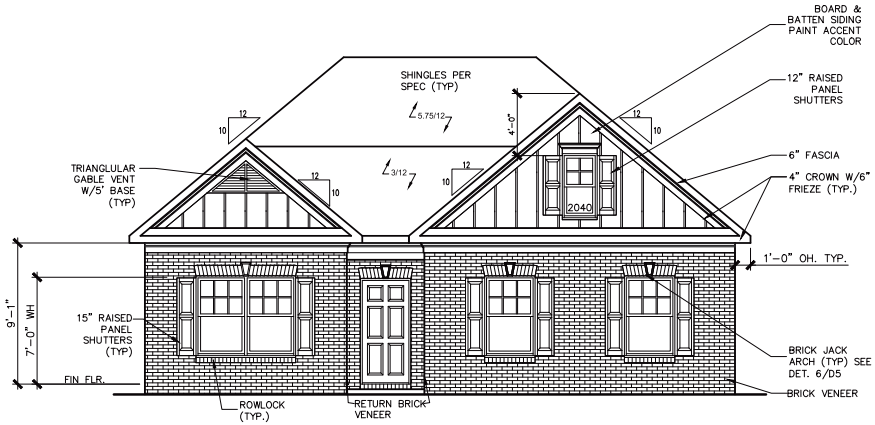


FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
CRAWFORD

BY: SL | CHK: AW
DATE: 5/11/2021
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: F
PAGE NO: A1.6

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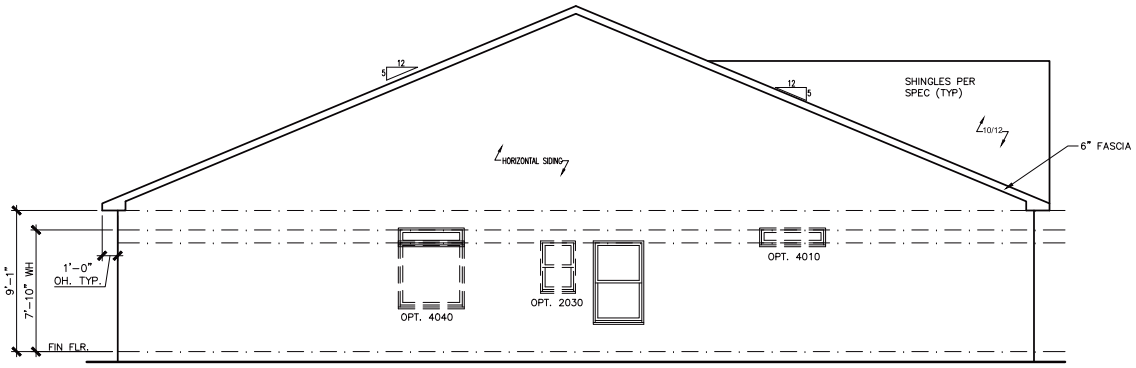
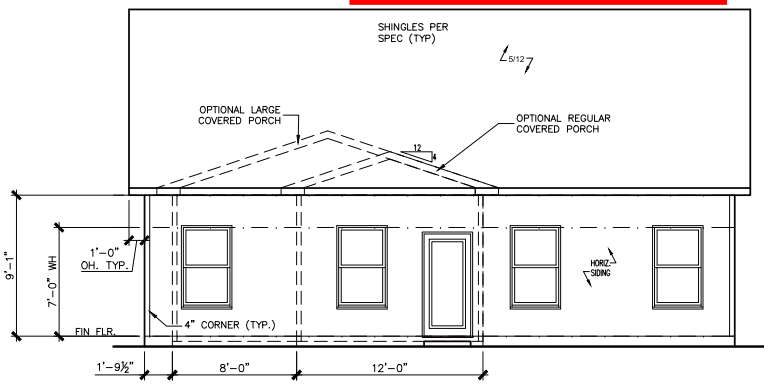



LEFT ELEVATION "A D G J"

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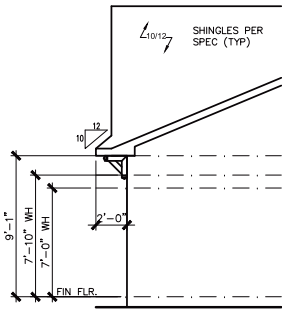


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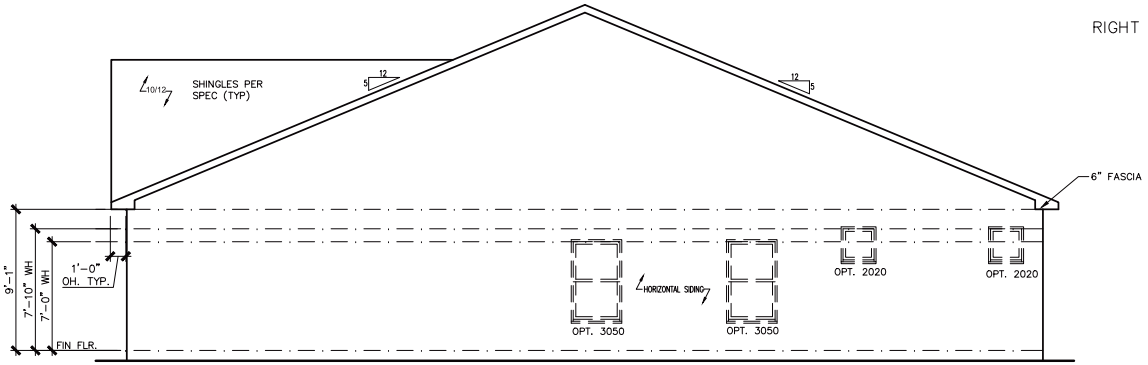


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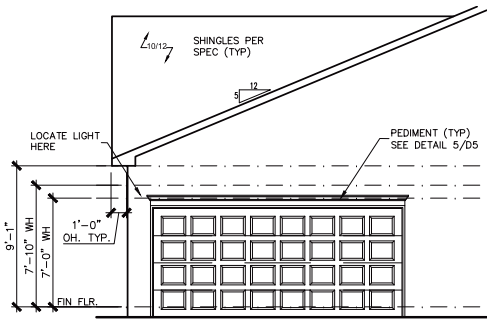


RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

REVISION
BY
DATE

ELEVATIONS
SIDES & REAR
CRAWFORD

BY: SL CK: AW
DATE: 5/11/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: ADGJ
PAGE NO: A2.1

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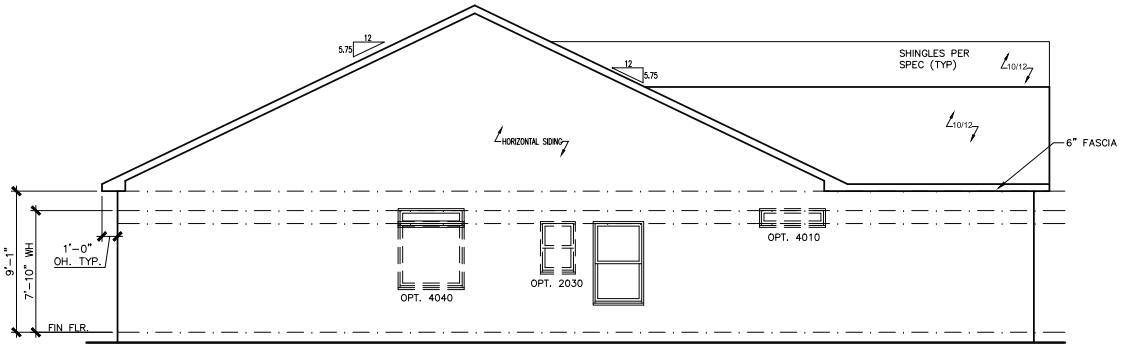


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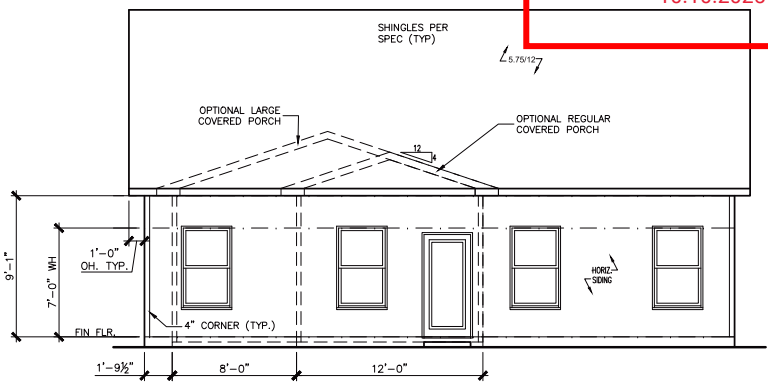


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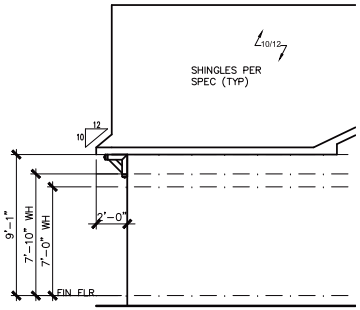


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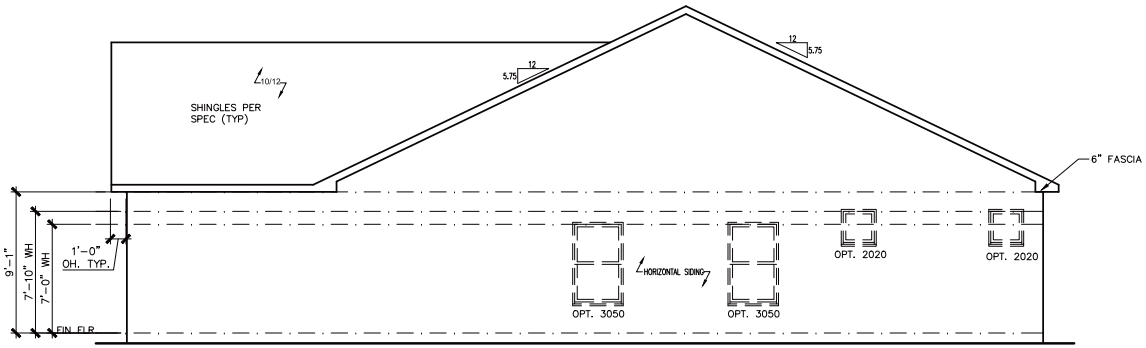


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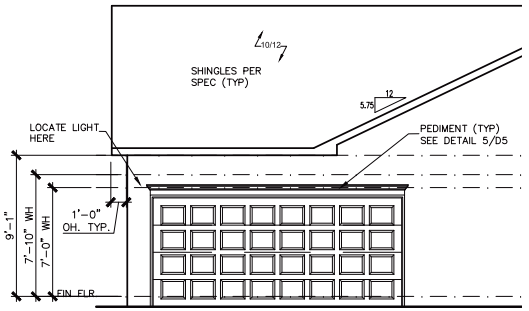


RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
CRAWFORD

BY: SL CHK: AW
DATE: 5/11/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: BEHK
PAGE NO: A2.2

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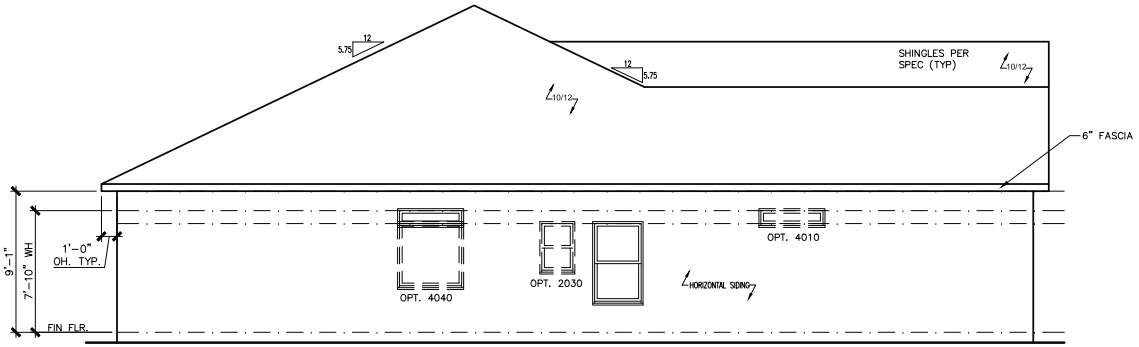


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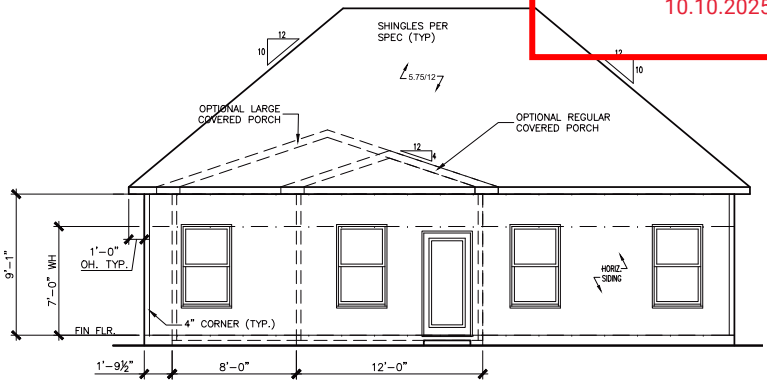


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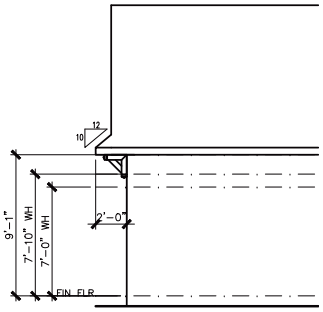


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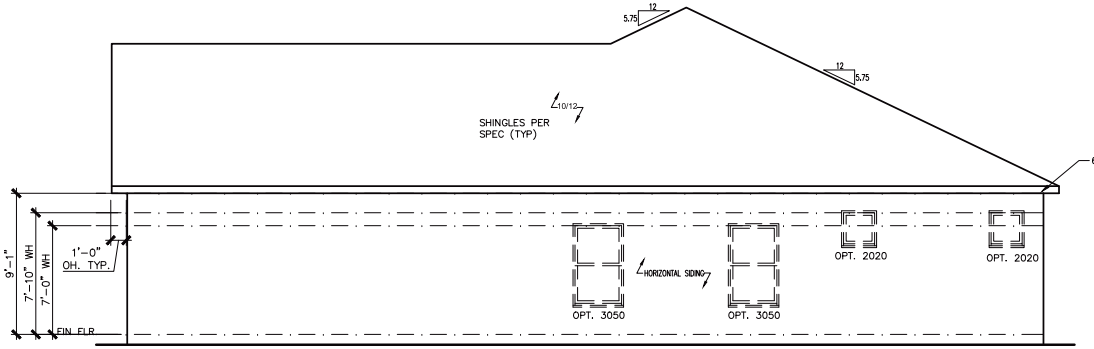


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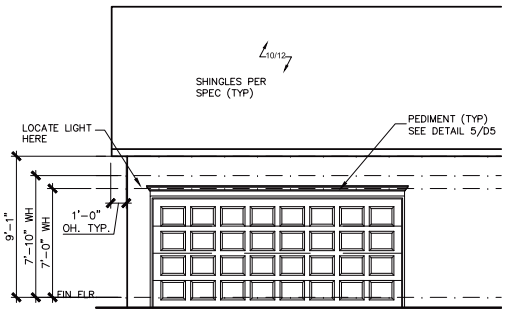


RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
CRAWFORD

BY: SL CHK: AW
DATE: 5/11/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: CFIL
PAGE NO: A2.3

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# ELLIJAY

ALL SIDING IS FIBER CEMENT

PLAN ID 062520.1001

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.9 | FRONT ELEVATIONS |
| A2.1-A2.3 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATIONS |
| A4.1-A4.2 | BASEMENT FOUNDATIONS |
| A5.1 | FIRST FLOOR PLANS & DETAILS |
| A5.2-5.2.1 | SECOND FLOOR PLANS & DETAILS |
| A5.4 | GARAGE PORTAL DETAILS |
| A6.1-A6.1.2 | ROOF PLANS |
| A7.1-A7.3.1 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUTS |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1249 |
| SECOND FLOOR | 1596 |
| TOTAL | 2845 |
| GARAGE | 501 |
| BASEMENT | 1270 |
| FINISHED BASEMENT | 862 |
| FRONT PORCH A (COVERED) | 32 |
| FRONT PORCH B & C (COVERED) | 90 |
| REAR PATIO | 120 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

| DATE | BY | REVISION | PAGE # |
|---|---|---|---|
| 4/16/2020 | AW | REVISED SECOND FLOOR - SEE REVISION SHEET | ALL |
| 6/25/2020 | AW | Prototype walk revisions - see revision sheet | A5.1, A5.2, A7.2, A7.3 |
| 11/4/2020 | MM | Removed overhang at front porch for B & C massing | A1.2, A1.3, A1.5, A1.6, A1.8, A1.9, A6.1.1, A6.1.2 |
| 9/1/2021 | AW | PCR# 4511 Changed drain side for Obath base house tub/shwr and shower head side for large shower only options to be on exterior wall side - add false wall for plumbing | A5.2, A5.2.2, A7.3, A7.3.1 |
| 9/1/2021 | AW | PCR# 4526 Moved door from garage into house 12" towards Foyer for switches | A5.2, A7.3 |
| 10/1/2021 | AW | PCR# 4532 Reduced Kitchen counter overhang 10" on Family Rm side & removed 2 opt. pendants | A5.2, A7.3 |
| 7/1/2022 | AW | PCR# 4834 Added scuttle hole to garage | A5.1 |
| 9/13/2022 | AW | PCR# 4958 Removed note for island conduit | A3.1 |
| | | | |
| | | | |
| | | | |

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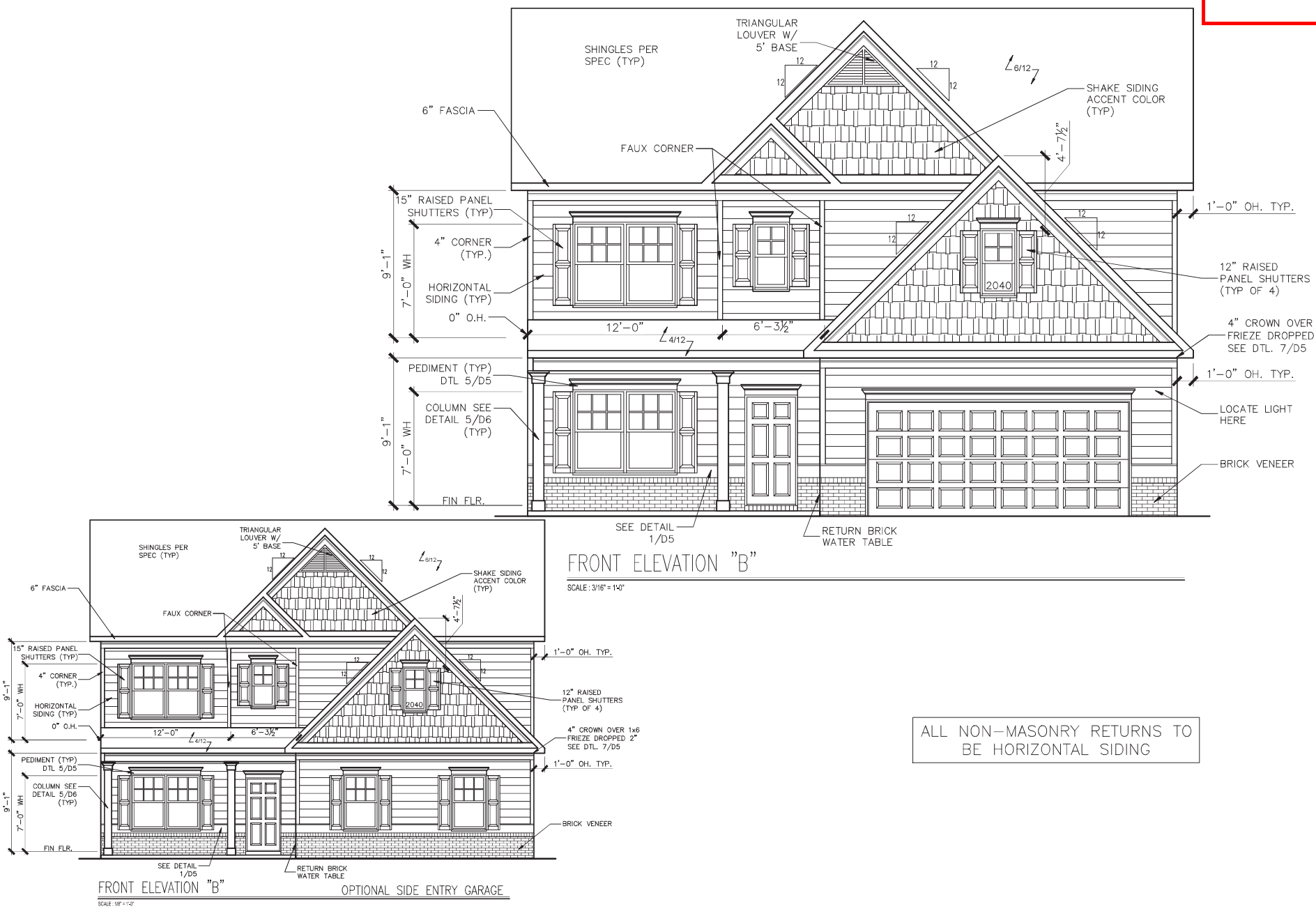


FRONT ELEVATION "B"

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




FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION B
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: B
PAGE NO: A1.2

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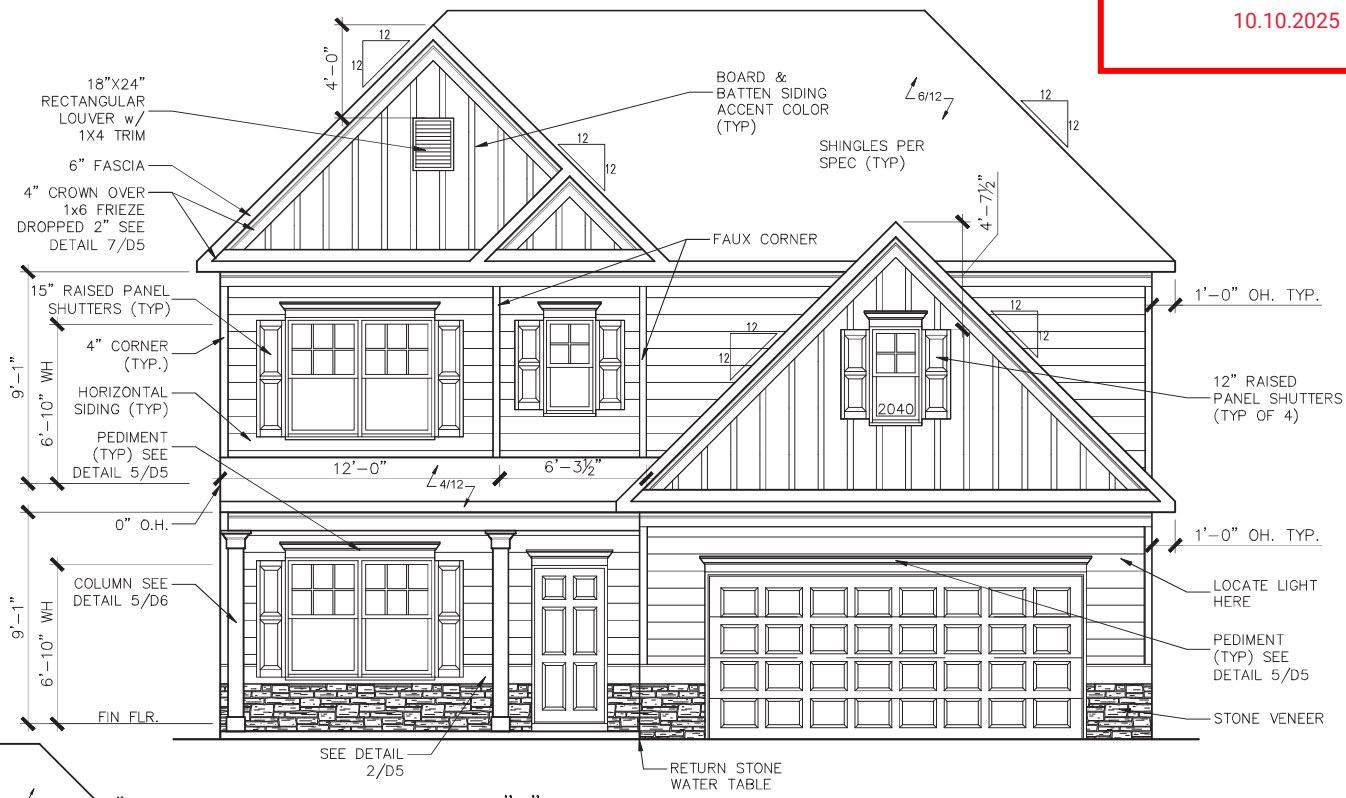


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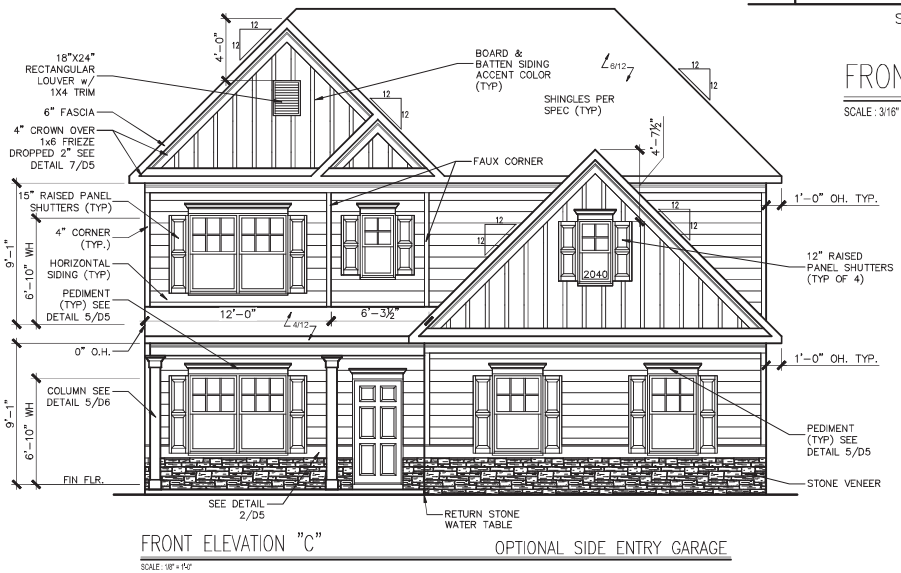


FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION C
ELLIJAY

BY: SL DR: AW
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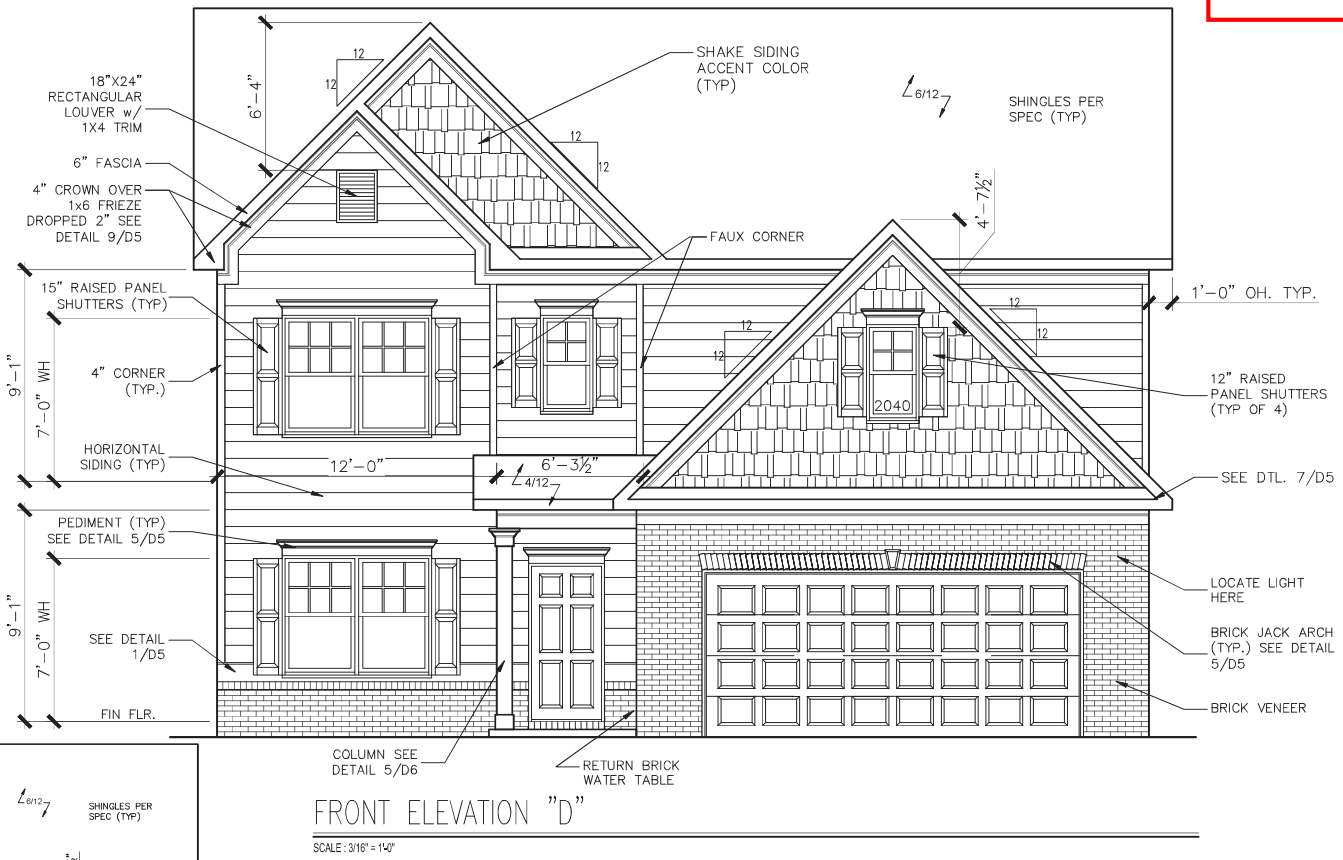


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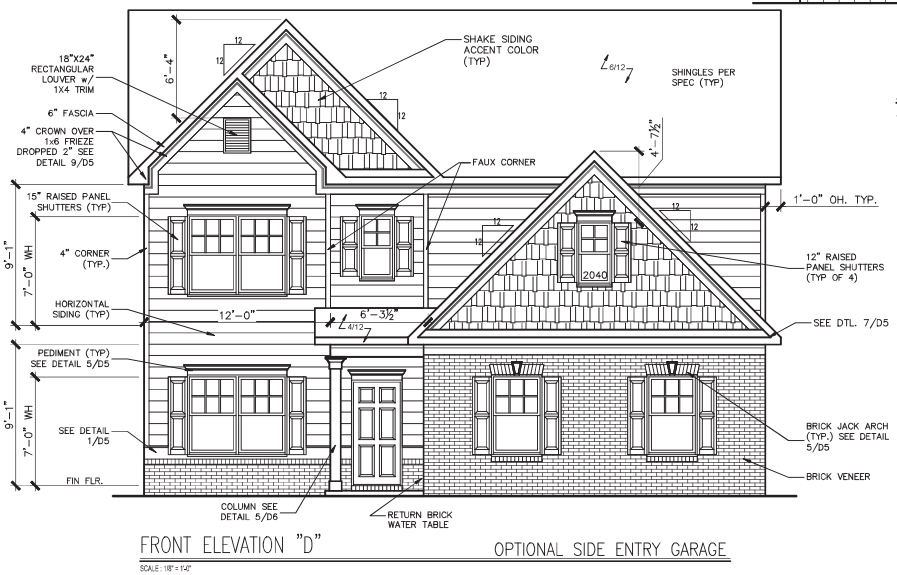


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SCALE : 1/8" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
ELEVATION D
ELLIJAY

BY: SL DR: AW
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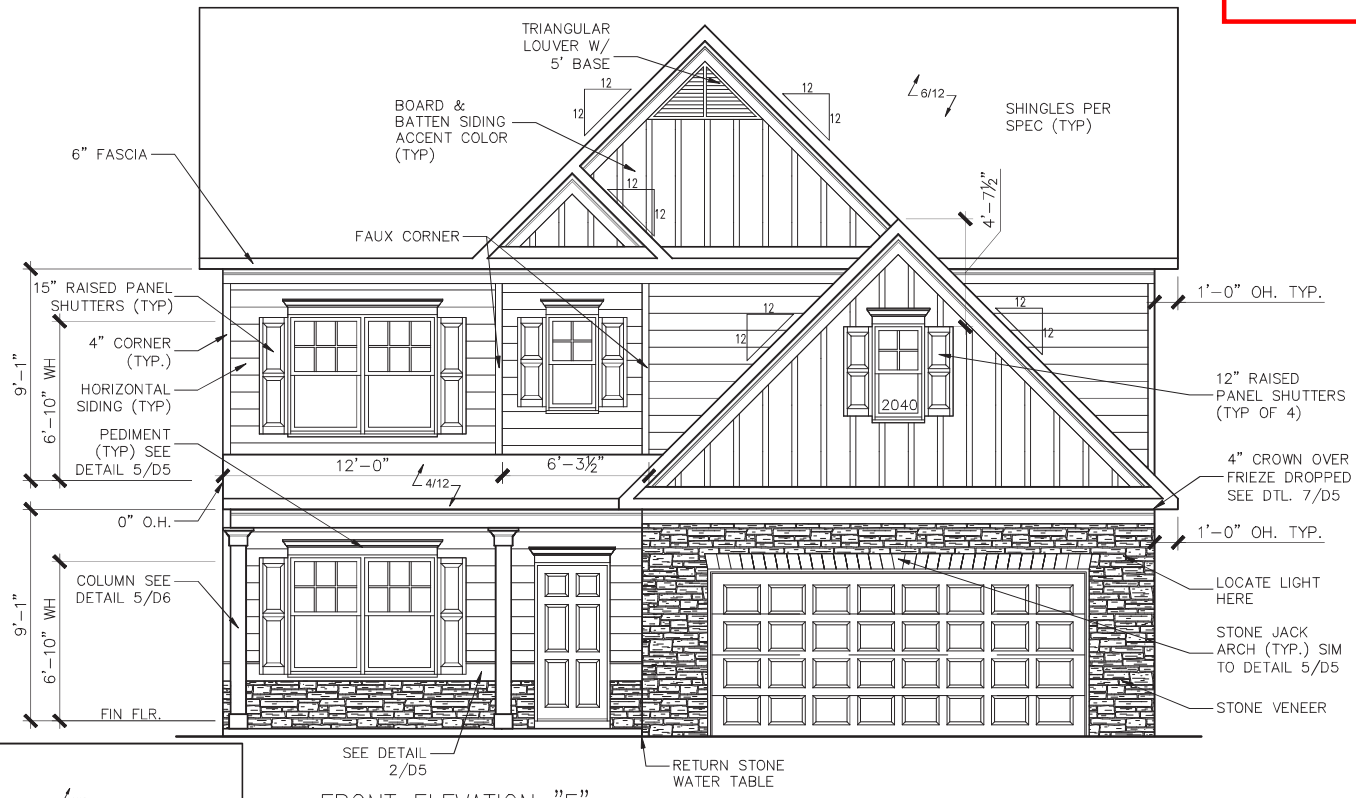


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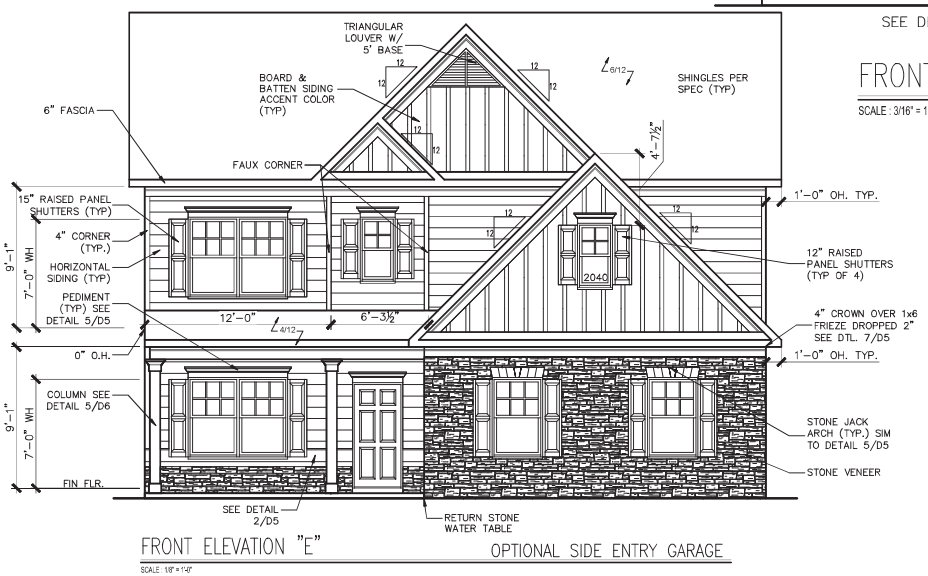


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ELEVATIONS
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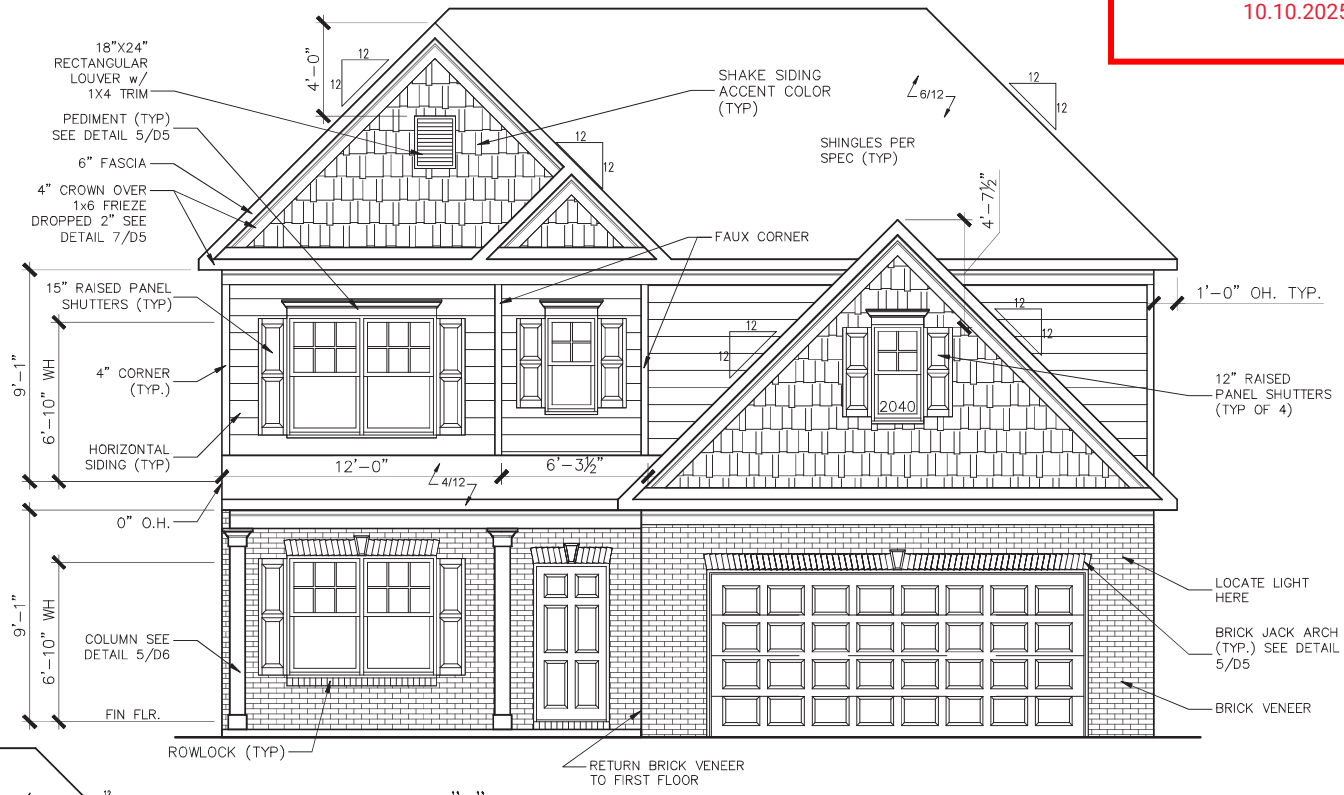


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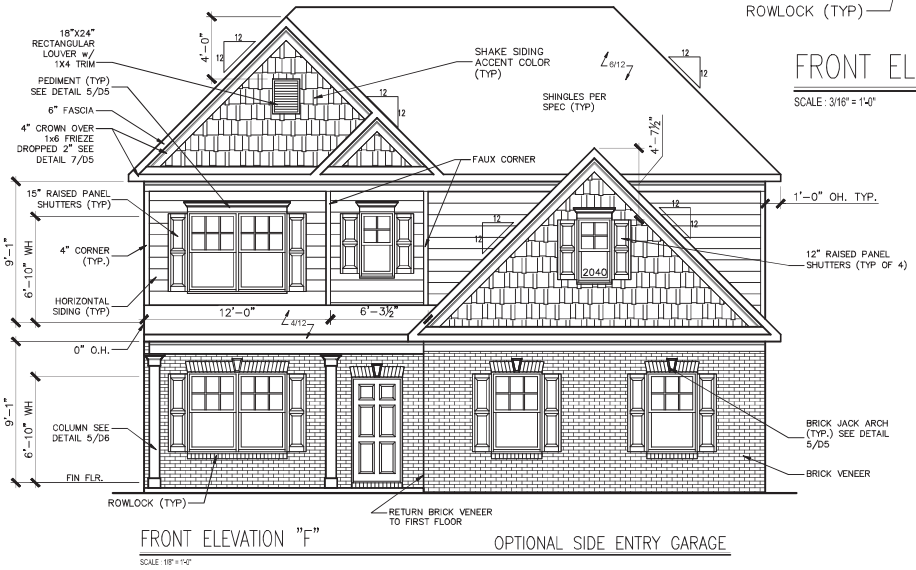


FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

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ELEVATIONS
ELEVATION F
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BY: SL DR: AW
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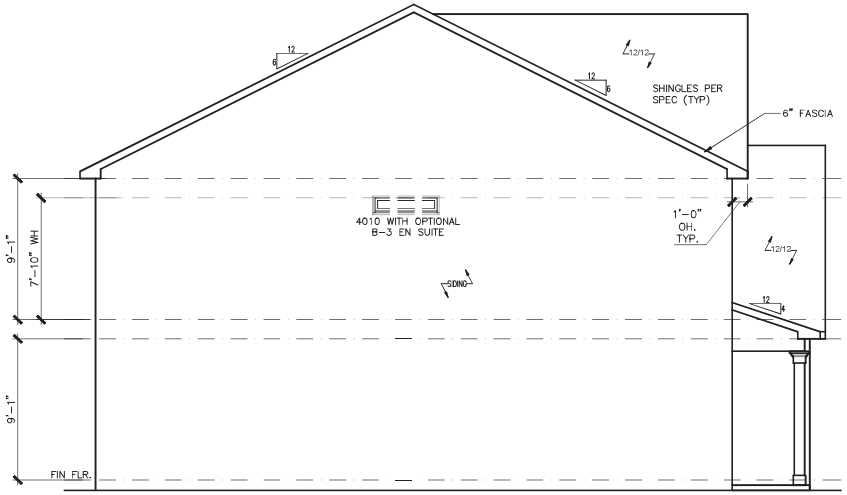


LEFT ELEVATION "A D G"

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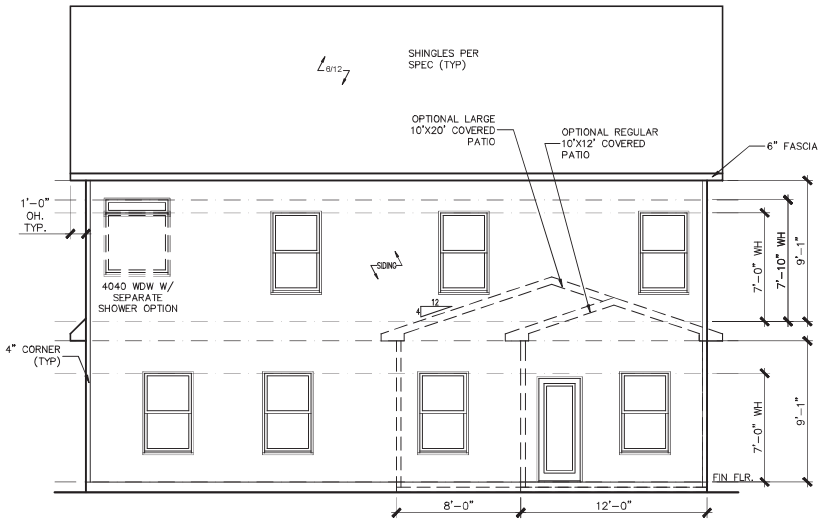
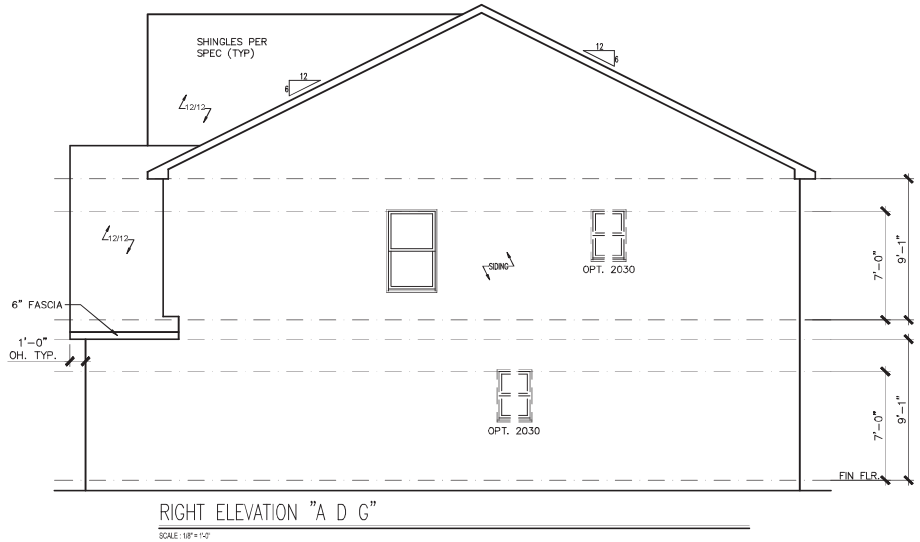


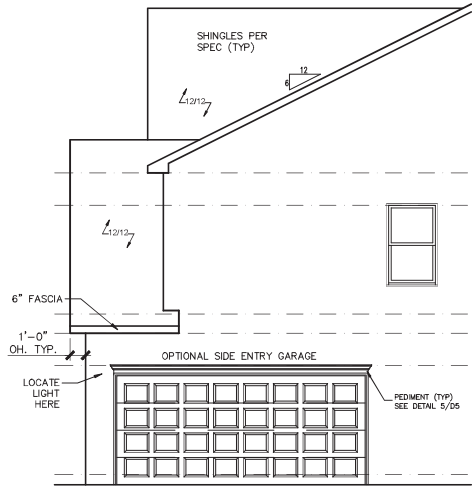

REAR ELEVATION "A D G"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "A D G"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | DATE

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL | DR: AW
DATE: 1/25/2021
FACADE OPT: A
PLAN ID:
FND: ALL | ELEV:
PAGE NO: A2.1

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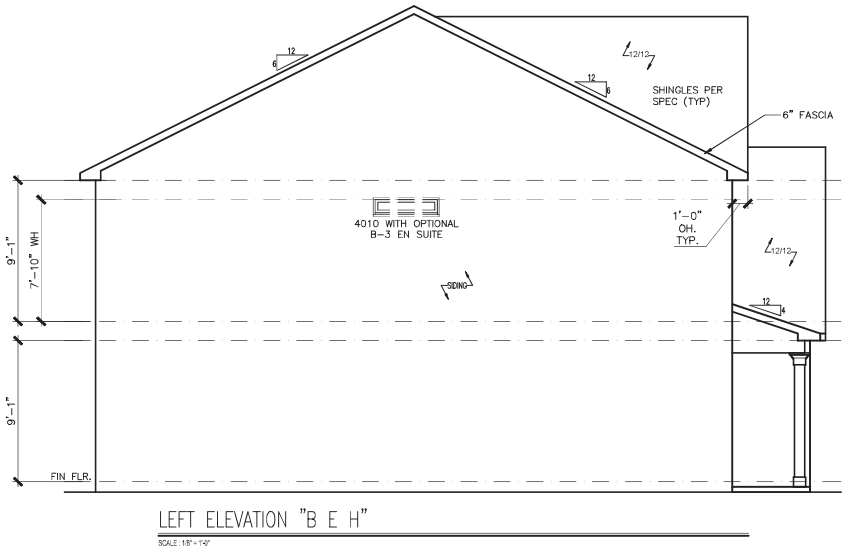
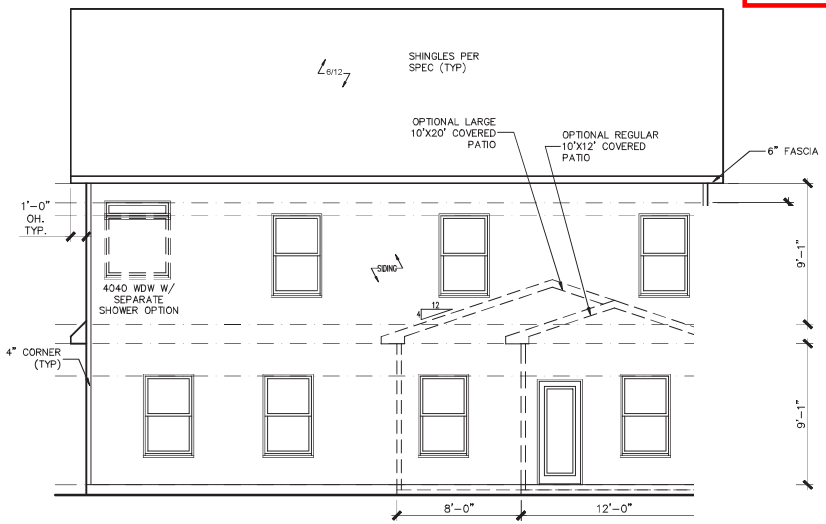



LEFT ELEVATION "B E H"

SCALE : 1/8" = 1'-0"

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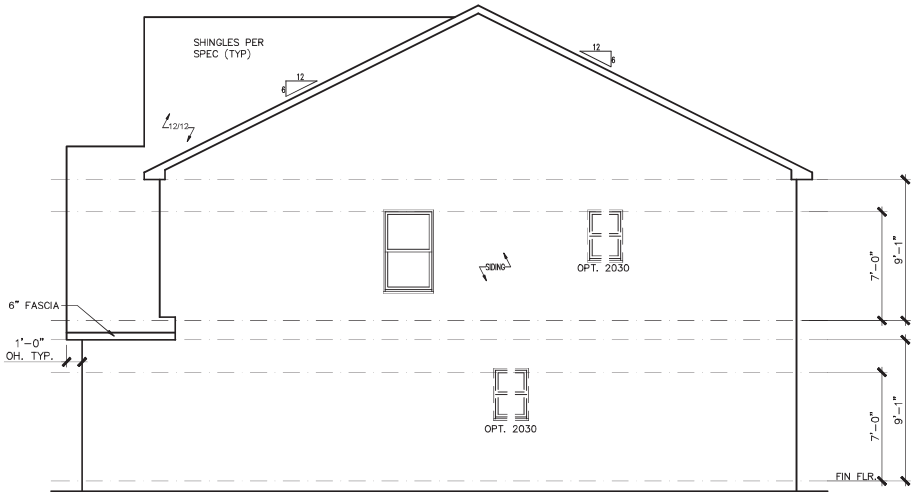
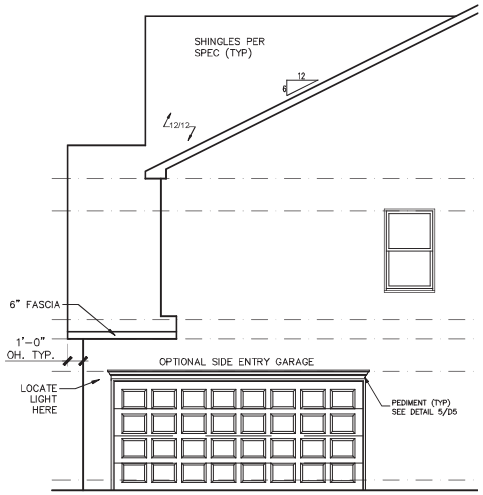



RIGHT ELEVATION "B E H"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION
DATE

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
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FND: ALL ELEV:
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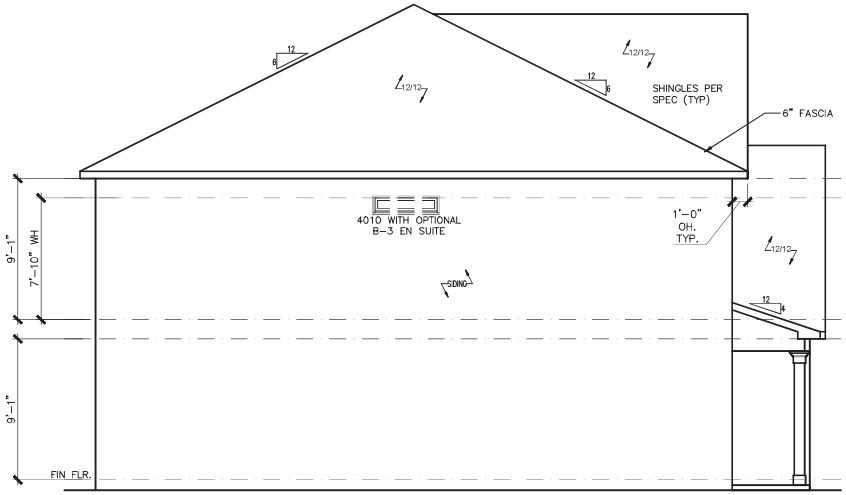
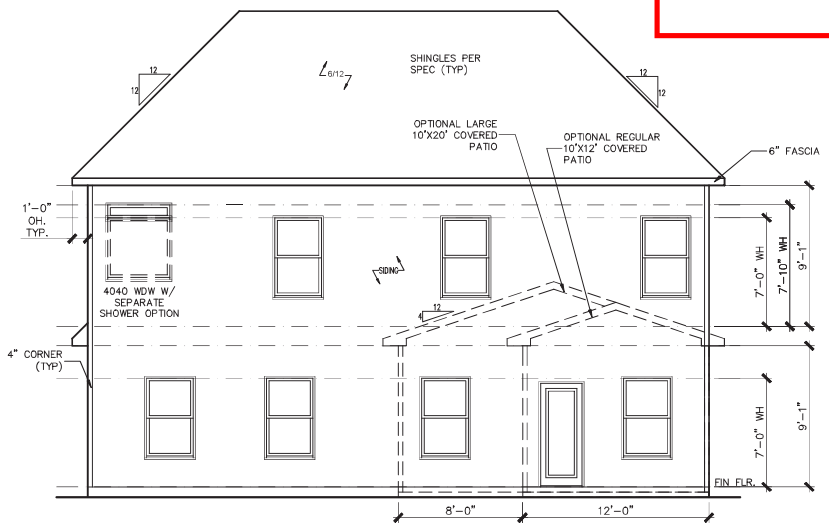



LEFT ELEVATION "C F I"

SCALE : 1/8" = 1'-0"

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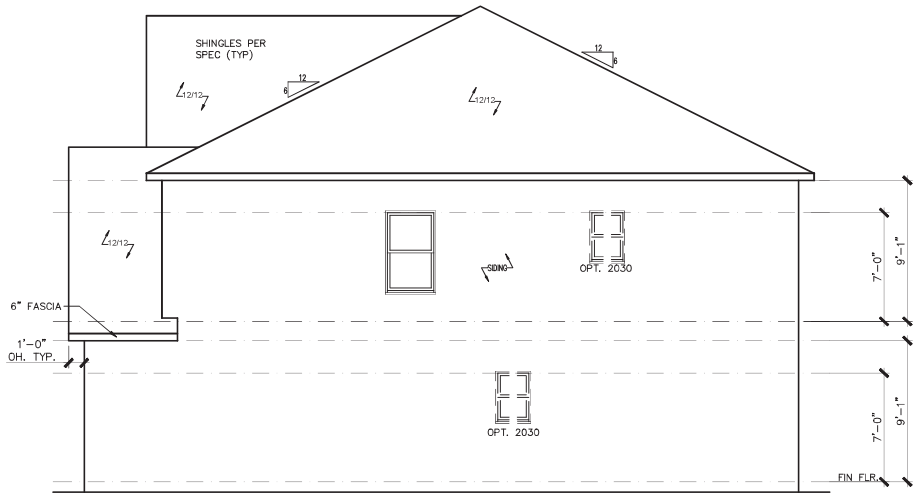


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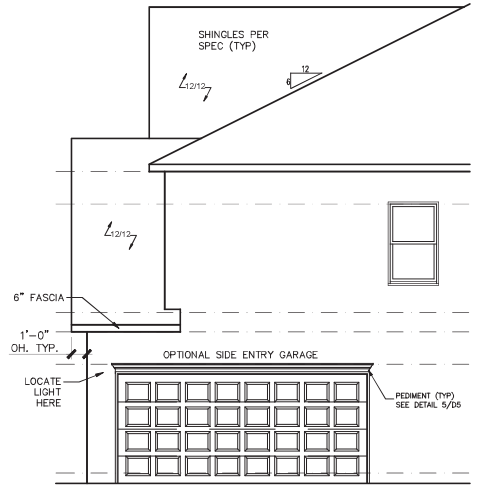
SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | DATE

ELEVATIONS
SIDES & REAR
ELLIJAY

BY: SL DR: AW
DATE: 1/25/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV:
PAGE NO: A2.3

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ALL SIDING IS FIBER CEMENT

# JAMES

PLAN ID 060121.0401

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.12 | FRONT ELEVATIONS |
| A2.1-A2.3 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATION |
| A4.1-A4.2 | BASEMENT FOUNDATIONS |
| A5.1 | FIRST FLOOR PLANS & DETAILS |
| A5.2-A5.2.2 | SECOND FLOOR PLANS & DETAILS |
| A6.1-A6.3 | ROOF PLANS |
| A7.1-A7.3 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUTS |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1330 |
| SECOND FLOOR | 1675 |
| TOTAL | 3005 |
| GARAGE | 415 |
| BASEMENT | 1330 |
| FINISHED BASEMENT | 1008 |
| FRONT PORCH (COVERED) | 110 |
| REAR PAD | 9 |
| OPT. REGULAR REAR PATIO | 120 |
| OPT. LARGE REAR PATIO | 200 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

| PLAN REVISIONS | | | |
|---|---|---|---|
| DATE | BY | REVISION | PAGE # |
| 9/20/2021 | AW | PROTOTYPE REVISIONS - SEE REVISION SHEET | ALL |
| 2/1/2022 | AW | PCR #4621 Changed swing of door from opt. B-5 to a LH swing and swings into bedroom ILO bath | A5.1, A7.2 |
| 3/9/2022 | AW | PCR #4672 & #4685 Revised tub/shwr handings and electrical - see revision sheet | A3.1, A5.1, A5.2.1, A7.2, A7.3 |
| 4/4/2022 | AW | Changed basement walls between stairwell and bath and stairwell wall at opening to sump pump area from 2x6 to 2x4 and removed footer (changes door jamb for finished basment) | A4.1, A4.2 |
| 12/20/2022 | AW | PCR #5073 Added grade beam under refrigerator wall | A3.1 |
| | | | |
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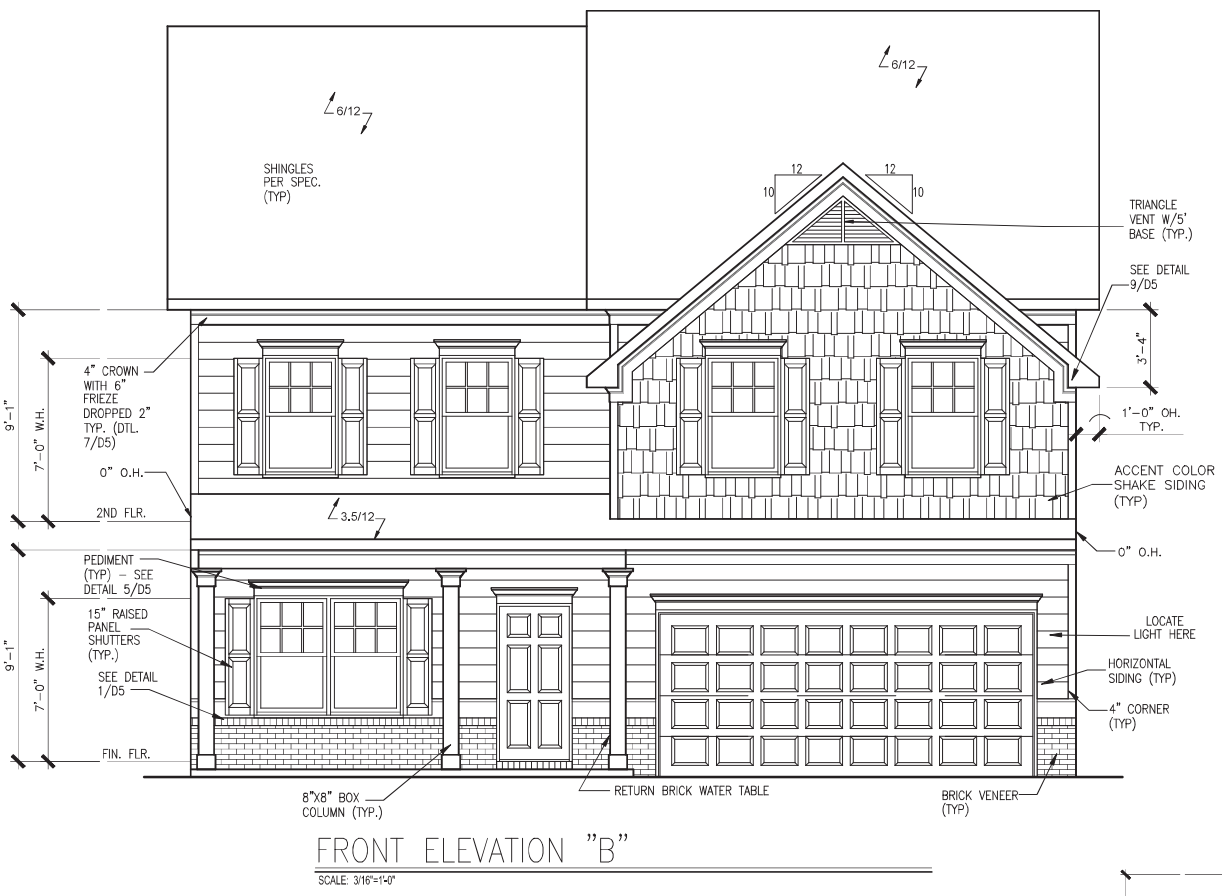
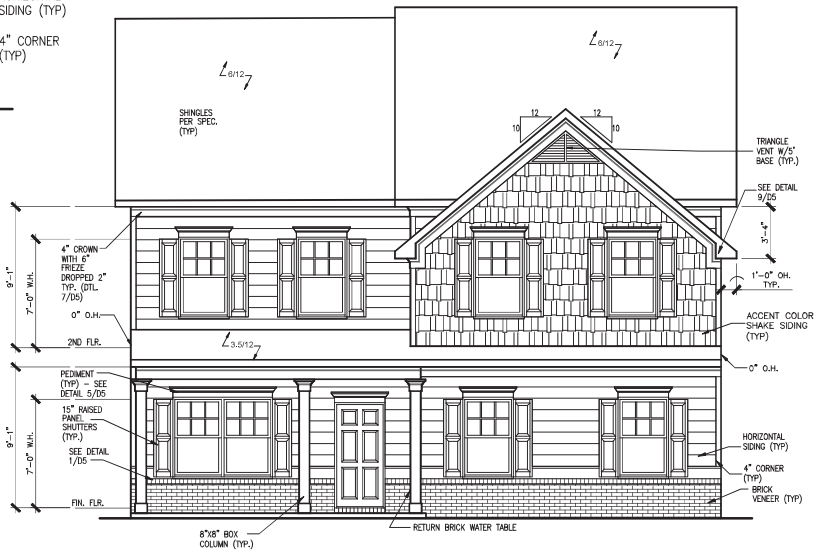



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

| | |
|---|---|
| BY: SL | DR: AW |
| DATE: 10/21/2021 | |
| FACADE OPT: B | |
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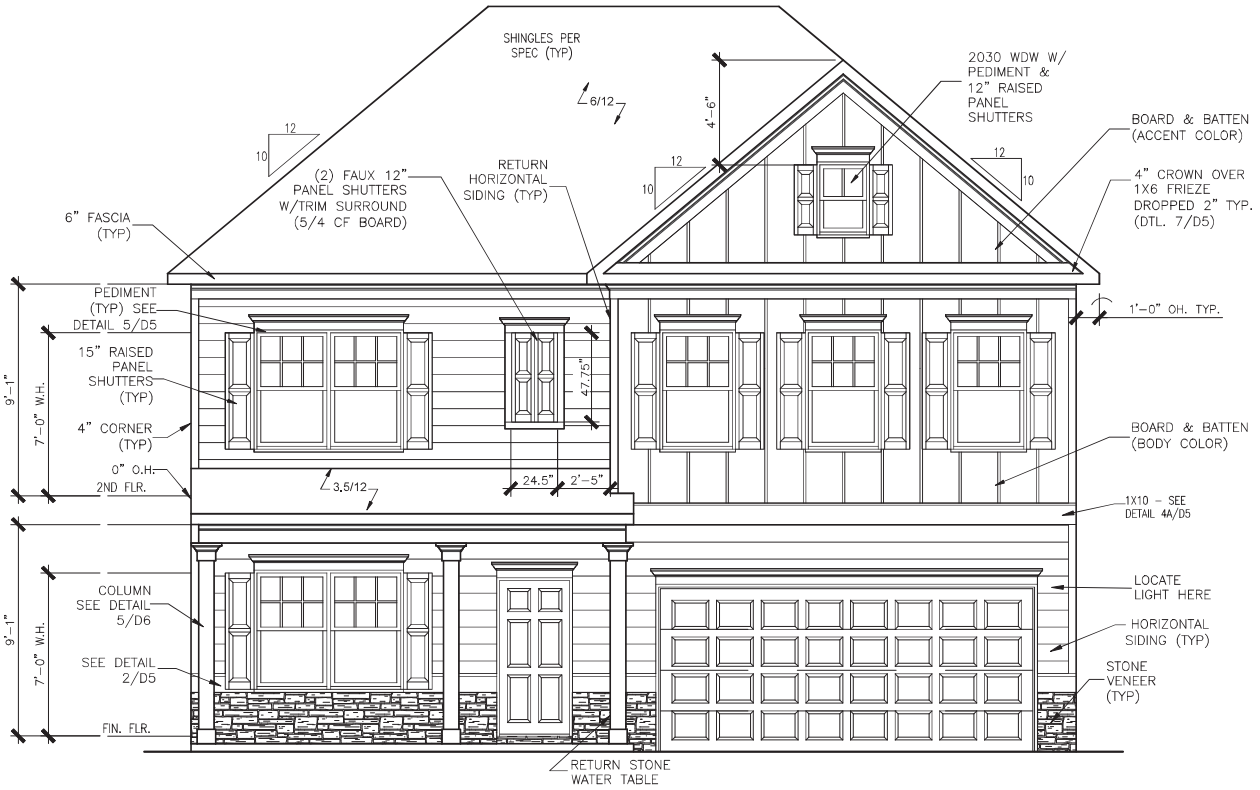


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SCALE: 3/16"=1'-0"

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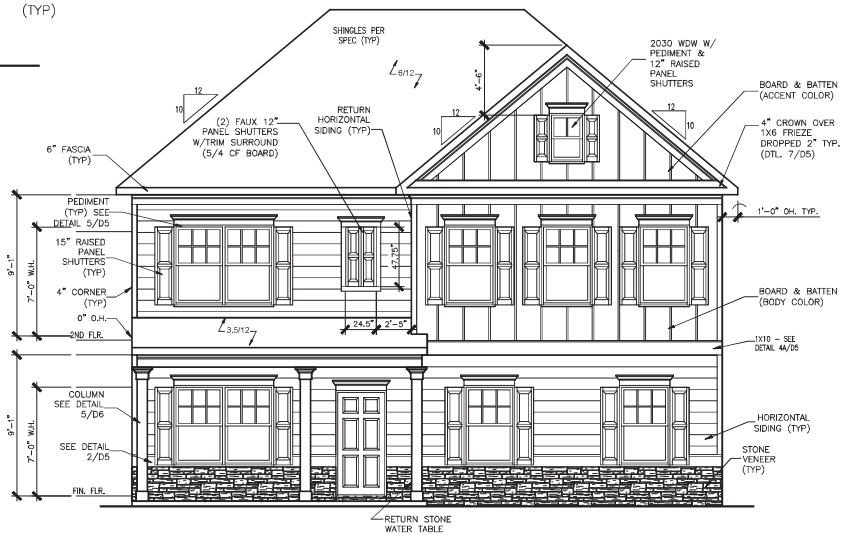


FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL CHK: AW
DATE: 10/21/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: C
PAGE NO: A1.3

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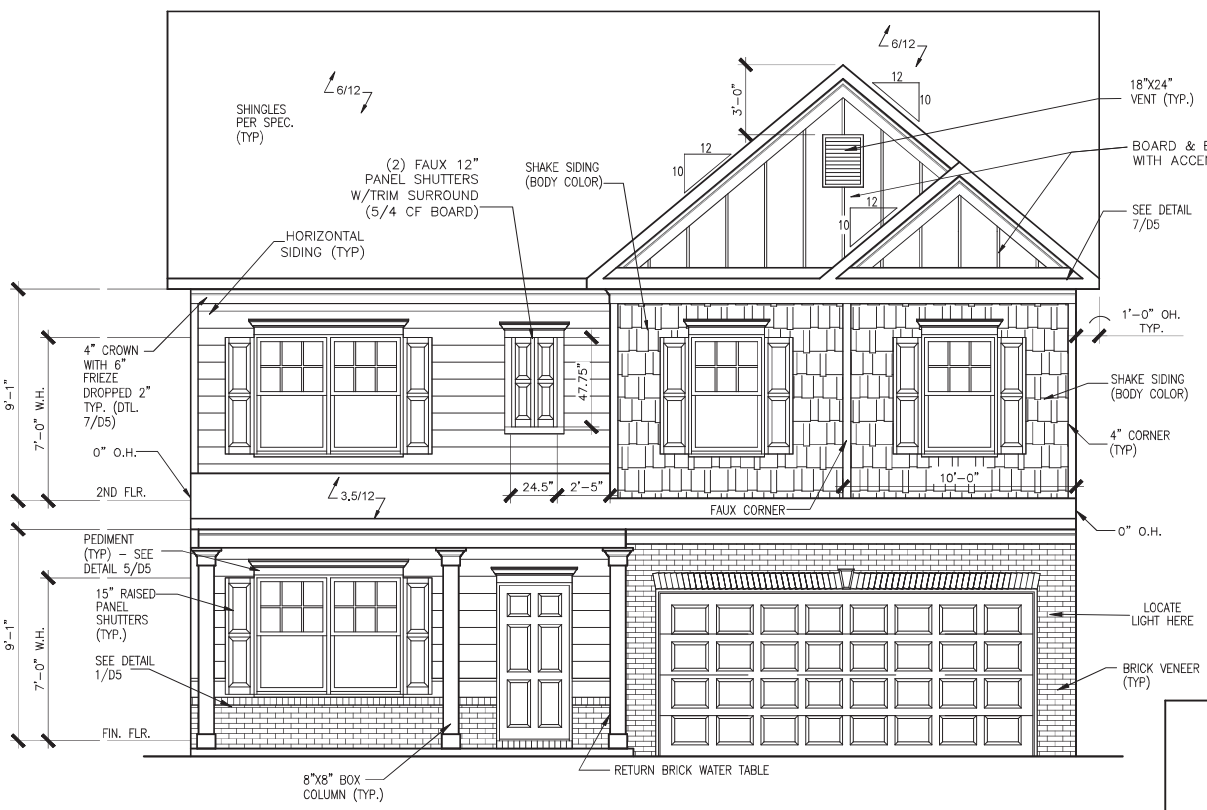


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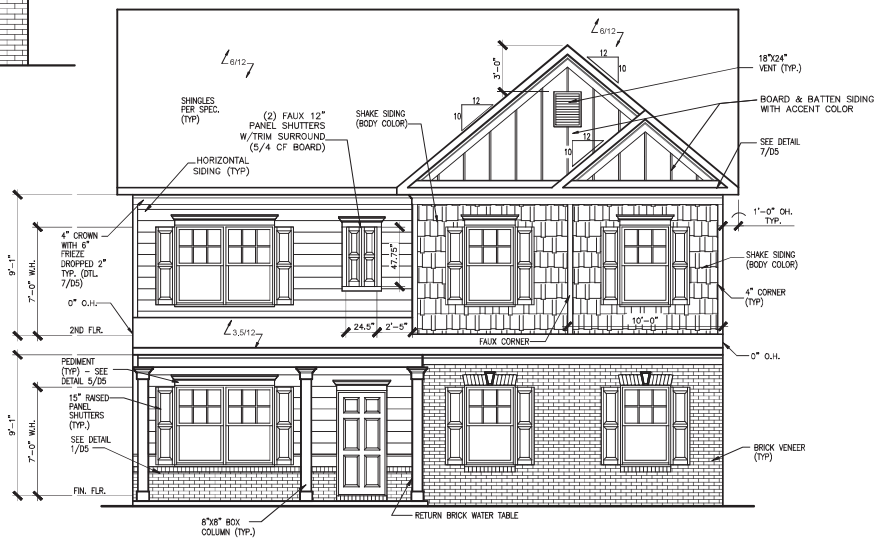
SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

| | |
|---|---|
| BY: SL | DR: AW |
| DATE: 10/21/2021 | |
| FACADE OPT: A | |
| PLAN ID: | |
| FND: ALL | ELEV: D |
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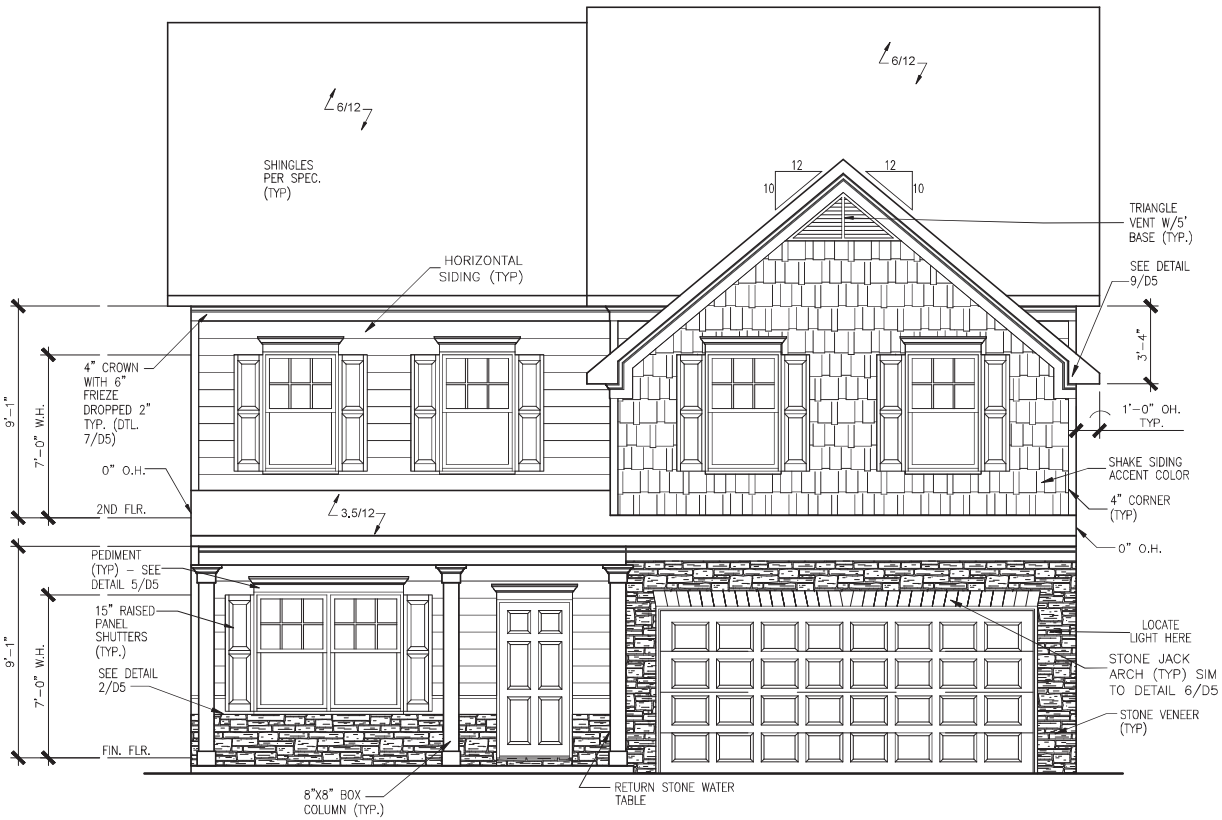
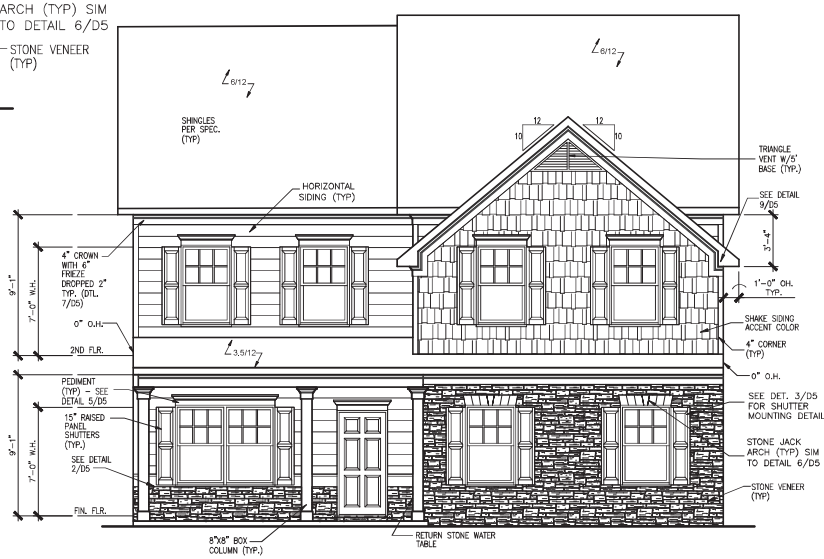



FRONT ELEVATION "E"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

| BY | DATE |
|---|---|
| | REVISION |

ELEVATIONS
FRONT ELEVATION
JAMES

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 10/21/2021 | |
| FACADE OPT: B | |
| PLAN ID: | |
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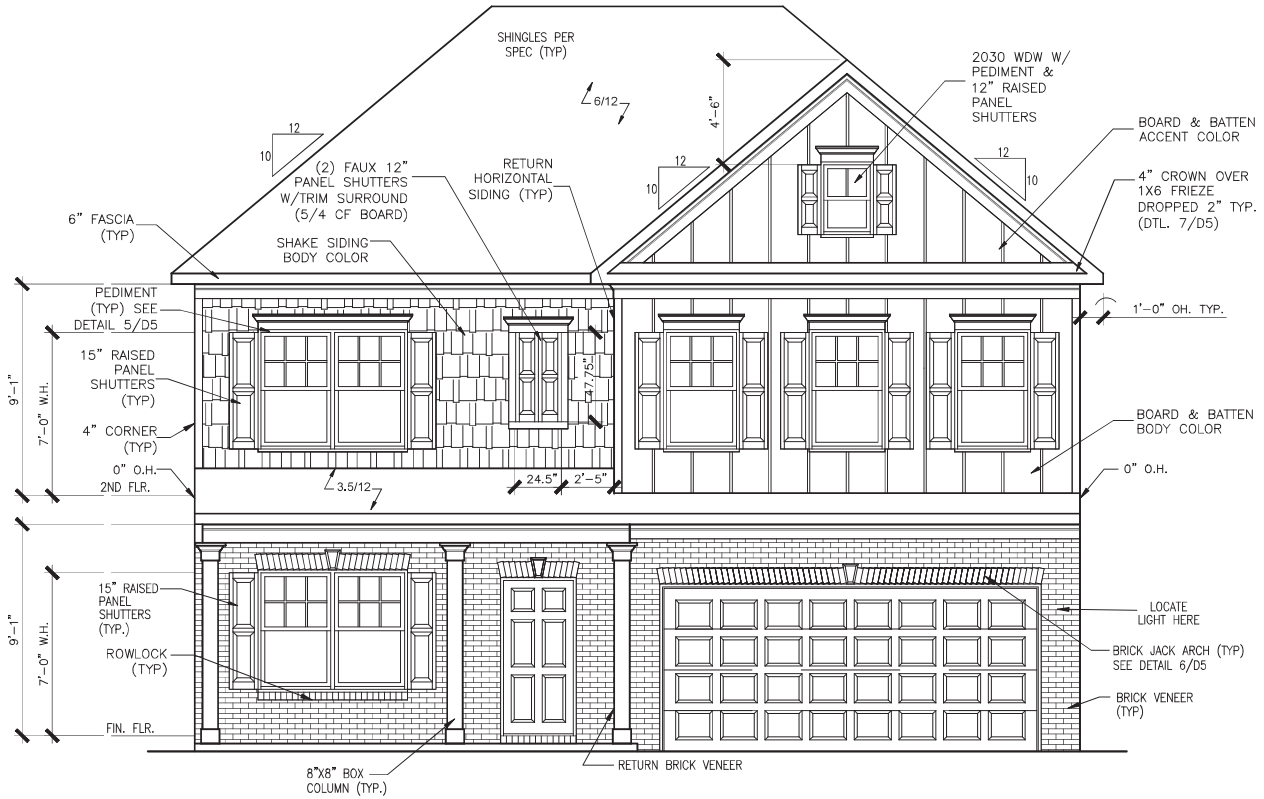
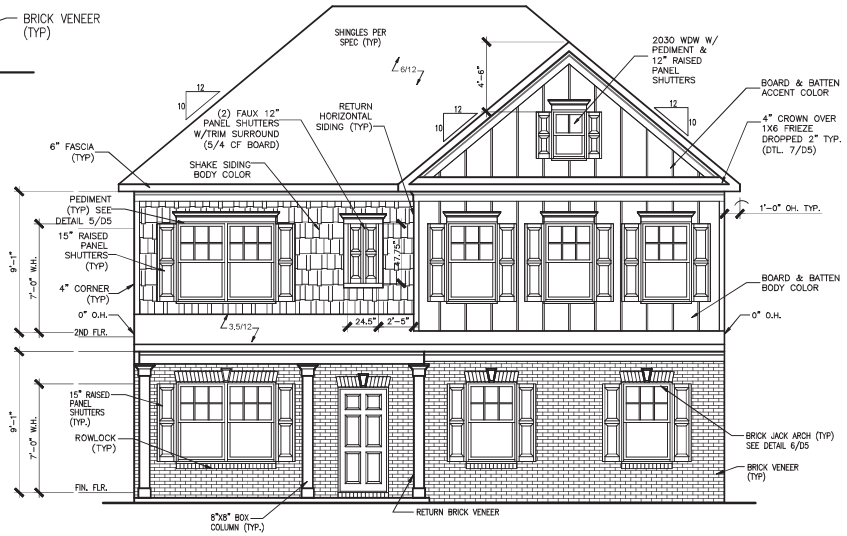



FRONT ELEVATION "F"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

ELEVATIONS
FRONT ELEVATION
JAMES

BY: SL DR: AW
DATE: 10/21/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: F
PAGE NO: A1.6

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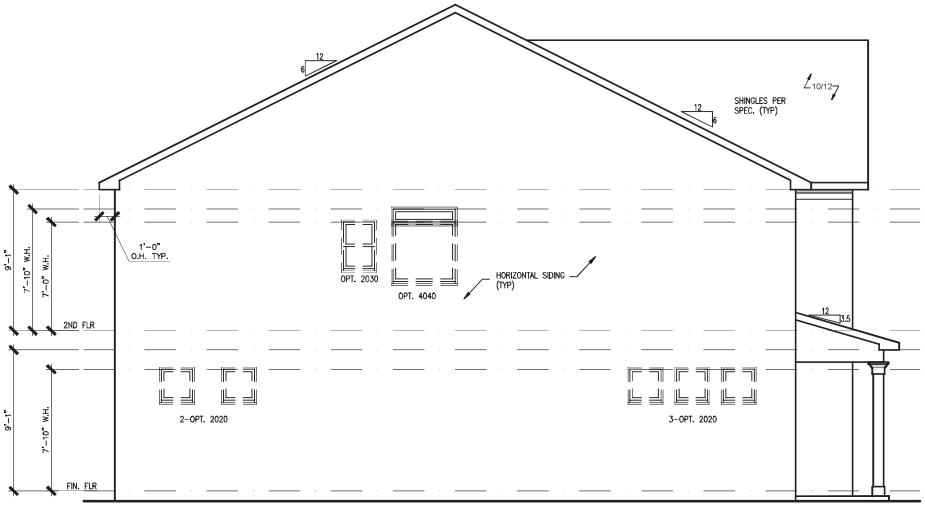
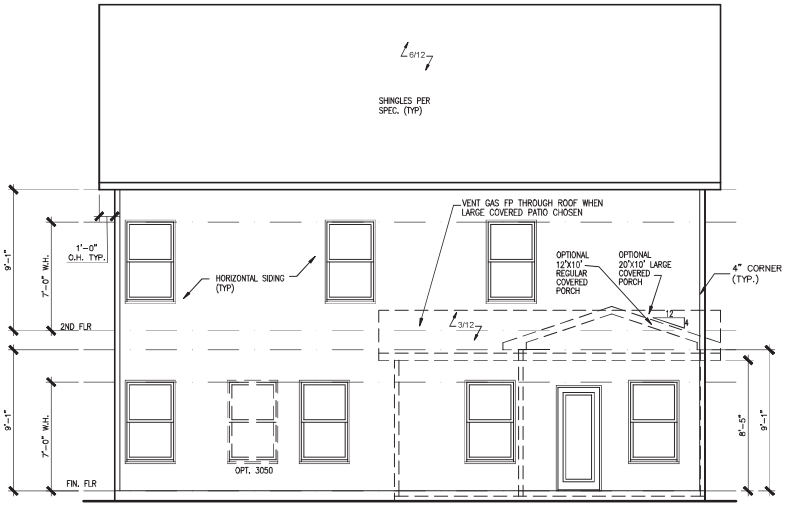


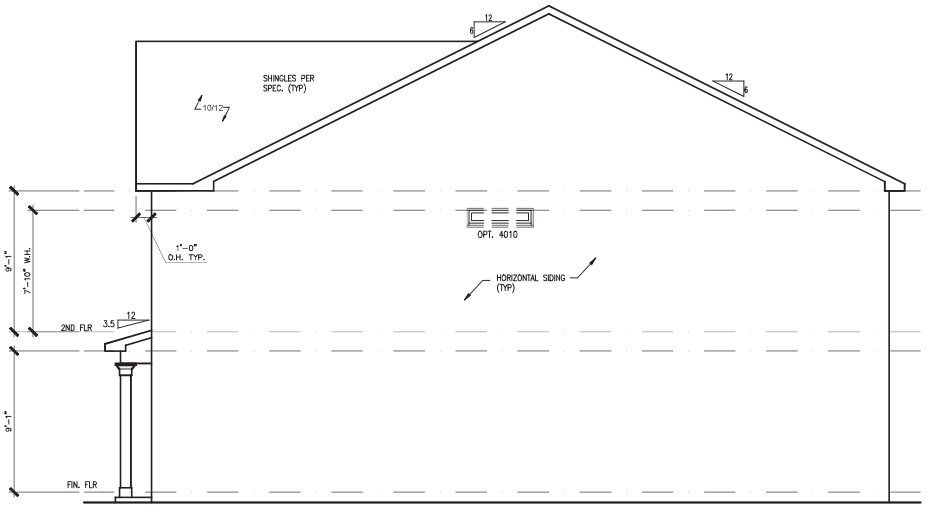

LEFT ELEVATION "A D G J"

SCALE : 1/8" = 1'-0"




REAR ELEVATION "A D G J"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "A D G J"

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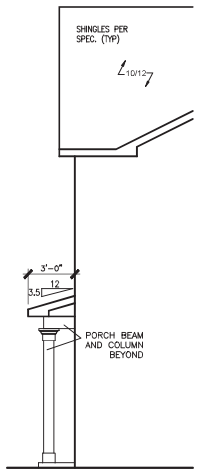
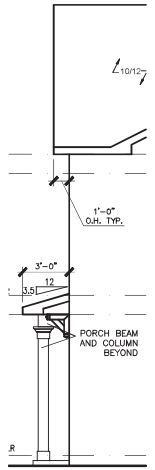
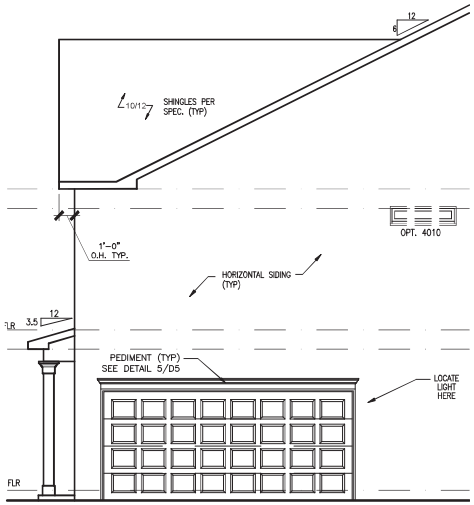



EYEBROW OVER GARAGE FOR ELEVATIONS "D & G"




EYEBROW OVER GARAGE FOR ELEVATIONS "J"




RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL DR: AW
DATE: 10/21/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: ADGJ
PAGE NO: A2.1

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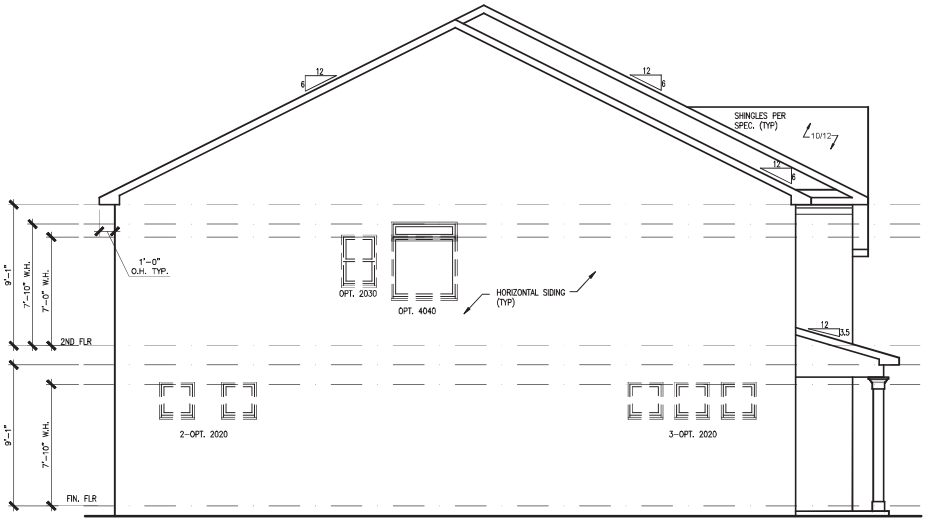


LEFT ELEVATION "B E H K"

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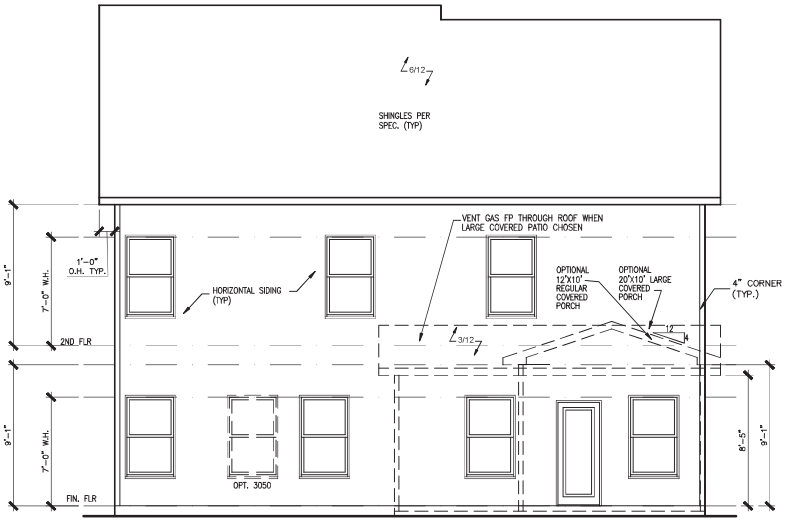


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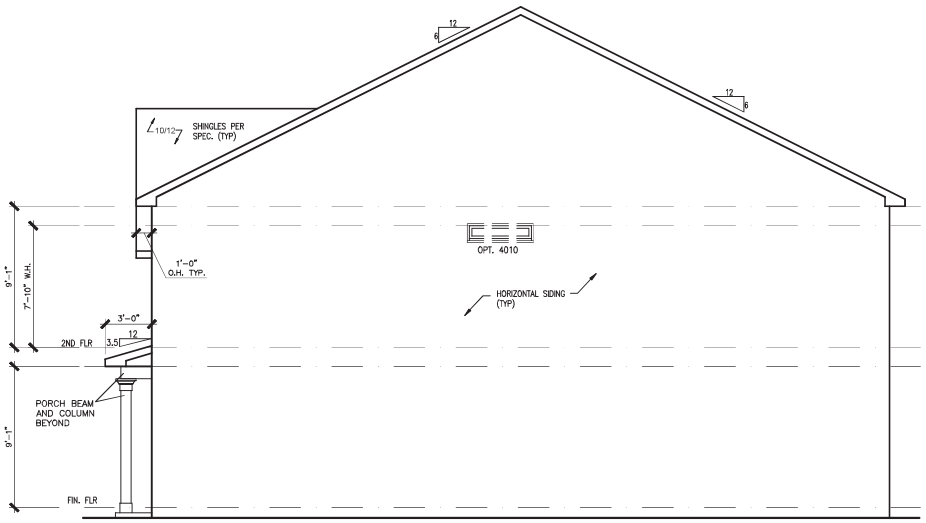


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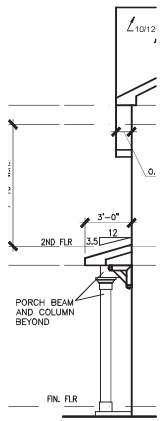
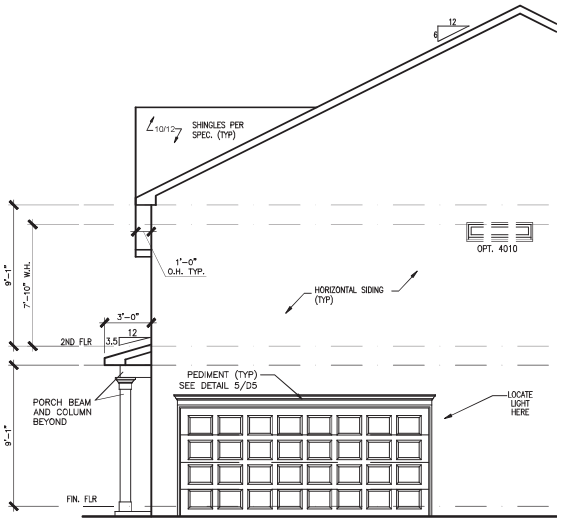



EYEBROW OVER GARAGE FOR ELEVATIONS "K"




RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

REVISION | DATE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL | DR: AW
DATE: 10/21/2021
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PLAN ID:
FND: ALL | ELEV: BEHK
PAGE NO: A2.2

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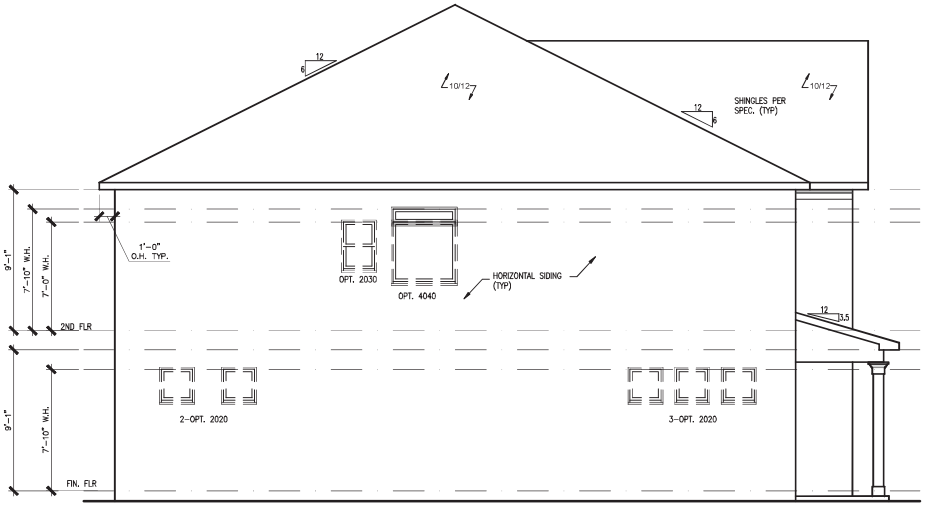


LEFT ELEVATION "C F I L"
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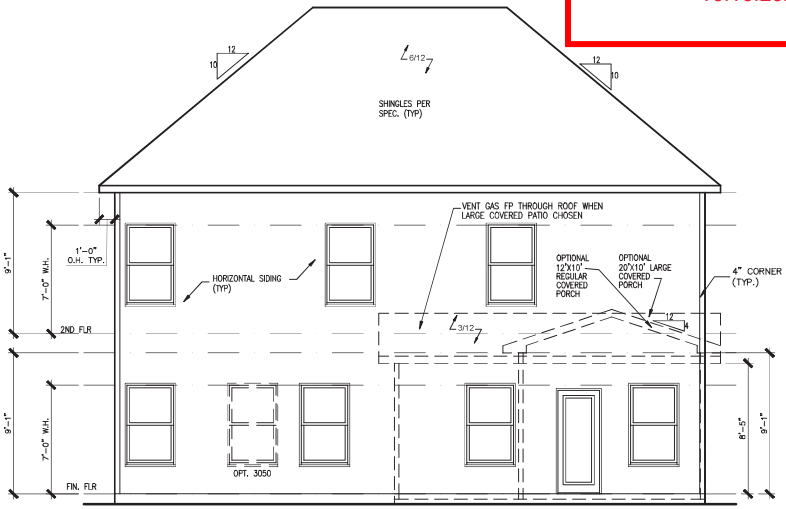


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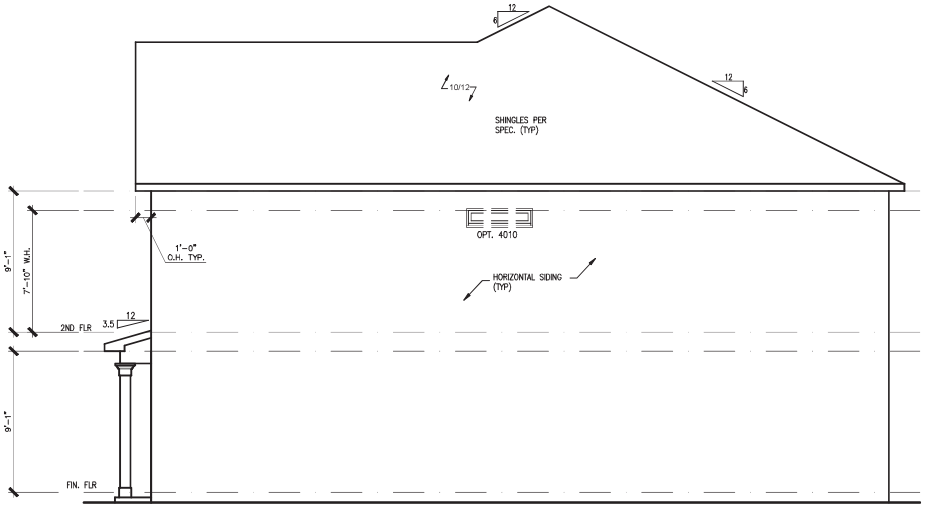


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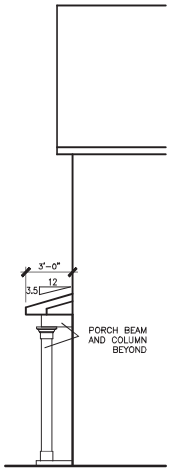
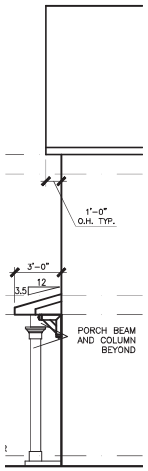
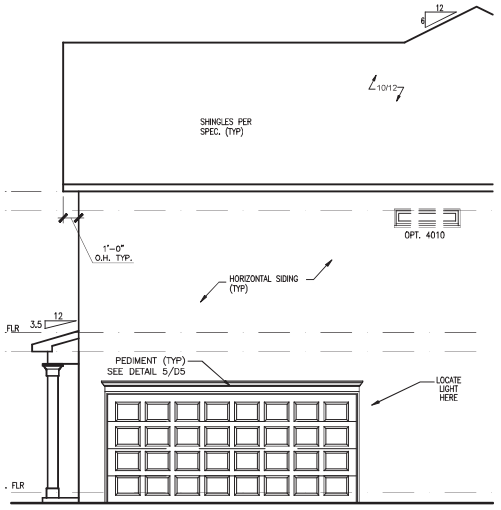



EYEBROW OVER GARAGE FOR ELEVATION "F"




EYEBROW OVER GARAGE FOR ELEVATION "L"




RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

REVISION | DATE

ELEVATIONS
SIDES & REAR
JAMES

BY: SL | DR: AW
DATE: 10/21/2021
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: CFIL
PAGE NO: A2.3

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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ALL SIDING IS FIBER CEMENT

# LANGFORD

PLAN ID 060121.0601

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.9.1 | FRONT ELEVATIONS |
| A2.1-A2.3.1 | SIDE & REAR ELEVATIONS |
| A3.1-A3.1.2 | SLAB FOUNDATIONS |
| A4.1-A4.2 | BASEMENT FOUNDATIONS |
| A5.1-A5.1.2 | FIRST FLOOR PLANS AND OPTIONS |
| A5.2 | SECOND FLOOR PLAN |
| A5.3 | SECTIONS W/ SECOND FLOOR |
| A6.1-A6.3 | ROOF PLANS |
| A7.1-A7.3 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUT |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1740 |
| TOTAL | 1740 |
| OPT. SECOND FLOOR | 326 |
| TOTAL W/OPT. 2ND FLR. | 2066 |
| BASEMENT | 1740 |
| FINISHED BASEMENT | 1529 |
| GARAGE | 396 |
| FRONT PORCH (COVERED) | 24 |
| REAR PATIO (COVERED) | 90 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

| DATE | BY | REVISION | PAGE # |
|---|---|---|---|
| 10/13/2021 | AW | Prototype walk changes - see revision sheet | A5.1, A5.2 |
| 10/29/2021 | AW | Added bearing wall in basement - wall shifted in finished basement & removed basement wall near stairwell (adjusts finished basement electrical and square footage) | A4.1, A4.2, A7.1, A7.1.1 |
| 2/1/2022 | AW | Final walk revisions - see revision sheet | A5.1-A5.1.2, A7.2-A7.3, A8.1 |
| 5/1/2022 | AW | Changed 2x6 basement walls to 2x4 excluding back wall of finished basement W.I.C. | A4.1, A4.2 |
| 4/30/2024 | CLJ | Elevation E with Second Floor Bonus Room - revised to have eyebrow above the garage door | A1.5.1, A2.2.1 |
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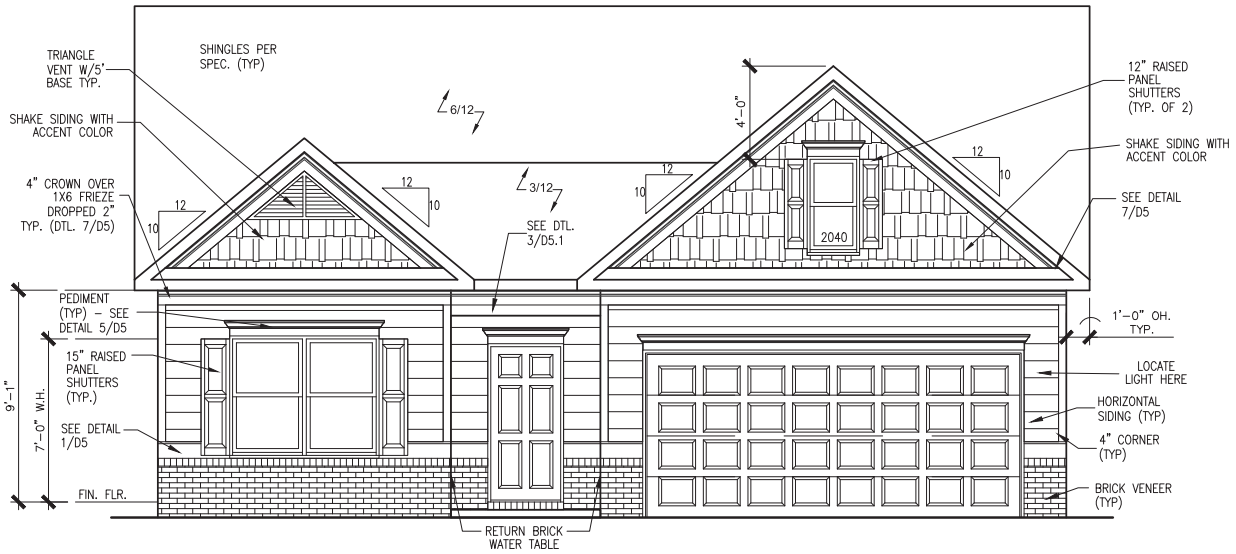
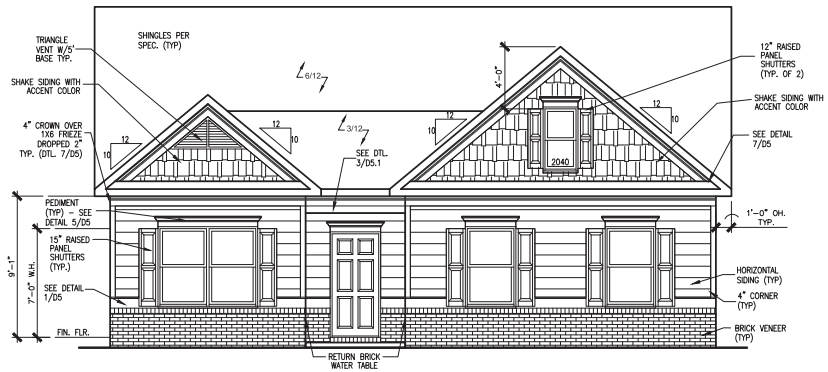



FRONT ELEVATION "B"

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

| BY | REVISION | DATE |
|---|---|---|

ELEVATIONS
FRONT ELEVATION
LANGFORD




FRONT ELEVATION "B"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
| FACADE OPT: B | |
| PLAN ID: | |
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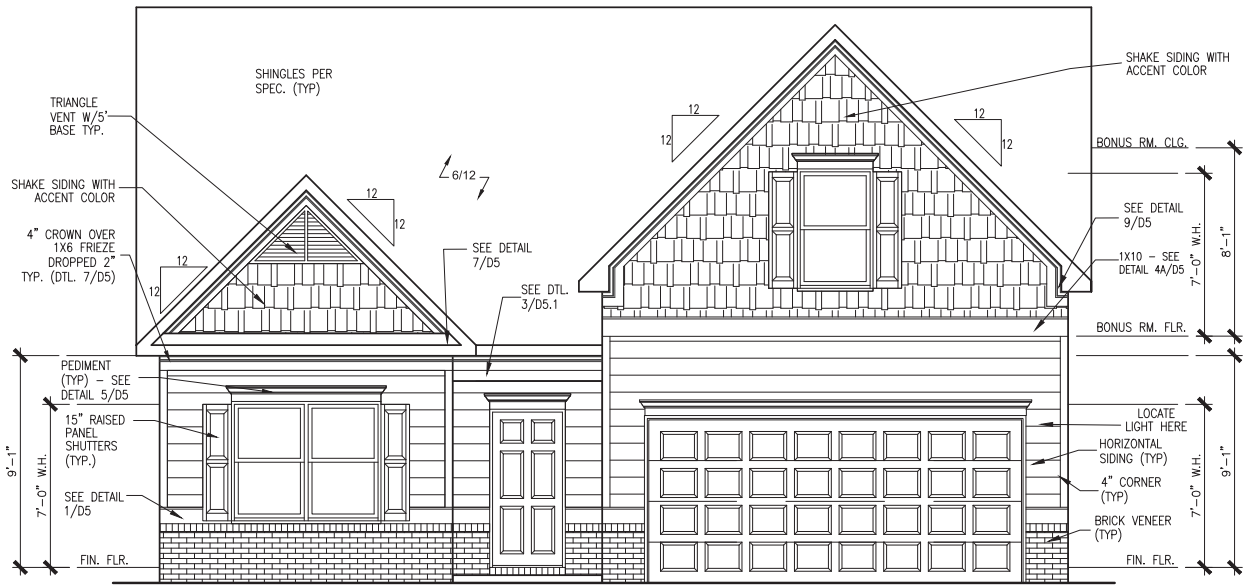
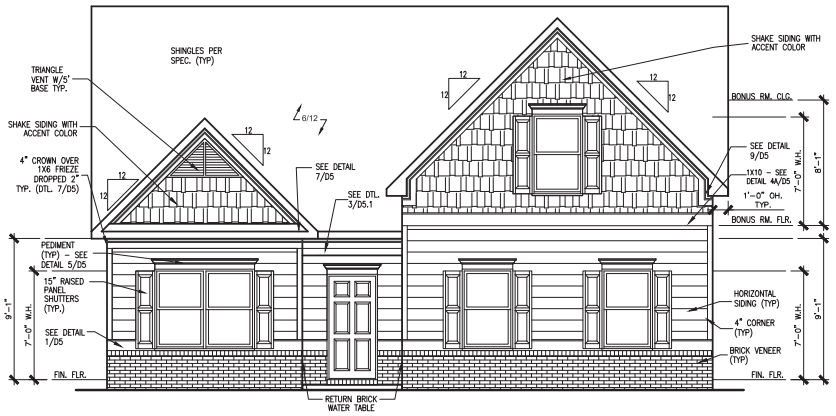



FRONT ELEVATION "B" OPTIONAL BONUS ROOM

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




FRONT ELEVATION "B" OPTIONAL BONUS ROOM

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: B
PAGE NO: A1.2.1

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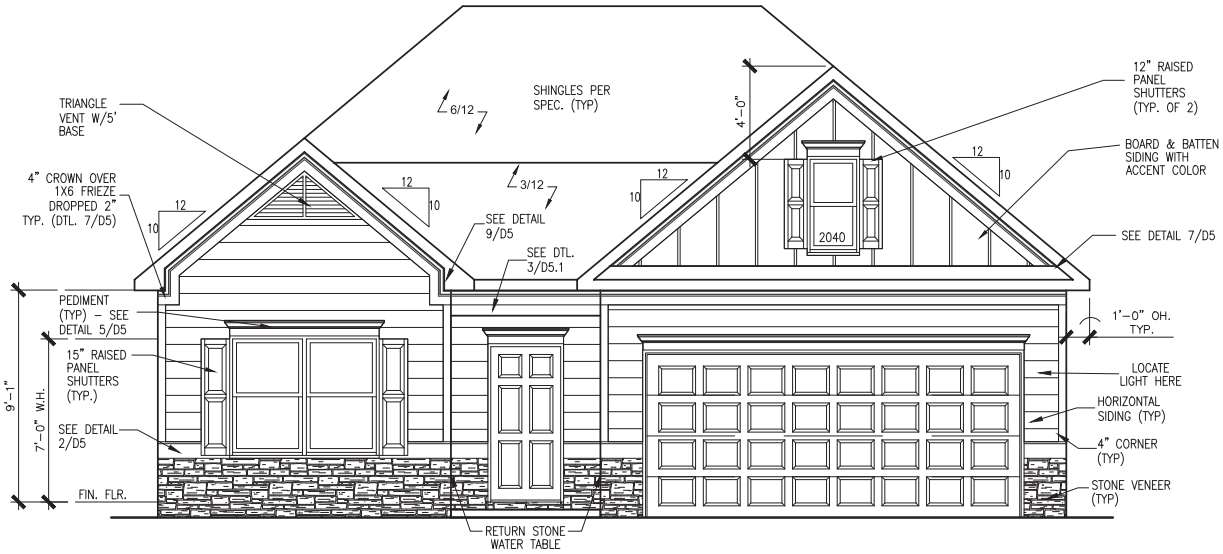


FRONT ELEVATION "C"

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

| BY | REVISION | DATE |
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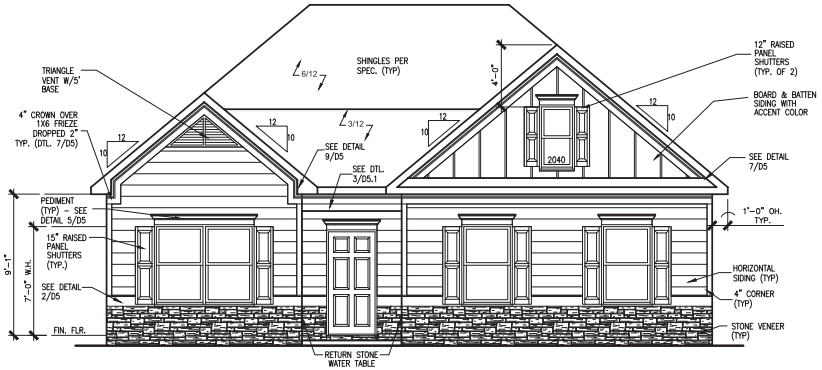
ELEVATIONS
FRONT ELEVATION
LANGFORD




FRONT ELEVATION "C"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

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|---|---|
| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
| FACADE OPT: C | |
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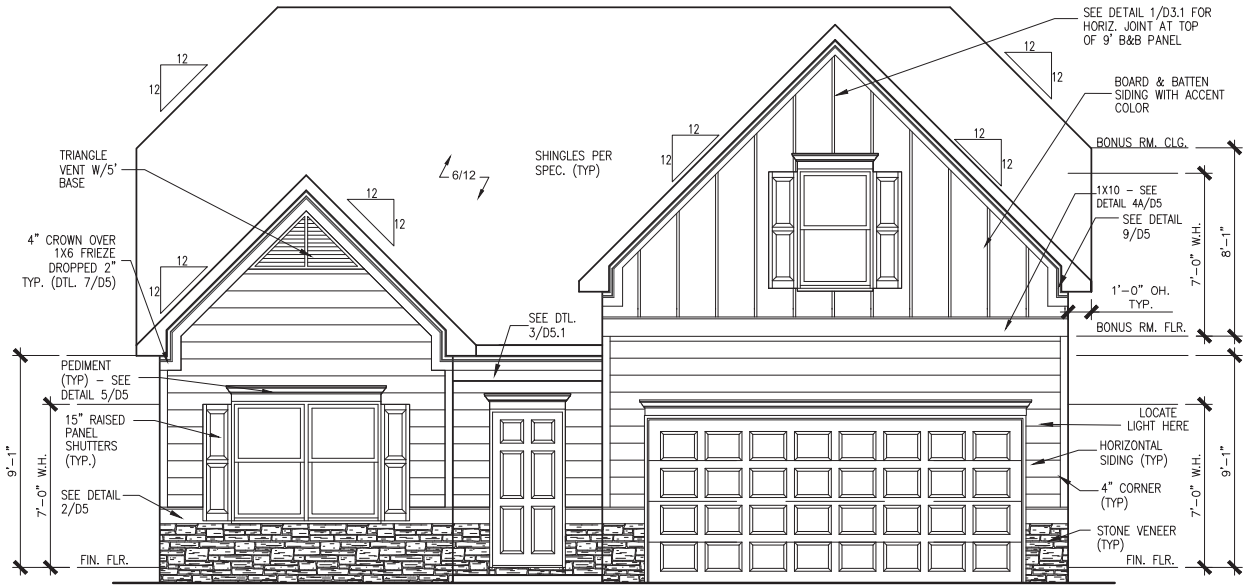


FRONT ELEVATION "C" OPTIONAL BONUS ROOM

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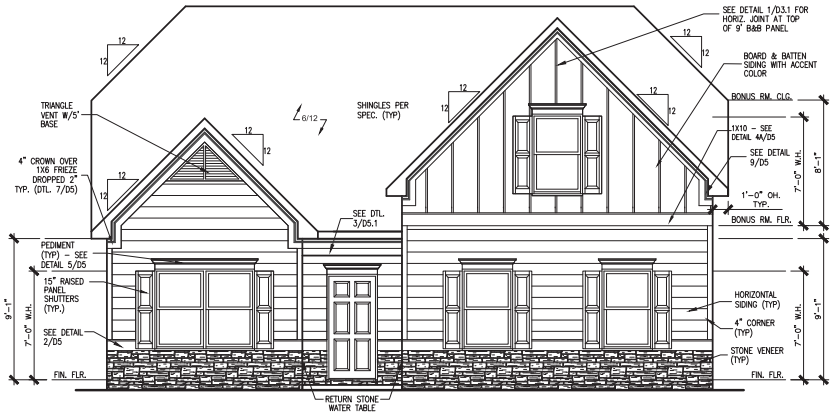


FRONT ELEVATION "C" OPTIONAL BONUS ROOM

OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

| REVISION | BY | DATE |
|---|---|---|

ELEVATIONS
FRONT ELEVATION
LANGFORD

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| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
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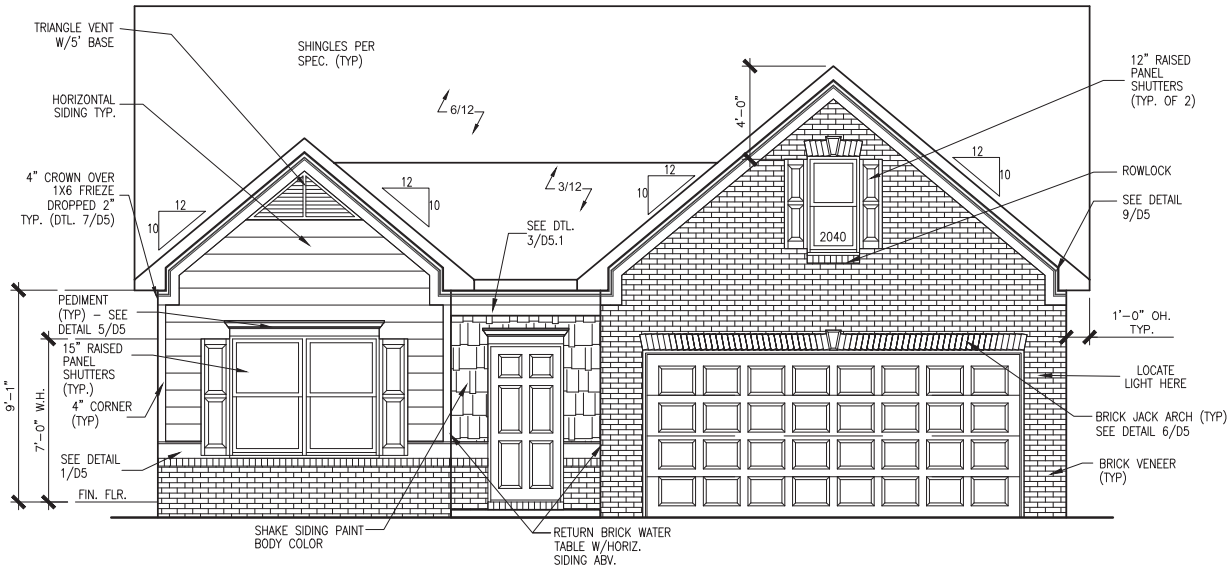
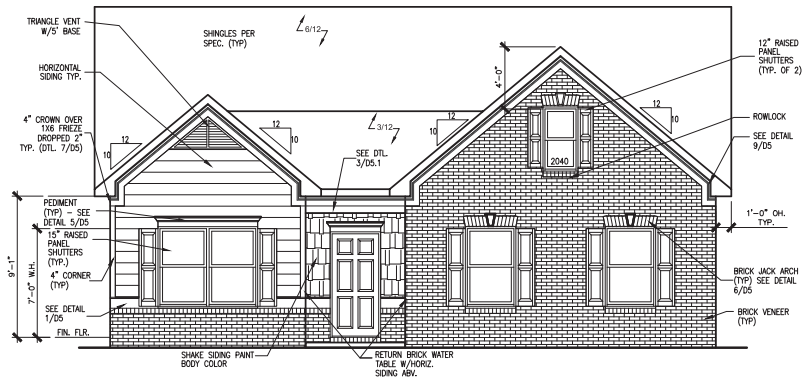



FRONT ELEVATION "D"

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

| BY | REVISION | DATE |
|---|---|---|

ELEVATIONS
FRONT ELEVATION
LANGFORD




FRONT ELEVATION "D"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
| FACADE OPT: A | |
| PLAN ID: | |
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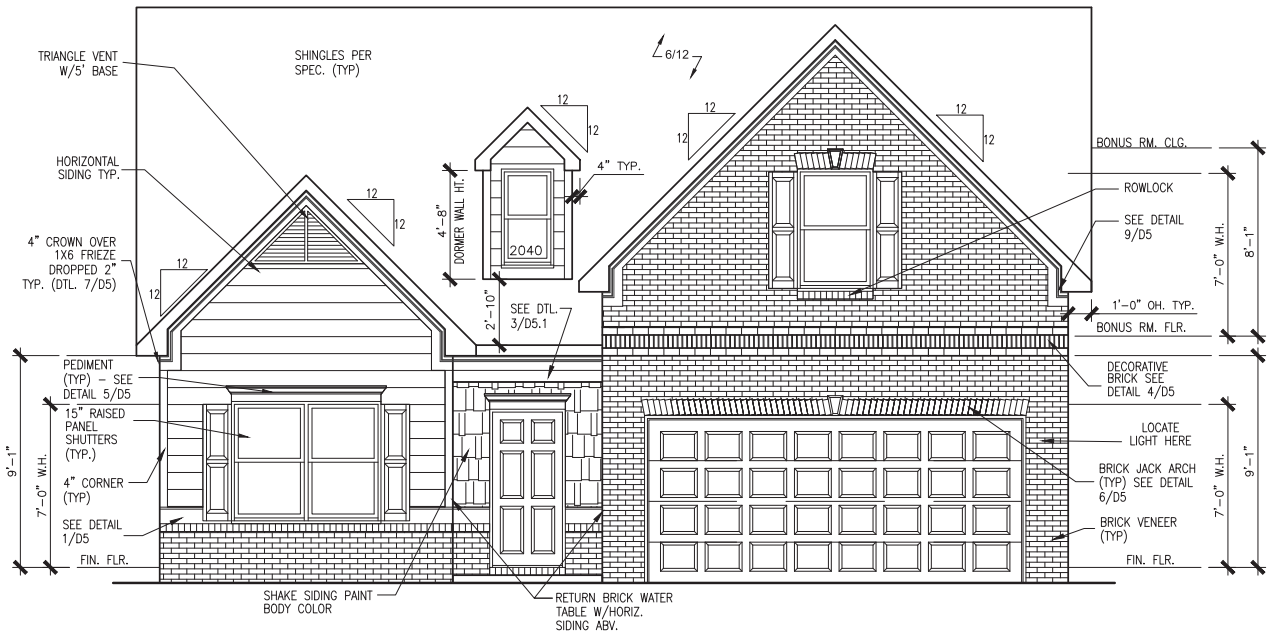
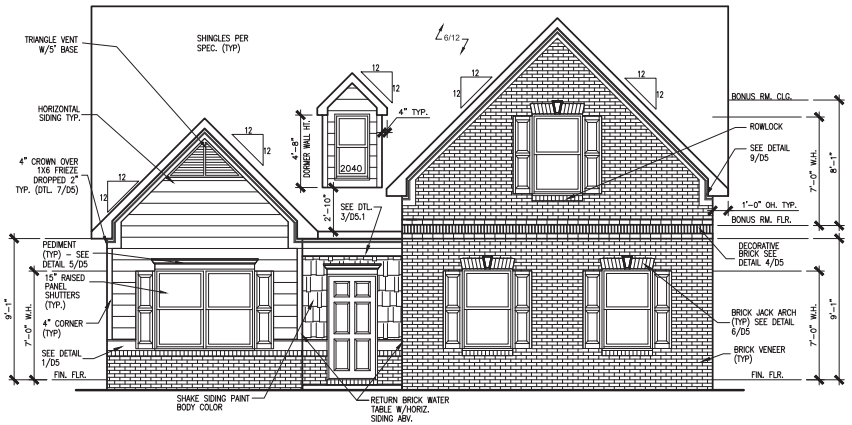



FRONT ELEVATION "D" OPTIONAL BONUS ROOM

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




FRONT ELEVATION "D" OPTIONAL BONUS ROOM

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

| REVISION | BY | DATE |
|---|---|---|
| | | |

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: D
PAGE NO: A1.4.1

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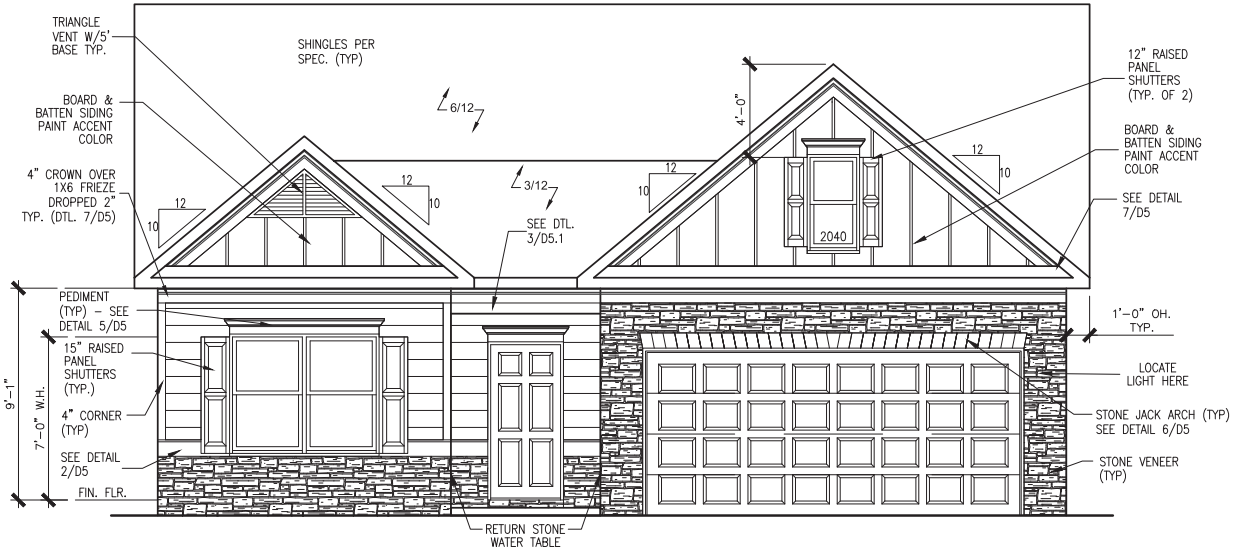


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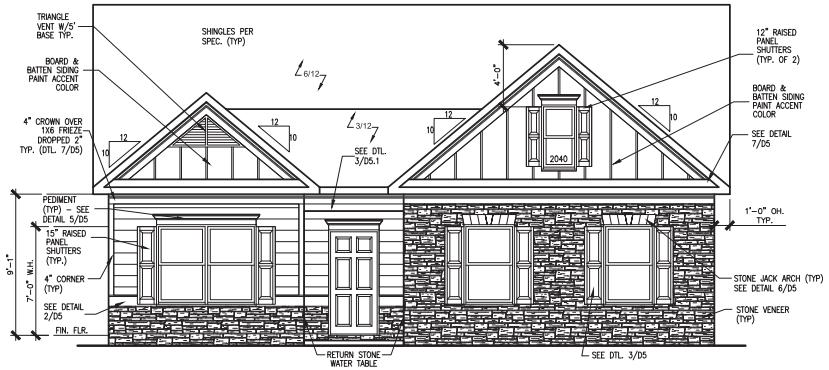


FRONT ELEVATION "E"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

| REVISION | BY | DATE |
|---|---|---|
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ELEVATIONS
FRONT ELEVATION
LANGFORD

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
| FACADE OPT: B | |
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| FND: ALL | ELEV: E |
| PAGE NO: A1.5 | |

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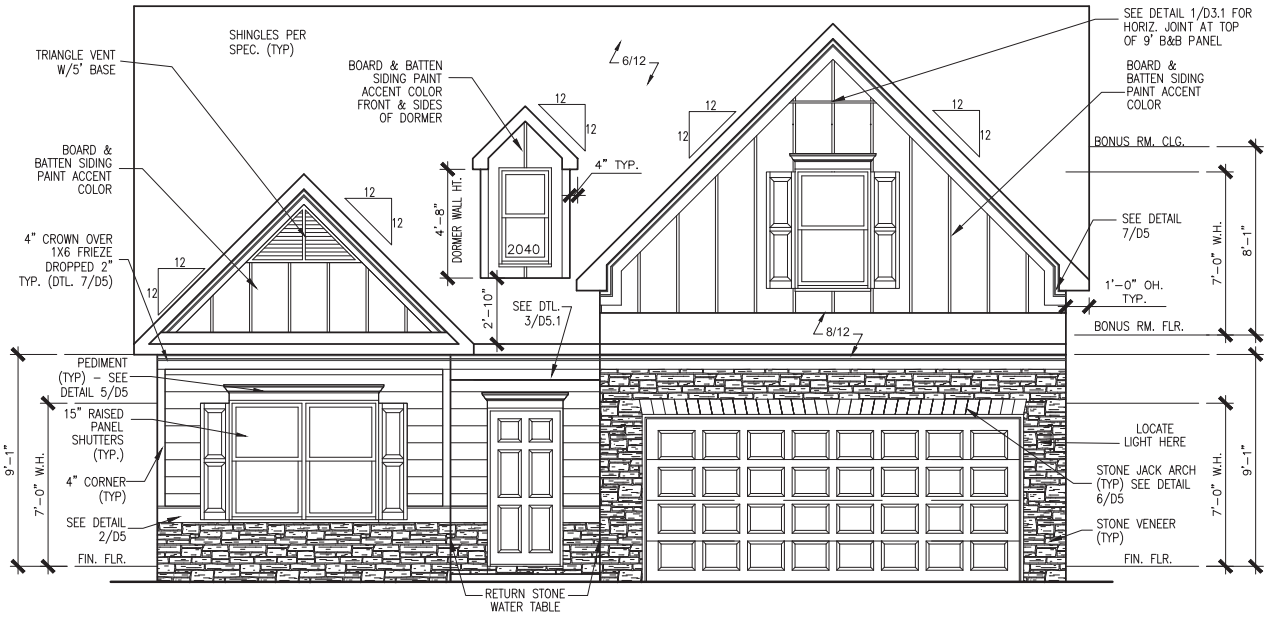


FRONT ELEVATION "E" OPTIONAL BONUS ROOM

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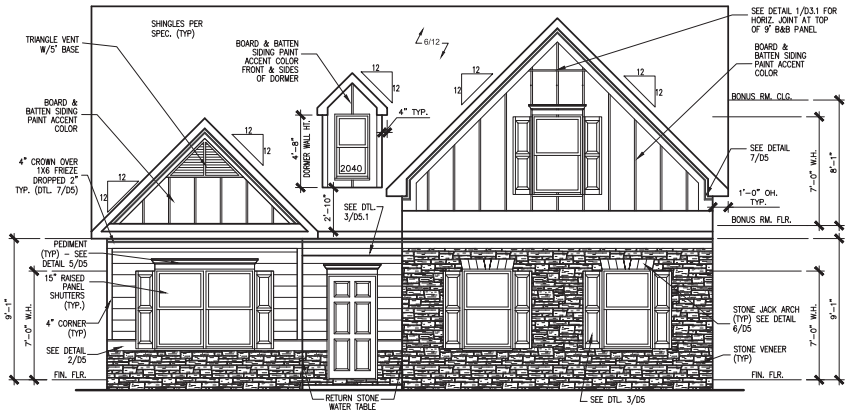


FRONT ELEVATION "E" OPTIONAL BONUS ROOM

OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

| BY | REVISION | DATE |
|---|---|---|

ELEVATIONS
FRONT ELEVATION
LANGFORD

| BY: SL | CHK: AW |
|---|---|
| DATE: 11/8/2021 | |
| FACADE OPT: B | |
| PLAN ID: | |
| FND: ALL | ELEV: E |
| PAGE NO: A1.5.1 | |

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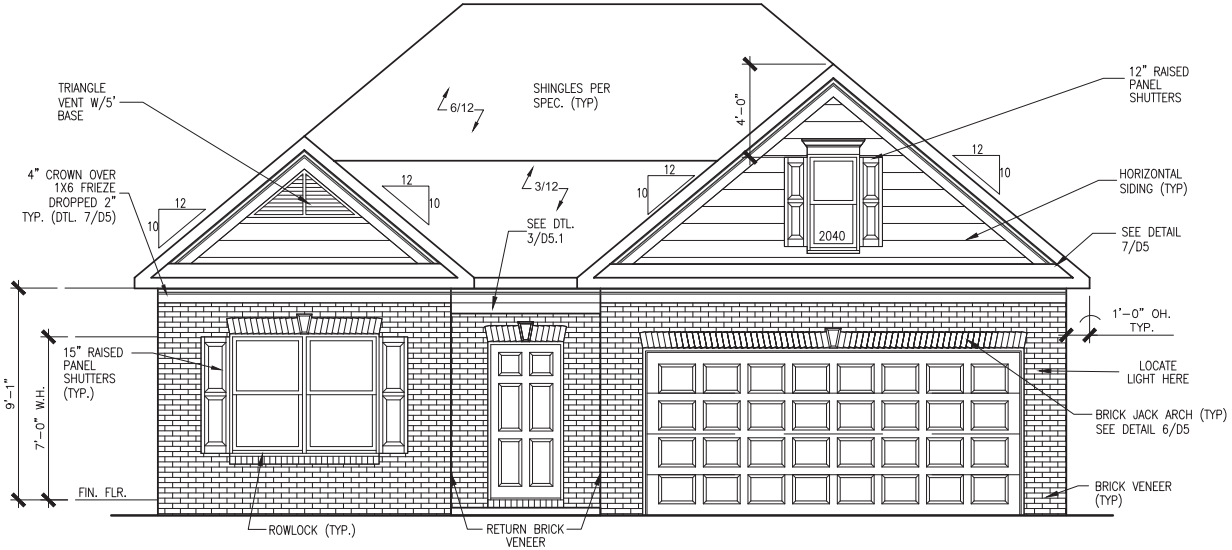


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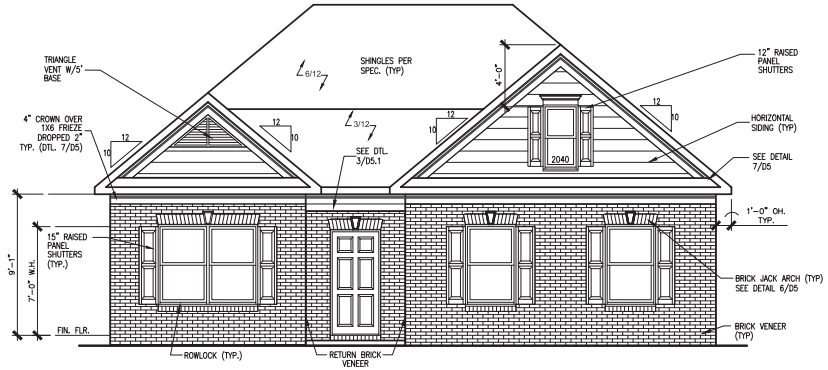


FRONT ELEVATION "F"
SCALE: 1/8"=1'-0"
OPTIONAL SIDE ENTRY GARAGE

BY | DATE | REVISION

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: F
PAGE NO: A1.6

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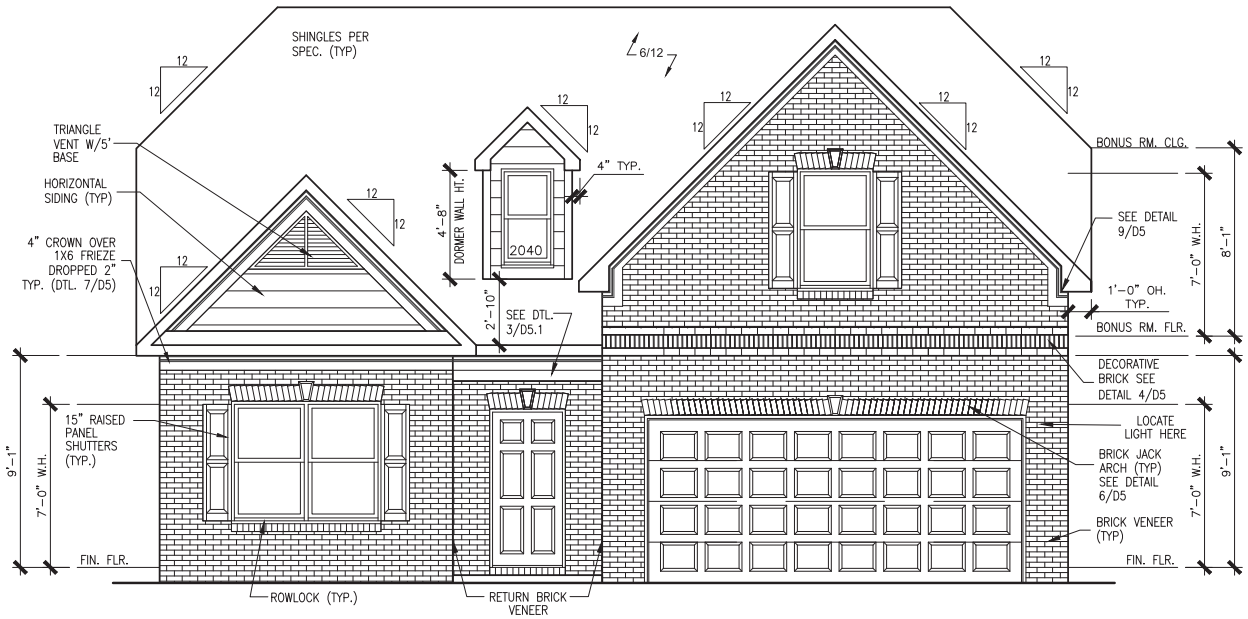


FRONT ELEVATION "F" OPTIONAL BONUS ROOM

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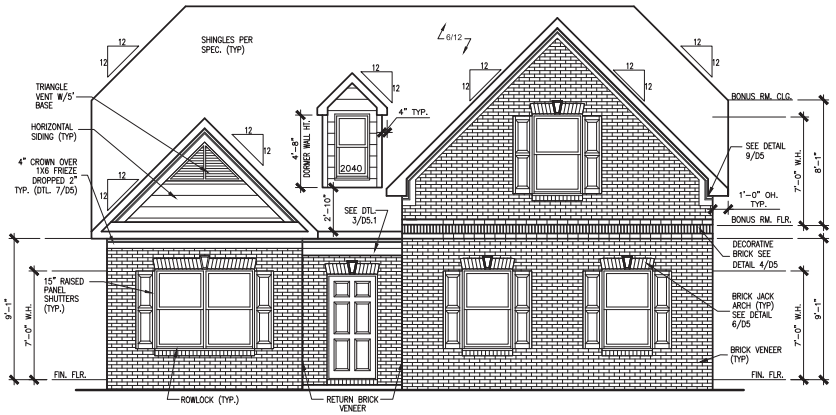


FRONT ELEVATION "F" OPTIONAL BONUS ROOM

OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8"=1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: F
PAGE NO: A1.6.1

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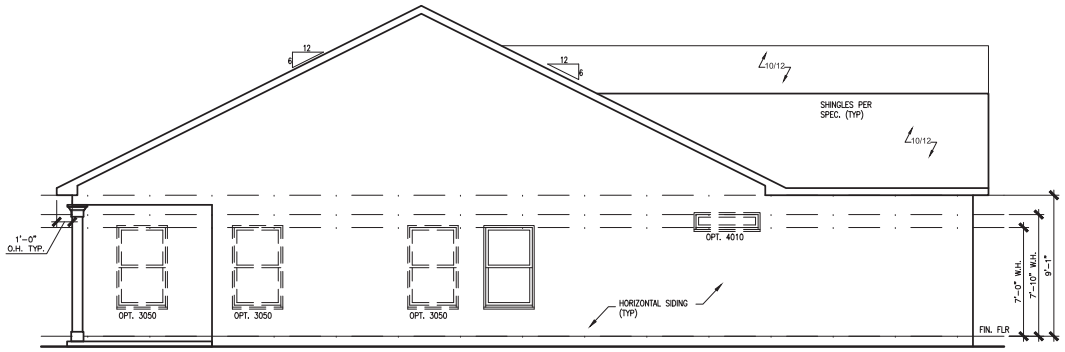
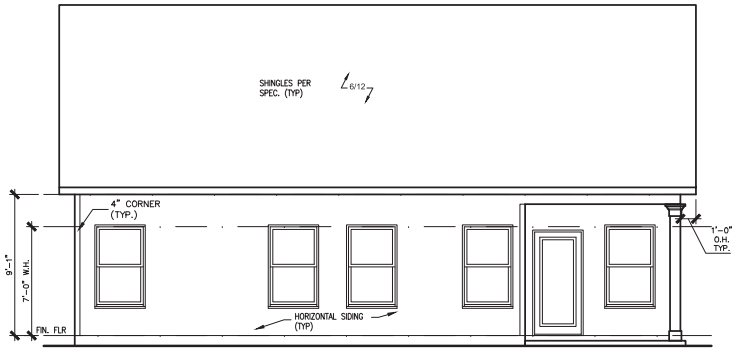



LEFT ELEVATION "A D G"

SCALE : 1/8" = 1'-0"

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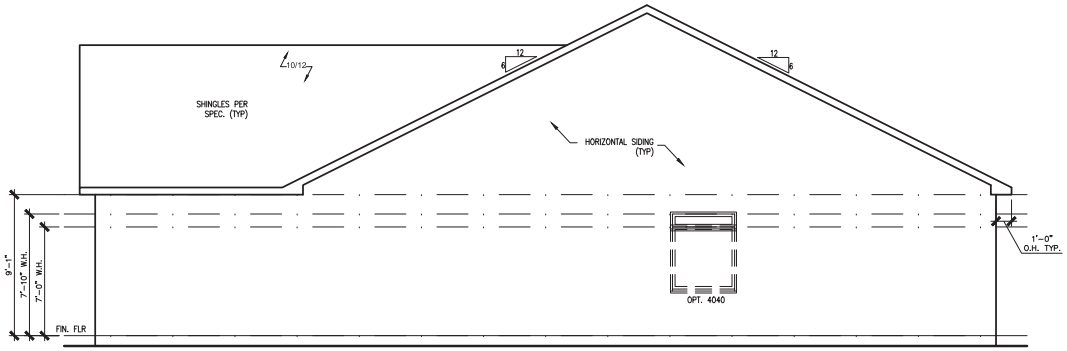


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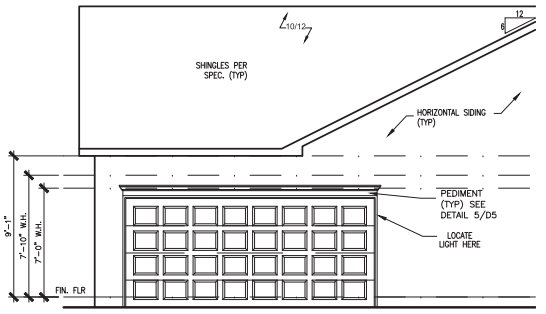


RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

BY
REVISION
DATE

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: A
PLAN ID:
FND: ALL ELEV: ADG
PAGE NO: A2.1

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PLANNING AND DEVELOPMENT
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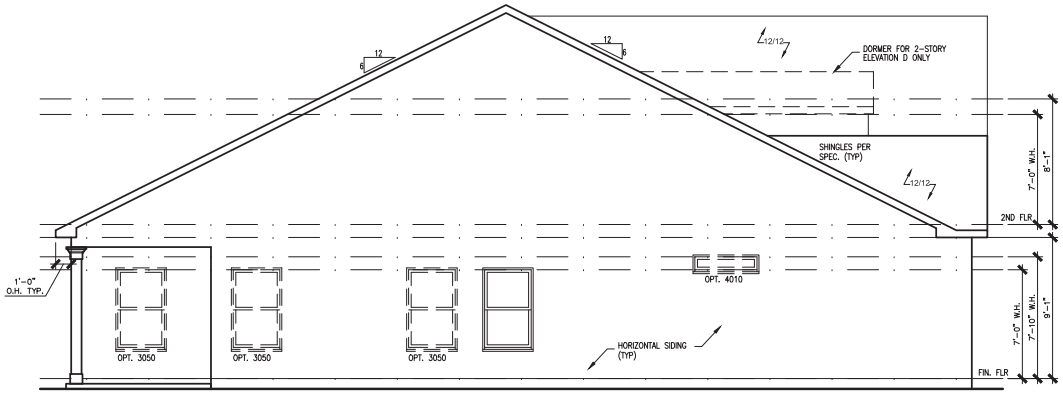
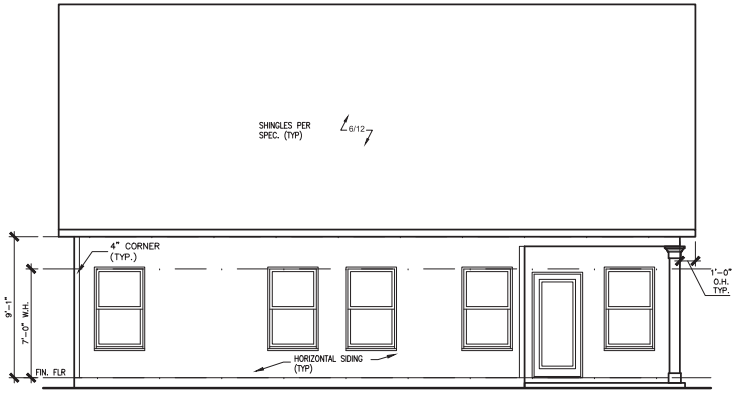



LEFT ELEVATION "A D G" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"

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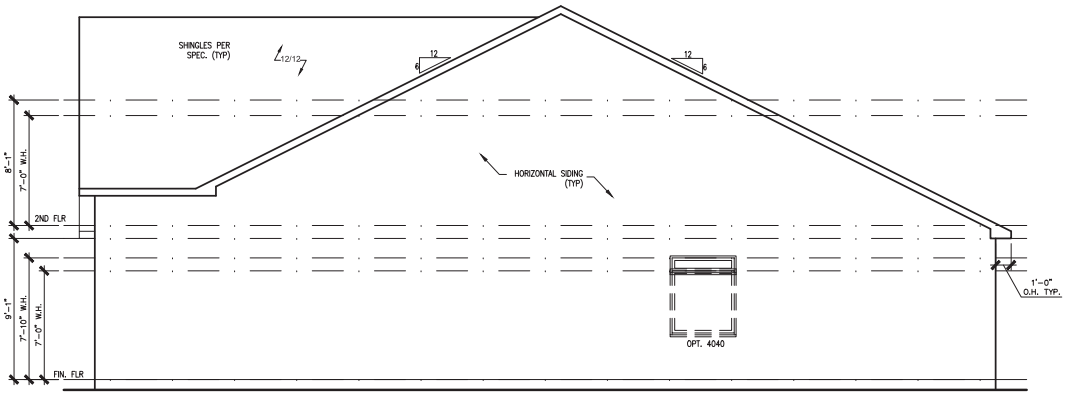


RIGHT ELEVATION "A D G" OPTIONAL BONUS ROOM

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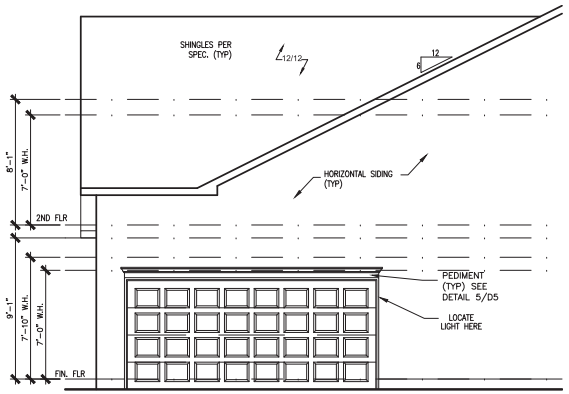


RIGHT ELEVATION "A D G"
OPTIONAL SIDE ENTRY GARAGE

| REVISION | BY | DATE |
|---|---|---|
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ELEVATIONS
SIDES & REAR
LANGFORD

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 11/8/2021 | |
| FACADE OPT: A | |
| PLAN ID: | |
| FND: ALL | ELEV: ADG |
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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10.10.2025

| BY | DATE | REVISION |
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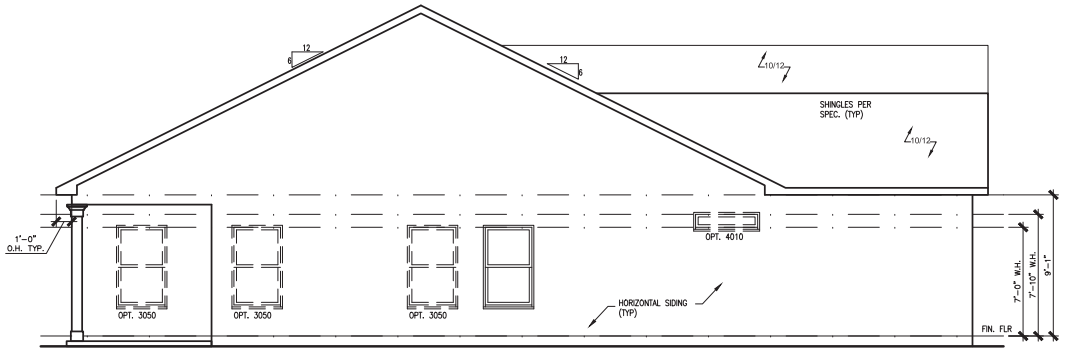


LEFT ELEVATION "B E H"

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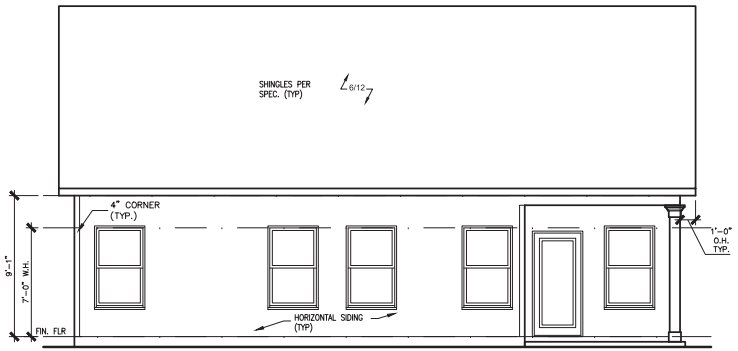


REAR ELEVATION "B E H"

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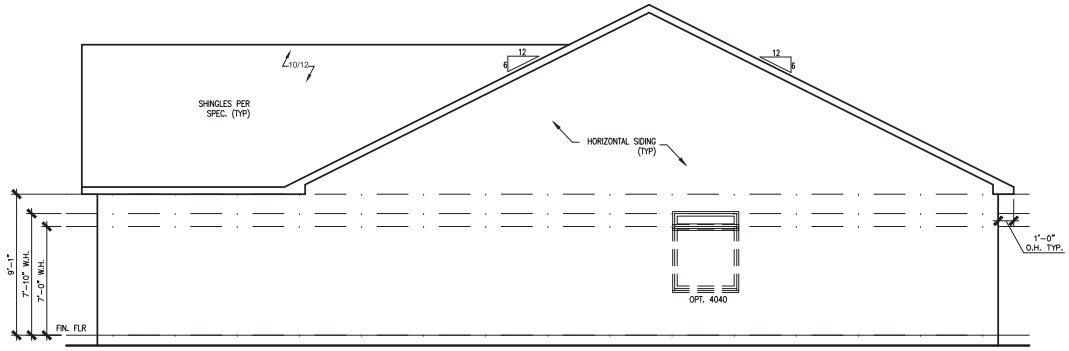
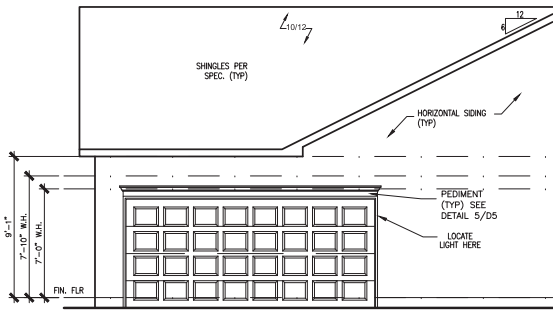



RIGHT ELEVATION "B E H"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
LANGFORD

| BY: SL | CHK: AW |
|---|---|
| DATE: 11/8/2021 | |
| FACADE OPT: B | |
| PLAN ID: | |
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| PAGE NO: A2.2 | |

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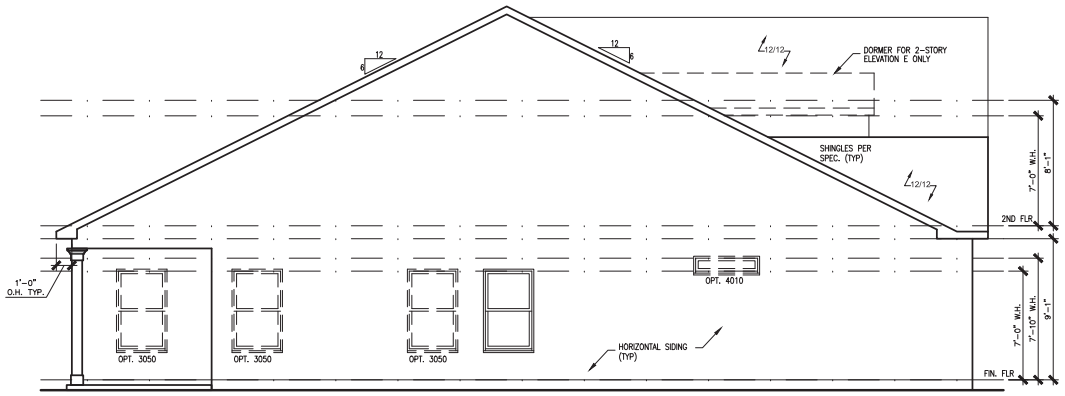
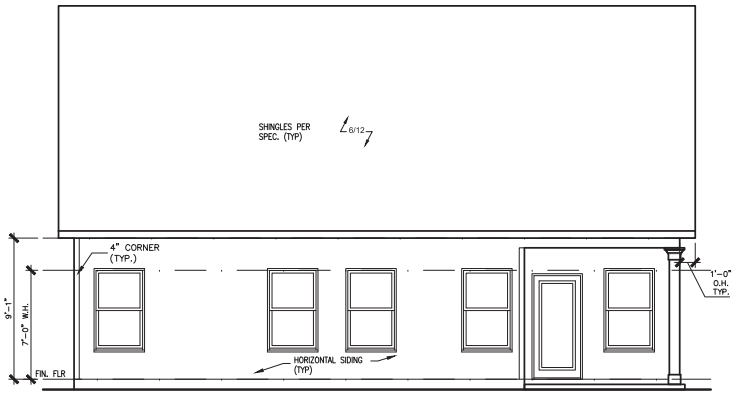


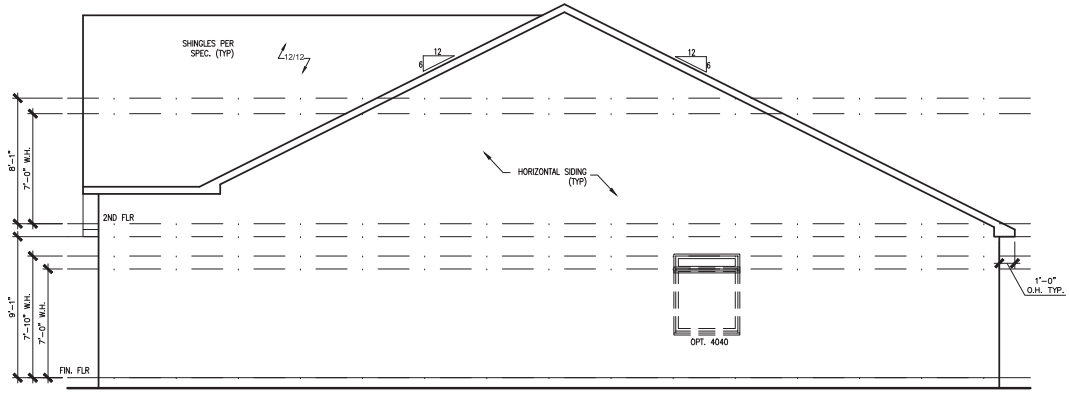

LEFT ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



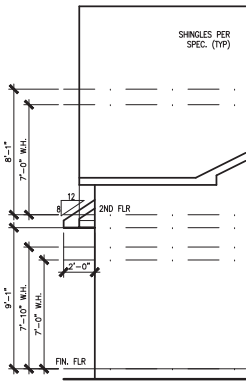

REAR ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"

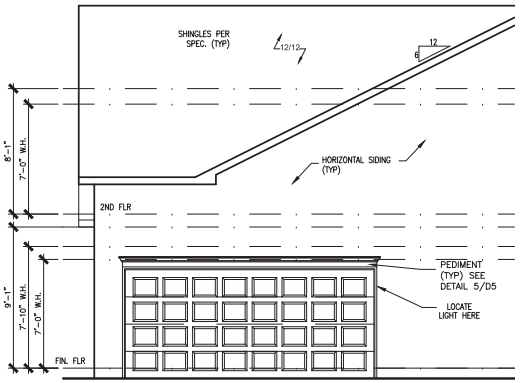



RIGHT ELEVATION "B E H" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "E"




RIGHT ELEVATION "B E H"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
LANGFORD

BY: SL CHK: AW
DATE: 11/8/2021
FACADE OPT: B
PLAN ID:
FND: ALL ELEV: BEH
PAGE NO: A2.2.1

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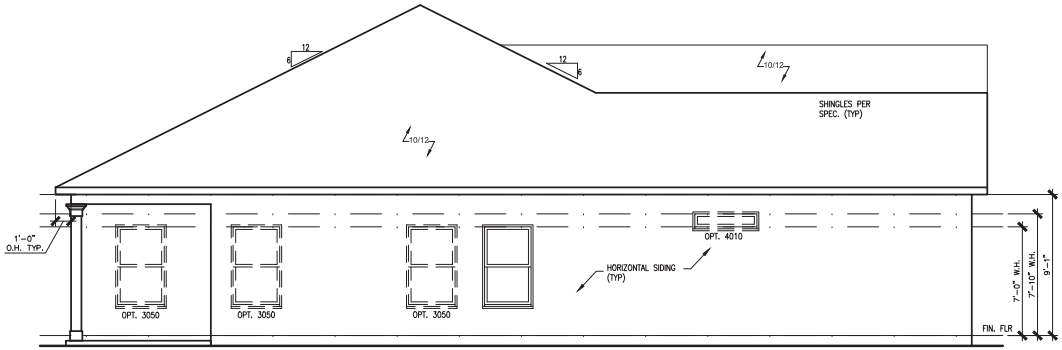
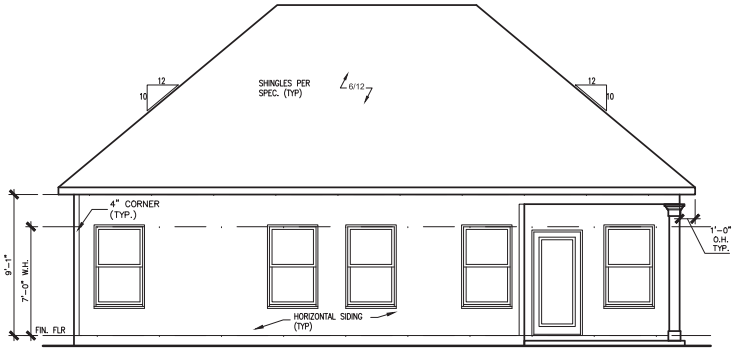



LEFT ELEVATION "C F I"

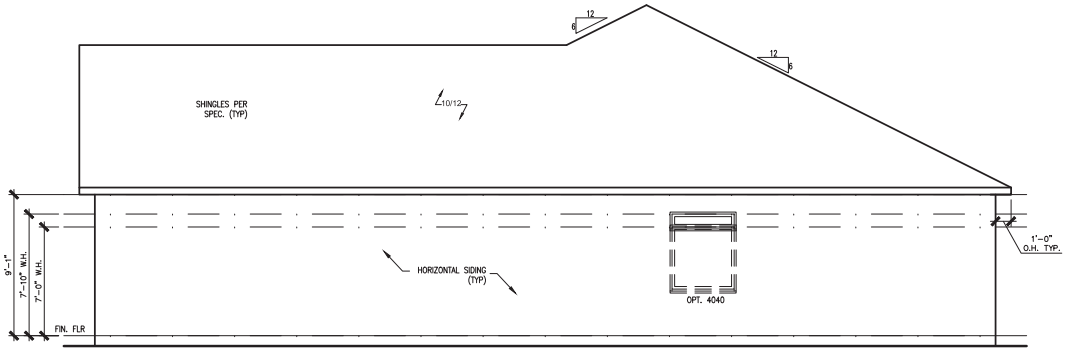
SCALE : 1/8" = 1'-0"




REAR ELEVATION "C F I"

SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
LANGFORD




RIGHT ELEVATION "C F I"

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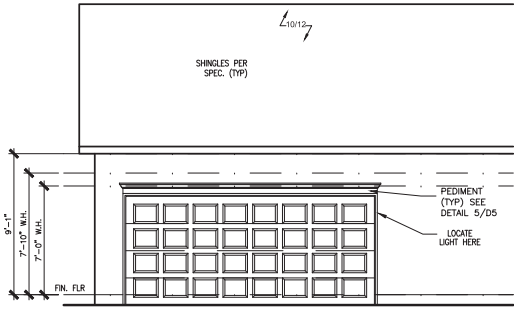


RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

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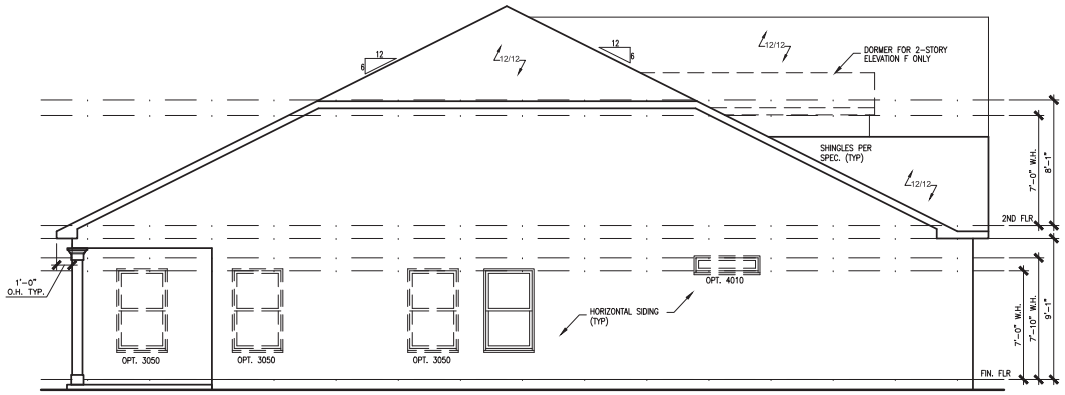
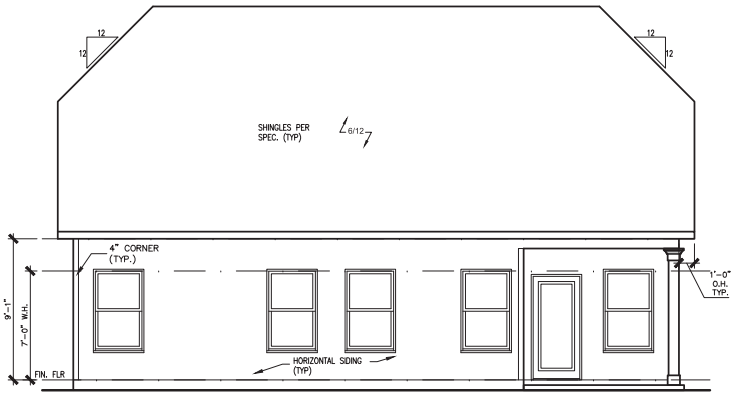


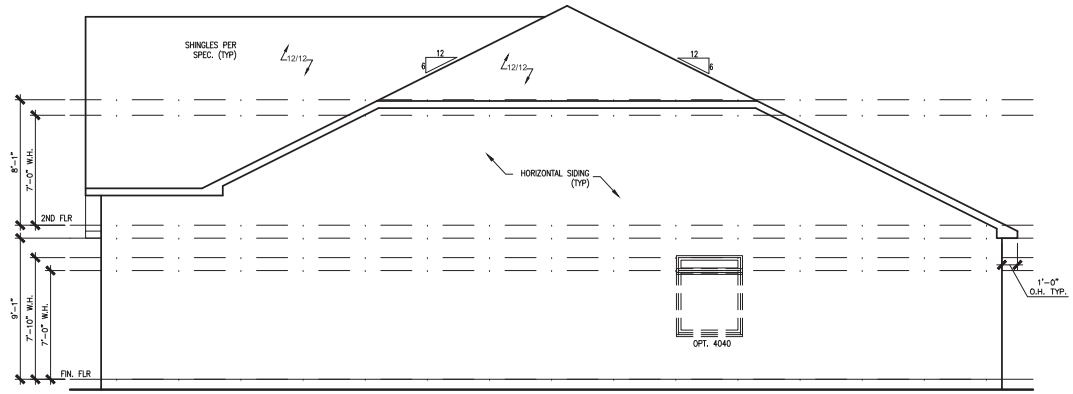

LEFT ELEVATION "C F I" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"



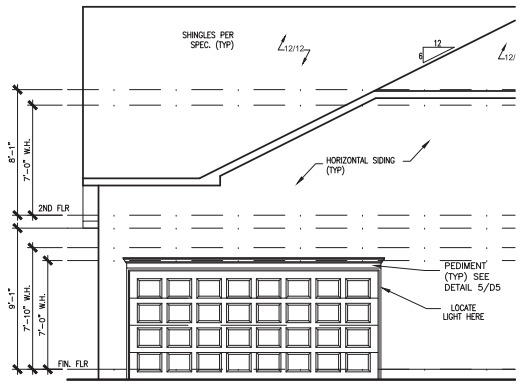

REAR ELEVATION "C F I" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "C F I" OPTIONAL BONUS ROOM

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "C F I"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
LANGFORD

| BY: SL | CHK: AW |
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| DATE: 11/8/2021 | |
| FACADE OPT: C | |
| PLAN ID: | |
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ALL SIDING IS FIBER CEMENT

# McGINNIS

PLAN ID 070121

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.14 | FRONT ELEVATIONS |
| A2.1-A2.3 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATIONS |
| A4.1-A4.1.1 | BASEMENT FOUNDATIONS |
| A5.1 | FIRST FLOOR PLANS |
| A5.2 | SECOND FLOOR PLANS |
| A5.3 | OWNER BATH OPTIONS |
| A6.1-A6.3 | ROOF PLANS |
| A7.1-A7.3 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUT |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1001 |
| SECOND FLOOR | 1371 |
| TOTAL | 2372 |
| UNFINISHED BASEMENT | 1028 |
| FINISHED BASEMENT | 794 |
| UNFINISHED W/FIN. BSMT | 234 |
| GARAGE | 410 |
| FRONT PORCH (COVERED) A MASSING | 38 |
| FRONT PORCH (COVERED) B&C MASSINGS | 108 |
| REAR PAD | 9 |
| OPT. REGULAR REAR PATIO | 120 |
| OPT. LARGE REAR PATIO | 200 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

| PLAN REVISIONS | | | |
|---|---|---|---|
| DATE | BY | REVISION | PAGE # |
| 2/23/2021 | MM | PROTOTYPE WALK CHANGES - SEE REVISION SHT | ALL |
| 4/7/2021 | AW | Added elevations J & K | A1.10, A1.11 |
| 7/1/2021 | AW | 2ND Prototype walk changs - see revision sheet | A2.1-A2.3, A5.1-A5.3, A7.2-A7.3 |
| 9/2/2021 | BB | ADDED FOURTH TURTLE BACK VENT TO C MASSING REAR ELEVATION | A2-3, A6.3 |
| 2/1/2022 | AW | Added LED light in Laundry hall on same switch as Loft lights | A7.3 |
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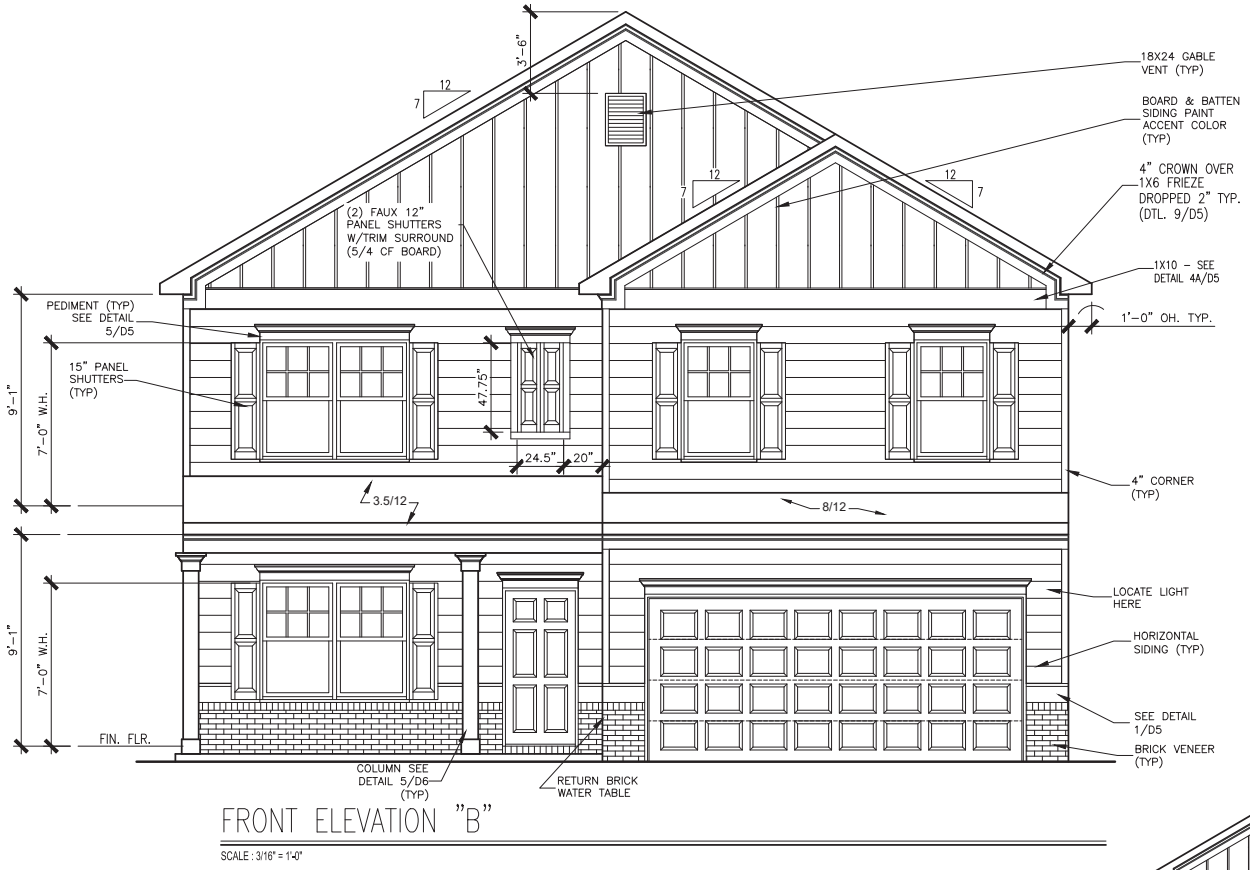
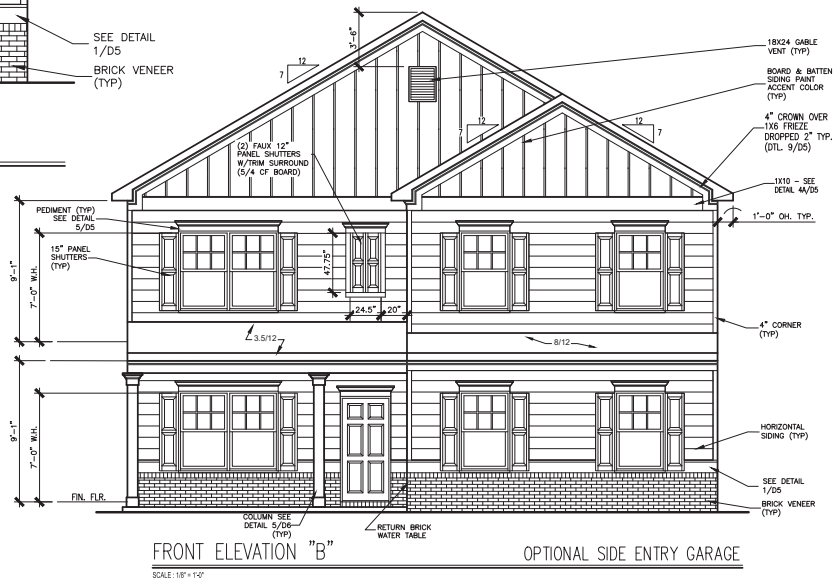



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
McGINNIS

BY: SL | CHK: AW
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FACADE OPT: B
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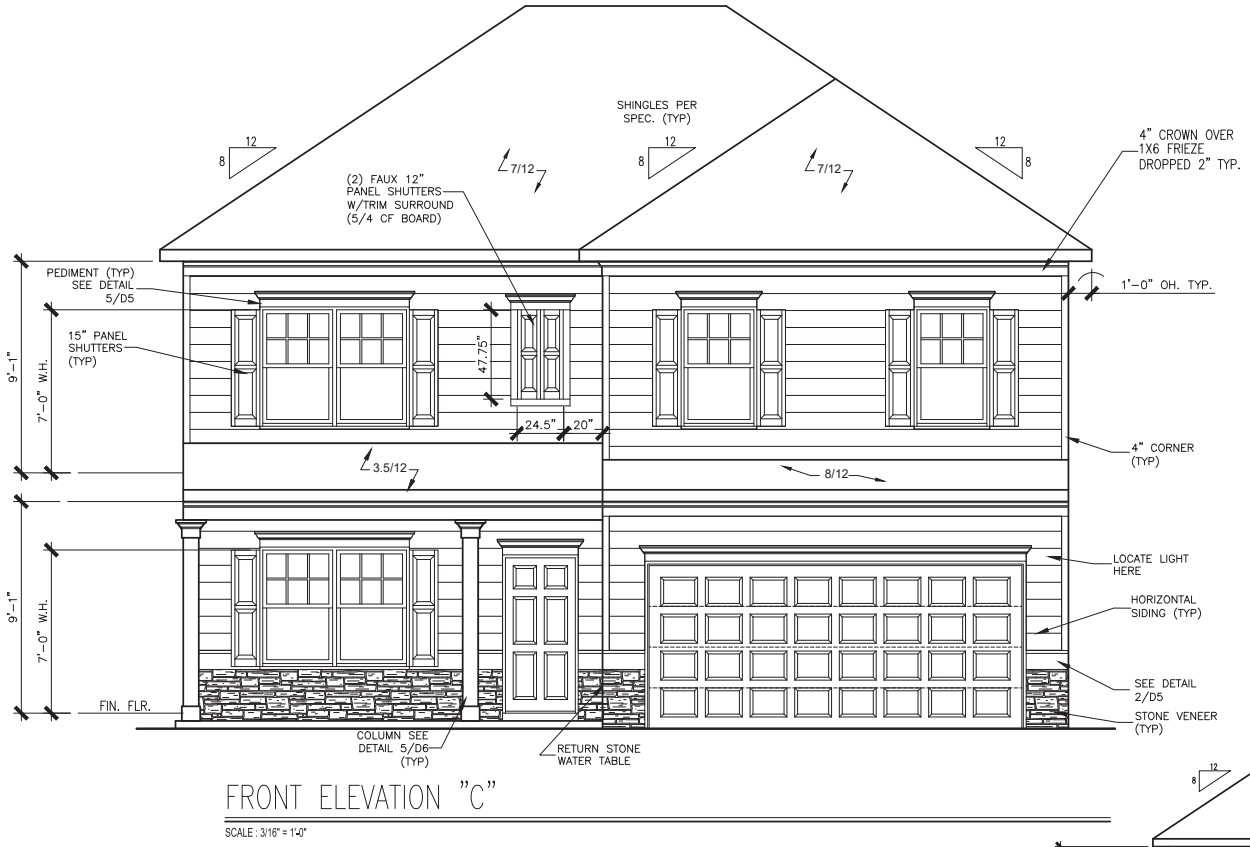


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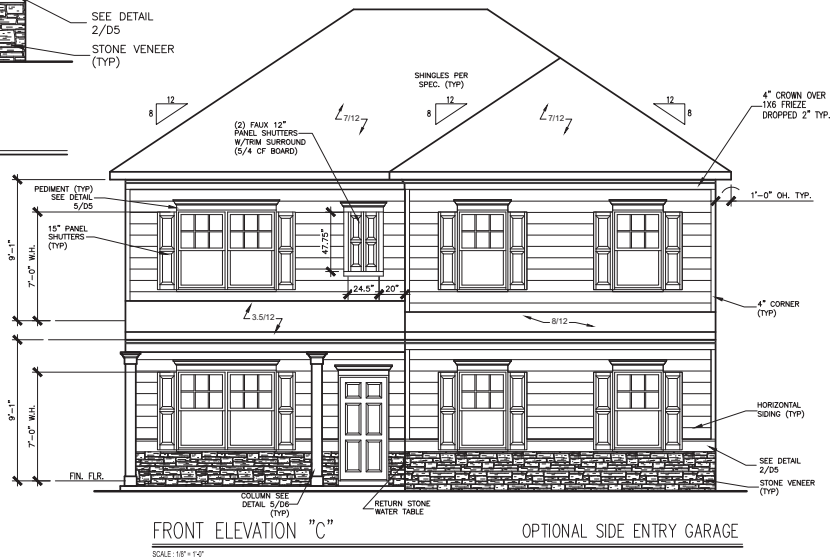
SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

BY: SL | CHK: AW
DATE: 7/23/21
FACADE OPT: C
PLAN ID:
FND: ALL | ELEV: C
PAGE NO: A1.3

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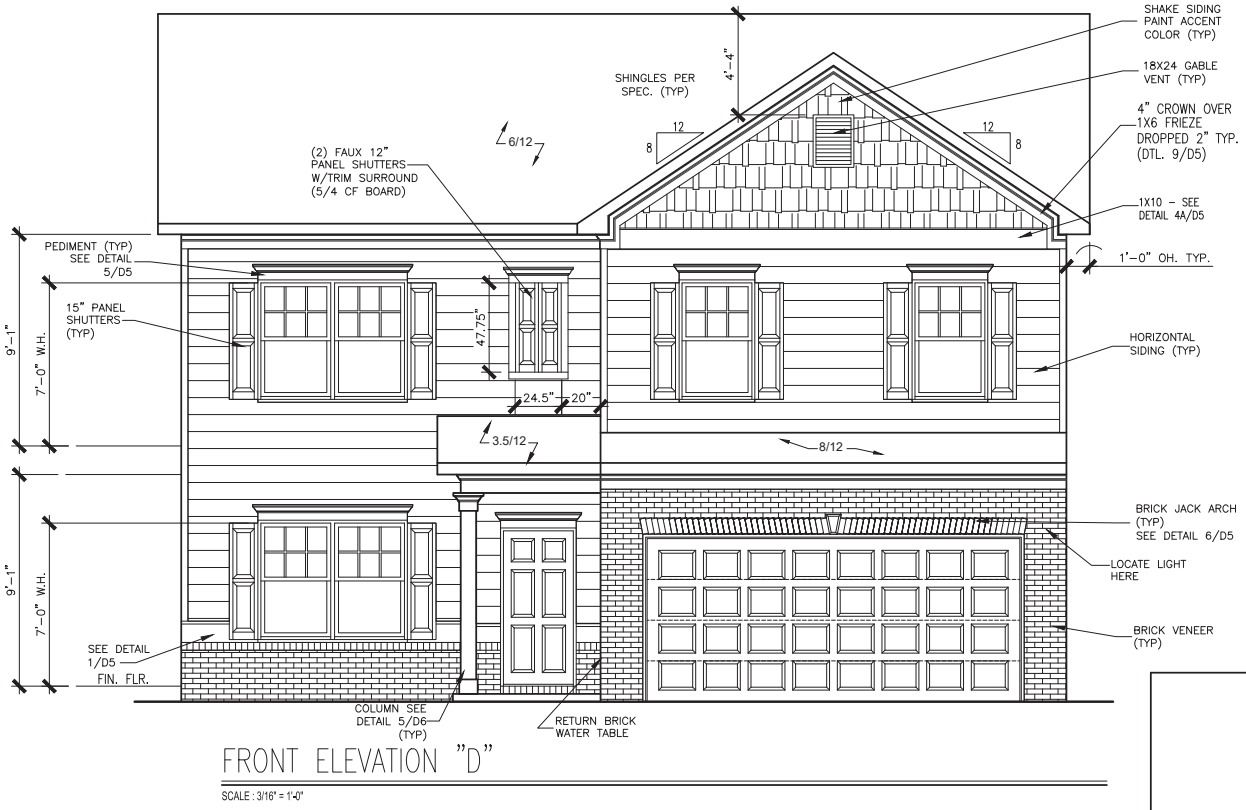


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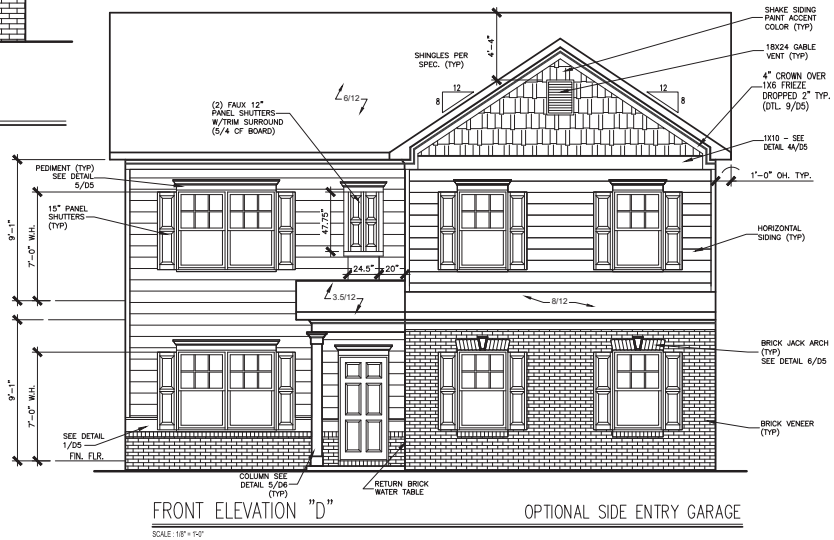
SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

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ELEVATIONS
FRONT ELEVATIONS
McGINNIS

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| BY: SL | CHK: AW |
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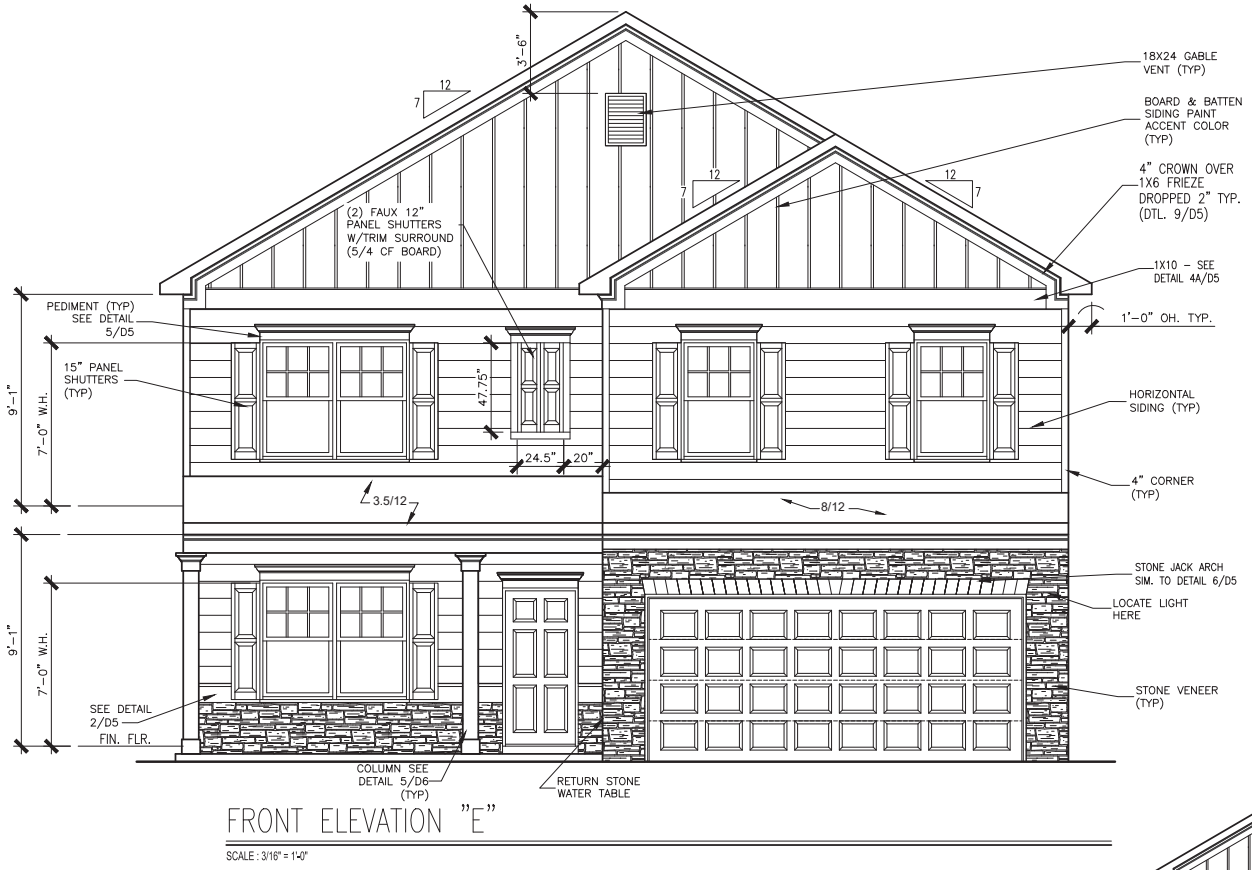


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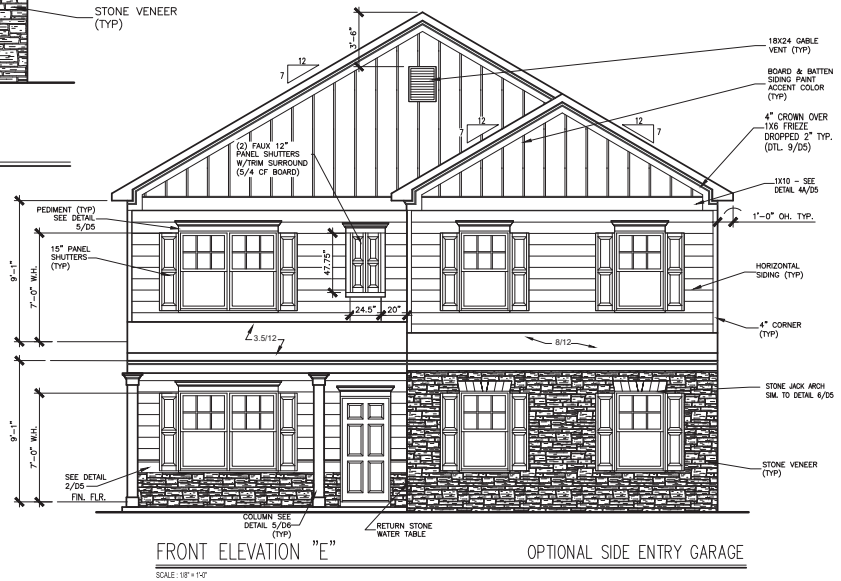
SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

| BY | REVISION | DATE |
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ELEVATIONS
FRONT ELEVATIONS
McGINNIS

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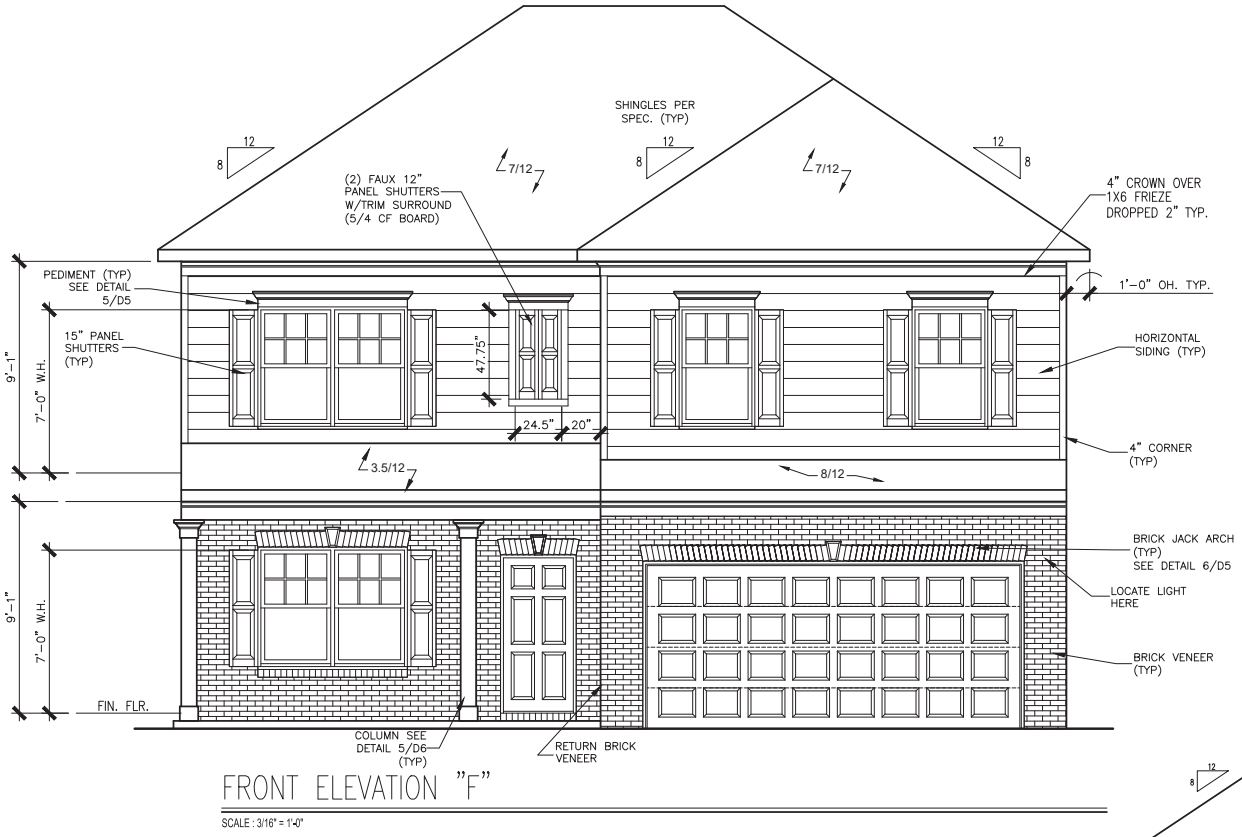


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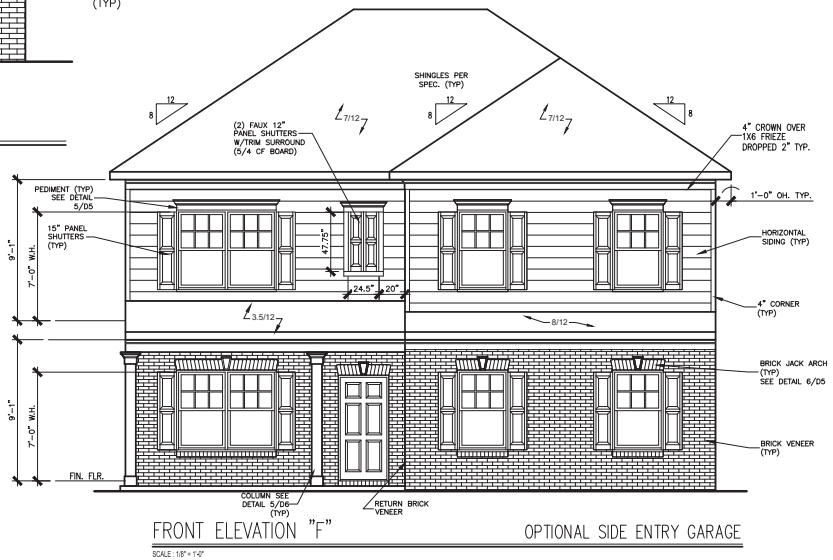
SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

BY | DATE | REVISION

ELEVATIONS
FRONT ELEVATIONS
McGINNIS

BY: SL | CHK: AW
DATE: 7/23/21
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FND: ALL | ELEV: F
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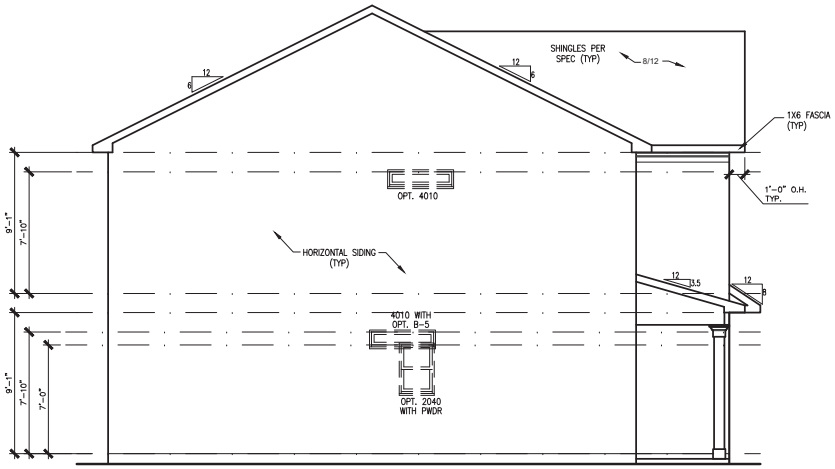


LEFT ELEVATION "A D G M"

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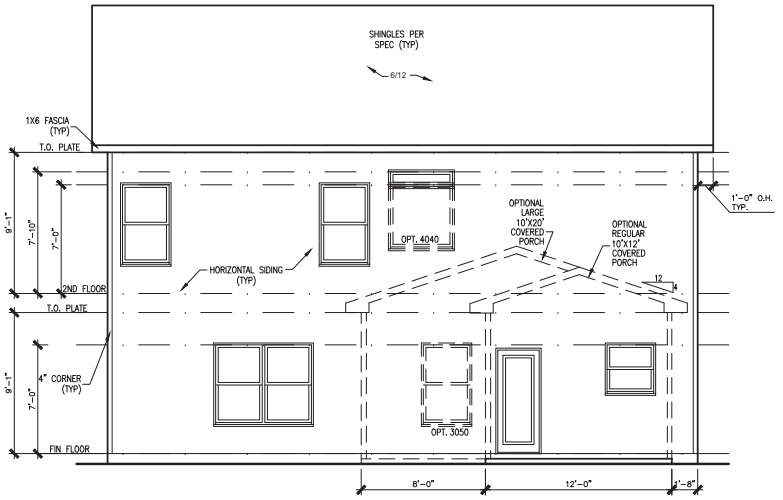


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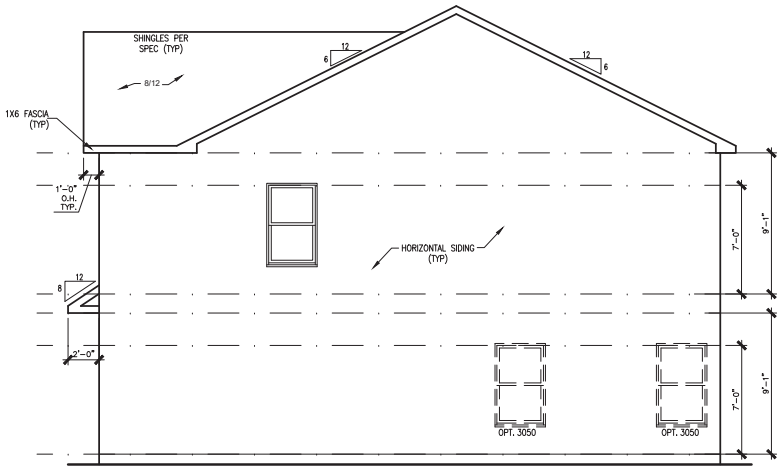


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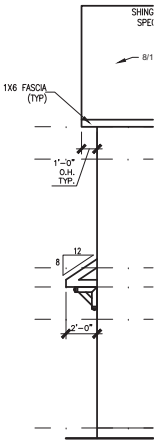


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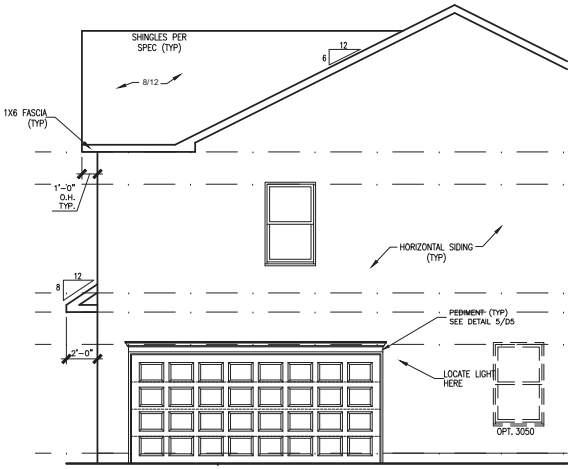


RIGHT ELEVATION "A D G J M"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
McGINNIS

BY: SL CHK: AW
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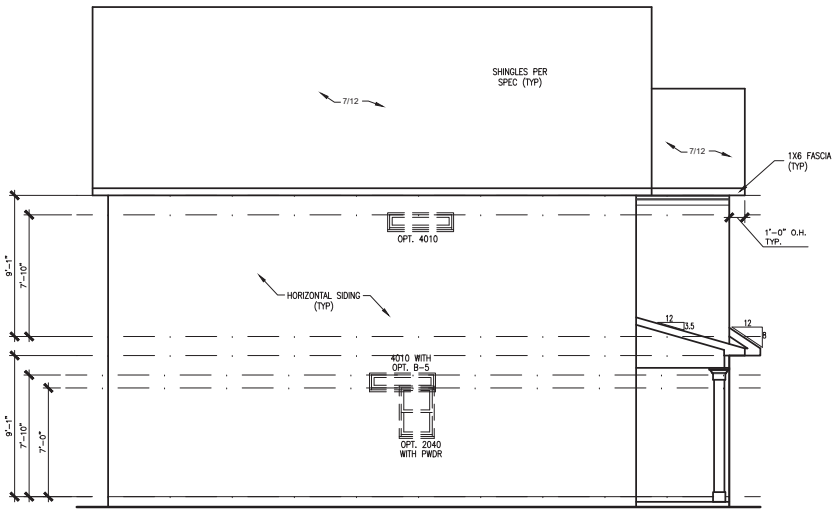


LEFT ELEVATION "B E H N"

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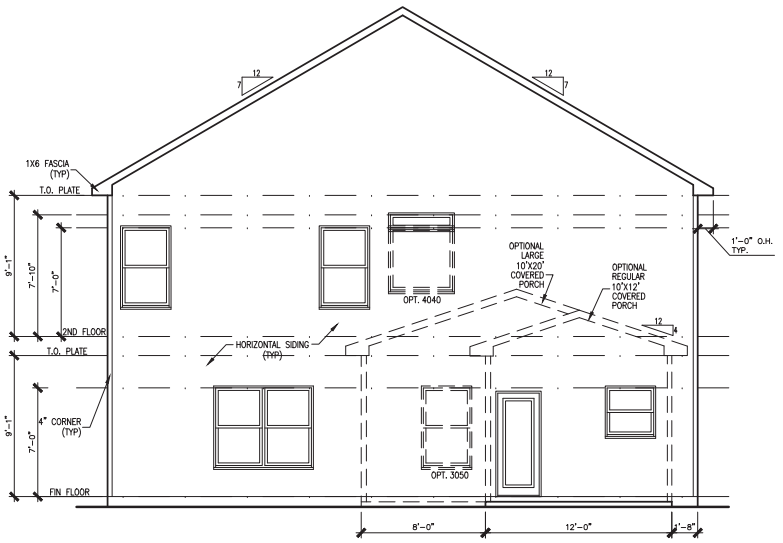


REAR ELEVATION

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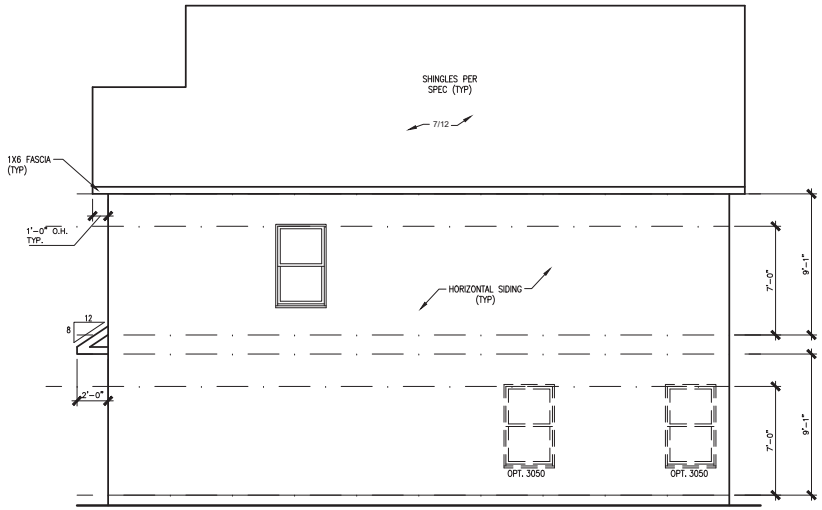


RIGHT ELEVATION "B E H N"

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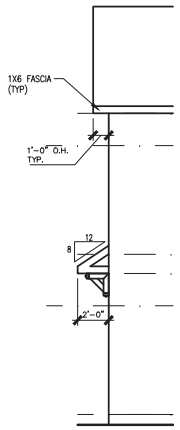


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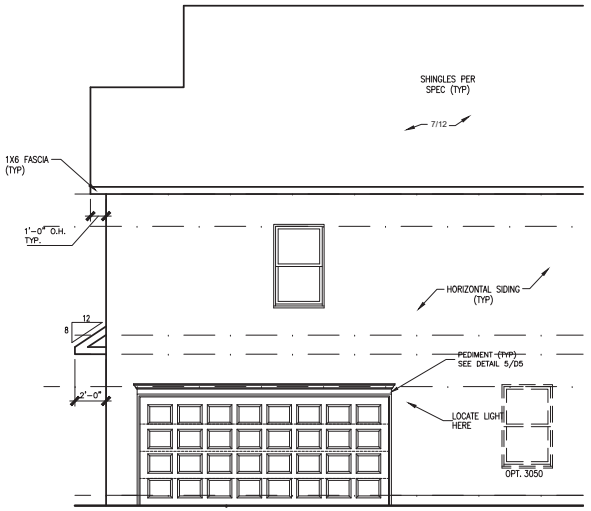


RIGHT ELEVATION "B E H K N"
OPTIONAL SIDE ENTRY GARAGE

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ELEVATIONS
SIDES & REAR
McGINNIS

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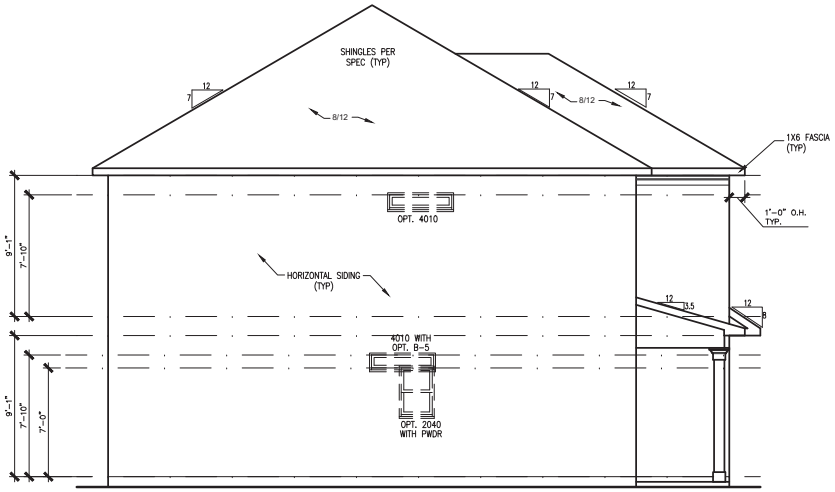
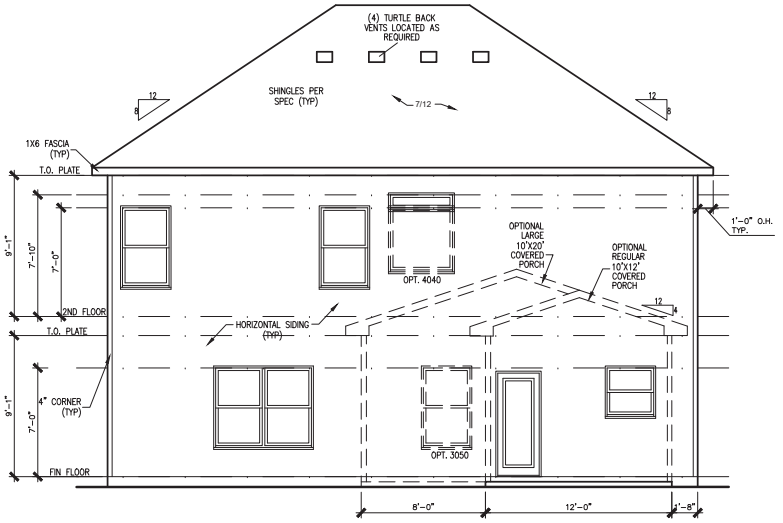


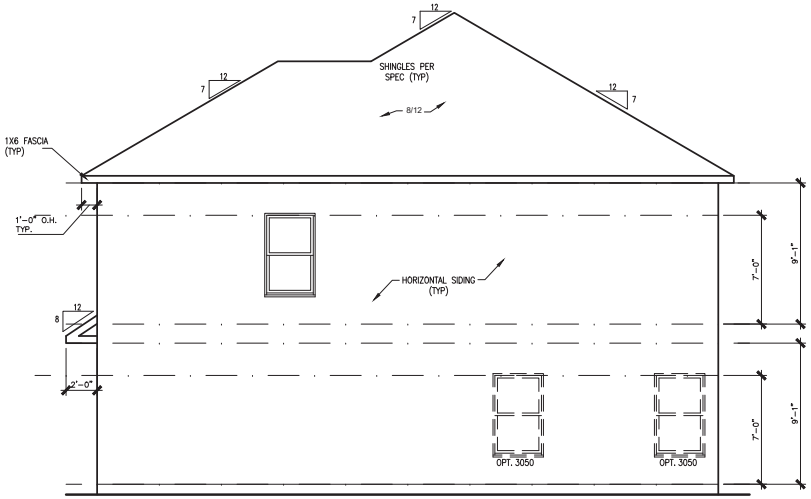

LEFT ELEVATION "C F I L"

SCALE : 1/8" = 1'-0"



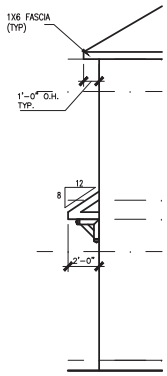

REAR ELEVATION

SCALE : 1/8" = 1'-0"

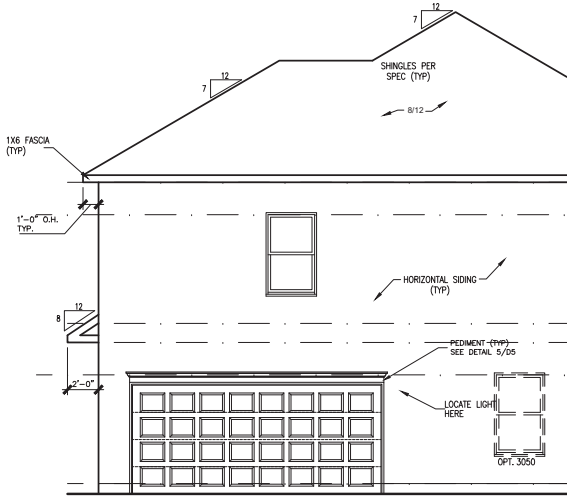



RIGHT ELEVATION "C F I L"

SCALE : 1/8" = 1'-0"




RIGHT ELEVATION "L"




RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

| REVISION | DATE | BY |
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ELEVATIONS
SIDES & REAR
McGINNIS

BY: SL CHK: AW
DATE: 7/23/21
FACADE OPT: C
PLAN ID:
FND: ALL ELEV: CFI
PAGE NO: A2.3

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PLANNING AND DEVELOPMENT
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# PEARSON

PLAN ID 090121

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.12 | FRONT ELEVATIONS |
| A2.1-A2.3 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATIONS |
| A5.1 | FIRST FLOOR PLANS AND OPTIONS |
| A6.1-A6.3 | ROOF PLANS |
| A7.2 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUT |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1701 |
| TOTAL | 1701 |
| GARAGE | 397 |
| FRONT PORCH (COVERED) | 107 |
| REAR PAD | 9 |
| OPT. REGULAR PATIO | 120 |
| OPT. LARGE PATIO | 200 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

| DATE | BY | REVISION | PAGE # |
|---|---|---|---|
| 12/14/2021 | AW | Prototype walk revisions - see revision sheet | A3.1, A5.1, A7.2, A8.1 |
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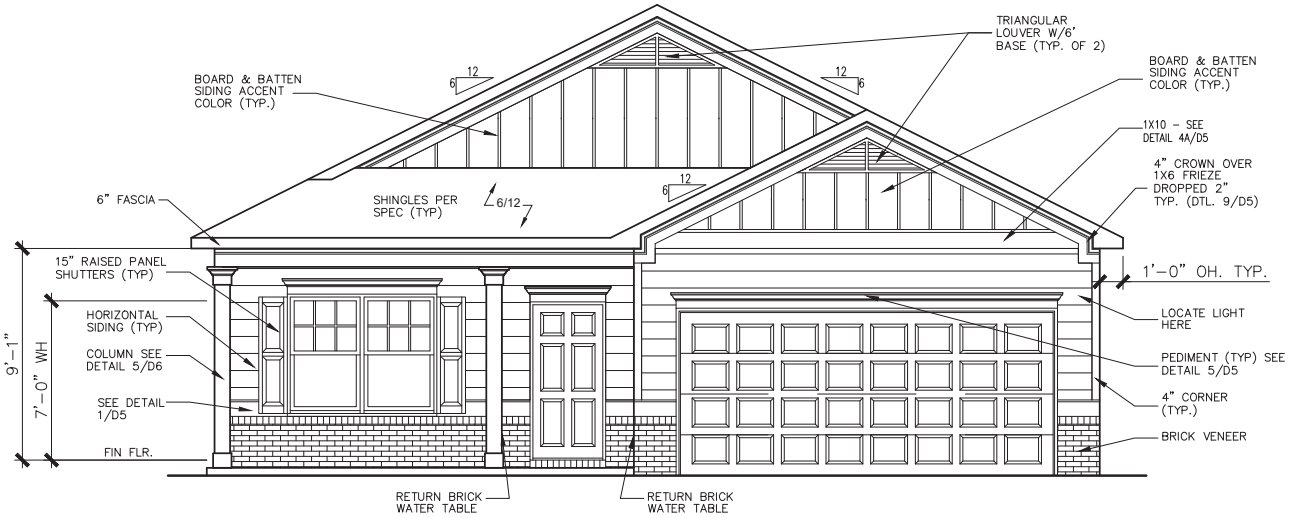
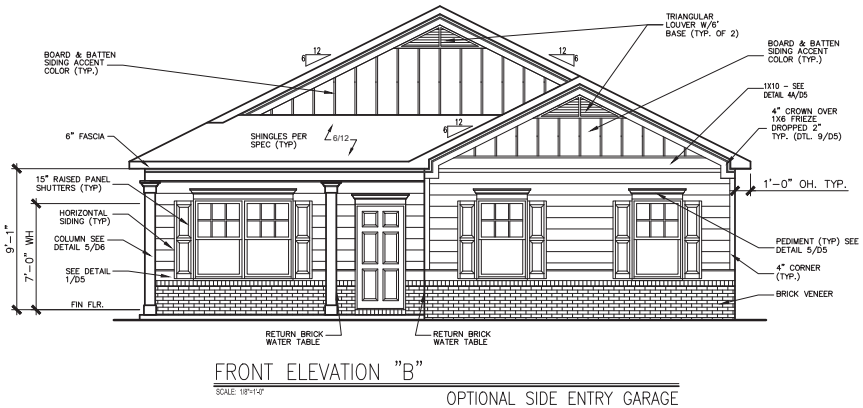



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

ELEVATIONS
FRONT ELEVATION
PEARSON




FRONT ELEVATION "B"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 5/26/2022 | |
| FACADE OPT: B | |
| PLAN ID: | |
| FND: ALL | ELEV: B |
| PAGE NO: A1.2 | |

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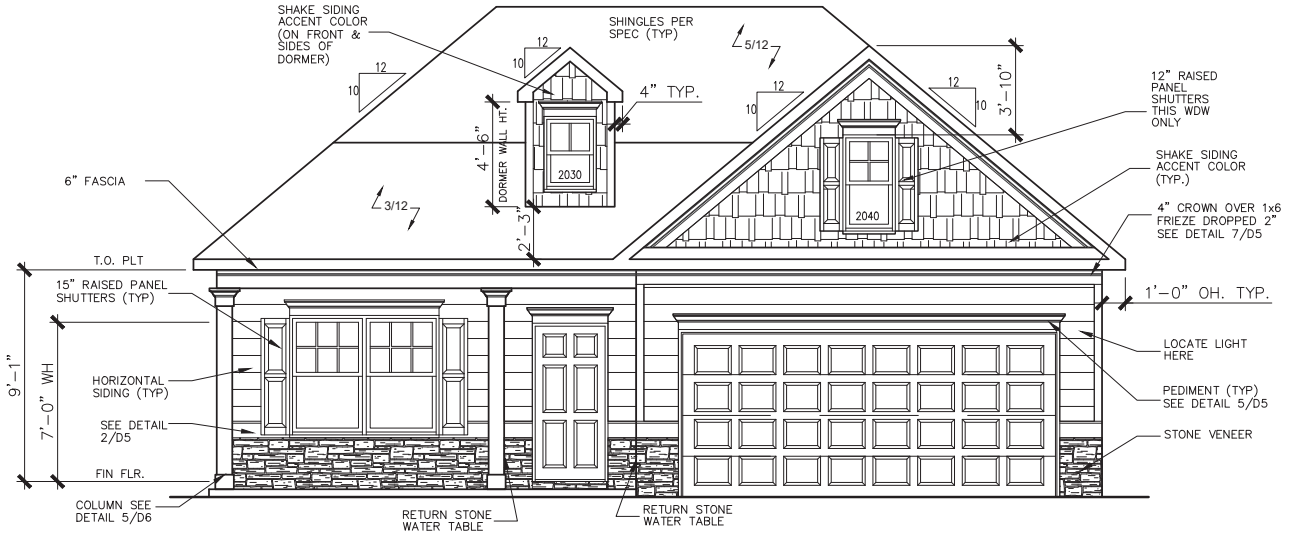


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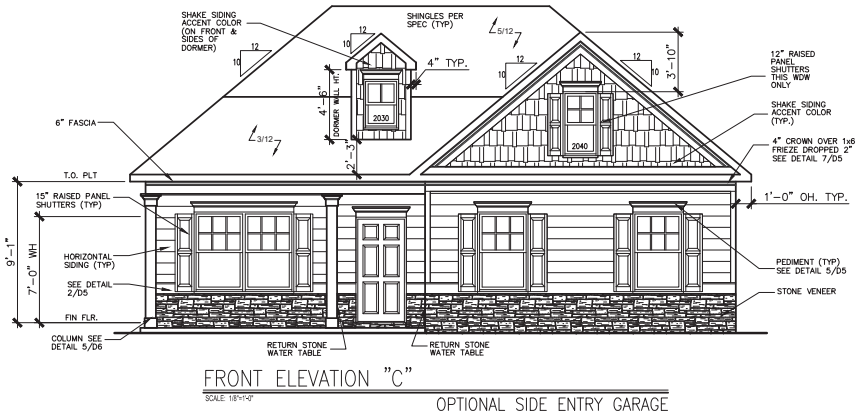


FRONT ELEVATION "C"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
PEARSON

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 5/26/2022 | |
| FACADE OPT: C | |
| PLAN ID: | |
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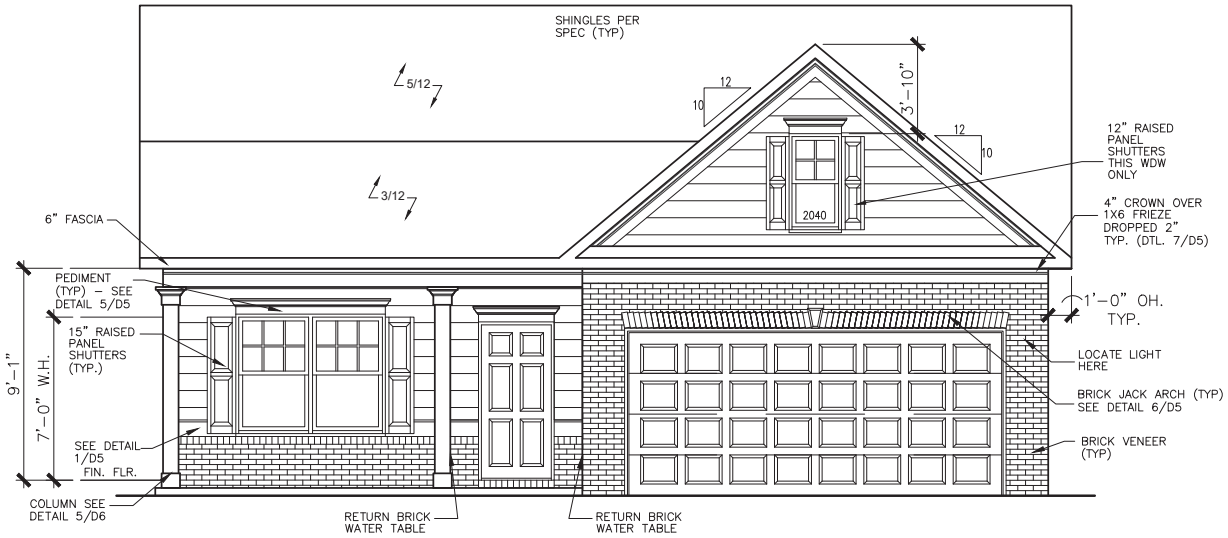


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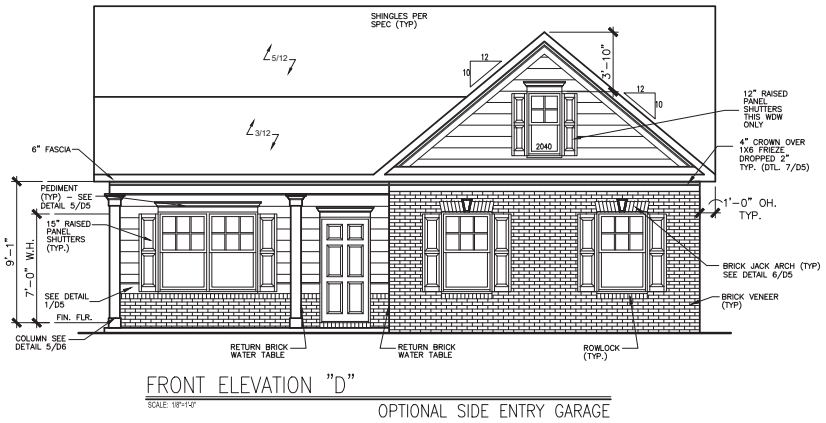


FRONT ELEVATION "D"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

REVISION | BY | DATE

ELEVATIONS
FRONT ELEVATION
PEARSON

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| DATE: 5/26/2022 | |
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| PLAN ID: | |
| FND: ALL | ELEV: D |
| PAGE NO: A1.4 | |

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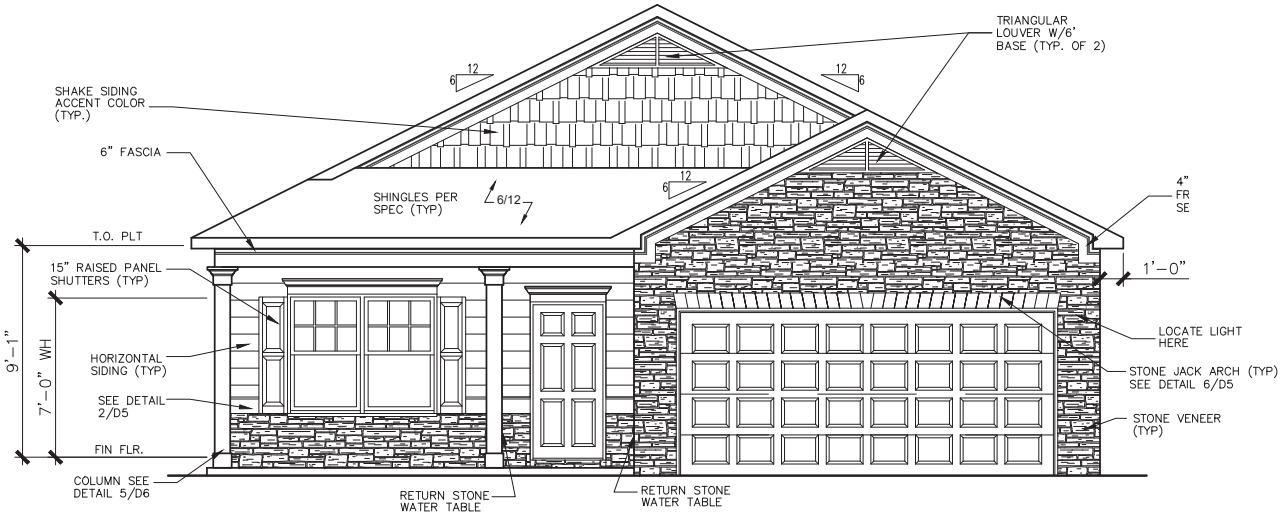


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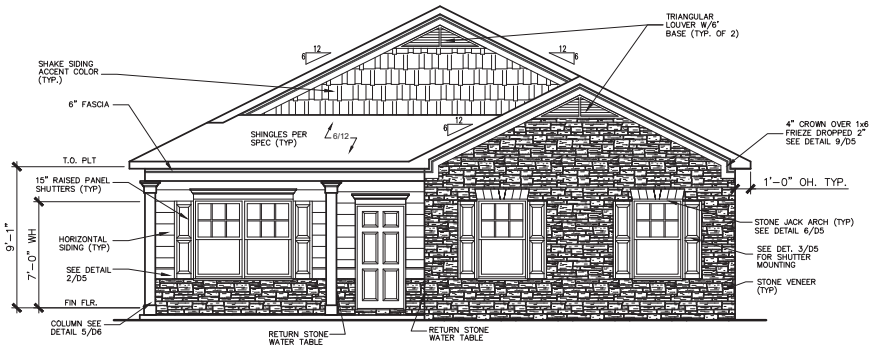


FRONT ELEVATION "E"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
FRONT ELEVATION
PEARSON

| | |
|---|---|
| BY: SL | CHK: AW |
| DATE: 5/26/2022 | |
| FACADE OPT: B | |
| PLAN ID: | |
| FND: ALL | ELEV: E |
| PAGE NO: A1.5 | |

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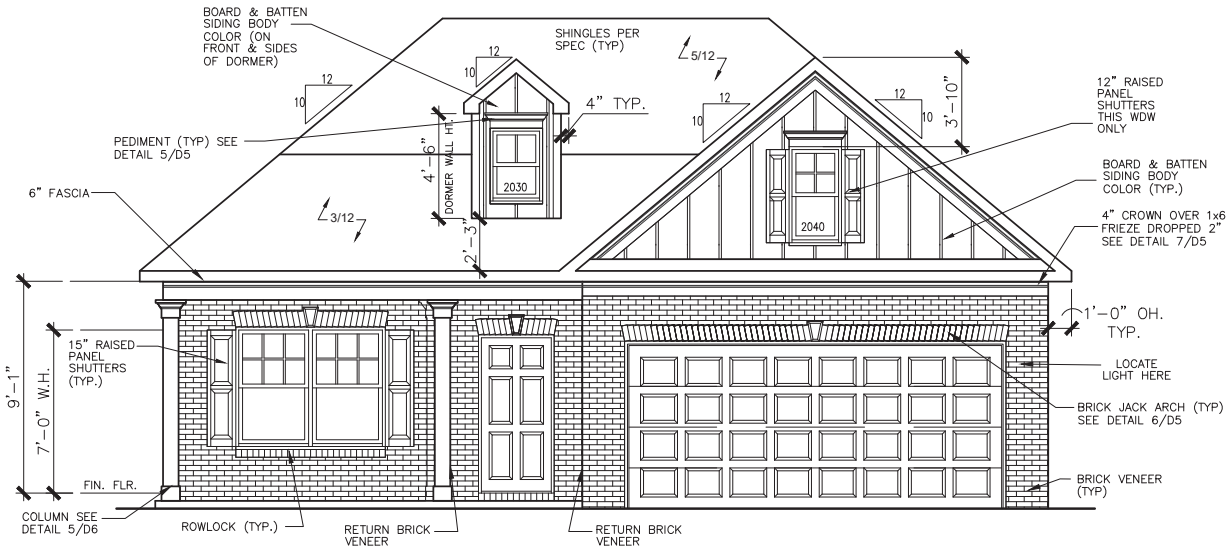


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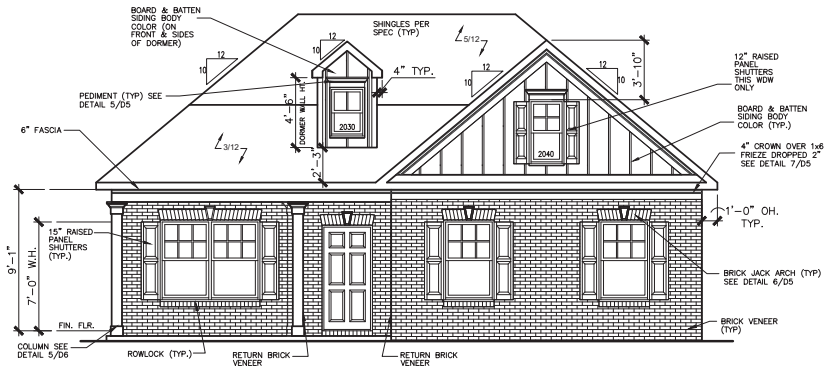


FRONT ELEVATION "F"

SCALE: 1/8"=1'-0"

OPTIONAL SIDE ENTRY GARAGE

BY | REVISION | DATE

ELEVATIONS
FRONT ELEVATION
PEARSON

BY: SL | CHK: AW
DATE: 5/26/2022
FACADE OPT: C
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PAGE NO: A1.6

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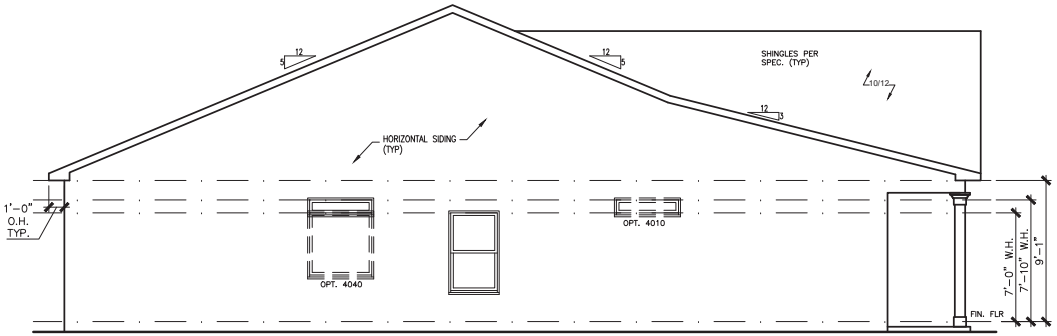


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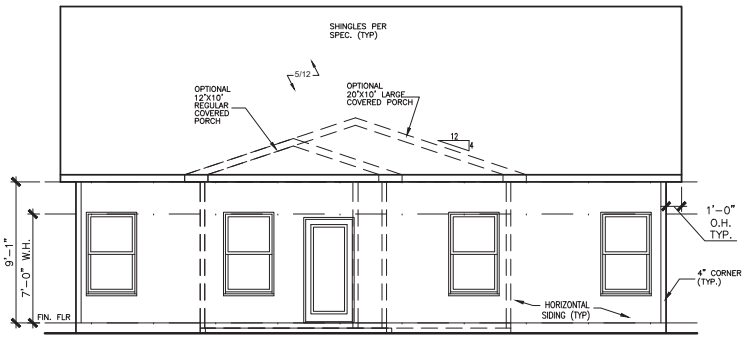
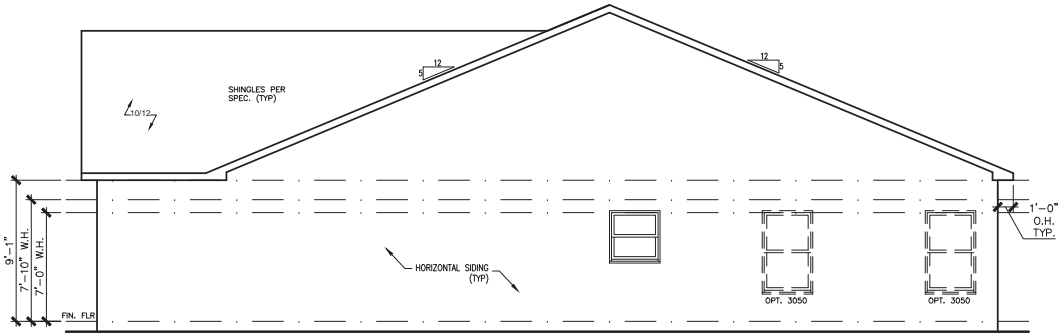



REAR ELEVATION "A D G J"

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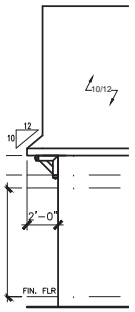


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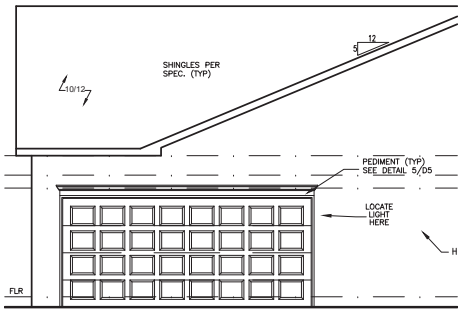


RIGHT ELEVATION "A D G J"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
PEARSON

BY: SL CHK: AW
DATE: 5/26/2022
FACADE OPT: A
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FND: ALL ELEV: ADGJ
PAGE NO: A2.1

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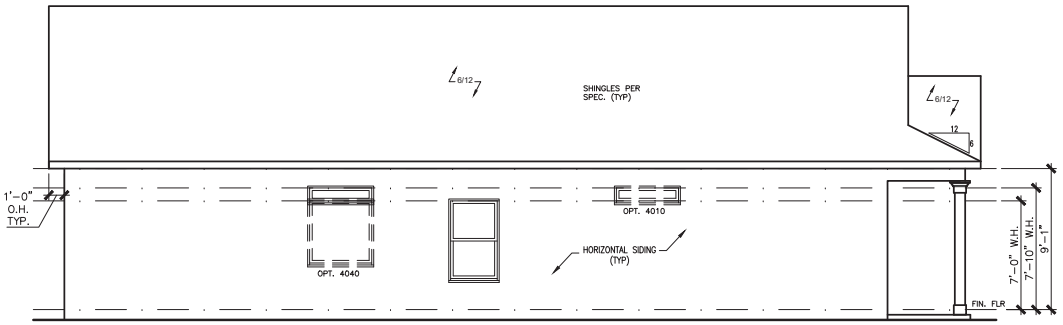


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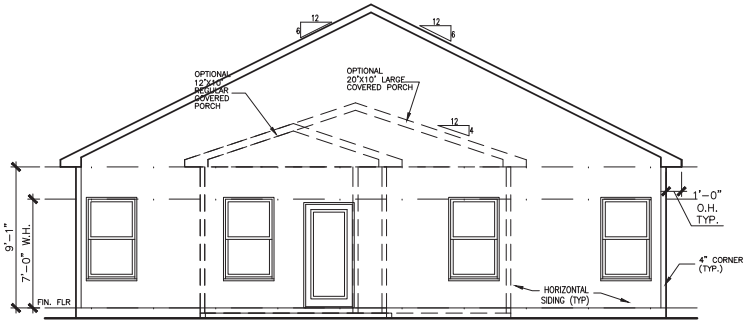
SCALE : 1/8" = 1'-0"

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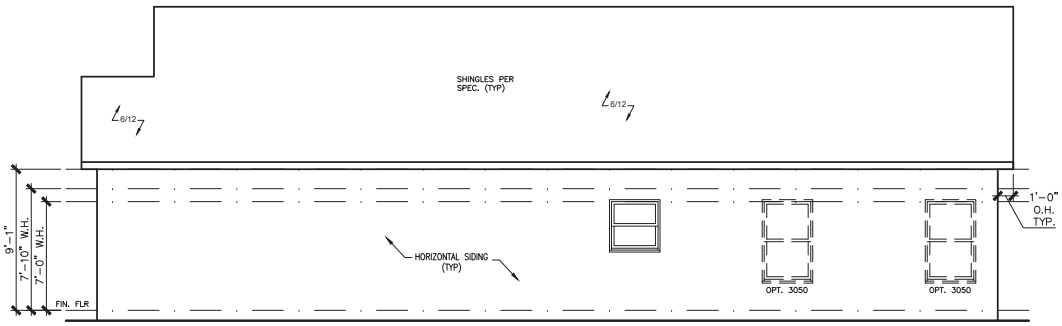
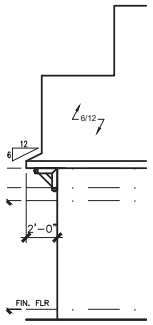



RIGHT ELEVATION "B E H K"
SCALE : 1/8" = 1'-0"

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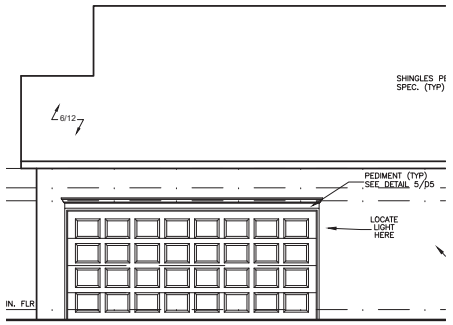


RIGHT ELEVATION "B E H K"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
SIDES & REAR
PEARSON

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| BY: SL | CHK: AW |
| DATE: 5/26/2022 | |
| FACADE OPT: B | |
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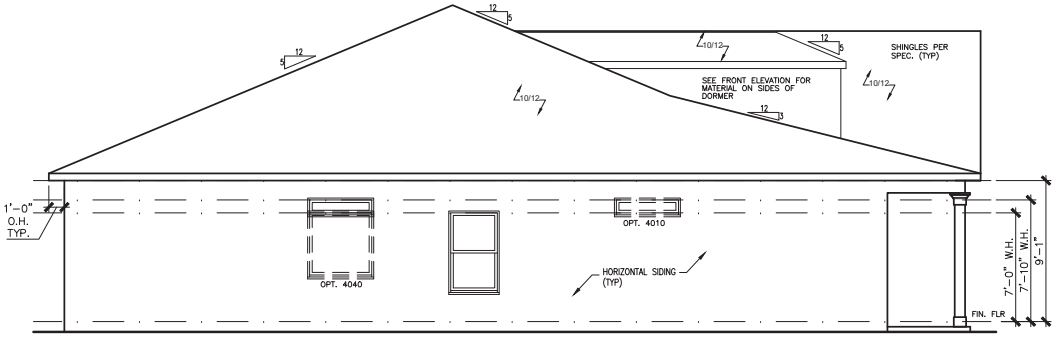
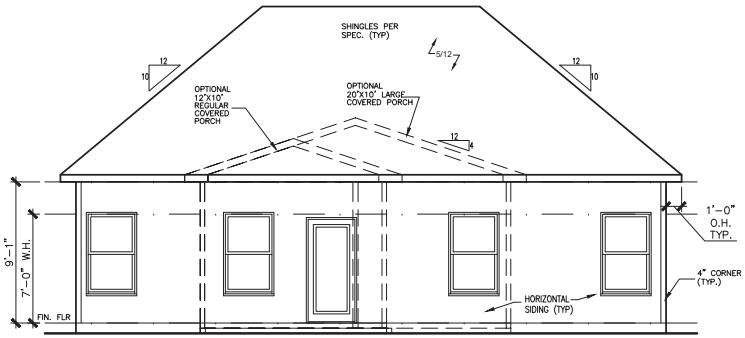



LEFT ELEVATION "C F I L"

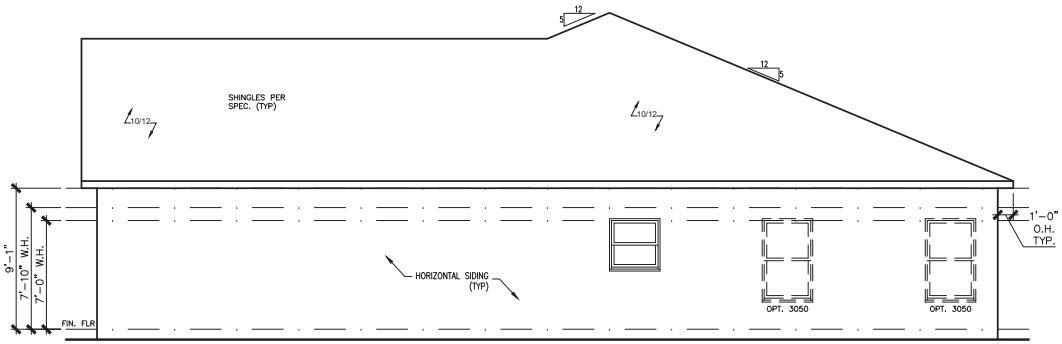
SCALE : 1/8" = 1'-0"




REAR ELEVATION "C F I L"

SCALE : 1/8" = 1'-0"

ELEVATIONS
SIDES & REAR
PEARSON




RIGHT ELEVATION "C F I L"

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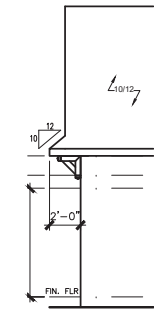


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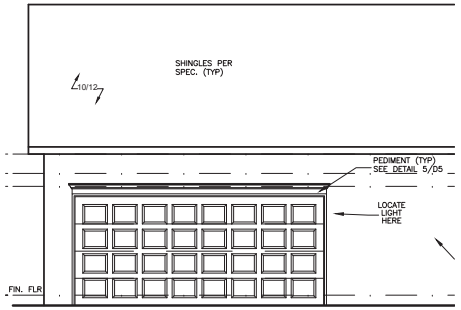


RIGHT ELEVATION "C F I L"
OPTIONAL SIDE ENTRY GARAGE

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| BY: SL | CHK: AW |
| DATE: 5/26/2022 | |
| FACADE OPT: C | |
| PLAN ID: | |
| FND: ALL | ELEV: CFIL |
| PAGE NO: A2.3 | |

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PLANNING AND DEVELOPMENT
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# TELFAIR

PLAN ID 050620

## DRAWING INDEX


| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1-A1.14 | FRONT ELEVATIONS |
| A2.1-A2.3 | SIDE & REAR ELEVATIONS |
| A3.1-A3.1.1 | SLAB FOUNDATIONS |
| A4.1-A4.2 | BASEMENT FOUNDATIONS |
| A5.1-A5.1.3 | FIRST FLOOR PLANS & DETAILS |
| A5.2 | OPTIONAL SECOND FLOOR |
| A5.4 | CROSS SECTIONS |
| A6.1-A6.3 | ROOF PLANS |
| A7.1-A7.3 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUT |


| AREA TABULATION | |
|---|---|
| FIRST FLOOR | 1803 |
| TOTAL | 1803 |
| OPTIONAL FIN. 2ND FLOOR | 570 |
| TOTAL W/ FIN. 2ND FLOOR | 2373 |
| UNFINISHED BASEMENT | 1806 |
| FINISHED BASEMENT | 1581 |
| GARAGE | 403 |
| FRONT PORCH ELEVATION A D G (COVERED) | 24 |
| FRONT PORCH ELEVATION B E H (COVERED) | 61 |
| FRONT PORCH ELEVATION C F I (COVERED) | 120 |
| REAR PATIO | 120 |

## GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

| PLAN REVISIONS | | | |
|---|---|---|---|
| DATE | BY | REVISION | PAGE # |
| 7/19/2019 | AW | Added elevations K & L | A1.11-A1.12 |
| 7/25/2019 | AW | Relocated water heater to increase sq. ft. from 1795 to 1803 | A3.1, A5.1, A7.2, A7.2.1, A8.1 |
| 8/29/2019 | AW | PROTOTYPE WALK CHANGES - SEE REVISION SHEET | ALL |
| 11/18/2019 | AW | For 2-story version made wall between stairs and Owner's 2x6 and coat closet wall 2x6 | A5.1.1 |
| 11/18/2019 | AW | Flipped location of HVAC platform for 2-story version to rear of house which relocated B-5 W.I.C. and window | A5.3.2, A6.1-A6.3, A7.3.2 |
| 2/12/2020 | AW | Added note for LVL at rear 3050 twin for plans without 2nd floor per truss/engineering | A5.1 |
| 5/1/2020 | AW | PCR #3744 Changed hall bath 3068 door to 2868 to clear cabinet knobs | A5.1 |
| 5/6/2020 | AW | PCR #3777 Removed small piece of foyer chair rail/shadow box between living rm opng & kitchen | A8.1 |
| 8/11/2020 | AW | Elevations K & L - changed front porch cedar columns to std. box column and removed decoratve brackets on front porch oF Elev L and added 1x10 at fin. flr. level where B&B shown | A1.11, A1.12 |
| 11/1/2021 | AW | PCR #4579 Adjust location of opt. pendants & opt. LED Kitchen lights for better placement | A7.3 |

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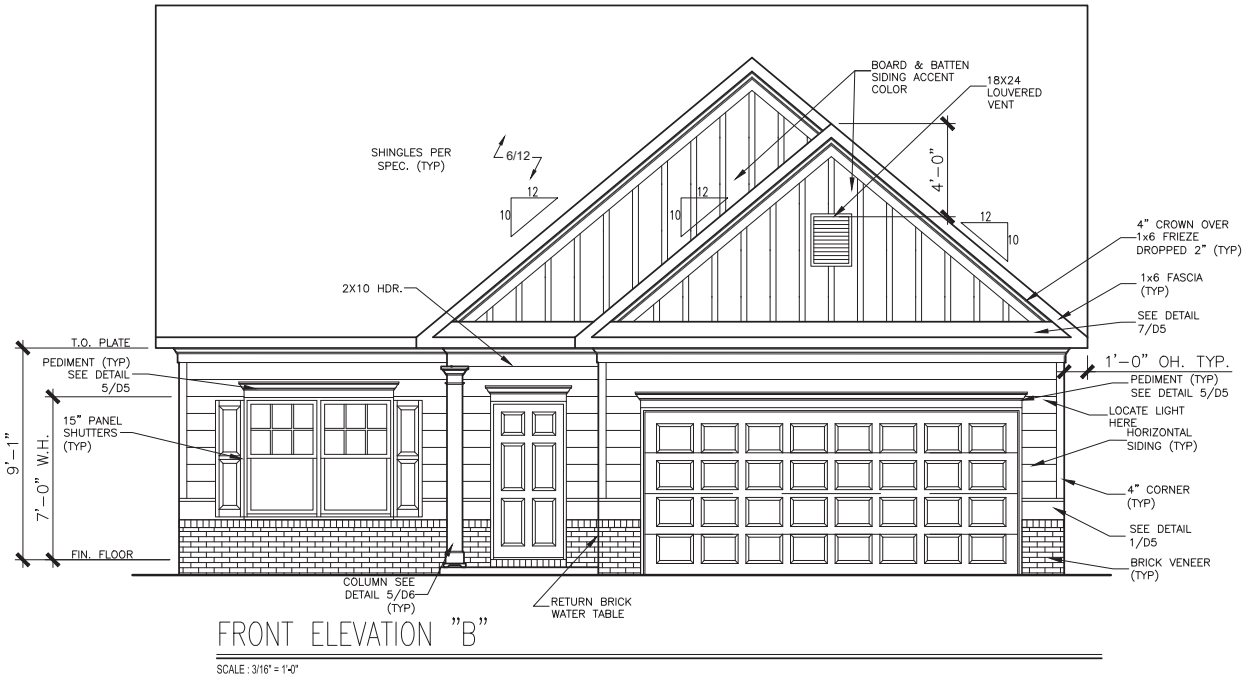
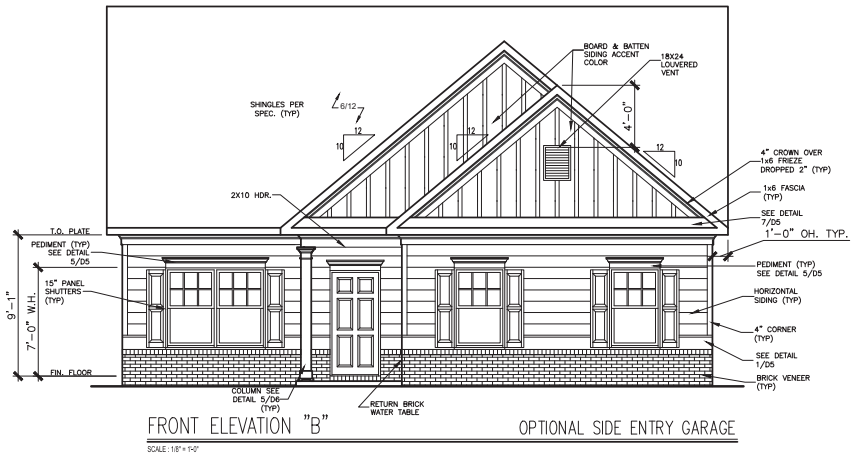



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING




FRONT ELEVATION "B" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

| REVISION | BY | DATE |
|---|---|---|
| | | |

ELEVATIONS
FRONT ELEVATION
TELFAIR

| | |
|---|---|
| BY: MM | CHK: AW |
| DATE: 8/21/2020 | |
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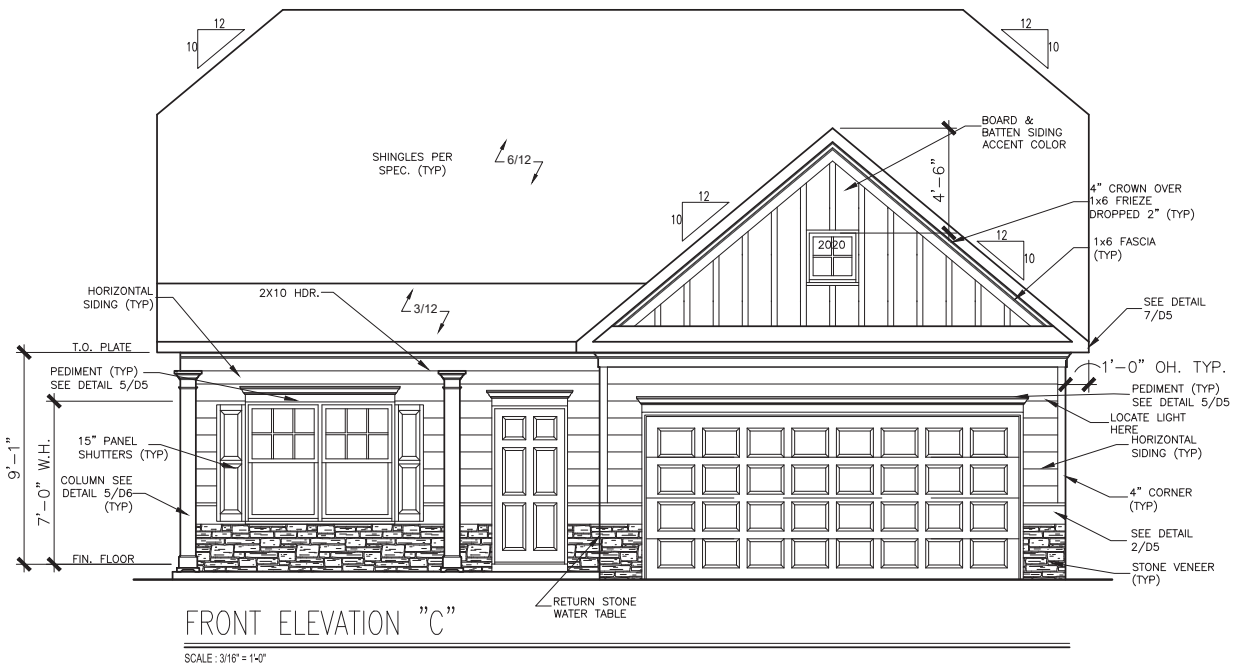


FRONT ELEVATION "C"

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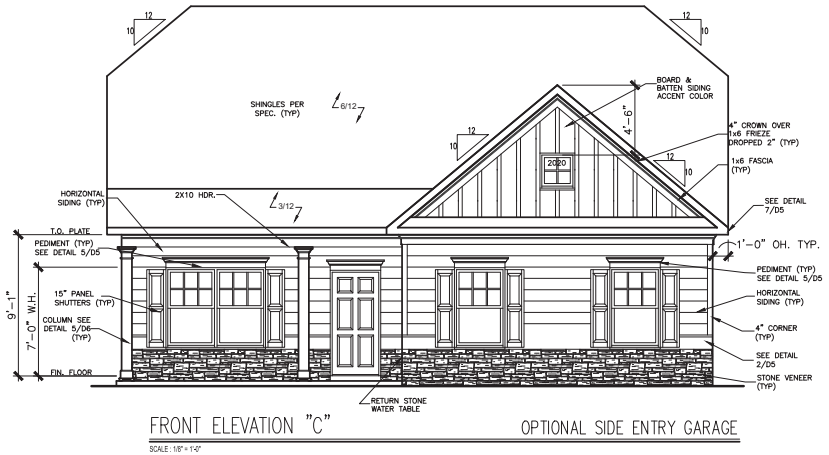


FRONT ELEVATION "C" OPTIONAL SIDE ENTRY GARAGE

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ELEVATIONS
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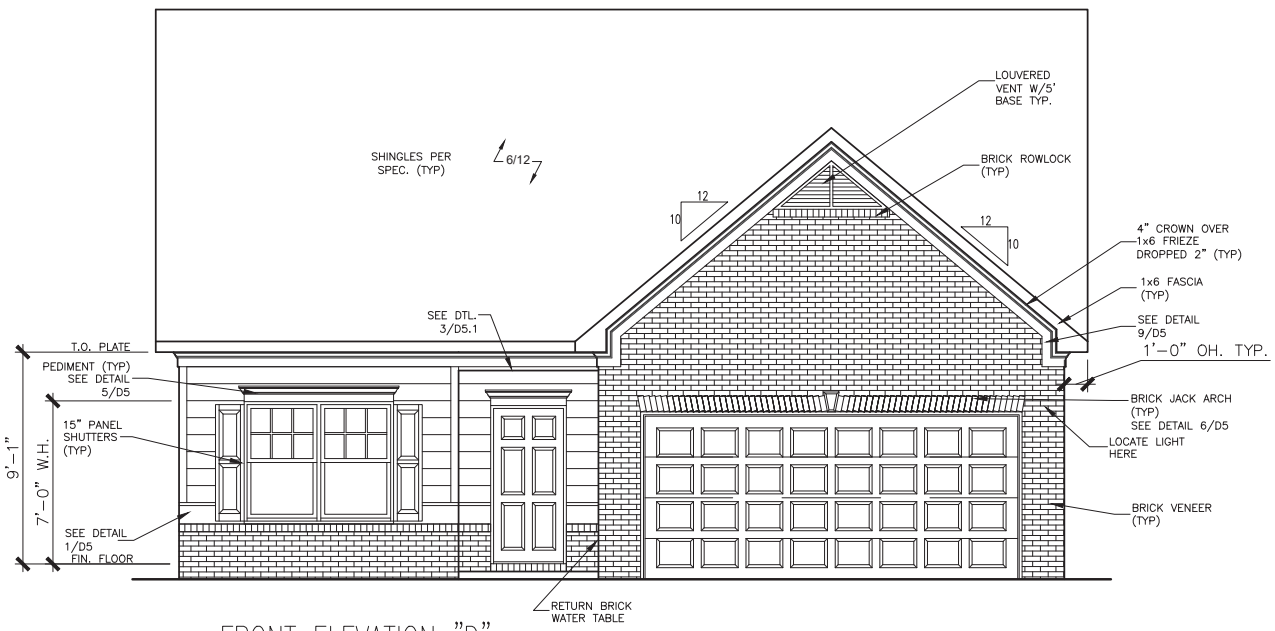


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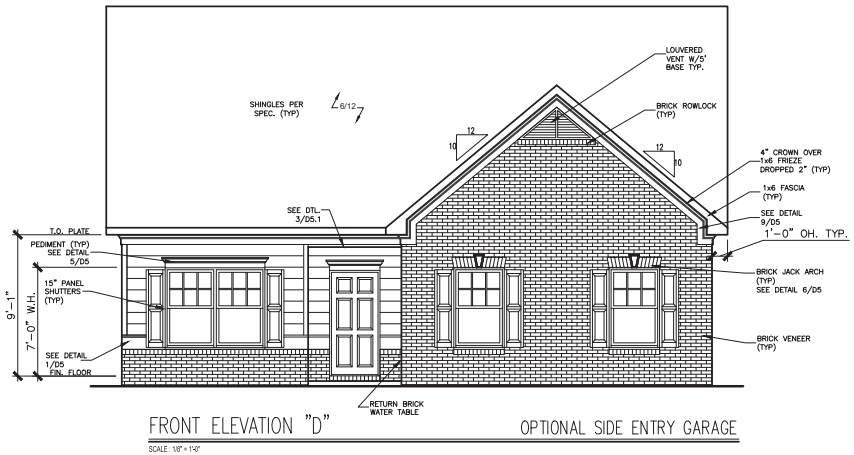


FRONT ELEVATION "D" OPTIONAL SIDE ENTRY GARAGE

SCALE : 1/8" = 1'-0"

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ELEVATIONS
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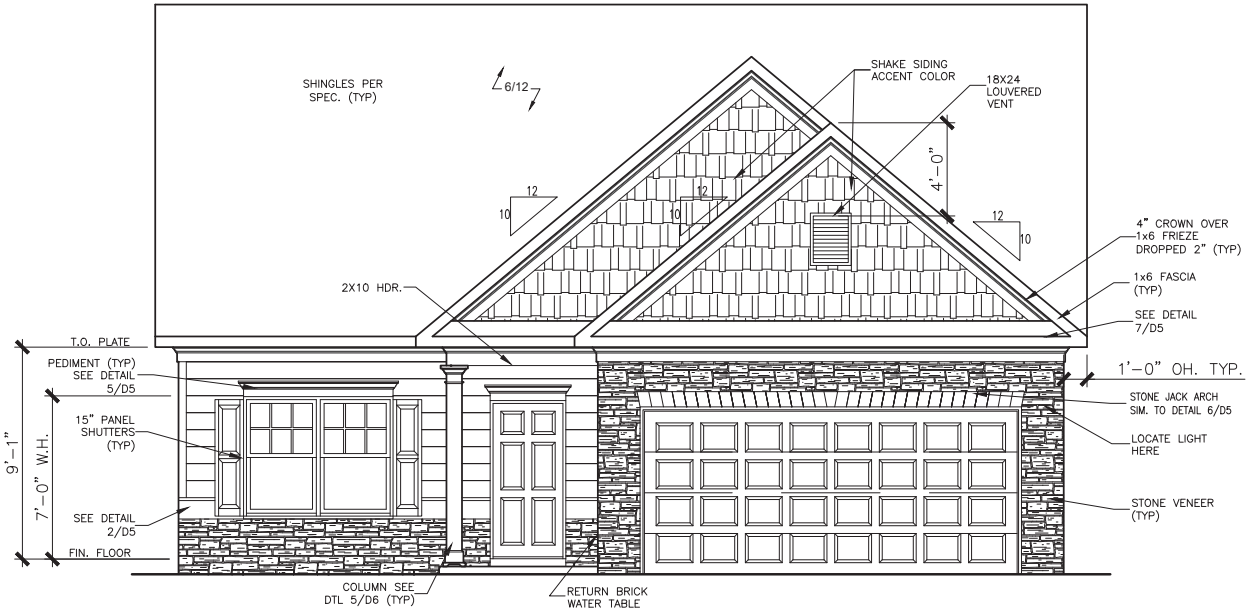


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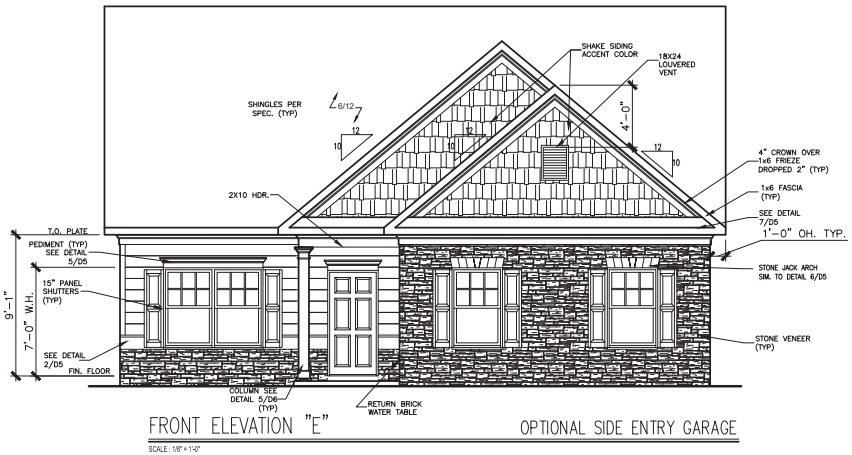


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SCALE : 1/8" = 1'-0"

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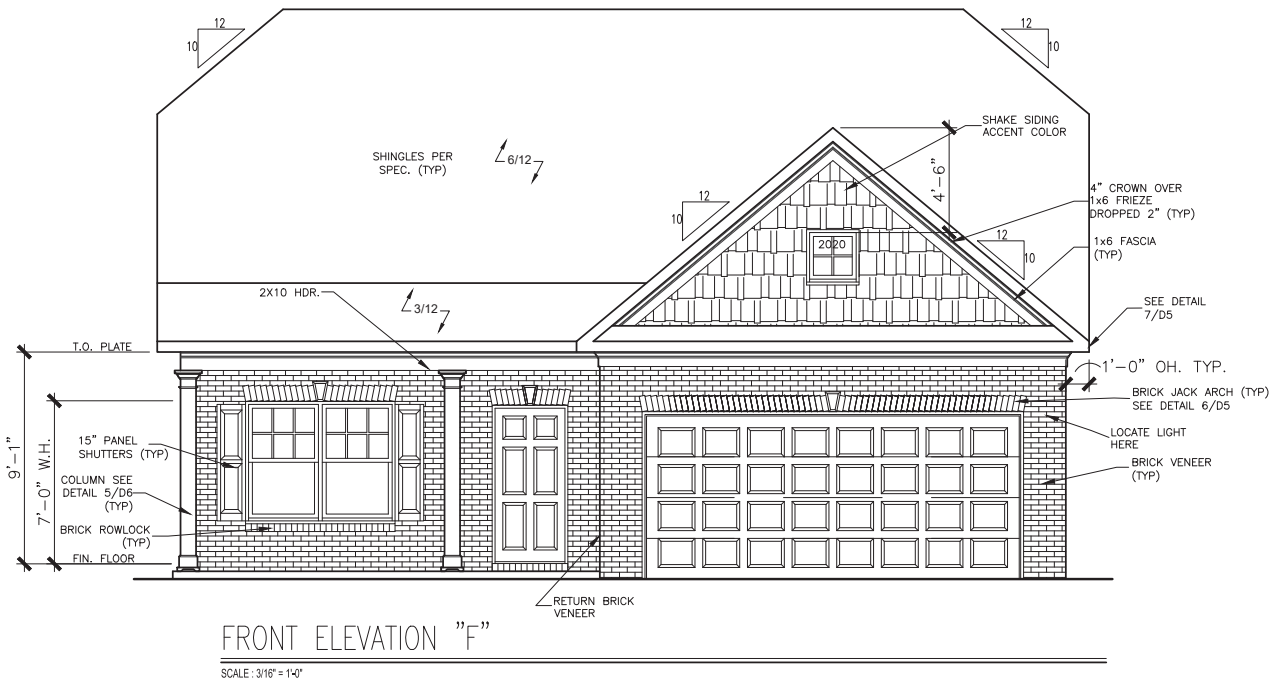


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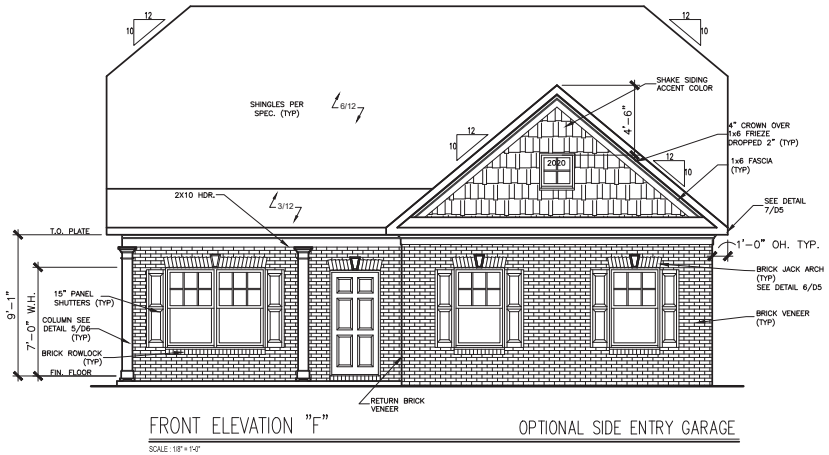


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ELEVATIONS
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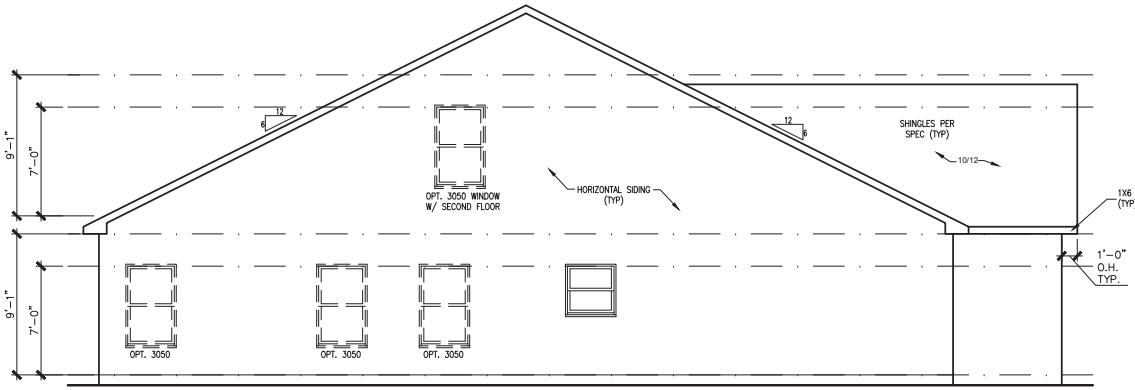


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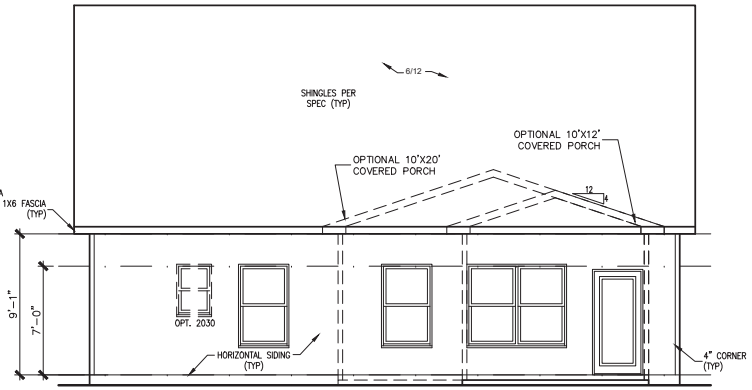


REAR ELEVATION

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ELEVATIONS
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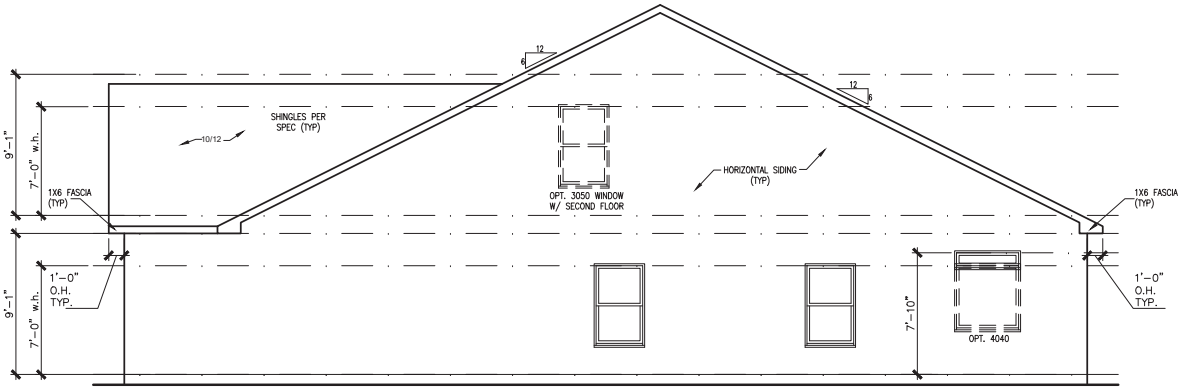


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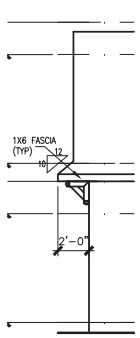


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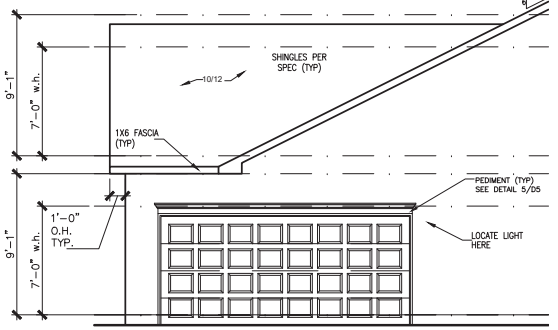


RIGHT ELEVATION "A D G J"
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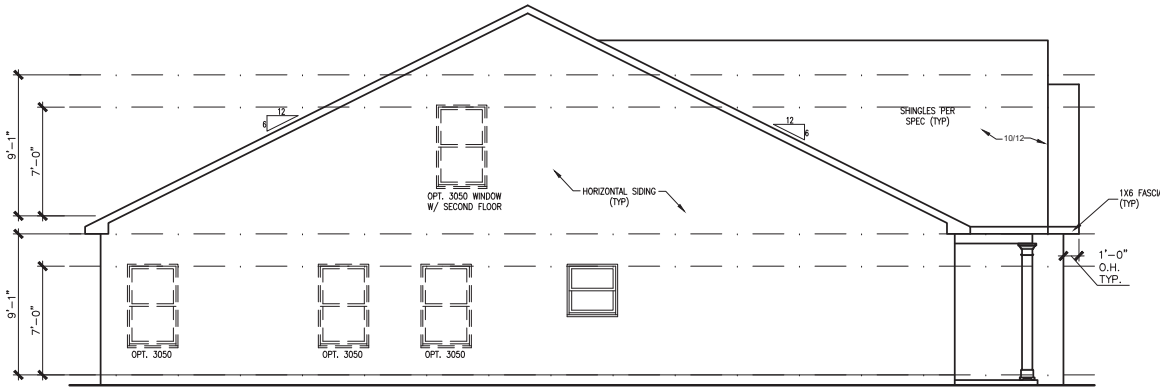


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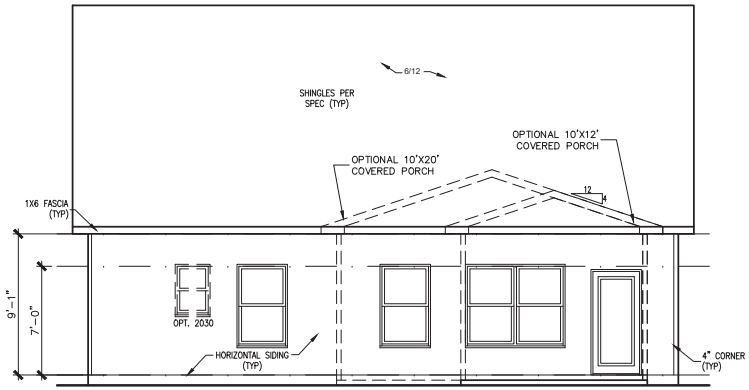


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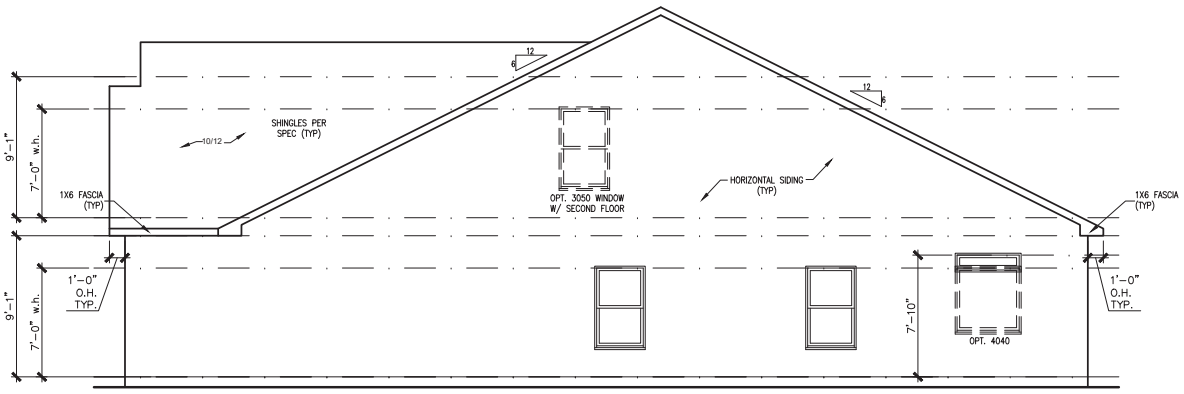


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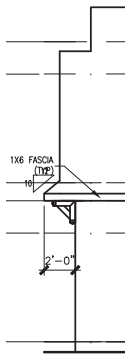


RIGHT ELEVATION "N"

RIGHT ELEVATION "B E H K N"
OPTIONAL SIDE ENTRY GARAGE

ELEVATIONS
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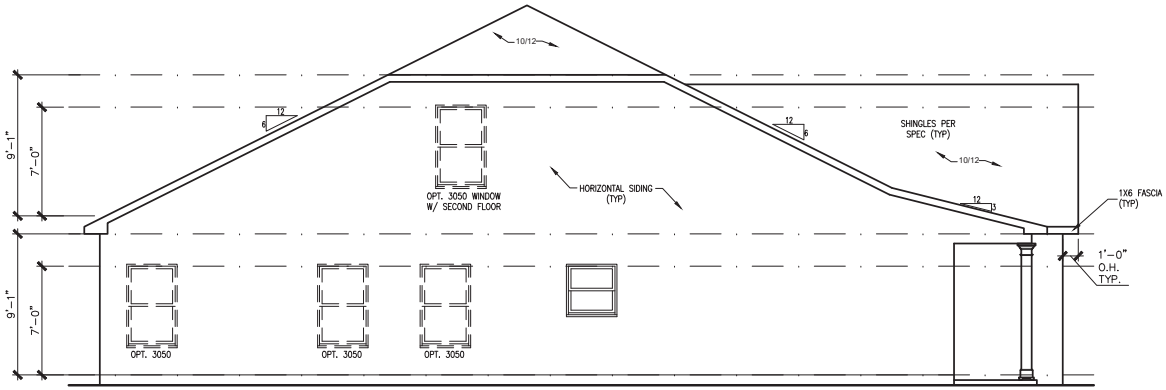


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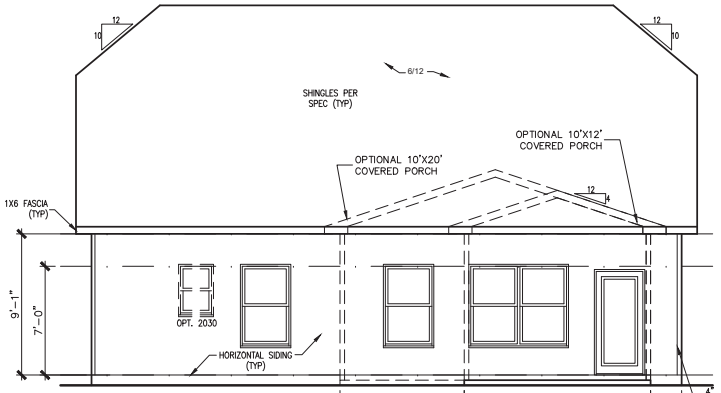


REAR ELEVATION

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ELEVATIONS
SIDES & REAR
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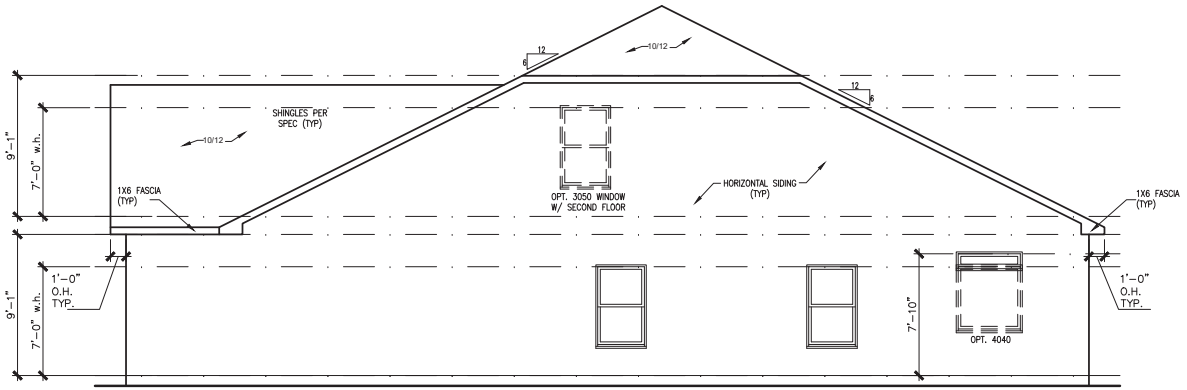


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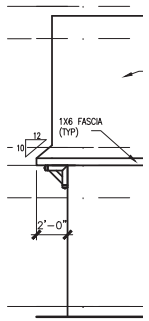


RIGHT ELEVATION "O"

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OPTIONAL SIDE ENTRY GARAGE

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

**[attached]**

October 30th, 2025

**Re: Letter-of-Intent**
**1120, 1150, 1156 Old Loganville Road SW (+/- 25.4 acres)**
**Gwinnett County, Georgia**

Dear Community Development Officials:

This Letter-of-Intent and the attached rezoning application (the "Application") are submitted on behalf of InLine Communities, LLC (the "Applicant") to request the rezoning of approximately 25.4 acres located at 1120, 1150, 1156 Old Loganville Road SW (PIDs 5097 005, 5097 006, 5097 007) from "R-100" to "OSC" (Open Space Conservation). The applicant also requests 1) a concurrent variance to waive the requirement of Gwinnett County UDO Sec. 212-60.7 – requires all streets, except for loop streets, to terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable and 2) a concurrent waiver to Gwinnett County UDO Sec. 360-20.2 – dead end streets to have one end permanently closed shall provide a cul-de-sac or other approved turnaround and may be no more than 600 feet in length.

These requests will facilitate the development of a 56-lot single-family detached conservation subdivision that is both sensitive to the site's environmental features and compatible with the surrounding residential character. Lots will be a minimum of 52 feet in width and 5,720 square feet in lot area.

Homes will be constructed with attractive architectural design and building materials with a combination of brick, stone, board and batten, and cementitious siding, as depicted in the renderings submitted and which would meet or exceed the requirements of the UDO's Architectural Design Standards for detached residential buildings. All homes will include two-car garages and have minimum heated floor area of 1,800 sqft; both single-story ranch and two-story traditional plans will be offered.

**Compatibility with Surrounding Context & Justification for FLUM Amendment and Variance**

The proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The surrounding area is characterized primarily by single-family detached residential developments of similar (or greater) densities. There are a variety of zoning districts located near and around the subject site, with the vast majority being zoned "OSC". The site is within 500' of "C-1" zoned property along Brushy Fork Road and Old Loganville Road, and directly adjacent to a landscape storage/staging yard ("Professional Pinestraw Services").

The subject site is comprised of both "Suburban Residential" (PID 5097 005) and "Rural" (PIDs 5097 006 and 5097 007) character areas per the Gwinnett County 2045 Comprehensive Plan. The "Rural" portion of the site is a small area located between a broader area of "Suburban Residential" to the west, north, and east. "Traditional+" and "Traditional" character areas are prevalent in the surrounding areas, and adjacent to the site in all directions.

Suburban Residential areas represent the typical subdivision type in Gwinnett County. Permitted zoning districts within Suburban Residential include “R-60”, “OSC”, “R-75”, “R-100”, and “R-LL”, which supports the rezoning request. While a portion of the property carries a “Rural” designation, that classification no longer reflects the conditions or future vision for this location. According to the 2045 Unified Plan, “Rural” character areas are intended primarily for low-intensity residential or agricultural uses in areas that have seen little development pressure and are not in areas served by suburban infrastructure. This site, however, is directly influenced by surrounding suburban subdivisions and established infrastructure.

Reclassifying this small “Rural” portion to “Suburban Residential” is logical and consistent with County policy because it aligns with the Plan’s intent to direct growth to areas already served by road networks, schools, utilities, and services, and it supports conservation subdivision design in areas adjacent to established neighborhoods, balancing preservation of natural resources with compatible residential growth. This amendment enables the property to develop in an orderly, coordinated way that advances the Comprehensive Plan’s goals for well-designed growth.

The proposed variance to Sec. 212-60.7B and waiver to Sec. 360-20.2 are necessary to facilitate the development due to the size, shape, and topography of the subject site which are features outside of the Applicant’s control. The relatively small site is constrained by its long and narrow shape, small size, and existing hydrological features that render the majority of the subject site unbuildable, preventing loop road circulation. Because of the limits of the floodplain and the slope toward the southern property end, a terminating cul-de-sac is the only feasible means of circulation without excessive site disturbance.

**Site Design and Conservation Approach**

This plan provides 3.29 acres of highly usable open space. Buffers to the west of the site protect existing neighbors, while a broad open corridor through the center of the site—which will be framed by a horse-rail style fence—creates a welcoming green common area for residents to gather, relax, and enjoy. This green corridor connects directly to additional open space/common area across the street. The site’s open space will be enhanced with trails, pavilions, fire pits, seating areas, and open lawns for community use such as dog runs, frisbee areas, and picnic areas, creating a signature amenity that extends beyond the homes.

Adjacent to the usable open space is the open floodplain area located on the south end of the property. Of the 25.4-acre tract, approximately 10.2 acres consists of floodplain currently used as a stable and pasture. This area will be preserved under the open space requirements of the “OSC” zoning district, clustering homes on the upland portions of the site to concentrate development away from the currently underdeveloped floodplain.

The floodplain land is dry, open, partially cleared, and has long been enjoyed by the current property owners as a beautiful and usable natural amenity that is home to a traditional-style horse stable. Current plans are to convert the stable into a pavilion/picnic facility. Included in this LOI are pictures that show the beauty of this space and the vision for how it will be utilized by homeowners.

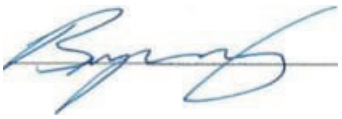
This integration of common areas, beautiful open space, and thoughtfully designed homes creates a conservation community that blends comfort, recreation, and preservation.

**Conclusion**

The proposed neighborhood will integrate seamlessly with the surrounding suburban pattern, providing high-quality housing while preserving much of the land as usable green space. The proposed neighborhood is not only contextually sensitive and appropriate at this location, but it also supports and advances the vision of the Gwinnett County 2045 Comprehensive Plan by protecting natural features while allowing for well-designed growth that encourages a variety of housing types. For these reasons, the Applicant and property owner respectfully request approval of the Rezoning and Future Land Use Map amendment.

We welcome the opportunity to meet with Planning Staff, the Planning Commission, and the Board of Commissioners to discuss this proposal in more detail.

**InLine Communities, LLC**



Bryan Musolf, Manager
1776 Peachtree Street NW – Suite 260S
Atlanta, Georgia 30309

**Constitutional Objections**

The portions of the Code of Ordinances and Zoning Ordinance for Gwinnett County (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner'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 Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights 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 in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for OSC as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted 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 related variances would constitute an arbitrary and capricious act by Gwinnett County and the 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 the Due Process Clause of the Fourteenth Amendment. A refusal by Gwinnett County and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

# 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 development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The surrounding area is characterized primarily by single-family detached residential developments. There are a variety of zoning districts located near and around the subject site, with the vast majority being zoned "OSC". The site is within 500' of "C?1" zoned property along Brushy Fork Road and Old Loganville Road, and directly adjacent to a landscape storage/staging yard ("Professional Pinestraw Services"). The proposed use is consistent with this context and complements the established suburban development pattern.*

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 adjacent properties. Instead, the design of the subdivision will create permanent natural buffers and a significant portion of the site will remain permanently preserved, which will help protect adjacent properties and reduce visual and environmental impacts.*

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

*While the property has a limited economic use as currently zoned, the presence of approximately 9.5 acres of floodplain significantly constrains the layout of a traditional "R 100" subdivision. Rezoning to "OSC" allows a thoughtful design that concentrates development on suitable upland areas while respecting environmental constraints. Without the "OSC" rezoning, a large portion of the site would remain undevelopable, and the resulting subdivision would be less efficient and less compatible with its surroundings.*

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

*No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The 56-lot subdivision will result in a modest increase in traffic, but the Property is located in close proximity to major transportation corridors including Athens Highway/Highway 78 and GA-20/Loganville Highway. Water and sewer utilities are present in the immediate area and Applicant has received confirmation of adequate sewer capacity available for the proposed development.*

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

*The majority of the site is already designated "Suburban Residential", which specifically lists "OSC" as a compatible district. While a portion of the property carries a "Rural" designation, that classification no longer reflects the conditions or future vision for this location. Per the 2045 Unified Plan, "Rural" character areas are intended primarily for low-intensity residential or agricultural uses in areas that have seen little development pressure and are not in areas served by suburban infrastructure. This site, however, is directly influenced by surrounding suburban subdivisions and established infrastructure. Amending the small "Rural" portion to "Suburban Residential" creates a more cohesive land use pattern and allows a conservation subdivision that implements the 2045 Gwinnett County Unified Plan's vision of preserving environmentally sensitive lands while accommodating thoughtfully designed residential growth.*

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:

*Existing conditions, particularly the floodplain, support the use of "OSC" zoning, which is designed to protect environmentally sensitive areas. Additionally, the area surrounding the property continues to experience suburban residential growth, making the proposed conservation subdivision both timely and compatible with the surrounding development pattern. In addition, anticipated growth within the County suggests a need for additional high quality single-family homes.*

*Also, the proposed variance to Section 212-60.7B. is necessary to facilitate the development due to the size, shape, and topography of the subject site which are features outside of the applicant's control. The relatively small site is constrained by its long and narrow shape, small size, and existing hydrological features that render the majority of the subject site unbuildable, preventing loop road circulation. Because of the limits of the floodplain and the slope toward the southern property end, a terminating cul-de-sac is the only feasible means of site circulation without excessive site disturbance.*

## 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: InLine Communities, LLC | Name: Sandra Adams and Linda Zeis |
| Address: 1776 Peachtree Street NW - Suite 260S | Address: 1120,1150, 1156 Old Loganville Road |
| City: Atlanta | City: Loganville |
| State: GA ZIP: 30309 | State: GA ZIP: 30052 |
| Phone: | Phone: |
| Email: | Email: |

Contact Person: Brian Ehrsam Phone: 513.687.0752

Contact's Email: behrsam@inlinecommunities.com

**APPLICANT IS THE:**

☐ Owner's Agent ☐ Property Owner ☑ Contract Purchaser

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

Parcel Number(s): 5097 005, 5097 006, 5097 007 Acreage: 25.40

Property Address(es): 1120,1150, 1156 Old Loganville Road Loganville GA 30052

Proposed Development: Single-Family Detached Subdivision

Variance(s): 212-60.7B Waiver(s): 360-20.2C.1

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|---|
| No. of Dwelling Units: 56 | No. of Buildings: |
| Dwelling Unit Sq. Ft.: 1800 sq ft | Total Building Sq. Ft.: |
| Density: 2.20 | 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:

# 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 Ehrsam**

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

**Campaign Contributions? NO**

**Contributions:**

| Official Name | Contribution Amount | Date of Contribution | Contributor |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |
| | | | |

## REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

Sandra Adams — 7-24-25

*Signature of owner* — *Date*

Sandra G. Adams - Owner, Parcel ID Nos. R5097 006, R5097 007

*Type or print name and title* — *Date*

Cassidy Johnson — July 24, 2025

*Signature of notary public* — *Date* — *Notary seal*

CASSIDY JOHNSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-21-2028

**REZONING PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

Linda M Zeis — July 24, 2025

*Signature of owner* — *Date*

Linda M. Zeis - Owner, Parcel ID No. R5097 005

*Type or print name and title* — *Date*

Cassidy Johnson — July 24, 2025

*Signature of notary public* — *Date* — *Notary seal*

CASSIDY JOHNSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-21-2028

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

**Note: A separate verification form must be completed for each tax parcel included in the rezoning request.**

**Parcel ID Number:**
(Map reference number)

| 5 | 97 | R5097 006 |
|---|---|---|
| *District* | *Land lot* | *Parcel* |

*Signature of applicant* — *Date*: 7/28/2025

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
*Type or print name and title* — *Date*

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

---

## TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Binh Tran
*Name*

TSA
*Title*

7-28-2025
*Date*

---

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

**Note: A separate verification form must be completed for each tax parcel included in the rezoning request.**

**Parcel ID Number:**
(Map reference number)

| 5 | 97 | R5097 005 |
|---|---|---|
| *District* | *Land lot* | *Parcel* |

*Signature of applicant* — *Date*: 7/28/2025

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
*Type or print name and title* — *Date*

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

---

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Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Binh Tran
*Name*

TSA
*Title*

7/28/2025
*Date*

---

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

**Note: A separate verification form must be completed for each tax parcel included in the rezoning request.**

**Parcel ID Number:**
(Map reference number)

| 5 | 97 | R5097 007 |
|---|---|---|
| *District* | *Land lot* | *Parcel* |

*Signature of applicant*

7/28/2025
*Date*

InLine Communities, LLC - Attention: Brian Ehrsam, Manager
*Type or print name and title*

*Date*

*****Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.*****

---

## TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Binh Tran
*Name*

TSA
*Title*

7-28-2025
*Date*

---

## 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 #**C2025-188-07**
Expiration Date: 07/24/2026
Tie-In Manhole FID: **240950**

July 24,2025

Brian Ehrsam
Inline Communities
1776 Peachtree St NW, Suite 260S
Atlanta, GA 30309

RE: Sewer Availability for Proposed Development – 1150 Old Loganville Road
Parcel ID 5097 005, 5097 006, 5097 007

Dear Mr. Ehrsam:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 60 single-family homes on the above parcel(s) and determined:

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

This confirmation is based on your anticipated annual average daily flow of **10.42 gpm** discharging to the sewer tie-in manhole at Facility ID **240950**.

**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 STUDY
# FOR
# PROPOSED RESIDENTIAL DEVELOPMENT
# AT 1150 OLD LOGANVILLE ROAD

## GWINNETT COUNTY, GEORGIA




***Prepared for:***

***Inline Communities, LLC.***
***1776 Peachtree Street NW, Suite 260S***
***Atlanta, GA 30309***

***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

August 01, 2025
Revised: September 23, 2025.
A & R Project # 25-152

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| 2. | Existing Conditions | 1 |
| 3. | Methodology | 2 |
| 4. | Proposed Development | 2 |
| 5. | Trip Generation | 2 |
| 6. | Trip Distribution | 2 |
| 7. | Turn Lane Analysis | 3 |
| 8. | Conclusions and Recommendations | 4 |


# APPENDIX


Proposed Site Plan .....

Traffic Counts .....

# 1. INTRODUCTION

The proposed residential development is located at 1150 Old Loganville Road, Gwinnett County, Georgia. The development proposed 56-unit detached single-family residential development. It will be located on south side of Old Loganville Road east of Savannah Ridge Trace and west of Brushy Ford Road, and the property has approximately 795 feet of frontage along Old Loganville Road. The development proposes one full access driveway on Old Loganville Road.

This study will analyze the need for the turn lanes on Old Loganville Road into the proposed residential development. The location of the development and the surrounding roadway network is shown below.




# 2. EXISTING CONDITIONS

Old Loganville Road is an east-west, two-lane undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Based on the traffic data collected on Wednesday, September 17, 2025, the 24-hour two-way traffic on Old Loganville Road between Savannah Ridge Trace to the west and Brushy Ford Road to the east, was 6,449. Gwinnett County's traffic counts collected on Tuesday, January 11, 2024, traffic volumes on Old Loganville Road between Pate Road and Rosebud Road were 3,784. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-8538) indicate that the daily traffic volume on Old Loganville Road in 2023 was 3,780 vehicles per day west of Rosebud Road. Gwinnett County classifies Old Loganville Road as a major collector street.

# 3. METHODOLOGY

In this study, the methodology used for evaluating left/right turn lane design is based on the criteria that is set forth in the Gwinnett County Criteria and Guidelines, Table-1 for residential developments for Left Turn Lanes and Gwinnett County Unified Development Ordinance (UDO) Standards, Section 900-30.1 for right turn lanes. The traffic volume projections will be provided in accordance with the generally accepted ITE Trip Generation Manual, 11th Edition.

# 4. PROPOSED DEVELOPMENT

The proposed development will consist of 56 units of single family detached housing with associated parking facilities. The development proposes one full access driveway located at 1150 Old Loganville Road.

# 5. 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 Engineer (ITE) Trip Generation report. 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 total trip generation for the proposed development is shown in Table 1.

A trip is a single or one-direction vehicular trip with either the origin (outbound) or destination (inbound) or both inside the study area. Each trip has two trip ends. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period. Listed below is a brief description of the land use as described by the ITE Trip Generation Manual:

Single Family Detached Housing (#210) – A single-family detached housing site includes any single-family detached home on an individual lot.

TABLE 1 – 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** | 56 Units | 11 | 33 | 44 | 36 | 22 | 58 | 592 |

# 6. TRIP DISTRIBUTION

The trip distribution is the percentage of the site traffic that travels on each of the various roadways to and from the site. The trip distribution for the proposed development was assumed as below:

- 60% of the new trips will travel to/from the west of Old Loganville Road
- 40% of the new trips will travel to/from the east of Old Loganville Road

The trip distribution percentages are applied to the left and right turn movements and are shown in the Table 2 and 3 respectively.

| Table 2 – Trip Distribution for Left-turn Lanes | | |
|---|---|---|
| Peak Period | Left Turns (IN) | Entering Total |
| AM | 4 | 11 |
| PM | 14 | 36 |
| Daily | 118 | 296 |

| Table 3 – Trip Distribution for Right-turn Lanes | | |
|---|---|---|
| Peak Period | Right Turns (IN) | Entering Total |
| AM | 7 | 11 |
| PM | 22 | 36 |
| Daily | 178 | 296 |

# 7. Turn Lane Analysis

## 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 over 6,000 is 65 lots. Since the proposed development will have 56 units and will not exceed the threshold, a left turn lane is not warranted at the site driveway

## Right 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 (900-30.1). Since Old Loganville Road is classified by Gwinnett County as a major collector street, a right turn lane is warranted at the site driveway.

# 8. CONCLUSIONS AND RECOMMENDATIONS

The proposed residential development consisting of 56 units single family detached houses will create 592 two-way trips per day at the proposed full access driveway located at 1150 Old Loganville Road.

Since the full-access driveway is located on a roadway classified under the Gwinnett County Major Thoroughfare Plan, a right-turn lane is warranted based on the Gwinnett County Unified Development Ordinance (UDO) standards. A left-turn lane is not warranted as per Gwinnett County's standards. Therefore, the proposed full-access driveway will include a full-length deceleration lane in accordance with Gwinnett County requirements.

## Exhibit I: 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?**

   Local stakeholders, Planning Commissioner, County District Commissioner, and other relevant community groups in the immediate area.

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.**

   South Gwinnett High School-Choir Room - 2288 Main Street E, Snellville, GA 30078

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.**

   Tuesday, December 16th @ 6 PM.

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

   Informal presentation with Q&A. Applicant will present boards with site plan, renderings, imagery, and other applicable exhibits. Attendees will complete a sign-in sheet and applicant will follow up with those who have concerns or additional questions not able to be addressed in the PP 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 3877 (attached) with itemized name and address of each addressee.</u>**

   Reference attached mailing list and notice letter.

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.**

   6:00-7:00 PM on December 16th, 2025 at South Gwinnett High School-Choir Room (2288 Main Street E, Snellville, GA 30078)

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>**

   No attendees, only applicant representatives - Brian Ehrsam (InLine Communities), Bryan Musolf (InLine Communities), Ken Wood (Planners Engineers Collaborative)

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

   N/A

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?**

   N/A

## Exhibit J: 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: | REZ2026-00004 |
| Case Address: | 1150 Old Loganville Road, Loganville, 30052 |

| | Comments: | X | YES | | NO |
|---|---|---|---|---|---|
| 1 | Old Loganville Road is a major collector. The Average Daily Traffic (ADT) Volume is 3,840. | | | | |
| 2 | The nearest Ride Gwinnett facility is located 5.4 miles away at Wisteria Drive and East Main Street (SR 10/US 78) (Stop 7000 / Route 70). | | | | |
| 3 | Per section 360-90 of the UDO, a 5’ concrete sidewalk shall be constructed along the site frontage. | | | | |
| 4 | Per section 360-30 of the UDO, a right-turn deceleration lane shall be constructed along Old Loganville Road into the site. | | | | |
| 5 | Traffic Calming shall be provided for any internal street that exceeds 500’ without a control point. | | | | |
| 6 | | | | | |
| 7 | | | | | |

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

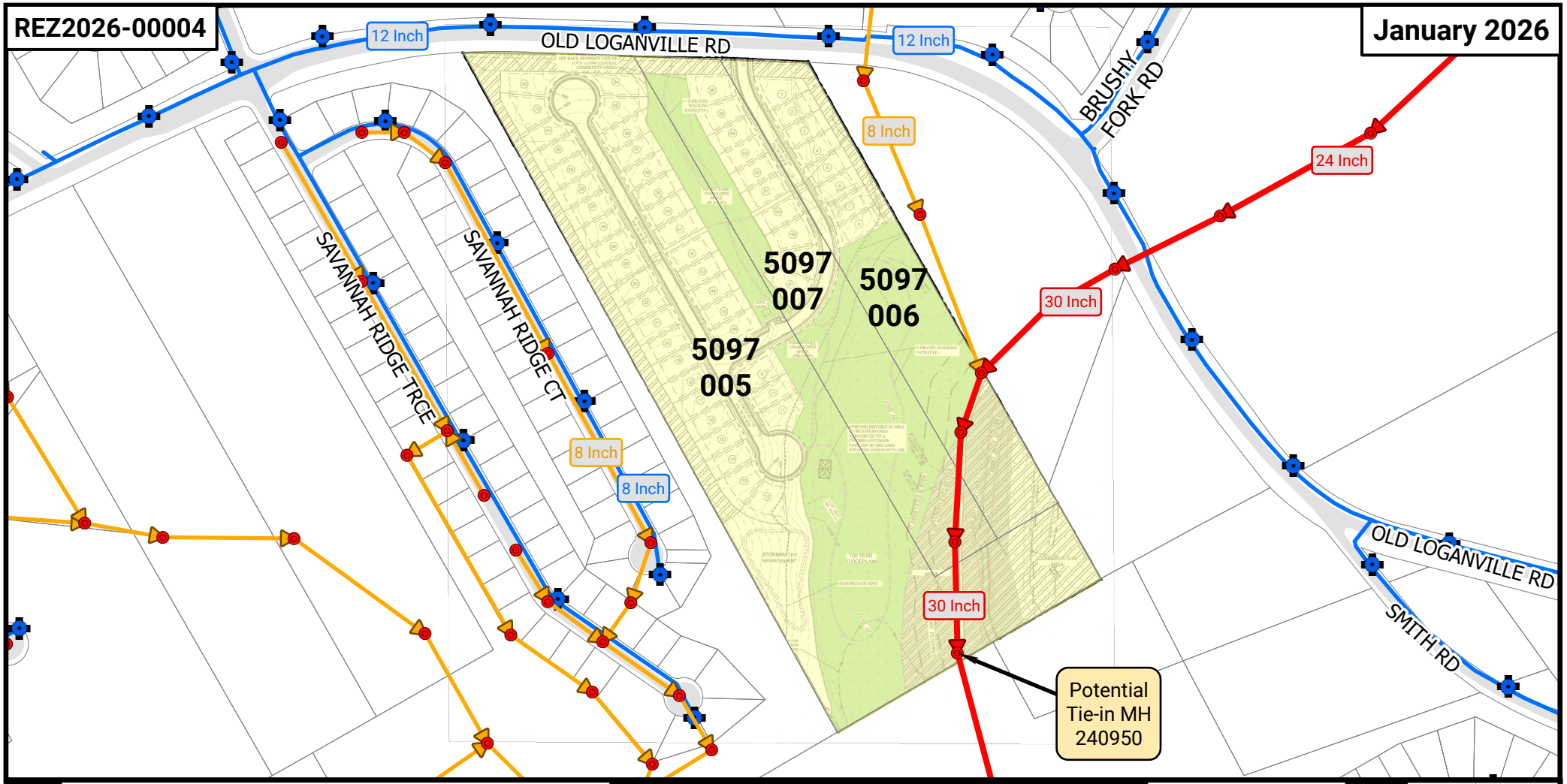
| | |
|---|---|
| **TRC Meeting Date:** | |
| Department/Agency Name: | DWR |
| Reviewer Name: | Lorraine Campagne |
| Reviewer Title: | Section Manager |
| Reviewer Email Address: | Lorraine.Campagne@gwinnettcounty.com |
| Case Number: | REZ2026-00004 |
| Case Address: | 1156 Old Loganville Rd |

| | **Comments:** | **X** | **YES** | | **NO** |
|---|---|---|---|---|---|
| 1 | Water: The proposed development may connect the existing 12-inch water main on the northern right-of-way of Old Loganville Road. A jack-and-bore may be required. | | | | |
| 2 | Sewer: A Sewer Capacity Certification (C2025-188-07) was approved in July 2025 for 60 single family homes. The proposed development plans to connect to an existing 30-inch sewer interceptor located on the subject site. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

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

REZ2026-00004

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

**1156 Old Loganville Rd**
R-100 to OSC

# *Water & Sewer Utility Map*

N W E S

0 180 360
Feet

LOCATION




**Water Comments:** The proposed development may connect the existing 12-inch water main on the northern right-of-way of Old Loganville Road. A jack-and-bore may be required.

**Sewer Comments:** A Sewer Capacity Certification (C2025-188-07) was approved in July 2025 for 60 single family homes. The proposed development plans to connect to an existing 30-inch sewer interceptor located on the subject site.

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

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

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

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

**Residential Rezoning Impact on Local Schools**
**Prepared for Gwinnett County BOC, 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 K: Maps

**[attached]**


OLD LOGANVILLE RD
SAVANNAH RIDGE CT
BRUSHY FORK RD
REZ2026-00004
Created: November 19, 2025
N
0
100
200
Feet
Gwinnett County GIS
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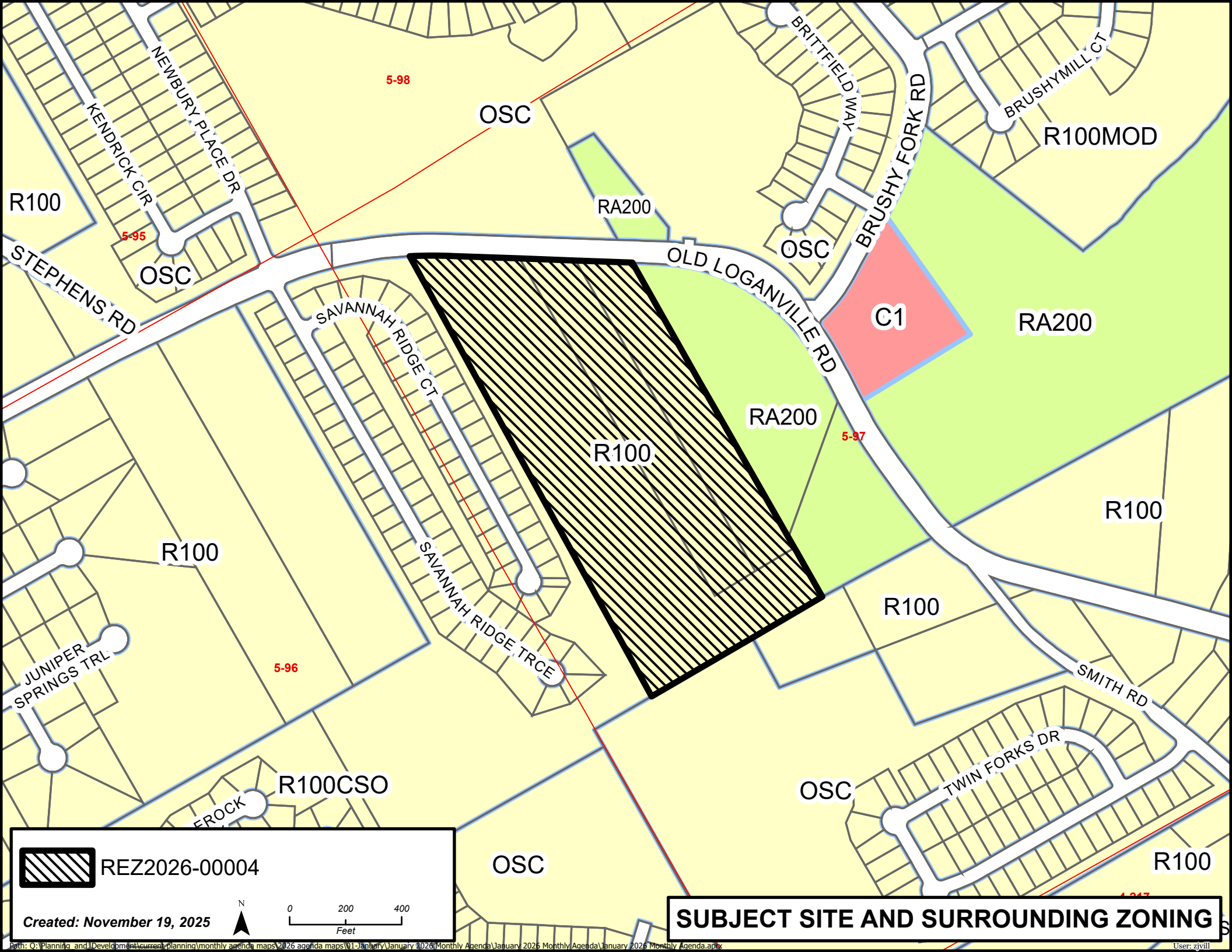
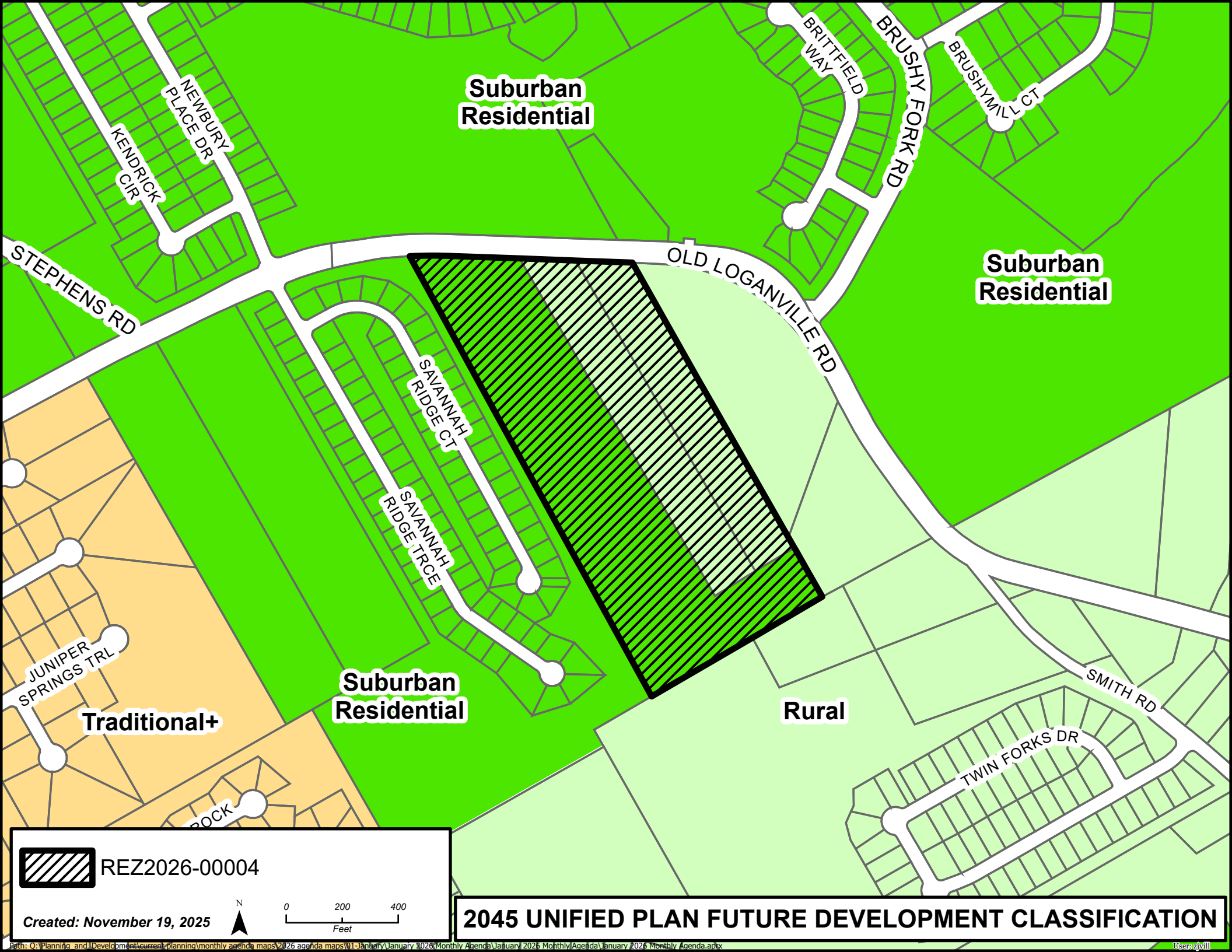
User: zjvill


5-98
OSC
KENDRICK CIR
NEWBURY PLACE DR
R100
5-95
OSC
STEPHENS RD
RA200
OSC
BRITTFIELD WAY
BRUSHY FORK RD
BRUSHYMILL CT
R100MOD
OLD LOGANVILLE RD
C1
RA200
SAVANNAH RIDGE CT
R100
RA200
5-97
R100
R100
SAVANNAH RIDGE TRCE
R100
JUNIPER SPRINGS TRL
5-96
SMITH RD
TWIN FORKS DR
R100CSO
OSC
R100
OSC
REZ2026-00004
Created: November 19, 2025
N
0
200
400
Feet
SUBJECT SITE AND SURROUNDING ZONING
Path: Q:\Planning_and_Development\current-planning\monthly agenda maps\2026 agenda maps\01-January\January 2026 Monthly Agenda\January 2026 Monthly Agenda.aprx
User: zjvill


Suburban Residential
Suburban Residential
Suburban Residential
Traditional+
Rural
OLD LOGANVILLE RD
STEPHENS RD
NEWBURY PLACE DR
KENDRICK CIR
BRITTFIELD WAY
BRUSHY FORK RD
BRUSHYMILL CT
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
JUNIPER SPRINGS TRL
SMITH RD
TWIN FORKS DR
REZ2026-00004
N
0
200
400
Feet
Created: November 19, 2025
2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
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User: zjvill

**Exhibit L: Document Presented at the March 3, 2026, Planning Commission Public Hearing**

**[attached]**

# ALTERNATIVE SITE PLAN – SECONDARY ACCESS TO OLD LOGANVILLE ROAD


OLD LOGANVILLE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
S88°42'28"E
389.56'
TRAVEL WALKING PATH (TYP.)
TRAFFIC CALMING
CONCRETE TYP.
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
TRACT 13
TRACT 14
TRACT 15
TRACT 16
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TRACT 42
TRACT 43
TRACT 44
TRACT 45
TRACT 46
TRACT 47
TRACT 48
TRACT 49
TRACT 50
TRACT 51
TRACT 52
TRACT 53
TRACT 54
TRACT 55
TRACT 56
TRAVEL WALKING PATH (TYP.)
EXISTING HISTORIC STERLING HOUSE (PRESERVED) CONVERTED INTO A COMMUNITY CLUBHOUSE, TENANT AMENITIES AND LEASING AREA FOR COMMUNITY USE
STORMWATER MANAGEMENT
100 YEAR FLOODPLAIN
CONSERVATION AREA
CONSERVATION AREA
SUBJECT PROPERTY
PROPERTY LINE (TYP.)
S29°31'48"E
39.30'
S59°45'55"W
706.18'
P.O.B.
TRACT 1
N/F
N/F
N/F

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260352 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | REZ | | |

Item of Business:

2026-00006, Applicant: Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Priscilla Richardson, Willie McCluskey, and David Boland; Rezoning of Tax Parcel Nos. R5283 003, 012, 016 (portion), and R5262 002 (portion); 2445, 2481, 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Road; RA-200 and R-100 to OSC for a Single-Family Detached Subdivision; 79.40 acres; District 3/Watkins

| | | | |
|---|---|---|---|
| Land Lot: | 283, 262 | Parcel: | 003, 012, 016 (portion), and 002 (portion) |
| District: | 5 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

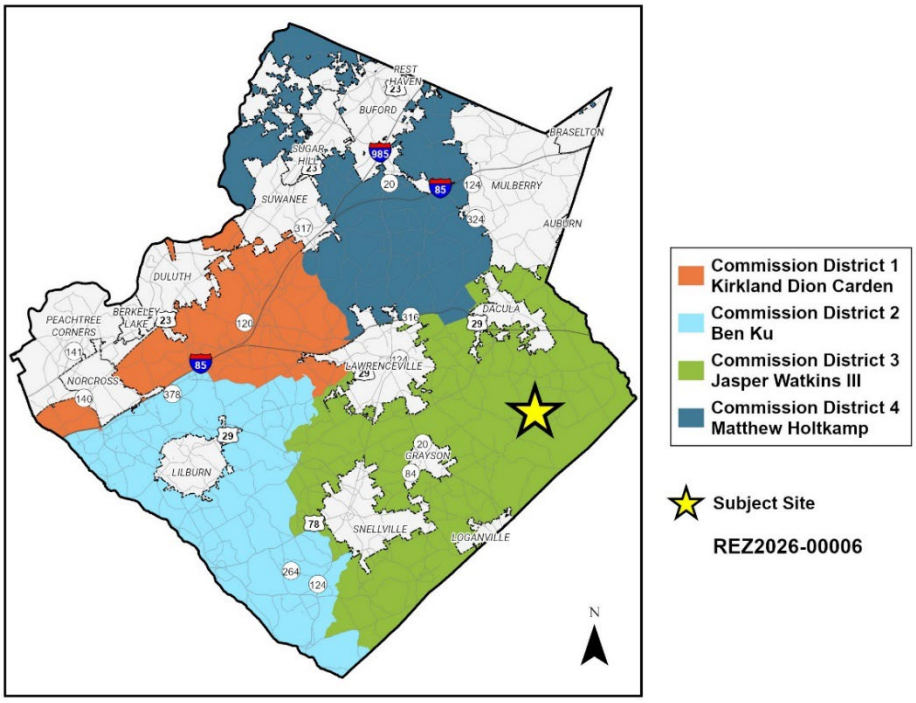
**Planning Commission**

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:** | **REZ2026-00006** |
| **Current Zoning:** | **RA-200** (Agriculture-Residence District) and **R-100** (Single-Family Residence District) |
| **Request:** | Rezoning to **OSC** (Open Space Conservation District) |
| **Additional Request:** | Waiver |
| **Addresses:** | 2445, 2481, 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Road |
| **Map Numbers:** | R5283 003, 012, 016 (portion), and R5262 002 (portion) |
| **Site Area:** | 79.40 acres |
| **Units:** | 148 |
| **Proposed Development:** | Single-Family Detached Subdivision |
| **Commission District:** | District 3 – Commissioner Watkins |
| **Future Development Type:** | Suburban Residential and Rural |
| **Staff Recommendation:** | **DENIAL** |
| **Planning Commission Recommendation:** | **DENIAL** |




**Planning Commission Advertised Public Hearing Date: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

**Applicant:** Ashton Atlanta Residential, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

**Owners:** Priscilla Richardson
2445 Luke Edwards Road
Dacula, GA 30019

Willie McCluskey
2315 Luke Edwards Road
Dacula, GA 30019

David Boland
1043 Lakemont Drive
Gainesville, GA 30501

**Contact:** Gabrielle Schaller **Phone:** 770.232.0000

## Zoning History

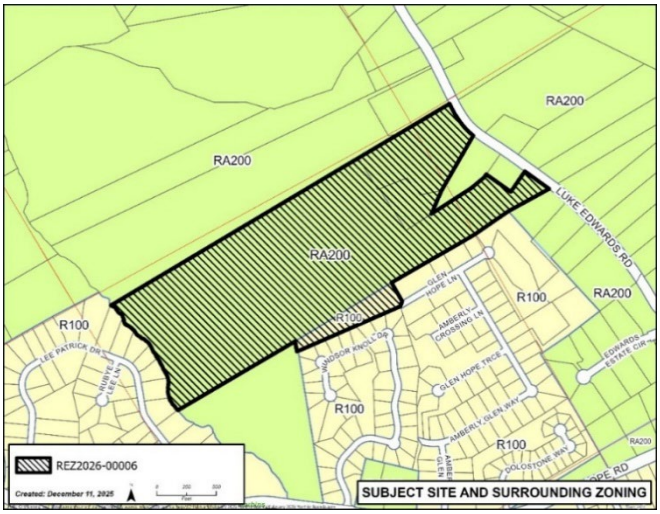
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). In 1996, a portion of the property was rezoned from RA-200 to R-100, as part of a larger single-family detached subdivision, pursuant to RZ-96-055. In 2004, a change in conditions was approved pursuant to CIC-04-031.

## Existing Site Condition

The subject property is a 79.40-acre assemblage of four parcels located along Luke Edwards Road, north of its intersection with New Hope Road. The property is undeveloped and contains dense vegetation, streams, and floodplain. There is no sidewalk along the road frontage. The property abuts Glen Hope Lane, a public stub street in the Amberly Glen subdivision to the south. The nearest Ride Gwinnett transit stop is approximately 8.8 miles from the subject property.

## Surrounding Use and Zoning

The property is surrounded by undeveloped properties and single-family residences within subdivisions and on large lots. Residences on large lots and undeveloped residential properties are located to the north and east. The Amberly Glen and Windsor Knoll subdivisions, and residences on large lots are all located to the south. The Monfort Estates subdivision is located to the west. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|---|---|---|---|
| Proposed | Single-Family Residential | OSC | 1.86 units per acre |
| North | Single-Family Residential<br>Single-Family Residential (undeveloped) | RA-200<br>RA-200 | 0.2 units per acre<br>N/A |
| East | Single-Family Residential<br>Single-Family Residential (undeveloped) | RA-200 | 0.24 units per acre<br>N/A |
| South | Single-Family Residential (Amberly Glen)<br>Single-Family Residential (Windsor Knoll)<br>Single-Family Residential<br>Single-Family Residential | R-100<br>R-100<br>R-100<br>RA-200 | 1.43 units per acre<br>1.87 units per acre<br>0.41 units per acre<br>0.34 units per acre |
| West | Single-Family Residential (Monfort Estates) | R-100 | 1.00 unit per acre |

## Project Summary

The applicant requests rezoning of an assemblage of four parcels from RA-200 and R-100 to OSC for a single-family detached subdivision, including:

- 148 single-family detached residences, yielding a density of 1.86 units per acre.
- Two-story residences with two-car garages and a minimum heated floor area of 2,700 square feet.
- Exterior building materials of cementitious siding, brick, and/or stone on the front façade, and cementitious siding on the side and rear façades.
- 50.40 acres of open space, including 8 acres of usable open space comprised of pocket parks, playground with pavilion, dog park, and trails as well as a 50-foot-wide enhanced vegetative screening along a portion of the southern property line.
- 6 parking spaces for the amenity area and mail kiosk.
- Two stormwater management facilities near the southern property line.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Luke Edwards Road.
- One full-access entrance, deceleration lane, left-turn lane, and a 5-foot-wide sidewalk along Luke Edwards Road.
- One gated emergency vehicle access connecting to Glen Hope Lane.

## 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 | 79.40 acres | YES |
| Density | Maximum 2.5 units per acre | 1.86 units per acre | YES |
| Lot Size | Minimum 5,000 square feet | Minimum 5,000 square feet | YES |
| Lot Width | Minimum 50’ | Minimum 50’ | YES |
| Lot Coverage | Maximum 70% | Maximum 70% | 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 31.76 acres | 63% or 50.40 acres | YES |
| Usable Open Space | Minimum 10% or 7.94 acres | 10.1% or 8.0 acres | YES |

## Public Participation

The applicant held a community meeting on May 15, 2025, at Tribble Mill Park in Lawrenceville. There were 20 community members in attendance, who raised questions regarding the number of units, and potential impacts on traffic, school, environment and property value. The applicant responded to these concerns by explaining the conservation elements of the development, the 2045 Unified Plan, traffic study results, and land disturbance and zoning processes.

## 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 low-density, large-lot residential area along Luke Edwards Road. The only existing subdivision along Luke Edwards Road is a 10-lot subdivision with lots exceeding 1-acre. The proposed rezoning will permit a use that is not suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would permit a subdivision that is not consistent with the large-lot residential development pattern along Luke Edwards Road. The subdivision will not connect to the existing subdivision which would provide access to New Hope Road, limiting all traffic to a single entrance on Luke Edwards Road. The proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

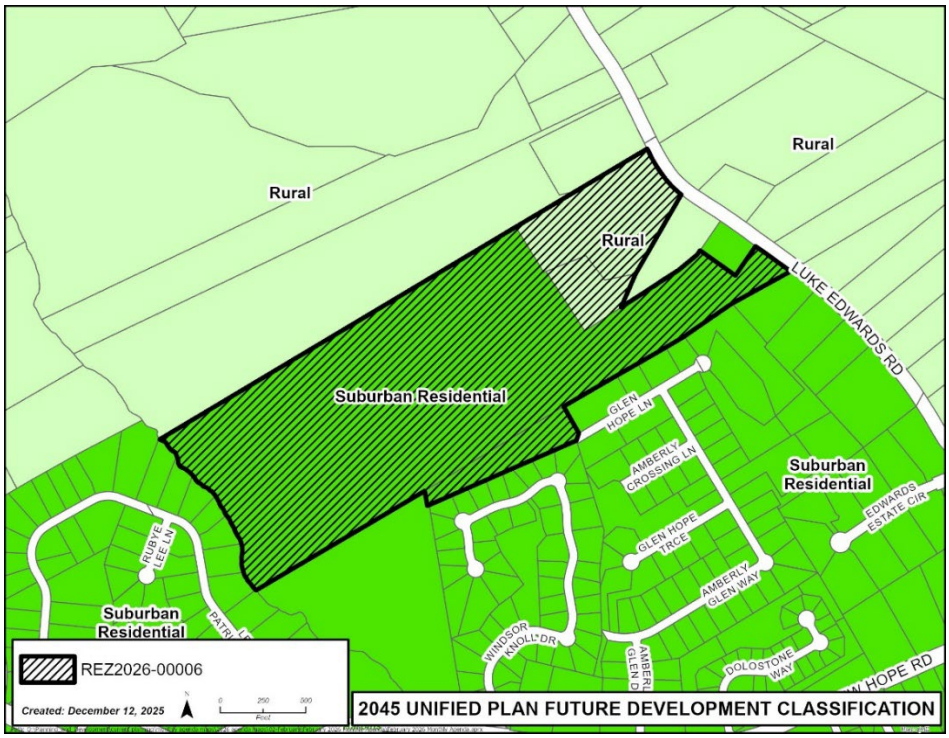
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study, which was based on 177 units, estimates that the development would generate 125 morning and 170 evening peak hour trips. The study recommends a full-access entrance, with a deceleration lane and left-turn lane along Luke Edwards Road. An increased impact is anticipated on school enrollment.

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

The Unified Plan's Future Development Map indicates "Suburban Residential" for the majority of the subject property, which envisions single-family detached residential development. The Future Development Map also indicates “Rural” for a portion of the subject property, which strives to maintain a low-intensity, pastoral character of the outermost parts of the County that

have historically seen little development. Although single-family residences are a recommended land use and OSC is a recommended zoning district in the "Suburban Residential" in the future development type, the proposed development is not compatible with the development pattern along Luke Edwards Road.




**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 Request and Analysis:**

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

1. **Section 360-20.2.F.3. Dead End Streets.** The applicant is requesting for the stub street connecting to the Amberly Glen subdivision to be narrower and also gated.

   **Analysis:** Staff recommends denial of the rezoning, thus denial of the waiver.

## Staff Recommendation

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

1. To allow the stub street to be narrower and also gated.

## Staff Recommended Conditions

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

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 148 units.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 22, 2025, and Exhibit C: Building Elevations dated received April 4, 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 2,700 square feet.

4. Usable open space shall be provided in general conformance with Exhibit B: Site Plan dated received December 22, 2025, including, but not limited to, pocket parks, playground with pavilion, dog park, and trails, subject to the review and approval of the Department of Planning and Development.

5. Enhanced vegetative screening shall be provided along the northern property line directly abutting Parcel 5282 009, and along the southern property line in general conformance with Exhibit B: Site Plan dated received December 22, 2025, subject to the review and approval of the Department of Planning and Development.

6. A full-access entrance with a deceleration lane and left-turn lane shall be provided along Luke Edwards 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 50-foot-wide trail easement along the stream buffer at the rear of the property shall be dedicated at no cost to Gwinnett County, in accordance with the Gwinnett County Trail Master Plan, prior to the issuance of final plat, subject to the review and approval of the Gwinnett County Department of Parks and Recreation.

## 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 **DENIAL** of the rezoning request and **DENIAL** of the following waiver request:

1. To allow the stub street to be narrower and also gated.

**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. Internal and External Agency Review Comments
J. Maps

## Exhibit A: Site Visit Photos



View of entrance from Luke Edwards Road



View of dead-end street from Glen Hope Lane



View of homes in Amberly Glen



View of homes in Windsor Knoll

**Exhibit B: Site Plan**

**[attached]**




LOCATION MAP
N.T.S.

**DEVELOPER**

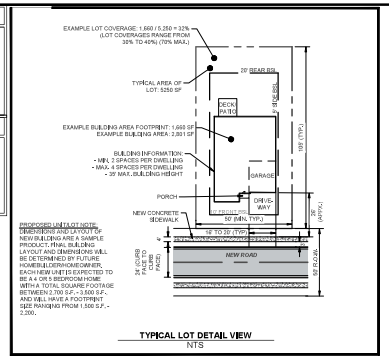
**Ashton Woods - Starlight Homes**
Mr. Greg Hasty
3820 Mansell Rd.
Suite 200
678-781-4900

**REFERENCES**

1. JURISDICTIONAL WATER FINDINGS REPORT BY CORBLU ECOLOGY GROUP, PROJECT NO. 03-042224, DATED MAY 17, 2024.
2. ALTA/NSPS LAND TITLE SURVEY FOR ASHTON ATLANTA RESIDENTIAL, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN SURVEY, DATED JUNE 27, 2024.
3. ZONING SITE PLAN BY TRAVIS PRUITT & ASSOCIATES, INC., DATED FEBRUARY 2, 2025, LAST REVISED MAY 20, 2025.

**STREAM BUFFERS**

1. 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
2. 50' GWINNETT COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
3. 75' GWINNETT COUNTY IMPERVIOUS SETBACK (AS MEASURED FROMTOP OF STREAM BANK)




**TYPICAL LOT DETAIL VIEW**
NTS

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

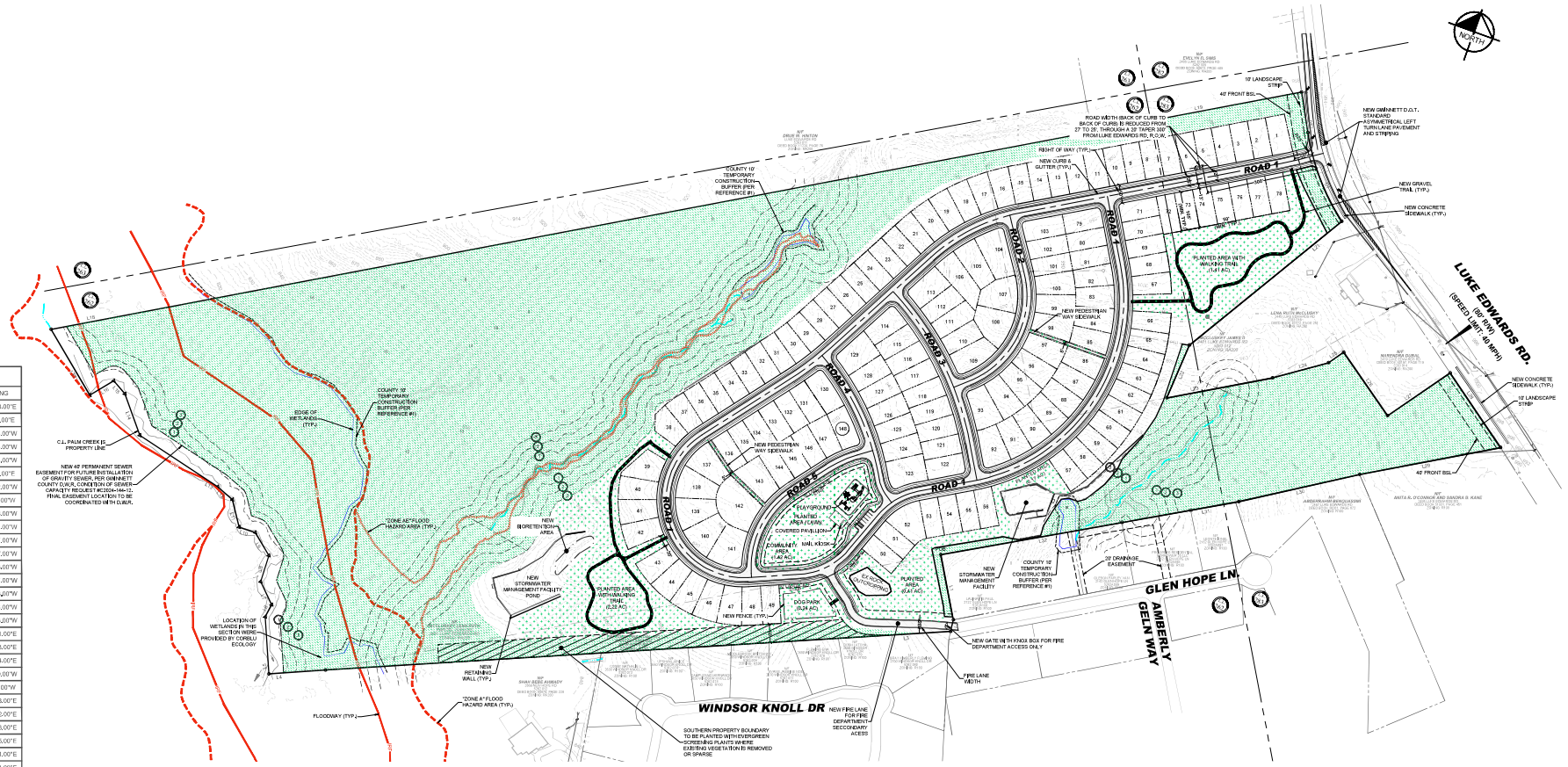
12.22.2025

**SITE SUMMARY**

| | |
|---|---|
| EXISTING SITE ZONING: | RA200, R100 |
| PROPOSED SITE ZONING: | OSC |
| SITE AREA: | ± 79.41 ACRES |
| DISTURBED AREA: | ± 34 ACRES |
| TAX PARCEL ID: | 5283 003, 5283 012, 5283 016, 5282 002, 5282 052 |
| BUILDING SETBACK LINES FOR LOTS: | FRONT YARD: 10 FT<br>REAR YARD: 20 FT<br>SIDE YARD: 5 FT |
| STREET TREES NOTE | Street trees shall be spaced at about 35-40 feet centers and located a minimum of 30-50 feet from intersecting street and a minimum of about 40 feet from streetlights. |
| ZONING NOTES | 1. ALL NEW ROADS ARE PUBLIC ROADS |

**SITE SUMMARY**

| | |
|---|---|
| TOTAL NUMBER OF LOTS/ UNITS: | 148 UNITS |
| DENSITY: | 1.85 UNITS PER ACRE |
| MINIMUM HEAT AREA PER UNIT: | 1,800 S.F. |
| REQUIRED OPEN SPACE: | 40% (31.76 ACRES) |
| PROPOSED OPEN SPACE: | 63% (50.40 ACRES) |
| OPEN SPACE SYMBOL | |
| REQUIRED USABLE OPEN SPACE | 10% (7.94 ACRES) |
| PROPOSED USEABLE OPEN SPACE | 10% (8.00 ACRES) |
| USEABLE OPEN SPACE SYMBOL | |
| PROPOSED UNIT SIZES | Each new unit is expected to be a 4 or 5 bedroom home with a square footage between 2,700 S.F. - 3,500 S.F.. |




GRAPHIC SCALE IN FEET
0 60 120 240

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 180.18 | S30°53'48.00"E |
| L2 | 32.72 | S6°50'14.00"E |
| L3 | 1761.26 | S66°28'04.00"W |
| L4 | 154.35 | S86°05'35.00"W |
| L5 | 155.24 | N23°43'24.00"W |
| L6 | 37.19 | N8°08'36.00"E |
| L7 | 69.52 | N45°28'52.00"W |
| L8 | 74.14 | N2°24'52.00"W |
| L9 | 72.28 | N50°34'58.00"W |
| L10 | 46.53 | S89°05'11.00"W |
| L11 | 76.51 | N33°44'27.00"W |
| L12 | 52.98 | N68°44'27.00"W |
| L13 | 253.73 | N76°33'43.00"W |
| L14 | 119.61 | N39°50'47.00"W |
| L15 | 46.73 | N60°20'46.00"W |
| L16 | 75.85 | S39°04'03.00"W |
| L17 | 207.64 | N50°27'43.00"W |
| L18 | 2970.90 | N59°19'41.00"E |
| L19 | 486.50 | N59°14'58.00"E |
| L20 | 110.83 | S29°01'14.00"E |
| L21 | 533.11 | S30°54'30.00"W |
| L22 | 156.29 | S3°18'26.00"W |
| L23 | 292.75 | N59°14'23.00"E |
| L24 | 157.42 | N54°52'02.00"E |
| L25 | 50.01 | N35°10'43.00"E |
| L26 | 209.71 | S54°38'55.00"E |
| L27 | 205.99 | N35°34'01.00"E |
| L28 | 244.88 | S54°03'24.00"E |
| L29 | 390.00 | S59°11'36.00"W |
| L30 | 336.11 | S57°19'16.00"W |
| L31 | 322.67 | S59°53'11.00"W |
| L32 | 499.74 | S59°57'42.00"W |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 627.35' | 260.42' | S40°54'45"E | 258.55' | 23°47'01" | 132.11' |

Kimley»Horn
PHONE 770.825.0744
3915 EAST JONES BRIDGE ROAD
SUITE 400
NORCROSS, GEORGIA 30092
www.kimley-horn.com

CLIENT
ASHTON WOODS HOMES
3820 MANSELL RD., SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE 678.781.4900
WWW.ASHTONWOODS.COM

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | ADDRESSED COMMENTS | 12/22/2025 | JMM |
| 2 | ADDRESSED COMMENTS | 05/20/2025 | JMM |

PROJECT
LUKE EDWARDS ROAD TRACT
LUKE EDWARDS ROAD
GWINNETT COUNTY, GEORGIA
LAND LOTS 282 AND 283
5TH DISTRICT

PRELIMINARY
NOT FOR CONSTRUCTION
5/21/2026

| | |
|---|---|
| GSWCC CERT. (LEVEL II) | 0000083654 |
| DRAWN BY | WDM |
| DESIGNED BY | EJA |
| REVIEWED BY | GBT |
| DATE | 08/21/2025 |
| PROJECT NO. | 000000000 |

TITLE
ZONING SITE PLAN

SHEET NUMBER
1 OF 2
(2 OF 2 BY OTHERS)

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_Ashton Woods\AW Luke Edwards\CAD\Luke Edwards Site Plan BM.dwg Layout1 Dec 22, 2025 - 2:45pm by: jaben.Miller

This document, together with the concepts and designs incorporated 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## Exhibit C: Existing Features and Site Analysis Plan for OSC

**[attached]**




LOCATION MAP
NOT TO SCALE

| | |
|---|---|
| EXISTING SITE ZONING: | R-200 |
| PROPOSED SITE ZONING: | OSC |
| SITE AREA: | ± 79.41 ACRES |
| DISTURBED AREA: | ± 34 ACRES |
| TAX PARCEL ID: | 5263 003, 5283 012, 5283 016, 5262 002, 5262 002 |

REFERENCES:

1. JURISDICTIONAL WATER FINDINGS REPORT BY CORBLU ECOLOGY GROUP, PROJECT NO. 02-042224, DATED MAY 17, 2024
2. ALTA/NSPS LAND TITLE SURVEY FOR AHSTON ATLANTA RESIDENTIAL, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY& FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN SURVEY, DATED JUNE 27, 2024.
3. FLORA AND FAUNA FIELD INSPECTION BY TRAVIS PRUITT & ASSOCIATES, INC. (ENVIRONMENTAL STAFF) FIELD DATE: JANUARY 17, 2025
4. PROTECTED SPECIES FIELD INSPECTION BY TRAVIS PRUITT & ASSOCIATES, INC. (ENVIRONMENTAL STAFF) FIELD DATE: APRIL 24, 2025
5. EXISTING FEATURES SITE ANALYSIS PLAN BY TRAVIS PRUITT & ASSOCIATES, INC. DATED MAY 20, 2025

PROTECTED SPECIES NOTE (PER REFERENCE #4):

TPA Environmental Biologist reviewed the US Fish & Wildlife Service "Information Planning and Conservation system (IPaC)". Based on the IPaC search, there were listed species that could possibly be found within the vicinity of the project. In addition to the IPaC search, TPA conducted a literature review of the Georgia Department of Natural Resources, Wildlife Resources Division, and Natural Heritage Program (NHP) database. TPA confined this search to the quarter quadrangle map the site is located on, and the eight surrounding quarter quadrangle maps. The database was examined to determine previously identified protected species potentially occurring on the nine quarter-quadrangle maps.

Based on the research conducted by the TPA team the two possible protected species that could be located in the vicinity are the Purk's Orpine Sedum pusillum Michx, and Southern Bog-button Lachnocaulon beyrichianum Spreitzer ex Koern. However, an onsite survey carried out by TPA environmental personnel on April 24, 2025, verified that no protected species are present within the project site.

**TIMBER HARVESTING NOTE**

I, the undersigned, hereby certify that timber harvesting activity has not occurred on the property in the previous 24 month prior to filing this application for OSC zoning.

Priscilla Richardson — 01-29-2025
OWNER/AGENT — DATE

HISTORICAL/ARCHEOLOGICAL SURVEY NOTE (PER REFERENCE #3):

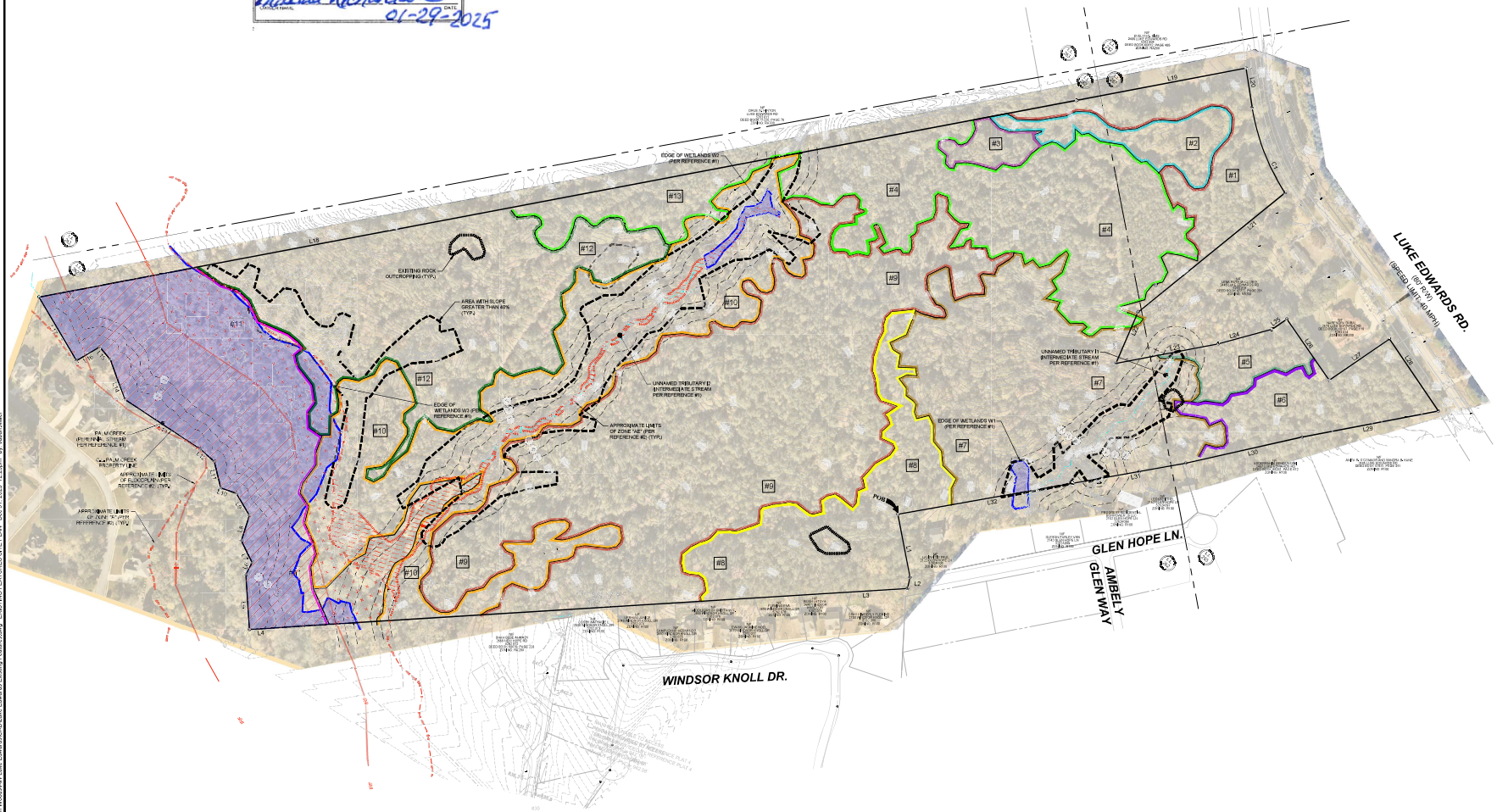
PER THE GEORGIA'S NATURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES GEOGRAPHIC INFORMATION SYSTEM (GNAHRGIS) THERE ARE NO PREVIOUSLY RECORDED HISTORIC AND/OR ARCHEOLOGICAL SITES FOUND WITHIN OR ADJACENT TO THE PROJECT SITE.

TREE SURVEY LEGEND (PER REFERENCE #3)

#1 MIXED (OLD GROWTH): 80% LOBLOLLY PINE WITH WATER OAK
#2 HARDWOOD (OLD GROWTH): SOUTHERN RED OAK, WHITE ASH, TULIP POPLAR, WINGED ELM, SYCAMORE, CHERRY
#3 MIXED (OLD GROWTH): LOBLOLLY PINE, TULIP POPLAR, SOUTHERN RED OAK
#4 PLANTED PINE (NEW GROWTH)
#5 50/50 HARDWOOD & PINE MIX (NEW GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#6 PINE: INKED OLD/NEW GROWTH)
#7 HARDWOOD (OLD GROWTH): TULIP POPLAR
#8 80% LOBLOLLY PINE (OLD GROWTH)
#9 50/50 HARDWOOD & PINE MIX (OLD GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#10 HARDWOOD (NEW GROWTH): SWEET GUM, TULIP POPLAR, WHITE OAK, WATER OAK,
#11 SCRUB SHRUB: ALDER
#12 50/50 HARDWOOD & PINE MIX (OLD GROWTH): TULIP POPLAR, BLACK CHERRY, WATER OAK, POST OAK, HICKORY, AND PINE
#13 PINE (NEW GROWTH)

LEGEND

| LINEYTPE | HATCH | DESCRIPTION | PER REFERENCE |
|---|---|---|---|
| | N/A | ROCK OUTCROPPING | #3 |
| | N/A | AREA OF STEEP SLOPE (40% OR GREATER) | #2 / #3 |
| | N/A | BUFFER/SETBACK | #2 |
| | #XX | TREE AREAS (COLORS DIFFER, SEE TREE LEGEND) | #1 |
| | | WETLANDS | #2 |
| | | FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTATIAL INCREASES IN FLOOD HEIGHTS. | #2 |
| | | ZONE A – SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (WITH BASE BLOOD ELEVATIONS) | #2 |
| | | ZONE AE – SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (WITHOUT BASE FLOOD ELEVATIONS) | #2 |
| | N/A | CREEK CENTERLINE | #2 |




GRAPHIC SCALE IN FEET
0 60 120 240

NOT FOR CONSTRUCTION

Kimley»Horn
3900 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE: 770.825.0744
WWW.KIMLEY-HORN.COM
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

ASHTON WOODS HOMES
3920 MARIELL RD, SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE 678.781.4900
WWW.ASHTONWOODS.COM

| NO. | REVISION/ISSUANCE DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | LDS REVISION | 12/22/2025 | JMM |
| 2 | LDS REVISION | 01/23/2026 | WDM |

LUKE EDWARDS ROAD TRACT
LUKE EDWARDS ROAD
GWINNETT COUNTY, GEORGIA
LAND LOTS 262 AND 283
5TH DISTRICT

| | |
|---|---|
| GSWCC CERT. LEVEL IB | 0000083654 |
| DRAWN BY | WDM/JMM |
| DESIGNED BY | EJA |
| REVIEWED BY | GBT |
| DATE | 12/31/2025 |
| PROJECT NO. | 015958033 |

TITLE: EXISTING FEATURES SITE ANALYSIS PLAN
SHEET NUMBER: 2 OF 2

Drawing name: K:\ATL_Civil\000_Ashton Woods\AW Luke Edwards\CAD\Luke Edwards Existing Features.dwg EXISTING FEATURES SITE PLAN Dec 31, 2025 12:29pm by James Miller

This document, together with the concepts and designs incorporated 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## Exhibit D: Building Elevations

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025







ASHTON WOODS
HOME TO INSPIRATION.

# Pearson P - Proposed

APPROVED BY: _____

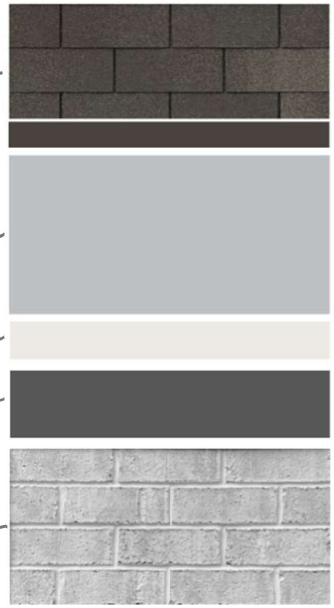
DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025




ASHTON WOODS
HOME TO INSPIRATION.

# Pearson Q - Proposed

APPROVED BY: _____

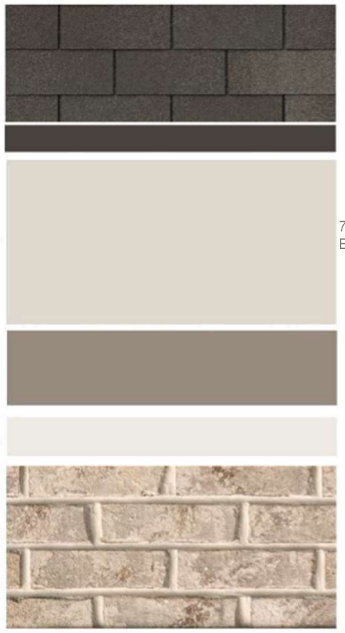
DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025



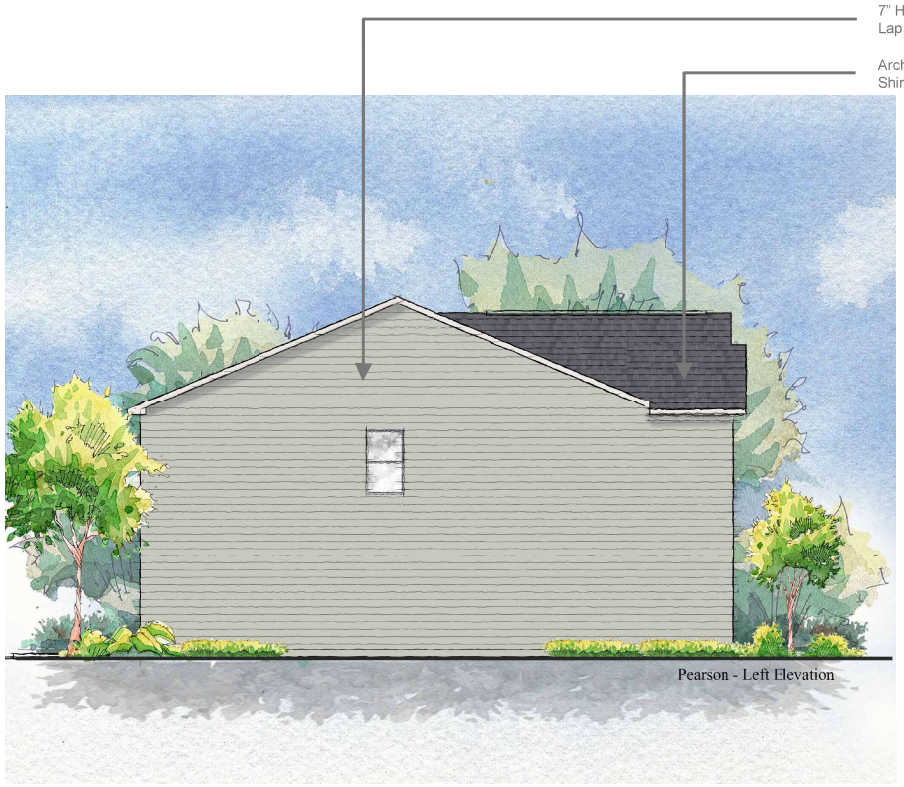

ASHTON WOODS
HOME TO INSPIRATION.

# Pearson R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025







Left Elevation

Right Elevation

# Pearson

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025




# Pearson – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025







ASHTON WOODS
HOME TO INSPIRATION.

# Hampstead P - Proposed

APPROVED BY: _____

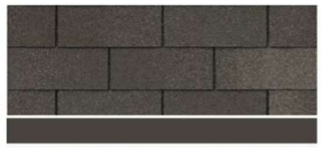
DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025





Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze


7" Hardie Board Lap Siding
Snowbound SW7004


Brick
Spanish Moss

Trim & Garage Door
Snowbound SW7004


Front & Rear Door
Thunderous SW6201

ASHTON WOODS.
HOME TO INSPIRATION.

# Hampstead Q - Proposed

APPROVED BY: _____

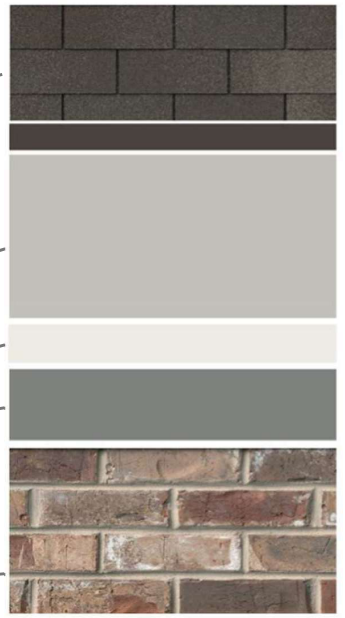
DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025




ASHTON WOODS
HOME TO INSPIRATION.

# Hampstead R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025




Left Elevation




Right Elevation

# Hampstead

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025




# Hampstead – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025






Architectural Shingles
Weathered Wood

Gutters & Downspouts
Bronze

Hardie Board & Batten
16" O.C.
Snowbound SW7004



Brick
Cypress Point

Trim & Garage Door
Snowbound SW7004

Front & Rear Door
Rockwood Blue Green
SW2811

ASHTON WOODS.
HOME TO INSPIRATION.

# Savoy P - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025







ASHTON WOODS
HOME TO INSPIRATION.

# Savoy Q - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

4.4.2025



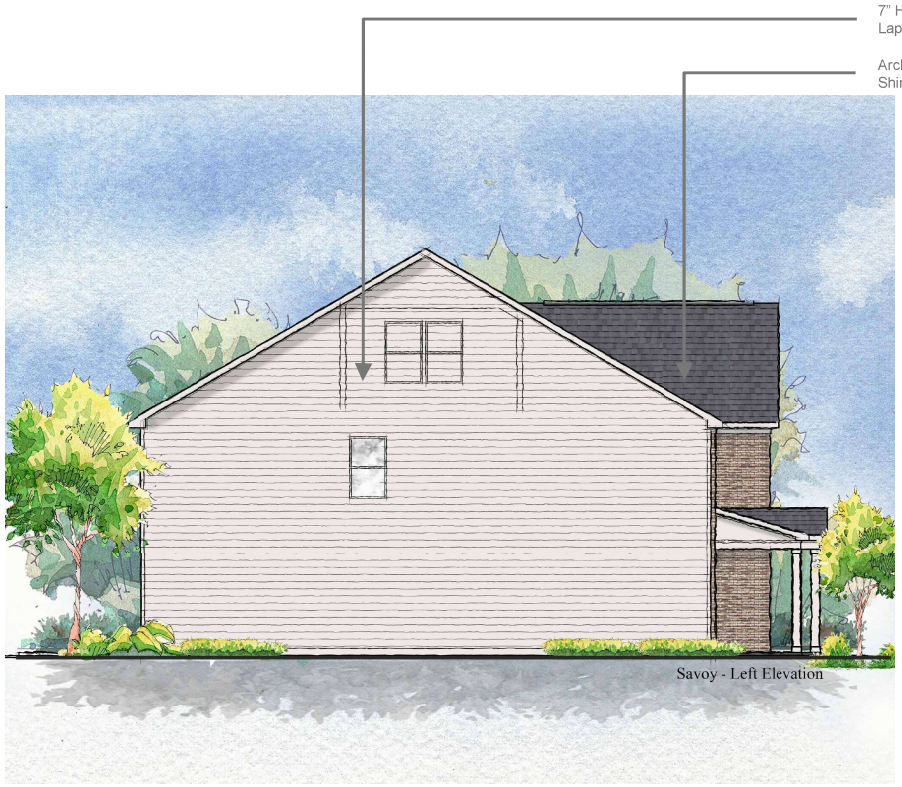

ASHTON WOODS
HOME TO INSPIRATION.

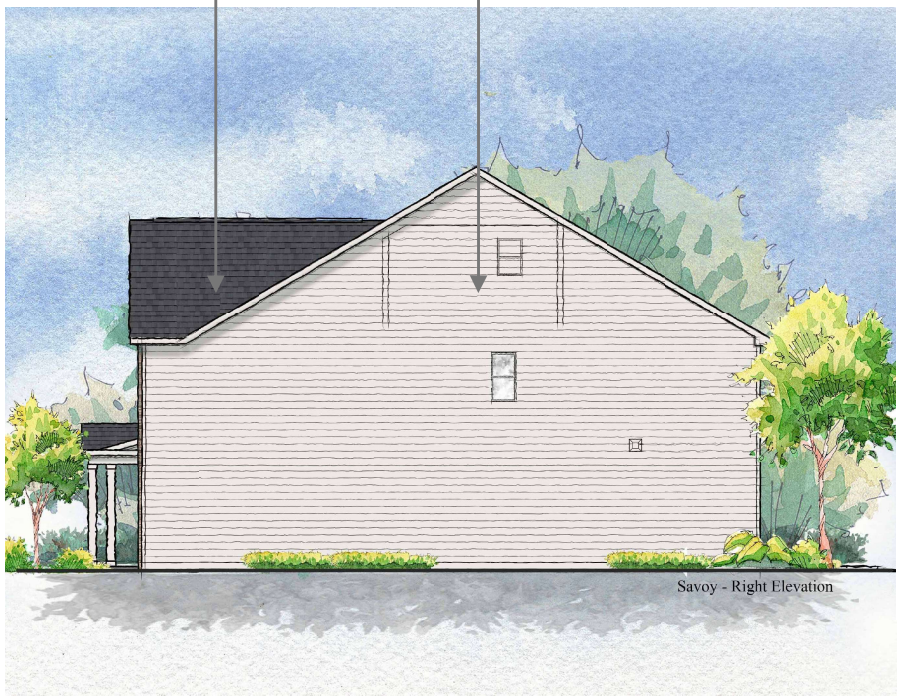
# Savoy R - Proposed

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025




Left Elevation

Right Elevation

ASHTON WOODS
HOME TO INSPIRATION.

# Savoy

APPROVED BY: _____

DATE: _____

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
4.4.2025




# Savoy – Rear Elevation

ASHTON WOODS
HOME TO INSPIRATION.

APPROVED BY: _____

DATE: _____

**Exhibit E: 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
Kassie M. Prater
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 Ashton Atlanta Residential, LLC, (the "Applicant") requesting the rezoning of an approximately 79.41-acre tract of land (the "Property") situated along Luke Edwards Road just north of its intersection with New Hope Road. The Property is located within the Rural and Suburban Residential Future Development Types of the Gwinnett County 2045 Unified Plan (the "2045 Plan") and is currently zoned partially RA-200 and R-100.

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 148 single-family detached homes at an overall density of 1.86 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, stone, 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 are anticipated to be constructed with a minimum floor area of 2,700 square feet. Further, sewer and water utilities are both available in the immediate vicinity. Residents and visitors would access the neighborhood by a single entrance on Luke Edwards Road. A secondary access point is proposed along the Property's southern boundary and would connect to Glen Hope Lane. This connection is proposed for emergency vehicle access only and would be gated with a Knox Box. While the UDO, pursuant to Section 360-20.2(F)(3), would require a full street connection to the adjacent dead-end street, the Property only abuts the right-of-way of Glen Hope Lane for approximately 32 feet—less than the required minimum right-of-way width for new streets. Accordingly, the Applicant requests a waiver from UDO §360-20.2(F)(3) due to the impossibility of providing a direct street connection.

As a conservation subdivision, 63% of the Property will be devoted as open space with a large portion provided at the rear of the development remaining largely untouched as a natural area. The proposed development would also provide approximately 8.0 acres of usable open space which will be activated with planted green spaces, walking trails, a playground, a dog park, and a pavilion for the use and enjoyment of residents. Additionally, the Applicant is proposing to provide a 50-foot-wide open space strip along a portion of the Property's southern boundary line near the adjacent Windsor Knoll subdivision. Although UDO does not require any buffer between OSC and R-100, the Applicant understands the neighbors' desire to maintain their current view as much as possible after development of the Property. To the extent needed, Applicant will also provide extra evergreen screening plantings in areas of sparse vegetation within the buffer for added aesthetics and privacy.

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 policy and intent of the 2045 Plan for the Rural and Suburban Residential Future Development Areas. The dual designation of the Property is fitting because the proposed development blends the goals of the rural and suburban residential Future Development Areas by providing large areas of green space, preserving natural features, and providing single-family development. The Suburban Residential Future Development Area recommends OSC as an appropriate zoning district, and the proposed development achieves the goals of the Development Area by providing single-family homes, open space, and conservation areas. Additionally, the proposed development is in line with spirit and intent of the Rural Development Type because it provides 50.4 acres of open space, while the OSC requirement is only 31.76 acres (40% of the overall property area). The proposed development is closer to a blend of OSC and R-100 because of the lower density — only 1.85 units per acre. Moreover, 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. Therefore, a single-family residential development devoted to all

the aforementioned aspects fits within the 2045 Plan's vision for the area. The proposed residential development would continue the residential development pattern 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 the Application.

Respectfully submitted this 4th day of February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
*Attorneys for Applicant*

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**
**REZONING APPLICANT'S RESPONSE**

(A) 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) 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) 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) 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 Luke Edwards Road. Additionally, water and sewer utilities are present in the immediate vicinity.

(E) Yes, approval of the Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan, which specifically recommends OSC as an appropriate zoning district.

(F) 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: Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP | Name: Priscilla Richardson, Willie McCluskey, and David Boland |
| Address: 1550 N Brown Road, Suite 125 | Address: 1550 N Brown Road, Suite 125 |
| City: Lawrenceville | City: Lawrenceville |
| State: GA ZIP: 30043 | State: GA ZIP: 30043 |
| 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): RA-200, R-100 Requested Zoning District: OSC

Parcel Number(s): R5262 002, R5283 003, 012, 016 Acreage: 79.40

Property Address(es): 2445, 2481, the 2400 Block of Luke Edwards Road, and the 2100 Block of Glen Hope Lane

Proposed Development: OSC Development

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

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|---|
| No. of Dwelling Units: 148 | No. of Buildings: N/A |
| Dwelling Unit Sq. Ft.: 2,700 Min | Total Building Sq. Ft.: N/A |
| Density: 1.86 | 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

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:** Willie McCluskey, Co-Administrator of the Estate of Lena Ruth McCluskey

**Signature:** Willie McCluskey

**Date:** 3-18-2025

## Notary Public

**Name:** Kelly O. Faber

**Signature:** Kelly Faber

**Date:** 3.18.25

KELLY O. FABER
NOTARY
EXPIRES
GEORGIA
December 19, 2025
PUBLIC
GWINNETT COUNTY

Notary Seal

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:** Priscilla Richardson, Co-Administrator of the Estate of Lena Ruth McCluskey

**Signature:** Priscilla Richardson

**Date:** 03-18-2025

## Notary Public

**Name:** Kelly O. Faber

**Signature:** Kelly Faber

**Date:** 3.18.25

KELLY O. FABER NOTARY EXPIRES GEORGIA December 19, 2025 PUBLIC GWINNETT COUNTY

*Notary Seal*

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:** Priscilla Richardson, Individually

**Signature:** Priscilla Richardson

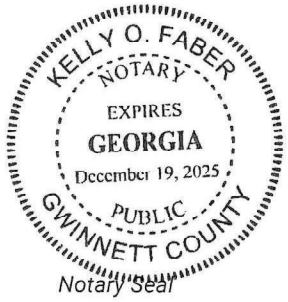
**Date:** 03-18-2025

## Notary Public

**Name:** Kelly O. Faber

**Signature:** Kelly Faber

**Date:** 3-18-25



Notary Seal

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:** David S. Boland

**Signature:**

**Date:** 3/2/26

## Notary Public

**Name:** John J. Briscoe

**Signature:**

**Date:** 2/2/2026

JOHN J BRISCOE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
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:** Ashton Atlanta Residential, LLC c/o Mahaffey Pickens Tucker, LLP

**Signature:** _____ **Date:** April 4, 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) |
|---|---|
| R5283 003 | Yes |
| R5283 012 | Yes |
| R5283 016 | Yes |
| R5283 014 | Yes |
| R5262 002 | Yes |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## Tax Commissioner Affirmation

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

**Name:** Tracie Finley **Title:** TSA II

**Signature:** T Finley **Date:** 4-4-25

## CONFLICT OF INTEREST CERTIFICATION FOR REZONING, CHANGE IN CONDITIONS, AND SPECIAL USE PERMIT APPLICATIONS

### MAHAFFEY PICKENS TUCKER, LLP

| NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS | DATE |
|---|---|---|
| Nicole Love Hendrickson, Chairwoman | $2,500 | 08/11/2023 |
| Matt Holtkamp, Commissioner | $3,300 | 09/18/2023 |
| Kirkland Carden, Commissioner | $3,300 | 09/27/2023 |
| Nicole Love Hendrickson, Chairwoman | $3,300 | 10/01/2024 |
| Ben Ku, Commissioner | $2,000 | 04/25/2025 |
| Matt Holtkamp | $2,000 | 06/19/2025 |

### Lee Tucker, Attorney at Law, P.C.

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

### Jeffrey Mahaffey, Attorney at Law, Individually

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

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

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

Updated 08/07/2025

## Exhibit G: DWR Sewer Capacity Certification Letter

**[attached]**

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 #**C2025-236-08**
Expiration Date: 08/12/2026

Tie-In Manhole FID: **2266683**

August 12, 2025

Bryan Muddiman
Ashton Woods
3820 Mansell Rd., Suite 300
Alpharetta, GA 30022

RE: Sewer Availability for Proposed Development – Luke Edwards Road
Parcel ID 5283 003, 5283 012, 5283 016

Dear Mr. Muddiman:

This letter supersedes the earlier Sewer Capacity Certification C2025-065-05 dated May 20, 2025.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 148 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 **25.7 gpm** discharging to the sewer tie-in manhole at Facility ID **2266683**.

**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.

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

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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

## 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 H: Traffic Impact Study

**[attached]**

# *TRAFFIC IMPACT STUDY*

# LUKE EDWARDS SUBDIVISION

Luke Edwards Road
Gwinnett County, Georgia

TPA Job No. 1-24-0389

1586 Mars Hill Road, Suite A
Watkinsville, Georgia 30677
(706) 310-1551

GEORGIA
REGISTERED
No. 27717
PROFESSIONAL
ENGINEER
MICHAEL STUART GREENLEE
12/20/2024

FOR THE FIRM
Travis Pruitt & Associates, Inc.

Issued: 12/20/2024

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## I. STUDY ELEMENTS

***Location Description***

The subject property is located in Gwinnett County, Georgia. The property is approximately 75.6 acres and located on Tax Parcels 5283 003, 5283 012, 5283 016, and 5283 014. The development will include 177 residential lots for detached single-family residences with a new internal roadway network and amenity areas and open space.

The site is located on the west side of Luke Edwards Road—approximately 3,600 feet to the northwest of the existing intersection of Luke Edwards Road and New Hope Road.

The project is expected to be completed and occupied in three (3) years.

The purpose of this study is to determine the impact of this development on Luke Edwards Road and New Hope Road. Figure 1 is a vicinity map for the subject property and Figure 2 is a site plan that shows the location of the proposed access points for the project. The scope of the study includes analyses of the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

# FIGURE 1 - VICINITY MAP




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Contact Person:
Michael Greenlee
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VICINITY MAP

**LUKE EDWARDS S/D**

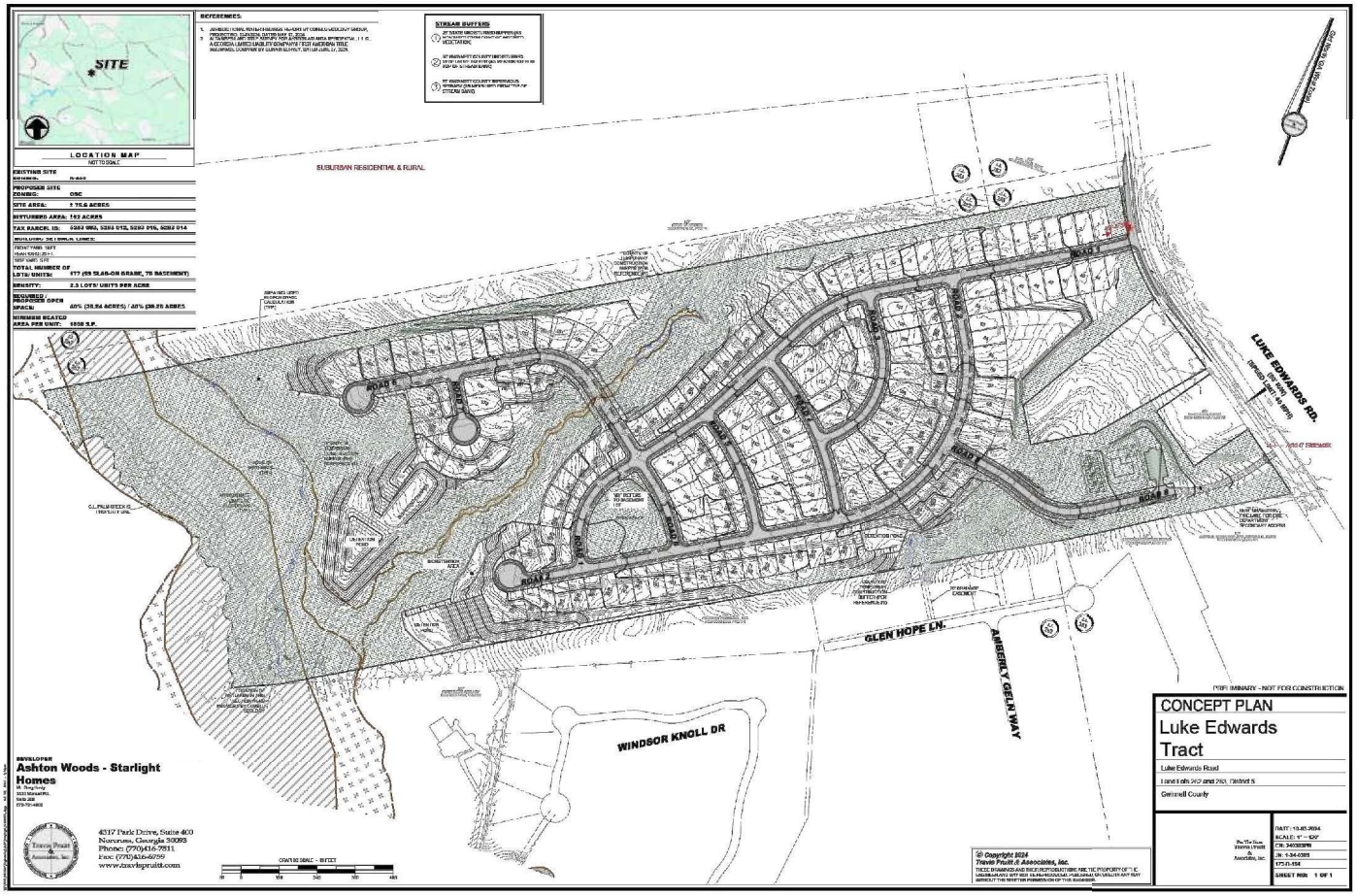
Luke Edwards Road
GWINNETT COUNTY GEORGIA

DATE: 12/20/2024
SCALE: NTS
CN: 240389 Traffic
JN: 1-24-0389
FN:
Sheet No. **FIGURE 1**



W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 1 VICINITY MAP, mgreenlee, Dec 18, 2024 - 3:04:26pm

# FIGURE 2 - SITE PLAN





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SITE PLAN

**LUKE EDWARDS S/D**

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

DATE: 12/20/2024
SCALE: NTS
CN: 240389 Traffic
JN: 1-24-0389
FN: ----
Sheet No. **FIGURE 2**



W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 2 SITE PLAN, mgreenlee, Dec 18, 2024 - 3:04:33pm

***Land Use***

The existing properties have frontage on Luke Edwards Road. The parcels are all currently zoned RA-200. There are two existing residential structures located along the frontage of Luke Edwards Road. These structures will remain.

The proposed development is a single-family residential subdivision land use located on Luke Edwards Road in Gwinnett County, Georgia. The project will be constructed in a single phase for the purposes of this traffic study. Construction will begin in 2025 (existing year) and the project is anticipated to be completed and fully occupied in 2028. The project will also include water, sanitary sewer and stormwater management facilities.

The properties to the north of the site, on the west side of Luke Edwards Road, are zoned RA-200 and consist of large acreage parcels. The parcels to the west of the subject property are zoned RA-100 as a part of the Monfort Estates Subdivision. Palm Creek is the property line along the western edge of the site. The parcels to the south of the subject property include single-family properties in the Amberly Glen Subdivision and lots with direct frontage on Luke Edwards Road. There is also a 14.79-acre undeveloped parcel that is zoned RA-200 with frontage on New Hope Road. The eastern side of the subject property has frontage along Luke Edwards Road. The existing lots on the east side of Luke Edwards Road are single-family residential lots.

***Trip Generation Estimate***

Based on the ITE Trip Generation Manual, 11th Edition, the project is expected to generate 1,706 daily trips, 125 AM peak hour trips, and 170 PM peak hour trips. In accordance with the Gwinnett County Department of Transportation's Traffic Impact Study Guidelines, Version 1, dated June 30, 2023, the project meets the threshold (21-249 projected peak hour trips) for a Level 2 Study.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual – 11th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

The results of the total vehicle trip generation for Luke Edwards Road Subdivision are given in Table 1.

**Table 1. Trip Generation Results**

| Trip Generation | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use (ITE Code) | Intensity | Independent Variable | ADT | AM Peak Hour | | | PM Peak Hour | | |
| | | | 2-Way | Enter | Exit | Total | Enter | Exit | Total |
| Single-Family Detached Housing (210) | 177 | Dwelling Units | 1,706 | 31 | 94 | 125 | 107 | 63 | 170 |
| Total | | | 1,706 | 31 | 94 | 125 | 107 | 63 | 170 |

***Access Management Review***

The proposed project access will be located approximately 175 feet south of the northern property of parcel 5283 012. For the purposes of this study, the proposed roadway will be referred to as Project Access #1 (Intersection #2). A secondary access point for fire and emergency vehicles only will be located 135 feet to the north of the southern property line of parcel 5283 003. Project Access #1 will be a 2-lane road designed to Gwinnett County road and intersection standards and will be stop-controlled at its intersection with Luke Edwards Road. The emergency access point will be designed to the requirements for a private driveway with a permeable surface.

***Adjacent Access Spacing***

In accordance with Section 360.40.5, for a posted speed limit of 40mph, the required minimum driveway spacing is 294 feet. This applies to the separation between public roads and streets but does not apply to residential driveways.

The nearest public roads are Cammie Wages Road which is located 4,913 feet to the north of the intersection of Luke Edwards Road / Proposed Access #1 and Edwards Estate Drive which is located 2,414 feet to the south to the intersection of Luke Edwards Road / Proposed Access #1.

There are no existing roads or driveways located on the east side of Luke Edwards Road so there will be no conflicting turning movements.

To the north, the nearest residential driveway serves the single-family residence at 2405 Luke Edwards Road and is located 406 feet to the north (CL to CL) of Proposed Access #1 on the west side of Luke Edwards Road. To the south, the nearest driveway is the residential driveway for the single-family residence at 2445 Luke Edwards Road. The driveway is located 272 feet (CL to CL) from Proposed Access #1.

***Intersection Sight Distance***

In accordance with Section 360-50.7 and Table 360.2, the required sight distance from Proposed Access #1 for the posted speed limit of 40mph on Luke Edwards Road is 445 feet to the left (north) and 475 feet to the right (south) for the proposed three-lane (1 northbound through lane, 1 northbound left turn lane, 1 southbound through lane). On 12/20/2024, the available sight distance measurements were 638 feet to the left (north) and 757 feet to the south (right) from a point 15 feet from the edge of the proposed traveled way (after widening for the NB left turn lane on Luke Edwards Road) at an eye height of 3.5 feet looking to the north and south at an object height of 3.5 feet.

***Connectivity And Circulation Review***

The rural subdivision will be required to provide internal sidewalks as well as sidewalk along the frontage of Luke Edwards Road.

***Existing Street Functional Classification***

The study area for the traffic impact study has been defined to include the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

Gwinnett County Department of Transportation has classified Luke Edwards Road as a Minor Collector and New Hope Road as a Major Collector as identified on the Gwinnett County Long Rage Classification Map.

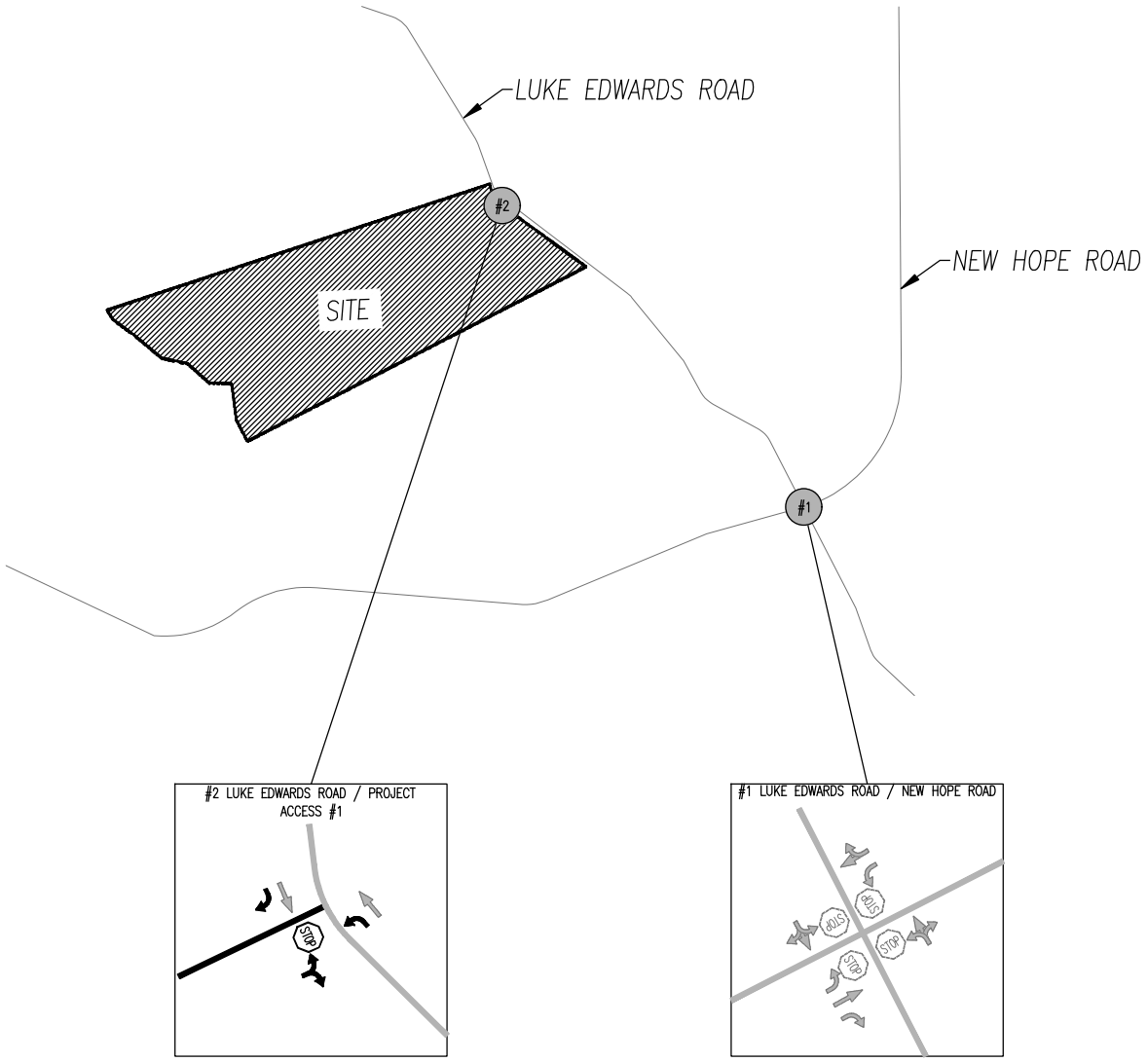
Table 2 below lists the relevant cross section data for the existing road in the study area.

**Table 2. Existing Roadway Conditions**

| Roadway Name | Speed Limit | Cross Section | Maintained By | Lanes | Bike & Ped Facilities | Turn Lanes | Signals | Stop Control |
|---|---|---|---|---|---|---|---|---|
| Luke Edwards Road | 40 mph (north of New Hope Road) 35 mph (south of New Hope Road) | Rural | GCDOT | 2 | None | None | None | TWSC at New Hope Road (Stop on NB and SB approaches) |
| New Hope Road | 45 mph | Rural | GCDOT | 2 | None | EB-separate Left and Right Turn Lanes. WB- Left Turn Lane and shared through and right lane | None | TWSC at Luke Edwards Road (Free Flow EB and WB approaches) |

A lane diagram for the study intersections is given in Figure 3.

# FIGURE 3 - LANE DIAGRAM




DATE: 12/20/2024
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CN: 240389 Traffic
JN: 1-24-0389
FN: —
Sheet No. FIGURE 3

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Fax: (770) 416-6759
www.travispruitt.com
Contact Person:
MICHAEL GREENLEE
mgreenlee@travispruitt.com

LANE DIAGRAM

**LUKE EDWARDS S/D**

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

REVISIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 5 | 4 | 3 | 2 | 1 | 0 | ### |
| | | | | | | — | |



W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 3 LANE DIAGRAM, mgreenlee, Dec 18, 2024 - 3:04:39pm

***Posted Speed Limits***
The posted speed limits for Luke Edwards Road and New Hope Road are listed in Table 2 above.

***Existing ADT Volumes***
On 10/30/2024, a 24-hour tube count collected bi-directional traffic near the project access location on Luke Edwards Road to the north of its intersection with New Hope Road. The total trips in the count is 567 total trips with 277 northbound and 290 southbound vehicles. Gwinnett County Transportation has collected historical data on Luke Edwards Road and New Hope Road. For Luke Edwards Road, GCDOT has a count of 389 vehicles (2020) and 405 vehicles (2023). For New Hope Road, GCDOT has a count of 3411 vehicles (2020) and 3226 vehicles (2023). For New Hope Road, GDOT also has a count of 4631 vehicles (2021) and 6262 vehicles (2024).

***Future ADT Volumes***
Growth rate is the annual rate of growth expected at a location within a project facility based on historical traffic trends as well as estimates of expected future growth due to new development and redevelopment.

The required GDOT traffic forecasting methodology relies on the following calculations:

- The existing traffic growth rate is based on the analysis of long-term (historical) trends in traffic volumes based on actual traffic counts (not just travel demand model data or output); and

For the purposes of this study, GCDOT data was used as historical data for the calculation of growth rates on the roads within the project study boundary. The subject project includes the development of the growth rate for Luke Edwards Road.

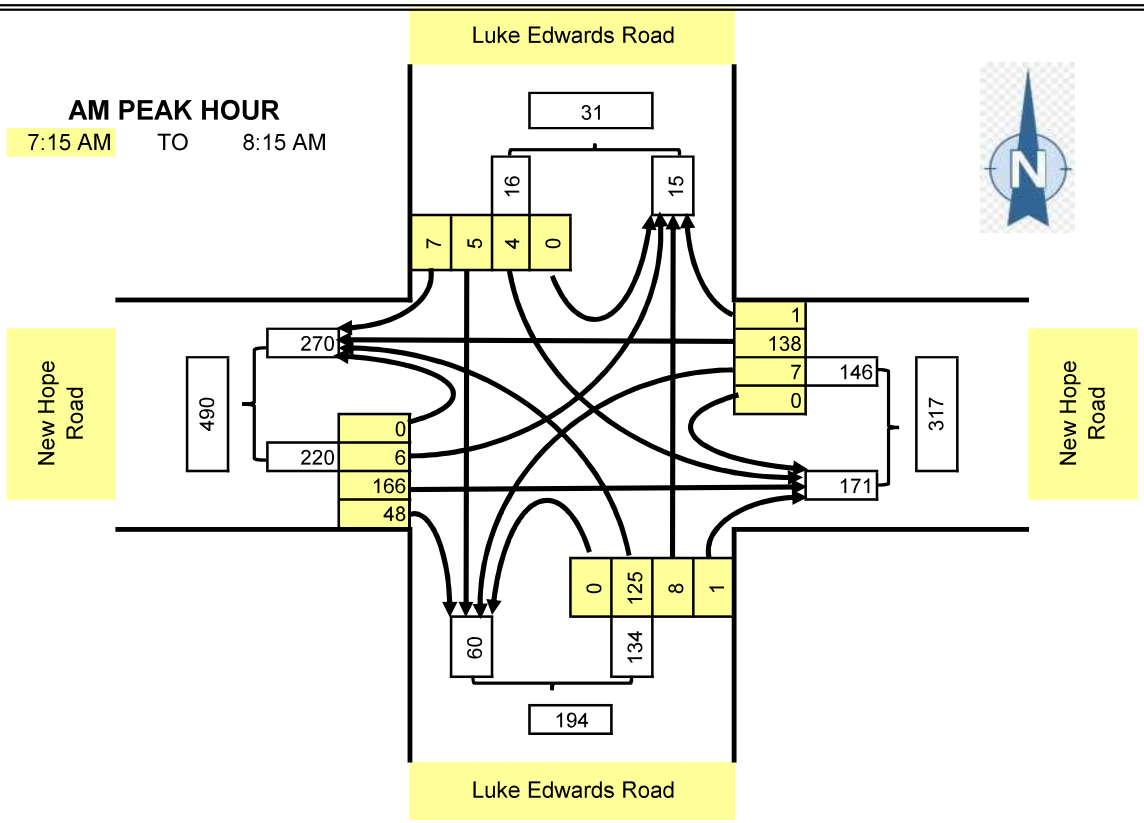
**A calculated growth rate of 1.34% will be used for both Luke Edwards Road and New Hope Road.** The calculations are provided in the appendix.

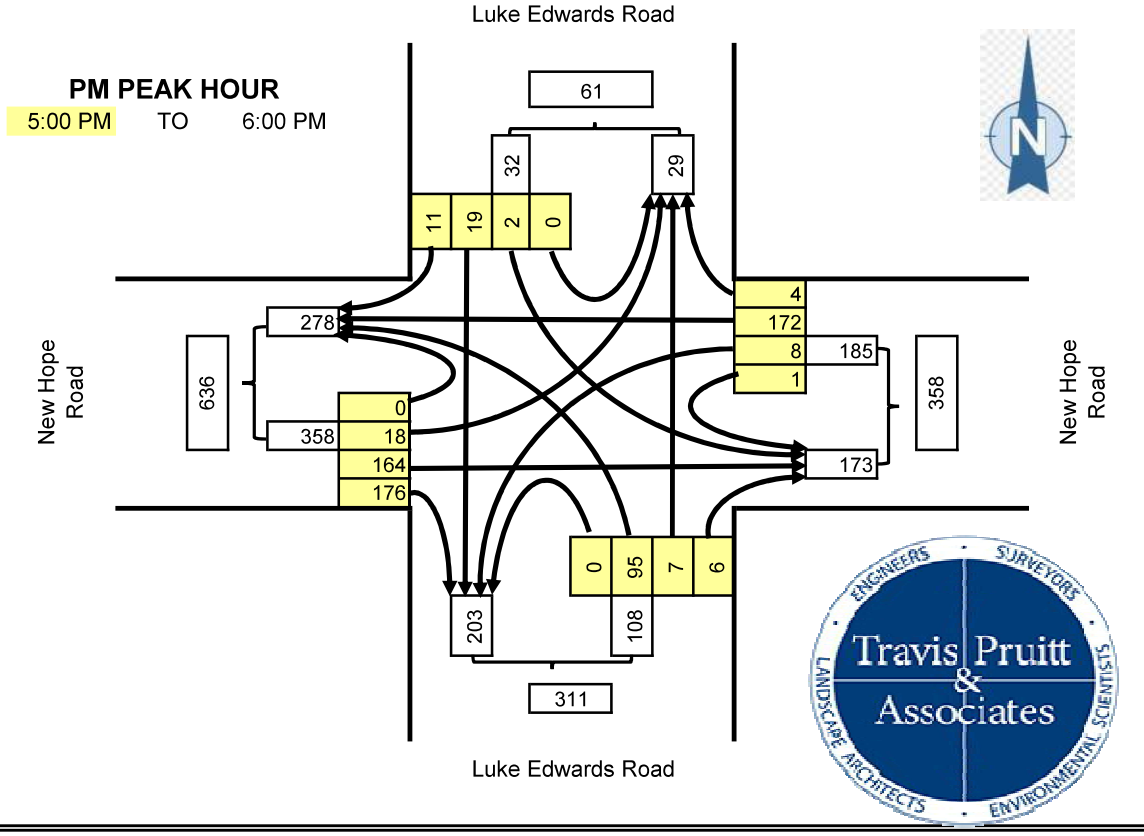
***Summary of Existing Pedestrian and Bicycle Facilities and Connectivity***
There are no sidewalks or bike lanes located on Luke Edwards Road as listed in Table 2 above. The Gwinnett Trails Master Plan indicates that there is a future trail that will be located to the north of the subdivision site on Luke Edwards Road, but there are no proposed projects at the project site.

***Current Intersection Turning Movement Peak Period Volumes***
AM and PM turning movement counts were made on 10/30/2024 at the existing study intersection. The turning movement counts for the AM and PM peak hours at the Intersection #1 Luke Edwards Road / New Hope Road are shown in Figure 4 and the original counts are provided in the Appendix.

**Figure 4**

**EXISTING TRAFFIC**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



***Existing And Proposed Transit Routes and Stops***

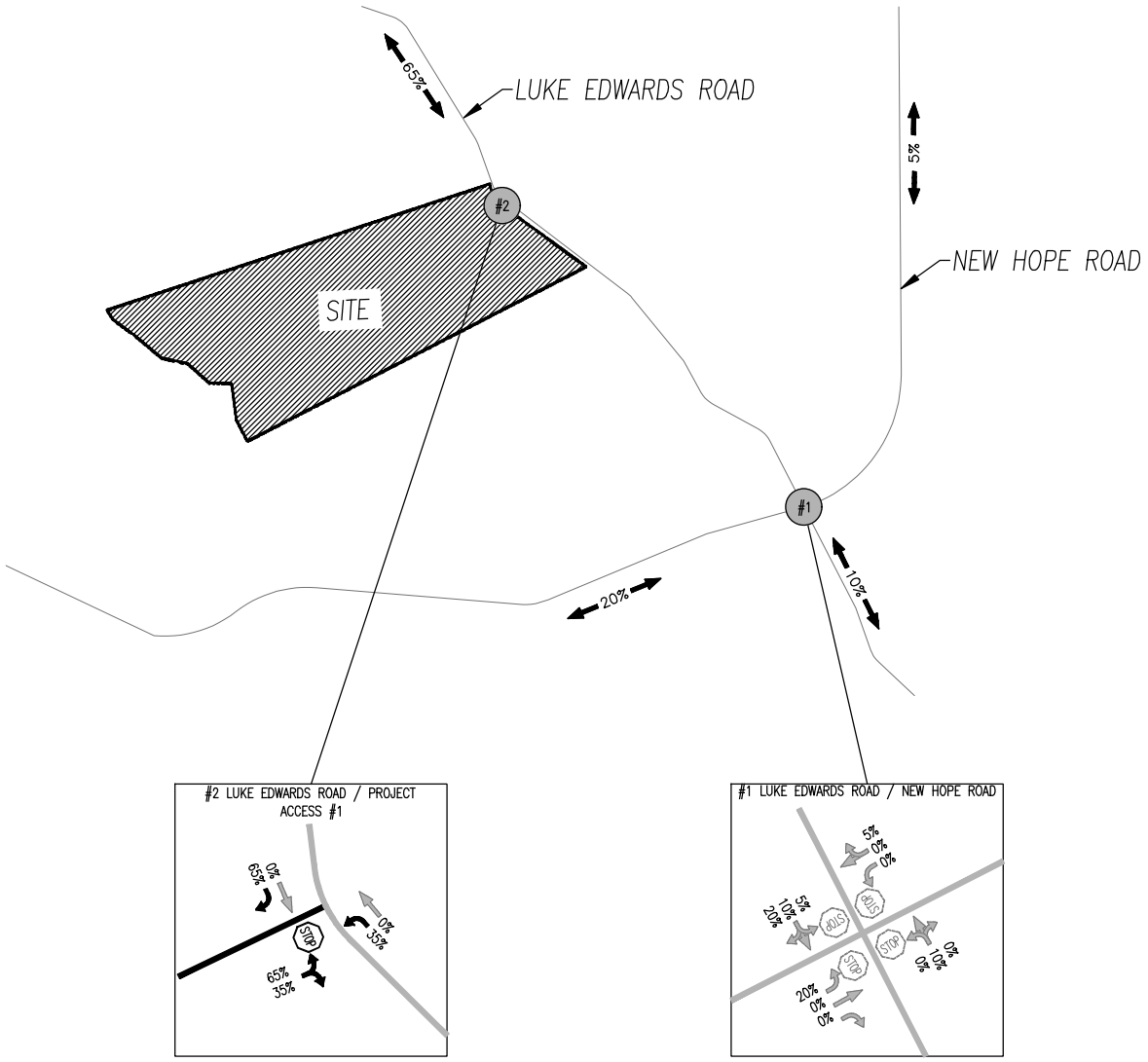
There are no existing or proposed transit routes or stops on Luke Edwards Road as identified by Ride Gwinnett. The Transit Development Plan does not include any routes or stops on Luke Edwards Road as part of the County Ride, Quick Ride, Rapid Ride, or Airport Ride plans.

***Traffic Distribution and Assignment Assumptions***

The assignment of traffic to the existing street network has been developed in accordance with an analysis of the existing traffic volumes, a general knowledge of the area, and analysis of its existing development.

Figure 5 shows the assignment of traffic generated by the proposed project to the surrounding road network. Figure 6 shows the project traffic for the AM and PM peak hour periods.

# FIGURE 5 - TRAFFIC ASSIGNMENT-




DATE: 12/20/2024
SCALE: NTS
CN: 240389 Traffic
JN: 1-24-0389
FN: —
Sheet No. FIGURE 5

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TRAFFIC ASSIGNMENT

**LUKE EDWARDS S/D**

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

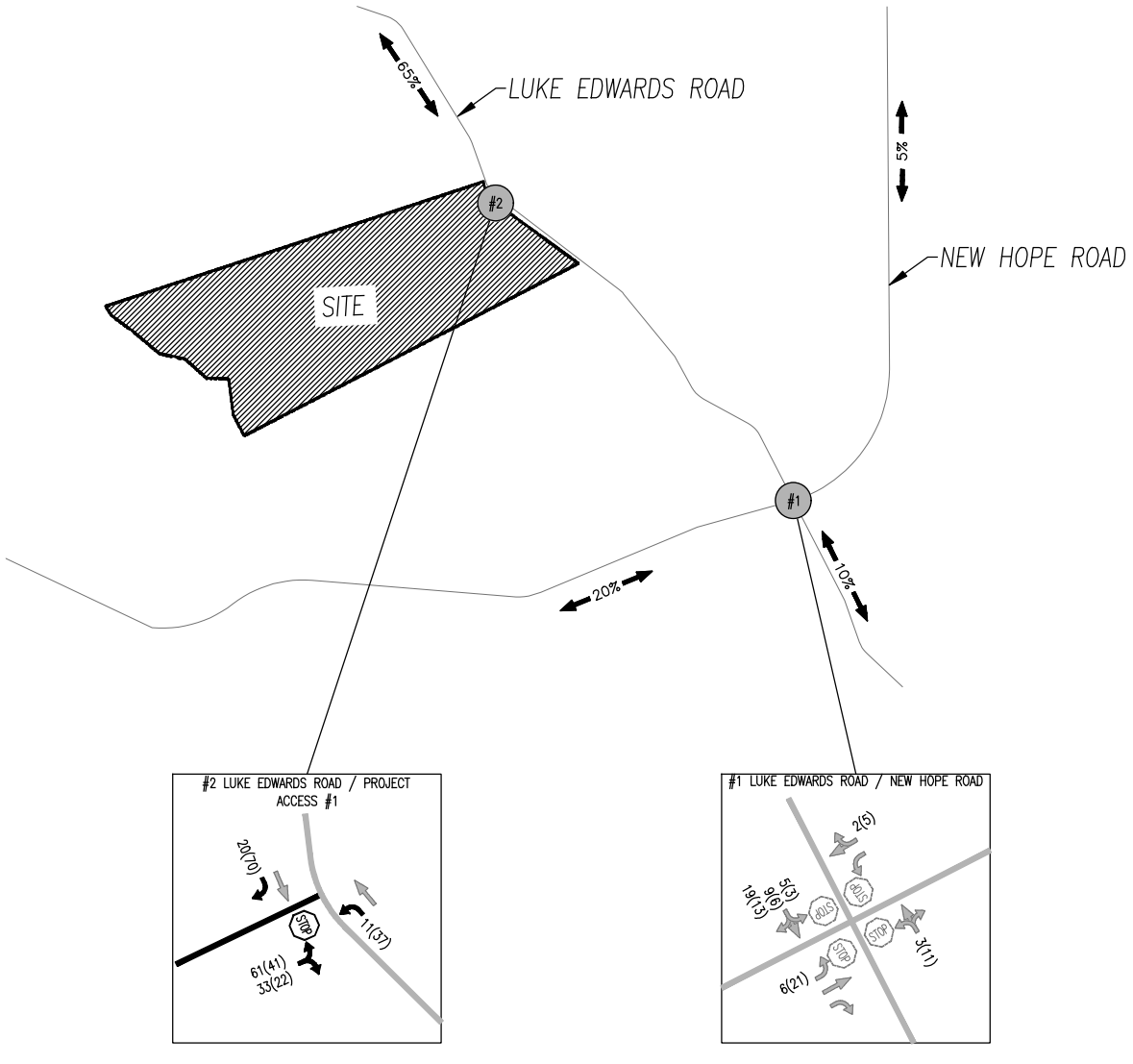
REVISIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 5 | 4 | 3 | 2 | 1 | 0 | — |



W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 5 TRAFFIC ASSIGNMENT, mgreenlee, Dec 18, 2024 - 4:35:46pm

# FIGURE 6 - PROJECT TRAFFIC




DATE: 12/20/2024
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CN: 240389 Traffic
JN: 1-24-0389
FN: —
Sheet No. FIGURE 6

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Contact Person:
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mgreenlee@travispruitt.com

PROJECT TRAFFIC

**LUKE EDWARDS S/D**

LUKE EDWARDS ROAD
GWINNETT COUNTY GEORGIA

REVISIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 5 | 4 | 3 | 2 | 1 | 0 | — |



W:\Athens\240389 Luke Edwards Traffic\Traffic\Drawing\240389 Traffic.dwg, FIGURE 6 PROJECT TRAFFIC, mgreenlee, Dec 18, 2024 - 4:35:51pm

***Trip Generation Reduction Assumptions or Pass-By Trips***

With the proposed development consisting of detached single-family residential units, ITE does not allow reductions for internal capture or pass-by trips. There are no existing units or development improvements that will be replaced that would allow for a reduction in the trip generation numbers.

***Traffic Operations Analysis Requirements***

In accordance with the Traffic Operations Analysis requirements for a Level 2 Study, Gwinnett County requires the study of the following:

- Scenario Analysis
  - Existing Conditions (No Development) conditions
- Interrupted Flow Capacity Analysis
  - Turn Lane Warrant Analysis
  - Proposed Transit Routes
- Summary and Recommendations
  - Intersection and Roadway Geometric Recommendations

***Future Identified Projects***

There are no programmed improvements identified on any of the following sources:

- GDOT
- Gwinnett County 2045 Unified Plan
- Gwinnett County Comprehensive Transportation Plan
- Gwinnett County SPLOST

## II. SCENARIO ANALYSIS

***Capacity Analysis***

Capacity analyses of the study intersections were completed using procedures in the *Highway Capacity Manual (HCM), HCM 6 (2016)*. This is the usual methodology for the analysis of traffic conditions. The software program *Synchro 11* was used to perform the analyses. The capacity analysis printouts are included in the Appendix.

Operating conditions are evaluated in terms of levels of service (LOS). Levels of service A through E are normally considered acceptable levels of service for un-signalized intersections. Levels of service for signalized intersections are reported in composite fashion; i.e., one LOS for the entire intersection and are presented in terms of control delay. Individual turning movements at signalized intersections may experience poor levels of service, particularly where those volumes are relatively low, while the intersection as whole has an acceptable level of service. This is because the major movements on the major roadway are given priority in assigning green signal time. Levels of service A through D are considered to be acceptable peak hour operations for signalized intersections. Level of service E is normally acceptable for stop-controlled approaches and for left turns from the major street at un-signalized intersections. Level of service F is generally considered an unacceptable peak hour condition, except at low volume, stop-controlled approaches.

Traffic conditions at un-signalized intersections with stop control on the minor street only are evaluated for the minor street approach(es) and for the left turn from the major street. Unsignalized through-traffic on the major street is assumed to have no delay as there is no control (no stop sign). Poor levels of service for minor street approaches to un-signalized intersections are not uncommon, because the continuous flow traffic will always have the priority. The LOS criteria for signalized and un-signalized intersections are shown in Table 3.

**Table 3. Level of Service Delay Criteria**

| LEVEL OF SERVICE | CONTROL DELAY (seconds per vehicle) | |
|---|---|---|
| | Signalized Intersection | Un-signalized Intersection |
| A | <10 | <10 |
| B | >10 and <20 | >10 and <15 |
| C | >20 and <35 | >15 and <25 |
| D | >35 and <55 | >25 and <35 |
| E | >55 and <80 | >35 and <50 |
| F | >80 | >50 |

***Existing Conditions***

Based on the existing conditions and traffic counts, the level of service was analyzed for the study of the existing intersections. The results of the capacity analysis for existing traffic are given in Table 4. Calculation reports for each intersection are provided in the Appendix.

**Table 4. Levels of Service – Existing (2025)**

| INTERSECTION | CONTROL | APPROACH | LEVEL OF SERVICE (Approach Delay) | | | |
|---|---|---|---|---|---|---|
| | | | AM | | PM | |
| | | | LOS | DELAY | LOS | DELAY |
| #1 Luke Edwards Road / New Hope Road | Unsignalized | EB | A | 0.2 | A | 0.4 |
| | | WB | A | 0.4 | A | 0.4 |
| | | NB | B | 14.0 | C | 16.4 |
| | | SB | B | 11.0 | B | 13.9 |
| | | Intersection LOS | A | 3.8 | A | 3.8 |

In the Existing traffic conditions, the intersection functions at an acceptable level of service in both the AM and PM peak hours.

***Existing Plus Background Conditions***

In the Existing Plus Background conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period (2028) and the study intersection was re-analyzed to determine its level of service. Figure 7 shows the projected turning movements at the existing study intersection. Table 5 summarizes the projected LOS for the existing intersection based on these conditions. Calculation reports are included in Appendix.

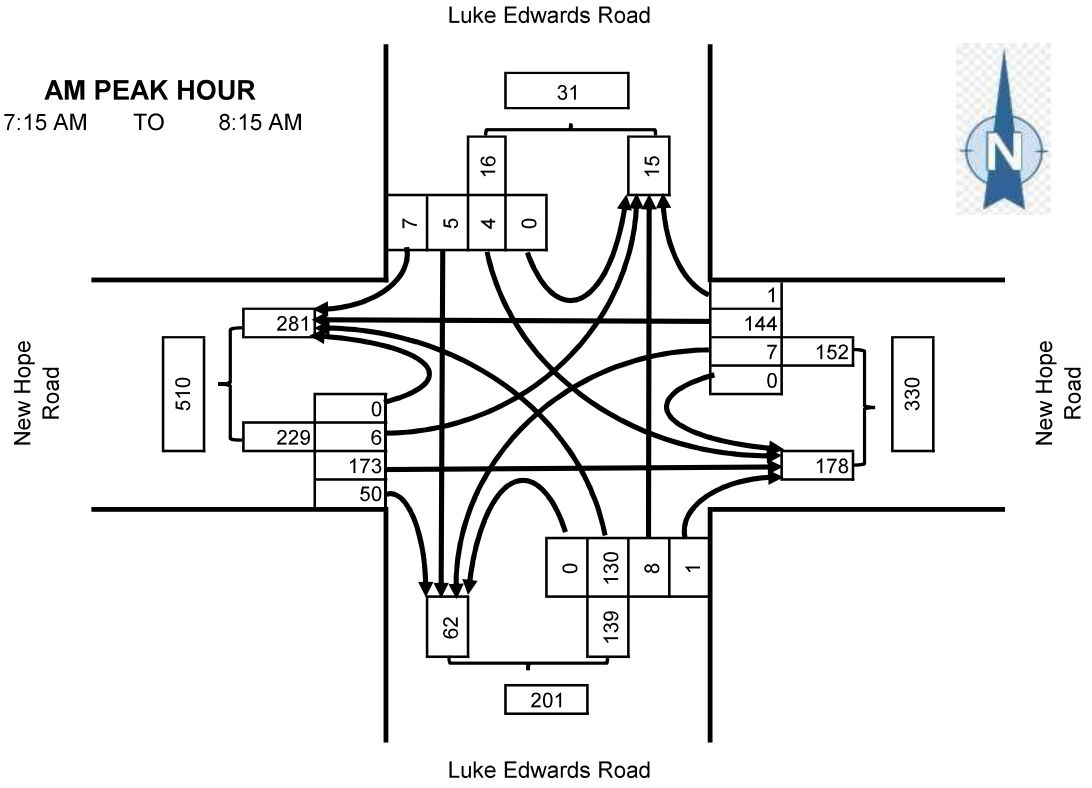
**Table 5. Levels of Service – Existing+Background (2028)**

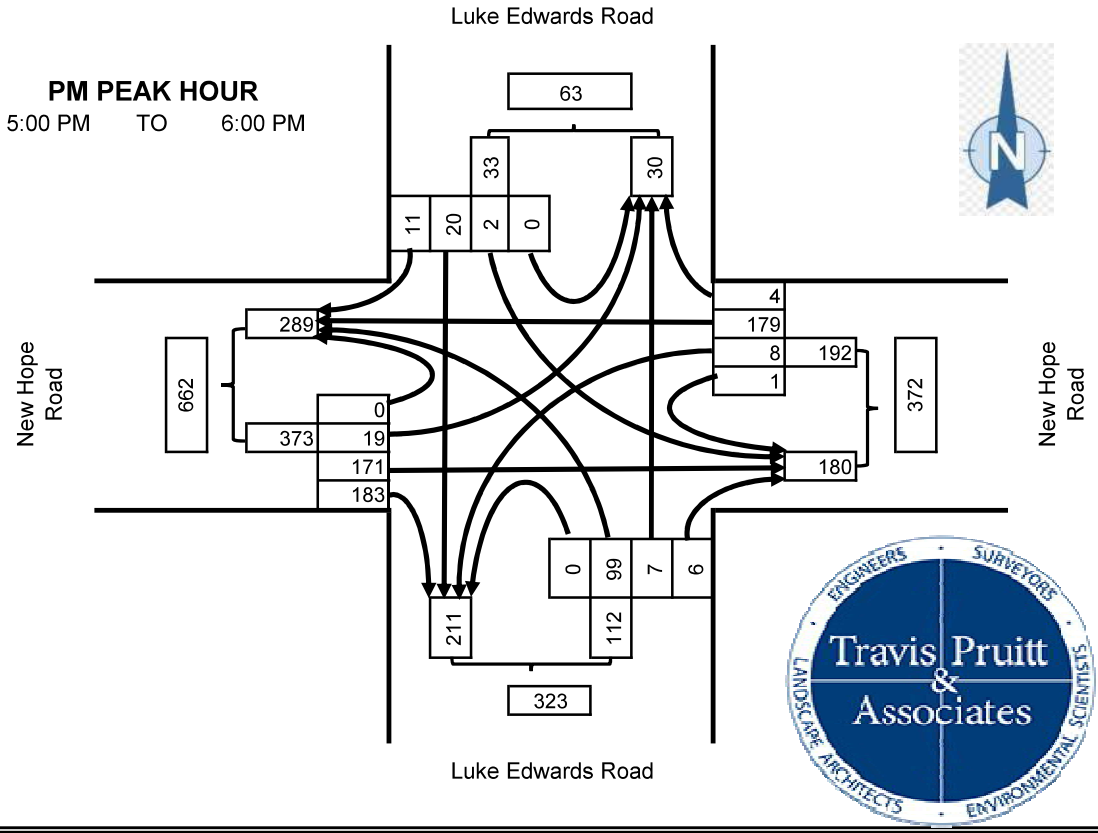
| INTERSECTION | CONTROL | APPROACH | LEVEL OF SERVICE (Approach Delay) | | | |
|---|---|---|---|---|---|---|
| | | | AM | | PM | |
| | | | LOS | DELAY | LOS | DELAY |
| #1 Luke Edwards Road / New Hope Road | Unsignalized | EB | A | 0.2 | A | 0.4 |
| | | WB | A | 0.4 | A | 0.4 |
| | | NB | B | 14.5 | C | 17.0 |
| | | SB | B | 11.2 | B | 14.2 |
| | | Intersection LOS | A | 3.9 | A | 3.9 |

In the Existing Plus Background traffic conditions, the intersection functions at an acceptable level of service in both the AM and PM peak hours.

**Figure 7**

**EXISTING + BACKGROUND TRAFFIC**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



***Existing Plus Background Plus Project Conditions***

In the Existing Plus Background Plus Project conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period (2028) and the project traffic was distributed to the study intersections and re-analyzed to determine their levels of service. Figures 8 and Figure 9 show the projected turning movements at each study intersection. Table 6 summarizes the projected LOS for each intersection based on these conditions. Calculation reports are included in Appendix.

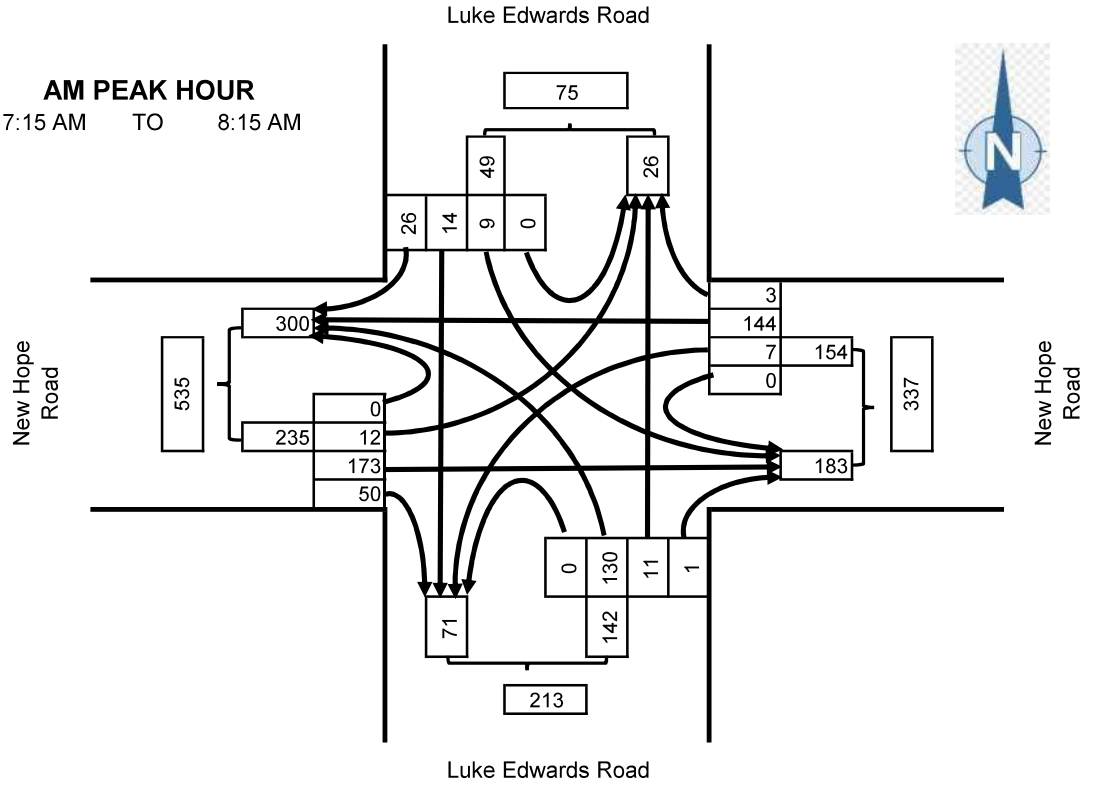
**Table 6. Levels of Service – Existing+Background+Project (2028)**

| INTERSECTION | CONTROL | APPROACH | LEVEL OF SERVICE (Approach Delay) | | | |
|---|---|---|---|---|---|---|
| | | | AM | | PM | |
| | | | LOS | DELAY | LOS | DELAY |
| #1 Luke Edwards Road / New Hope Road | Unsignalized | EB | A | 0.4 | A | 0.8 |
| | | WB | A | 0.4 | A | 0.4 |
| | | NB | C | 15.8 | C | 21.5 |
| | | SB | B | 11.4 | C | 15.0 |
| | | Intersection LOS | A | 4.6 | A | 5.3 |
| #2 Luke Edwards Road / Project Access #1 | Unsignalized | EB | A | 9.2 | A | 9.4 |
| | | WB | N/A | N/A | N/A | N/A |
| | | NB | A | 2.6 | A | 4.0 |
| | | SB | A | 0.0 | A | 0.0 |
| | | Intersection LOS | A | 5.7 | A | 3.7 |

In the Existing Plus Background Plus Project traffic conditions, all intersections continue to function at acceptable levels of service in both the AM and PM peak hours. In the Existing Plus Background Plus Project Condition, Project Access #1 will have been constructed as a part of the subdivision development on Luke Edwards Road.

**Figure 8**

**EXISTING + BACKGROUND + PROJECT TRAFFIC**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



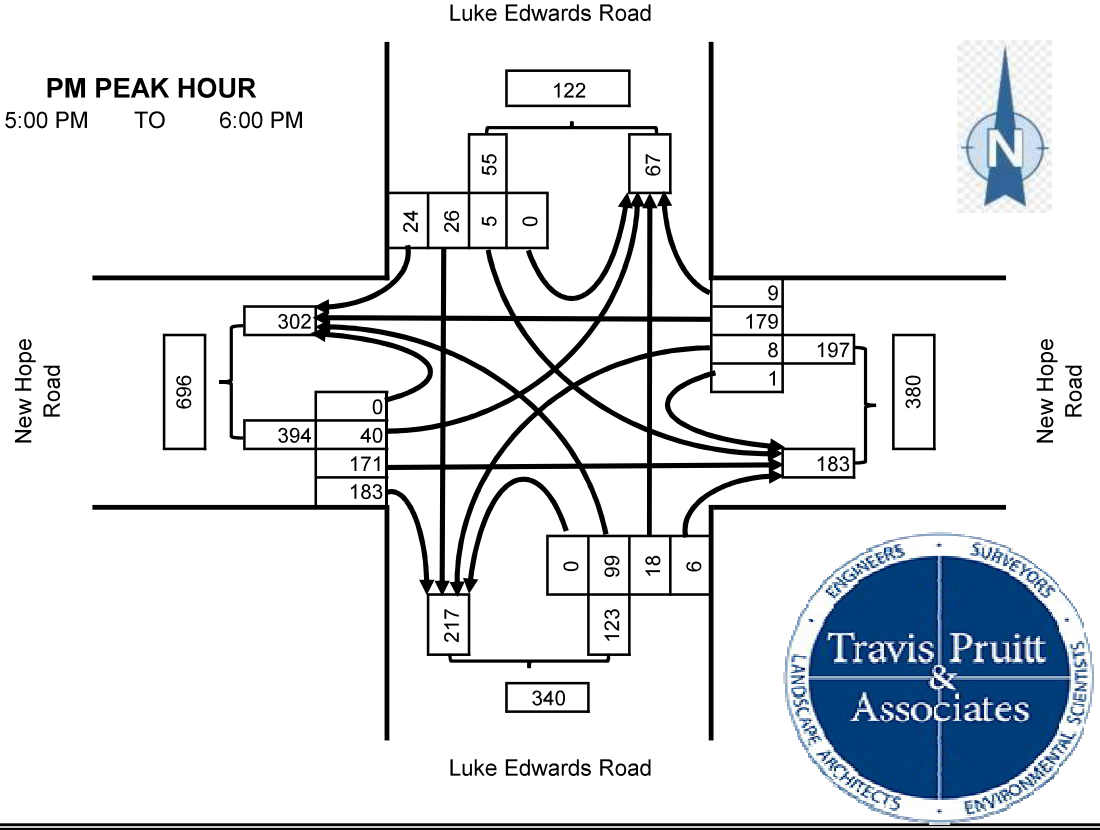
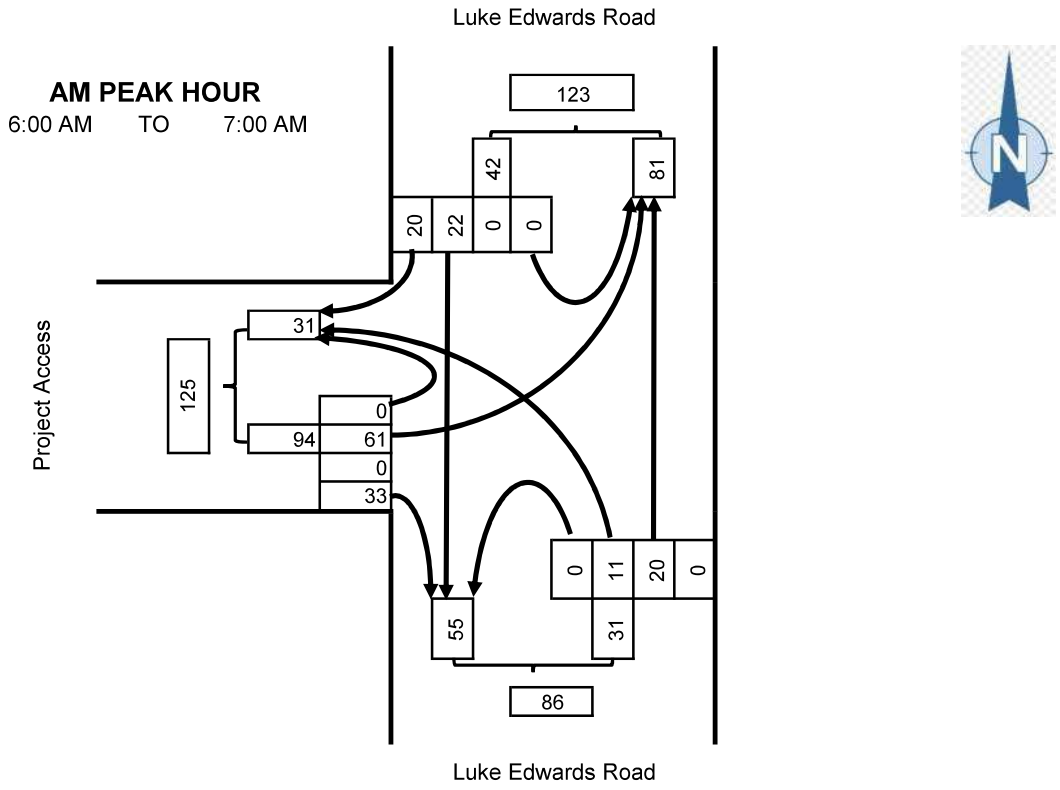
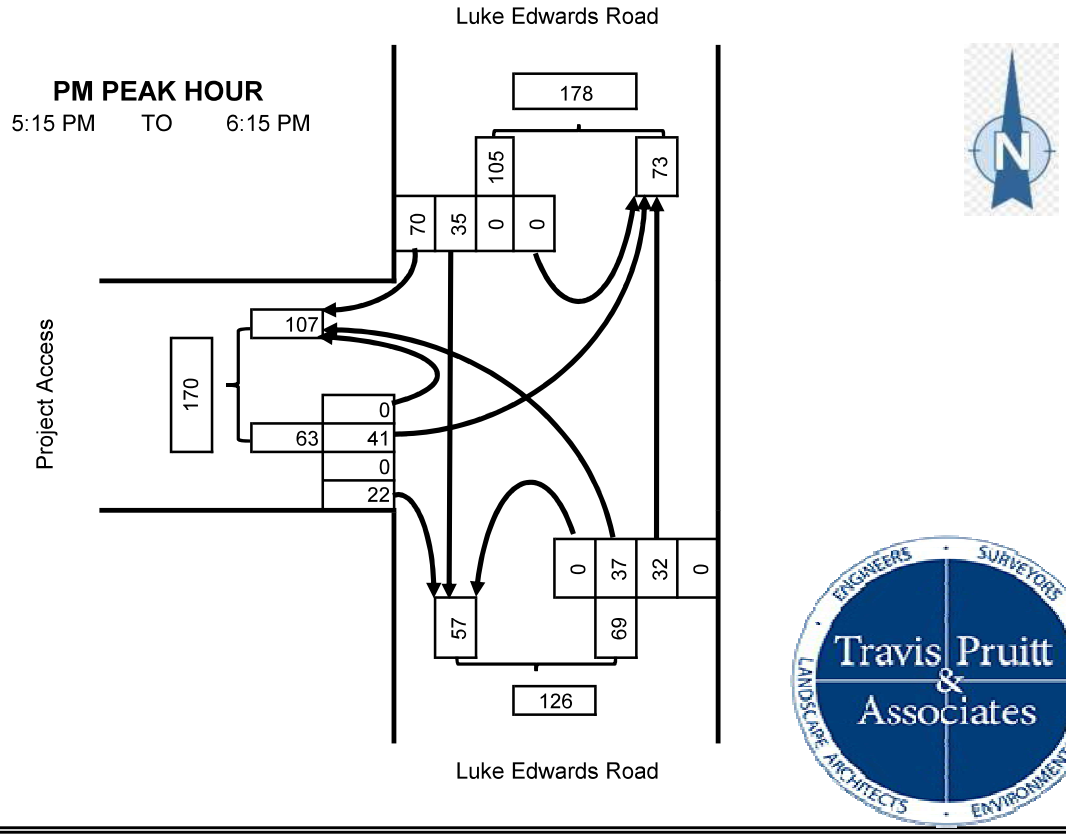



**Figure 9**

**EXISTING + BACKGROUND + PROJECT TRAFFIC**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



***Queue Lengths***

Queue lengths for each leg of the study intersections were calculated based on the Existing Plus Background Plus Project traffic (2028) conditions. These queue lengths are shown in Table 7 - Table 8 and calculations are included in Appendix. All queue lengths are in feet and represent the 95% queue lengths.

**Table 7. #1 Luke Edwards Road / New Hope Road**

| Existing + Background + Project Conditions | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | EB | | | WB | | | NB | | | SB | | |
| | L | T | R | L | TR | | | LTR | | | LTR | |
| AM | 0 | 0 | 0 | 0 | 0 | | | 32.5 | | | 7.5 | |
| PM | 2.5 | 0 | 0 | 0 | 0 | | | 52.5 | | | 15 | |

Queue lengths are less than the available storage.

**Table 8. #2 Luke Edwards Road / Project Access #1**

| Existing + Background + Project Conditions | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | EB | | | WB | | | NB | | | SB | | |
| | | LR | | | | | L | T | | | T | R |
| AM | | 10 | | | | | 0 | 0 | | | 0 | 0 |
| PM | | 0 | | | | | 0 | 0 | | | 0 | 0 |

Queue lengths are less than the available storage.

***Existing Plus Background (5 Years After Buildout) Plus Project Conditions***

In the Existing Plus Background (5 years after buildout) Plus Project conditions, the existing traffic was increased at a rate of 1.34% (see Section I for Growth Rate discussion) per year for the 3-year project buildout period then grown for an additional 5 years (2033) after the project has been built out before the project traffic is added and re-analyzed to determine the levels of service. Figures 10 and Figure 11 show the projected turning movements at each study intersection. Table 9 summarizes the projected LOS for each intersection based on these conditions. Calculation reports are included in Appendix.

**Table 9. Levels of Service – Existing+B5+Project (2033)**

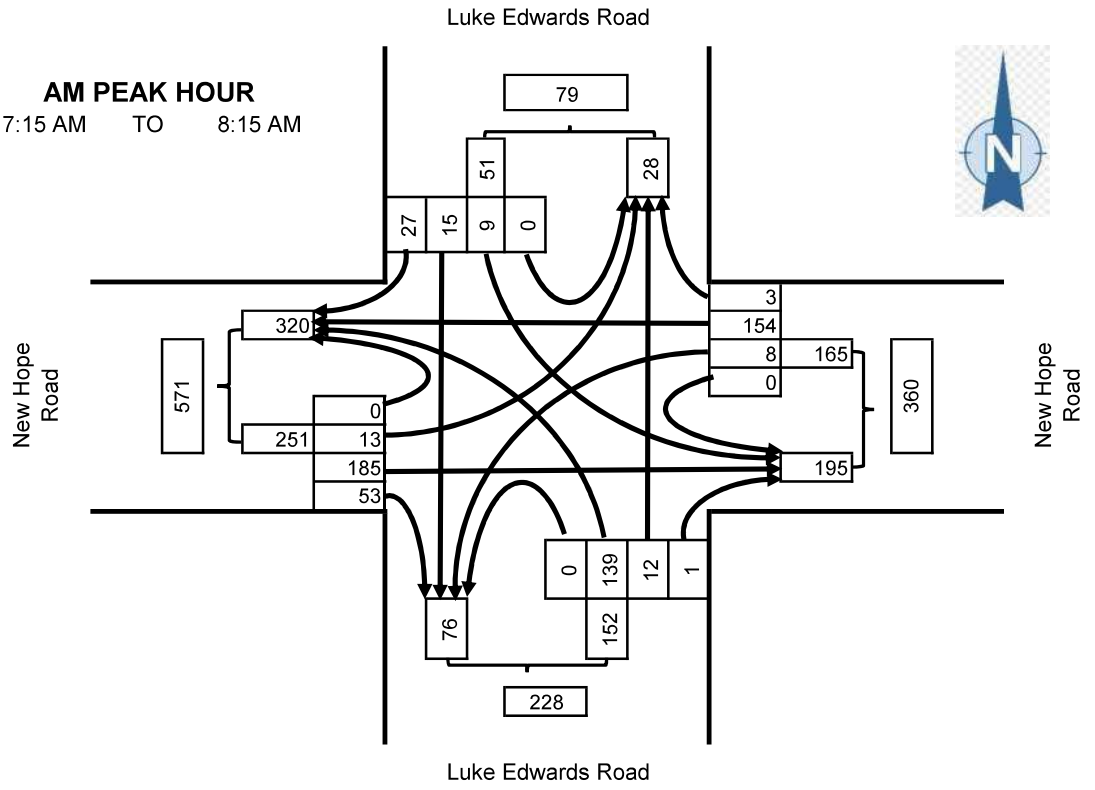
| INTERSECTION | CONTROL | APPROACH | LEVEL OF SERVICE (Approach Delay) | | | |
|---|---|---|---|---|---|---|
| | | | AM | | PM | |
| | | | LOS | DELAY | LOS | DELAY |
| #1 Luke Edwards Road / New Hope Road | Unsignalized | EB | A | 0.4 | A | 0.8 |
| | | WB | A | 0.4 | A | 0.4 |
| | | NB | C | 17.1 | C | 24.4 |
| | | SB | B | 11.7 | C | 15.8 |
| | | Intersection LOS | A | 4.9 | A | 5.9 |
| #2 Luke Edwards Road / Project Access #1 | Unsignalized | EB | A | 9.2 | A | 9.5 |
| | | WB | N/A | N/A | N/A | N/A |
| | | NB | A | 2.5 | A | 3.9 |
| | | SB | A | 0.0 | A | 0.0 |
| | | Intersection LOS | A | 5.6 | A | 3.6 |

***Analysis:***

In the Existing Plus Background (5 years after buildout) Plus Project traffic conditions, all intersections continue to function at acceptable levels of service in both the AM and PM peak hours. In the Existing Plus Background (5 years after buildout) + Project Condition, Project Access #1 will have been constructed as a part of the subdivision development on Luke Edwards Road.

**Figure 10**

**EXISTING + BACKGROUND @ 8 YEARS + PROJECT**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



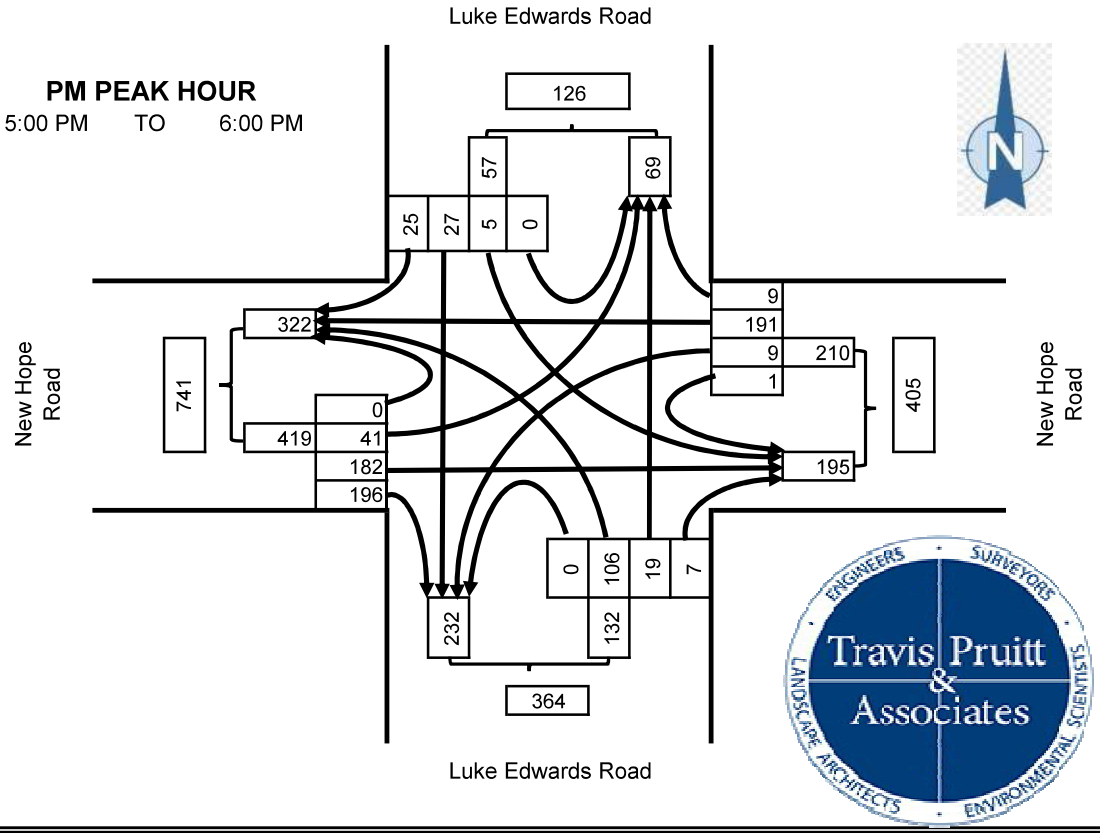
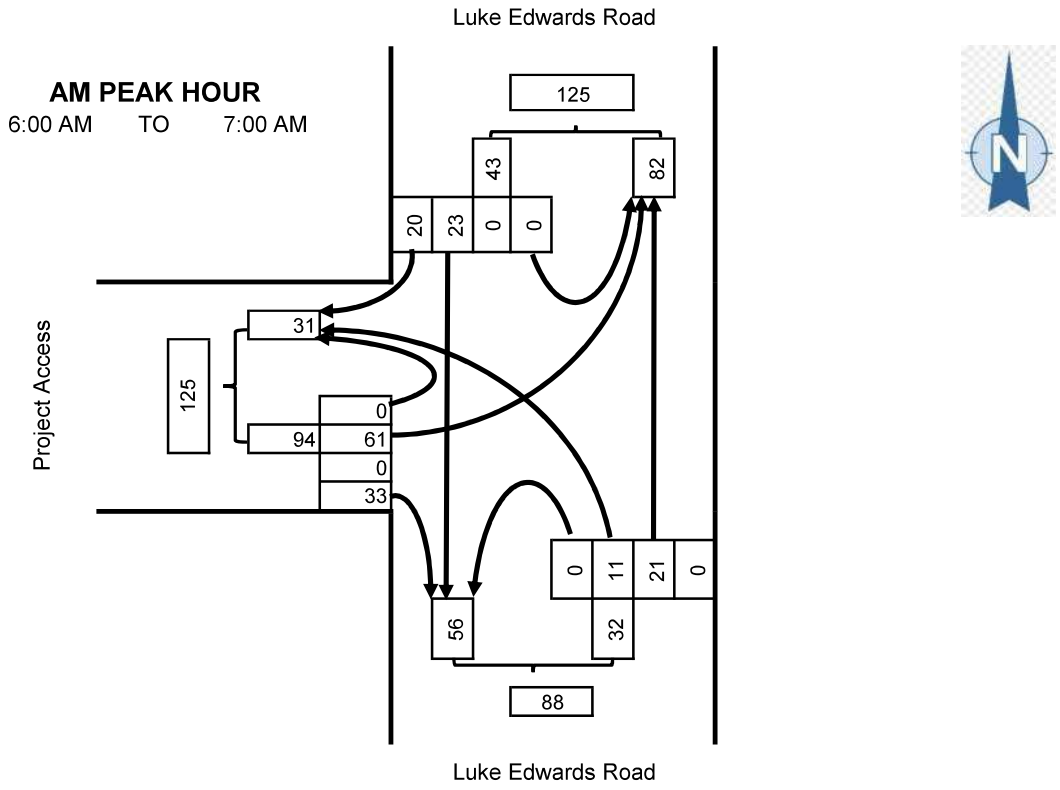
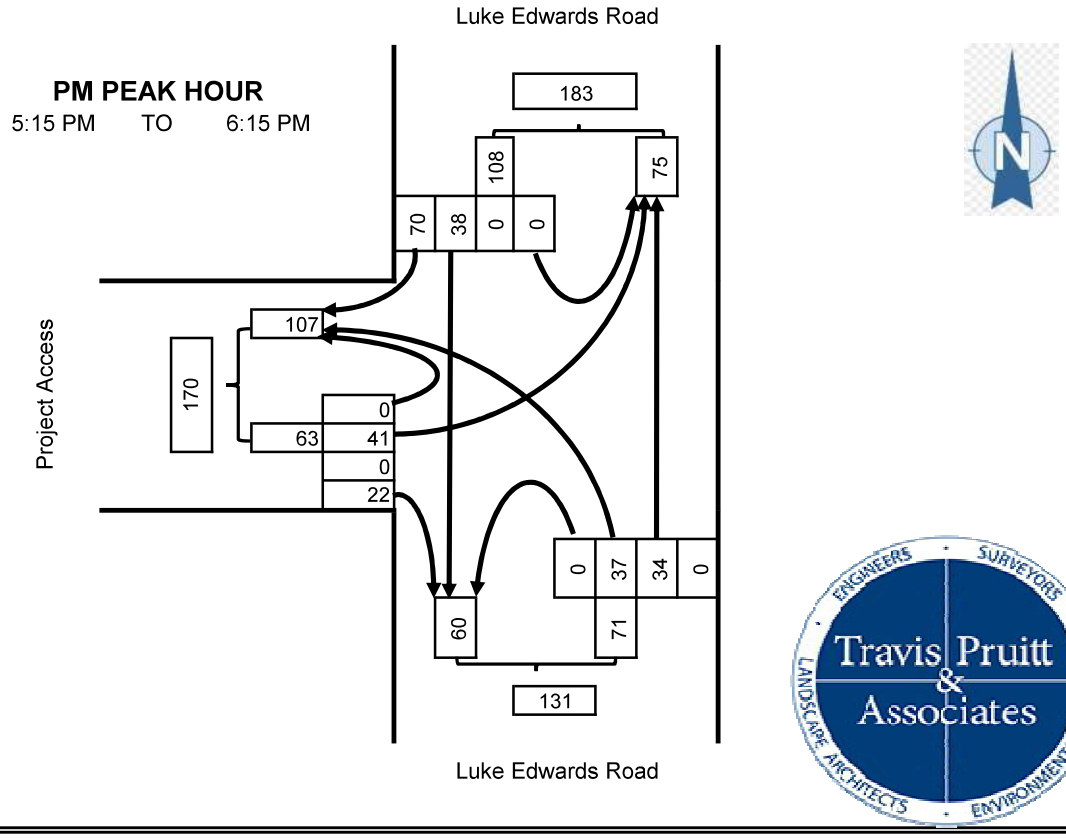



**Figure 11**

**EXISTING + BACKGROUND @ 8 YEARS + PROJECT**
**AM & PM PEAK HOUR TURNING MOVEMENTS**



## III. SUMMARY AND RECOMMENDATIONS

### *Conclusions*

The existing properties have frontage on Luke Edwards Road. The parcels are all currently zoned RA-200. There are two existing residential structures located along the frontage of Luke Edwards Road. These structures will remain.

The proposed development is a single-family residential subdivision land use located on Luke Edwards Road in Gwinnett County, Georgia. The project will be constructed in a single phase for the purposes of this traffic study. Construction will begin in 2025 (existing year) and the project is anticipated to be completed and fully occupied in 2028. The project will also include water, sanitary sewer and stormwater management facilities.

The proposed project access is located along Luke Edwards Road. The driveways will be designated as Project Access #1 (Intersection #2) and of the project access point will be a 2-lane roadway designed to Gwinnett County road standards and will be stop-controlled at its intersection with Luke Edwards Road.

The project is expected to be completed and occupied in three (3) years.

The purpose of this study is to determine the impact of this development on Luke Edwards Road and New Hope Road. Figure 1 is a vicinity map for the subject property and Figure 2 is a site plan that shows the location of the proposed access points for the project. The scope of the study includes analyses of the following intersections:

- #1 Luke Edwards Road / New Hope Road
- #2 Luke Edwards Road / Project Access #1

The existing conditions were studied to determine the level of service at each of the study intersections listed above. In the Existing traffic conditions, all intersections function at acceptable levels of service in both the AM and PM peak hours. In the Existing Conditions, Project Access #1 on Luke Edwards Road does not exist. The intersections continue to function at acceptable levels of service in the all conditions.

A traffic analysis was performed to evaluate how each of the study intersections will operate under the proposed conditions. The existing traffic was grown at 1.34% per year for 3 years to generate the expected background traffic growth.

The scope of this study includes the analysis of 2 intersections within the vicinity of the subject property in each of the following traffic conditions:

- Existing (2025)
- Existing + Background (2028)
- Existing + Background + Project (2028)
- Existing + Background (5 years after project buildout) + Project (2033)

With or without the development of the Luke Edwards Road Subdivision project as determined in this study, traffic will continue to grow, congestion and delay will increase, and roadway improvements will be required. The following are the conclusions based on the analysis of the data:

Intersection #1: Luke Edwards Road / New Hope Road

1. The intersection of Luke Edwards Road / New Hope Road operates at acceptable intersection levels of service with and without the addition of background and project traffic.
2. The NB and SB approaches of Luke Edwards Road to New Hope Road operate at LOS B/C, which is considered to be acceptable given that there is adequate storage for queuing vehicles on each of the minor approaches to the two-way stop-controlled intersection.
3. As traffic volumes increase at the intersection, with or without the project traffic, congestion and delay will also continue to increase.

Intersection #2: Luke Edwards Road / Project Access #1

1. The intersection of Luke Edwards Road / Project Access #1 operates at acceptable levels of service with and without the addition of background and project traffic.

## ***Recommendations***

As traffic develops along this roadway network, we recommend that the developer of the facility and roadway network address the following items as outlined below:

#1 Luke Edwards Road / New Hope Road

1. No improvements are required.

#2 Luke Edwards Road / Project Access #1

1. Project Access #1 will be a two-lane, full-access stop-controlled road which will serve as the eastbound approach to its intersection with Luke Edwards Road, which is a Gwinnett County maintained roadway within Gwinnett County-maintained right-of-way. The roadway will have one ingress lane and one egress lane.
2. Project Access #1 will be located approximately 3,600 feet (centerline to centerline) north of the existing intersection of Luke Edwards Road / New Hope Road and 175’ south of the northern property line of the subject property at the ROW line for Luke Edwards Road.
3. Project Access #1 will be located approximately 810 feet (centerline to centerline) north of the proposed intersection of the emergency vehicle access in the southeast corner of the property on Luke Edwards Road.
4. Luke Edwards Road will continue to be free-flowing and Project Access #1 will be stop-controlled at its intersection with Luke Edwards Road.
5. In accordance with Section 360-50, Project Access #1 must intersect Luke Edwards Road at an angle of not less than 85 degrees.

6. In accordance with Section 360-30.1.B, a deceleration lane shall be required to be provided for each subdivision street entrance that provides street access to a minor collector Street (Luke Edwards Road).
7. In accordance with Section 360-60.1.C, the southbound right turn lane is required to have a minimum of 200 feet of full width storage length with a taper of 50 feet. The pavement width must be 12' exclusive of curb and gutter and the turn lane must have curb and gutter. Additional right-of-way to accommodate the deceleration land and a required 11-foot shoulder measured from the back of curb.
8. Project Access #1 shall have minimum 25-foot radii and 12-foot wide lanes.
9. Signing and marking shall be in accordance with the MUTCD and Gwinnett County requirements.
10. The turn lane shall be paved in accordance with the Gwinnett County specifications.
11. With a posted speed limit of 40mph, an ADT < 6,000 on the 2-lane Luke Edwards Road, the proposed daily NB left turning vehicles will be 299 vehicles at full project buildout. Based on GCDOT's "Criteria and Guidelines for Left Turn Lanes" and Table 1 below, a left turn lane is required at intersection #2.

Gwinnett County – Residential Developments * **TABLE I**
Left Turn Lane Criteria

| Posted Speed Limit (mph) | 2 Lane Routes ----------ADT---------- <6000 | >=6000 | More Than 2 Lanes on Main Road ----------ADT---------- <10,000 | >=10,000 |
|---|---|---|---|---|
| | | | | |
| 30 to 35 | 120 Lots | 75 Lots | 160 Lots | 120 Lots |
| 40 to 50 | 100 Lots | 65 Lots | 130 Lots | 100 Lots |
| >= 55 | 75 lots | 55 Lots | 100 Lots | 75 Lots |

* Zoning Districts R-XX(X)

12. The northbound left turn lane must be designed as either a symmetrical or asymmetrical widening of Luke Edwards Road in accordance with Figure 1 or Figure 2 of the GCDOT's "Criteria and Guidelines for Left Turn Lanes".
13. The northbound left turn lane must have a full width (12-foot wide left turn lane) storage of 100 feet and a bay taper of 50 feet. The approach and departure taper lengths are specified as 160 feet for a symmetrical widening and 360 feet for an asymmetrical widening.
14. Associated drainage improvements as deemed necessary for the construction of the deceleration or turn lane shall be required.
15. All design and construction must meet Gwinnett County standards and specifications, as appropriate.

## Exhibit I: 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?**

   District 3 Commissioner Watkins

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.**

   Tribble Mill Park Holly Pavilion

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

   May 8, 2025 at 6 p.m.

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

   Attendees will be given the opportunity to ask questions before the conclusion of 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 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.**

   May 15, 2025, Tribble Mill Park, Holly Pavilion

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>**

   Please see attached. The developer team including an engineer and two attorneys were present to answer questions and present the project.

4. **What issues and concerns were expressed by attendees at the meeting(s)?** Neighbors asked questions regarding the number of units, environmental impact, traffic impact, impact on property values, questions about school impact, and general questions about the zoning process proposed amenities.

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?**

   Developer team explained density of the proposed development is low and allows for a large amount of greenspace; will be managed and maintained by an HOA; explained the proposed development is in line with the 2045 Comprehensive Plan and took the opportunity to explain the zoning process and informed residents of where they can find more information; explained the results of the traffic study; explained the Land Disturbance Process when asked about additional environmental studies and that the LDP process includes that review.

## Exhibit J: Internal and External Agency Review Comments

**[attached]**

# Department of Planning and Development
# TECHNICAL REVIEW COMMITTEE

| | |
|---|---|
| **TRC Meeting Date:** | November 2025 |
| Department/Agency Name: | Parks and Recreation |
| Reviewer Name: | Adanegn Woldemichael |
| Reviewer Title: | Construction Manager I |
| Reviewer Email Address: | Adanegn.woldemichael@gwinnettcounty.com |
| Case Number: | ZON2025-00044/REZ2026-00006 |
| Case Address: | 479 LUKE EDWARDS RD, DACULA, GA 30019 |

| | Comments: | X | YES | | NO |
|---|---|---|---|---|---|
| 1 | Provide, at no cost to the County, a 50-foot easement for the future development of a Tier-1 Greenway as designated in the Gwinnett Countywide Trails Master Plan, in accordance with the Unified Development Ordinance, Title 3, Section 350-50.5. | | | | |
| 2 | | | | | |
| 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*

| | |
|---|---|
| **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: | ZON2025-00044 |
| Case Address: | 2479 Luke Edwards Road, |

| | **Comments:** | **X** | **YES** | | **NO** |
|---|---|---|---|---|---|
| 1 | Luke Edwards Road is a minor collector. The Average Daily Traffic (ADT) volume is 1,677. | | | | |
| 2 | The nearest Ride Gwinnett facility is located 8.8 miles away at 368 Grayson Highway and VFW #5255 (Stop #4087 / Route 40). | | | | |
| 3 | Per the zoning site plan as well as per section 360-30 of the UDO, the developer shall install a left and right turn lane along Luke Edwards Road into the site. | | | | |
| 4 | The developer shall provide a sight distance certification for the driveway at Luke Edwards Road, per section 360-40.4 and table 360.2 of the UDO. | | | | |
| 5 | Due to projected background growth and the build scenario, all approaches for the intersection of Luke Edwards Road and New Hope Road will maintain a level of service (LOS) C or better (after build scenario). No mitigations are recommended for this intersection. | | | | |
| 6 | Per section 360-90 of the UDO, a 5' concrete sidewalk shall be installed along the entire site frontage. | | | | |
| 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: | ZON2025-00044 |
| Case Address: | 2479 Luke Edwards Rd |

| | Comments: | X | YES | | NO |
|---|---|---|---|---|---|
| 1 | Water: The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Luke Edwards Road. | | | | |
| 2 | Sewer: A Sewer Capacity Certification (C2025-236-08) was approved in August 2025 for 148 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5262 068. Offsite easements will be required. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

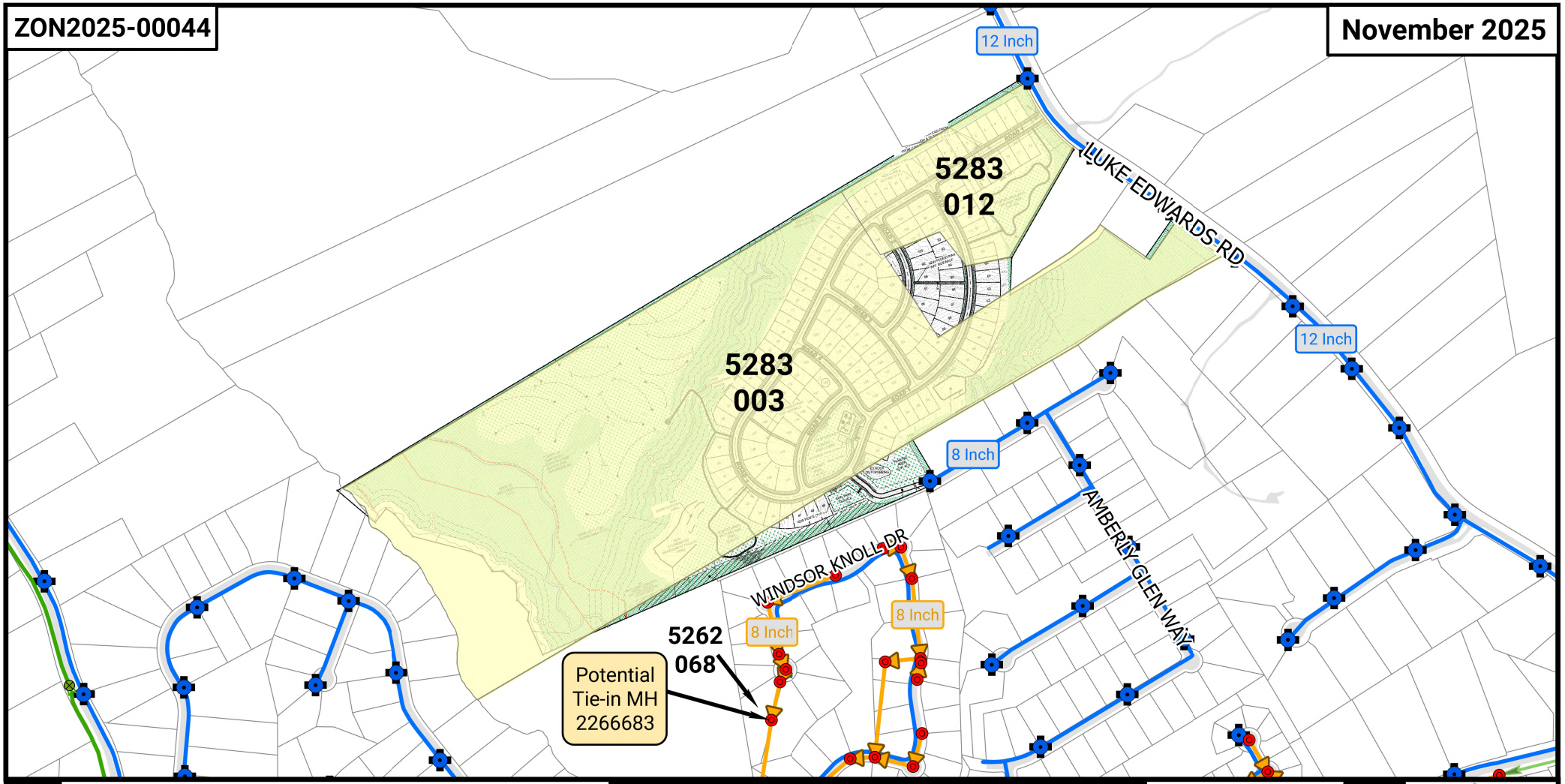
| | Recommended Zoning Conditions: | | YES | X | NO |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

ZON2025-00044

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

**2479 Luke Edwards Rd**

RA-200 to OSC

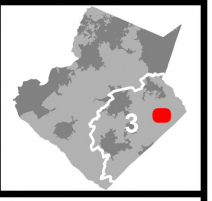
# *Water & Sewer Utility Map*

N W E S

0 340 680

Feet

LOCATION




**Water Comments:** The proposed development may connect to an existing 12-inch water main on the southern right-of-way of Luke Edwards Road.

**Sewer Comments:** A Sewer Capacity Certification (C2025-236-08) was approved in August 2025 for 148 single family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5262 068. Offsite easements will be required.

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

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

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

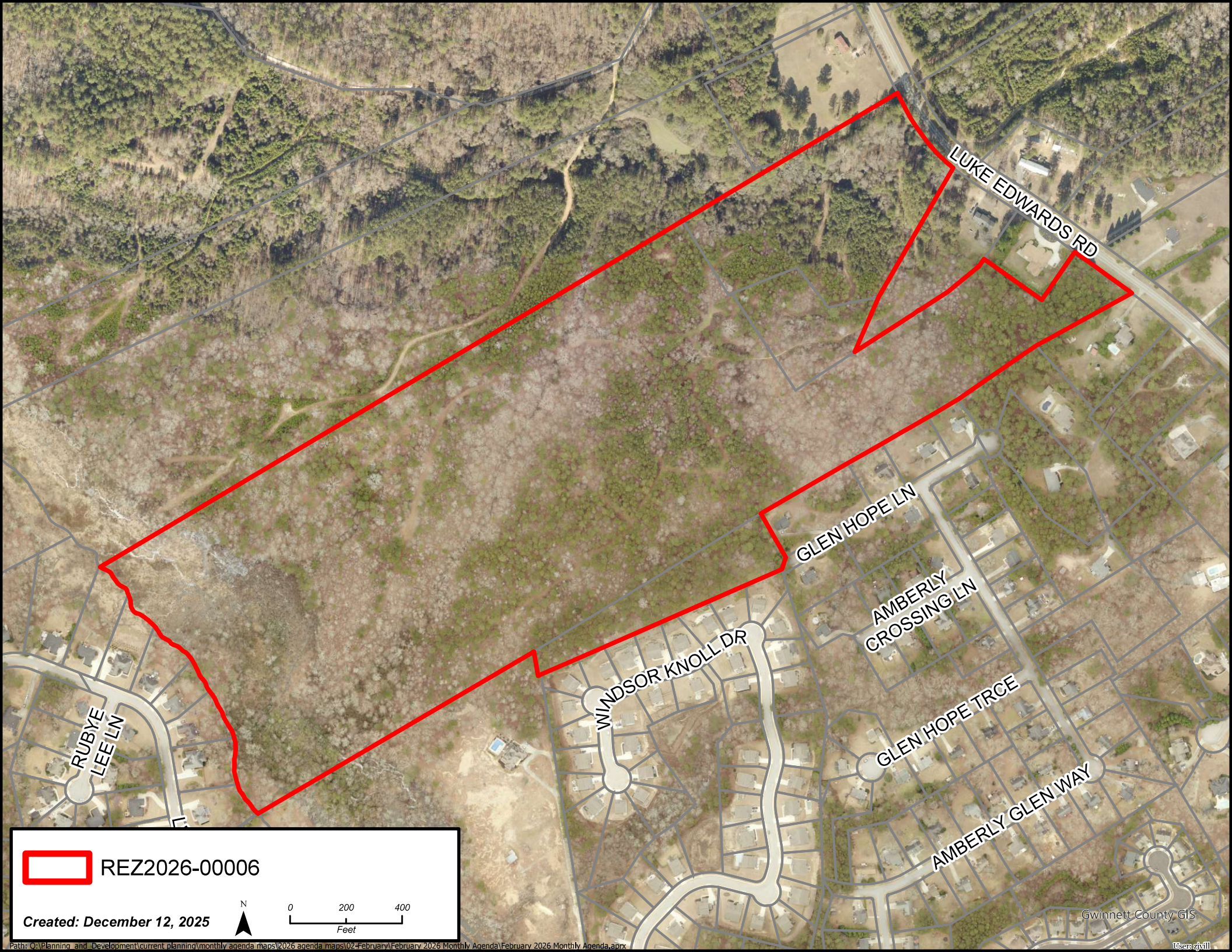
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

**Residential Rezoning Impact on Local Schools**
**Prepared for Gwinnett County BOC, 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 K: Maps

**[attached]**


LUKE EDWARDS RD
GLEN HOPE LN
AMBERLY CROSSING LN
WINDSOR KNOLL DR
GLEN HOPE TRCE
AMBERLY GLEN WAY
RUBYE LEE LN
REZ2026-00006
Created: December 12, 2025
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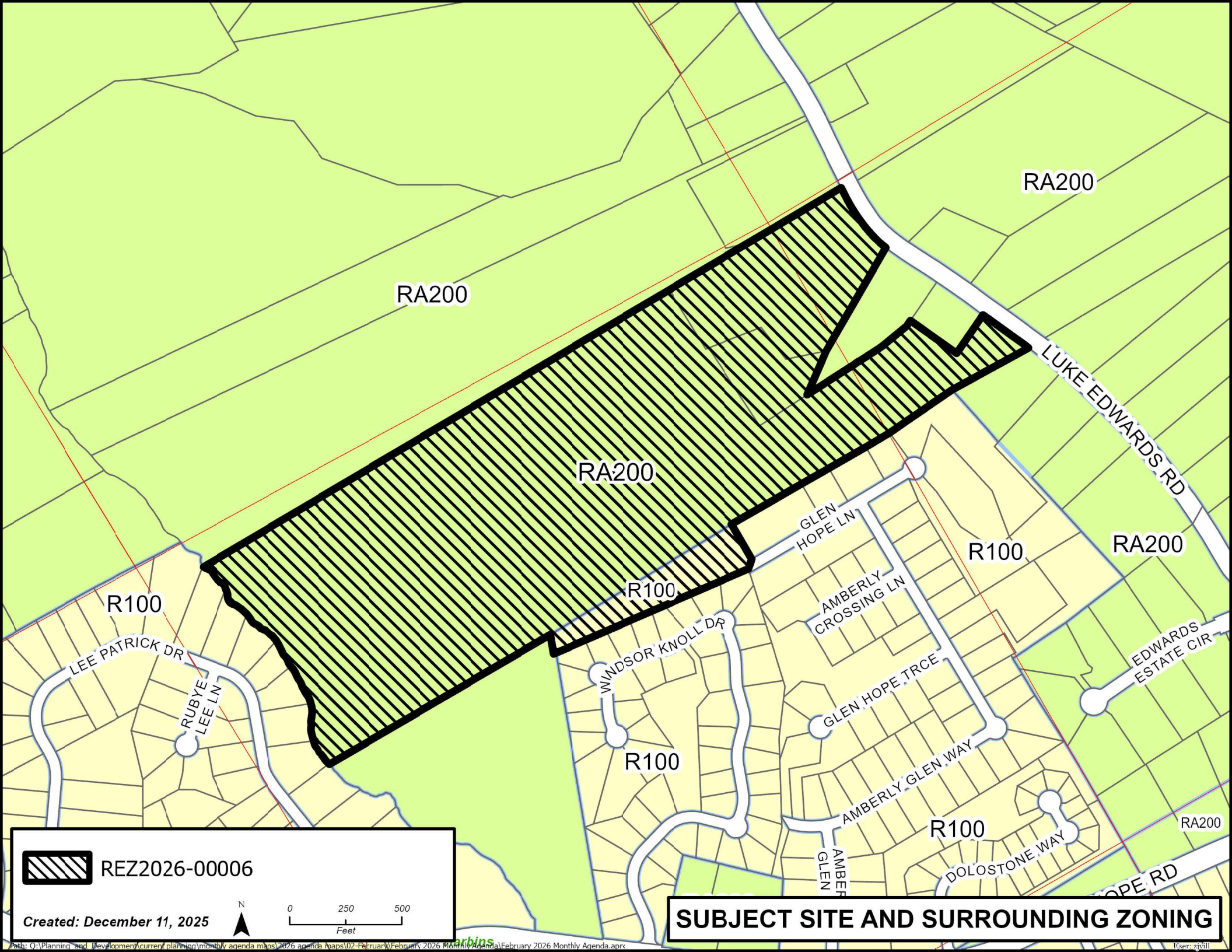
User: zjvill


RA200
RA200
RA200
LUKE EDWARDS RD
GLEN HOPE LN
R100
RA200
R100
R100
AMBERLY CROSSING LN
WINDSOR KNOLL DR
EDWARDS ESTATE CIR
LEE PATRICK DR
RUBYE LEE LN
GLEN HOPE TRCE
R100
AMBERLY GLEN WAY
R100
RA200
DOLOSTONE WAY
REZ2026-00006
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250
500
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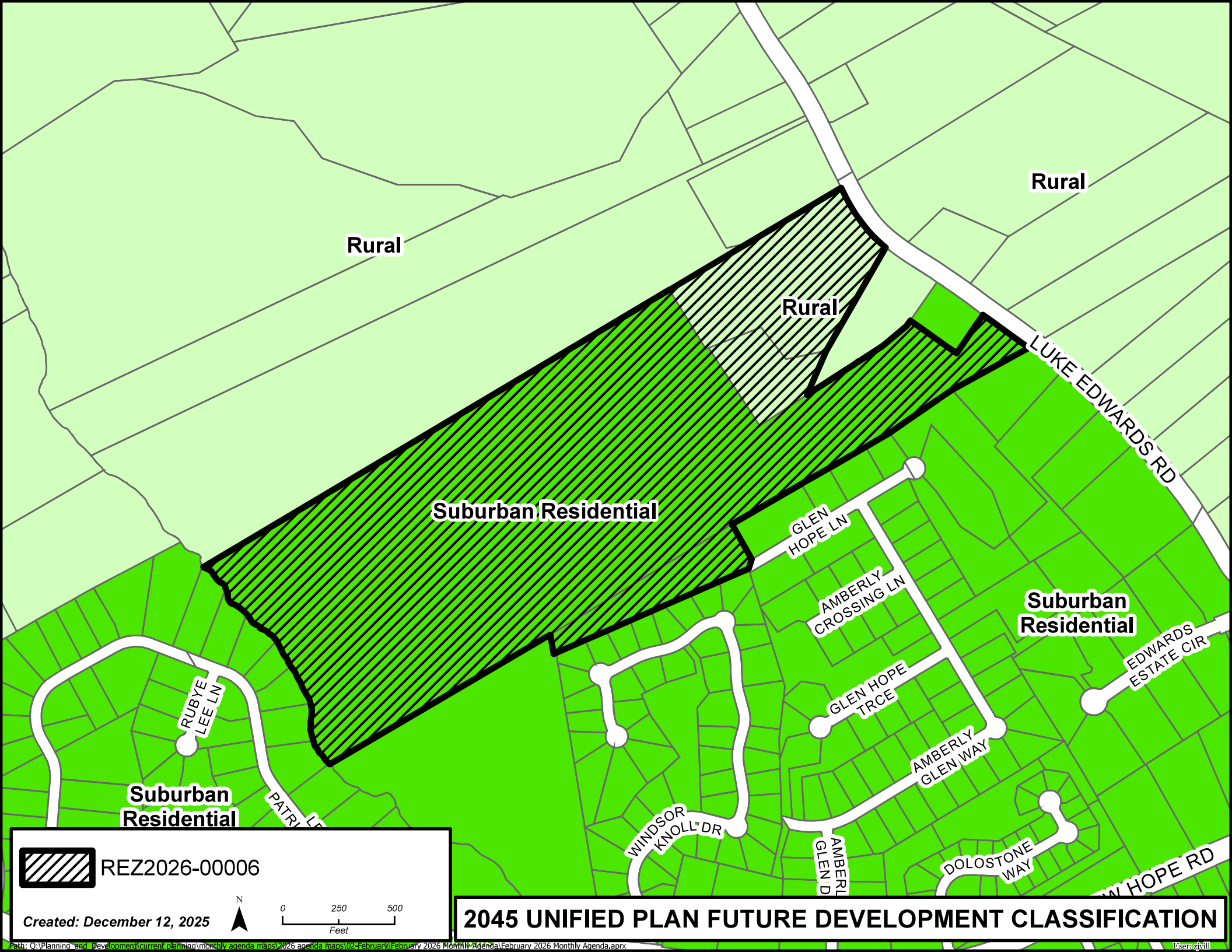
SUBJECT SITE AND SURROUNDING ZONING


Rural
Rural
Rural
Suburban Residential
LUKE EDWARDS RD
GLEN HOPE LN
AMBERLY CROSSING LN
Suburban Residential
EDWARDS ESTATE CIR
GLEN HOPE TRCE
AMBERLY GLEN WAY
RUBYE LEE LN
Suburban Residential
WINDSOR KNOLL DR
DOLOSTONE WAY
REZ2026-00006
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User: zjvill

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260353 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | REZ | | |

Item of Business:

2026-00009, Applicant: George Rendon; Owner: L&S The Best Services, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R5019 005; 135 Huff Drive; R-75 to O-I for Business Offices; 0.75 acres; District 2/Ku

| | | | |
|---|---|---|---|
| Land Lot: | 019 | Parcel: | 005 |
| District: | 5 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

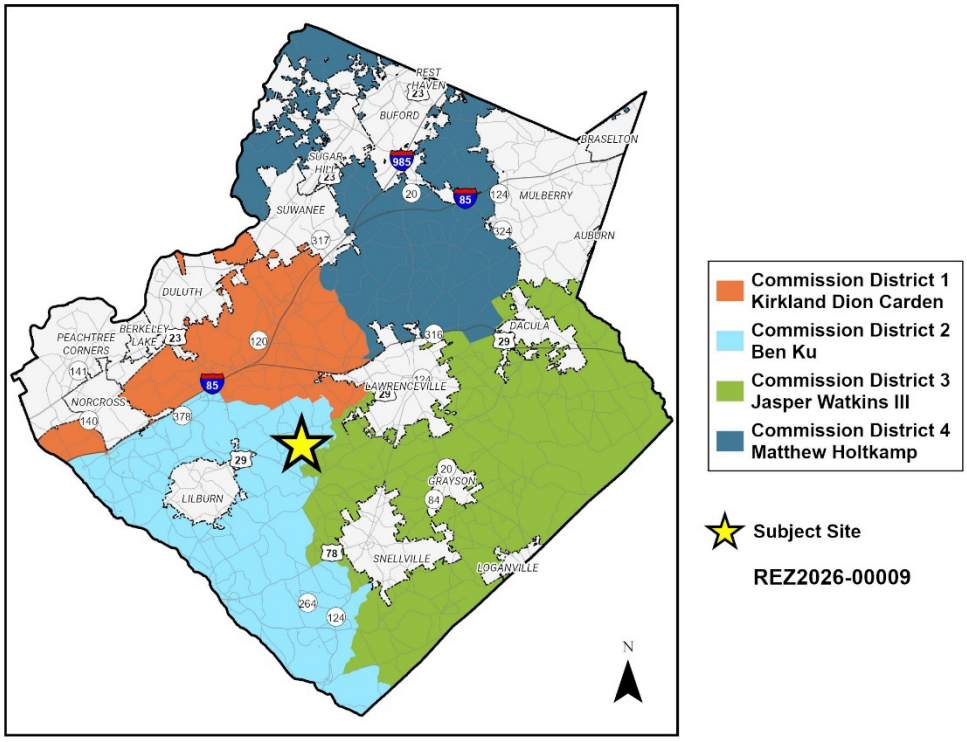
**Planning Commission**

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:** | **REZ2026-00009** |
| **Current Zoning:** | **R-75** (Single-Family Residence District) |
| **Request:** | Rezoning to **O-I** (Office-Institutional District) |
| **Additional Requests:** | Variances |
| **Address:** | 135 Huff Drive |
| **Map Number:** | R5019 005 |
| **Site Area:** | 0.75 acres |
| **Square Feet:** | 3,942 |
| **Proposed Development:** | Office |
| **Commission District:** | District 2 – Commissioner Ku |
| **Future Development Type:** | Neighborhood Traditional |
| **Staff Recommendation:** | **APPROVAL WITH CONDITIONS** |
| **Planning Commission Recommendation:** | **DENIAL** |




**Planning Commission Advertised Public Hearing Date: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

| | | | |
|---|---|---|---|
| **Applicant:** | George Rendon<br>500 Sun Valley Drive, Suite H3<br>Roswell, GA 30076 | **Owner:** | L&S The Best Services, LLC<br>135 Huff Drive<br>Lawrenceville, GA 30044 |
| **Contact:** | George Rendon | **Phone:** | 770.597.3380 |

## Zoning History

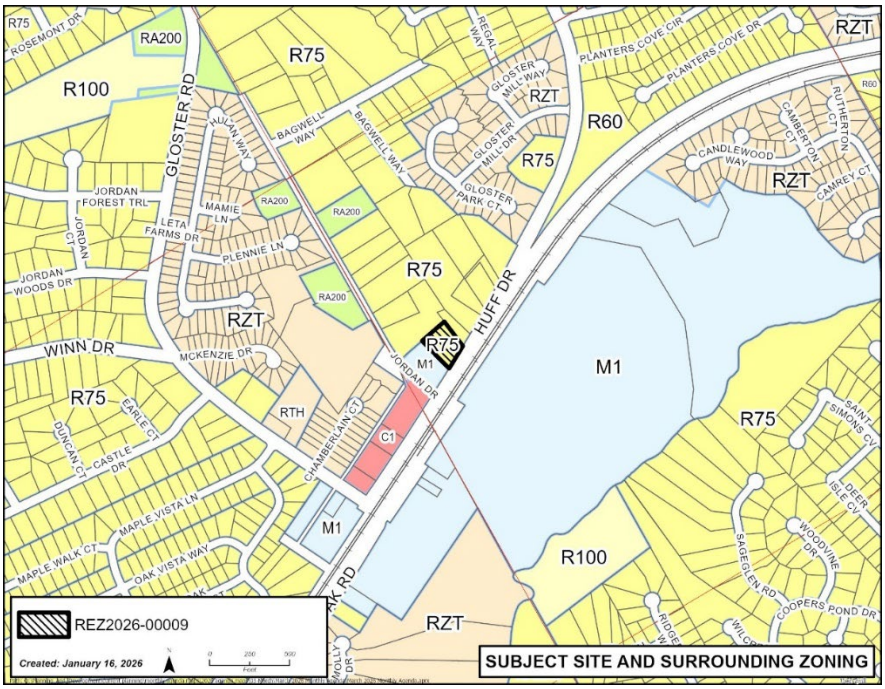
The subject property is zoned R-75 (Single-Family Residence District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject property is a 0.75-acre parcel located along Huff Drive, east of its intersection with Gloster Road. The property contains a 3,820-square-foot residence which has been converted to offices without a permit. The majority of the front yard is paved, with two entrances to Huff Drive. A septic field is located west of the building. A utility pole and overhead powerlines are located behind the building, and a chain-link fence encloses the rear yard. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 2.5 miles from the subject property.

## Surrounding Use and Zoning

The property is surrounded by a mixture of residential, industrial and commercial uses. Single-family residences are located to the north and east. A residence that is zoned for light industrial uses is located to the west. Farther west along Huff Drive are several commercial and light industrial properties. A large, undeveloped industrially-zoned property is located to the south across Huff Drive. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning |
|---|---|---|
| Proposed | Office | O-I |
| North | Single-Family Residential | R-75 |
| East | Single-Family Residential | R-75 |
| South | Industrial (undeveloped) | M-1 |
| West | Light Industrial<br>Commercial | M-1<br>C-1 |

## Project Summary

The applicant requests rezoning from R-75 to O-I for offices, including:

- Expansion of a 3,820-square-foot building into a 3,942-square-foot office with seven suites, supporting tax preparation, bookkeeping, insurance, notary services and automobile brokerage businesses.
- 8 parking spaces located in front of the building and a 3,900-square-foot concrete patio behind the building.
- A new septic field along the northern property line.
- 15-foot-wide enhanced buffers along the northern and eastern property lines.
- Maintaining existing entrances along Huff Drive, with a new deceleration lane and a 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? |
|---|---|---|---|
| FAR | Maximum 3.0 | 0.11 | YES |
| Lot Coverage | Maximum 80% | 41.33% | YES |
| Building Height | 75’ | 14’ 1” | YES |
| Parking | Minimum 7 spaces<br>Maximum 15 spaces | 8 spaces | YES |
| Zoning Buffer | Minimum 50’ | 15’ | NO* |

*The applicant is requesting a variance from this standard.

## 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 residential, industrial and commercial uses. A small neighborhood-serving office building 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 office building is an adaptive reuse of a single-family residence adjacent to an industrially-zoned parcel. Staff has recommended several conditions to mitigate potential

impact on adjacent residential properties, including prohibiting certain intense uses, and requiring the installation of a privacy fence. 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.**

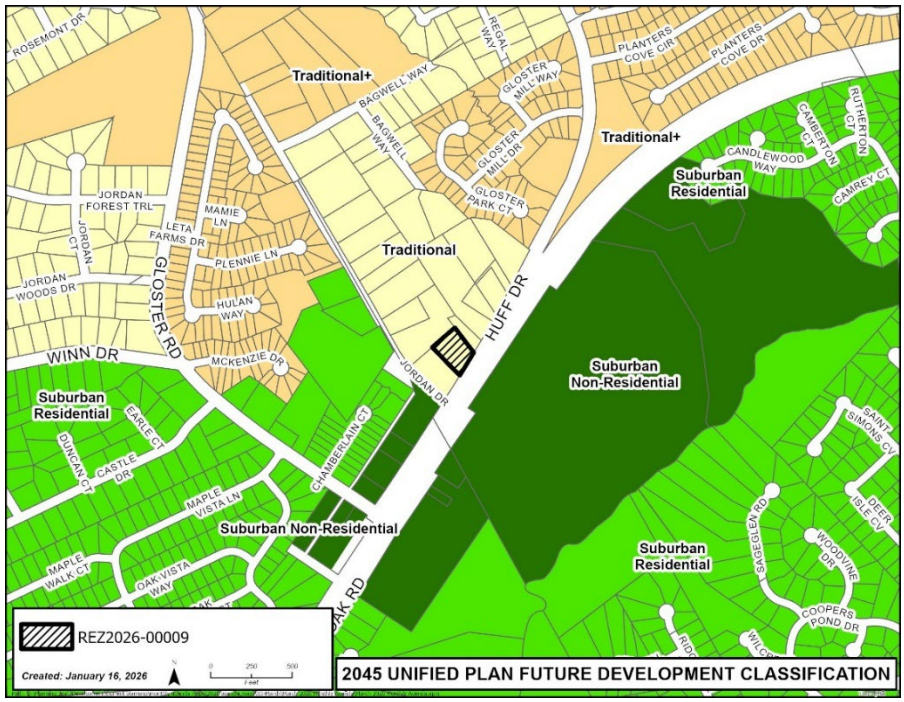
The property has a reasonable economic use as currently zoned.

**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 envisions large-lot single-family residential development. Although the proposal is not in conformity with the policy and intent of the Unified Plan and Future Development Map, it is compatible with the surrounding non-residential uses located along Huff Drive.




**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 provision of the UDO:

1. **Section 230-100.1 Zoning Buffer.** The applicant is requesting to replace the 50-foot-wide zoning buffer with a 15-foot-wide enhanced buffer along the eastern property line.

   **Analysis:** The existing building, driveway, and parking area encroach into the required zoning buffer. Staff has recommended a condition to install a 6-foot-tall privacy fence to mitigate potential impacts. Approval of this variance would not nullify the intent of the UDO.

2. **Section 230-100.1 Zoning Buffer.** The applicant is requesting to reduce the 50-foot-wide zoning buffer to 15 feet along the northern property line.

   **Analysis:** The applicant is requesting to reduce the zoning buffer to accommodate a new septic field. However, if the applicant were to reduce the size of the proposed 3,900-square-foot concrete patio, the site could fit both the septic field and a 30-foot-wide zoning buffer. Approval of this variance 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 variances:

1. To replace the 50-foot-wide zoning buffer with a 15-foot-wide enhanced buffer along the eastern property line.

2. To reduce the 50-foot-wide zoning buffer to 30 feet along the northern property line.

## Staff Recommended Conditions

Approval as O-I (Office-Institutional District), 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. Multifamily dwellings
   c. Outdoor Display or Sales of Merchandise

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 22, 2026, and Exhibit C: Elevations, dated received December 4, 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 30-foot-wide zoning buffer shall be provided along the northern property line, and a 15-foot-wide enhanced buffer and a 6-foot-tall privacy fence shall be provided along the eastern property line, prior to issuance of a Certificate of Occupancy, subject to the review and approval of the Department of Planning and Development.

4. A deceleration lane and 5-foot-wide sidewalk shall be provided along Huff Drive, prior to the issuance of a Certificate of Occupancy, subject to the review and approval of the Gwinnett County Department of Transportation.

## 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 **DENIAL** of the rezoning request and **DENIAL** of the following variance requests:

1. To replace the 50-foot-wide zoning buffer with a 15-foot-wide enhanced buffer along the eastern property line.

2. To reduce the 50-foot-wide zoning buffer to 30 feet along the northern property line.

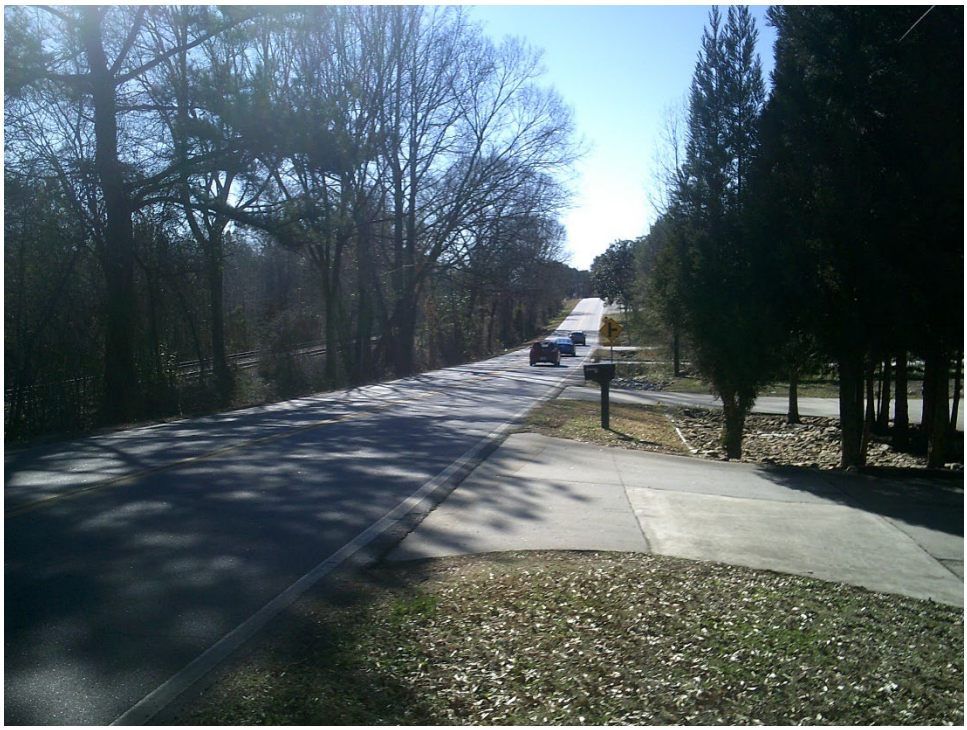
**Exhibits:**

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

## Exhibit A: Site Visit Photos



View of office suites



Southbound view of Huff Drive



Northbound view of Huff Drive

**Exhibit B: Site Plan**

**[attached]**

## PAVEMENT SECTION (CONCRETE)

### CONCRETE PAVING SYMBOLS LEGEND

**CONCRETE PAVEMENT STANDARD DUTY**
6" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI [28 - DAY COMPRESSIVE STRENGTH] & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
SUBGRADE TO BE COMPACTED

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.
3. GEOTECHNICAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.
4. NYLON FIBER REINFORCEMENT TO BE ADDED FOR TEMPERATURE AND SHRINKAGE CRACKING CONTROL

SCALE: NONE

### CURB & GUTTER LEGEND

24" ROLLED CONCRETE CURB

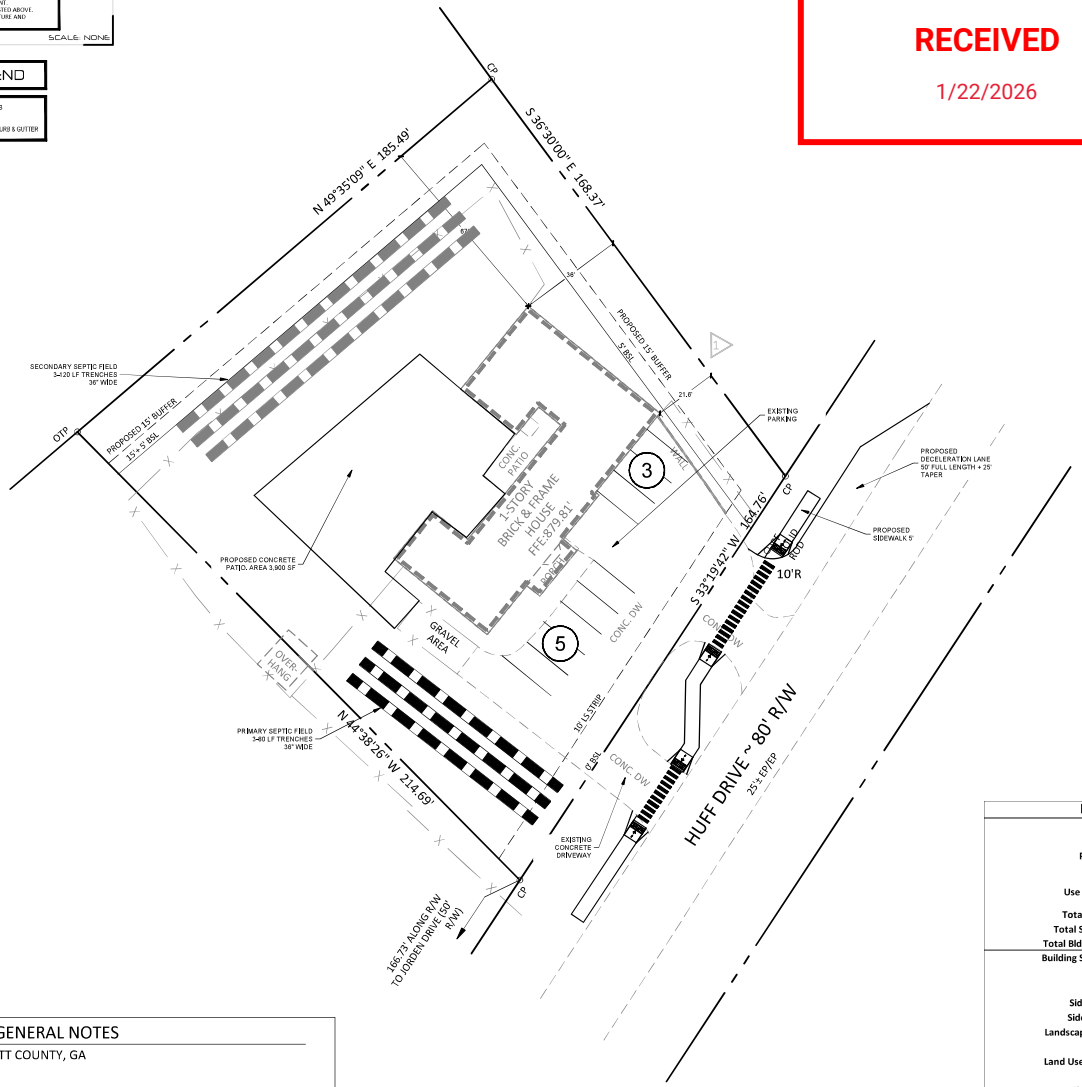
STANDARD 24" CONCRETE CURB & GUTTER

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

1/22/2026




| Level 1 | |
|---|---|
| | **Provided** |
| **Address** | 135 Huff Drive |
| **Parcel ID** | R5019 005 |
| **Zoning** | O-I |
| **Use Allowed** | Office-Institutional District |
| **Total Bldg SF** | 3942 SF |
| **Total Site Area** | 0.75 AC |
| **Total Bldg Height** | 14'-1" |
| **Building Setbacks** | - |
| **Front** | 0' |
| **Rear** | 50 + 5' |
| **Side (East)** | 5' |
| **Side (West)** | 0' |
| **Landscape Strips** | - |
| **Front** | 10' |
| **Land Use Buffers** | - |
| **Rear** | 50' |
| **Side (East)** | 15' |

| Level 2 | |
|---|---|
| | **Proposed** |
| **Parking Ratio** | 1 per 500 SF |
| **Parking Spaces** | 8 |
| **Parking Size** | 9' x 18' |
| **Compact Parking %** | - |
| **LS - Open Space %** | 44% |

## GENERAL NOTES

1. LOCAL JURISDICTION: GWINNETT COUNTY, GA
2. PROPERTY AREA: 0.75 AC
3. CURRENT ZONING: R-75
4. PROPOSED USE: O-I (Office-Institutional District)
5. FLOOD MAP # 13135C0101F
6. THERE ARE NO STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE
8. PARCEL ID: R5019 005
9. EX. BUILDING AREA: 3,900 S.F./43560 = 0.089 AC
10. LOT COVERAGE (80% MAX): 41.33%
11. FAR: 0.11

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE GWINNETT COUNTY, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY SYSTEMS ATLANTA; ADDRESS 660 LAKE DR, SNELLVILLE, GA, 30039, DATED 04-18-2025.
3. ACCORDING TO THE SURVEY PREPARED BY SURVEY SYSTEMS ATLANTA, DATED 04-18-2025, "THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 13135C0101F, DATED 09-29-2006".
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY GWINNETT COUNTY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. ALL PRODUCT AND MATERIAL SUBSTITUTIONS AND PLAN DEVIATIONS MUST BE PERMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION. ALL(INCLUDING DOT UTILITY ENCROACHMENT PERMIT).
9. ALL SIGNAGE SHALL COMPLY WITH THE GWINNETT COUNTY ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE GWINNETT COUNTY PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

PARKING SPACES REQUIRED FOR A 3.942 SF BUILDING
(Based o Table 240.1 of Section 240-20)

MINIMUM
1 SPACE PER 500 SF
= 7 PARKING SPACES

MAXIMUM
1 SPACE PER 250 SF
= 15 PARKING SPACES
8 PARKING SPACES PROVIDED

N

SCALE: 1" = 20'
20 0 20 40 60 FEET

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

# SITE PLAN

135 HUFF DRIVE
135 HUFF DRIVE SW
LAWRENCEVILLE, GA 30044

C201

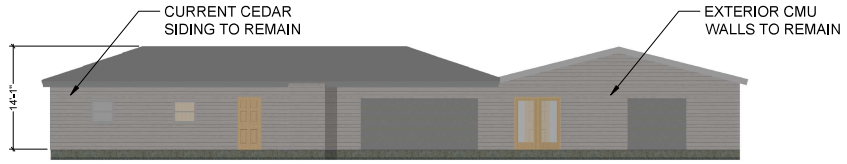
25310

10-24-25

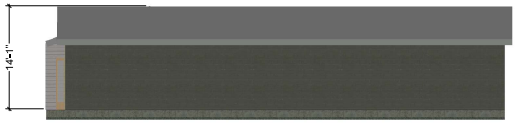
REVISIONS
1 COUNTY COMMENTS 12-04-25
2 COUNTY COMMENTS 12-18-25
3 COUNTY COMMENTS 01-22-26

## Exhibit C: Building Elevations

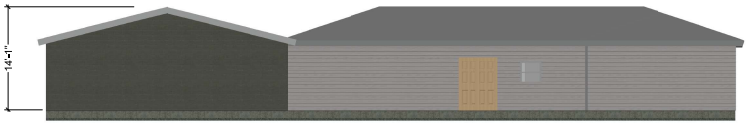
**[attached]**



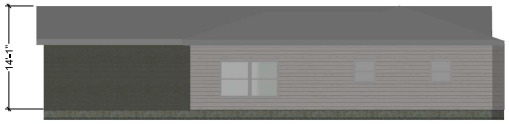

1 A1.2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



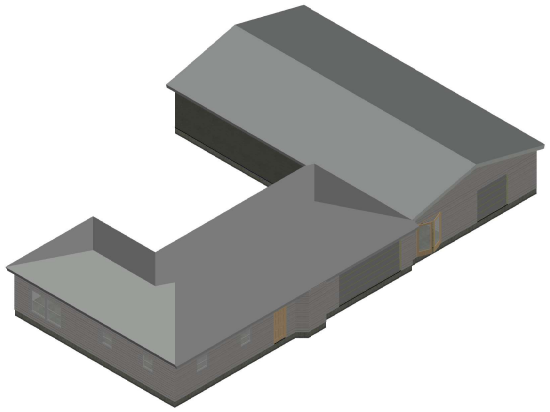

2 A1.2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

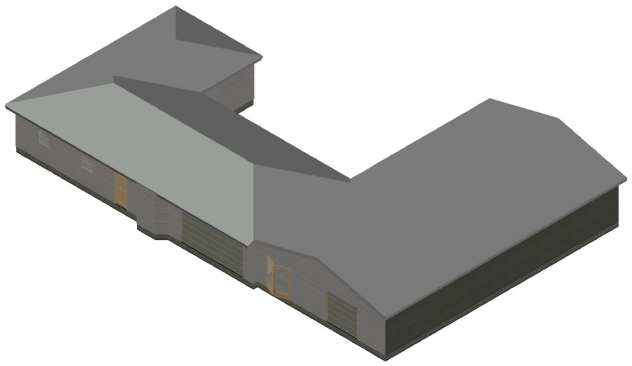


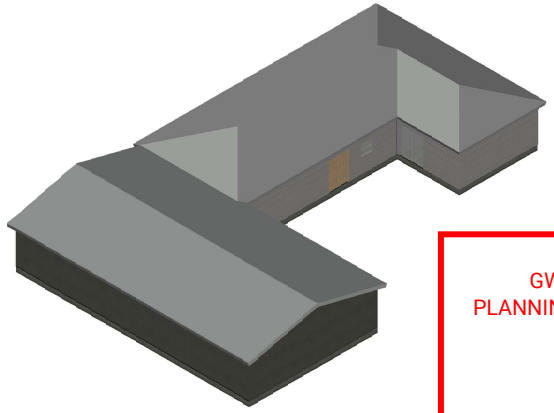

3 A1.2 REAR ELEVATION
SCALE: 1/8"=1'-0"

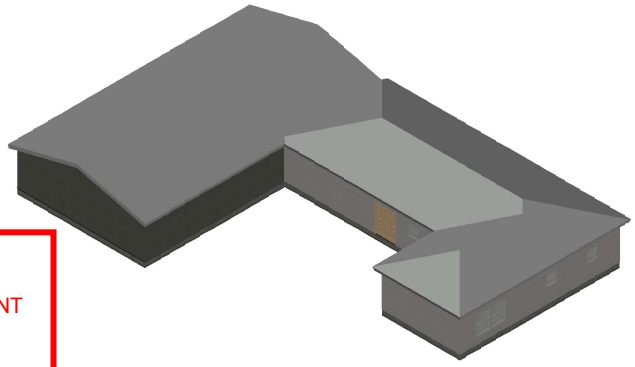



4 A1.2 LEFT ELEVATION
SCALE: 1/8"=1'-0"









GWINNETT COUNTY
PLANNING AND DEVELOPMENT

**RECEIVED**

12/4/2025

## WARRANT & LIABILITY

THERE ARE NO WARRANTIES MADE BY J&C DESIGNS, LLC. EITHER EXPRESS OR IMPLIED, OTHER THAN A WARRANTY OF TITLE. J&C DESIGNS, LLC. SPECIFICALLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
LIMITATION OF LIABILITY: J&C DESIGNS, LLC. LIMITS ANY AND ALL LIABILITY TO SELF INCURRED COST(S) TO CORRECT WORKING DRAWINGS IN THE EVENT AN ERROR OR DISCREPANCY OCCURS. NEW REVISED WORKING DRAWINGS WILL BE SUPPLIED AT NO ADDITIONAL COST TO THE CLIENT. NO MONIES SHALL BE PAID TO THE CLIENT FOR FIELD MODIFICATIONS, CORRECTIONS, ECT. RESULTING FROM ANY ALLEGED ERROR. J&C DESIGNS, LLC., UPON NOTIFICATION WILL PROVIDE ALTERNATE SOLUTIONS TO PROBLEMS/CONDITIONS THAT MAY ARISE FROM AN ALLEGED ERROR AT NO ADDITIONAL EXPENSE TO THE CLIENT.
INDEMNITY: THE CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS FROM ANY CLAIMS, LIABILITY, OR DEFENSE COST IN EXCESS OF THE LIMIT AS STATED ABOVE FOR INJURY OR LOSS SUSTAINED BY ANY PARTY FROM EXPOSURES ALLEGEDLY CAUSED BY OUR COMPANY PERFORMANCE OF SERVICE.
THE PLANS AND OTHER INFORMATION PROVIDED BY J&C DESIGNS LLC., HEREUNDER ARE INTENDED SOLELY FOR THE USE OF THE CUSTOMER TO WHOM THIS PROPOSAL IS ADDRESSED AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY. USE BY ANYONE OTHER THAN THE CUSTOMER NAMED ABOVE IS AT THE USERS PERIL.

135 Huff Drive
Lawrenceville, GA, 30044

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| 0 | ISSUED FOR APPROVAL | 01/16/25 |
| 1 | ISSUED FOR CONSTRUCTION | 04/16/25 |
| 2 | REISSUED FOR CONSTRUCTION | 11/21/25 |
| | | |
| | | |
| | | |
| | | |
| | | |

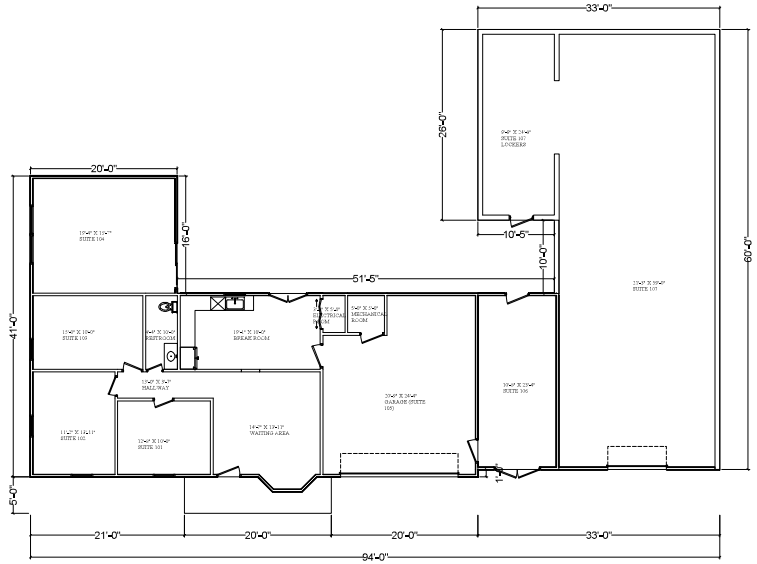
| FOR FURTHER INFORMATION OR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT: | |
|---|---|
| PROJECT OWNER: | Luis J Chavez Soto |
| PHONE #: | 786-616-0896 |
| EMAIL: | luisjavier29875@icloud.com |

| | | |
|---|---|---|
| ENG: | OTHERS | XX/XX/XX |
| DRN: | JMF | 01/16/25 |
| CHK: | HF | 01/16/25 |

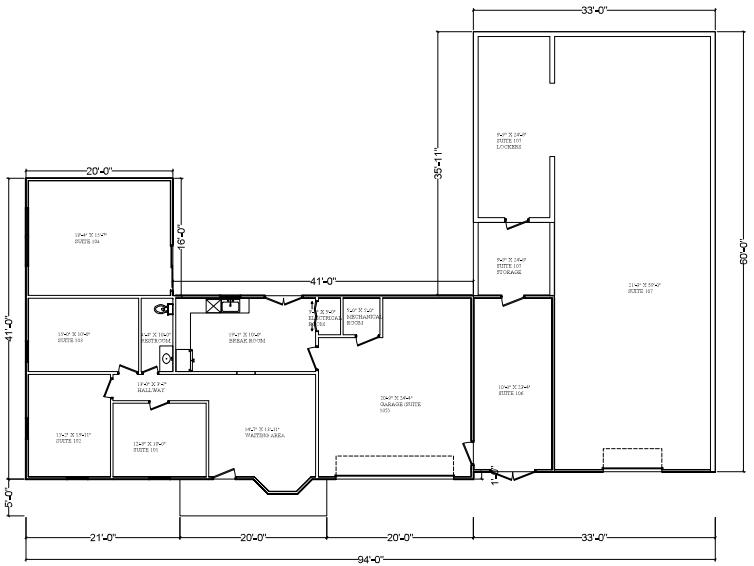
| | |
|---|---|
| JOB #: 250105 | A1.2 |
| SCALE: SEE PLAN | |

## Exhibit D: Floorplans

**[attached]**




1 A1.1 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"




2 A1.1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

## WARRANT & LIABILITY

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## 135 Huff Drive
Lawrenceville, GA, 30044

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| 0 | ISSUED FOR APPROVAL | 01/16/25 |
| 1 | ISSUED FOR CONSTRUCTION | 04/16/25 |
| | | |
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| FOR FURTHER INFORMATION OR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT: | |
|---|---|
| PROJECT OWNER: | Luis J Chavez Soto |
| PHONE #: | 786-616-0896 |
| EMAIL: | luisjavier29875@icloud.com |


| | | |
|---|---|---|
| ENG: | OTHERS | XX/XX/XX |
| DRN: | JMF | 01/16/25 |
| CHK: | HF | 01/16/25 |

JOB #: 250105

SCALE: SEE PLAN

A1.1

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

**[attached]**

# L & S The Best Services LLC

## Letter of intent

Date: February 5, 2025

Gwinnett County Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Ref: ZON2025-00060
Address: 135 Huff Drive, Lawrenceville, GA 30044

To Whom It May Concern:

We respectfully submit this letter in support of the rezoning request for the property identified as Parcel ID #R5019 005, from R-75 (Residential) to O-I (Office-Institutional). This 7-suite building will serve the community with multi-services, tax preparation, bookkeeping, insurance, notary services and car broker office. No automotive uses are proposed as part of this rezoning. In addition, the back concrete patio will be used as play area. As part of this rezoning process, we are requesting approval of the following variances:

Zoning Buffer Variance
Per Section 230-100.1, the O-I district requires a 50-foot undisturbed buffer and a 5-foot building setback buffer. The existing site improvements—including the building, parking, and fencing—will remain in place; therefore, compliance with the buffer and setback requirements is not feasible without significantly altering the current layout. The existing conditions have functioned appropriately and maintain compatibility with surrounding development. As a result, a 15' buffer and a 5' building setback will be provided on the northeast and northwest side of the property.

For these reasons, we respectfully request approval of the above variances in conjunction with the rezoning application. The proposed variances are the minimum necessary to allow reasonable use of the property while maintaining consistency with the intent of the zoning ordinance and protecting public safety.

Please feel free to contact me should you have any questions or require additional information.

Respectfully submitted,

Luis Chavez
L&S The Best Services LLC
Email: luisjavier29875@hotmail.com
Phone: (786) 616-0896

# 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:

*Many residential neighborhoods may benefit from a small commercial office space*.

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

*No it will not. The building will remain the same.*

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

*In order to get the best return, you may have to subdivide the lot in order to add new residential buildings.*

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, it it meant to be used for small businesses.*

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

*The area has been zoned for traditional neighborhoods only.*

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:

*No, building will remain the same.*

## 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: George Rendon | Name: L&S The Best Services, LLC |
| Address: 500 Sun Valley Drive, Suite H3 | Address: 135 Huff Drive |
| City: Roswell | City: Lawrenceville |
| State: GA ZIP: 30076 | State: GA ZIP: 30044 |
| Phone: 770.597.3380 | Phone: 786.616.0896 |
| Email: george@civilogistix.com | Email: luisjavier2987@gmail.com |

Contact Person: George Rendon Phone: 770.597.3380

Contact's Email: george@civilogistix.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): 5019 005 Acreage: 0.75

Property Address(es): 135 Huff Drive

Proposed Development: Business Offices

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

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|---|
| No. of Dwelling Units: | No. of Buildings: 1 |
| Dwelling Unit Sq. Ft.: | Total Building Sq. Ft.: 3,942 |
| Density: | Floor Area Ratio: 0.11 |
| 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:** Luis Chavez Soto

**Signature:**

**Date:** 05/15/2025

## Notary Public

**Name:** Leydi K Delgado

**Signature:**

**Date:** 05-15-2025

LEYDI K DELGADO
My Commission Expires
NOTARY PUBLIC
August 15, 2026
GWINNETT COUNTY, GEORGIA
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:** L&S The Best Service LLC

**Signature:** [signature] **Date:** 10-08-25

## 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) |
|---|---|
| R5019 005 | YES (2025 tax Bill is current, bill issued on September 2025) |
| | |
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## Tax Commissioner Affirmation

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

**Name:** BINH TRAN 016BNT **Title:** TSA

**Signature:** [signature] **Date:** 10-23-2025


Doc ID: a093ada0e93256cabc7270f4c8d3d1664ae5e1bb

# 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:** George Rendon

**Relationship to Application:** (●) **Applicant** ( ) **Representative of Applicant**

**Campaign Contributions?** ( ) **Yes** (●) **No**

**Contributions:**

| Official Name | Contribution Amount | Date of Contribution | Contributor |
|---|---|---|---|
| | | | |
| | | | |
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| | | | |

## Exhibit G: Internal and External Agency Review Comments

**[attached]**

| | |
|---|---|
| **TRC Meeting Date:** | January 16, 2026 |
| Department/Agency Name: | Transportation |
| Reviewer Name: | Brent Hodges |
| Reviewer Title: | Construction Manager 2 |
| Reviewer Email Address: | Brent.Hodges@gwinnettcounty.com |
| Case Number: | REZ2026-00009 |
| Case Address: | 135 Huff Drive, Lawrenceville, 30044 |

| | **Comments:** | **X** | **YES** | | **NO** |
|---|---|---|---|---|---|
| 1 | Huff Drive is a major collector. The Average Daily Traffic (ADT) volume is 7,967. | | | | |
| 2 | The nearest Ride Gwinnett facility is located 2.5 miles away at 65 Lawrenceville Suwanee Road (Stop #4073 / Route 40) Lawrenceville Suwanee Road and Dollar Tree. | | | | |
| 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: | REZ2026-00009 |
| Case Address: | 135 Huff Dr |

| | **Comments:** | | **YES** | X | **NO** |
|---|---|---|---|---|---|
| 1 | Water: GCDWR does not have comments for this Rezoning case. The existing building is connected to public water. | | | | |
| 2 | Sewer: GCDWR does not have comments for this Rezoning case. 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 | | | | | |
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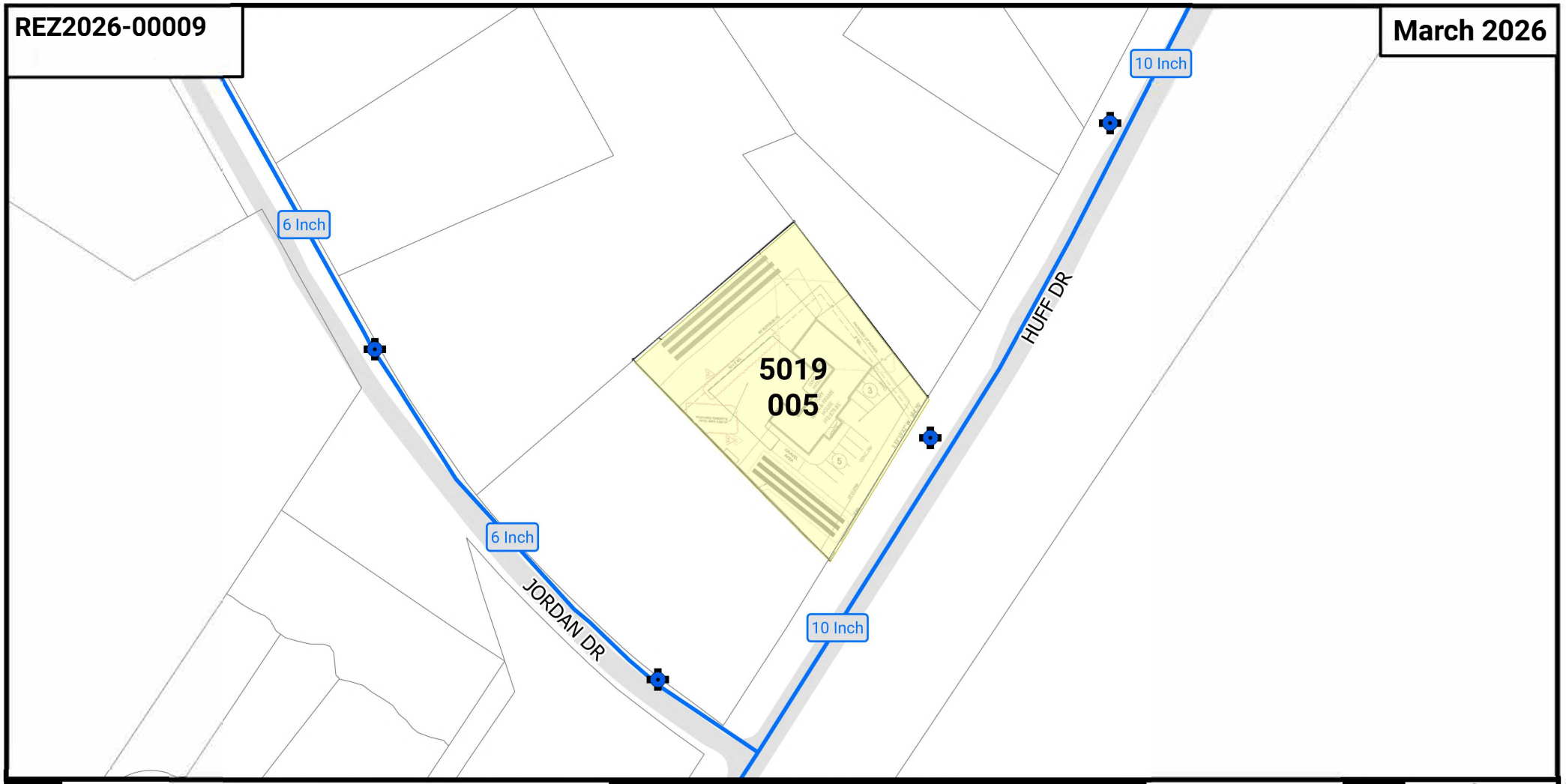
**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

REZ2026-00009

March 2026




LEGEND

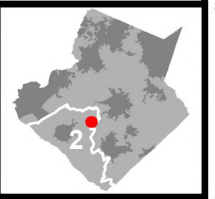
Flow Management
Pump Station
Regional
Manhole
Hydrant
City
Water Main
Proposed Water Main
Sewer Collector
Sewer Interceptor
Sewer Force Main
Proposed Sewer Collector

**135 Huff Dr**
R-75 to O-I

# *Water & Sewer Utility Map*

N
W E
S
0 70 140
Feet

LOCATION



**Water Comments:** GCDWR does not have comments for this Rezoning case. The existing building is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Rezoning case. 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 H: Maps

**[attached]**


HUFF DR
JORDAN DR
REZ2026-00009
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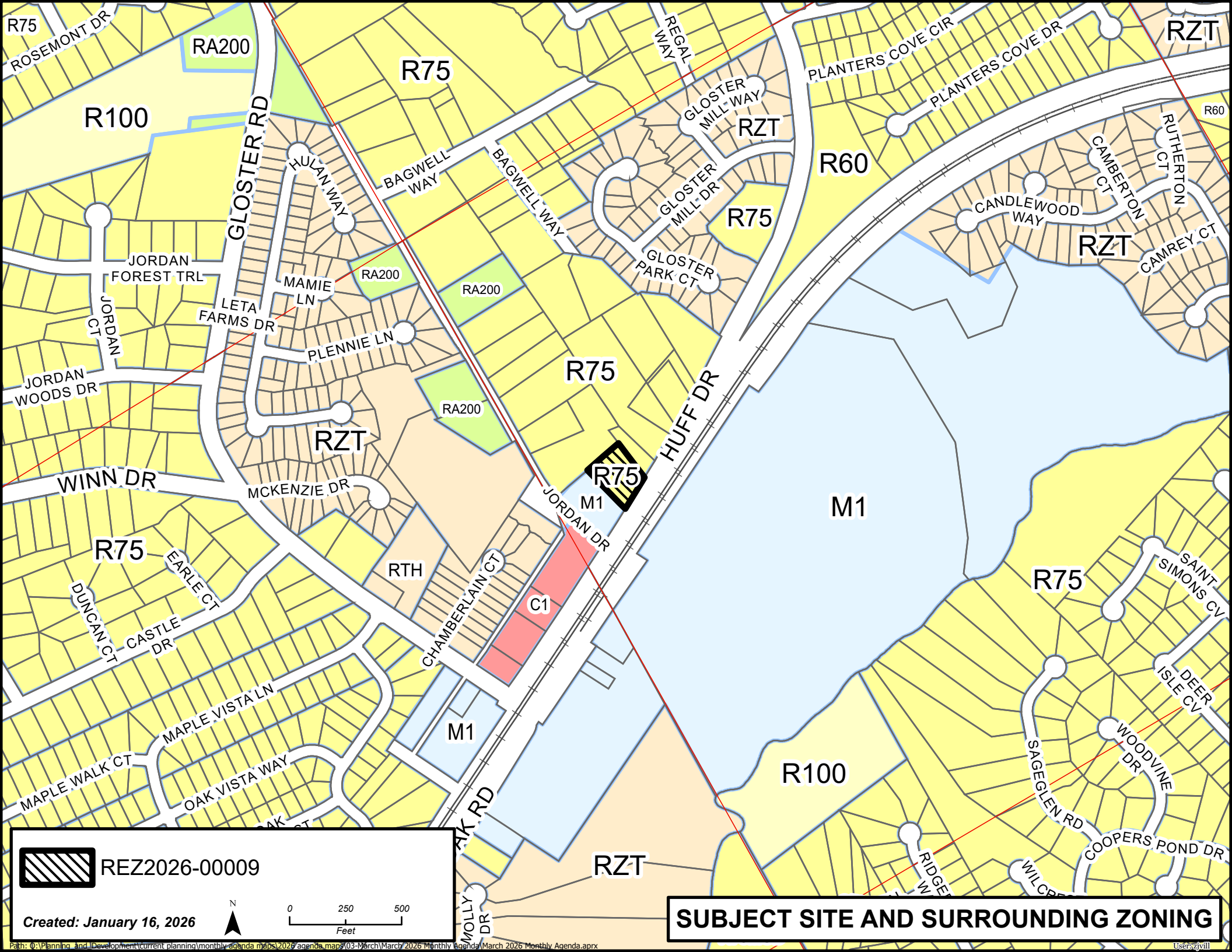
R75
ROSEMONT DR
RA200
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GLOSTER RD
HULAN WAY
R75
REGAL WAY
PLANTERS COVE CIR
PLANTERS COVE DR
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R60
R60
CAMBERTON CT
RUTHERTON CT
BAGWELL WAY
BAGWELL WAY
GLOSTER MILL DR
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CANDLEWOOD WAY
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CAMREY CT
JORDAN FOREST TRL
JORDAN CT
MAMIE LN
LETA FARMS DR
RA200
RA200
GLOSTER PARK CT
PLENNIE LN
R75
HUFF DR
JORDAN WOODS DR
RA200
RZT
WINN DR
MCKENZIE DR
R75
M1
JORDAN DR
M1
R75
EARLE CT
DUNCAN CT
CASTLE DR
RTH
CHAMBERLAIN CT
C1
SAINT SIMONS CV
DEER ISLE CV
MAPLE VISTA LN
M1
R100
SAGEGLEN RD
WOODVINE DR
MAPLE WALK CT
OAK VISTA WAY
COOPERS POND DR
RZT
MOLLY DR
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SUBJECT SITE AND SURROUNDING ZONING
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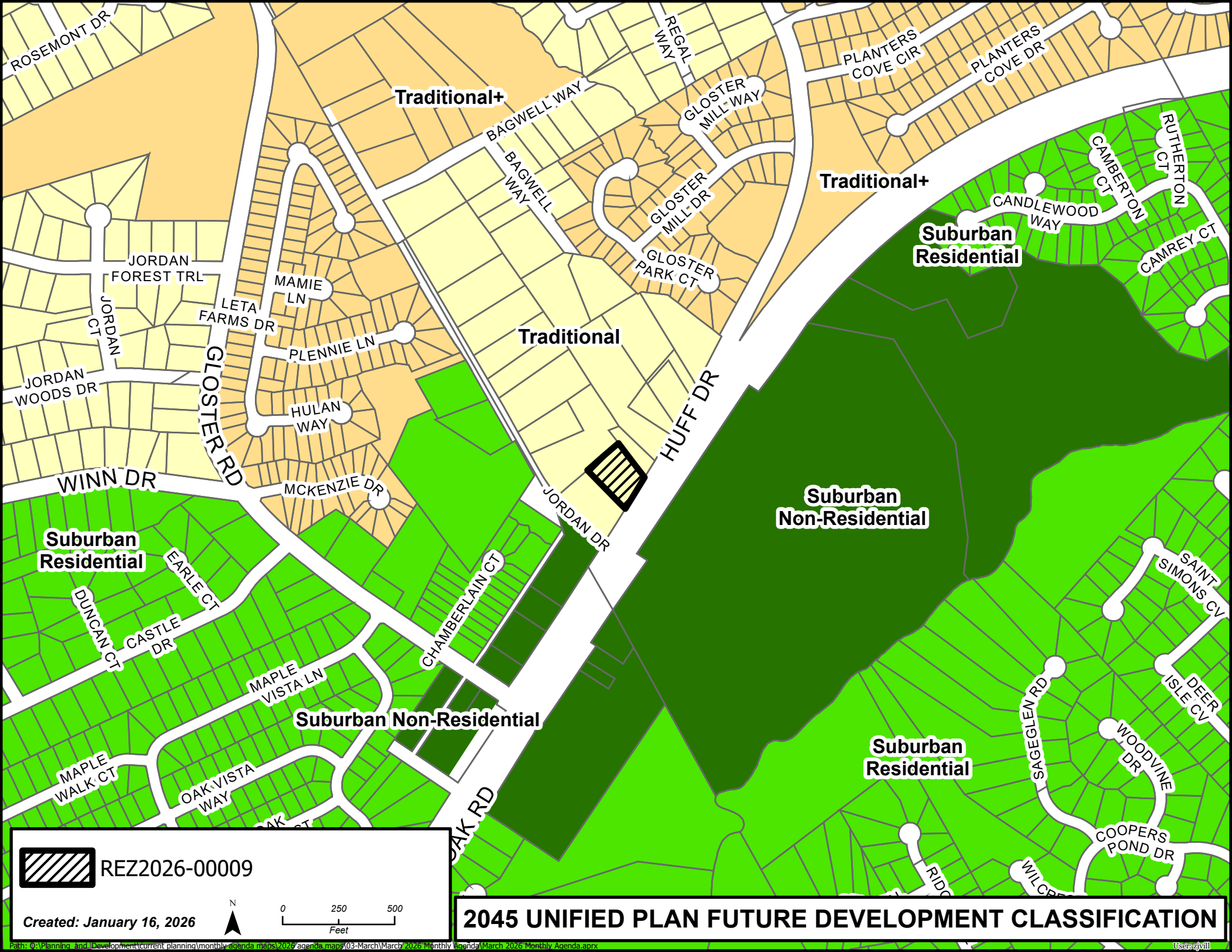


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User: Zivill

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260354 | |

☑ Rezoning ☑ Public Hearing

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/06/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | yturruviates | | | | |
| Agenda Type | Rezoning | Rezoning Type | REZ | | |

Item of Business:

2026-00012, Applicant: David Pearson Communities, Inc c/o Andersen, Tate & Carr, P.C.; Owner: David Pearson; Rezoning of Tax Parcel No. R5097 002A (portion); 4145 Smith Road; R-100 to R-75 for a Single-Family Detached Subdivision; 3.66 acres; District 3/Watkins

| | | | |
|---|---|---|---|
| Land Lot: | 097 | Parcel: | 002A (portion) |
| District: | 5 | | |

| | |
|---|---|
| Attachments | Department Case Report with Planning Commission Recommendation |

Authorization: Chairwoman's Signature? Yes

| | |
|---|---|
| Department Head | jjleitch (3/9/2026) |

| 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

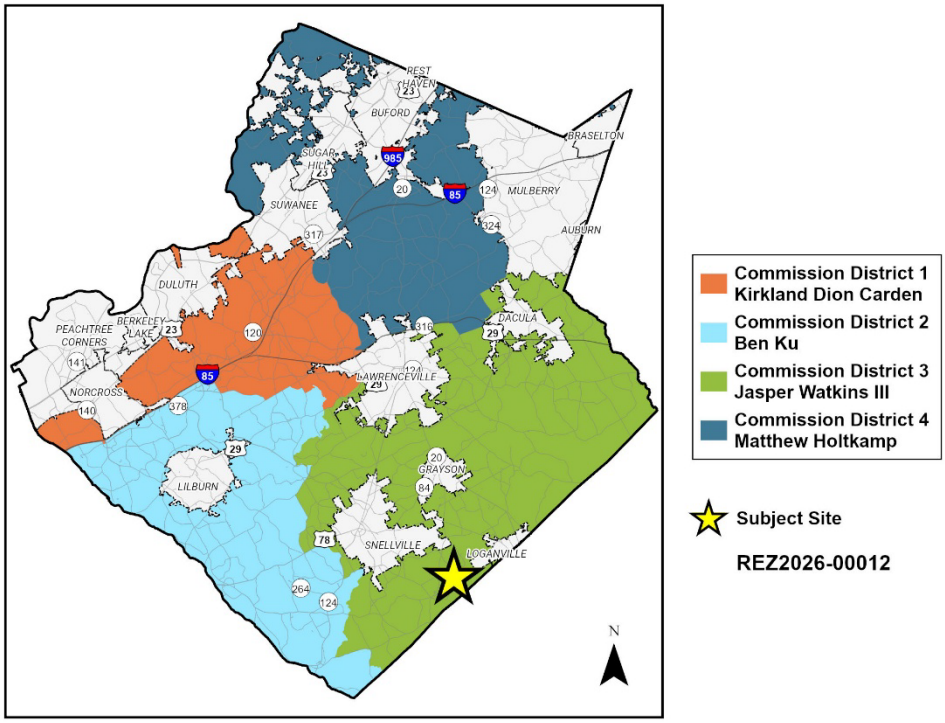
**Planning Commission**

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:** | **REZ2026-00012** |
| **Current Zoning:** | **R-100** (Single-Family Residence District) |
| **Request:** | Rezoning to **R-75** (Single-Family Residence District) |
| **Address:** | 4145 Smith Road |
| **Map Number:** | R5097 002A (portion) |
| **Site Area:** | 3.66 acres |
| **Units:** | 10 |
| **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: 3/3/2026**
**Board of Commissioners Advertised Public Hearing Date: 3/24/2026**

| | | | |
|---|---|---|---|
| **Applicant:** | David Pearson Communities, Inc<br>c/o Andersen, Tate & Carr, P.C.<br>1960 Satellite Boulevard, Suite 4000<br>Duluth, GA 30097 | **Owner:** | David Pearson<br>2000 First Drive, Suite 400<br>Marietta, GA 30062 |
| **Contact:** | Melody Glouton | **Phone:** | 770.822.0900 |

## Zoning History

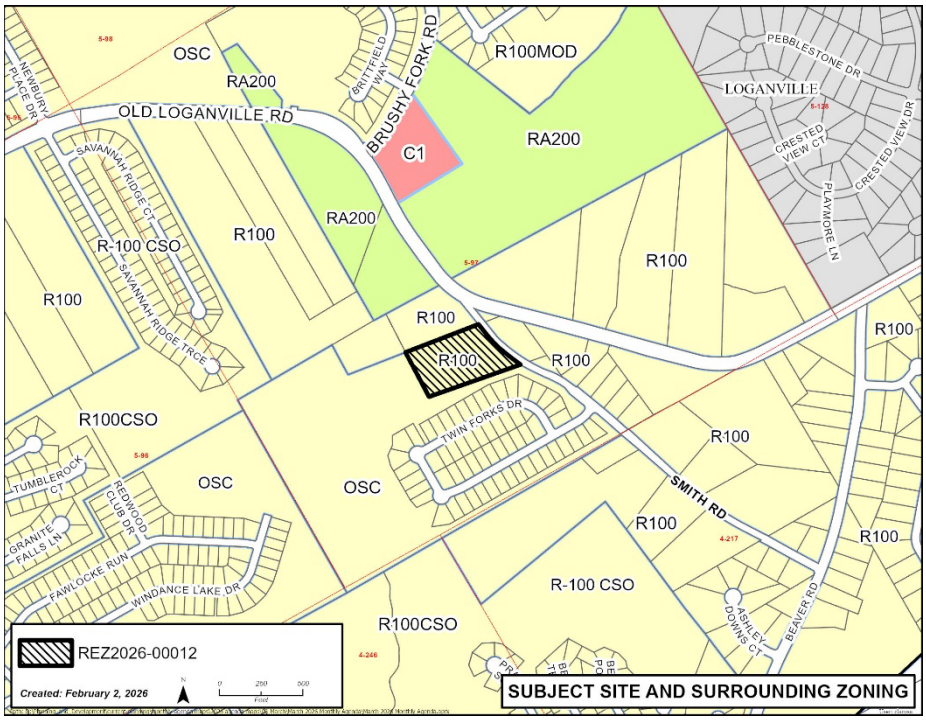
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning.

## Existing Site Condition

The subject property is a 3.66-acre portion of a parcel bisected by Smith Road, south of its intersection with Old Loganville Road. A residence on the property was recently demolished; however, the circular gravel driveway providing two access points to Smith Road remains. The property slopes downwards approximately 20 feet from the road frontage to the floodplain located along the rear property line. There is no sidewalk along the road frontage. The nearest Ride Gwinnett transit stop is approximately 5.6 miles from the subject property.

## Surrounding Use and Zoning

The site is surrounded by single-family residences within subdivisions and on large lots. A residence on a large lot is located to the north and the remaining undeveloped portion of the subject property is located to the east across Smith Road. The Twin Forks subdivision, which is currently under construction, is located to the south and west. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|---|---|---|---|
| Proposed | Single-Family Residential | R-75 | 2.73 units per acre |
| North | Single-Family Residential | R-100 | 0.35 units per acre |
| East | Residential (undeveloped) | R-100 | N/A |
| South | Single-Family Residential (Twin Forks) | OSC | 1.46 units per acre |
| West | Single-Family Residential (Twin Forks) | OSC | 1.46 units per acre |

## Project Summary

The applicant requests rezoning from R-100 to R-75 for a single-family detached subdivision, including:

- 10 single-family residences on lots ranging from 10,500 to 16,161 square feet, yielding a density of 2.73 units per acre, as Phase II of the Twin Fork development.
- One- and two-story, front- and side-loaded residences with two-car garages and a minimum heated floor area of 1,800 square feet.
- Exterior building materials of cementitious siding, shake, and/or board and batten on all façades.
- 0.37 acres of usable open space including a passive park, dog run area, and mail kiosk at the rear of the development, and a trail connection to the existing trail network within the Twin Forks subdivision.
- Stormwater management provided by the existing detention pond in the adjacent Twin Fork subdivision.
- A 40-foot-wide setback with a 10-foot-wide landscape strip and a decorative fence and entrance features along Smith Road.
- One full-access entrance with a deceleration lane and a 5-foot-wide sidewalk along Smith 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 3.0 units per acre | 2.73 units per acre | YES |
| Lot Size | Minimum 10,500 square feet | Minimum 10,500 square feet | YES |
| Lot Width | Minimum 75’ | Minimum 75’ | YES |
| Lot Coverage | Maximum 55% | Maximum 55% | YES |
| Front Yard | Minimum 20’ | Minimum 20’ | YES |
| Rear Yard | Minimum 25’ | Minimum 25’ | YES |
| Side Yard | Minimum 7.5’ | Minimum 7.5’ | YES |
| Building Height | Maximum 35’ | Maximum 35’ | YES |
| Open Space | Minimum 10% or 0.37 acres | 10% or 0.37 acres | YES |
| Usable Open Space | Minimum 5% or 0.18 acres | 10% or 0.37 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 will permit a single-family detached subdivision in a residential area. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposal is compatible with the character and development pattern of nearby residential 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.**

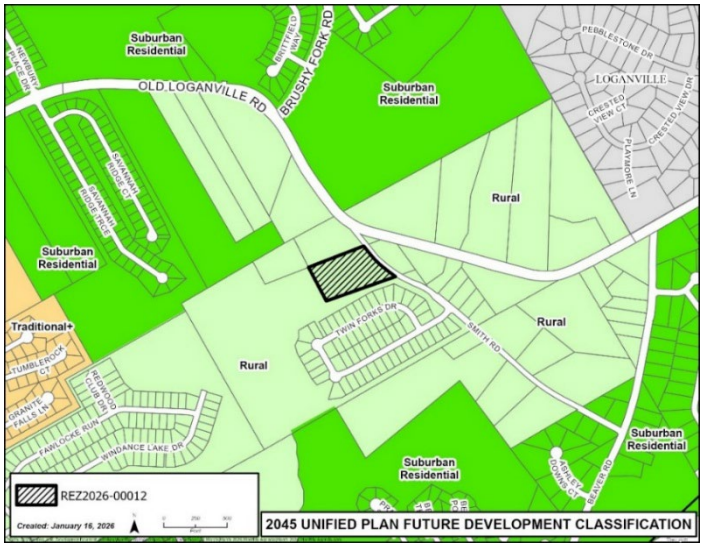
The property has a reasonable economic use as currently zoned.

**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 7 morning and 9 evening peak hour trips. The study 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 “Rural” for the subject property, which strives to maintain a low-intensity, pastoral character of the outermost parts of the County. Although R-75 is not a recommended zoning district, single-family residences are 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.

## 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-75 (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 January 8, 2026, and Exhibit C: Building Elevations dated received December 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. 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 January 8, 2026, including, but not limited to, a passive park, a dog run area, and a trail that connects to the trail network in the Twin Forks subdivision, subject to the review and approval of the Department of Planning and Development.

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

6. **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. Internal and External Agency Review Comments
I. Maps

## Exhibit A: Site Visit Photos



View of subject property



View of Smith Road, subject property on right



View of adjacent residence on a large lot



View of adjacent Twin Forks subdivision

**Exhibits:**

A. Site Visit Photos
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## Exhibit A: Site Visit Photos



View of subject property



View of Smith Road, subject property on right



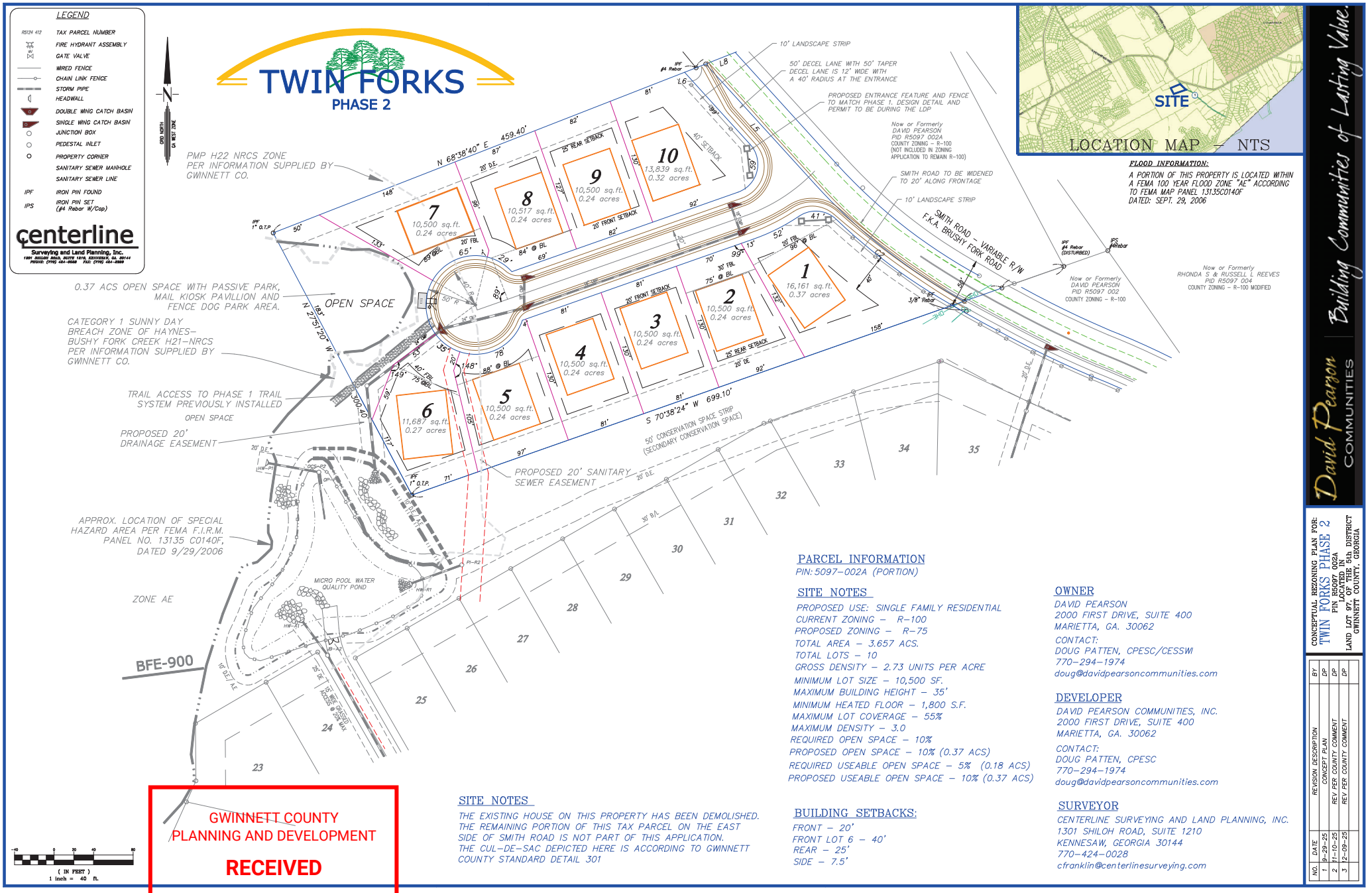
View of adjacent residence on a large lot



View of adjacent Twin Forks subdivision

**Exhibit B: Site Plan**

**[attached]**


LEGEND
TAX PARCEL NUMBER
FIRE HYDRANT ASSEMBLY
GATE VALVE
WIRED FENCE
CHAIN LINK FENCE
STORM PIPE
HEADWALL
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
JUNCTION BOX
PEDESTAL INLET
PROPERTY CORNER
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
IRON PIN FOUND
IRON PIN SET (#4 Rebar W/Cap)
centerline
Surveying and Land Planning, Inc.
TWIN FORKS
PHASE 2
LOCATION MAP – NTS
SITE
PMP H22 NRCS ZONE PER INFORMATION SUPPLIED BY GWINNETT CO.
0.37 ACS OPEN SPACE WITH PASSIVE PARK, MAIL KIOSK PAVILLION AND FENCE DOG PARK AREA.
OPEN SPACE
CATEGORY 1 SUNNY DAY BREACH ZONE OF HAYNES–BUSHY FORK CREEK H21–NRCS PER INFORMATION SUPPLIED BY GWINNETT CO.
TRAIL ACCESS TO PHASE 1 TRAIL SYSTEM PREVIOUSLY INSTALLED
OPEN SPACE
PROPOSED 20' DRAINAGE EASEMENT
APPROX. LOCATION OF SPECIAL HAZARD AREA PER FEMA F.I.R.M. PANEL NO. 13135 C0140F, DATED 9/29/2006
ZONE AE
BFE-900
MICRO POOL WATER QUALITY POND
10' LANDSCAPE STRIP
50' DECEL LANE WITH 50' TAPER DECEL LANE IS 12' WIDE WITH A 40' RADIUS AT THE ENTRANCE
PROPOSED ENTRANCE FEATURE AND FENCE TO MATCH PHASE 1. DESIGN DETAIL AND PERMIT TO BE DURING THE LDP
SMITH ROAD TO BE WIDENED TO 20' ALONG FRONTAGE
SMITH ROAD – VARIABLE R/W F.K.A. BRUSHY FORK ROAD
Now or Formerly DAVID PEARSON PID R5097 002A COUNTY ZONING – R-100 (NOT INCLUDED IN ZONING APPLICATION TO REMAIN R-100)
Now or Formerly DAVID PEARSON PID R5097 002 COUNTY ZONING – R-100
Now or Formerly RHONDA S & RUSSELL L REEVES PID R5097 004 COUNTY ZONING – R-100 MODIFIED
FLOOD INFORMATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE "AE" ACCORDING TO FEMA MAP PANEL 13135C0140F DATED: SEPT. 29, 2006
1 16,161 sq.ft. 0.37 acres
2 10,500 sq.ft. 0.24 acres
3 10,500 sq.ft. 0.24 acres
4 10,500 sq.ft. 0.24 acres
5 10,500 sq.ft. 0.24 acres
6 11,687 sq.ft. 0.27 acres
7 10,500 sq.ft. 0.24 acres
8 10,517 sq.ft. 0.24 acres
9 10,500 sq.ft. 0.24 acres
10 13,839 sq.ft. 0.32 acres
50' CONSERVATION SPACE STRIP (SECONDARY CONSERVATION SPACE)
PROPOSED 20' SANITARY SEWER EASEMENT
S 70°38'24" W 699.10'
N 68°38'40" E 459.40'
N 27°51'20" W 184.1'
( IN FEET ) 1 inch = 40 ft.
GWINNETT COUNTY PLANNING AND DEVELOPMENT
RECEIVED
1.8.2026
PARCEL INFORMATION
PIN: 5097–002A (PORTION)
SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING – R–100
PROPOSED ZONING – R–75
TOTAL AREA – 3.657 ACS.
TOTAL LOTS – 10
GROSS DENSITY – 2.73 UNITS PER ACRE
MINIMUM LOT SIZE – 10,500 SF.
MAXIMUM BUILDING HEIGHT – 35'
MINIMUM HEATED FLOOR – 1,800 S.F.
MAXIMUM LOT COVERAGE – 55%
MAXIMUM DENSITY – 3.0
REQUIRED OPEN SPACE – 10%
PROPOSED OPEN SPACE – 10% (0.37 ACS)
REQUIRED USEABLE OPEN SPACE – 5% (0.18 ACS)
PROPOSED USEABLE OPEN SPACE – 10% (0.37 ACS)
SITE NOTES
THE EXISTING HOUSE ON THIS PROPERTY HAS BEEN DEMOLISHED. THE REMAINING PORTION OF THIS TAX PARCEL ON THE EAST SIDE OF SMITH ROAD IS NOT PART OF THIS APPLICATION. THE CUL–DE–SAC DEPICTED HERE IS ACCORDING TO GWINNETT COUNTY STANDARD DETAIL 301
BUILDING SETBACKS:
FRONT – 20'
FRONT LOT 6 – 40'
REAR – 25'
SIDE – 7.5'
OWNER
DAVID PEARSON
2000 FIRST DRIVE, SUITE 400
MARIETTA, GA. 30062
CONTACT:
DOUG PATTEN, CPESC/CESSWI
770–294–1974
doug@davidpearsoncommunities.com
DEVELOPER
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400
MARIETTA, GA. 30062
CONTACT:
DOUG PATTEN, CPESC
770–294–1974
doug@davidpearsoncommunities.com
SURVEYOR
CENTERLINE SURVEYING AND LAND PLANNING, INC.
1301 SHILOH ROAD, SUITE 1210
KENNESAW, GEORGIA 30144
770–424–0028
cfranklin@centerlinesurveying.com
David Pearson COMMUNITIES
Building Communities of Lasting Value.
CONCEPTUAL REZONING PLAN FOR:
TWIN FORKS PHASE 2
PIN R5097 002A
LOCATED IN THE 5th DISTRICT
LAND LOT 97, 98 & 121
GWINNETT COUNTY, GEORGIA
NO. DATE REVISION DESCRIPTION BY
1 9-29-25 CONCEPT PLAN DP
2 11-10-25 REV PER COUNTY COMMENT DP
3 12-09-25 REV PER COUNTY COMMENT DP

## Exhibit C: Building Elevations

**[attached]**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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12.29.2025



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**RECEIVED**
12.29.2025



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
12.29.2025



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12.29.2025



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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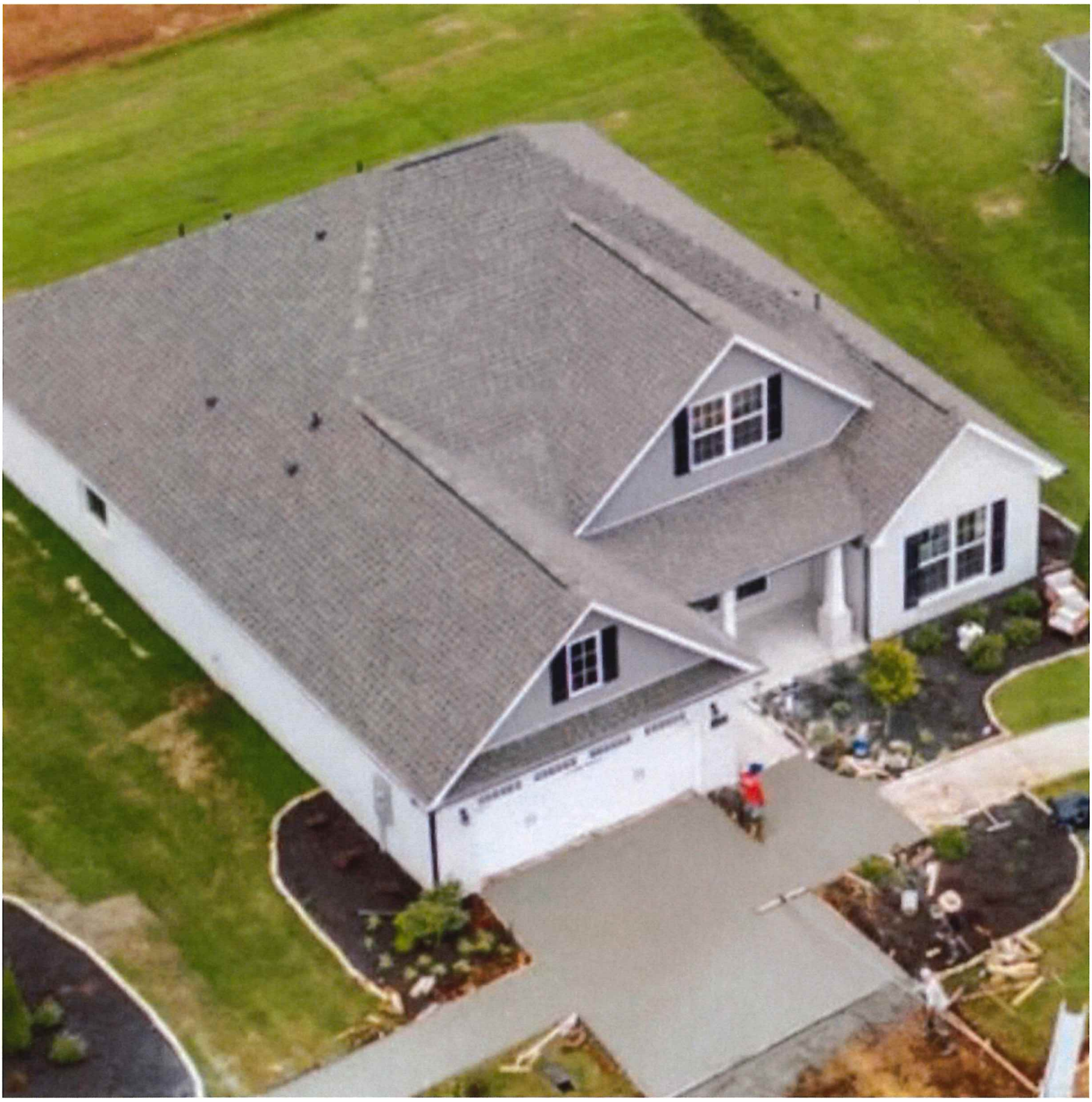
12.29.2025



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
12.29.2025



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1.9.2026



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
1.9.2026

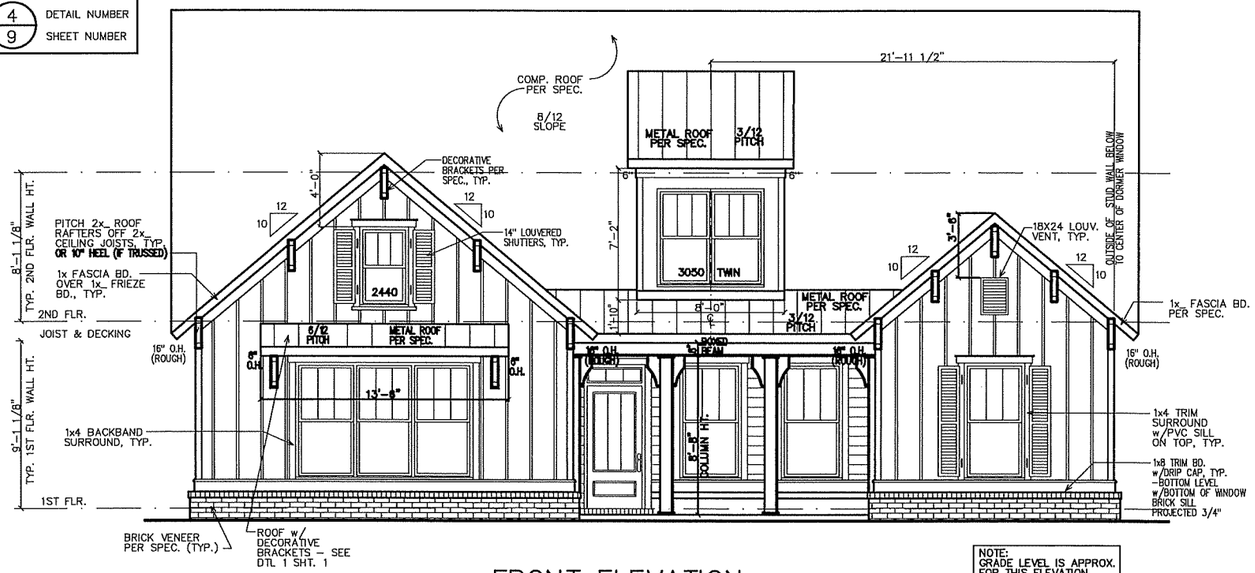


GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
1.9.2026



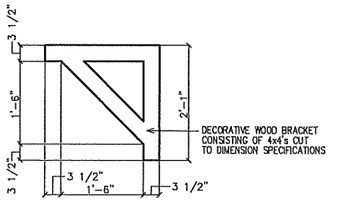
LEGEND

4/9 — 4 DETAIL NUMBER, 9 SHEET NUMBER

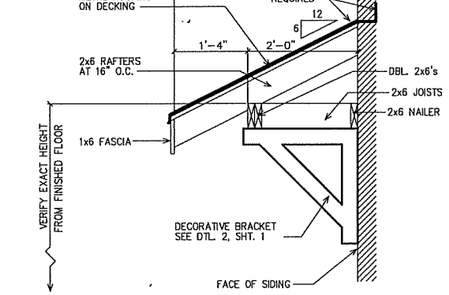



## FRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

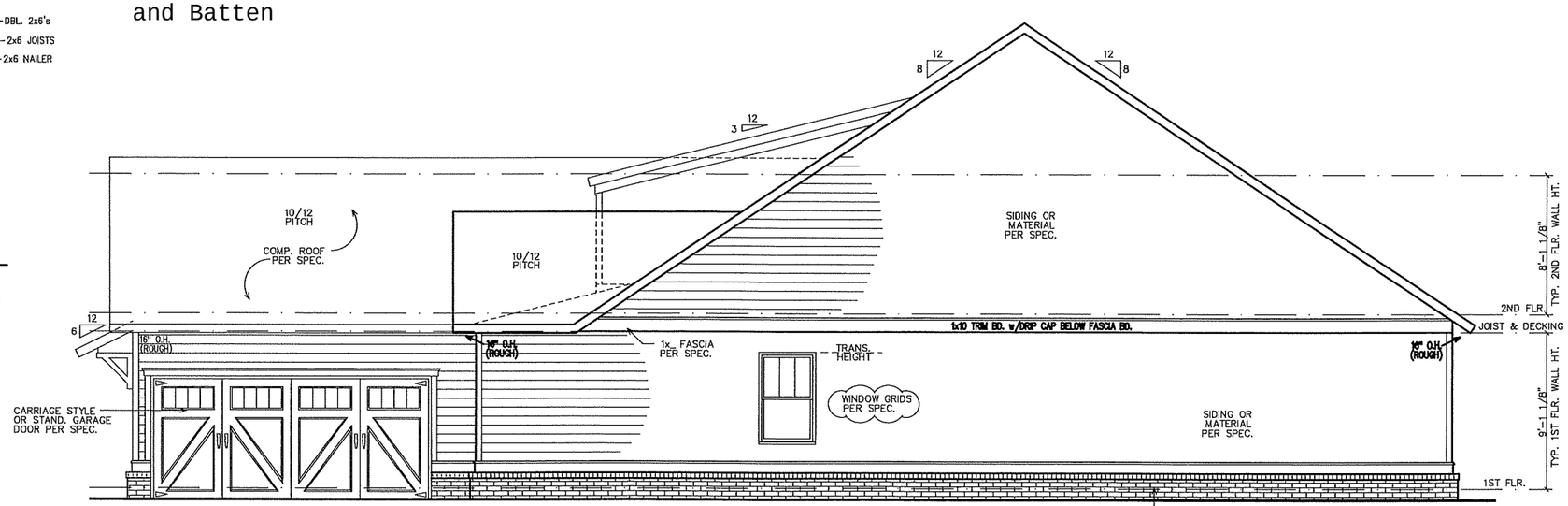



2/2 BRACKET DETAIL
SC: N.T.S.
(12 REQUIRED ON HOME) ALL TO MATCH TRIM COLOR




1/2 ROOF AT GARAGE DETAIL
SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten




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

NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

SUBDIVISION:

LOT #:

RELEASED:

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| SHEET | DESCRIPTION |
|---|---|
| 1 | FRONT & SIDE ELEVATIONS |
| 2 | SIDE & REAR ELEVATIONS |
| 3 | SLAB/FOUNDATION PLAN |
| 4 | 1st FLOOR PLAN |
| 5 | 2nd FLOOR PLAN |
| 6 | ROOF PLAN |
| 7 | 1st FLOOR ELECTRICAL PLAN |
| 8 | 2nd FLOOR ELECTRICAL PLAN |
| 9 | DETAILS/WALL SECTION |


**AREA CALCULATIONS**

| | FRAMED | VENEER |
|---|---|---|
| HEATED MAIN | 3005 | 3075 |
| FRONT PORCH | 105 | 95 |
| BACK PORCH | 190 | 180 |
| GARAGE | 580 | 610 |
| TOTAL–UNHEATED | 875 | 885 |
| TOTAL–UNDER ROOF | 3880 | 3960 |

THE ROCKFORD
OPTION

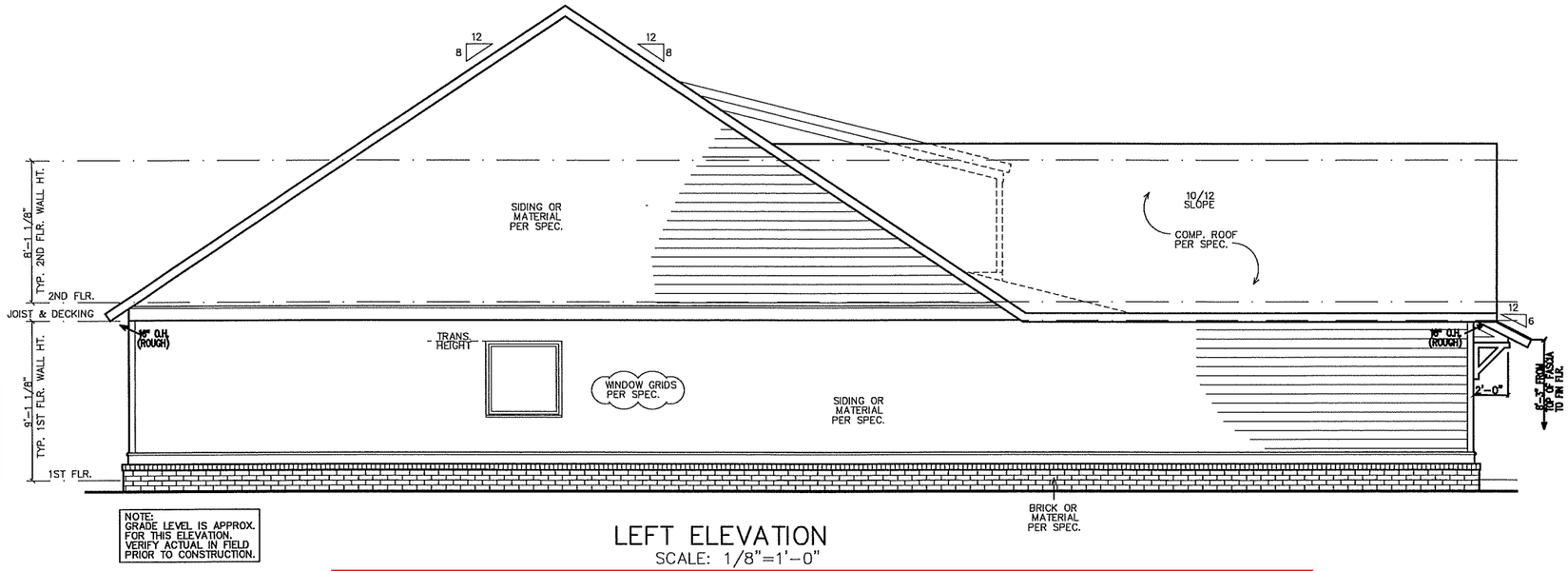
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
12.29.2025

ALL MEASUREMENTS TO BE SITE VERIFIED

SUBDIVISION:

LOT #:

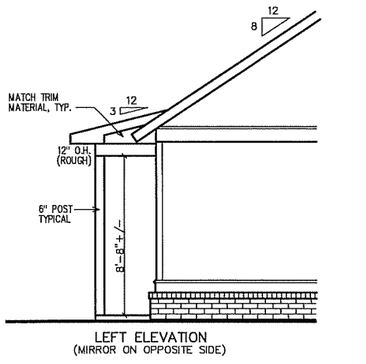
RELEASED:




NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

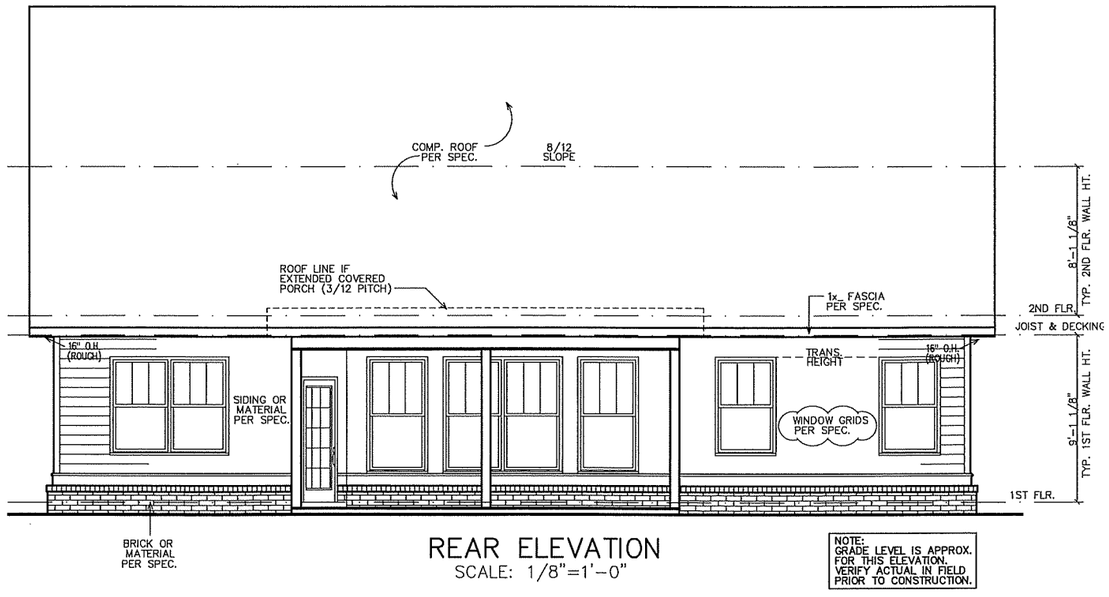
LEFT ELEVATION
SCALE: 1/8"=1'-0"

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten




LEFT ELEVATION
(MIRROR ON OPPOSITE SIDE)

OPT EXTENDED COVERED PORCH
SC: 1/8"=1'-0"




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

NOTE:
GRADE LEVEL IS APPROX. FOR THIS ELEVATION. VERIFY ACTUAL IN FIELD PRIOR TO CONSTRUCTION.

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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12.29.2025

ALL MEASUREMENTS TO BE SITE VERIFIED

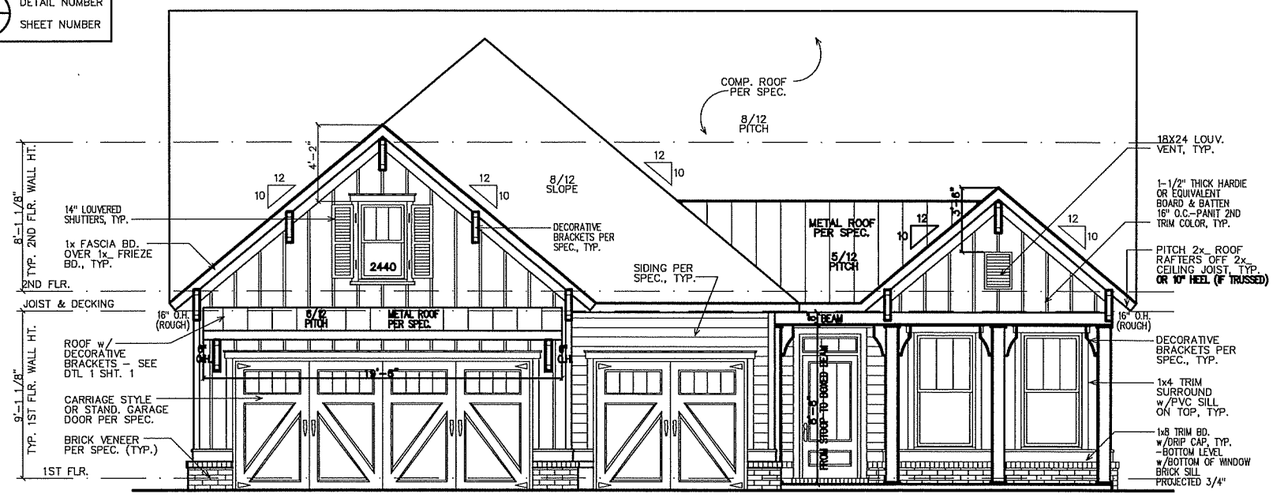
THE ROCKFORD
OPTION

# THE KIRKLAND

LOT #:
RELEASED:

LEGEND

4/9 DETAIL NUMBER / SHEET NUMBER

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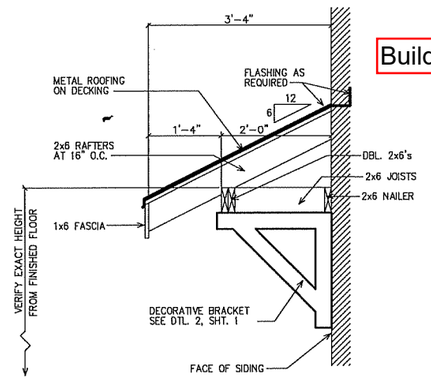
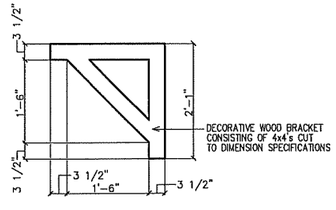
FRONT ELEVATION
SCALE: 1/8"=1'-0"

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten




1/2 ROOF AT GARAGE DETAIL
SC: N.T.S.

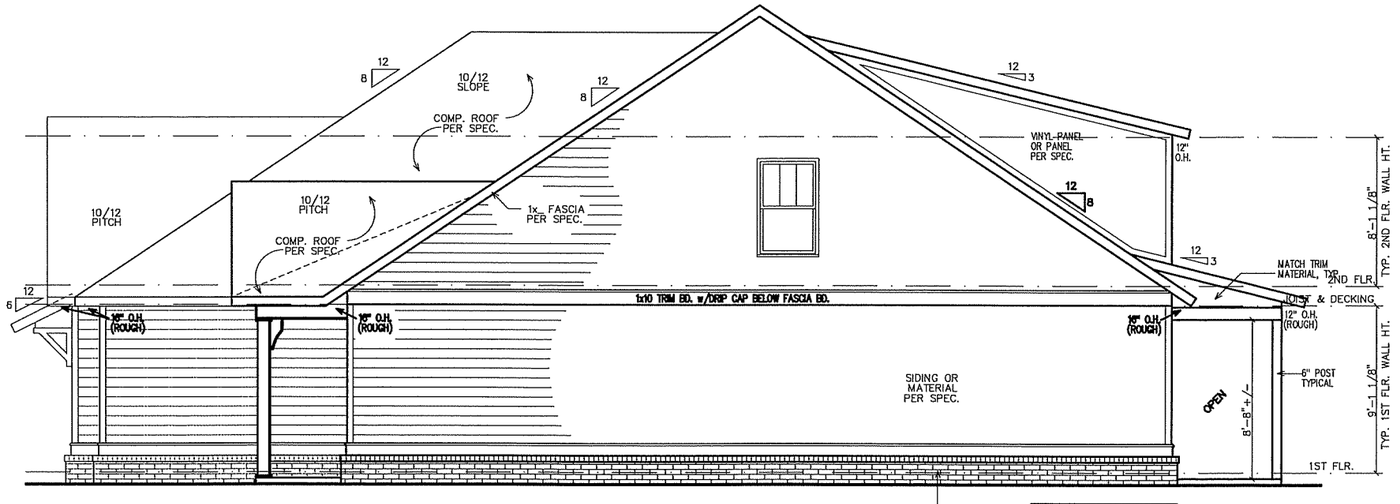
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)




2/2 BRACKET DETAIL
SC: N.T.S.

(10 REQUIRED ON HOME) ALL TO MATCH TRIM COLOR

ALL MEASUREMENTS TO BE SITE VERIFIED




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

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

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## AREA CALCULATIONS

| | FRAMED | VENEER |
|---|---|---|
| HEATED MAIN | 2745 | 2800 |
| FRONT PORCH | 115 | 105 |
| BACK PORCH | 130 | 125 |
| GARAGE | 755 | 765 |
| TOTAL-UNHEATED | 1000 | 995 |
| TOTAL-UNDER ROOF | 3745 | 3795 |

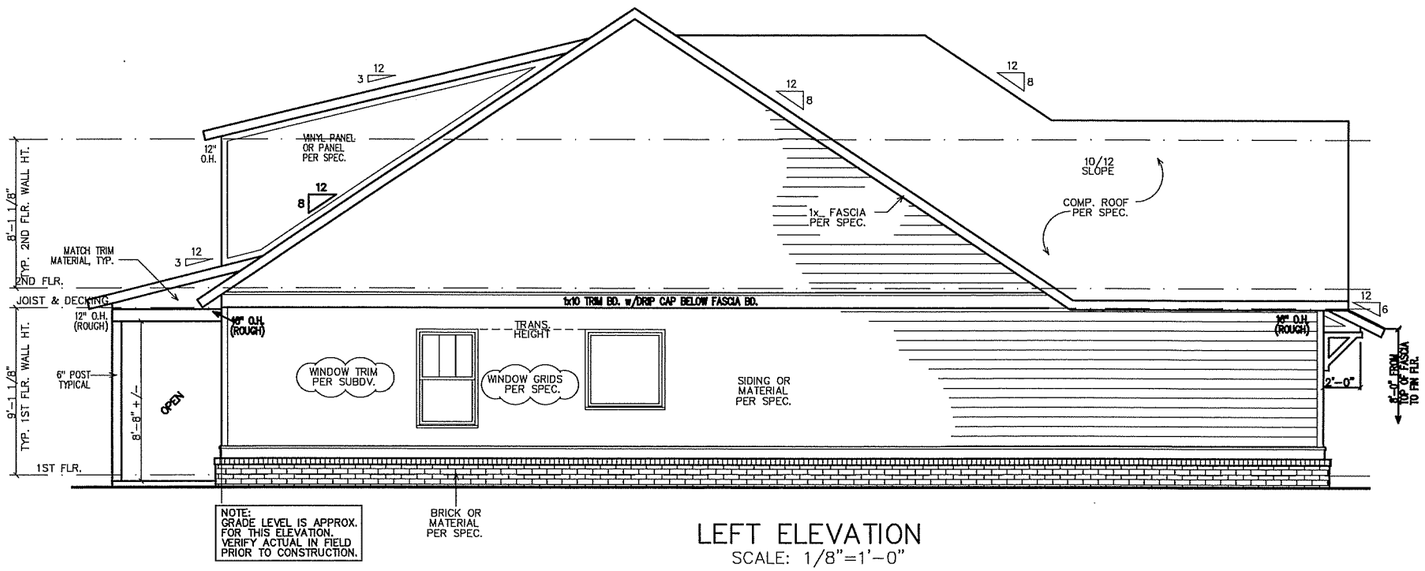

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
12.29.2025


THE KIRKLAND

SUBDIVISION:

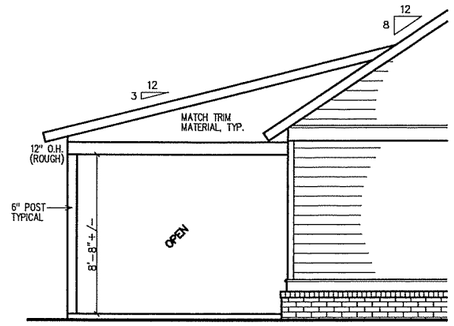
LOT #:

RELEASED:



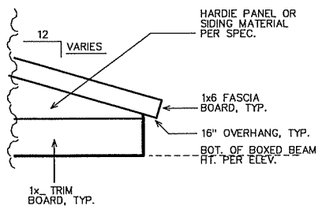

LEFT ELEVATION
SCALE: 1/8"=1'-0"

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten



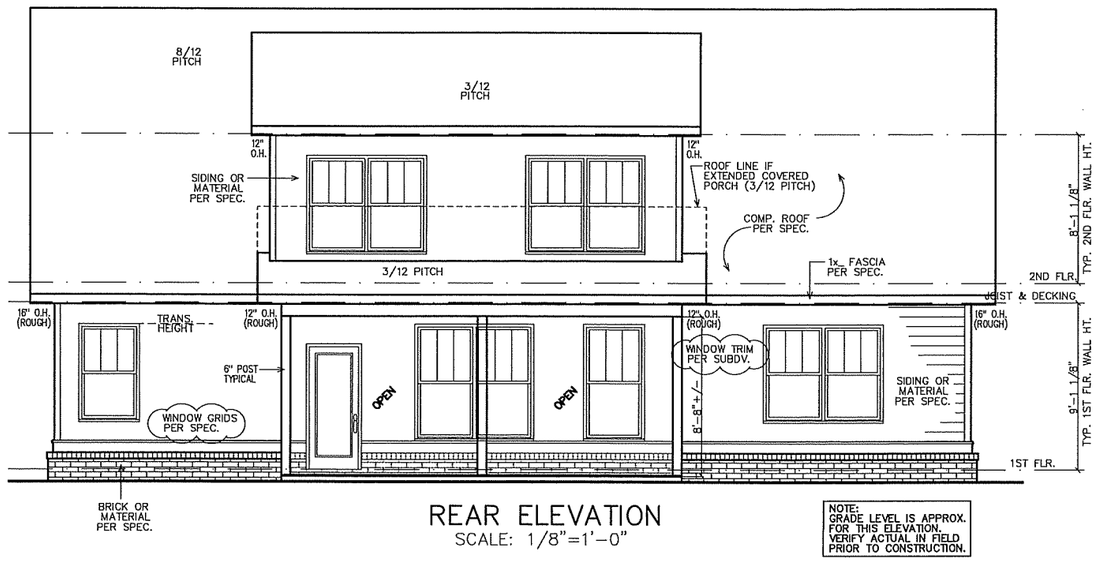

LEFT ELEVATION
(MIRROR ON OPPOSITE SIDE)

OPT EXTENDED COVERED PORCH
SC: 1/8"=1'-0"




1/2 PORCH DETAIL
SC: NOT TO SCALE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
**RECEIVED**
12.29.2025




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

Building Materials to be blended with use of Stone, Brick, Hardi-Plank, Shake & Board and Batten

ALL MEASUREMENTS TO BE SITE VERIFIED

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THE KIRKLAND

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

**[attached]**

ANDERSEN | TATE | CARR

December 10, 2025

**LETTER OF INTENT FOR REZONING**

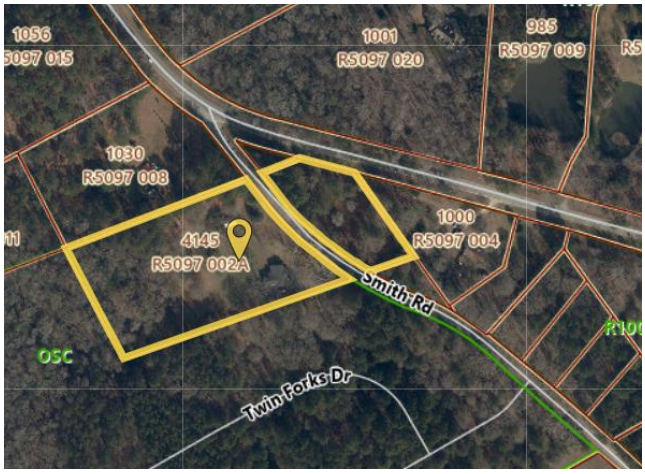
**Applicant:**
David Pearson Communities, Inc.

**Property:**
Tax Parcel ID R5097 002A (Portion)
±3.657 Acres of Land
Located at 4145 Smith Road, Loganville, Georgia
**From R-100 to R-75**

**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 3.657-acre parcel of land located at 4145 Smith Road, Loganville, Georgia (hereinafter the "Property").[1] The Property is a single tax parcel of vacant land fronting Smith Road near the intersection of Old Loganville Road. The Property is shown on the survey prepared by Centerline Surveying and Land Planning, Inc., dated, March 12, 2025 and filed with this Application. The Property that is the subject of this rezoning application is further identified below from the Gwinnett County GIS:




The Property is currently zoned R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, David Pearson Communities, Inc. (the "Applicant") now seeks approval to rezone the Property to R-75 (Single Family Residence District) to develop a distinctive and attractive single-family residential community with 10 homes.

This document is submitted as the Letter of Intent, Response to Standards 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 is mostly rectangular shaped with a curved boundary on the northeast corner along Smith Road. It is bounded on all sides by residentially zoned properties. The surrounding area is uniformly zoned single-family residential, and the adjacent parcels include a mix of vacant land and residences.

Although the Subject Property is located in the "Rural" Character Area of the Future Development Map of the Gwinnett County 2045 Unified Plan (the "2045 Plan"), it is in close proximity to the "Suburban Residential" Character Areas that are situated to the north and south of the site. Rural areas are typically on septic and at least more than 2 miles from any Village Center or Urban Corridor. As identified in the application materials, the Subject

[1] The eastern portion of the property that is located across the street and maintains 0.987 acres is not included in this rezoning submittal and will remain R-100.

Property has access to sewer and is more aligned with the Suburban Residential Character Area. Said areas are representative of much of the single-family residential development that has occurred in the county over the past thirty years. In addition, these areas are desirable to many households, and serve a role as being part of the diversity of housing types in the county. The proposed development is intended to be Phase 2 of the existing subdivision to the south that is zoned OSC (Open Space Conservation District).

Below is a map of the surrounding zoning classifications to the Property:




## III. PROJECT SUMMARY

As shown on the site plan by David Pearson Communities, Inc. dated September 29, 2025, and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop the Property into a distinctive and attractive residential community with 10 homes. The Applicant is proposing to rezone 3.657 acres from R-100 to R-75 to accommodate the development of a single-family residential community with 10 lots. for a gross density of 2.73 units per acre. The proposed development would provide attractive, high-end residences. The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The minimum heated floor area is proposed to be 1,800 square feet. The proposed development would have a single entrance on Smith Road which would be landscaped and maintained by a mandatory Homeowners Association.

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from R-100 to R-75 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 10th day of December, 2025.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

4913-3164-0704, 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 is located on Smith Road and surrounded primarily by residential uses to the east, west, and south. The proposed residential development is compatible with existing residential uses and will provide additional housing units in the community.

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. The proposed zoning classification is compatible with existing residential uses of adjacent property and expressly encouraged within the Village Center - Rural Character Area.

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. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

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 Smith Road and access to sewer. The proposed development would complement the existing and nearby residential uses. Any increase in impacts on public facilities or infrastructure could be mitigated with appropriate zoning conditions, site development requirements, and planning.

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

The 2045 Unified Plan Future Development Map indicates that the subject property lies within the Village Center -Rural Character Area. Encouraged land uses in this character area include single-family detached homes, as well as the R-75 zoning classification.

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 developments and quality of the proposed homes provide supporting reasons for approval of the rezoning application. The continued anticipated growth in Gwinnett County also suggests a strong need for more 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: David Pearson Communities, Inc. c/o Andersen Tate & Carr, PC | Name: David Pearson |
| Address: 2000 First Drive, Ste. 400 | Address: 2000 First Drive, Ste. 400 |
| City: Marietta | City: Marietta |
| State: GA ZIP: 30062 | State: GA ZIP: 30062 |
| Phone: 770-321-5032 | Phone: 770-321-5032 |
| Email: dpatten@davidpearsoncommunities.com | Email: dpatten@davidpearsoncommunities.com |

Contact Person: Melody A. Glouton Phone: 770-822-0900

Contact's Email: mglouton@atclawfirm.com

**APPLICANT IS THE:**

☐ Owner's Agent ■ Property Owner ☐ Contract Purchaser

Current Zoning District(s): R-100 Requested Zoning District: R-75

Parcel Number(s): R5097 002A Acreage: 3.657

Property Address(es): 4145 Smith Road, Loganville, GA

Proposed Development: Single family detached subdivison

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

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|---|
| No. of Dwelling Units: 10 | No. of Buildings: |
| Dwelling Unit Sq. Ft.: minimum 1800SF | Total Building Sq. Ft.: |
| Density: 2.73 upa | Floor Area Ratio: |
| Floor Area Ratio (LRR, MRR, HRR): | |

**MIXED-USE DEVELOPMENT**

No. of Dwelling Units: Dwelling Unit Sq. Ft.:

Total Non-Residential Sq. Ft.: Floor Area Ratio:

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

# 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:** DAVID PEARSON

**Signature:**

**Date:** 9-29-25

## Notary Public

**Name:** Sandra Blair

**Signature:** Sandra Blair

**Date:** 9-29-25

SANDRA BLAIR
NOTARY PUBLIC
My Commission Expires
December 3, 2027
PAULDING COUNTY, GEORGIA
Notary Seal

Gwinnett

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:** David Pearson Communities, Inc.

**Signature:** Melody A. Glouton
Melody A. Glouton, Attorney for Applicant

**Date:** October 20, 2025

## Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

| **Parcel ID(s)** (by Applicant) | **Property Taxes Paid (Yes or No)** (Tax Commissioner Use Only) |
|---|---|
| R5097 002A | yes, 2024 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## Tax Commissioner Affirmation

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

**Name:** marche Eskew

**Title:** TSA

**Signature:**

**Date:** 10/20/25

# 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 |
|---|---|---|---|
| Matthew Holtkamp | $1,500.00 | 6/19/2025 | Andersen Tate & Carr |
| Matthew Holtkamp | $800.00 | 1/25/2024 | Andersen Tate & Carr |
| Kirkland Carden | $800.00 | 2/5/2024 | Andersen Tate & Carr |
| Ben Ku | $2,000.00 | 5/6/2025 | 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 #**C2025-288-10**
Expiration Date: 10/21/2026
Tie-In Manhole FID: **4815979**

October 21, 2025

Doug Patten
David Pearson Communities, Inc
2000 First Drive Suite 400
Marietta, GA 30062

RE: Sewer Availability for Proposed Development – Twin Forks Phase 2
Parcel ID 5097 002A

Dear Mr. Patten:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 10 single-family homes 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 **4815979.**

**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; 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
# PROPOSED RESIDENTIAL DEVELOPMENT
# ON SMITH ROAD SW

## GWINNETT COUNTY, GEORGIA




***Prepared for:***

***David Pearson Communities***
***2000 First Drive, Suite 400***
***Marietta, GA 30062***

***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

December 09, 2025
A & R Project # 25-225

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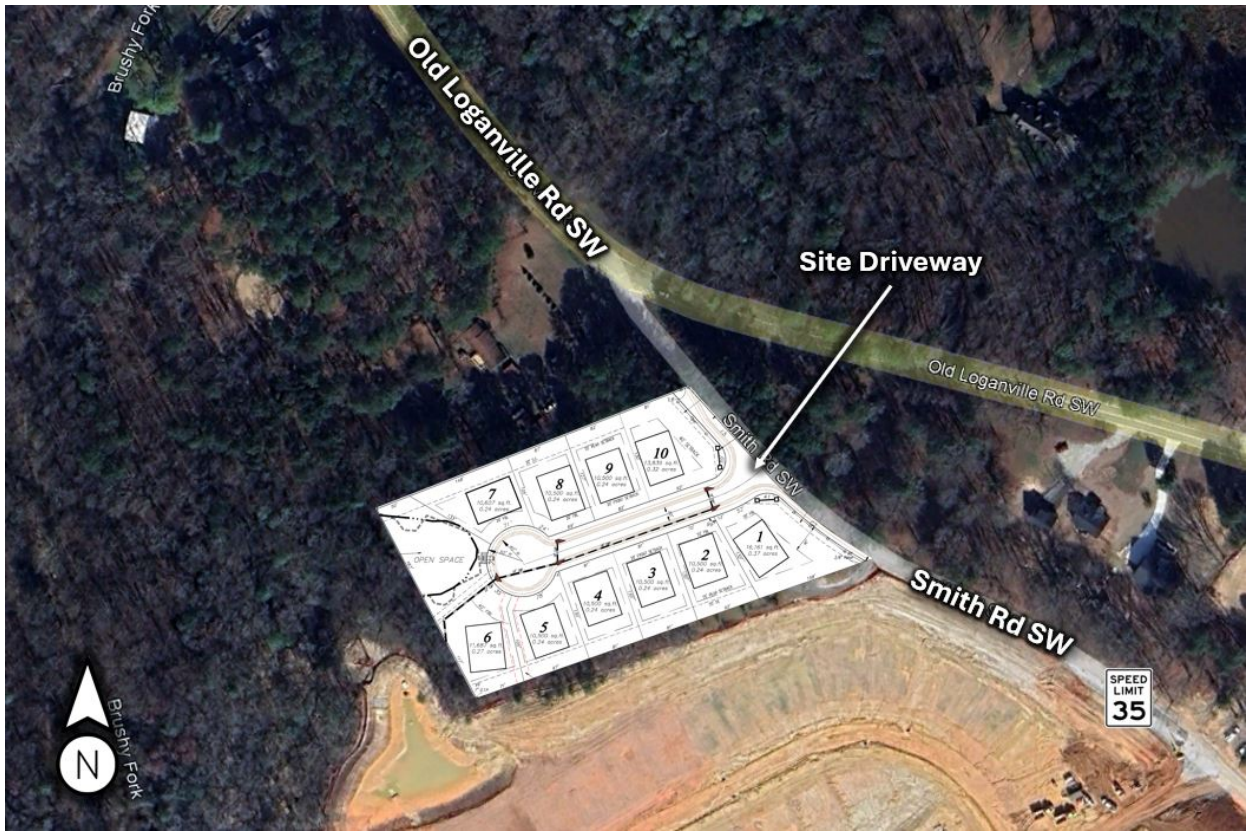
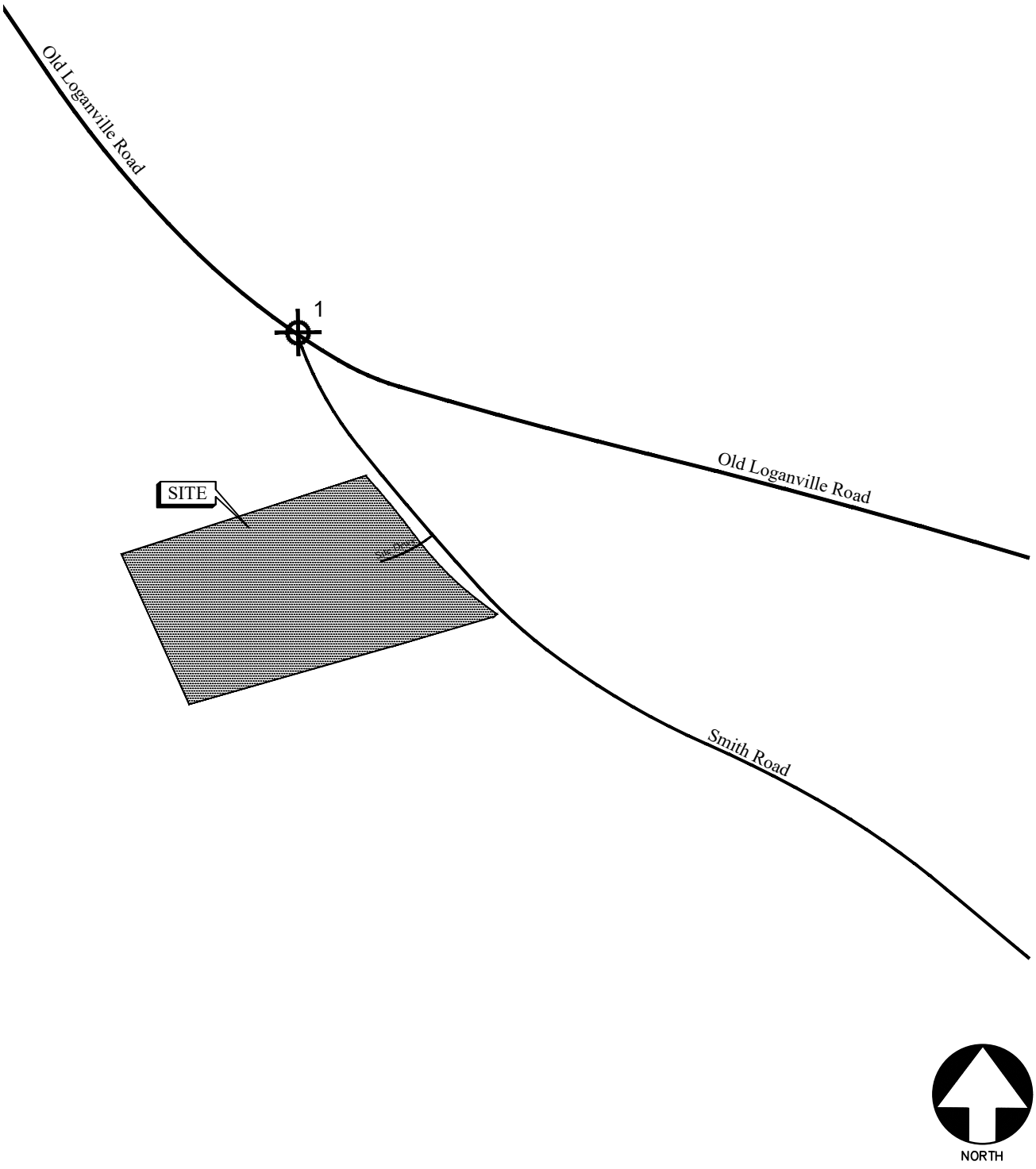
# 1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County, Georgia. The traffic analysis evaluates the current operations at the existing study intersection, and trip generation estimates for future site traffic are also included. The proposed development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.




This study includes the evaluation of traffic operations for the AM and PM peak hours at the intersection of Old Loganville Road SW and Smith Road SW. The location of the development and the nearby study intersection 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 Old Loganville Road SW*

Old Loganville Road SW is an east-west, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-8538) indicate that the daily traffic volume on Old Loganville Road SW in 2024 was 4,810 vehicles per day west of Rosebud Road. Old Loganville Road GW is classified by Gwinnet County as a Major Collector roadway.

### *2.1.2 Smith Road SW*

Smith Road SW is a two-lane undivided roadway with a posted speed limit of 35 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 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 cannot 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 section has 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.*

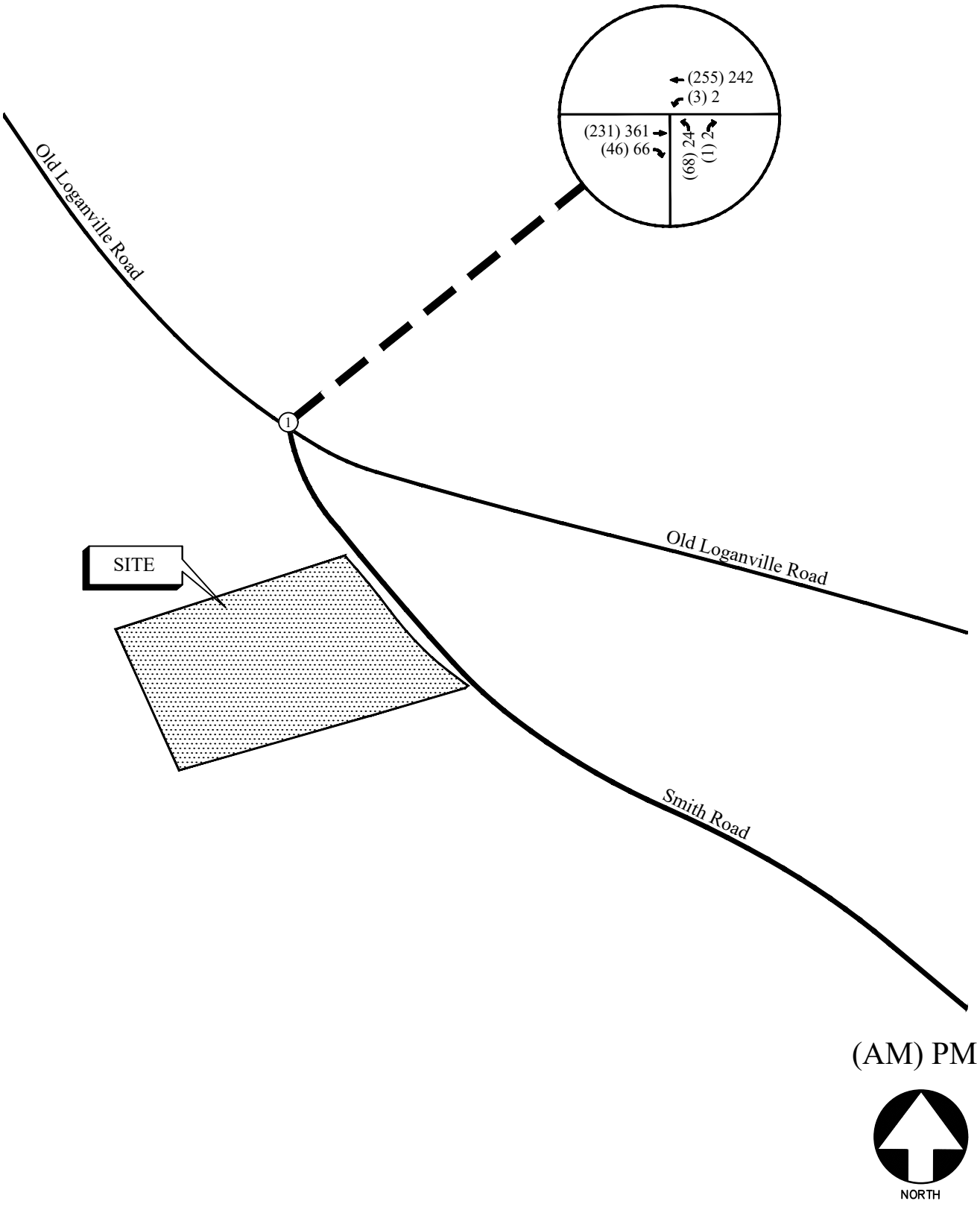
## 4.1 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

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

# 5.0 EXISTING 2025 TRAFFIC ANALYSIS

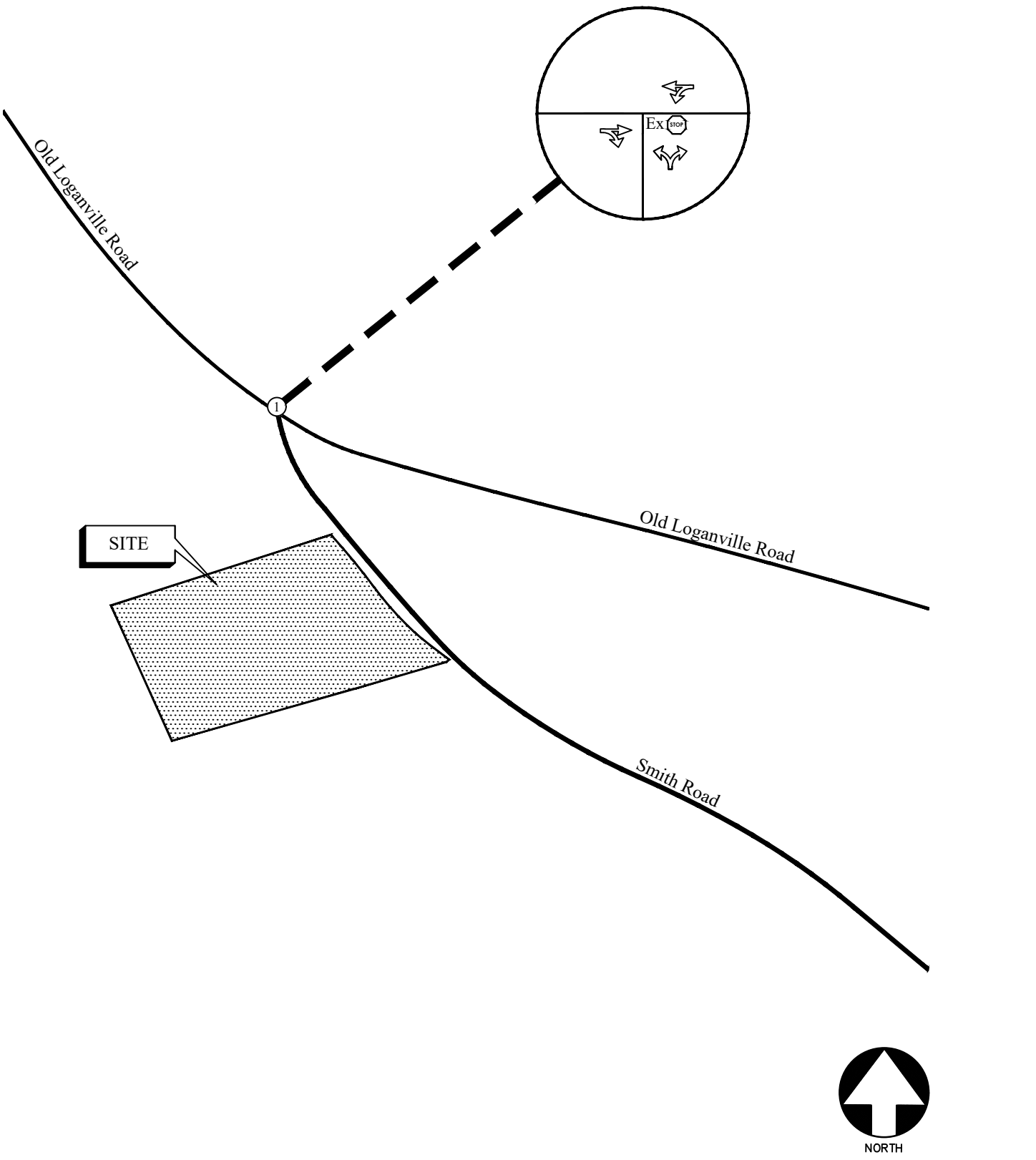
## 5.1 Existing Traffic Volumes

Traffic counts were collected at the study intersection of Old Loganville Road and Smith Road on Wednesday, November 19, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the study intersections are shown in Figure 3.




EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

**A&R Engineering Inc.**




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 of Old Loganville Road SW and Smith Road SW in accordance with the HCM methodology. The analysis results are shown in Table 3.

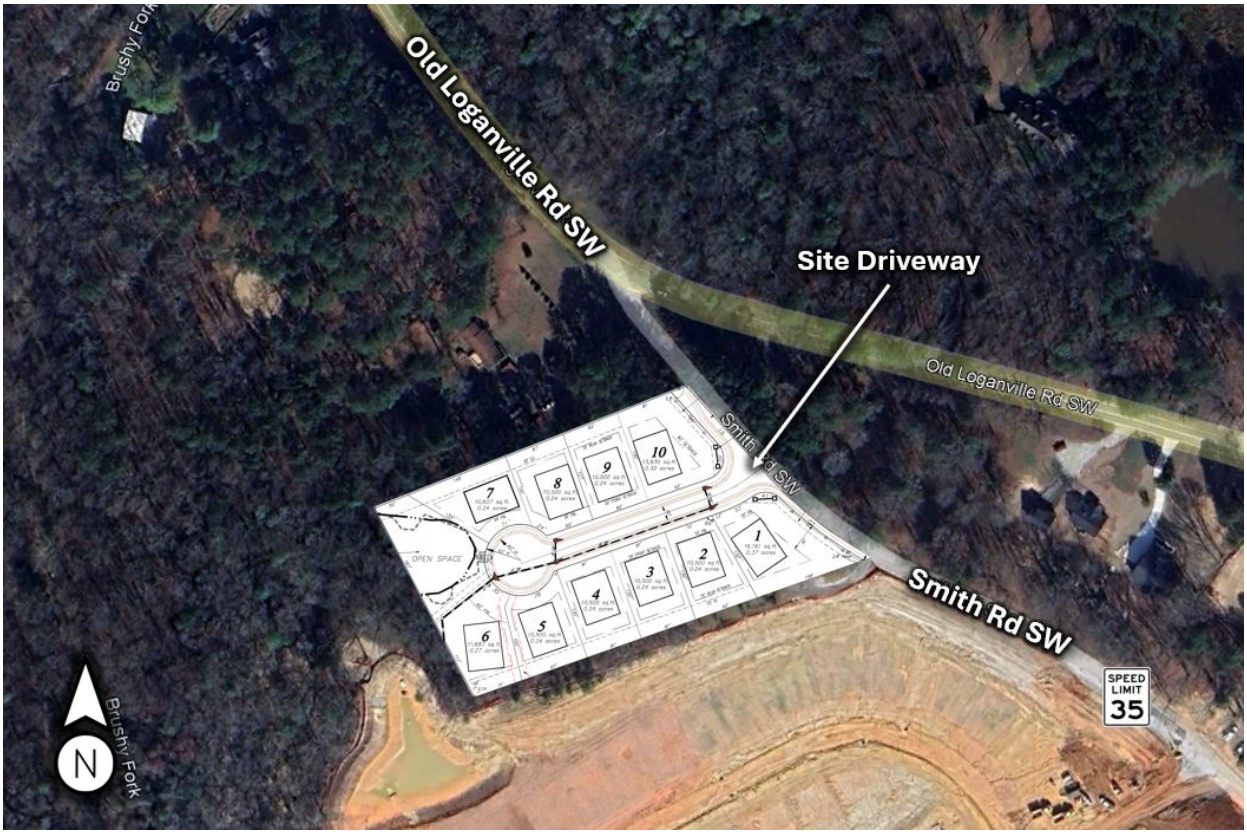
TABLE 3 – EXISTING INTERSECTION OPERATIONS

| Intersection | | Traffic Control | LOS (Delay) | |
|---|---|---|---|---|
| | | | AM Peak Hour | PM Peak Hour |
| **1** | **Old Loganville Road SW @ Smith Road SW**<br>-Westbound Left<br>-Northbound Approach | Stop-Controlled on NB Approach | A (7.9)<br>B (14.2) | A (8.3)<br>B (14.0) |

The results of the existing traffic operations analysis indicate that the approaches at the study intersection 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 on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County. The development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.




A site plan is shown in Figure 4.

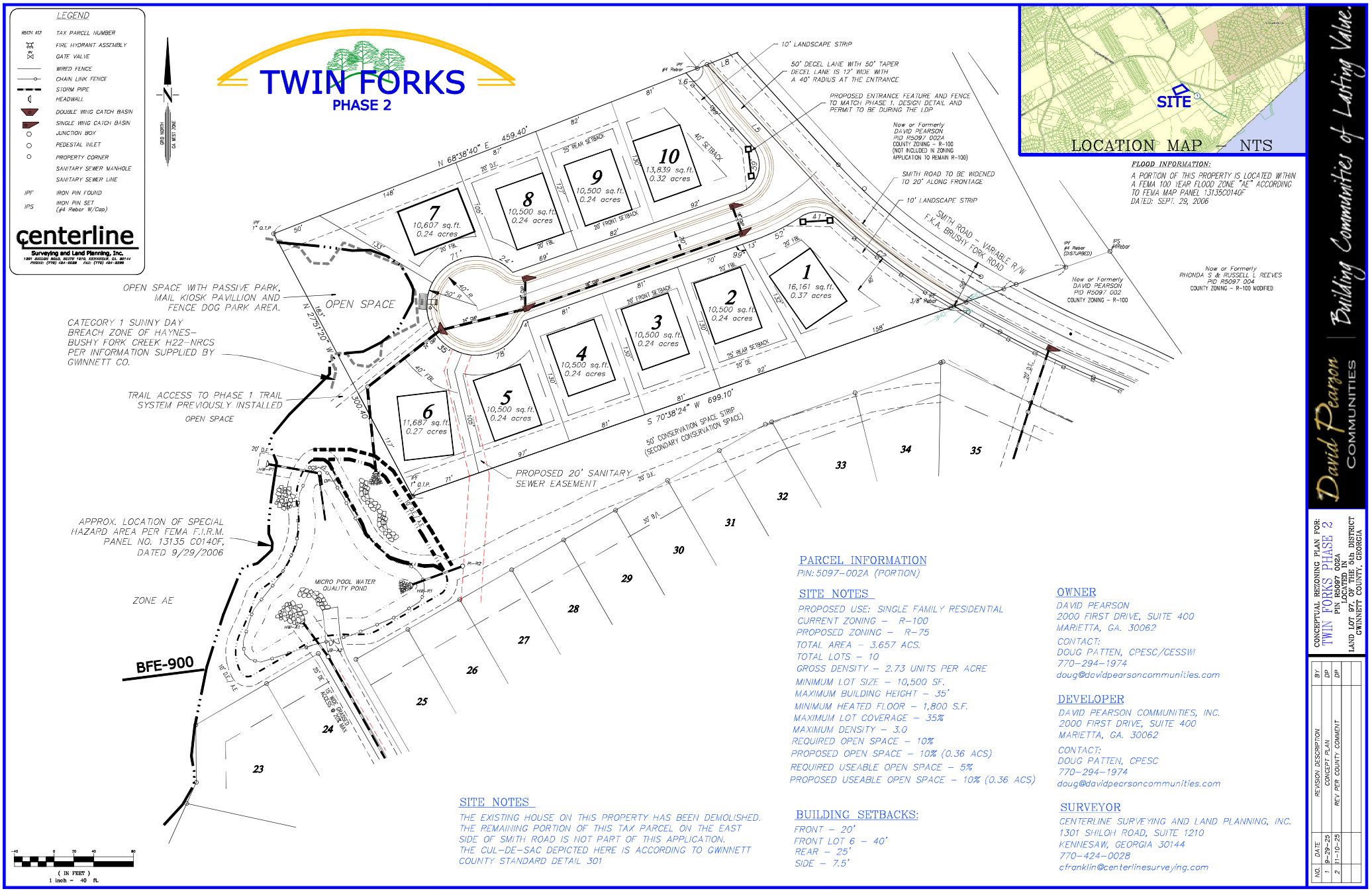



*Figure 4 – Site Plan*

## 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 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** | 10 Units | 2 | 5 | 7 | 6 | 3 | 9 | 91 |

## 6.2 Auxiliary Lane Analysis

### *6.2.1 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 to the driveway proposed for this development, as it will not intersect a roadway classified by Gwinnett County as a collector street or a major thoroughfare. Additionally, the Gwinnett County standard threshold for a left turn lane on a 35-mph roadway with an estimated ADT of under 6,000 is 120 lots, while the proposed development will only consist of 10 residential lots. Therefore, a left turn lane is not recommended for the site driveway.

### *6.2.2 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). Although Smith Road SW is not classified as either a minor collector street or major thoroughfare, a short right turn lane is still recommended here to provide safer turning movements for entering site traffic.

# 7.0 CONCLUSIONS AND RECOMMENDATIONS

A level 1 traffic analysis was conducted for the proposed residential development that will be located on Smith Road SW to the south of Old Loganville Road SW in Gwinnett County. The development will consist of 10 single-family houses and will have one full access driveway on Smith Road SW.

The results of the existing traffic operations analysis indicate that the approaches at the study intersection of Old Loganville Road SW and Smith Road SW are operating at a level of service "B" 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 proposed site driveway intersection:

- Site Driveway: Full Access Driveway on Smith Road SW
    - One entering lane and one exiting lane
    - Stop sign controlled on the driveway approach with Smith Road SW remaining free flow
    - A short right turn lane for entering traffic

## Exhibit H: Internal and External Agency Review Comments

**[attached]**

| | |
|---|---|
| **TRC Meeting Date:** | January 16, 2026 |
| Department/Agency Name: | Transportation |
| Reviewer Name: | Brent Hodges |
| Reviewer Title: | Construction Manager 2 |
| Reviewer Email Address: | Brent.Hodges@gwinnettcounty.com |
| Case Number: | REZ2026-00012 |
| Case Address: | 4145 Smith Road, Loganville, 30052 |

| | Comments: | X | YES | | NO |
|---|---|---|---|---|---|
| 1 | Smith Road is a local road. The Average Daily Traffic (ADT) volume is not listed. | | | | |
| 2 | The nearest Ride Gwinnett facility is located 5.6 miles away at 2357 East Main Street (Stop #7000 / Route 70) US 78 and Wisteria Drive. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

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

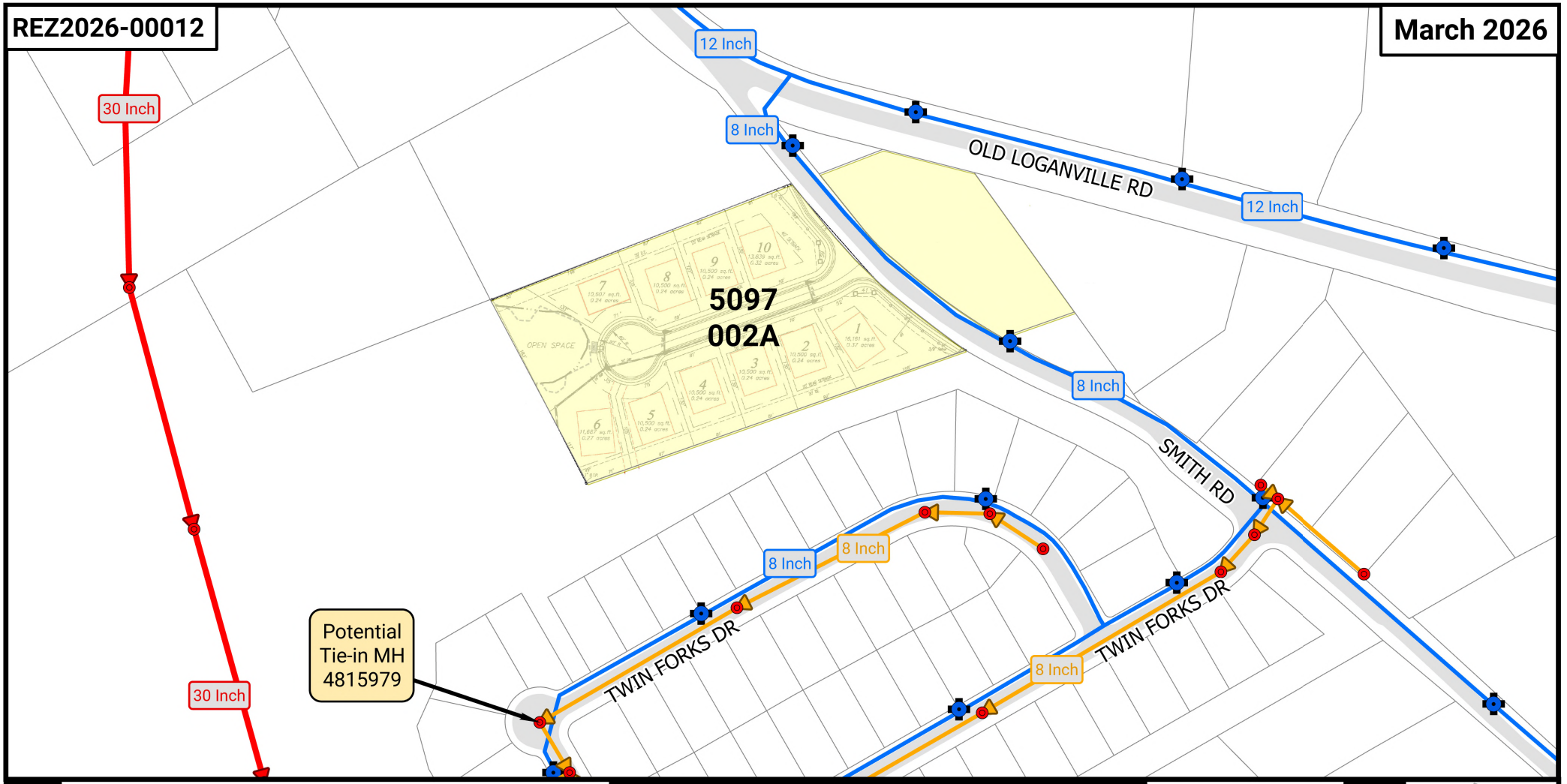
| | |
|---|---|
| **TRC Meeting Date:** | |
| Department/Agency Name: | DWR |
| Reviewer Name: | Lorraine Campagne |
| Reviewer Title: | Section Manager |
| Reviewer Email Address: | Lorraine.Campagne@gwinnettcounty.com |
| Case Number: | REZ2026-00012 |
| Case Address: | 4145 Smith Rd |

| | **Comments:** | **X** | **YES** | | **NO** |
|---|---|---|---|---|---|
| 1 | Water: The proposed development may connect to an existing 8-inch water main located along the northern right-of-way of Smith Road. A jack-and-bore may be required. | | | | |
| 2 | Sewer: A Sewer Capacity Certification (C2025-288-10) was approved in October 2025 for 10 single family residences. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Twin Forks Road right-of-way. Offsite easements will be required. | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

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

REZ2026-00012

March 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

**4145 Smith Rd**
R-100 to R-75

# *Water & Sewer Utility Map*

N
W E
S

0 110 220
Feet

LOCATION




**Water Comments:** The proposed development may connect to an existing 8-inch water main located along the northern right-of-way of Smith Road. A jack-and-bore may be required.

**Sewer Comments:** A Sewer Capacity Certification (C2025-288-10) was approved in October 2025 for 10 single family residences. The proposed development plans to connect to an existing 8-inch gravity sewer located within the Twin Forks Road right-of-way. Offsite easements will be required.

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

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

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

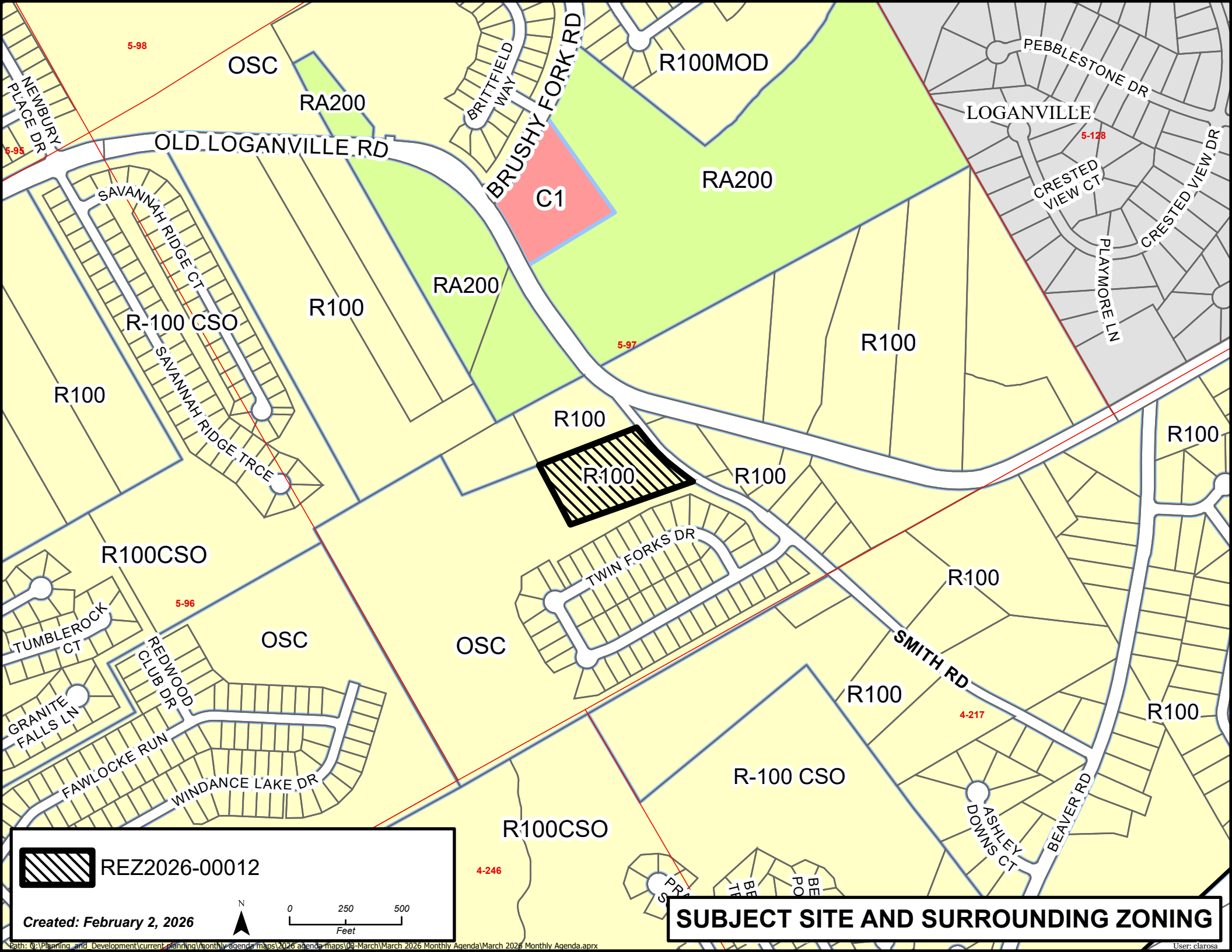
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

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

| | | | | | | | | | | Proposed Zoning |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 2025-26 | | | 2026-27 | | | 2027-28 | | |
| | School | Forecast | Capacity | +/- Cap. | Forecast | Capacity | +/- Cap. | Forecast | Capacity | +/- Cap. | Approximate Student Projections from Proposed Developments |
| | **South Gwinnett High School** | **2720** | 2,750 | -30 | **2,758** | 2,750 | 8 | **2,745** | 2,750 | -5 | 2 |
| REZ2026-00012 (ZON2025-00096) | Grace Snell Middle School | **1204** | 1,200 | 4 | **1,222** | 1,200 | 22 | **1,235** | 1,200 | 35 | 1 |
| | Magill Elementary School | **1,271** | 1,525 | -254 | **1,284** | 1,525 | -241 | **1,300** | 1,525 | -225 | 3 |
| | **Seckinger High School** | **2440** | 2,800 | -360 | **2,485** | 2,800 | -315 | **2,525** | 2,800 | -275 | 16 |
| REZ2026-00008 (ZON2025-00098) | Jones Middle School | **1852** | 1,575 | 277 | **1,888** | 1,575 | 313 | **1,907** | 1,575 | 332 | 12 |
| | Ivy Creek Elementary School | **1463** | 1,275 | 188 | **1,441** | 1,275 | 166 | **1,425** | 1,275 | 150 | 22 |
| | **Archer High School** | **2933** | 3,325 | -392 | **2,977** | 3,325 | -348 | **3,005** | 3,325 | -320 | 27 |
| REZ2026-00010 (ZON2025-00086) | McConnell Middle School (Murphy Middle School TBD) | **1967** | 1,775 | 192 | **2,005** | 1,775 | 230 | **2,045** | 1,775 | 270 | 18 |
| | Harbins Elementary School | **1303** | 1,225 | 78 | **1,329** | 1,225 | 104 | **1,355** | 1,225 | 130 | 34 |

## Exhibit I: Maps

**[attached]**


OSC
RA200
R100MOD
OLD LOGANVILLE RD
BRUSHY FORK RD
BRITTFIELD WAY
NEWBURY PLACE DR
PEBBLESTONE DR
LOGANVILLE
CRESTED VIEW CT
CRESTED VIEW DR
PLAYMORE LN
C1
RA200
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
R-100 CSO
R100
RA200
R100
R100
R100
R100
R100
R100
R100
R100
TWIN FORKS DR
R100CSO
TUMBLEROCK CT
REDWOOD CLUB DR
GRANITE FALLS LN
FAWLOCKE RUN
WINDANCE LAKE DR
OSC
OSC
SMITH RD
R100
R100
R-100 CSO
ASHLEY DOWNS CT
BEAVER RD
R100CSO
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6-95
5-97
5-96
4-217
4-246
5-128
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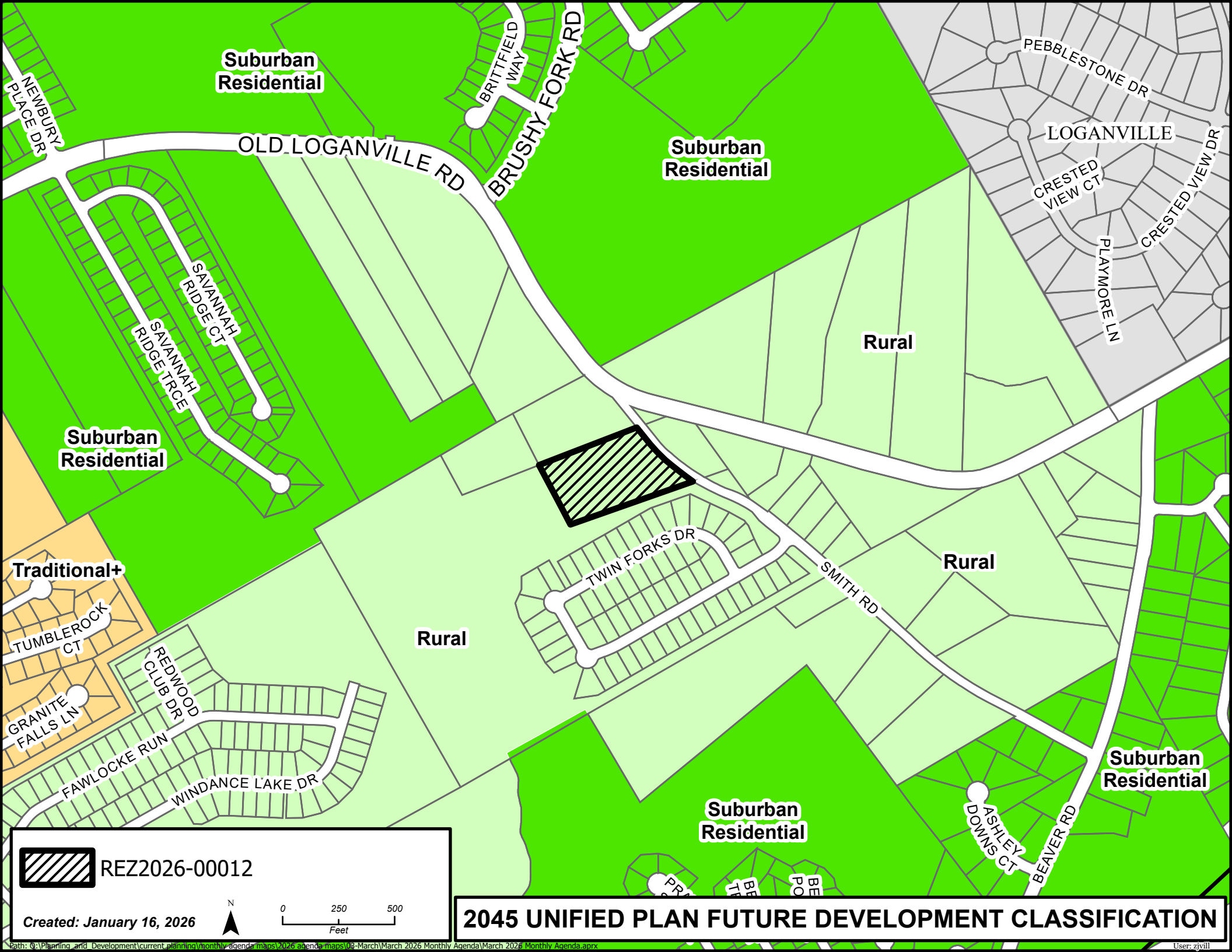
Suburban Residential
Suburban Residential
Suburban Residential
Suburban Residential
Rural
Rural
Rural
Traditional+
Suburban Residential
Suburban Residential
NEWBURY PLACE DR
OLD LOGANVILLE RD
BRITTFIELD WAY
BRUSHY FORK RD
PEBBLESTONE DR
LOGANVILLE
CRESTED VIEW CT
CRESTED VIEW DR
PLAYMORE LN
SAVANNAH RIDGE CT
SAVANNAH RIDGE TRCE
TWIN FORKS DR
SMITH RD
TUMBLEROCK CT
REDWOOD CLUB DR
GRANITE FALLS LN
FAWLOCKE RUN
WINDANCE LAKE DR
ASHLEY DOWNS CT
BEAVER RD
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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION


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SMITH RD
TWIN FORKS DR
REZ2026-00012
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User: zjvill

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260252 | |

☐ Grants ☐ Public Hearing ☐ Renewals

| | | | | | |
|---|---|---|---|---|---|
| Department: | Financial Services | | | Date Submitted: | 02/10/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | tmwilliams | | | Multiple Depts? | |
| Agenda Type | Approval/authorization | | | | |

Item of Business: Locked by Purchasing: No

of January 31, 2026 Monthly Financial Report and ratification of all budget amendments. Approval/authorization of a Resolution amending the FY2026 budget to reflect adjustments to revenue based on actual receipts and anticipated appropriations.

| | |
|---|---|
| Attachments | January 31, 2026 Monthly Financial Report, Resolution |
| Authorization: Chairwoman's Signature? | No |
| Staff Recommendation | Approval |
| BAC Action: | |
| Department Head | njwilliams (3/19/2026) |
| Attorney | abcauthen (3/20/2026) |

Agenda Purpose Only

## Financial Action

| Budgeted | Fund Name | Current Balance | Requested Allocation | Director's Initials |
|---|---|---|---|---|
| No | Various | * | * | brainey (3/20/2026) |
| | | | | |
| | | | | |

| | | |
|---|---|---|
| Finance Comments | *The financial status report recognizes all county budget adjustments through January 2026, while the resolution authorizes additional revisions. Upon approval, adjust revenues and appropriation budgets as listed in Exhibit A of the resolution. | FinDir's Initials: njwilliams (3/19/2026) |

☑ Budget Adjust ☑ Grand Jury

**County Clerk Use Only** PH was Held? ☐

| | |
|---|---|
| Working Session | |
| Action | New Item |
| Tabled | |
| Motion | |
| 2nd by | |
| Vote | No Action Taken |

**GWINNETT COUNTY**

**BOARD OF COMMISSIONERS**

**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED: RESOLUTION AMENDING THE FISCAL YEAR 2026 BUDGET TO REFLECT ADJUSTMENTS BASED ON ANTICIPATED REVENUES AND APPROPRIATIONS**

**ADOPTION DATE:** MARCH 24, 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 Amending the Fiscal Year 2026 Budget to Reflect Adjustments Based on Anticipated Revenues and Appropriations**, as set forth below, is hereby adopted:

**WHEREAS**, the Gwinnett County Board of Commissioners ("Board") is the governing authority of said County; and

**WHEREAS**, the Board has adopted the 2026 budget so as to apply to and control the financial affairs of all County departments and agencies subject to the budgetary and fiscal control of the governing authority; and

**WHEREAS,** from time to time it is prudent to evaluate the financial performance of the County and to make adjustments in anticipated revenues and appropriations to more closely match year end expectations; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Gwinnett County that the budget adjustments listed on Exhibit A and attached hereto and made a part

hereof by reference shall be implemented upon adoption; and

**BE IT FURTHER RESOLVED** that this resolution shall be effective immediately upon adoption.

**THIS RESOLUTION** is adopted the 24th day of March 2026.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
NICOLE L. HENDRICKSON, CHAIRWOMAN

ATTEST:

BY: _____
TINA KING, COUNTY CLERK
(SEAL)

APPROVED AS TO FORM:

BY: _____
SENIOR ASSISTANT COUNTY ATTORNEY

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| Operating | General Fund | Appropriations | Planning & Development | Board of Equalization | -5,625.00 |
| | | | | Cost for Misc Board | 5,625.00 |
| | | | | Comm-Cellular Phone Svc | -15,449.00 |
| | | | | Comm-Local Telephone Svc | 15,449.00 |
| | | | | Other-Utilities-Electric | -9,986.00 |
| | | | | Other-Utilities-Water | 1,500.00 |
| | | | | Other-Utilities-Nat Gas | 1,000.00 |
| | | | | Supplies-Other Utilities | 6,493.00 |
| | | | | Other-Utilities-Stormwtr | 993.00 |
| | | | | Salaries&Wages Permanent | -105,157.00 |
| | | | | Salaries&Wages Other | 95,157.00 |
| | | | | Supplies-Office FF&E | 4,500.00 |
| | | | | Supplies-Fleet Fuel Raw | -258.00 |
| | | | | Supplies-Fleet Fuel Insid | 258.00 |
| | | | | R&M-Fleet Veh-Labor Int | -398.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 398.00 |
| | | | | R&M-Fleet Parts Internal | -181.00 |
| | | | | R&M-Fleet Parts External | 181.00 |
| | | | | Benefits Unemployment Ins | 10,000.00 |
| | | | Voter Registrations & Elections | Supplies-Industrial | -14,679.65 |
| | | | | Advertising-Employment Ad | -56,642.71 |
| | | | | Travel-Transportation | -31,000.00 |
| | | | | Travel-Meals | 4,000.00 |
| | | | | Travel-Lodging | 12,250.00 |
| | | | | Board of Equalization | -15,600.00 |
| | | | | Cost for Misc Board | 15,600.00 |
| | | | | Edu/Train-Registration | 14,450.00 |
| | | | | R&M-Industrial Repair | -31,560.00 |
| | | | | Rental-Data Svcs/Equip | -78,688.00 |
| | | | | Rental-Other | 78,688.00 |
| | | | | Advertising-Other | 56,642.71 |
| | | | | Travel-Incidental | 300.00 |
| | | | | Supplies-Bottled Water | 289.90 |
| | | | | Supplies-Food | 13,404.75 |
| | | | | Supplies-Food Related | 985.00 |
| | | | | R&M-Audio/Visual | 19,560.00 |
| | | | | R&M-Othr Office F/F/E | 12,000.00 |
| | | | | Comm-Metered Mail | -1,097,150.00 |
| | | | | Comm-Postage | 1,095,150.00 |
| | | | | Salaries&Wages Permanent | -7,084.25 |
| | | | | Supplies-Fleet Fuel Raw | -250.00 |
| | | | | Supplies-Fleet Fuel Insid | 250.00 |
| | | | | R&M-Fleet Veh-Labor Int | -853.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 853.00 |
| | | | | R&M-Fleet Parts Internal | -1,322.00 |
| | | | | R&M-Fleet Parts External | 1,322.00 |
| | | | | Comm-Permits | 2,000.00 |
| | | | | Benefits Unemployment Ins | 7,084.25 |
| | | | Community Services | Supplies-Industrial | -130,685.00 |
| | | | | Advertising-Employment Ad | -25,500.00 |
| | | | | Travel-Transportation | -1,399.00 |
| | | | | Travel-Meals | 250.00 |
| | | | | Travel-Lodging | 1,649.00 |
| | | | | Other-Misc Svcs/Chgs | -53,636.00 |
| | | | | Supplies-General Operatin | -50,433.00 |
| | | | | Edu/Train-Registration | -518.00 |
| | | | | Comm-Local Telephone Svc | 1,358.00 |
| | | | | Other-Utilities-Electric | -2,168.00 |
| | | | | Other-Utilities-Water | 347.00 |
| | | | | R&M-Industrial Repair | -1,160.00 |
| | | | | Rental-Data Svcs/Equip | -22,275.00 |
| | | | | Rental-Other | 22,275.00 |
| | | | | Advertising-Other | 25,500.00 |
| | | | | Supplies-Food | 98,292.00 |
| | | | | Supplies-Food Related | 4,300.00 |
| | | | | Comm-Metered Mail | 960.00 |
| | | | | Comm-Postage | 4,000.00 |
| | | | | Advertising-Publicity/PR | -5,100.00 |
| | | | | Supplies-Industry Janitor | 17,650.00 |
| | | | | Supplies-Industry Grounds | 34,825.00 |
| | | | | Supplies-Industry R&M | -3,000.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | Supplies-R&M Carpentry | 1,500.00 |
| | | | | Supplies-Othr Mach&Equip | -11,000.00 |
| | | | | Printing/Binding | -2,150.00 |
| | | | | Supplies-Industry HndTool | 3,003.00 |
| | | | | Technical-Lic SupportAgmt | 1,518.00 |
| | | | | Professional Services | 79,568.00 |
| | | | | R&M-Janitorial | 1,000.00 |
| | | | | Other-Utilities-Stormwtr | 4,222.00 |
| | | | | Salaries&Wages Permanent | 41,033.00 |
| | | | | Supplies-Office | -300.00 |
| | | | | Salaries&Wages Overtime | 1,850.00 |
| | | | | Supplies-Uniform Purch | -500.00 |
| | | | | Salaries&Wages Other | 17.00 |
| | | | | Supplies-Fleet Fuel Raw | -6,436.00 |
| | | | | Supplies-Fleet Fuel Insid | 6,436.00 |
| | | | | R&M-Fleet Veh-Labor Int | -21,914.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 21,914.00 |
| | | | | R&M-Fleet Parts Internal | -20,871.00 |
| | | | | R&M-Fleet Parts External | 20,871.00 |
| | | | | Benefits Tuition Reimburs | 5,740.00 |
| | | | | Promotions Budget | -44,033.00 |
| | | | | Benefits Unemployment Ins | 3,000.00 |
| | | | Child Advocacy and Juvenile Services | Travel-Transportation | -10,965.00 |
| | | | | Travel-Meals | 5,410.00 |
| | | | | Travel-Lodging | 5,555.00 |
| | | | | Salaries&Wages Permanent | -12,000.00 |
| | | | | Salaries&Wages Other | 12,000.00 |
| | | | | Supplies-Fleet Fuel Raw | -235.00 |
| | | | | Supplies-Fleet Fuel Insid | 235.00 |
| | | | | R&M-Fleet Veh-Labor Int | -1,602.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 1,602.00 |
| | | | | R&M-Fleet Parts Internal | -1,489.00 |
| | | | | R&M-Fleet Parts External | 1,489.00 |
| | | | | Salaries & Wages-Temporary | 66,834.56 |
| | | | Assessors' Office | Advertising-Employment Ad | -100.00 |
| | | | | Advertising-Oth Legal | 100.00 |
| | | | | Travel-Transportation | -49,900.00 |
| | | | | Travel-Meals | 17,000.00 |
| | | | | Travel-Lodging | 32,900.00 |
| | | | | Board of Equalization | -84,500.00 |
| | | | | Cost for Misc Board | 84,500.00 |
| | | | | Comm-Cellular Phone Svc | 10,012.00 |
| | | | | Salaries&Wages Permanent | -28,131.35 |
| | | | | Rental-Copier Lease | 13,500.00 |
| | | | | Salaries&Wages Other | 28,131.35 |
| | | | | Supplies-Fleet Fuel Raw | -546.00 |
| | | | | Supplies-Fleet Fuel Insid | 546.00 |
| | | | | R&M-Fleet Veh-Labor Int | -7,048.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 7,048.00 |
| | | | | R&M-Fleet Parts Internal | -3,066.00 |
| | | | | R&M-Fleet Parts External | 3,066.00 |
| | | | Transportation | Supplies-Industrial | -100,000.00 |
| | | | | Travel-Transportation | 250.00 |
| | | | | Edu/Train-Registration | 5,179.00 |
| | | | | Other-Utilities-Electric | -108,343.76 |
| | | | | Other-Utilities-Water | 9,445.20 |
| | | | | Other-Utilities-Nat Gas | 40,299.52 |
| | | | | Professional Services | -184,000.00 |
| | | | | R&M-Resurfacing | -5,957,000.00 |
| | | | | R&M-Landscaping | 1,287,000.00 |
| | | | | Other-Utilities-Stormwtr | 58,599.04 |
| | | | | Official/Admin Services | 184,000.00 |
| | | | | R&M-Surface Treatment | 30,000.00 |
| | | | | R&M-Sweeping Curbs | 193,000.00 |
| | | | | Prof Assoc Dues&Fees | 4,224.00 |
| | | | | Salaries&Wages Permanent | 221,866.00 |
| | | | | R&M-Curbing | 1,680,000.00 |
| | | | | R&M-Guard Rails | 600,000.00 |
| | | | | R&M-Mow Right of Way | 1,067,000.00 |
| | | | | R&M-Pavement Markings | 350,000.00 |
| | | | | R&M-Traffic Signal Install | 750,000.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | Supplies-Office FF&E | 100,000.00 |
| | | | | Supplies-Fleet Fuel Raw | -28,739.00 |
| | | | | Supplies-Fleet Fuel Insid | 28,739.00 |
| | | | | R&M-Fleet Veh-Labor Int | -85,330.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 85,330.00 |
| | | | | R&M-Fleet Parts Internal | -145,249.00 |
| | | | | R&M-Fleet Parts External | 145,249.00 |
| | | | | Promotions Budget | -221,866.00 |
| | | | Subsidies | Supplies-Industrial | -15,000.00 |
| | | | | Supplies-General Operatin | -32,450.00 |
| | | | | Other-Utilities-Electric | -25,743.00 |
| | | | | R&M-Industrial Repair | -966,421.00 |
| | | | | Rental-Data Svcs/Equip | -4,200.00 |
| | | | | Supplies-Food | 150,000.00 |
| | | | | Supplies-Industry Grounds | 14,000.00 |
| | | | | Supplies-Industry R&M | -60,000.00 |
| | | | | Supplies-R&M Carpentry | 26,000.00 |
| | | | | Supplies-Industry HndTool | 1,000.00 |
| | | | | R&M-Janitorial | 407,500.00 |
| | | | | R&M-Resurfacing | -202,500.00 |
| | | | | R&M-Landscaping | 202,500.00 |
| | | | | Other-Utilities-Stormwtr | 25,743.00 |
| | | | | R&M-General Buildin | 172,245.00 |
| | | | | R&M-HVAC | 182,000.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 42,170.00 |
| | | | | R&M-Electrical Power | 55,595.00 |
| | | | | R&M-Electrical Low Volt | 41,911.00 |
| | | | | Supplies-GenOp Carpentry | 3,000.00 |
| | | | | Supplies-GenOp HVAC | 5,000.00 |
| | | | | Supplies-GenOp Plumbing | 450.00 |
| | | | | Supplies-GenOp Electrical | 24,000.00 |
| | | | | Supplies-R&M HVAC | 7,200.00 |
| | | | | Supplies-R&M Plumbing | 18,000.00 |
| | | | | Supplies-R&M Elec Power | 6,800.00 |
| | | | | Supplies-R&M Elec LowVolt | 2,000.00 |
| | | | | R&M-Carpentry/Finishes | 65,000.00 |
| | | | | Rental-Equip/Vehicles | 4,200.00 |
| | | | | Supplies-Fleet Fuel Raw | -243.00 |
| | | | | Supplies-Fleet Fuel Insid | 243.00 |
| | | | | R&M-Fleet Veh-Labor Int | -639.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 639.00 |
| | | | | R&M-Fleet Parts Internal | -571.00 |
| | | | | R&M-Fleet Parts External | 571.00 |
| | | | Board of Commissioners | Supplies-Fleet Fuel Raw | -148.00 |
| | | | | Supplies-Fleet Fuel Insid | 148.00 |
| | | | | R&M-Fleet Veh-Labor Int | -722.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 722.00 |
| | | | | R&M-Fleet Parts Internal | -584.00 |
| | | | | R&M-Fleet Parts External | 584.00 |
| | | | Corrections | Supplies-Industrial | -1,378,000.00 |
| | | | | Travel-Transportation | 1,428.00 |
| | | | | Travel-Meals | 5,304.00 |
| | | | | Travel-Lodging | 9,180.00 |
| | | | | Other-Misc Svcs/Chgs | -96.00 |
| | | | | Edu/Train-Registration | -15,912.00 |
| | | | | Other-Utilities-Electric | -388,638.00 |
| | | | | Other-Utilities-Water | 255,000.00 |
| | | | | Other-Utilities-Nat Gas | 102,000.00 |
| | | | | Supplies-Other Utilities | 708.00 |
| | | | | R&M-Industrial Repair | -3,000.00 |
| | | | | Rental-Data Svcs/Equip | -1,000.00 |
| | | | | Rental-Other | 9,317.00 |
| | | | | Supplies-Food | 1,284,000.00 |
| | | | | Supplies-Food Related | 15,000.00 |
| | | | | Comm-Metered Mail | -1,800.00 |
| | | | | Comm-Postage | 1,500.00 |
| | | | | Supplies-Industry Janitor | 54,000.00 |
| | | | | Supplies-Industry Grounds | 24,500.00 |
| | | | | Supplies-Industry R&M | -20,000.00 |
| | | | | Supplies-Industry HndTool | 500.00 |
| | | | | Other-Utilities-Stormwtr | 30,930.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | R&M-General Buildin | 3,000.00 |
| | | | | Prof Assoc Dues&Fees | 96.00 |
| | | | | Salaries&Wages Permanent | 563,759.00 |
| | | | | Supplies-R&M Gen Build | 20,000.00 |
| | | | | Rental-Copier Lease | -8,317.00 |
| | | | | Supplies-Fleet Fuel Raw | -4,362.00 |
| | | | | Supplies-Fleet Fuel Insid | 4,362.00 |
| | | | | R&M-Fleet Veh-Labor Int | -51,814.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 51,814.00 |
| | | | | R&M-Fleet Parts Internal | -21,459.00 |
| | | | | R&M-Fleet Parts External | 21,459.00 |
| | | | | Comm-Misc Express Svcs | 300.00 |
| | | | | Promotions Budget | -18,759.00 |
| | | | | Benefits Unemployment Ins | 5,000.00 |
| | | | | Salaries&Wages Reallocate | -550,000.00 |
| | | | County Administration | Supplies-Fleet Fuel Raw | -130.00 |
| | | | | Supplies-Fleet Fuel Insid | 130.00 |
| | | | | R&M-Fleet Veh-Labor Int | -529.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 529.00 |
| | | | | R&M-Fleet Parts Internal | -123.00 |
| | | | | R&M-Fleet Parts External | 123.00 |
| | | | District Attorney | Supplies-Fleet Fuel Raw | -5,093.00 |
| | | | | Supplies-Fleet Fuel Insid | 5,093.00 |
| | | | | R&M-Fleet Veh-Labor Int | -8,800.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 8,800.00 |
| | | | | R&M-Fleet Parts Internal | -24,246.00 |
| | | | | R&M-Fleet Parts External | 24,246.00 |
| | | | Judiciary | Supplies-Fleet Fuel Raw | -67.00 |
| | | | | Supplies-Fleet Fuel Insid | 67.00 |
| | | | | R&M-Fleet Veh-Labor Int | -458.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 458.00 |
| | | | | R&M-Fleet Parts Internal | -215.00 |
| | | | | R&M-Fleet Parts External | 215.00 |
| | | | Juvenile Court | Supplies-Fleet Fuel Raw | -67.00 |
| | | | | Supplies-Fleet Fuel Insid | 67.00 |
| | | | | R&M-Fleet Veh-Labor Int | -504.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 504.00 |
| | | | | R&M-Fleet Parts Internal | -215.00 |
| | | | | R&M-Fleet Parts External | 215.00 |
| | | | Police Services | Travel-Transportation | -17,243.00 |
| | | | | Travel-Meals | 5,598.00 |
| | | | | Travel-Lodging | 11,445.00 |
| | | | | Other-Utilities-Electric | -8,048.00 |
| | | | | Other-Utilities-Water | 2,430.00 |
| | | | | Other-Utilities-Nat Gas | 5,618.00 |
| | | | | Travel-Incidental | 200.00 |
| | | | | Supplies-Fleet Fuel Raw | -2,147.00 |
| | | | | Supplies-Fleet Fuel Insid | 2,147.00 |
| | | | | R&M-Fleet Veh-Labor Int | -14,187.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 14,187.00 |
| | | | | R&M-Fleet Parts Internal | -19,152.00 |
| | | | | R&M-Fleet Parts External | 19,152.00 |
| | | | Sheriff | Other-Utilities-Electric | -16,091.00 |
| | | | | Other-Utilities-Stormwtr | 16,091.00 |
| | | | | Supplies-Fleet Fuel Raw | -36,055.00 |
| | | | | Supplies-Fleet Fuel Insid | 36,055.00 |
| | | | | R&M-Fleet Veh-Labor Int | -96,875.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 96,875.00 |
| | | | | R&M-Fleet Parts Internal | -172,626.00 |
| | | | | R&M-Fleet Parts External | 172,626.00 |
| | | | Solicitor General | Supplies-Fleet Fuel Raw | -1,427.00 |
| | | | | Supplies-Fleet Fuel Insid | 1,427.00 |
| | | | | R&M-Fleet Veh-Labor Int | -3,740.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 3,740.00 |
| | | | | R&M-Fleet Parts Internal | -5,743.00 |
| | | | | R&M-Fleet Parts External | 5,743.00 |
| | | | Tax Commissioner | Supplies-Fleet Fuel Raw | -100.00 |
| | | | | Supplies-Fleet Fuel Insid | 100.00 |
| | | | | R&M-Fleet Veh-Labor Int | -639.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 639.00 |
| | | | | R&M-Fleet Parts Internal | -236.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | R&M-Fleet Parts External | 236.00 |
| | | | Non-Departmental | Salaries&Wages Other | -2,000.00 |
| | | | | DB Retirement-Add'l Budget | -115,000.00 |
| | | | | Benefits Rabbi Addtl Cont | 117,000.00 |
| | | | | Contribution to Fund Balance | -254,499.56 |
| | | **Appropriations Total** | | | **0.00** |
| | **Development & Enforcement District Fund** | **Revenues** | **Use of Fund Balance/Net Position** | **Use of Fund Balance Budget** | 1,053.00 |
| | | **Revenues Total** | | | **1,053.00** |
| | | **Appropriations** | **Planning & Development** | **Advertising-Employment Ad** | -8,100.00 |
| | | | | **Advertising-Oth Legal** | 7,920.00 |
| | | | | **Travel-Transportation** | 6,312.00 |
| | | | | **Board of Equalization** | -47,750.00 |
| | | | | **Cost for Misc Board** | 47,750.00 |
| | | | | **Other-Misc Svcs/Chgs** | -6,000.00 |
| | | | | **Edu/Train-Registration** | -5,259.00 |
| | | | | **Payment to Oth-Agencies** | 6,000.00 |
| | | | | **Other-Supplies/Subscriptions** | 180.00 |
| | | | | **Salaries&Wages Permanent** | -22,637.00 |
| | | | | **Salaries&Wages Other** | 42,380.00 |
| | | | | **Supplies-Fleet Fuel Raw** | -7,162.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 7,162.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -19,755.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 19,755.00 |
| | | | | **R&M-Fleet Parts Internal** | -11,206.00 |
| | | | | **R&M-Fleet Parts External** | 11,206.00 |
| | | | | **Promotions Budget** | -29,743.00 |
| | | | | **Benefits Unemployment Ins** | 10,000.00 |
| | | **Appropriations Total** | | | **1,053.00** |
| | **Stormwater Operating Fund** | **Appropriations** | **Planning & Development** | **Board of Equalization** | -16,000.00 |
| | | | | **Cost for Misc Board** | 16,000.00 |
| | | | | **Salaries&Wages Permanent** | 19,295.00 |
| | | | | **Promotions Budget** | -19,295.00 |
| | | | **Water Resources** | **Other-Utilities-Electric** | -11,538.00 |
| | | | | **Other-Utilities-Water** | 10,186.00 |
| | | | | **Rental-Data Svcs/Equip** | -1,200.00 |
| | | | | **Other-Utilities-Stormwtr** | 1,352.00 |
| | | | | **Rental-Equip/Vehicles** | 1,200.00 |
| | | | | **Supplies-Fleet Fuel Raw** | -13,508.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 13,508.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -37,106.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 37,106.00 |
| | | | | **R&M-Fleet Parts Internal** | -42,254.00 |
| | | | | **R&M-Fleet Parts External** | 42,254.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Local Transit Operating Fund** | **Appropriations** | **Transportation** | **Other-Utilities-Electric** | -7,200.84 |
| | | | | **Other-Utilities-Water** | 681.14 |
| | | | | **R&M-Resurfacing** | -9,500.00 |
| | | | | **R&M-Landscaping** | 9,500.00 |
| | | | | **Other-Utilities-Stormwtr** | 6,519.70 |
| | | | | **Supplies-Fleet Fuel Raw** | -50.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 50.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -4,190.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 4,190.00 |
| | | | | **R&M-Fleet Parts Internal** | -616.00 |
| | | | | **R&M-Fleet Parts External** | 616.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Airport Operating Fund** | **Appropriations** | **Transportation** | **Other-Utilities-Electric** | -174,930.46 |
| | | | | **Other-Utilities-Water** | 1,821.78 |
| | | | | **Other-Utilities-Nat Gas** | 2,312.68 |
| | | | | **R&M-Industrial Repair** | -45,537.45 |
| | | | | **R&M-Janitorial** | 14,339.75 |
| | | | | **Other-Utilities-Stormwtr** | 170,796.00 |
| | | | | **R&M-General Buildin** | 6,505.35 |
| | | | | **R&M-HVAC** | 17,767.30 |
| | | | | **R&M-Plumb/Fire Sprinkler** | 279.80 |
| | | | | **R&M-Electrical Power** | 4,546.75 |
| | | | | **R&M-Electrical Low Volt** | 2,098.50 |
| | | | | **Supplies-Fleet Fuel Raw** | -625.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 625.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -6,073.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 6,073.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | R&M-Fleet Parts Internal | -5,877.00 |
| | | | | R&M-Fleet Parts External | 5,877.00 |
| | | Appropriations Total | | | 0.00 |
| | Group Self-Insurance | Appropriations | Human Resources | Admin Fees-FSA | 14,000.00 |
| | | | | Premiums-Kaiser | -81,844,551.00 |
| | | | | Admin Fees-HSA | 19,500.00 |
| | | | | Admin Fees-HRA | 76,000.00 |
| | | | | Premiums-EAP | 225,000.00 |
| | | | | Employee Ben-Wellness | 2,561,000.00 |
| | | | | Admin Fees-Aetna | 2,042,000.00 |
| | | | | Admin Fees-Family Planning | 323,000.00 |
| | | | | Admin Fees – LSA | 5,981,000.00 |
| | | | | Claims-PPO | 58,646,051.00 |
| | | | | Premiums-Life Ins Basic | 1,970,000.00 |
| | | | | Premiums-Lifelns Optl/Dep | 1,420,000.00 |
| | | | | Premiums-ST Disability | 617,000.00 |
| | | | | Premiums-LT Disability | 1,150,000.00 |
| | | | | Premiums-Stop Loss | 6,800,000.00 |
| | | Appropriations Total | | | 0.00 |
| | Workers Compensation Fund | Appropriations | Human Resources | Premiums-Kaiser | -3,940,282.00 |
| | | | | Admin Fees-Workers Comp | 140,282.00 |
| | | | | Claims-Workers Comp | 3,300,000.00 |
| | | | | Premiums-Excess Work Comp | 500,000.00 |
| | | Appropriations Total | | | 0.00 |
| | Fleet Management | Appropriations | Support Services | Supplies-Industrial | -8,200.00 |
| | | | | Other-Utilities-Electric | -94,464.00 |
| | | | | Other-Utilities-Water | 5,000.00 |
| | | | | Other-Utilities-Nat Gas | 35,000.00 |
| | | | | R&M-Industrial Repair | -58,216.00 |
| | | | | Rental-Data Svcs/Equip | -15,000.00 |
| | | | | Rental-Other | 15,000.00 |
| | | | | Supplies-Industry Janitor | 3,200.00 |
| | | | | Professional Services | -12,296.00 |
| | | | | R&M-Janitorial | 7,000.00 |
| | | | | Other-Utilities-Stormwtr | 54,214.00 |
| | | | | R&M-General Buildin | 28,816.00 |
| | | | | R&M-HVAC | 12,000.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 12,000.00 |
| | | | | R&M-Electrical Power | 2,000.00 |
| | | | | R&M-Electrical Low Volt | 1,400.00 |
| | | | | Official/Admin Services | 50,000.00 |
| | | | | Salaries&Wages Permanent | -58,500.00 |
| | | | | Salaries&Wages ShiftDiff | 58,500.00 |
| | | | | Supplies-Water | 250.00 |
| | | | | Other-Cloud Svcs Subscriptions | 12,296.00 |
| | | | | Supplies-Fleet Fuel Raw | -2,621.00 |
| | | | | Supplies-Fleet Fuel Insid | 2,621.00 |
| | | | | R&M-Fleet Veh-Labor Int | -22,006.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 22,006.00 |
| | | | | R&M-Fleet Parts Internal | -35,176.00 |
| | | | | R&M-Fleet Parts External | 35,176.00 |
| | | | | R&M-Outside Repair | -50,000.00 |
| | | Appropriations Total | | | 0.00 |
| | Administrative Support | Appropriations | Human Resources | Salaries&Wages Permanent | -3,372.50 |
| | | | | Benefits Unemployment Ins | 3,372.50 |
| | | | Support Services | Supplies-Industrial | -311,600.00 |
| | | | | Supplies-General Operatin | -182,600.00 |
| | | | | Edu/Train-Registration | 2,500.00 |
| | | | | Other-Utilities-Electric | -500,610.00 |
| | | | | Other-Utilities-Water | 145,000.00 |
| | | | | Other-Utilities-Nat Gas | 165,000.00 |
| | | | | R&M-Industrial Repair | -4,745,545.00 |
| | | | | Rental-Data Svcs/Equip | -57,600.00 |
| | | | | Rental-Other | 57,600.00 |
| | | | | Supplies-Industry Janitor | 221,600.00 |
| | | | | Supplies-Industry Grounds | 50,000.00 |
| | | | | Supplies-Industry R&M | -314,500.00 |
| | | | | Supplies-R&M Carpentry | 73,000.00 |
| | | | | Supplies-Industry HndTool | 40,000.00 |
| | | | | R&M-Janitorial | 1,380,000.00 |
| | | | | R&M-Resurfacing | -368,000.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | R&M-Landscaping | 368,000.00 |
| | | | | Other-Utilities-Stormwtr | 189,010.00 |
| | | | | R&M-General Buildin | 757,650.00 |
| | | | | R&M-HVAC | 1,578,425.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 304,210.00 |
| | | | | R&M-Electrical Power | 380,950.00 |
| | | | | R&M-Electrical Low Volt | 326,810.00 |
| | | | | R&M-Othr Mach/Equip | 17,500.00 |
| | | | | Supplies-Water | 1,600.00 |
| | | | | Supplies-GenOp Misc Build | 5,100.00 |
| | | | | Supplies-GenOp Carpentry | 15,000.00 |
| | | | | Supplies-GenOp HVAC | 94,500.00 |
| | | | | Supplies-GenOp Plumbing | 13,000.00 |
| | | | | Supplies-GenOp Electrical | 55,000.00 |
| | | | | Supplies-R&M HVAC | 52,500.00 |
| | | | | Supplies-R&M Plumbing | 114,000.00 |
| | | | | Supplies-R&M Elec Power | 50,000.00 |
| | | | | Supplies-R&M Elec LowVolt | 25,000.00 |
| | | | | Supplies-Fleet Fuel Raw | -3,340.00 |
| | | | | Supplies-Fleet Fuel Insid | 3,340.00 |
| | | | | R&M-Fleet Veh-Labor Int | -11,535.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 11,535.00 |
| | | | | R&M-Fleet Parts Internal | -10,910.00 |
| | | | | R&M-Fleet Parts External | 10,910.00 |
| | | | Law | Other-Supplies/Subscriptions | 120.00 |
| | | | | Printing/Binding | -120.00 |
| | | | | Contracted Legal Services | 1,100,000.00 |
| | | | | Indigent Def-Plea | -1,100,000.00 |
| | | | Communications | Supplies-Fleet Fuel Raw | -22.00 |
| | | | | Supplies-Fleet Fuel Insid | 22.00 |
| | | | | R&M-Fleet Veh-Labor Int | -261.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 261.00 |
| | | | | R&M-Fleet Parts Internal | -299.00 |
| | | | | R&M-Fleet Parts External | 299.00 |
| | | | County Administration | Salaries&Wages ShiftDiff | 169.20 |
| | | | | Salaries&Wages Other | -169.20 |
| | | | Information Technology | Comm-Cellular Phone Svc | -955,745.00 |
| | | | | Edu/Train-Registration | -7,299.00 |
| | | | | Supplies-PC | -54,234.00 |
| | | | | Comm-Local Telephone Svc | 877,385.00 |
| | | | | Professional Services | -175,000.00 |
| | | | | Salaries&Wages Permanent | -4,500.00 |
| | | | | Supplies-Fleet Fuel Raw | -547.00 |
| | | | | Supplies-Fleet Fuel Insid | 547.00 |
| | | | | R&M-Fleet Veh-Labor Int | -1,157.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 1,157.00 |
| | | | | R&M-Fleet Parts Internal | -4,858.00 |
| | | | | R&M-Fleet Parts External | 4,858.00 |
| | | | | Comm-Telephone Other | 78,360.00 |
| | | | | Benefits Unemployment Ins | 4,500.00 |
| | | | | Technical-Outsourced Svcs | 180,959.00 |
| | | | Financial Services | Salaries&Wages Permanent | 3,100.00 |
| | | | | Promotions Budget | -4,700.00 |
| | | | | Benefits Unemployment Ins | 1,600.00 |
| | | | Non-Departmental | Contribution to Fund Balance | 53,074.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Solid Waste Operating Fund** | **Appropriations** | **Support Services** | **Professional Services** | -1,500.00 |
| | | | | **Official/Admin Services** | 1,500.00 |
| | | | | **Supplies-Fleet Fuel Raw** | -227.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 227.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -941.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 941.00 |
| | | | | **R&M-Fleet Parts Internal** | -695.00 |
| | | | | **R&M-Fleet Parts External** | 695.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Recreation Fund** | **Appropriations** | **Parks and Recreation** | **Supplies-Industrial** | -1,240,757.00 |
| | | | | **Advertising-Employment Ad** | -1,250.00 |
| | | | | **Travel-Transportation** | -8,723.00 |
| | | | | **Travel-Meals** | 1,501.00 |
| | | | | **Travel-Lodging** | 3,836.00 |
| | | | | **Other-Misc Svcs/Chgs** | -3,825.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | Supplies-General Operatin | -1,800.00 |
| | | | | Edu/Train-Registration | 3,386.00 |
| | | | | Other-Utilities-Electric | -3,511,427.00 |
| | | | | Other-Utilities-Water | 1,900,000.00 |
| | | | | Other-Utilities-Nat Gas | 250,000.00 |
| | | | | Supplies-Other Utilities | 410,000.00 |
| | | | | R&M-Industrial Repair | -1,293,875.00 |
| | | | | Rental-Data Svcs/Equip | -59,650.00 |
| | | | | Rental-Other | 29,000.00 |
| | | | | Advertising-Other | 620.00 |
| | | | | Supplies-Food | 503,174.00 |
| | | | | Supplies-Food Related | 5,690.00 |
| | | | | R&M-Computers | -500.00 |
| | | | | Advertising-Publicity/PR | 300.00 |
| | | | | Supplies-Industry Janitor | 229,147.00 |
| | | | | Supplies-Industry Grounds | 444,461.00 |
| | | | | Supplies-Industry R&M | -423,838.00 |
| | | | | Supplies-R&M Carpentry | 46,600.00 |
| | | | | Supplies-Othr Mach&Equip | 200.00 |
| | | | | Printing/Binding | 250.00 |
| | | | | Supplies-Industry HndTool | 41,365.00 |
| | | | | Professional Services | -3,416.00 |
| | | | | R&M-Janitorial | 32,800.00 |
| | | | | Other-Utilities-Stormwtr | 531,427.00 |
| | | | | R&M-General Buildin | 204,394.00 |
| | | | | R&M-HVAC | 526,182.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 234,604.00 |
| | | | | R&M-Electrical Power | 270,631.00 |
| | | | | Prof Assoc Dues&Fees | 380.00 |
| | | | | Salaries&Wages Permanent | -538,407.00 |
| | | | | R&M-Othr Mach/Equip | 200.00 |
| | | | | Supplies-R&M HVAC | 24,920.00 |
| | | | | Supplies-R&M Plumbing | 117,917.00 |
| | | | | Supplies-R&M Elec Power | 150,720.00 |
| | | | | R&M-Carpentry/Finishes | 27,464.00 |
| | | | | Rental-Equip/Vehicles | 27,000.00 |
| | | | | Supplies-Inventory | 2,675.00 |
| | | | | Supplies-Office | 520.00 |
| | | | | Salaries&Wages Overtime | 22,716.00 |
| | | | | Supplies-Electricity | 50,000.00 |
| | | | | Supplies-R&M Gen Build | 23,381.00 |
| | | | | Supplies-Books | 1,500.00 |
| | | | | Supplies-Parts out of Pd | 60,000.00 |
| | | | | Supplies-For Resale Othr | 450.00 |
| | | | | Rental-Copier Lease | -350.00 |
| | | | | Supplies-Fleet Fuel Raw | -12,202.00 |
| | | | | Supplies-Fleet Fuel Insid | 12,202.00 |
| | | | | R&M-Fleet Veh-Labor Int | -71,348.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 71,348.00 |
| | | | | R&M-Fleet Parts Internal | -66,183.00 |
| | | | | R&M-Fleet Parts External | 66,183.00 |
| | | | | Sanitation Disposal | 370,000.00 |
| | | | | Promotions Budget | -15,208.00 |
| | | | | Benefits Unemployment Ins | 3,615.00 |
| | | | | Salaries&Wages Reallocate | 550,000.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Fire and EMS District Fund** | **Appropriations** | **Planning & Development** | **Salaries&Wages Permanent** | -260.00 |
| | | | | **Salaries&Wages Overtime** | 260.00 |
| | | | **Fire & Emergency Services** | **Supplies-Industrial** | 1,922,993.00 |
| | | | | **Travel-Transportation** | -42,456.00 |
| | | | | **Travel-Meals** | 18,649.00 |
| | | | | **Travel-Lodging** | 31,987.00 |
| | | | | **Comm-Cellular Phone Svc** | -223,353.00 |
| | | | | **Other-Misc Svcs/Chgs** | 6,000.00 |
| | | | | **Supplies-General Operatin** | -72,994.00 |
| | | | | **Edu/Train-Registration** | -10,360.00 |
| | | | | **Comm-Local Telephone Svc** | 219,637.00 |
| | | | | **Other-Utilities-Electric** | -491,040.00 |
| | | | | **Other-Utilities-Water** | 160,000.00 |
| | | | | **Other-Utilities-Nat Gas** | 200,000.00 |
| | | | | **Supplies-Other Utilities** | 43,990.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | R&M-Industrial Repair | -1,299,994.00 |
| | | | | Rental-Data Svcs/Equip | -5,000.00 |
| | | | | Travel-Incidental | 2,180.00 |
| | | | | Supplies-Food | 46,500.00 |
| | | | | Supplies-Othr Mach&Equip | 10,000.00 |
| | | | | Printing/Binding | 150.00 |
| | | | | Professional Services | -1,580,671.00 |
| | | | | Other-Utilities-Stormwtr | 87,050.00 |
| | | | | R&M-General Buildin | 508,400.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 300,000.00 |
| | | | | R&M-Electrical Power | 316,470.00 |
| | | | | Official/Admin Services | 1,583,671.00 |
| | | | | Salaries&Wages Permanent | 705,285.00 |
| | | | | R&M-Othr Mach/Equip | 295,124.00 |
| | | | | Supplies-GenOp Misc Build | 20,000.00 |
| | | | | Supplies-GenOp Carpentry | 10,000.00 |
| | | | | Supplies-GenOp Plumbing | 10,000.00 |
| | | | | Supplies-GenOp Electrical | 5,000.00 |
| | | | | Rental-Equip/Vehicles | 5,000.00 |
| | | | | Supplies-Uniform Purch | -1,959,493.00 |
| | | | | Supplies-Office FF&E | -9,900.00 |
| | | | | Supplies-Fleet Fuel Raw | -78,014.00 |
| | | | | Supplies-Fleet Fuel Insid | 78,014.00 |
| | | | | R&M-Fleet Veh-Labor Int | -458,040.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 458,040.00 |
| | | | | R&M-Fleet Parts Internal | -701,165.00 |
| | | | | R&M-Fleet Parts External | 701,165.00 |
| | | | | R&M-Outside Repair | -120,000.00 |
| | | | | Comm-ATT Language Line | 3,000.00 |
| | | | | Comm-Telephone Other | 716.00 |
| | | | | Cap Outlay-Machine/Equip | 21,000.00 |
| | | | | Promotions Budget | -710,285.00 |
| | | | | Benefits Unemployment Ins | 5,000.00 |
| | | | Non-Departmental | Contribution to Fund Balance | -12,256.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Police Services District Fund** | **Appropriations** | **Police Services** | **Supplies-Industrial** | -18,982.00 |
| | | | | **Travel-Transportation** | -419,916.00 |
| | | | | **Travel-Meals** | 138,334.00 |
| | | | | **Travel-Lodging** | 286,674.00 |
| | | | | **Other-Misc Svcs/Chgs** | -450.00 |
| | | | | **Edu/Train-Registration** | -6,022.00 |
| | | | | **Other-Utilities-Electric** | -299,956.00 |
| | | | | **Other-Utilities-Water** | 50,474.00 |
| | | | | **Other-Utilities-Nat Gas** | 119,414.00 |
| | | | | **Supplies-Other Utilities** | 68,940.00 |
| | | | | **R&M-Industrial Repair** | -44,443.00 |
| | | | | **Rental-Data Svcs/Equip** | -52,000.00 |
| | | | | **Rental-Other** | 52,000.00 |
| | | | | **Supplies-Food** | 17,982.00 |
| | | | | **Supplies-Food Related** | 1,000.00 |
| | | | | **Comm-Metered Mail** | -13,375.00 |
| | | | | **Comm-Postage** | 575.00 |
| | | | | **Entry/Participation Fees** | 450.00 |
| | | | | **Supplies-Othr Mach&Equip** | 125,631.00 |
| | | | | **Other-Utilities-Stormwtr** | 61,128.00 |
| | | | | **R&M-General Buildin** | 44,443.00 |
| | | | | **Salaries&Wages Permanent** | 777,131.00 |
| | | | | **Supplies-Uniform Purch** | -125,631.00 |
| | | | | **Supplies-Fleet Fuel Raw** | -179,497.00 |
| | | | | **Supplies-Fleet Fuel Insid** | 179,497.00 |
| | | | | **R&M-Fleet Veh-Labor Int** | -765,932.00 |
| | | | | **R&M-Fleet Veh-Labor Ext** | 765,932.00 |
| | | | | **R&M-Fleet Parts Internal** | -997,478.00 |
| | | | | **R&M-Fleet Parts External** | 997,478.00 |
| | | | | **Comm-Misc Express Svcs** | 12,375.00 |
| | | | | **Comm-PO Box** | 425.00 |
| | | | | **Promotions Budget** | -779,131.00 |
| | | | | **Benefits Unemployment Ins** | 2,000.00 |
| | | | | **Salaries & Wages-Temporary** | -110,395.00 |
| | | | **Recorder's Court** | **Other-Utilities-Electric** | -2,079.00 |
| | | | | **Other-Utilities-Stormwtr** | 2,079.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | Non-Departmental | Contribution to Fund Balance | 111,325.00 |
| | | Appropriations Total | | | 0.00 |
| | Street Lighting Fund | Appropriations | Transportation | Supplies-Fleet Fuel Raw | -54.00 |
| | | | | Supplies-Fleet Fuel Insid | 54.00 |
| | | Appropriations Total | | | 0.00 |
| | Water and Sewer Operating Fund | Appropriations | Planning & Development | Salaries&Wages Permanent | 7,690.00 |
| | | | | Promotions Budget | -7,690.00 |
| | | | Water Resources | Travel-Transportation | -142,967.00 |
| | | | | Travel-Meals | 16,743.00 |
| | | | | Travel-Lodging | 62,446.00 |
| | | | | Comm-Cellular Phone Svc | -303,026.00 |
| | | | | Edu/Train-Registration | 63,378.00 |
| | | | | Comm-Local Telephone Svc | 303,026.00 |
| | | | | Other-Utilities-Electric | -1,037,600.00 |
| | | | | Other-Utilities-Water | 339,450.00 |
| | | | | Other-Utilities-Nat Gas | 295,910.00 |
| | | | | R&M-Industrial Repair | -3,763,450.00 |
| | | | | Rental-Data Svcs/Equip | -206,700.00 |
| | | | | Rental-Other | 30,300.00 |
| | | | | Travel-Incidental | 400.00 |
| | | | | Comm-Metered Mail | -21,930.00 |
| | | | | Comm-Postage | 2,500.00 |
| | | | | Professional Services | -416,200.00 |
| | | | | R&M-Janitorial | 416,200.00 |
| | | | | R&M-Resurfacing | -589,000.00 |
| | | | | R&M-Landscaping | 589,000.00 |
| | | | | Other-Utilities-Stormwtr | 402,240.00 |
| | | | | R&M-General Buildin | 179,200.00 |
| | | | | R&M-HVAC | 540,350.00 |
| | | | | R&M-Plumb/Fire Sprinkler | 228,100.00 |
| | | | | R&M-Electrical Power | 1,915,800.00 |
| | | | | Salaries&Wages Permanent | -8,000.00 |
| | | | | Rental-Equip/Vehicles | 176,400.00 |
| | | | | Supplies-Fleet Fuel Raw | -90,552.00 |
| | | | | Supplies-Fleet Fuel Insid | 90,552.00 |
| | | | | R&M-Fleet Veh-Labor Int | -207,900.00 |
| | | | | R&M-Fleet Veh-Labor Ext | 207,900.00 |
| | | | | R&M-Fleet Parts Internal | -324,871.00 |
| | | | | R&M-Fleet Parts External | 324,871.00 |
| | | | | Comm-Misc Express Svcs | 17,450.00 |
| | | | | Comm-PO Box | 1,980.00 |
| | | | | Supplies-Chemical | -17,196,548.00 |
| | | | | Supplies-Chlorine 150lb | 265,000.00 |
| | | | | Supplies-Fluoride Acid | 241,032.00 |
| | | | | Supplies-Polymer Emulsion | 2,426,251.00 |
| | | | | Supplies-Corrosion Inhibi | 831,900.00 |
| | | | | Supplies-Other Chemicals | 16,710.00 |
| | | | | Supplies-Liquid Oxygen | 619,530.00 |
| | | | | Supplies-Sodium Hypoch | 2,698,043.00 |
| | | | | Supplies-Liquide Ferric | 279,332.00 |
| | | | | Supplies-Liquid Aluminum | 1,804,916.00 |
| | | | | R&M-Fire Hydrants | 900,000.00 |
| | | | | Supplies-Caustic Soda | 492,313.00 |
| | | | | Supplies-Calcium Nitrate | 5,086,716.00 |
| | | | | Supplies-Calcium Hypochlo | 11,450.00 |
| | | | | Supplies-Mag Hydrox Slurr | 572,444.00 |
| | | | | Supplies-Lime Hydrated | 491,456.00 |
| | | | | Supplies-Citric Acid | 923,481.00 |
| | | | | Supplies-Hydrochlric Acid | 33,134.00 |
| | | | | Supplies-Mag Chloride | 402,840.00 |
| | | | | Benefits Unemployment Ins | 8,000.00 |
| | | Appropriations Total | | | 0.00 |
| | E-911 Fund | Appropriations | Police Services | Travel-Transportation | -3,800.00 |
| | | | | Travel-Meals | 1,800.00 |
| | | | | Travel-Lodging | 2,000.00 |
| | | | | Comm-Cellular Phone Svc | -898,331.00 |
| | | | | Comm-Local Telephone Svc | 451,549.00 |
| | | | | Other-Utilities-Electric | -13,051.00 |
| | | | | Other-Utilities-Water | 7,872.00 |
| | | | | Other-Utilities-Nat Gas | 5,179.00 |
| | | | | Salaries&Wages Permanent | 283,092.00 |

**Exhibit A**
**Gwinnett County Board of Commissioners**
**Resolution Amending the Fiscal Year 2026 Budget**

| Fund Type | Fund Name | Type | Category/Dept. | Account Name | 2026 Adjustment |
|---|---|---|---|---|---|
| | | | | **Comm-ATT Language Line** | 365,767.00 |
| | | | | **Comm-Telephone Other** | 25,019.00 |
| | | | | **Comm-Wireless Ph-E911** | 34,551.00 |
| | | | | **Comm-Long Distance Ph** | 21,445.00 |
| | | | | **Promotions Budget** | -293,092.00 |
| | | | | **Benefits Unemployment Ins** | 10,000.00 |
| | | | **Intergovernmental** | **Payments to Others** | -2,940,357.00 |
| | | | | **E911 Cities Portion** | 2,940,357.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Tourism Fund** | **Appropriations** | **Arts Culture Entertainment and Tourism** | **Other-Utilities-Electric** | -72,010.00 |
| | | | | **Other-Utilities-Stormwtr** | 72,010.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Stadium Fund** | **Appropriations** | **Stadium** | **Other-Utilities-Electric** | -5,895.00 |
| | | | | **Other-Utilities-Stormwtr** | 5,895.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Economic Development Fund** | **Revenues** | **Use of Fund Balance/Net Position** | **Use of Net Position Budget** | 12,000.00 |
| | | **Revenues Total** | | | **12,000.00** |
| | | **Appropriations** | **Planning & Development** | **Other-Utilities-Electric** | -137,373.00 |
| | | | | **Other-Utilities-Water** | 23,760.00 |
| | | | | **R&M-Industrial Repair** | -104,563.00 |
| | | | | **Professional Services** | -366,670.00 |
| | | | | **R&M-Janitorial** | 19,282.00 |
| | | | | **Other-Utilities-Stormwtr** | 113,613.00 |
| | | | | **R&M-General Buildin** | 91,555.00 |
| | | | | **Sanitation Disposal** | 25,008.00 |
| | | | | **Other-Security Svcs** | 347,388.00 |
| | | **Appropriations Total** | | | **12,000.00** |
| | **Risk Management** | **Appropriations** | **Financial Services** | **Premiums-Kaiser** | -12,505,000.00 |
| | | | | **Claims-Gen Liability** | 6,355,000.00 |
| | | | | **Premiums-Property** | 3,100,000.00 |
| | | | | **Premiums-Comp General** | 375,000.00 |
| | | | | **Premiums-Umbrella** | 2,275,000.00 |
| | | | | **Premiums-Cyber Liability** | 400,000.00 |
| | | **Appropriations Total** | | | **0.00** |
| | **Auto Liability Fund** | **Appropriations** | **Financial Services** | **Premiums-Kaiser** | -3,250,000.00 |
| | | | | **Claims-Gen Liability** | 3,250,000.00 |
| | | **Appropriations Total** | | | **0.00** |

Gwinnett
Financial Services

# MONTHLY FINANCIAL STATUS REPORT

FOR THE PERIOD ENDED
JANUARY 31, 2026
(UNAUDITED)

**GWINNETT COUNTY**
GEORGIA

www.gwinnettcounty.com

GWINNETT COUNTY
DEPARTMENT OF FINANCIAL SERVICES
75 Langley Drive | Lawrenceville, GA 30046-6935
770.822.7850
www.gwinnettcounty.com

# MEMORANDUM

TO: Nicole L. Hendrickson, Chairwoman
District Commissioners
Glenn Stephens, County Administrator
Buffy Rainey, Deputy County Administrator/CFO

FROM: Russell Royal
Director of Financial Services

DATE: March 11, 2026

SUBJECT: Monthly Financial Report for the Period Ended January 31, 2026

This report, which includes unaudited information for the first month of fiscal year 2026, is prepared by the Department of Financial Services as a summary of revenues and expenses for all County operating funds. The primary purpose of this monthly report is to provide timely information regarding year-to-date financial performance.

This report includes:


| | |
|---|---|
| Executive Summary | Page 2 |
| General Fund | Page 4 |
| Service District Funds | Page 6 |
| Water & Sewer Operating Fund | Page 10 |
| Administrative Support Fund | Page 11 |
| Financial Report | Page 12 |
| Budget Adjustments by Fund Schedule | Page 59 |

# EXECUTIVE SUMMARY

## Fiscal Year 2026 Budget Adoption

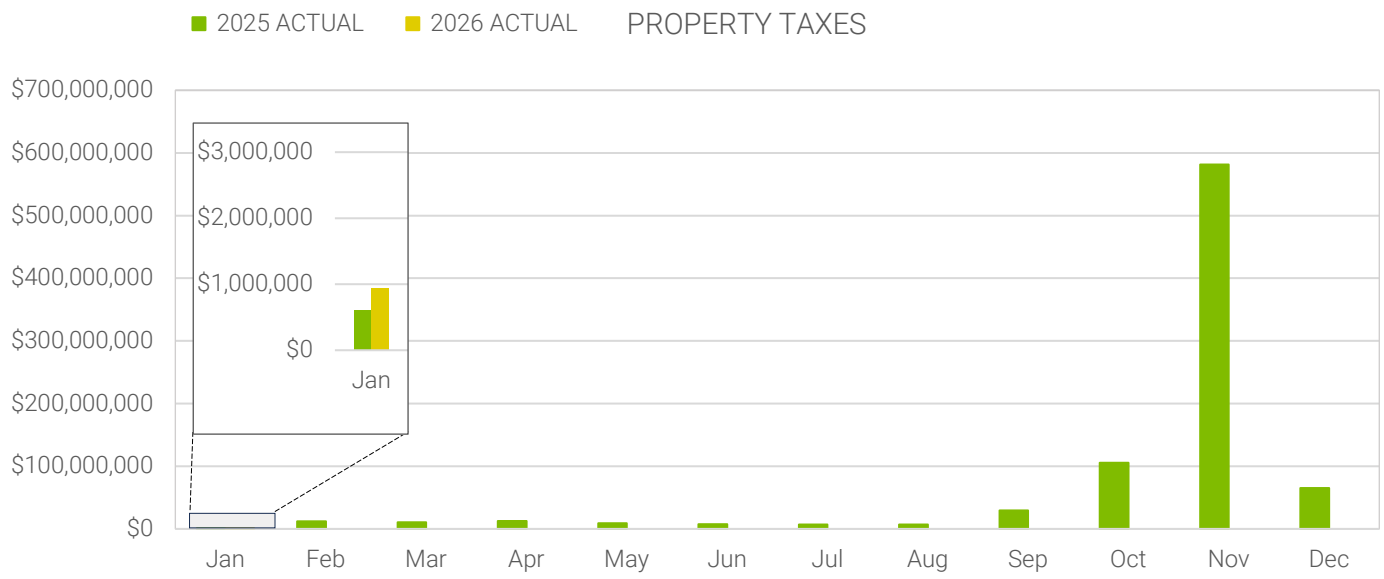
The Gwinnett County Board of Commissioners adopted a $2.58 billion budget for fiscal year 2026 on January 7, 2026, a reduction of $84.6 million from the 2025 budget. It includes an operating budget of $2.15 billion and a capital budget of $431 million, which includes $135 million from the County's SPLOST program. Additional information about the 2026 budget, including the Adopted 2026 Budget Resolution Summary and the 2026 Budget in Brief, is available on the County's website.

## 2025 External Audit

The annual external audit began in March and is expected to end in June. The audit process includes a thorough review of procedures and transactions to ensure that the County is following generally accepted accounting principles. Audit reports are intended to confirm that the figures presented within the County's Annual Comprehensive Financial Report are fairly represented. As the audit is being completed, additional entries for 2025 may be required.

## Property Taxes

The County collects property taxes in the fall to fund services for the current year. Therefore, the funds that are primarily supported by property taxes will show revenues below budget until the collection date. Those funds are General, Development & Enforcement, Fire & EMS, Police, Recreation, and Economic Development Tax Funds. Some special assessments are also included on property tax bills. Those collections are reflected in the Speed Hump, Street Lighting, and Stormwater Funds.




The chart above shows the monthly collections of property taxes across all funds. In the prior year, property taxes were collected around the November 15, 2025 due date. Please note that January has lower receipts than other months and its bar is barely visible. This is typical, as most collections in January are for the prior year's property taxes and are recorded in the previous year.

## Investment Income

Beginning in January 2026, investment revenue earned in capital funds will be recorded in the corresponding operating fund. As a result, General, Enterprise and Capital funds with a corresponding capital fund will reflect significant year-over-year revenue growth, even though market rates and expectations for County-wide investment revenue have decreased. Investment revenue for 2026 in funds without a corresponding capital fund is expected to decrease.

## Tax Digest Adjustments

In January, the Board of Assessors approved adjustments to the tax digest that resulted in a net increase of approximately $379.4 million for tax years 2020 through 2025. These adjustments include a net increase of approximately $374.3 million in real property assessed values and a net increase of approximately $5.2 million in personal property assessed values. The majority of the adjustments resulted from appeal resolutions.

## Risk Management Fund

As of the date of this report, the Risk Management Fund has expended 44 percent of its budgeted appropriations, which significantly exceeds the revenue collected to date. This variance is expected and reflects the payment of annual insurance premiums in January. As the year progresses and revenues are collected, the fund's financial position is expected to normalize.

## Payroll Process Change

In 2026, the County implemented a change in its payroll process in which monthly payroll expenses are recorded in the month they are processed rather than accruing them to the prior month. As a result of this change, personnel costs may appear lower when compared to the prior year. The variance is related to timing and does not represent a decrease in positions or compensation.

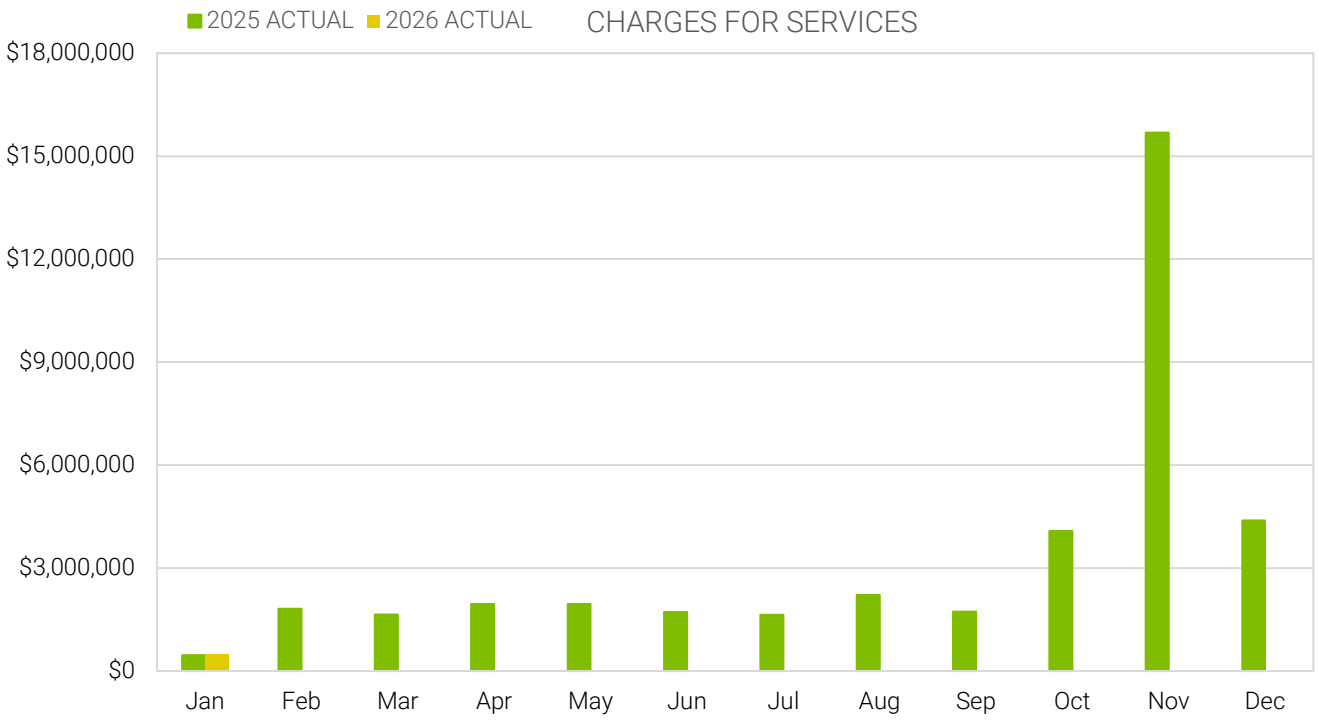
## Contribution to Capital

Capital contributions in the General, Fire and EMS District, Development & Enforcement District, Recreation, and Police Funds are lower in 2026 compared to 2025. The decrease reflects a strategic decision to utilize existing capital fund balance rather than transfer additional resources from operating funds.

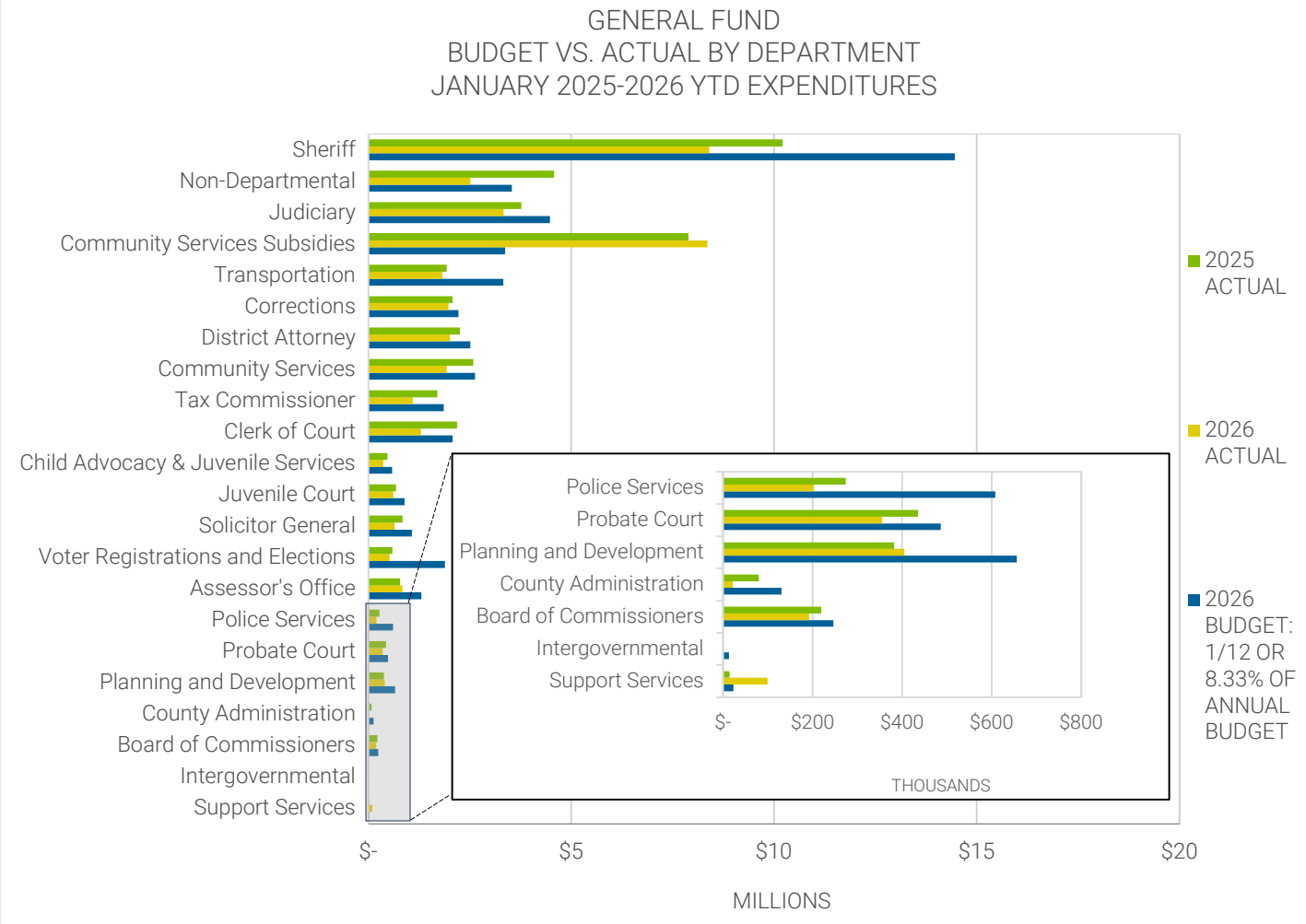
## GENERAL FUND (PAGE 12)

The General Fund accounts for all County revenues and expenses not restricted to or accounted for in other funds. The County's General Fund supports services that benefit stakeholders, businesses, and residents countywide, such as sheriff, jail, courts, correctional facility, tax commissioner, community services, transportation, and elections.

As discussed in the executive summary, the main revenue source for the General Fund will shift to property taxes later in the year when property taxes are collected. Charges for Services is another major revenue category in the General Fund. The main sources of revenue in this category are tax commissions related to property taxes, judicial services, and school and summer youth programs.




As seen in the chart, monthly collections increased significantly around the property tax due date of November 15, 2025. January receipts are much lower than in other months and are comparable to the same period last year. This is primarily because most of January's collections relate to prior year services and were recorded in the previous year.




Sheriff expenses are approximately $1.8 million lower compared to last year, primarily due to personnel costs resulting from a change in the payroll process discussed in the Executive Summary on page 3. This decrease is partially offset by an increase in the license support agreement for additional body cameras. Additionally, current expenses are under budget approximately $6.1 million, or 42 percent, primarily due to personnel vacancies and professional services.

Non-Departmental expenses are approximately $2.1 million lower in comparison to 2025, primarily due to lower operating contributions to capital funds. The decrease reflects a strategic decision to utilize existing capital fund balance rather than transfer additional resources from operating funds.

Judiciary expenses appear lower compared to 2025, and are approximately $1.1 million, or 25 percent, under budget primarily due to personnel costs resulting from a change in the payroll process, discussed on page 3.

Community Services Subsidies are approximately $482,000 higher than last year and are temporarily over budget due to the timing of payments for Medical Examiner, Library, and the Gwinnett Hospital Authority.

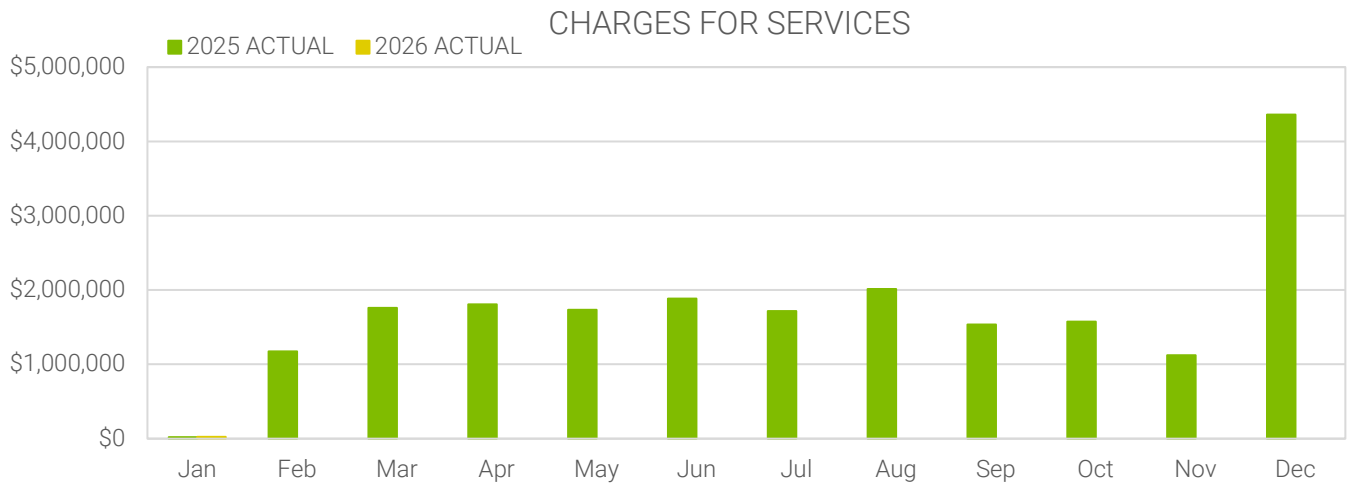
Transportation expenses are under budget approximately $1.5 million, or 45 percent, primarily due to personnel services related to the process change discussed on page 3, repairs and maintenance, supplies, and utilities.

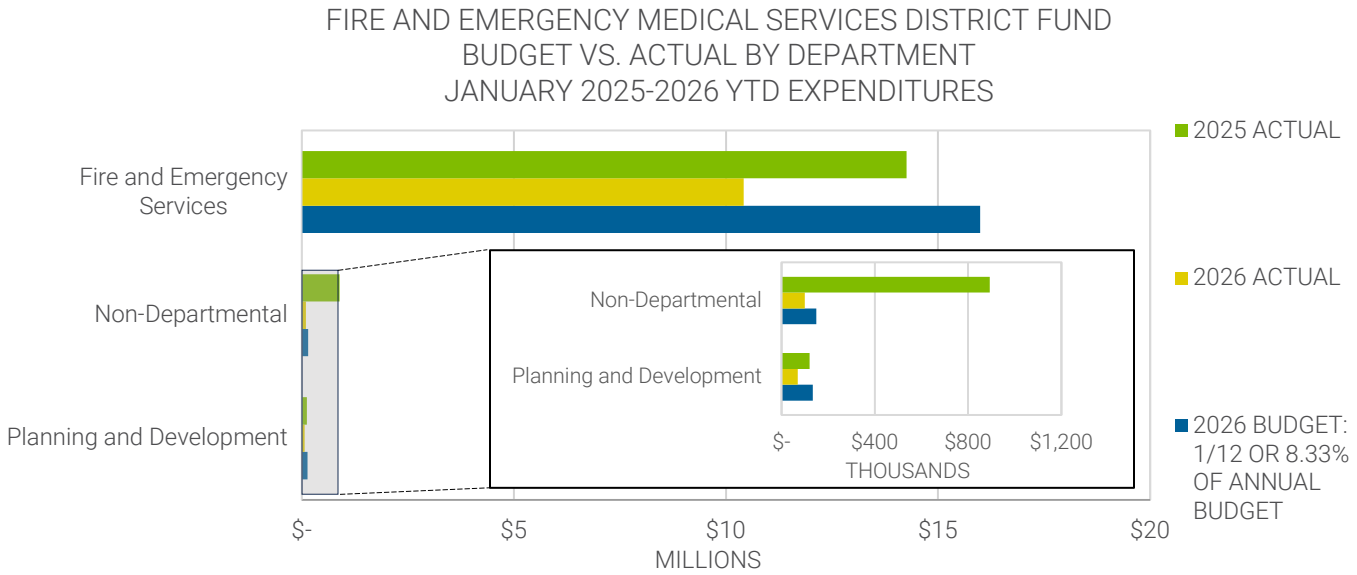
Voter Registrations and Elections expenses are under budget approximately $1.4 million, or 73 percent, primarily due to personnel costs resulting from a change in the payroll process discussed on page 3, professional services, communications, and supplies.

# FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT FUND (PAGE 14)

Gwinnett County is responsible for providing fire and emergency medical protection within the Fire and Emergency Medical Services District. This district includes all properties within unincorporated Gwinnett County and all cities except Loganville. The City of Loganville operates its own fire department, but residents and businesses continue to receive County-provided emergency medical services.

As discussed in the executive summary, the main revenue source for the Fire and Emergency Medical Services District fund will shift to property taxes later in the year when they are collected. Charges for Services is another major revenue category in this fund and is shown in the chart below. Charges for Services revenue, which primarily consists of ambulance fees, is comparable to last year.



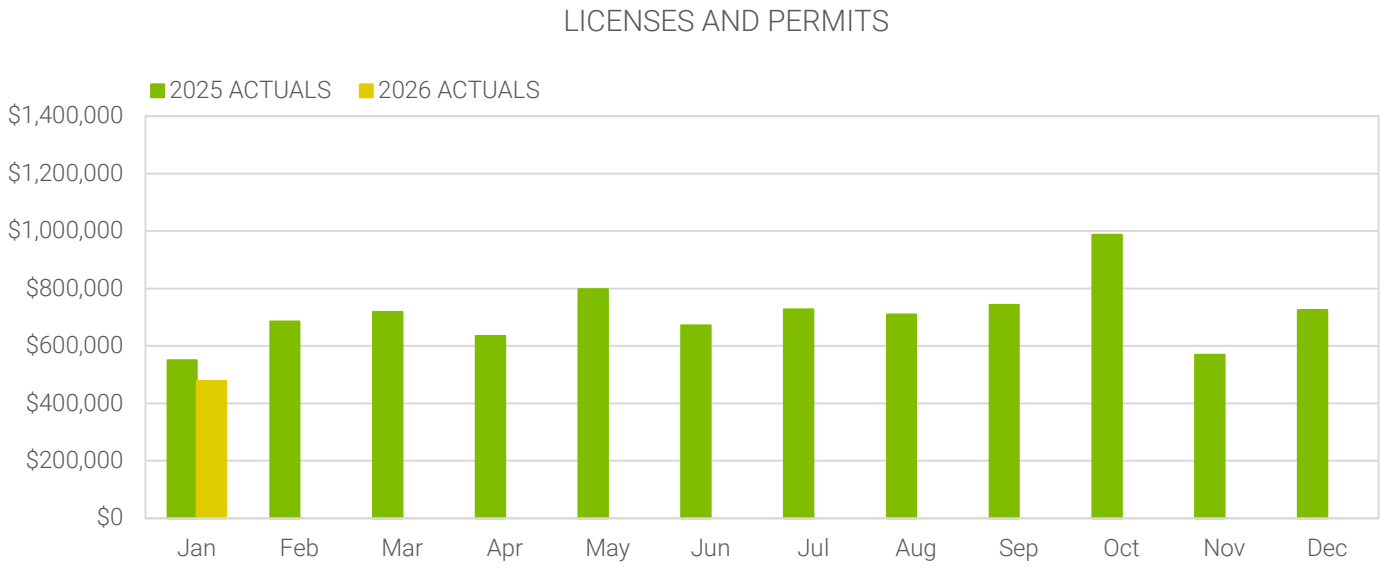



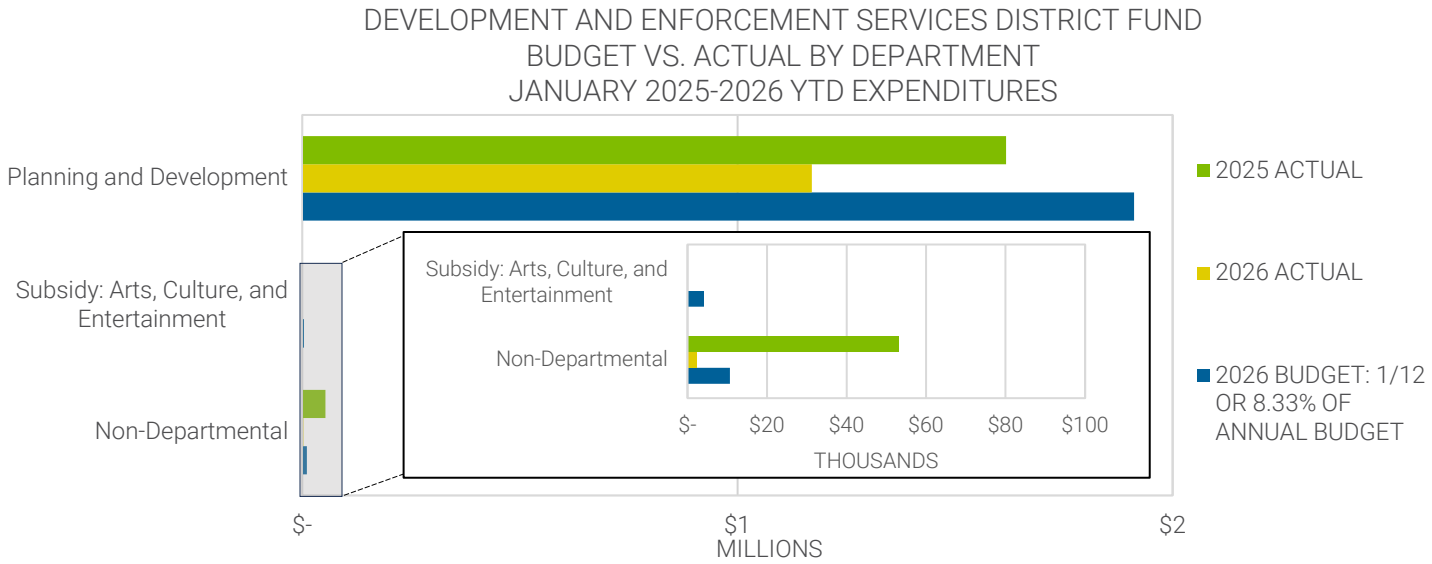

Non-Departmental expenses are approximately $793,000 lower in comparison to 2025, primarily due to not having capital project contributions in the current year.

# DEVELOPMENT & ENFORCEMENT SERVICES DISTRICT FUND (PAGE 15)

The County is responsible for providing short-term planning and code enforcement services within the Development and Enforcement Services District. This district includes all properties within unincorporated Gwinnett County.

As discussed in the executive summary, the main revenue source for the Development and Enforcement Services District fund will shift to property taxes later in the year when they are collected. Licenses and Permits is another major revenue category in this fund and is shown in the chart below. Licenses and Permits revenue is down approximately $73,000 when compared to last year. This is primarily attributable to a decrease in the issuance of residential building permits for new construction projects.



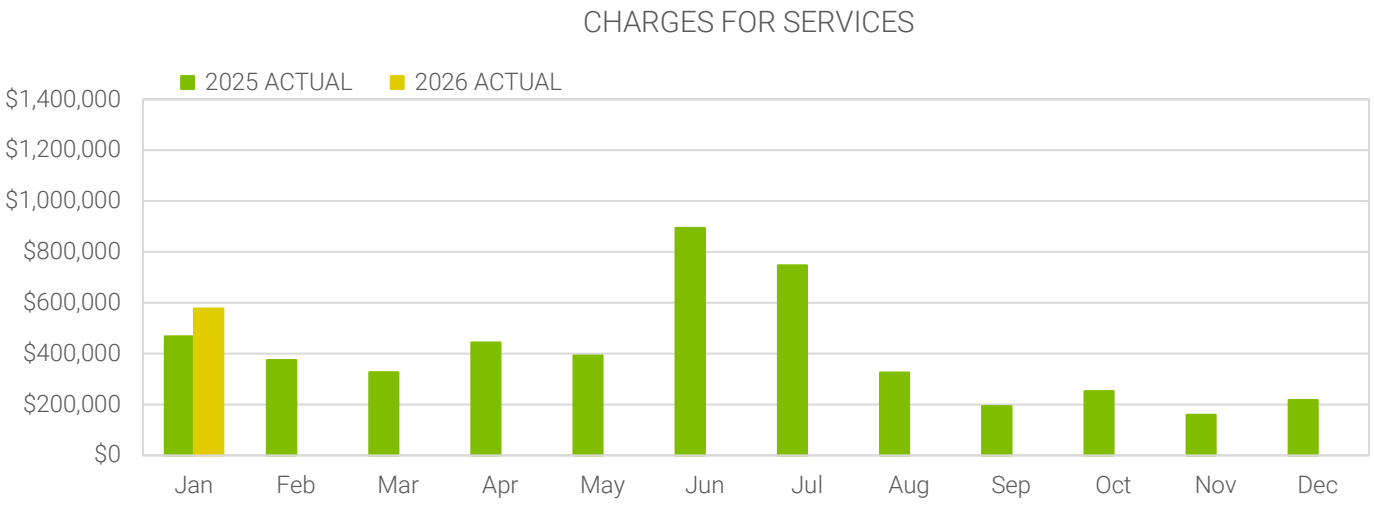

Non-Departmental expenses are approximately $51,000 lower in comparison to 2025, primarily due to a reduction in transfers to capital.

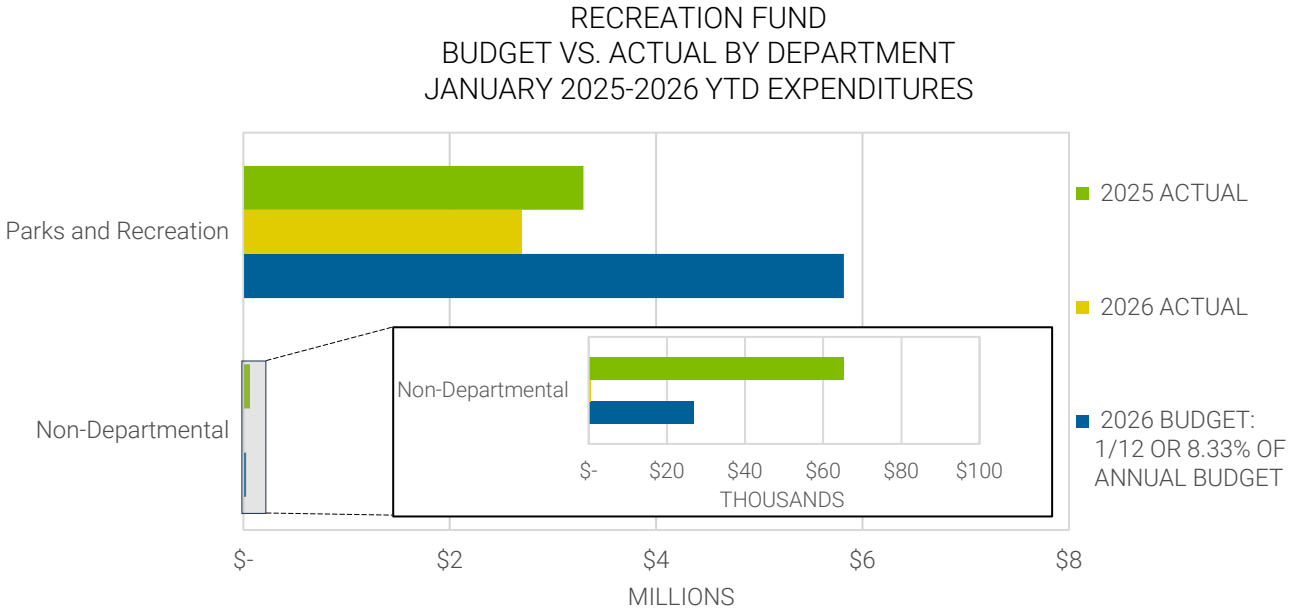
The 2026 budget included a $50,000 subsidy payment for Arts, Culture, and Entertainment, previously budgeted in Non-Departmental expenses in the General Fund. As such, there are no prior year actuals.

# RECREATION FUND (PAGE 16)

The Recreation Fund accounts for the operations and maintenance of County parks and recreational facilities. Financing is provided by a specific property tax levy and miscellaneous revenues including admissions, concessions, and sport activity fees.

As discussed in the executive summary, the main revenue source for the Recreation Fund will shift to property taxes later in the year when they are collected. Charges for Services is another major revenue category in the Recreation fund. When compared to the same time last year, Charges for Services revenue is up approximately $109,000. This is primarily due to increased participation in youth summer programs, recreation classes, and admissions and passes.



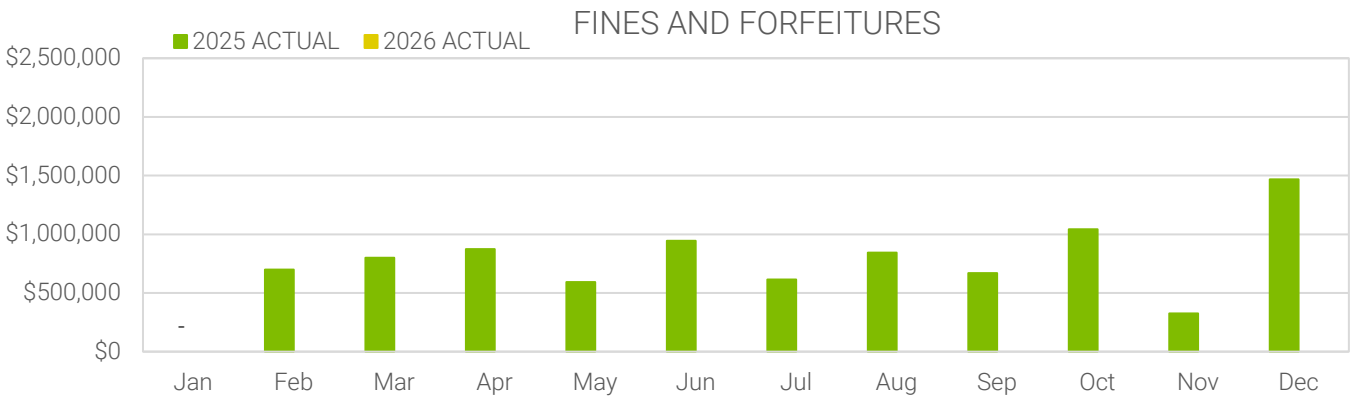



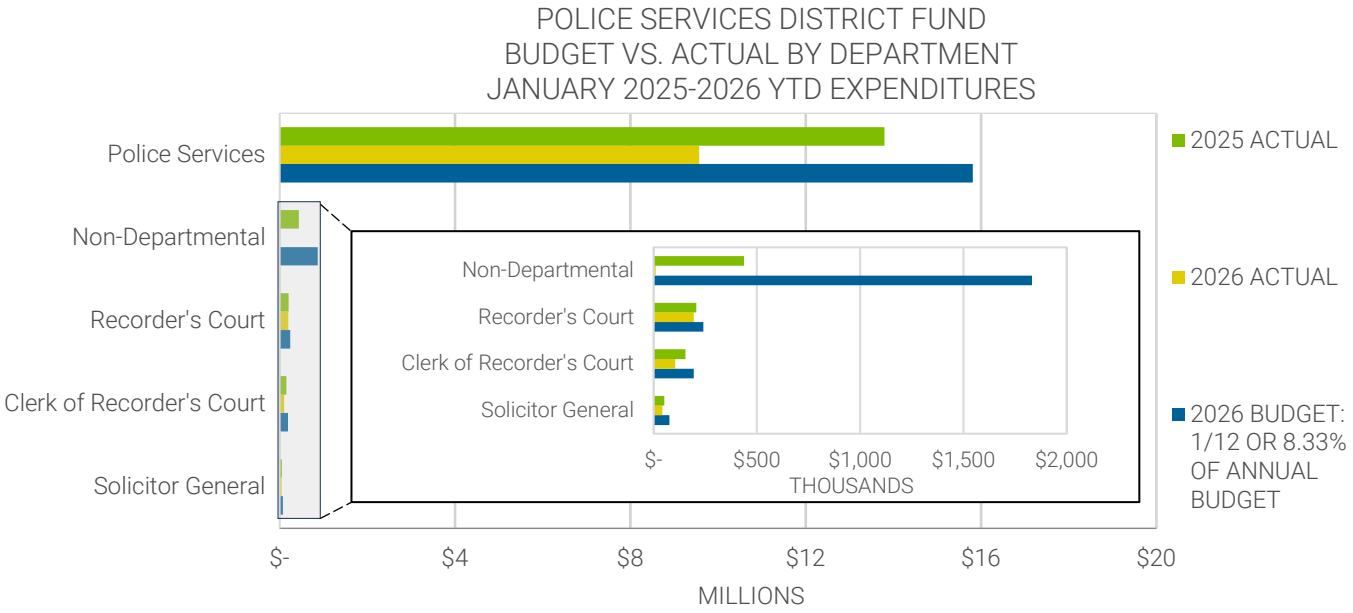

Non-Departmental expenses are approximately $65,000 lower in comparison to 2025, primarily due to not having capital project contributions in the current year.

# POLICE SERVICES DISTRICT FUND (PAGE 17)

Gwinnett County is responsible for providing police protection within the Police Services District. This district includes all properties within unincorporated Gwinnett County and cities that do not operate their own police departments (Berkeley Lake, Buford, Grayson, Dacula, Mulberry, Peachtree Corners, Rest Haven, and Sugar Hill).

As discussed in the executive summary, the main revenue source for the Police Services District Fund will shift to property taxes later in the year when they are collected. Fines and Forfeitures is another major revenue category for this fund and is shown in the chart below.

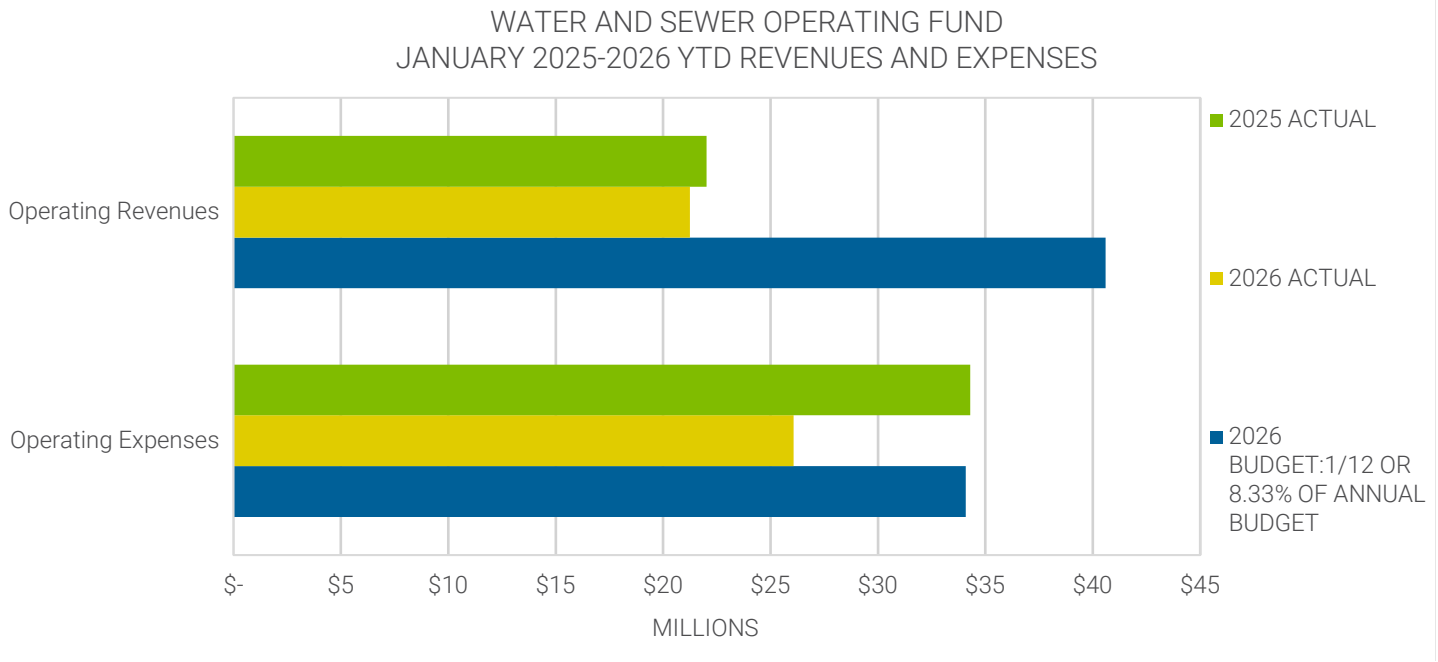



Police Services expenses are approximately $4.2 million, or 31 percent, lower than the prior year, primarily due to the process change for personnel services discussed on page 3. Additionally, Police is approximately $6.2 million under budget primarily in personnel for the same reason. Supplies, fleet repairs and maintenance, and professional services are also under budget and are expected to increase later in the year.

# WATER & SEWER OPERATING FUND (PAGE 47)

The Water and Sewer Operating Fund supports the operation, maintenance, and capital improvement of the water and sewer system.

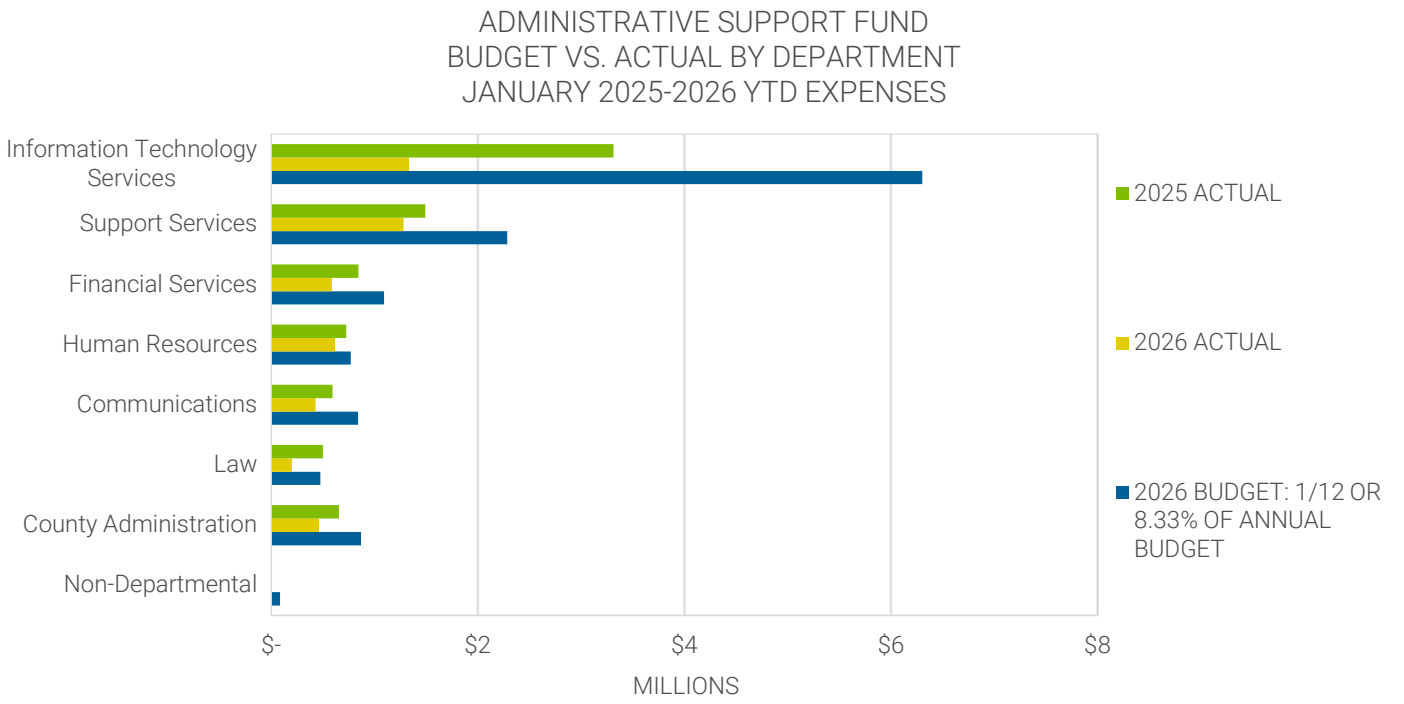



Year-to-date Water and Sewer Operating Fund revenues are slightly down by approximately $770,000, or 4 percent, compared to last year. This is primarily attributable to reduced water consumption and fewer meter sales.

Year-to-date, Water and Sewer expenses are down approximately $8.2 million, or 24 percent, compared to last year. This decrease is primarily attributable to lower capital contributions, debt service, and personnel costs resulting from a change in the payroll process, discussed on page 3. In August 2025, the Department of Water Resources repaid its 2016 and 2021 revenue bonds. Debt service expense was approximately $63.2 million in 2025 and is projected to be $41.0 million in 2026. Additionally, expenses in the Water and Sewer operating Fund are approximately $8.0 million under budget primarily due to underutilization in areas such as personnel due to the same reason stated above.  Professional services, utilities, and repairs and maintenance are also under budget.

# ADMINISTRATIVE SUPPORT FUND (PAGE 53)

The Administrative Support Fund accounts for the activities of all central support departments: Communications, County Administration (excluding Gwinnett Clean & Beautiful, Internal Audit, Assessors' Office and Voter Registrations and Elections), Financial Services, Human Resources, Information Technology Services, Law, and Support Services. These activities are funded by indirect cost charges to all other funds receiving benefits.




Information Technology Services expenses for January are down approximately $2.0 million, or 60 percent, compared to last year. This is primarily due to a decrease in license and support agreement costs and personnel due to the process change discussed on page 3. Additionally, expenses are approximately $5.0 million under budget. This variance is primarily attributable to underutilization in areas such as license and support agreements, technological outsourced services, and Cloud service subscriptions, which are expected to increase later in the year.

# YTD FINANCIAL REPORT 2026 | GWINNETT COUNTY

## 101-General Fund

The General Fund is the primary tax and operating fund for all County revenues and expenditures that are not accounted for in other funds.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 228,622,629 | $ 228,622,629 | $ 228,622,629 | | | |
| Revenues: | | | | | | |
| Taxes | $ 522,806,388 | $ 522,806,388 | $ 5,735,136 | 1.10% | $ 5,685,067 | 1.13% |
| Licenses and Permits | 5,470,409 | 5,470,409 | 588,483 | 10.76% | 428,398 | 7.96% |
| Intergovernmental Revenues | 2,490,047 | 2,490,047 | 110,645 | 4.44% | 149,156 | 6.75% |
| Charges for Services | 39,540,262 | 39,540,262 | 470,048 | 1.19% | 458,730 | 1.20% |
| Fines and Forfeitures | 3,110,758 | 3,110,758 | 101,627 | 3.27% | 47,298 | 1.53% |
| Investment Income | 10,258,811 | 10,258,811 | 1,158,499 | 11.29% | 849,177 | 14.37% |
| Contributions and Donations | 107,700 | 107,700 | 856 | 0.79% | 3,001 | 2.64% |
| Miscellaneous | 1,376,853 | 1,376,853 | 161,247 | 11.71% | 190,458 | 9.27% |
| Other Financing Sources | - | - | 13,626 | - | - | - |
| TOTAL REVENUES | $ 585,161,228 | $ 585,161,228 | $ 8,340,168 | 1.43% | $ 7,811,285 | 1.33% |
| Appropriations: | | | | | | |
| Assessors' Office | $ 15,633,270 | $ 15,633,270 | $ 841,211 | 5.38% | $ 782,156 | 5.22% |
| Board of Commissioners | 2,951,332 | 2,951,332 | 192,085 | 6.51% | 219,464 | 8.05% |
| County Administration | 1,566,361 | 1,566,361 | 21,539 | 1.38% | 79,480 | 4.94% |
| Tax Commissioner | 22,276,728 | 22,276,728 | 1,091,768 | 4.90% | 1,700,162 | 7.88% |
| Transportation | 39,929,859 | 39,929,859 | 1,818,596 | 4.55% | 1,929,225 | 4.66% |
| Planning and Development | 7,869,908 | 7,869,908 | 404,736 | 5.14% | 381,714 | 5.64% |
| Police Services | 7,299,106 | 7,299,106 | 202,165 | 2.77% | 273,863 | 3.60% |
| Corrections | 26,697,375 | 26,697,375 | 1,975,784 | 7.40% | 2,073,413 | 8.17% |
| Sheriff | 173,541,610 | 173,541,610 | 8,401,971 | 4.84% | 10,215,238 | 5.69% |
| District Attorney | 30,177,211 | 30,177,211 | 2,010,738 | 6.66% | 2,257,372 | 7.58% |
| Solicitor General | 12,835,887 | 12,835,887 | 645,277 | 5.03% | 839,538 | 6.90% |
| Judiciary | 42,028,874 | 53,678,874 | 3,334,596 | 6.21% | 3,773,822 | 7.14% |
| Juvenile Court | 8,107,232 | 10,657,232 | 615,532 | 5.78% | 679,931 | 6.66% |
| Child Advocacy & Juvenile Services | 7,066,923 | 7,066,923 | 363,970 | 5.15% | 466,682 | 6.97% |
| Probate Court | 5,534,187 | 5,834,187 | 354,990 | 6.08% | 435,275 | 8.06% |
| Clerk of Court | 24,952,791 | 24,952,791 | 1,294,735 | 5.19% | 2,183,623 | 9.24% |
| Voter Registrations & Elections | 22,661,952 | 22,661,952 | 516,485 | 2.28% | 594,467 | 4.46% |
| Support Services | 274,300 | 274,300 | 99,107 | 36.13% | 14,556 | 5.34% |

# YTD FINANCIAL REPORT 2026 | GWINNETT COUNTY

## 101-General Fund

The General Fund is the primary tax and operating fund for all County revenues and expenditures that are not accounted for in other funds.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Intergovernmental | 160,000 | 160,000 | - | - | - | - |
| Community Services | 31,542,913 | 31,542,913 | 1,927,411 | 6.11% | 2,588,625 | 8.08% |
| Subsidies: | | | | | | |
| Atlanta Regional Commission | 1,234,774 | 1,234,774 | 308,694 | 25.00% | 304,134 | 25.00% |
| Board of Health | 3,345,000 | 3,345,000 | - | - | - | - |
| Dept. of Family and Children Services | 660,638 | 660,638 | - | - | - | - |
| Gwinnett Coalition - HHS | 235,088 | 235,088 | - | - | - | - |
| Gwinnett County Public Library | 27,879,605 | 27,879,605 | 6,637,057 | 23.81% | 6,415,400 | 23.79% |
| Forestry | 7,358 | 7,358 | 7,358 | 100.00% | 7,358 | 100.00% |
| View Point Health | 1,443,341 | 1,443,341 | - | - | - | - |
| Homelessness Prevention | 1,012,300 | 1,012,300 | - | - | - | - |
| Healthcare Initiative-Chronic Care Assistance | 650,000 | 650,000 | - | - | - | - |
| Gwinnett Hospital Authority | 1,000,000 | 1,000,000 | 1,000,000 | 100.00% | 1,000,000 | 100.00% |
| Partnership Gwinnett | 500,000 | 500,000 | - | - | - | - |
| Medical Examiner | 2,503,221 | 2,503,221 | 405,174 | 16.19% | 148,986 | 6.24% |
| Total Subsidies | 40,471,325 | 40,471,325 | 8,358,283 | 20.65% | 7,875,878 | 19.90% |
| Non-Departmental: | | | | | | |
| Contingency | 13,579,313 | 13,579,313 | 117,000 | 0.86% | 120,000 | 3.22% |
| Contribution to Capital | 12,729,858 | 12,729,858 | 1,060,822 | 8.33% | 3,216,786 | 8.31% |
| Contribution to Local Transit | 15,998,560 | 15,998,560 | 1,333,213 | 8.33% | 1,233,333 | 8.33% |
| Contribution to Airport | - | - | - | - | 9,729 | 8.33% |
| Pension Reserves | 155,000 | 155,000 | - | - | - | - |
| Indigent Defense Reserve | 14,500,000 | - | - | - | - | - |
| Total Non-Departmental | 56,962,731 | 42,462,731 | 2,511,035 | 5.91% | 4,579,849 | 7.95% |
| Appropriations without Contribution to Fund Balance | 580,541,875 | 580,541,875 | 36,982,013 | 6.37% | 43,944,334 | 7.51% |
| Contribution to Fund Balance | 4,619,353 | 4,619,353 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 585,161,228 | $ 585,161,228 | $ 36,982,013 | 6.32% | $ 43,944,334 | 7.51% |
| Projected Fund Balance December 31 | $ 233,241,982 | $ 233,241,982 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 199,980,784 | | | |

## 202-Fire and EMS District Fund

The Fire and Emergency Medical Services District Fund is used to account for the revenues and expenditures attributable to the Fire and Emergency Medical Service District. This district includes all properties within unincorporated Gwinnett County and all cities except Loganville. Gwinnett County is responsible for providing fire and emergency medical protection within this district. The City of Loganville operates its own fire department, but residents and businesses will continue to receive county-provided emergency medical services.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 116,426,691 | $ 116,426,691 | $ 116,426,691 | | | |
| Revenues: | | | | | | |
| Taxes | $ 192,440,515 | $ 192,440,515 | $ 87,989 | 0.05% | $ 56,604 | 0.03% |
| Licenses and Permits | 1,000,000 | 1,000,000 | 77,766 | 7.78% | 70,117 | 7.01% |
| Charges for Services | 20,595,090 | 20,595,090 | 24,890 | 0.12% | 20,204 | 0.11% |
| Investment Income | 4,164,960 | 4,164,960 | 651,762 | 15.65% | 360,751 | 21.78% |
| Contributions and Donations | 1,000 | 1,000 | 1,500 | 150.00% | 1,020 | 102.00% |
| Miscellaneous | 1,000 | 1,000 | 30,596 | 3,059.63% | 52,565 | 5,256.46% |
| TOTAL REVENUES | $ 218,202,565 | $ 218,202,565 | $ 874,503 | 0.40% | $ 561,260 | 0.28% |
| Appropriations: | | | | | | |
| Planning and Development | $ 1,605,081 | $ 1,605,081 | $ 69,105 | 4.31% | $ 120,242 | 7.20% |
| Fire and Emergency Services | 191,891,106 | 191,891,106 | 10,416,592 | 5.43% | 14,257,496 | 7.67% |
| Non-Departmental: | | | | | | |
| Fire EMS | 1,787,584 | 1,787,584 | 99,007 | 5.54% | 892,485 | 8.07% |
| Total Non-Departmental | 1,787,584 | 1,787,584 | 99,007 | 5.54% | 892,485 | 8.07% |
| Appropriations without Contribution to Fund Balance | 195,283,771 | 195,283,771 | 10,584,704 | 5.42% | 15,270,223 | 7.69% |
| Contribution to Fund Balance | 22,918,794 | 22,918,794 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 218,202,565 | $ 218,202,565 | $ 10,584,704 | 4.85% | $ 15,270,223 | 7.59% |
| Projected Fund Balance December 31 | $ 139,345,485 | $ 139,345,485 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 106,716,490 | | | |

## 204-Development & Enforcement District Fund

The Development and Enforcement Services District Fund is used to account for the revenues and expenditures attributable to the Development and Enforcement Services District. Gwinnett County is responsible for providing short-term planning and code enforcement services within this district. This District includes all properties within unincorporated Gwinnett County.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 14,866,384 | $ 14,866,384 | $ 14,866,384 | | | |
| Revenues: | | | | | | |
| Taxes | $ 13,460,195 | $ 13,460,195 | $ 8,281 | 0.06% | $ 4,361 | 0.03% |
| Licenses and Permits | 7,500,000 | 7,500,000 | 477,419 | 6.37% | 550,270 | 7.24% |
| Charges for Services | 720,000 | 720,000 | 60,884 | 8.46% | 47,490 | 5.00% |
| Investment Income | 892,883 | 892,883 | 109,036 | 12.21% | 63,594 | 13.10% |
| Miscellaneous | - | - | 5,510 | - | 6,463 | - |
| Revenue without use of Fund Balance | 22,573,078 | 22,573,078 | 661,131 | 2.93% | 672,179 | 2.98% |
| Use of Fund Balance | 538,288 | 538,288 | - | - | - | - |
| TOTAL REVENUES | $ 23,111,366 | $ 23,111,366 | $ 661,131 | 2.86% | $ 672,179 | 2.98% |
| Appropriations: | | | | | | |
| Planning and Development | $ 22,933,518 | $ 22,933,518 | $ 1,170,827 | 5.11% | $ 1,617,043 | 7.52% |
| Arts, Culture, and Entertainment | 50,000 | 50,000 | - | - | - | - |
| Non-Departmental: | | | | | | |
| Development & Code Enforcement | 127,848 | 127,848 | 2,321 | 1.82% | 53,201 | 7.50% |
| Total Non-Departmental | 127,848 | 127,848 | 2,321 | 1.82% | 53,201 | 7.50% |
| TOTAL APPROPRIATIONS | $ 23,111,366 | $ 23,111,366 | $ 1,173,147 | 5.08% | $ 1,670,244 | 7.45% |
| Projected Fund Balance December 31 | $ 14,328,096 | $ 14,328,096 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 14,354,368 | | | |

## 205-Recreation Fund

The Recreation Fund is used to account for the operations and maintenance of County parks and recreational facilities. Financing is provided by a specific property tax levy and miscellaneous revenues including admissions, concessions, and sport activity fees.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 35,779,465 | $ 35,779,465 | $ 35,779,465 | | | |
| Revenues: | | | | | | |
| Taxes | $ 60,972,505 | $ 60,972,505 | $ 27,568 | 0.05% | $ 17,426 | 0.03% |
| Charges for Services | 4,867,039 | 4,867,039 | 577,913 | 11.87% | 468,479 | 9.28% |
| Investment Income | 1,282,667 | 1,282,667 | 168,700 | 13.15% | 117,393 | 17.85% |
| Contributions and Donations | 10,500 | 10,500 | 6,000 | 57.14% | 600 | 8.00% |
| Miscellaneous | 2,831,773 | 2,831,773 | 229,547 | 8.11% | 255,537 | 8.69% |
| Other Financing Sources | 21,930 | 21,930 | - | - | - | - |
| TOTAL REVENUES | $ 70,139,907 | $ 70,139,907 | $ 1,009,728 | 1.44% | $ 859,435 | 1.27% |
| Appropriations: | | | | | | |
| Support Services | $ - | $ - | $ - | - | $ 1,470 | 2.82% |
| Parks and Recreation | 60,876,624 | 60,876,624 | 2,700,318 | 4.44% | 3,296,110 | 5.45% |
| Non-Departmental: | | | | | | |
| Recreation | 321,966 | 321,966 | 581 | 0.18% | 65,291 | 5.72% |
| Total Non-Departmental | 321,966 | 321,966 | 581 | 0.18% | 65,291 | 5.72% |
| Appropriations without Contribution to Fund Balance | 61,198,590 | 61,198,590 | 2,700,898 | 4.41% | 3,362,871 | 5.46% |
| Contribution to Fund Balance | 8,941,317 | 8,941,317 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 70,139,907 | $ 70,139,907 | $ 2,700,898 | 3.85% | $ 3,362,871 | 4.99% |
| Projected Fund Balance December 31 | $ 44,720,782 | $ 44,720,782 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 34,088,295 | | | |

## 206-Police Services District Fund

The Police Services District Fund is used to account for the revenues and expenditures attributable to the Police Services District. This district includes all properties within unincorporated Gwinnett County and cities that do not operate their own police departments (Berkeley Lake, Buford, Grayson, Dacula, Mulberry, Peachtree Corners, Rest Haven, and Sugar Hill). Gwinnett County is responsible for providing police protection within this district.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 138,421,347 | $ 138,421,347 | $ 138,421,347 | | | |
| Revenues: | | | | | | |
| Taxes | $ 141,260,607 | $ 141,260,607 | $ 71,021 | 0.05% | $ 44,489 | 0.03% |
| Insurance Premium Tax | 61,901,203 | 61,901,203 | - | - | - | - |
| Charges for Services | 1,116,000 | 1,116,000 | 37,671 | 3.38% | 46,300 | 4.17% |
| Fines and Forfeitures | 7,375,000 | 7,375,000 | - | - | - | - |
| Investment Income | 5,980,322 | 5,980,322 | 672,787 | 11.25% | 477,120 | 19.94% |
| Miscellaneous | 255,128 | 255,128 | 49,943 | 19.58% | 68,016 | 14.82% |
| TOTAL REVENUES | $ 217,888,260 | $ 217,888,260 | $ 831,422 | 0.38% | $ 635,925 | 0.29% |
| Appropriations: | | | | | | |
| Police Services | $ 189,775,015 | $ 189,775,015 | $ 9,567,342 | 5.04% | $ 13,794,541 | 6.69% |
| Solicitor General | 920,415 | 920,415 | 41,953 | 4.56% | 51,346 | 5.75% |
| Clerk of Recorder's Court | 2,324,295 | 2,324,295 | 104,723 | 4.51% | 154,326 | 7.08% |
| Recorder's Court | 2,485,214 | 2,885,214 | 194,594 | 6.74% | 206,021 | 7.45% |
| Non-Departmental: | | | | | | |
| Police | 10,825,718 | 10,425,718 | 9,391 | 0.09% | 437,649 | 7.23% |
| Total Non-Departmental | 10,825,718 | 10,425,718 | 9,391 | 0.09% | 437,649 | 7.23% |
| Appropriations without Contribution to Fund Balance | 206,330,657 | 206,330,657 | 9,918,003 | 4.81% | 14,643,883 | 6.72% |
| Contribution to Fund Balance | 11,557,603 | 11,557,603 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 217,888,260 | $ 217,888,260 | $ 9,918,003 | 4.55% | $ 14,643,883 | 6.72% |
| Projected Fund Balance December 31 | $ 149,978,950 | $ 149,978,950 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 129,334,766 | | | |

## 207-Street Lighting Fund

The Street Lighting Fund supports the County's street light program. Revenues are generated from properties benefiting from existing street lights for the purpose of utility payments. Charges for Services are collected as special assessment fees in the fourth quarter with property tax collections.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 3,235,008 | $ 3,235,008 | $ 3,235,008 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 10,512,410 | $ 10,515,010 | $ - | - | $ - | - |
| Investment Income | 1,253 | 1,253 | 11,756 | 938.20% | 13,015 | - |
| Miscellaneous | - | - | 28 | - | 60 | - |
| Revenue without use of Fund Balance | 10,513,663 | 10,516,263 | 11,784 | 0.11% | 13,074 | 0.14% |
| Use of Fund Balance | 3,364 | 3,364 | - | - | - | - |
| TOTAL REVENUES | $ 10,517,027 | $ 10,519,627 | $ 11,784 | 0.11% | $ 13,074 | 0.13% |
| Appropriations: | | | | | | |
| Transportation | $ 10,507,027 | $ 10,509,627 | $ 36,055 | 0.34% | $ 38,713 | 0.37% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 10,517,027 | $ 10,519,627 | $ 36,055 | 0.34% | $ 38,713 | 0.37% |
| Projected Fund Balance December 31 | $ 3,231,644 | $ 3,231,644 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 3,210,738 | | | |

## 208-Speed Hump Fund

The Speed Hump Fund supports the County's speed hump program. Revenues are generated from properties benefiting from existing speed humps for the purpose of maintenance. Charges for Services are collected as special assessment fees in the fourth quarter with property tax collections.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 375,805 | $ 375,805 | $ 375,805 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 140,000 | $ 140,000 | $ - | - | $ - | - |
| Investment Income | 7,100 | 7,100 | 932 | 13.13% | 1,422 | 11.85% |
| Miscellaneous | - | - | 27 | - | 63 | - |
| Revenue without use of Fund Balance | 147,100 | 147,100 | 959 | 0.65% | 1,485 | 0.92% |
| Use of Fund Balance | 177,749 | 177,749 | - | - | - | - |
| TOTAL REVENUES | $ 324,849 | $ 324,849 | $ 959 | 0.30% | $ 1,485 | 0.40% |
| Appropriations: | | | | | | |
| Transportation | $ 324,849 | $ 324,849 | $ 8,987 | 2.77% | $ 11,030 | 2.97% |
| TOTAL APPROPRIATIONS | $ 324,849 | $ 324,849 | $ 8,987 | 2.77% | $ 11,030 | 2.97% |
| Projected Fund Balance December 31 | $ 198,056 | $ 198,056 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 367,777 | | | |

## 209-Loganville EMS District Fund

The Loganville Emergency Medical Services District Fund is used to account for the revenues and expenditures attributable to the Loganville Emergency Medical Services District. This district includes all properties within the portion of incorporated Loganville that lie within Gwinnett County. The County is responsible for providing emergency medical services within this district. The majority of expenditures are recorded in the fall based upon the certified property tax digest as outlined in the intergovernmental agreement with the City of Loganville.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 353,210 | $ 353,210 | $ 353,210 | | | |
| Revenues: | | | | | | |
| Investment Income | $ 9,950 | $ 9,950 | $ 1,347 | 13.54% | $ 1,697 | 10.95% |
| Revenue without use of Fund Balance | 9,950 | 9,950 | 1,347 | 13.54% | 1,697 | 10.95% |
| Use of Fund Balance | 91,934 | 91,934 | - | - | - | - |
| TOTAL REVENUES | $ 101,884 | $ 101,884 | $ 1,347 | 1.32% | $ 1,697 | 1.75% |
| Appropriations: | | | | | | |
| Loganville EMS | $ 101,884 | $ 101,884 | $ 27 | 0.03% | $ 91 | 0.09% |
| TOTAL APPROPRIATIONS | $ 101,884 | $ 101,884 | $ 27 | 0.03% | $ 91 | 0.09% |
| Projected Fund Balance December 31 | $ 261,276 | $ 261,276 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 354,531 | | | |

## 210-Economic Development Tax Fund

The Economic Development Tax Fund is used to account for the accumulation of resources to provide funds for financial assistance to the Development Authority of Gwinnett County for economic development purposes in accordance with O.C.G.A. § 48-5-220(20).

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 21,110,431 | $ 21,110,431 | $ 21,110,431 | | | |
| Revenues: | | | | | | |
| Taxes | $ 18,131,889 | $ 18,131,889 | $ 6,361 | 0.04% | $ 5,605 | 0.03% |
| Investment Income | 255,039 | 255,039 | 63,779 | 25.01% | 51,248 | 32.54% |
| Revenue without use of Fund Balance | 18,386,928 | 18,386,928 | 70,140 | 0.38% | 56,853 | 0.33% |
| Use of Fund Balance | 1,231,191 | 1,231,191 | - | - | - | - |
| TOTAL REVENUES | $ 19,618,119 | $ 19,618,119 | $ 70,140 | 0.36% | $ 56,853 | 0.33% |
| Appropriations: | | | | | | |
| Planning and Development | $ 19,618,119 | $ 19,618,119 | $ 585,757 | 2.99% | $ 586,958 | 3.60% |
| TOTAL APPROPRIATIONS | $ 19,618,119 | $ 19,618,119 | $ 585,757 | 2.99% | $ 586,958 | 3.40% |
| Projected Fund Balance December 31 | $ 19,879,240 | $ 19,879,240 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 20,594,814 | | | |

## 215-Jimmy Carter Boulevard TAD Fund

The Jimmy Carter Boulevard TAD Fund is used to account for positive tax increment revenues attributable to the Jimmy Carter Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that provide substantial public benefit in accordance with the Jimmy Carter Boulevard Redevelopment Plan. The Jimmy Carter Boulevard TAD is located in the Gateway85 Gwinnett Community Improvement District along the Jimmy Carter Boulevard corridor adjacent to the city of Norcross.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 42,972,042 | $ 42,972,042 | $ 42,972,042 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 273,263 | - | $ 88,621 | - |
| Investment Income | 986,500 | 986,500 | 124,125 | 12.58% | 106,322 | 11.46% |
| TOTAL REVENUES | $ 986,500 | $ 986,500 | $ 397,388 | 40.28% | $ 194,943 | 21.02% |
| Appropriations: | | | | | | |
| Planning and Development | $ 100,000 | $ 100,000 | $ - | - | $ - | - |
| Appropriations without Contribution to Fund Balance | 100,000 | 100,000 | - | - | - | - |
| Contribution to Fund Balance | 886,500 | 886,500 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 986,500 | $ 986,500 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 43,858,542 | $ 43,858,542 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 43,369,430 | | | |

## 216-Indian Trail TAD Fund

The Indian Trail TAD Fund is used to account for positive tax increment revenues attributable to the Indian Trail Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that provide substantial public benefit in accordance with the Indian Trail Redevelopment Plan. The Indian Trail TAD is located in the Gateway85 Gwinnett Community Improvement District at the I-85 and Indian Trail-Lilburn Road interchange adjacent to the city of Norcross.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 14,026,917 | $ 14,026,917 | $ 14,026,917 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 5,334 | - | $ 81,700 | - |
| Investment Income | 329,900 | 329,900 | 40,244 | 12.20% | 33,796 | 13.10% |
| TOTAL REVENUES | $ 329,900 | $ 329,900 | $ 45,578 | 13.82% | $ 115,495 | 44.77% |
| Appropriations: | | | | | | |
| Planning and Development | $ 100,000 | $ 100,000 | $ - | - | $ - | - |
| Appropriations without Contribution to Fund Balance | 100,000 | 100,000 | - | - | - | - |
| Contribution to Fund Balance | 229,900 | 229,900 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 329,900 | $ 329,900 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 14,256,817 | $ 14,256,817 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 14,072,495 | | | |

## 217-Park Place TAD Fund

The Park Place TAD Fund is used to account for positive tax increment revenues attributable to the Park Place Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that provide substantial public benefit in accordance with the Park Place Redevelopment Plan. The Park Place TAD is located in the Evermore Community Improvement District at the intersection of Highway 78 (Stone Mountain Highway) and Rockbridge Road.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 11,034,785 | $ 11,034,785 | $ 11,034,785 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 8,197 | - | $ 1,729 | - |
| Investment Income | 232,250 | 232,250 | 30,699 | 13.22% | 22,324 | 12.54% |
| TOTAL REVENUES | $ 232,250 | $ 232,250 | $ 38,896 | 16.75% | $ 24,054 | 13.51% |
| Appropriations: | | | | | | |
| Planning and Development | $ 100,000 | $ 100,000 | $ - | - | $ - | - |
| Appropriations without Contribution to Fund Balance | 100,000 | 100,000 | - | - | - | - |
| Contribution to Fund Balance | 132,250 | 132,250 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 232,250 | $ 232,250 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 11,167,035 | $ 11,167,035 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 11,073,681 | | | |

## 218-Lake Lucerne TAD Fund

The Lake Lucerne TAD Fund is used to account for positive tax increment revenues attributable to the Lake Lucerne Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that provide substantial public benefit in accordance with the Lake Lucerne Redevelopment Plan. The Lake Lucerne TAD is located in the Evermore Community Improvement District at the intersection of Highway 78 (Stone Mountain Highway) and Killian Hill Road.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 5,817,809 | $ 5,817,809 | $ 5,817,809 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 18,823 | - | $ 13,359 | - |
| Investment Income | 121,800 | 121,800 | 12,985 | 10.66% | 10,482 | 10.33% |
| TOTAL REVENUES | $ 121,800 | $ 121,800 | $ 31,809 | 26.12% | $ 23,841 | 23.49% |
| Appropriations: | | | | | | |
| Planning and Development | $ 100,000 | $ 100,000 | $ - | - | $ - | - |
| Appropriations without Contribution to Fund Balance | 100,000 | 100,000 | - | - | - | - |
| Contribution to Fund Balance | 21,800 | 21,800 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 121,800 | $ 121,800 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 5,839,609 | $ 5,839,609 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 5,849,618 | | | |

## 219-Gwinnett Place TAD Fund

The Gwinnett Place TAD Fund is used to account for positive tax increment revenues attributable to the Gwinnett Place Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that provide substantial public benefit in accordance with the Gwinnett Place Redevelopment Plan. This district includes properties in the Gwinnett Place Community Improvement District which is located in the Gwinnett Place Redevelopment Area at the intersection of I-85 and Pleasant Hill Road in Duluth.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 15,479,357 | $ 15,479,357 | $ 15,479,357 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 16,810 | - | $ 9,487 | - |
| Investment Income | 319,700 | 319,700 | 40,549 | 12.68% | 34,012 | 11.85% |
| Revenue without use of Fund Balance | 319,700 | 319,700 | 57,359 | 17.94% | 43,499 | 15.16% |
| Use of Fund Balance | 126,967 | 126,967 | - | - | - | - |
| TOTAL REVENUES | $ 446,667 | $ 446,667 | $ 57,359 | 12.84% | $ 43,499 | 15.16% |
| Appropriations: | | | | | | |
| Planning and Development | $ 446,667 | $ 446,667 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 446,667 | $ 446,667 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 15,352,390 | $ 15,352,390 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 15,536,716 | | | |

## 220-The Exchange at Gwinnett TAD Fund

The Exchange at Gwinnett TAD Fund is used to account for positive tax increment revenues attributable to The Exchange at Gwinnett Tax Allocation District (TAD). These revenues are used to pay for redevelopment costs that abate or eliminate deleterious effects of inadequate infrastructure in accordance with The Exchange at Gwinnett Redevelopment Plan. This district includes properties at the southeast quadrant of the intersection of Interstate 85 and Georgia Highway 20 in the northern portion of the County.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 8,026,419 | $ 8,026,419 | $ 8,026,419 | | | |
| Revenues: | | | | | | |
| Taxes | $ - | $ - | $ 116,095 | - | $ 608 | - |
| Investment Income | 100,100 | 100,100 | 13,743 | 13.73% | 10,834 | 4.47% |
| Revenue without use of Fund Balance | 100,100 | 100,100 | 129,838 | 129.71% | 11,442 | 4.72% |
| Use of Fund Balance | 3,422,526 | 3,422,526 | - | - | - | - |
| TOTAL REVENUES | $ 3,522,626 | $ 3,522,626 | $ 129,838 | 3.69% | $ 11,442 | 0.38% |
| Appropriations: | | | | | | |
| Planning and Development | $ 3,522,626 | $ 3,522,626 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 3,522,626 | $ 3,522,626 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 4,603,893 | $ 4,603,893 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 8,156,258 | | | |

## 230-E-911 Fund

The E-911 Fund accounts for operations of the E-911 Communications Center. Revenues are primarily received from monthly subscriber fees remitted by wired and wireless telecommunication providers. Expenditures must comply with O.C.G.A., Title 46, Chapter 5, Article 2, Part 4.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 37,955,684 | $ 37,955,684 | $ 37,955,684 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 24,323,874 | $ 24,323,874 | $ - | - | $ - | - |
| Investment Income | 872,050 | 872,050 | 111,771 | 12.82% | 101,290 | 9.17% |
| Miscellaneous | - | - | 3,098 | - | 6,074 | - |
| Revenue without use of Fund Balance | 25,195,924 | 25,195,924 | 114,868 | 0.46% | 107,363 | 0.42% |
| Use of Fund Balance | 8,574,308 | 8,574,308 | - | - | - | - |
| TOTAL REVENUES | $ 33,770,232 | $ 33,770,232 | $ 114,868 | 0.34% | $ 107,363 | 0.35% |
| Appropriations: | | | | | | |
| Police Services | $ 30,427,375 | $ 30,427,375 | $ 1,589,704 | 5.22% | $ 2,032,564 | 7.45% |
| Intergovernmental | 2,940,357 | 2,940,357 | - | - | - | - |
| Non-Departmental: | | | | | | |
| Contingency | 52,500 | 52,500 | - | - | - | - |
| E-911 | 350,000 | 350,000 | - | - | - | - |
| Total Non-Departmental | 402,500 | 402,500 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 33,770,232 | $ 33,770,232 | $ 1,589,704 | 4.71% | $ 2,032,564 | 6.59% |
| Projected Fund Balance December 31 | $ 29,381,376 | $ 29,381,376 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 36,480,848 | | | |

## 231-Tourism Fund

The Tourism Fund accounts for the collection and disbursement of hotel/motel tax revenue in accordance with state law which includes debt service payments for the Gas South District and parking facility. Hotel/motel taxes are receipted one month in arrears. Other expenses associated with this fund are quarterly payments to the Gwinnett Convention and Visitors Bureau per a management agreement. Debt service payments occur biannually in March and September.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 23,759,472 | $ 23,759,472 | $ 23,759,472 | | | |
| Revenues: | | | | | | |
| Taxes | $ 15,155,683 | $ 15,155,683 | $ - | - | $ - | - |
| Charges for Services | 1,000 | 1,000 | 891 | 89.08% | - | - |
| Investment Income | 456,850 | 456,850 | 67,665 | 14.81% | 74,119 | 9.24% |
| Miscellaneous | - | - | - | - | - | - |
| Revenue without use of Fund Balance | 15,613,533 | 15,613,533 | 68,556 | 0.44% | 74,119 | 0.49% |
| Use of Fund Balance | 3,417,244 | 3,417,244 | - | - | - | - |
| TOTAL REVENUES | $ 19,030,777 | $ 19,030,777 | $ 68,556 | 0.36% | $ 74,119 | 0.40% |
| Appropriations: | | | | | | |
| Arts, Culture, and Entertainment | $ 350,000 | $ 350,000 | $ - | - | $ - | - |
| Facility Debt | 4,060,822 | 4,060,822 | - | - | - | - |
| Tourism | 14,619,955 | 14,619,955 | 1,184,393 | 8.10% | 1,111,584 | 7.74% |
| TOTAL APPROPRIATIONS | $ 19,030,777 | $ 19,030,777 | $ 1,184,393 | 6.22% | $ 1,111,584 | 5.94% |
| Projected Fund Balance December 31 | $ 20,342,228 | $ 20,342,228 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 22,643,634 | | | |

## 232-Stadium Fund

The Stadium Fund accumulates stadium-related revenues in order to pay debt service on the Stadium construction bonds and insurance expenditures. Motor vehicle rental excise taxes are receipted one month in arrears. Intergovernmental revenue is realized in the form of a onetime annual payment from the Gwinnett Convention and Visitors Bureau in January. Charges for Services revenues from ticket sales, parking, rental fees, and naming rights are received in April, June, and October. Debt service payments occur biannually in January and July.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 5,643,324 | $ 5,643,324 | $ 5,643,324 | | | |
| Revenues: | | | | | | |
| Taxes | $ 1,251,037 | $ 1,251,037 | $ - | - | $ 26 | 0.00% |
| Intergovernmental Revenues | 400,000 | 400,000 | - | - | 400,000 | 100.00% |
| Charges for Services | 1,203,049 | 1,203,049 | - | - | - | - |
| Investment Income | 114,250 | 114,250 | 12,272 | 10.74% | 14,516 | 30.88% |
| TOTAL REVENUES | $ 2,968,336 | $ 2,968,336 | $ 12,272 | 0.41% | $ 414,542 | 15.43% |
| Appropriations: | | | | | | |
| Stadium Operations | $ 2,097,167 | $ 2,097,167 | $ 1,704,337 | 81.27% | $ 1,685,210 | 79.23% |
| Appropriations without Contribution to Fund Balance | 2,097,167 | 2,097,167 | 1,704,337 | 81.27% | 1,685,210 | 79.23% |
| Contribution to Fund Balance | 871,169 | 871,169 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 2,968,336 | $ 2,968,336 | $ 1,704,337 | 57.42% | $ 1,685,210 | 62.74% |
| Projected Fund Balance December 31 | $ 6,514,493 | $ 6,514,493 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 3,951,259 | | | |

## 233-Authority Imaging Fund

The Authority Imaging Fund accounts for revenues received from fees collected by the Clerk of Superior Court Authority for document printing. These monies must be used for the development, implementation, and maintenance of a state-wide automated information system.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 7,913,307 | $ 7,913,307 | $ 7,913,307 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 558,000 | $ 558,000 | $ - | - | $ 43,795 | 5.04% |
| Investment Income | 53,000 | 53,000 | - | - | - | - |
| Revenue without use of Fund Balance | 611,000 | 611,000 | - | - | 43,795 | 4.65% |
| Use of Fund Balance | 389,000 | 389,000 | - | - | - | - |
| TOTAL REVENUES | $ 1,000,000 | $ 1,000,000 | $ - | - | $ 43,795 | 2.92% |
| Appropriations: | | | | | | |
| Clerk of Court | $ 1,000,000 | $ 1,000,000 | $ - | - | $ 555 | 0.04% |
| TOTAL APPROPRIATIONS | $ 1,000,000 | $ 1,000,000 | $ - | - | $ 555 | 0.04% |
| Projected Fund Balance December 31 | $ 7,524,307 | $ 7,524,307 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 7,913,307 | | | |

## 234-Juvenile Court Supervision Fund

The Juvenile Court Supervision Fund accounts for revenues collected as supervision fees from those who are placed under the courts' formal or informal supervision in order for the court to use those collections toward expenses for specific ancillary services.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 327,746 | $ 327,746 | $ 327,746 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 30,000 | $ 30,000 | $ - | - | $ - | - |
| Revenue without use of Fund Balance | 30,000 | 30,000 | - | - | - | - |
| Use of Fund Balance | 45,600 | 45,600 | - | - | - | - |
| TOTAL REVENUES | $ 75,600 | $ 75,600 | $ - | - | $ - | - |
| Appropriations: | | | | | | |
| Juvenile Court | $ 75,600 | $ 75,600 | $ - | - | $ 2,520 | 4.57% |
| TOTAL APPROPRIATIONS | $ 75,600 | $ 75,600 | $ - | - | $ 2,520 | 4.57% |
| Projected Fund Balance December 31 | $ 282,146 | $ 282,146 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 327,746 | | | |

## 235-Tree Bank Fund

This fund accounts for activities related to the Gwinnett County Buffer, Landscape and Tree Ordinance. During the permitting process, the developer has the option to pay money when the required tree density units cannot be met on site. The monies collected must be used by the Department of Planning and Development, Community Services and/or Support Services for the planting of trees at parks, greenways, fire stations, and libraries within the same commission district in which the development is located or within five miles of such district. Alternate planning locations may be approved by the Director of the Department of Planning and Development. Expenditures for this fund occur as projects are identified and approved.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 776,027 | $ 776,027 | $ 776,027 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 100,000 | $ 100,000 | $ 19,832 | 19.83% | $ - | - |
| Investment Income | - | - | 1,483 | - | 1,659 | - |
| Revenue without use of Fund Balance | 100,000 | 100,000 | 21,315 | 21.31% | 1,659 | 1.66% |
| Use of Fund Balance | 200,000 | 200,000 | - | - | - | - |
| TOTAL REVENUES | $ 300,000 | $ 300,000 | $ 21,315 | 7.10% | $ 1,659 | 0.41% |
| Appropriations: | | | | | | |
| Planning and Development | $ 300,000 | $ 300,000 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 300,000 | $ 300,000 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 576,027 | $ 576,027 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 797,342 | | | |

## 236-Opioid Remediation Fund

The Opioid Remediation Fund is used to account for the receipt of settlements from the National Opioid Abatement Trust. These funds must be used for approved opioid abatement strategies.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 7,624,892 | $ 7,624,892 | $ 7,624,892 | | | |
| Revenues: | | | | | | |
| Investment Income | $ - | $ - | $ 18,477 | - | $ 17,896 | - |
| TOTAL REVENUES | $ - | $ - | $ 18,477 | - | $ 17,896 | 6.65% |
| Appropriations: | | | | | | |
| Financial Services | $ - | $ - | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ - | $ - | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 7,624,892 | $ 7,624,892 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 7,643,369 | | | |

## 250-Sheriff Special Justice Fund

The Sheriff Special Justice Fund accounts for revenues resulting from the U.S. Department of Justice confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 1,419,919 | $ 1,419,919 | $ 1,419,919 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ - | $ - | $ - | - | $ 49,565 | 100.00% |
| Revenue without use of Fund Balance | - | - | - | - | 49,565 | 100.00% |
| Use of Fund Balance | 350,000 | 350,000 | - | - | - | - |
| TOTAL REVENUES | $ 350,000 | $ 350,000 | $ - | - | $ 49,565 | 12.40% |
| Appropriations: | | | | | | |
| Sheriff | $ 350,000 | $ 350,000 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 350,000 | $ 350,000 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 1,069,919 | $ 1,069,919 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 1,419,919 | | | |

## 251-Sheriff Special Treasury Fund

The Sheriff Special Treasury Fund accounts for revenues resulting from the U.S. Department of Treasury confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 230,053 | $ 230,053 | $ 230,053 | | | |
| Revenues: | | | | | | |
| Use of Fund Balance | $ 75,000 | $ 75,000 | $ - | - | $ - | - |
| TOTAL REVENUES | $ 75,000 | $ 75,000 | $ - | - | $ - | - |
| Appropriations: | | | | | | |
| Sheriff | $ 75,000 | $ 75,000 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 75,000 | $ 75,000 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 155,053 | $ 155,053 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 230,053 | | | |

## 252-Sheriff Special State Fund

The Sheriff Special State Fund accounts for revenues resulting from the State of Georgia's confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against state guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 638,195 | $ 638,195 | $ 638,195 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ - | $ - | $ 14,746 | - | $ 1,841 | 99.97% |
| Investment Income | - | - | 1,936 | - | - | - |
| Revenue without use of Fund Balance | - | - | 16,682 | - | 1,841 | 99.97% |
| Use of Fund Balance | 70,000 | 70,000 | - | - | - | - |
| TOTAL REVENUES | $ 70,000 | $ 70,000 | $ 16,682 | 23.83% | $ 1,841 | 2.56% |
| Appropriations: | | | | | | |
| Sheriff | $ 70,000 | $ 70,000 | $ 3,610 | 5.16% | $ - | - |
| TOTAL APPROPRIATIONS | $ 70,000 | $ 70,000 | $ 3,610 | 5.16% | $ - | - |
| Projected Fund Balance December 31 | $ 568,195 | $ 568,195 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 651,267 | | | |

## 253-Police Special Justice Fund

The Police Special Justice Fund accounts for revenues resulting from the U.S. Department of Justice confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 1,295,845 | $ 1,295,845 | $ 1,295,845 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ - | $ - | $ - | - | $ 3,052 | 99.99% |
| Investment Income | - | - | 487 | - | 695 | - |
| Revenue without use of Fund Balance | - | - | 487 | - | 3,747 | 122.78% |
| Use of Fund Balance | 72,860 | 72,860 | - | - | - | - |
| TOTAL REVENUES | $ 72,860 | $ 72,860 | $ 487 | 0.67% | $ 3,747 | 1.12% |
| Appropriations: | | | | | | |
| Police Services | $ 72,860 | $ 72,860 | $ 36,703 | 50.37% | $ - | - |
| TOTAL APPROPRIATIONS | $ 72,860 | $ 72,860 | $ 36,703 | 50.37% | $ - | - |
| Projected Fund Balance December 31 | $ 1,222,985 | $ 1,222,985 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 1,259,629 | | | |

## 254-Police Special State Fund

The Police Special State Fund accounts for revenues resulting from the State of Georgia's confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against state guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 1,400,101 | $ 1,400,101 | $ 1,400,101 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ - | $ - | $ 12,398 | - | $ 16,523 | 123.67% |
| Investment Income | - | - | 534 | - | 811 | - |
| Revenue without use of Fund Balance | - | - | 12,931 | - | 17,335 | 129.74% |
| Use of Fund Balance | 178,246 | 178,246 | - | - | - | - |
| TOTAL REVENUES | $ 178,246 | $ 178,246 | $ 12,931 | 7.25% | $ 17,335 | 12.32% |
| Appropriations: | | | | | | |
| Police Services | $ 178,246 | $ 178,246 | $ 2 | 0.00% | $ - | - |
| TOTAL APPROPRIATIONS | $ 178,246 | $ 178,246 | $ 2 | 0.00% | $ - | - |
| Projected Fund Balance December 31 | $ 1,221,855 | $ 1,221,855 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 1,413,030 | | | |

## 255-Crime Victims Assistance Fund

The Crime Victims Assistance Fund accounts for revenues received from a five percent (5%) charge collected on fines within the Recorders, Juvenile, State, Superior, and Magistrate Courts of Gwinnett County. Revenues are also received from five percent (5%) of fines from municipalities within Gwinnett County. These funds must be used to provide assistance to crime victims. Revenue is split between the Solicitor's and District Attorney's offices. The Revenue collected is distributed as follows: Superior Court Fines - 100% District Attorney; State Court Fines - 100% Solicitor; Municipal Recorder's Court - Total less subsidies, if any, with the remainder 50% Solicitor and 50% District Attorney; Magistrate Court, Recorder's Court, and Juvenile Court - 50% Solicitor and 50% District Attorney; Interest Earned Dividends - 50% Solicitor and 50% District Attorney

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 493,587 | $ 493,587 | $ 493,587 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ 605,252 | $ 605,252 | $ - | - | $ - | - |
| Investment Income | - | - | 355 | - | 851 | - |
| Miscellaneous | - | - | 130 | - | 322 | - |
| Revenue without use of Fund Balance | 605,252 | 605,252 | 484 | 0.08% | 1,172 | 0.20% |
| Use of Fund Balance | 234,343 | 234,343 | - | - | - | - |
| TOTAL REVENUES | $ 839,595 | $ 839,595 | $ 484 | 0.06% | $ 1,172 | 0.15% |
| Appropriations: | | | | | | |
| District Attorney | $ 409,634 | $ 409,634 | $ 19,145 | 4.67% | $ 29,829 | 7.94% |
| Solicitor General | 419,961 | 419,961 | 18,203 | 4.33% | 22,949 | 5.47% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 839,595 | $ 839,595 | $ 37,348 | 4.45% | $ 52,777 | 6.56% |
| Projected Fund Balance December 31 | $ 259,244 | $ 259,244 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 456,724 | | | |

## 256-DA Federal Justice Asset Sharing Fund

The District Attorney Federal Justice Asset Sharing Fund accounts for revenues received from an equitable sharing agreement between the Department of Justice and the Gwinnett County District Attorney for proceeds from confiscations. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 173,878 | $ 173,878 | $ 173,878 | | | |
| Revenues: | | | | | | |
| Use of Fund Balance | $ 83,792 | $ 83,792 | $ - | - | $ - | - |
| TOTAL REVENUES | $ 83,792 | $ 83,792 | $ - | - | $ - | - |
| Appropriations: | | | | | | |
| District Attorney | $ 83,792 | $ 83,792 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 83,792 | $ 83,792 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 90,086 | $ 90,086 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 173,878 | | | |

## 257-DA Federal Treasury Asset Sharing Fund

The District Attorney Federal Treasury Asset Sharing Fund (082) accounts for revenues received from an equitable sharing agreement between the Department of Treasury and the Gwinnett County District Attorney for proceeds from confiscations. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 47,304 | $ 47,304 | $ 47,304 | | | |
| Revenues: | | | | | | |
| Use of Fund Balance | $ 12,434 | $ 12,434 | $ - | - | $ - | - |
| TOTAL REVENUES | $ 12,434 | $ 12,434 | $ - | - | $ - | - |
| Appropriations: | | | | | | |
| District Attorney | $ 12,434 | $ 12,434 | $ 300 | 2.41% | $ - | - |
| TOTAL APPROPRIATIONS | $ 12,434 | $ 12,434 | $ 300 | 2.41% | $ - | - |
| Projected Fund Balance December 31 | $ 34,870 | $ 34,870 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 47,004 | | | |

## 258-DA Special State Fund

The District Attorney Special State Fund accounts for revenues resulting from the confiscation of assets or funds resulting from legal actions related to unlawful activities. In accordance with State Law, the Gwinnett County District Attorney's office is entitled to 10% of the funds obtained through civil forfeiture proceedings. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against state guidelines.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 143,788 | $ 143,788 | $ 143,788 | | | |
| Revenues: | | | | | | |
| Fines and Forfeitures | $ - | $ - | $ 4,028 | - | $ 10,665 | 120.32% |
| Revenue without use of Fund Balance | - | - | 4,028 | - | 10,665 | 120.32% |
| Use of Fund Balance | 31,718 | 31,718 | - | - | - | - |
| TOTAL REVENUES | $ 31,718 | $ 31,718 | $ 4,028 | 12.70% | $ 10,665 | 26.28% |
| Appropriations: | | | | | | |
| District Attorney | $ 31,718 | $ 31,718 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 31,718 | $ 31,718 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 112,070 | $ 112,070 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 147,815 | | | |

## 265-Corrections Inmate Welfare Fund

The Corrections Inmate Welfare Fund accounts for proceeds received from commissary sales to provide recreational materials for the benefit of the inmates at the Corrections Facility.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 479,061 | $ 479,061 | $ 479,061 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ - | $ - | $ - | - | $ 52 | - |
| Miscellaneous | 140,200 | 140,200 | 12,321 | 8.79% | 10,996 | 7.50% |
| TOTAL REVENUES | $ 140,200 | $ 140,200 | $ 12,321 | 8.79% | $ 11,048 | 7.53% |
| Appropriations: | | | | | | |
| Corrections | $ 116,697 | $ 116,697 | $ 4,941 | 4.23% | $ 6,539 | 5.65% |
| Appropriations without Contribution to Fund Balance | 116,697 | 116,697 | 4,941 | 4.23% | 6,539 | 5.65% |
| Contribution to Fund Balance | 23,503 | 23,503 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 140,200 | $ 140,200 | $ 4,941 | 3.52% | $ 6,539 | 4.46% |
| Projected Fund Balance December 31 | $ 502,564 | $ 502,564 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 486,441 | | | |

## 266-Sheriff Inmate Fund

The Sheriff Inmate Fund accounts for proceeds received from inmates' services and commissary purchases and for expenditures that benefit the inmates.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 5,905,274 | $ 5,905,274 | $ 5,905,274 | | | |
| Revenues: | | | | | | |
| Investment Income | $ 114,250 | $ 114,250 | $ 17,247 | 15.10% | $ 11,531 | 7.32% |
| Miscellaneous | 1,080,000 | 1,080,000 | 50,000 | 4.63% | - | - |
| TOTAL REVENUES | $ 1,194,250 | $ 1,194,250 | $ 67,247 | 5.63% | $ 11,531 | 0.67% |
| Appropriations: | | | | | | |
| Sheriff | $ 506,180 | $ 506,180 | $ 11,423 | 2.26% | $ 11,394 | 1.64% |
| Appropriations without Contribution to Fund Balance | 506,180 | 506,180 | 11,423 | 2.26% | 11,394 | 1.64% |
| Contribution to Fund Balance | 688,070 | 688,070 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 1,194,250 | $ 1,194,250 | $ 11,423 | 0.96% | $ 11,394 | 0.66% |
| Projected Fund Balance December 31 | $ 6,593,344 | $ 6,593,344 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 5,961,098 | | | |

## 425-The Exchange at Gwinnett TAD Debt Service Fund

The Exchange at Gwinnett TAD Debt Service Fund (966) is used to account for the payment of long-term principal and interest related to redevelopment bonds associated with The Exchange at Gwinnett Tax Allocation District. Debt service payments occur biannually.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Fund Balance January 1 | $ 1,855,779 | $ 1,855,779 | $ 1,855,779 | | | |
| Revenues: | | | | | | |
| Investment Income | $ - | $ - | $ 18,422 | - | $ 19,101 | - |
| Other Financing Sources | 3,517,126 | 3,517,126 | - | - | - | - |
| TOTAL REVENUES | $ 3,517,126 | $ 3,517,126 | $ 18,422 | 0.52% | $ 19,101 | 0.70% |
| Appropriations: | | | | | | |
| Debt Service | $ 3,517,126 | $ 3,517,126 | $ - | - | $ - | - |
| TOTAL APPROPRIATIONS | $ 3,517,126 | $ 3,517,126 | $ - | - | $ - | - |
| Projected Fund Balance December 31 | $ 1,855,779 | $ 1,855,779 | | | | |
| Estimated Fund Balance as of Report Date | | | $ 1,874,201 | | | |

## 501-Water and Sewer Operating Fund

This fund supports the operation, maintenance, and capital improvement of the water and sewer system. Revenues are received from monthly usage bills, connections fees, and development charges.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 216,519,833 | $ 216,519,833 | $ 216,519,833 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 449,885,380 | $ 449,885,380 | $ 18,467,656 | 4.10% | $ 19,489,585 | 4.53% |
| Investment Income | 10,042,100 | 10,042,100 | 1,048,451 | 10.44% | 596,632 | 11.28% |
| Contributions and Donations | 27,148,791 | 27,148,791 | 1,656,061 | 6.10% | 1,880,445 | 6.22% |
| Miscellaneous | - | - | 70,295 | - | 46,071 | - |
| TOTAL REVENUES | $ 487,076,271 | $ 487,076,271 | $ 21,242,463 | 4.36% | $ 22,012,734 | 4.48% |
| Appropriations: | | | | | | |
| Planning and Development | $ 2,186,288 | $ 2,186,288 | $ 99,568 | 4.55% | $ 120,705 | 6.10% |
| Water Resources* | 406,463,141 | 406,463,141 | 25,976,224 | 6.39% | 34,176,976 | 7.00% |
| Non-Departmental: | | | | | | |
| Water Resources | 409,000 | 409,000 | - | - | - | - |
| Total Non-Departmental | 409,000 | 409,000 | - | - | - | - |
| Appropriations without Working Capital Reserve | 409,058,429 | 409,058,429 | 26,075,792 | 6.37% | 34,297,681 | 6.99% |
| Working Capital Reserve | 78,017,842 | 78,017,842 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 487,076,271 | $ 487,076,271 | $ 26,075,792 | 5.35% | $ 34,297,681 | 6.99% |
| Projected Net Position December 31 | $ 294,537,675 | $ 294,537,675 | | | | |
| Estimated Net Position as of Report Date | | | $ 211,686,504 | | | |

*Includes amounts transferred to the renewal and extension fund for capital improvement purposes.

## 550-Stormwater Operating Fund

This fund supports the operation, maintenance, and capital improvement of the County's stormwater system. Charges for services are calculated based on the impervious surface of a parcel of land and are collected in the fourth quarter with property tax collections.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 19,985,438 | $ 19,985,438 | $ 19,985,438 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 32,275,437 | $ 32,275,437 | $ 2,681 | 0.01% | $ 59,491 | 0.19% |
| Investment Income | 657,000 | 657,000 | 105,549 | 16.07% | 85,372 | 15.78% |
| Miscellaneous | - | - | 1,651 | - | 3,121 | - |
| Revenue without use of Net Position | 32,932,437 | 32,932,437 | 109,881 | 0.33% | 147,984 | 0.46% |
| Use of Net Position | 5,140,931 | 5,140,931 | - | - | - | - |
| TOTAL REVENUES | $ 38,073,368 | $ 38,073,368 | $ 109,881 | 0.29% | $ 147,984 | 0.42% |
| Appropriations: | | | | | | |
| Planning and Development | $ 1,339,825 | $ 1,339,825 | $ 71,224 | 5.32% | $ 125,583 | 7.97% |
| Water Resources* | 36,646,043 | 36,646,043 | 2,586,833 | 7.06% | 2,412,500 | 7.22% |
| Non-Departmental: | | | | | | |
| Stormwater | 87,500 | 87,500 | - | - | - | - |
| Total Non-Departmental | 87,500 | 87,500 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 38,073,368 | $ 38,073,368 | $ 2,658,057 | 6.98% | $ 2,538,083 | 7.22% |
| Projected Net Position December 31 | $ 14,844,507 | $ 14,844,507 | | | | |
| Estimated Net Position as of Report Date | | | $ 17,437,262 | | | |

*Includes amounts transferred to the renewal and extension fund for capital improvement purposes.

## 560-Solid Waste Operating Fund

The Solid Waste Operating Fund accounts for the operations as provided in the Solid Waste Collection and Disposal Services Ordinance. Tax revenues are received quarterly from non-exclusive franchise fees paid by commercial waste haulers. Residential service fees are paid by homeowners in unincorporated Gwinnett County and reported as Charges for Services. Payments to haulers lag one month.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 27,582,453 | $ 27,582,453 | $ 27,582,453 | | | |
| Revenues: | | | | | | |
| Taxes | $ 1,350,000 | $ 1,350,000 | $ - | - | $ - | - |
| Charges for Services | 59,177,114 | 59,177,114 | 4,990,028 | 8.43% | 4,966,121 | 8.45% |
| Investment Income | 1,793,500 | 1,793,500 | 268,537 | 14.97% | 269,461 | 15.12% |
| Miscellaneous | 1,200 | 1,200 | 1,284 | 107.00% | 390 | 390.36% |
| Revenue without use of Net Position | 62,321,814 | 62,321,814 | 5,259,848 | 8.44% | 5,235,972 | 8.48% |
| Use of Net Position | 300,206 | 300,206 | - | - | - | - |
| TOTAL REVENUES | $ 62,622,020 | $ 62,622,020 | $ 5,259,848 | 8.40% | $ 5,235,972 | 8.48% |
| Appropriations: | | | | | | |
| Support Services* | $ 62,608,717 | $ 62,608,717 | $ 153,113 | 0.24% | $ 149,762 | 0.24% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Solid Waste | 3,303 | 3,303 | 275 | 8.33% | 2,753 | 8.33% |
| Total Non-Departmental | 13,303 | 13,303 | 275 | 2.07% | 2,753 | 6.40% |
| TOTAL APPROPRIATIONS | $ 62,622,020 | $ 62,622,020 | $ 153,388 | 0.24% | $ 152,515 | 0.25% |
| Projected Net Position December 31 | $ 27,282,247 | $ 27,282,247 | | | | |
| Estimated Net Position as of Report Date | | | $ 32,688,914 | | | |

*Payments to Haulers is included in the Support Services expense line item.

## 570-Airport Operating Fund

The Airport Operating Fund accounts for the operation and maintenance of the County airport, Briscoe Field.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 990,199 | $ 990,199 | $ 990,199 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 180,000 | $ 180,000 | $ 18,437 | 10.24% | $ 17,533 | 11.31% |
| Investment Income | 71,550 | 71,550 | 11,013 | 15.39% | 3,907 | 6.10% |
| Miscellaneous | 1,854,500 | 1,859,593 | 148,278 | 7.97% | 119,317 | 9.94% |
| Other Financing Sources | - | - | - | - | 9,729 | 8.33% |
| TOTAL REVENUES | $ 2,106,050 | $ 2,111,143 | $ 177,727 | 8.42% | $ 150,486 | 7.46% |
| Appropriations: | | | | | | |
| Transportation* | $ 2,000,033 | $ 2,000,033 | $ 196,058 | 9.80% | $ 126,743 | 6.32% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| Appropriations without Working Capital Reserve | 2,010,033 | 2,010,033 | 196,058 | 9.75% | 126,743 | 6.29% |
| Working Capital Reserve | 96,017 | 101,110 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 2,106,050 | $ 2,111,143 | $ 196,058 | 9.29% | $ 126,743 | 6.29% |
| Projected Net Position December 31 | $ 1,086,216 | $ 1,091,309 | | | | |
| Estimated Net Position as of Report Date | | | $ 971,869 | | | |

*Includes amounts transferred to the renewal and extension fund for capital improvement purposes.

## 572-Local Transit Operating Fund

The Local Transit Operating Fund accounts for the operation and maintenance of the Transit System. Revenues are received from fares and a contribution from the General Fund.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 7,482,510 | $ 7,482,510 | $ 7,482,510 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 1,738,484 | $ 1,738,484 | $ 112,886 | 6.49% | $ 159,149 | 7.58% |
| Investment Income | 679,250 | 679,250 | 85,320 | 12.56% | 35,685 | 6.60% |
| Miscellaneous | - | - | 26,346 | - | 697 | - |
| Other Financing Sources | 15,998,560 | 15,998,560 | 1,333,213 | 8.33% | 1,233,333 | 8.33% |
| Revenue without use of Net Position | 18,416,294 | 18,416,294 | 1,557,765 | 8.46% | 1,428,864 | 8.19% |
| Use of Net Position | 4,204,967 | 4,204,967 | - | - | - | - |
| TOTAL REVENUES | $ 22,621,261 | $ 22,621,261 | $ 1,557,765 | 6.89% | $ 1,428,864 | 6.02% |
| Appropriations: | | | | | | |
| Transportation* | $ 22,611,261 | $ 22,611,261 | $ 800,194 | 3.54% | $ 301,033 | 1.27% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 22,621,261 | $ 22,621,261 | $ 800,194 | 3.54% | $ 301,033 | 1.27% |
| Projected Net Position December 31 | $ 3,277,543 | $ 3,277,543 | | | | |
| Estimated Net Position as of Report Date | | | $ 8,240,081 | | | |

*Includes amounts transferred to the renewal and extension fund for capital improvement purposes.

## 580-Economic Development Fund

The Economic Development Operating Fund supports debt service and operations related to economic development. Debt service payments occur biannually in March and September.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 34,322,890 | $ 34,322,890 | $ 34,322,890 | | | |
| Revenues: | | | | | | |
| Investment Income | $ 71,500 | $ 71,500 | $ 29,409 | 41.13% | $ 12,890 | 6.82% |
| Miscellaneous | 2,100,000 | 2,100,000 | 93,956 | 4.47% | - | - |
| Other Financing Sources | 3,900,000 | 3,900,000 | - | - | - | - |
| Revenue without use of Net Position | 6,071,500 | 6,071,500 | 123,365 | 2.03% | 12,890 | 0.12% |
| Use of Net Position | 4,037,555 | 4,037,555 | - | - | - | - |
| TOTAL REVENUES | $ 10,109,055 | $ 10,109,055 | $ 123,365 | 1.22% | $ 12,890 | 0.11% |
| Appropriations: | | | | | | |
| Planning and Development | $ 9,607,855 | $ 9,607,855 | $ 127,466 | 1.33% | $ 10,531 | 0.09% |
| Non-Departmental: | | | | | | |
| Miscellaneous Economic Development | 501,200 | 501,200 | - | - | - | - |
| Total Non-Departmental | 501,200 | 501,200 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 10,109,055 | $ 10,109,055 | $ 127,466 | 1.26% | $ 10,531 | 0.09% |
| Projected Net Position December 31 | $ 30,285,335 | $ 30,285,335 | | | | |
| Estimated Net Position as of Report Date | | | $ 34,318,790 | | | |

## 601-Administrative Support

The Administrative Support Fund accounts for the activities of all central support departments: County Administration (excluding the County Clerk, Community Outreach, Economic Development, Gwinnett Clean and Beautiful, and Internal Audit), Financial Services (excluding the Tax Assessor), Human Resources, Information Technology Services, Law, and Support Services. These activities are funded by indirect cost charges to all other funds receiving benefits.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 34,717,823 | $ 34,717,823 | $ 34,717,823 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 151,565,333 | $ 151,565,333 | $ 11,132,180 | 7.34% | $ 11,205,481 | 7.31% |
| Investment Income | 494,992 | 494,992 | 124,610 | 25.17% | 98,534 | 13.77% |
| Miscellaneous | 476,738 | 476,738 | 81,720 | 17.14% | 61,674 | 15.90% |
| TOTAL REVENUES | $ 152,537,063 | $ 152,537,063 | $ 11,338,510 | 7.43% | $ 11,365,689 | 7.36% |
| Appropriations: | | | | | | |
| Communications | $ 10,094,431 | $ 10,094,431 | $ 428,132 | 4.24% | $ 592,194 | 6.04% |
| County Administration | 10,419,090 | 10,419,090 | 461,825 | 4.43% | 652,989 | 6.73% |
| Financial Services | 13,096,420 | 13,096,420 | 586,653 | 4.48% | 842,186 | 6.77% |
| Law | 5,680,552 | 5,680,552 | 197,900 | 3.48% | 499,290 | 8.44% |
| Human Resources | 9,216,747 | 9,216,747 | 616,705 | 6.69% | 723,979 | 7.46% |
| Information Technology Services | 75,638,252 | 75,638,252 | 1,332,378 | 1.76% | 3,310,968 | 4.20% |
| Support Services | 27,392,071 | 27,392,071 | 1,280,065 | 4.67% | 1,491,195 | 5.78% |
| Non-Departmental: | | | | | | |
| Contingency | 999,500 | 999,500 | - | - | - | - |
| Total Non-Departmental | 999,500 | 999,500 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 152,537,063 | $ 152,537,063 | $ 4,903,658 | 3.21% | $ 8,112,799 | 5.26% |
| Projected Net Position December 31 | $ 34,717,823 | $ 34,717,823 | | | | |
| Estimated Net Position as of Report Date | | | $ 41,152,674 | | | |

## 605-Group Self-Insurance

The Group Self Insurance Fund accounts for all financial transactions related to the payment of premiums and benefits for active employees' health, disability, and life insurance. Revenues are received from employee and employer contributions.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 45,609,233 | $ 45,609,233 | $ 45,609,233 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 105,759,222 | $ 105,759,222 | $ 8,767,634 | 8.29% | $ 7,817,817 | 8.28% |
| Investment Income | 1,772,950 | 1,772,950 | 159,328 | 8.99% | 183,482 | 9.46% |
| Miscellaneous | - | - | 660 | - | 1,299 | - |
| Revenue without use of Net Position | 107,532,172 | 107,532,172 | 8,927,622 | 8.30% | 8,002,597 | 8.31% |
| Use of Net Position | 10,692,079 | 10,692,079 | - | - | - | - |
| TOTAL REVENUES | $ 118,224,251 | $ 118,224,251 | $ 8,927,622 | 7.55% | $ 8,002,597 | 8.08% |
| Appropriations: | | | | | | |
| Human Resources | $ 118,214,251 | $ 118,214,251 | $ 5,711,208 | 4.83% | $ 6,193,693 | 6.25% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 118,224,251 | $ 118,224,251 | $ 5,711,208 | 4.83% | $ 6,193,693 | 6.25% |
| Projected Net Position December 31 | $ 34,917,154 | $ 34,917,154 | | | | |
| Estimated Net Position as of Report Date | | | $ 48,825,647 | | | |

## 610-Fleet Management

The Fleet Management Fund accounts for all financial transactions related to the maintenance of the County fleet.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 14,597,780 | $ 14,597,780 | $ 14,597,780 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 16,541,782 | $ 16,541,782 | $ 1,537,623 | 9.30% | $ 1,197,983 | 7.82% |
| Investment Income | 222,000 | 222,000 | 44,183 | 19.90% | 32,102 | 13.08% |
| Miscellaneous | 344,000 | 344,000 | 7,548 | 2.19% | 9,295 | 2.71% |
| Other Financing Sources | 35,000 | 35,000 | - | - | 661 | 4.41% |
| TOTAL REVENUES | $ 17,142,782 | $ 17,142,782 | $ 1,589,355 | 9.27% | $ 1,240,041 | 7.79% |
| Appropriations: | | | | | | |
| Support Services | $ 13,447,640 | $ 13,447,640 | $ 872,061 | 6.48% | $ 797,237 | 5.89% |
| Non-Departmental: | | | | | | |
| Contingency | 17,000 | 17,000 | - | - | - | - |
| Fleet Management | 1,952,429 | 1,952,429 | 162,702 | 8.33% | 184,323 | 8.33% |
| Total Non-Departmental | 1,969,429 | 1,969,429 | 162,702 | 8.26% | 184,323 | 8.20% |
| Appropriations without Working Capital Reserve | 15,417,069 | 15,417,069 | 1,034,763 | 6.71% | 981,560 | 6.22% |
| Working Capital Reserve | 1,725,713 | 1,725,713 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 17,142,782 | $ 17,142,782 | $ 1,034,763 | 6.04% | $ 981,560 | 6.16% |
| Projected Net Position December 31 | $ 16,323,493 | $ 16,323,493 | | | | |
| Estimated Net Position as of Report Date | | | $ 15,152,372 | | | |

## 611-Risk Management

The Risk Management Fund accounts for all financial transactions related to the County's property liability and casualty insurance. Revenues are received from charges to the user departments based on the number of employees, prior claims, and property liability coverage needs. Annual insurance premiums are paid in January.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 12,726,098 | $ 12,726,098 | $ 12,726,098 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 16,000,000 | $ 16,000,000 | $ 1,333,333 | 8.33% | $ 1,334,447 | 8.33% |
| Investment Income | 216,650 | 216,650 | 62,453 | 28.83% | 49,744 | 50.50% |
| Miscellaneous | - | - | 5,307 | - | 37,354 | 13.83% |
| TOTAL REVENUES | $ 16,216,650 | $ 16,216,650 | $ 1,401,093 | 8.64% | $ 1,421,546 | 8.68% |
| Appropriations: | | | | | | |
| Financial Services | $ 15,170,587 | $ 15,170,587 | $ 6,681,950 | 44.05% | $ 6,355,069 | 40.62% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| Appropriations without Working Capital Reserve | 15,180,587 | 15,180,587 | 6,681,950 | 44.02% | 6,355,069 | 40.59% |
| Working Capital Reserve | 1,036,063 | 1,036,063 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 16,216,650 | $ 16,216,650 | $ 6,681,950 | 41.20% | $ 6,355,069 | 38.79% |
| Projected Net Position December 31 | $ 13,762,161 | $ 13,762,161 | | | | |
| Estimated Net Position as of Report Date | | | $ 7,445,242 | | | |

## 612-Workers Compensation Fund

The Workers' Compensation Fund accounts for financial transactions related to the payment of workers' compensation claims. Revenue is received from the user departments based upon the number of employees and prior claims.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 8,556,956 | $ 8,556,956 | $ 8,556,956 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 3,000,000 | $ 3,000,000 | $ 250,000 | 8.33% | $ 250,093 | 8.33% |
| Investment Income | 443,450 | 443,450 | 49,079 | 11.07% | 54,505 | 9.49% |
| Revenue without use of Net Position | 3,443,450 | 3,443,450 | 299,079 | 8.69% | 304,598 | 8.52% |
| Use of Net Position | 2,458,589 | 2,458,589 | - | - | - | - |
| TOTAL REVENUES | $ 5,902,039 | $ 5,902,039 | $ 299,079 | 5.07% | $ 304,598 | 5.14% |
| Appropriations: | | | | | | |
| Human Resources | $ 5,892,039 | $ 5,892,039 | $ 980,510 | 16.64% | $ 897,587 | 15.17% |
| Non-Departmental: | | | | | | |
| Contingency | 10,000 | 10,000 | - | - | - | - |
| Total Non-Departmental | 10,000 | 10,000 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 5,902,039 | $ 5,902,039 | $ 980,510 | 16.61% | $ 897,587 | 15.15% |
| Projected Net Position December 31 | $ 6,098,367 | $ 6,098,367 | | | | |
| Estimated Net Position as of Report Date | | | $ 7,875,525 | | | |

## 613-Auto Liability Fund

The Auto Liability Fund accounts for all financial transactions related to the County's property, liability and casualty insurance coverage on vehicles. Revenues are contributions from other Gwinnett County funds and are based on the number of employees and actual third-party automobile claims for County vehicles only.

| | FY 2026 | | | | FY 2025 | |
|---|---|---|---|---|---|---|
| | 2026 Adopted Budget | Current Annual Budget as of January 2026 | Actuals YTD as of January 2026 | % Actual to Current Budget | Actuals YTD as of January 2025 | % Actual to January 2025 Budget |
| Estimated Net Position January 1 | $ 6,883,716 | $ 6,883,716 | $ 6,883,716 | | | |
| Revenues: | | | | | | |
| Charges for Services | $ 4,500,000 | $ 4,500,000 | $ 375,000 | 8.33% | $ 375,092 | 8.33% |
| Investment Income | 217,650 | 217,650 | 28,264 | 12.99% | 27,461 | 12.95% |
| TOTAL REVENUES | $ 4,717,650 | $ 4,717,650 | $ 403,264 | 8.55% | $ 402,553 | 8.54% |
| Appropriations: | | | | | | |
| Financial Services | $ 3,500,492 | $ 3,500,492 | $ 475,537 | 13.58% | $ 5,312 | 0.14% |
| Appropriations without Working Capital Reserve | 3,500,492 | 3,500,492 | 475,537 | 13.58% | 5,312 | 0.14% |
| Working Capital Reserve | 1,217,158 | 1,217,158 | - | - | - | - |
| TOTAL APPROPRIATIONS | $ 4,717,650 | $ 4,717,650 | $ 475,537 | 10.08% | $ 5,312 | 0.11% |
| Projected Net Position December 31 | $ 8,100,874 | $ 8,100,874 | | | | |
| Estimated Net Position as of Report Date | | | $ 6,811,442 | | | |

# BUDGET ADJUSTMENTS BY FUND - REVENUES

## AS OF 1/31/2026

| Department/Fund | 2026 Adopted Budget | 2026 Current Annual Budget - January | Difference (Adjustments Year to Date) | Description | Current Month | Year to Date |
|---|---|---|---|---|---|---|
| **Street Lighting Fund (207)** | | | | | | |
| Charges for Services | 10,512,410 | 10,515,010 | 2,600 | 2026 Budget Revision | 2,600 | 2,600 |
| | | | | Total: Charges for Services | 2,600 | 2,600 |
| *Total: Street Lighting Fund* | | | 2,600 | | 2,600 | 2,600 |
| **Airport Operating Fund (570)** | | | | | | |
| Miscellaneous | 1,854,500 | 1,859,593 | 5,093 | 2026 Budget Revision | 5,093 | 5,093 |
| | | | | Total: Miscellaneous | 5,093 | 5,093 |
| *Total: Airport Operating Fund* | | | 5,093 | | 5,093 | 5,093 |
| **Total Revenue Budget Adjustments** | | | **7,693** | | **7,693** | **7,693** |

# BUDGET ADJUSTMENTS BY FUND - APPROPRIATIONS

## AS OF 1/31/2026

| Department/Fund | 2026 Adopted Budget | 2026 Current Annual Budget January | Difference (Adjustments Year to Date) | Description | Current Month | Year to Date |
|---|---|---|---|---|---|---|
| **General Fund (101)** | | | | | | |
| Judiciary | 42,028,874 | 53,678,874 | 11,650,000 | 2026 Budget Revision | 11,650,000 | 11,650,000 |
| | | | | Total: Judiciary | 11,650,000 | 11,650,000 |
| Juvenile Court | 8,107,232 | 10,657,232 | 2,550,000 | 2026 Budget Revision | 2,550,000 | 2,550,000 |
| | | | | Total: Juvenile Court | 2,550,000 | 2,550,000 |
| Probate Court | 5,534,187 | 5,834,187 | 300,000 | 2026 Budget Revision | 300,000 | 300,000 |
| | | | | Total: Probate Court | 300,000 | 300,000 |
| **Non-Departmental:** | | | | | | |
| Reserves - Indigent Defense | 14,500,000 | - | (14,500,000) | 2026 Budget Revision | (14,500,000) | (14,500,000) |
| | | | | Total: Reserves - Indigent Defense | (14,500,000) | (14,500,000) |
| *Total: General Fund* | | | - | | - | - |
| **Police Services District Fund (206)** | | | | | | |
| Recorder's Court | 2,485,214 | 2,885,214 | 400,000 | 2026 Budget Revision | 400,000 | 400,000 |
| | | | | Total: Recorder's Court | 400,000 | 400,000 |
| Non-Departmental | 10,825,718 | 10,425,718 | (400,000) | 2026 Budget Revision | (400,000) | (400,000) |
| | | | | Total: Non-Departmental | (400,000) | (400,000) |
| *Total: Police Services District Fund* | | | - | | - | - |
| **Street Lighting Fund (207)** | | | | | | |
| Transportation | 10,507,027 | 10,509,627 | 2,600 | 2026 Budget Revision | 2,600 | 2,600 |
| | | | | Total: Transportation | 2,600 | 2,600 |
| *Total: Street Lighting Fund* | | | 2,600 | | 2,600 | 2,600 |
| **Airport Operating Fund (570)** | | | | | | |
| Working Capital Reserve | 96,017 | 101,110 | 5,093 | 2026 Budget Revision | 5,093 | 5,093 |
| | | | | Total: Working Capital Reserve | 5,093 | 5,093 |
| *Total: Airport Operating Fund* | | | 5,093 | | 5,093 | 5,093 |
| **Total Appropriation Budget Adjustments** | | | **$ 7,693** | | **$ 7,693** | **$ 7,693** |

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260348 | |

☐ Grants ☐ Public Hearing ☐ Renewals

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/05/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | cdwylie | | | Multiple Depts? | No |
| Agenda Type | Ratification | | | | |

Item of Business: Locked by Purchasing: No

of Plat approvals for February 1, 2026 through February 28, 2026.

| | |
|---|---|
| Attachments | Plat Ratification Report and Map |
| Authorization: Chairwoman's Signature? | No |
| Staff Recommendation | Approval |
| BAC Action: | |
| Department Head | mjdickison (3/10/2026) |
| Attorney | jennyscarter (3/11/2026) |

Agenda Purpose Only

## Financial Action

| Budgeted | Fund Name | Current Balance | Requested Allocation | Director's Initials |
|---|---|---|---|---|
| | N/A | * | N/A | brainey (3/11/2026) |
| | | | | |
| | | | | |

| Finance Comments | FinDir's Initials |
|---|---|
| *No budget impact. | raroyal (3/11/2026) |

☐ Budget Adjust ☐ Grand Jury

**County Clerk Use Only** PH was Held? ☐

| | |
|---|---|
| Working Session | |
| Action | New Item |
| Tabled | |
| Motion | |
| 2nd by | |
| Vote | No Action Taken |

# Gwinnett County
# Department of Planning & Development

# Plat Ratification Report

From 2/1/2026 to 2/28/2026

## Final Plats Approved

**CASE NUMBER : PLAT2024-00340** | ADDRESS : AZALEA DR (1800 BLOCK), LAWRENCEVILLE, GA 30043 | PROJECT : AZALEA SQUARE PHASE 2

COMMISSION DIST: 4
PARCEL # : 7091 026
STATUS : Revision Authorized
RECEIVED ON : 8/26/2024
ISSUED ON : 2/11/2026

TOTAL ACRES : 14.27
DENSITY : 6.93
NO. OF LOTS : 125

DEVELOPER
SCOTT URBIZO
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE,
SUITE 200
NORCROSS, GA 30071

DESIGNER
NEY F. AYALA
PLANNERS AND ENGINEERS COLLABORATIVE
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092

**PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, PHASE 2, R-TH PER RZM2021-00003, 125 LOTS, 14.27 ACRES, 5.98 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2024-00460** | ADDRESS : LAKE CARLTON RD (3400 BLOCK), LOGANVILLE, GA 30052 | PROJECT : DARLINGTON (F.K.A. CARLTON CROSSING PHASE II)

COMMISSION DIST: 3
PARCEL # : 5126 025
STATUS : Revision Authorized
RECEIVED ON : 11/15/2024
ISSUED ON : 2/23/2026

TOTAL ACRES : 21.97
DENSITY : 7.56
NO. OF LOTS : 165

DEVELOPER
DUNCAN CORLEY
CKK DEVELOPMENT SERVICES, LLC
270 NORTH CLAYTON STREET
LAWRENCEVILLE, GA 30046

DESIGNER
KEVIN V. RINGO
RINGO, ABERNATHY & ASSOCIATES
257 PINECREST LANE
BRASELTON, GA 30517

**PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, TOWNHOMES, PHASE II, R-TH PER RZM2021-00044, 165 LOTS, 21.97 ACRES, 7.55 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2025-00008** | ADDRESS : TULLIS RD (900 BLOCK), LAWRENCEVILLE, GA 30043 | PROJECT : RIVERSIDE RIDGE PHASE 2

COMMISSION DIST: 4
PARCEL # : 7024 035
STATUS : Revision Authorized
RECEIVED ON : 1/8/2025
ISSUED ON : 2/11/2026

TOTAL ACRES : 46.13
DENSITY : 1.41
NO. OF LOTS : 94

DEVELOPER
KEITH B. ADAMS
STANLEY MARTIN HOMES, LLC
6285 BARFIELD ROAD
SANDY SPRINGS, GA 30328

DESIGNER
DENVER W. YOUNGBLOOD
MAXWELL-REDDICK AND ASSOCIATES, INC.
2500 NORTHWINDS PARKWAY
ALPHARETTA, GA 30009

**PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, PHASE 2, OSC PER RZR2021-00023, 94 LOTS, 46.13 ACRES, 19.63 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2025-00144** | ADDRESS : FALLING WATERS LN (1100 BLOCK), NORCROSS, GA 30093 | PROJECT : DINH, AN (XPL)

COMMISSION DIST: 2
PARCEL # : 6174 518
STATUS : Plans Authorized
RECEIVED ON : 4/24/2025
ISSUED ON : 2/4/2026

TOTAL ACRES : 1.10
DENSITY : N/A
NO. OF LOTS : 3

DEVELOPER
AN VAN DINH
2368 BELLEW DRIVE
BOWMAN, GA 30624

DESIGNER
BENJAMIN DANIEL DESLAURIERS
TERMINUS LAND SURVEYING & SERVICES
2010 CRESCENT RIDGE
CUMMING, GA 30041

**PROJECT DESCRIPTION : DINH, AN (XPL), R-60 PER RZR2024-00019, 3 LOTS, 1.10 ACRES, SEWER**

**CASE NUMBER : PLAT2025-00220** | ADDRESS : OZORA CHURCH RD (700 BLOCK), LAWRENCEVILLE, GA 30045 | PROJECT : HAMILTON LAKES PHASE 2

COMMISSION DIST: 3
PARCEL # : 5198 007
STATUS : Plans Authorized
RECEIVED ON : 6/6/2025
ISSUED ON : 2/26/2026

TOTAL ACRES : 16.00
DENSITY : 2.75
NO. OF LOTS : 44

DEVELOPER
MICHAEL BUSHER
DRB GROUP GEORGIA, LLC
55 IVAN ALLEN JR BOULEVARD,
SUITE 400
ATLANTA, GA 30308

DESIGNER
CLINTON R. COULTER
GASKINS + LECRAW
1266 POWDER SPRINGS ROAD SW
MARIETTA, GA 30064

**PROJECT DESCRIPTION : HAMILTON LAKES, PHASE 2, OSC PER RZR2022-00030, 44 LOTS, 16.00 ACRES, 4.76 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2025-00237** | ADDRESS : ROCK SPRINGS ROAD (2400 BLOCK), BUFORD, GA 30519 | PROJECT : THAI, HIEN KIM & NA NHI LE (XPL)

COMMISSION DIST: 4
TOTAL ACRES : 11.93
PARCEL # : 7135 014
DENSITY : N/A
STATUS : Plans Authorized
NO. OF LOTS : 2
RECEIVED ON : 6/19/2025
ISSUED ON : 2/23/2026

DEVELOPER
NA NHI LE
2425 ROCK SPRINGS ROAD
BUFORD, GA 30519

DESIGNER
MICHAEL R. SHEPHERD
GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD
LAWRENCEVILLE, GA 30046

**PROJECT DESCRIPTION : THAI, HIEN KIM & NA NHI LE (XPL), RA-200, 2 LOTS, 11.93 ACRES, SEPTIC**

**CASE NUMBER : PLAT2025-00248** | ADDRESS : ROCK SPRINGS RD (800 BLOCK), LAWRENCEVILLE, GA 30043 | PROJECT : EASTON WALK

COMMISSION DIST: 4
TOTAL ACRES : 56.35
PARCEL # : 7148 006
DENSITY : 1.86
STATUS : Plans Authorized
NO. OF LOTS : 105
RECEIVED ON : 6/26/2025
ISSUED ON : 2/27/2026

DEVELOPER
MELANIE GRAF
BEAZER HOMES
2002 SUMMIT BOULEVARD NE, 15TH FLOOR
ATLANTA, GA 30319

DESIGNER
M. CHAYCE BELL
LJA SURVEYING, INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518

**PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, OSC PER RZR2022-00023, 105 LOTS, 56.35 ACRES, 18.73 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2025-00268** | ADDRESS : OLD PEACHTREE RD (1500 BLOCK), LAWRENCEVILLE, GA 30043 | PROJECT : DREYCOTT

COMMISSION DIST: 4
TOTAL ACRES : 44.72
PARCEL # : 7103 006
DENSITY : 4.18
STATUS : Revision Authorized
NO. OF LOTS : 187
RECEIVED ON : 7/14/2025
ISSUED ON : 2/4/2026

DEVELOPER
ED HADLEY
KL LB BUY 4 LLC
6900 EAST CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251

DESIGNER
NEY F. AYALA
PLANNERS AND ENGINEERS COLLABORATIVE
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092

**PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISON, TND PER RZR2023-00017, 187 LOTS, 44.72 ACRES, 17.44 ACRES OPEN SPACE, SEWER**

**CASE NUMBER : PLAT2025-00316** ADDRESS : CAMMIE WAGES RD (2900 BLOCK), DACULA, GA 30019 PROJECT : RICHARDS, MICHELE (XPL)

COMMISSION DIST: 3 TOTAL ACRES : 9.14

PARCEL # : 5315 012 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 7

RECEIVED ON : 8/13/2025

ISSUED ON : 2/26/2026

DEVELOPER

MICHELE RICHARDS
2905 CAMMIE WAGES ROAD
DACULA, GA 30019

DESIGNER

KEVIN V. RINGO
RINGO ABERNATHY & ASSOCIATES
257 PINECREST LANE
BRASELTON, GA 30517

**PROJECT DESCRIPTION : RICHARDS, MICHELE (XPL), RA-200, 7 LOTS, 9.14 ACRES, SEPTIC**

**CASE NUMBER : PLAT2025-00418** ADDRESS : CENTERVILLE HWY (4700 BLOCK), SNELLVILLE, GA 30039 PROJECT : NEW BETHEL AME CHURCH

COMMISSION DIST: 2 TOTAL ACRES : 6.62

PARCEL # : 4348 004 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 2

RECEIVED ON : 11/19/2025

ISSUED ON : 2/26/2026

DEVELOPER

WILLIAM THOMAS JR.
NEW BETHEL AME CHURCH OF GWINNETT COUNTY
8350 ROCKBRIDGE ROAD
LITHONIA, GA 30058

DESIGNER

WILLIAM B. SIMS
S. & S. LAND SURVEYING
549 WEST AVENUE
CEDARTOWN, GA 30125

**PROJECT DESCRIPTION : NEW BETHEL AME CHURCH (XPL), R-100, 2 LOTS, 6.62 ACRES, SEPTIC**

**CASE NUMBER : PLAT2025-00420** ADDRESS : SIMONTON RD (300 BLOCK), LAWRENCEVILLE, GA 30045 PROJECT : MRLEO REALTY, LLC (XPL)

COMMISSION DIST: 3 TOTAL ACRES : 2.49

PARCEL # : 5181 006 DENSITY : N/A

STATUS : Plans Authorized NO. OF LOTS : 2

RECEIVED ON : 11/21/2025

ISSUED ON : 2/4/2026

DEVELOPER

MICHAEL PEREZ
MRLEO REALTY, LLC
166 OLD FIELD ROAD
EAST SETAUKET, NY 11733

DESIGNER

PATRICK F. CAREY
KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GA 30046

**PROJECT DESCRIPTION : MRLEO REALTY, LLC (XPL), R-75, 2 LOTS, 2.49 ACRES, SEPTIC**

**CASE NUMBER : PLAT2025-00427** | ADDRESS : JUNE IVEY ROAD (3000 BLOCK), BETHLEHEM, GA 30620 | PROJECT : ATLAS DEVELOPMENT, LLC (XPL)

COMMISSION DIST: 3
PARCEL # : 5346 014
STATUS : Plans Authorized
RECEIVED ON : 12/1/2025
ISSUED ON : 2/26/2026

TOTAL ACRES : 3.79
DENSITY : N/A
NO. OF LOTS : 4

DEVELOPER
CAMERON HENDERSON
ATLAS DEVELOPMENT, LLC
554 WEST MAIN STREET, SUITE 700
BUFORD, GA 30518

DESIGNER
LEE JAY JOHNSON
LAND DEVELOPMENT SURVEYORS, INC.
PO BOX 2050
DACULA, GA 30019

**PROJECT DESCRIPTION : ATLAS DEVELOPMENT, LLC (XPL), RA-200, 4 LOTS, 3.79 ACRES, SEPTIC**

**CASE NUMBER : PLAT2026-00019** | ADDRESS : SATELLITE BLVD (2600 BLOCK), DULUTH, GA 30096 | PROJECT : SATELLITE COMMONS, LLC

COMMISSION DIST: 1
PARCEL # : 7079 008
STATUS : Plans Authorized
RECEIVED ON : 1/14/2026
ISSUED ON : 2/17/2026

TOTAL ACRES : 22.20
DENSITY : N/A
NO. OF LOTS : 2

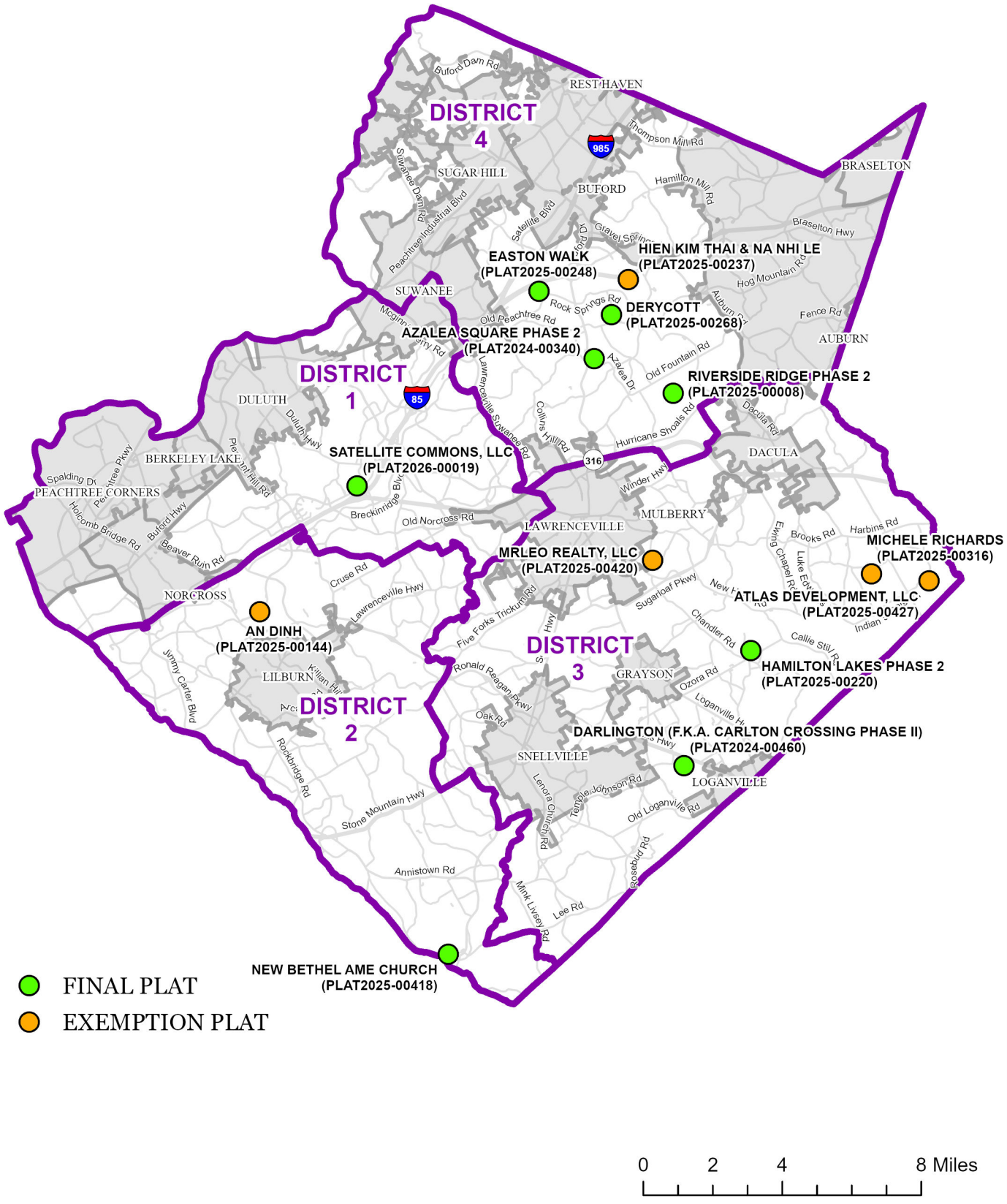
DEVELOPER
MICHAEL HOATH
SATELLITE COMMONS, LLC
2827 PEACHTREE ROAD NE, SUITE 600
ATLANTA, GA 30305

DESIGNER
GARY P. HIBBS JR.
TECHNICAL SURVEY SERVICES, INC.
1641 AUTUMN BOULEVARD NE
CONYERS, GA 30012

**PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, RM-24 PER RZM2022-00018 & MU-R PER RZC2022-00017, 2 LOTS, 22.20 ACRES, SEWER**

**TOTAL FOR : Plat** | **NO. OF CASES : 13** | **NO. OF LOTS : 742** | **TOTAL ACRES : 256.71**

**GRAND TOTALS** | **NO. OF CASES : 13** | **NO. OF LOTS : 742** | **TOTAL ACRES : 256.71**


Final Plats and Exemption Plats
Approved in February 2026
by Planning and Development
N
DISTRICT 4
DISTRICT 1
DISTRICT 2
DISTRICT 3
EASTON WALK (PLAT2025-00248)
HIEN KIM THAI & NA NHI LE (PLAT2025-00237)
DERYCOTT (PLAT2025-00268)
AZALEA SQUARE PHASE 2 (PLAT2024-00340)
RIVERSIDE RIDGE PHASE 2 (PLAT2025-00008)
SATELLITE COMMONS, LLC (PLAT2026-00019)
MRLEO REALTY, LLC (PLAT2025-00420)
MICHELE RICHARDS (PLAT2025-00316)
ATLAS DEVELOPMENT, LLC (PLAT2025-00427)
AN DINH (PLAT2025-00144)
HAMILTON LAKES PHASE 2 (PLAT2025-00220)
DARLINGTON (F.K.A. CARLTON CROSSING PHASE II) (PLAT2024-00460)
NEW BETHEL AME CHURCH (PLAT2025-00418)
FINAL PLAT
EXEMPTION PLAT
0 2 4 8 Miles
Path: Q:\Planning_and_Development\Monthly_Plat_Ratifications\MXDs\2026\Monthly Plat Ratifications 2026\Monthly Plat Ratifications 2026.aprx

# Gwinnett County Board of Commissioners Agenda Request

| GCID # | Group With GCID #: |
|---|---|
| 20260362 | |

☐ Grants ☐ Public Hearing ☐ Renewals

| | | | | | |
|---|---|---|---|---|---|
| Department: | Planning & Development | | | Date Submitted: | 03/10/2026 |
| Working Session: | | Business Session: | | Public Hearing: | 03/24/2026 |
| Submitted By: | cdwylie | | | Multiple Depts? | No |
| Agenda Type | Approval | | | | |

Item of Business: Locked by Purchasing: No

of SNC2026-0362 – Street Name Change from US Auto Sales Boulevard to Hosea Road. Applicant: Reginald Anderson. District 5, Land Lot 177 and District 7, Land Lot 012.

| | |
|---|---|
| Attachments | Justification, Application and Map |

Authorization: Chairwoman's Signature? No

| | |
|---|---|
| Staff Recommendation | |
| BAC Action: | |
| Department Head | mjdickison (3/10/2026) |
| Attorney | jennyscarter (3/11/2026) |

Agenda Purpose Only

## Financial Action

| Budgeted | Fund Name | Current Balance | Requested Allocation | Director's Initials |
|---|---|---|---|---|
| | N/A | * | N/A | brainey (3/11/2026) |
| | | | | |
| | | | | |

| | | |
|---|---|---|
| Finance Comments | *No budget impact. | FinDir's Initials: raroyal (3/11/2026) |

☐ Budget Adjust ☐ Grand Jury

**County Clerk Use Only** PH was Held? ☐

| | |
|---|---|
| Working Session | |
| Action | New Item |
| Tabled | |
| Motion | |
| 2nd by | |

Vote: No Action Taken

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

**MEMORANDUM**

TO: Chairwoman
District Commissioners

FROM: Matthew Dickison, Director MD

SUBJECT: SNC2025-00001, Street Name Change

DATE: March 2, 2026

**ITEM OF BUSINESS**

Approval of SNC2025-00001, a request to change the name of US Auto Sales Boulevard to Hosea Road.

**BACKGROUND AND DISCUSSION**

The City of Lawrenceville has requested approval to rename US Auto Sales Boulevard to Hosea Road. US Auto Sales Boulevard aligns with the intersection of Hosea Road and Hurricane Shoals Road. The entire length of what is now US Auto Sales Boulevard will be renamed Hosea Road.

Prior to being named US Auto Sales Boulevard, the roadway was known as Hosea Road. The owners of all properties adjoining the roadway segment to be renamed are in agreement with the change.

The Departments of Fire and Emergency Services, Police, and Transportation have reviewed this request and have no comments. Upon approval, GIS and County addressing records will be updated to reflect the change.

## STREET NAME CHANGE APPLICATION

Existing Name of Road: US Auto Sales Boulevard

Proposed Name of Road: Hosea Road

Beginning at (cross street): SR 316 / University Parkway

Ending at (cross street): Hurricane Shoals Road

Reason for Change: City of Lawrenceville-Requested Name Change

Is this street in a subdivision? No If yes, subdivision name: _____

Applicant's Name: City of Lawrenceville / Reginald Anderson

Address: 70 S. Clayton Street, Lawrenceville, GA 30046

Telephone: 770-277-2537

**Note: The applicant is responsible for revising recorded development plats, including any associated fees. The applicant is also responsible for the cost of new street name signs that will replace existing street name signs.**

---

**Petition Requirement:** A Street Name Change Application must be accompanied by a petition circulated among affected property owners. The petition should contain all affected property owners' names, addresses, and signatures. An affected property owner owns an interest in property contiguous to the street. An example of the required petition is attached for applicant use.

Gwinnett County Development Review determined that at least 51% of the affected property owners must sign the petition to initiate the street name change process. Applications submitted with a petition that contains signatures from less than 51% of the affected property owners will have the application, petition, and a list of affected property owners returned to the applicant.

Return completed application and petition of property owners to Gwinnett County Planning and Development, Development Plan Review, 446 West Crogan Street, Ste 150, Lawrenceville, Georgia 30046-2440, phone 678-518-6000, Attn: Development Review Addressing.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT | DEVELOPMENT REVIEW

# STREET ADDRESS NAME CHANGE

## Petition of Property Owners to Accompany Street Name Change Application

An application is being submitted to request that US Auto Sales Boulevard (existing street) be changed to Hosea Road (proposed name) between SR 316 / University Parkway (cross street) and Hurricane Shoals Road (cross street).

The street name change application is being submitted by City of Lawrenceville / Reginald Anderson (Applicant).

*Note: A street name change may also result in address changes. The applicant is responsible for the cost of revising recorded development plats and the cost of installing new street name signs. Each individual property owner would be responsible for any costs associated with changes in driver's license information, stationery, personal or business checks, home or mailbox numbers, or other personal documents related to a street name or address change.*

*I am in favor of the proposed street name change.*

*Printed Name Address Day Phone Signature Date* October 23, 2025

1. 7012 115 - 350 Equipment Ct - Owner: 305 Equipment Court Commercial Properties LLC - Marvin K. Hewatt-Mgr

2. 5177 058 - 540 US Auto Sales Blvd - Owner: 540 Hosea Road Commercia Properties LLC - Marvin K. Hewatt-Mgr

3. 5177 060 - 520 US Auto Sales Blvd - Owner: 540 Hosea Road LLC - Marvin K. Hewatt-Manager

5. 5177 019 - 459 Hurricane Shoals Rd - Owner: Nine Hundred No Nine LLC - Marvin K. Hewatt-Manager

6. 7012 102 - 2875 University Parkway - Owner: Marvin Hewatt Enterprises, Inc - Marvin K. Hewatt-President

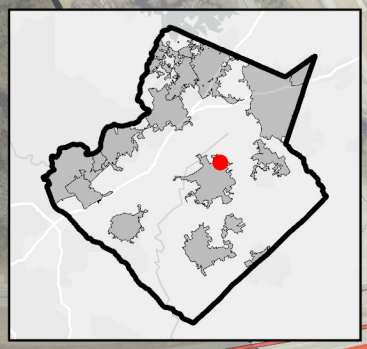
Marvin K. Hewatt 404-697-1036

Return completed application and petition of property owners to Gwinnett County Planning and Development, Development Plan Review, 446 West Crogan Street, Ste 150, Lawrenceville, Georgia 30046-2440, Phone 678-518-6000, Attn: Development Review Addressing.

Name: SNC2025-00001

User: zlwill

# SNC2025-00001



Wimberly Way

Ramp

Sr316w Hwy

Sr316e Hwy

316

Equipment Ct

Lawrenceville

Us Auto Sales Blvd

John Connor Ct

Hurricane Shoals Rd

Hosea Rd

Path: Q:\Planning_and_Development\01-Map Requests\Development_Division_Requests\2026 01_SNC2025-00001\SNC2025-00001\SNC2025-00001.aprx

## Legend

- Rename Segment (HOSEA RD)
- City of Lawrenceville Boundary

N

0 150 300

US Feet

Gwinnett County
Department of Planning and Development
Printed: January 9, 2026