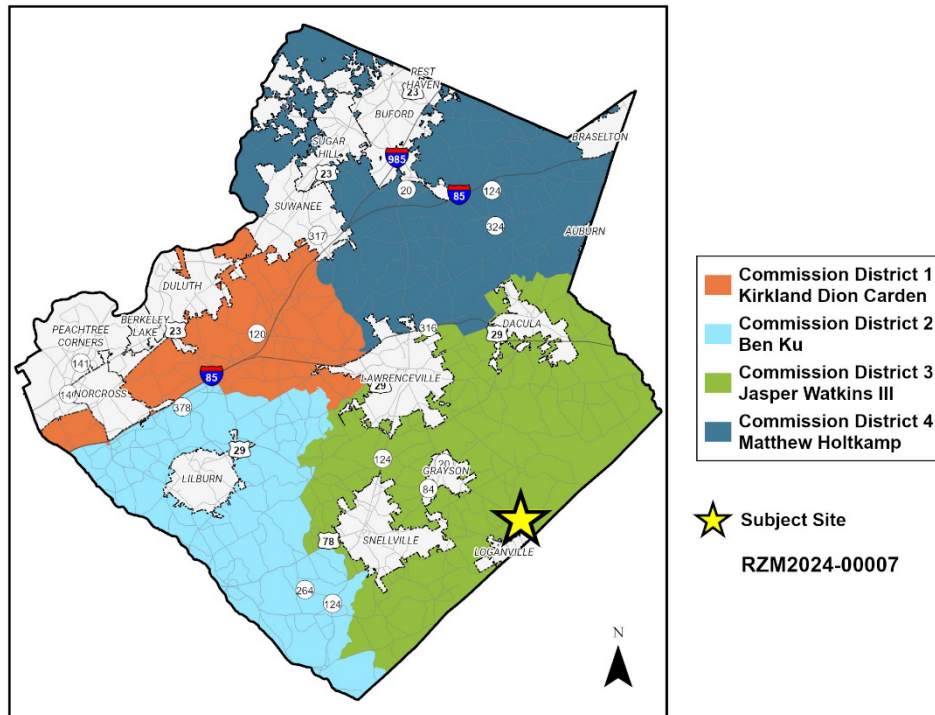


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2024-00007
Current Zoning: MH (Manufactured Housing) / R-100 (Single-Family Residential)
Request: Rezoning to R-TH (Single-Family Townhouse District)
Additional Request: Variance
Overlay District: Grayson/Highway 20 Corridor Overlay District
Address: 3600 Block of Loganville Highway and 259 Willowwind Drive
Map Numbers: R5162 005 and 058
Site Area: 8.20 acres
Units: 67
Proposed Development: Townhouses
Commission District: District 3 – Commissioner Watkins
Future Development Type: Suburban Residential

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** DENIAL



Applicant: Stanton Porter
73 Church Street, P.O. Box 88
Winder, GA 30680

Owners: JDW Gwinnett, LLC
5671 Hog Mountain Road
Bogart, GA 30622

Contact: Stanton Porter

Contact Phone: 470.997.2010

Zoning History

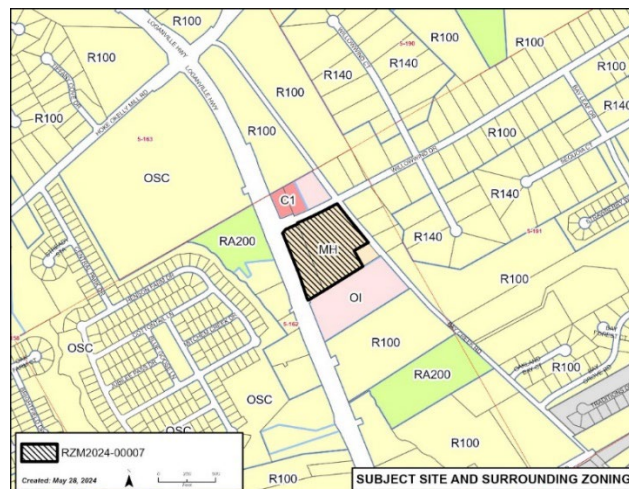
The subject site is zoned MH (Manufactured Housing District), which is an inactive zoning district that converts to R-100 (Single-Family Residential) pursuant to Section 200-40.2 of the most recent Unified Development Ordinance. In 1973, the site was rezoned from RA-200 (Agriculture-Residence District) to MH as part of an areawide rezoning. The site is also located in the Grayson/Highway 20 Corridor Overlay District.

Existing Site Condition

The subject site is an 8.20-acre assemblage of two parcels with three road frontages on Loganville Highway, Willowwind Drive, and Bay Creek Road. The land is undeveloped with roughly a third of it being densely covered with trees along the southern and eastern property lines. The remainder of the site was cleared for previous agricultural uses. A curb cut without a driveway exists on the Loganville Highway frontage. The property slopes downward from the north to south by approximately 16 feet towards the intersection of Willowwind Drive and Bay Creek Road. Of the three road frontages, overhead utilities are only present along the Bay Creek Road frontage, and a sidewalk is present along the Loganville Highway frontage. The nearest Gwinnett County Transit stop is approximately 7.9 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences on large lots, an undeveloped parcel, and a place of worship. Single-family homes on large lots along external streets are located across both Loganville Highway to the west and Bay Creek Road to the east. Willowwind Drive serves established small subdivisions with lots of approximately one acre each to the east. To the north across Willowwind Drive is an undeveloped parcel that was also part of the previous agricultural use. A place of worship and a 100-foot-tall telecommunications monopole are to the south of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	8.17 units per acre
North	Undeveloped	C-1, O-I	N/A
East	Single-Family Residential Telecommunications Monopole	R-100 C-2	0.87 units per acre N/A
South	Place of Worship	O-I	N/A
West	Single Family Residential Single Family Residential	R-100 RA-200	0.29 units per acre 0.18 units per acre

Project Summary

The applicant requests rezoning of an 8.20-acre assemblage from MH to R-TH for townhouses, including:

- 67 rear-entry townhouses, yielding a density of 8.17 units per acre.
- A minimum heated floor area of 2,100 square feet.
- Exterior building materials consisting of brick and fiber-cement siding.
- A 0.83-acre central green designed as usable open space.
- A community center and mail kiosk at the entrance to the development.
- One gated entrance from Bay Creek Road with a deceleration lane.
- 28-foot-wide private internal streets within a 50-foot-wide easement.
- Five-foot-wide sidewalks along the external streets, and 4-foot-wide sidewalks on both sides of the proposed internal streets and along the front of all the townhouses.
- One stormwater management area in the southern corner of the site.
- 19 guest parking spaces comprised of 11 on-street parallel spaces and 8 spaces in a parking lot beside the community center and mail kiosk.
- Four fire access drives dispersed between the townhouse buildings.
- Buildings located outside of the 100-foot-wide communication tower fall zone.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH for townhouses. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 2 acres	8.20 acres	YES
External Road Frontage	Minimum 50'	262.66'	YES
Density	Maximum 10 units per acre	8.17 units per acre	YES
External Front Yard Setback	Minimum 10'	10'	YES
External Rear Yard Setback	Minimum 25'	25'	YES
External Side Yard Setback	Minimum 5'	5'	YES
Garage Door Setback	Minimum 18'	18'	YES
Building Height	Maximum 40'	40'	YES
Open Space	Minimum 10% or 35,701 SF	10% or 36,244 SF	YES
Usable Open Space	Minimum 5% or 17,850 SF	10% or 36,244 SF	YES
Off-street Parking	Minimum 2 spaces per dwelling Maximum 3 spaces per dwelling	2 per dwelling	YES
Parking (Guest Parking)	17 spaces	19 spaces	YES

In addition, the development does not comply with the following standard in the Grayson/Highway 20 Corridor Overlay District:

Standard	Meets Standard?
Provide interparcel vehicle access points between all contiguous multifamily, commercial, office, industrial or attached residential tracts.	NO*

*Applicant requests to eliminate interparcel access between the townhouse development and the adjacent parcel to the south zoned O-I (Office-Institutional District).

Variance Request

In addition to the rezoning request, the applicant is seeking variances from the following provision of Title II of the UDO:

- 1. Section 214-20.3.A.1, Transportation/Infrastructure

Provide interparcel vehicle access points between all contiguous multifamily, commercial, office, industrial or attached residential tracts.

The applicant requests a variance to eliminate interparcel access requirements between the townhouse development and the adjacent O-I parcel with an existing place of worship.

Public Participation

The applicant held a community meeting for the development on Tuesday, May 28, 2024, at the Anna Holbrook Building in Loganville. There were six community members in attendance, who raised questions and concerns regarding the location of the main entrance, the building design, and landscaping of the development. The applicant provided buildings elevations at the meeting and may present a revised site plan with an entrance off Baycreek Road in response to public feedback. The public participation plan and report are shown in Exhibit H.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit I). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to 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 a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is located along a rapidly growing portion of Loganville Highway between the cities of Grayson and Loganville. The area is transitioning from a rural character to one with a mix of mature homes on large lots along external streets and newer single-family residential subdivisions. Just east of the site along Willowwind Drive are established residences on approximately one-acre lots. Recent development in the area is entirely single-family residential detached in the form of open space conservation subdivisions. The nearest townhouses are located within the Independence traditional neighborhood development located two miles northwest along Loganville Highway towards Grayson.

The proposed R-TH zoning district would introduce townhouses into an area of very low-density housing that is characterized exclusively by single-family detached residences. Therefore, this request would allow a development that is considerably denser than the existing surrounding neighborhoods. The proposed rezoning would permit a use that is not suitable in view of the use and development of adjacent and nearby property.

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

This proposed townhouse development would create a significantly higher density to the area and would create a stark visual contrast to the surrounding rural character of the area. The proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

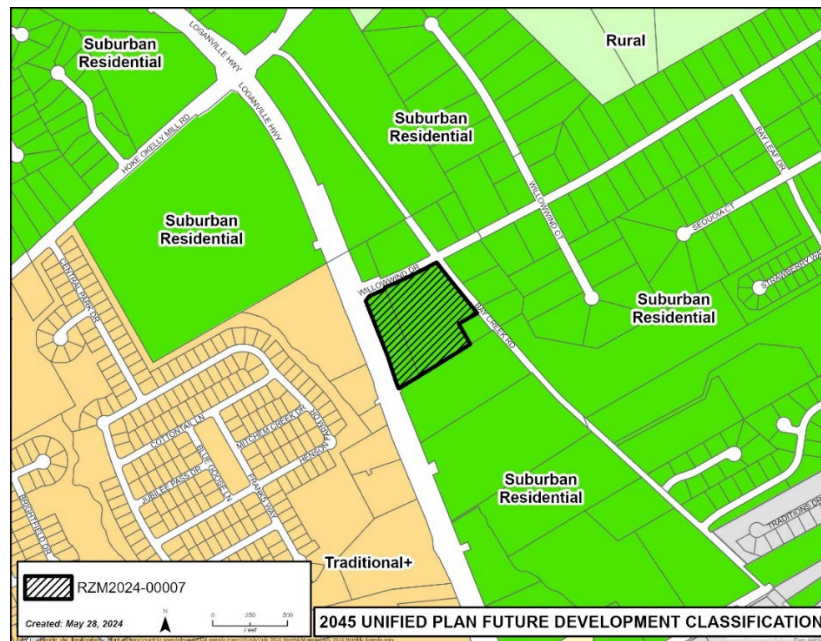
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study submitted for the development estimated that the subdivision would generate 30 morning peak hour and 37 evening peak hour trips within a 24-hour period and have minimal impacts on traffic operations. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this request are attached (Exhibit I).

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

The Unified Plan's Future Development Map indicates "Suburban Residential" for the subject property. The intent of this development type is to maintain single-family detached residential areas that have developed over the past 30 years with larger homes (2,000 square feet or more). Townhouses are not a recommended land use and R-TH is not a recommended zoning district for the future development type. The proposed rezoning is not in conformity with the policy and

intent of the Unified Plan and Future Development Map.



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

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

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant requests a variance to eliminate interparcel access requirements between the townhouse development and the adjacent O-I parcel with an existing place of worship. The interparcel access with the place of worship to Loganville Highway would better disperse vehicle trips between two access points. There is not a topographical or environmental barrier or a detrimental impact to existing parking at the place of worship by providing this connection. Granting this variance would nullify the intent of the Unified Development Ordinance.

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.

In addition, staff recommends **DENIAL** of the following variance:

1. To eliminate interparcel access between the townhouse development and the parcel to the south zoned O-I.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as R-TH (Single-Family Residence Townhouse District) for townhouses, subject to the following conditions:

1. The development shall be limited to 67 townhouses with a minimum heated floor area of 2,100 square feet.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 22, 2024, and Exhibit C: Elevations dated received May 17, 2024, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. A deceleration lane shall be provided along Bay Creek Road, subject to the review and approval of the Gwinnett County Department of Transportation.
4. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All grassed areas shall be sodded.

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.

In addition, the Planning Commission recommends **DENIAL** of the following variance requests:

1. To eliminate interparcel access between the townhouse development and the parcel to the south zoned O-I.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps
- K. Site Plan Presented at the July 9, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of site from Loganville Highway



View of Loganville Highway frontage



View of homes along Willowwind Drive to the east



View of Bay Creek Road, subject property on right



View of place of worship (zoned O-I) to the south



View of monopole to the south

Exhibit B: Site Plan

[attached]

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5.22.24



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1313500132F, DATED 09/29/2006.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: MOULTRY & PATRICK.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORGIA SPECIFICATIONS.

LEGEND PROPOSED

PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
PROPOSED STANDARD DOT PAVING	
DOT PAVING	
LANDSCAPE STRIP/SETBACK LINE	
PROPERTY LINE	
CURB & GUTTER	
WATER METER	
TRANSFORMER PAD	
ADA RAMP	
SIGN	
CONCRETE WHEEL STOP	
ADA PARKING SYMBOL	
DIRECTIONAL ARROWS	
24" STOP BAR	
PROPOSED LIGHT POLE	



24-HOUR CONTACT: HUSEIN HAMIRANI (678) 267-0587

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	357,817	8.20	100.0
EXISTING ON-SITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	357,817	8.20	100.0
PROPOSED ON-SITE IMPERVIOUS AREA	187,157	4.30	52.4
BUILDING(S) 67 UNITS	85,800	1.97	24.0
SIDEWALK	87,729	0.64	7.8
PAVEMENT/DRIVEWAYS/GRAVEL	73,628	1.69	20.6
PROPOSED PERVIOUS AREA	169,860	3.90	47.6
TOTAL DISTURBED AREA	0	0.00	N/A
PROPOSED OFFSITE IMP.	6,569	0.15	N/A

SITE DATA

PANEL ID (REFERENCE)	5162 005 & 5162 008
EXISTING LAND USE	W/MT
PROPOSED LAND USE	TOWN HOMES
CURRENT ZONING CLASSIFICATION	RM
PROPOSED ZONING CLASSIFICATION	RH
OVERLAY DISTRICT	NONE
CURRENT LOCAL JURISDICTION	WINNETT COUNTY
FLOOD ZONE CLASSIFICATION	X
REQUIRED OPEN SPACE 1%	35,701 SF
PROVIDED OPEN SPACE	36,244 SF
USABLE OPEN SPACE REQUIRED OR USABLE OPEN SPACE PROVIDED	12,000 SF
	36,244 SF

PROPOSED PARKING DATA

TOTAL GUEST SPACES REQUIRED 0.25 PER DWELLING UNIT	670.25=16.75 (17)
GUEST SPACES PROVIDED	17 SPACES
ACCESSIBLE SPACES PER (REQUIRED)	19 SPACES
TOTAL PARKING PROVIDED	MIN 2 MAX 3
TOTAL RESIDENT SPACES REQUIRED	2 SPACES PER UNIT
RESIDENT SPACES PROVIDED	

BUILDING DATA

MAX BUILDING HEIGHT (BY CODE)	40 FEET
PROPOSED BUILDING HEIGHT	40 FEET
MAX DENSITY (UNITS PER ACRE)	10 PER ACRE
PROPOSED DENSITY (UNITS PER ACRE)	8.17 PER ACRE

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (WEST)	10 FEET	10'
REAR (SOUTH)	25 FEET	25'
FRONT (EAST)	10 FEET	10'
FRONT (NORTH)	10 FEET	10'

OWNER/DEVELOPER/
PRIMARY PERMITTEE
1618 LAND HOLDINGS, LLC
25 S HARRIS ST
BUDFORD, GA 30518
CONTACT: NAME: HUSEIN HAMIRANI
PH: 678-267-0587
E: HH61618.BIZ



5/20/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

CIVIL PLANS
STRAWBERRY FIELD TOWNHOMES
WILLOWWIND DR & BAY CREEK RD
LL 168 - DISTRICT SH, PARCEL # 5162 005 & 5162 008

1618 LAND HOLDINGS, LLC
25 S HARRIS ST
HUSEIN HAMIRANI (678) 267-0587



SCALE: 1"=40'

DATE: 03-25-2024

PROJECT NUMBER: 2024-013

SHEET TITLE

Rezoning Plan

SHEET NUMBER

RZ1

Exhibit C: Building Elevations

[attached]

RECEIVED

5.17.24

DESIGN TODAY

1110 S. DUNSTON ST. SE
GWINNETT, GA
30146
TEL: 404.504.1000
FAX: 404.504.1001
WWW.DTDESIGN.COM



LETTER OF INTENT:
- PROPOSED MATERIALS FOR EXTERIOR DESIGN
ARE AS FOLLOWS:
A. 1ST FLOOR LEVEL (FULL OR PARTIAL HEIGHT):
BRICK VENEER
B. 2ND AND 3RD FLOOR LEVELS: COMPOSITE
CONCRETE SIDING, COMPOSITE CONCRETE TRIM
C. ALL COLORS TO BE NEUTRAL, EARTH TONES
D. ROOFING TO BE ARCHITECTURAL SHINGLES WITH
ACCENT ROOF HAVING METAL, DARK BRONZE
STANDING SEAM ROOFING



Graphic Scale



1 | PROPOSED TOWNHOUSES BACK ELEVATION- 7 UNITS

SCALE: GRAPHIC



2 | PROPOSED TOWNHOUSES BACK ELEVATION- 5 UNITS

SCALE: GRAPHIC

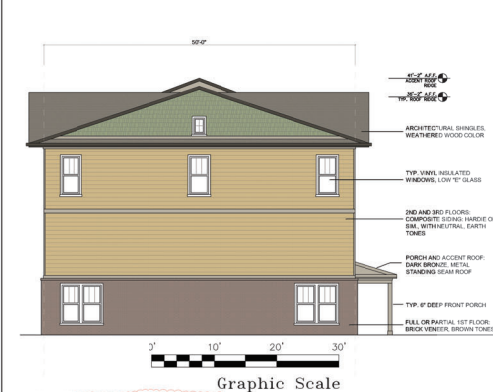


3 | PROPOSED TOWNHOUSES BACK ELEVATION- 3 UNITS

SCALE: GRAPHIC



4 | PROPOSED TOWNHOUSES FRONT ELEVATION- 7 UNITS



5 | PROPOSED TOWNHOUSES TYP. SIDE ELEVATION

SCALE: GRAPHIC

"STRAWBERRY
FIELD"
TOWNHOUSES

LAND LOT 162, 5TH
DISTRICT
GWINNETT COUNTY,
GA

1	05/23/24	REVISION NO.
2	05/23/24	REVISION NO.
3	05/23/24	REVISION NO.
4	05/23/24	REVISION NO.
5	05/23/24	REVISION NO.
6	05/23/24	REVISION NO.
7	05/23/24	REVISION NO.
8	05/23/24	REVISION NO.
9	05/23/24	REVISION NO.
10	05/23/24	REVISION NO.



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DESIGN TODAY 2020

DRAWING TITLE:
PROPOSED
EXTERIOR
ELEVATIONS

ISSUE DATE:

DRAWN BY:

SHEET NUMBER:

A4.00

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

[attached]

STANTONPORTER LAW

Winder:
73 Church Street
P.O. Box 88
Winder, Georgia 30680
470.997.2010
stanton@stantonporter.com

Athens:
2005 South Milledge Avenue
Suite 101
Athens, Georgia 30606
(By Appointment Only)

May 17, 2024

Gwinnett County Board of Commissioners
The Gwinnett County Planning Commission

Re: Rezoning Application for 8.20 Acres, Willowwind Drive from MH to R-TH
with two variance requests.

Greetings:

This rezoning request concerns approximately 8.20 acre tract of land located off Willowwind Road. The applicant would like to develop a townhome residential subdivision on the subject property as shown in the attached site plan. The request is to rezone from MH to R-TH. The property will be on sewer from Gwinnett County and a sewer letter has been provided with application.

Regarding the factors that the County should consider, the following is provided:

1. Each of the townhomes will have a minimum of 2,100 heated square feet.
2. A variance is requested for relief from section 214.20.3 A.1 of overlay districts which requires interparcel connectivity. It does not serve the interests of the users of the proposed townhome development to have townhomes connected to the neighboring church.
3. For amenities the middle of the property will include an open landscaped common park area that will be large enough for families to play ball, walk pets etc... on the sod. Around the entire property there will be sidewalks for use and the former of Loganville Highway and Willowwind will have an area designated as a dog park.
4. The design on the provided concept plans meets fire code as all dead-end streets are less than 150 feet long and back hip and turn arounds are provided in connecting streets.
5. Trash service of the townhomes will be curbside.
- 6.. This zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are presently either residential or commercial. This property is well suited for a transitional development between the commercial and single-family residential area.

7.. This zoning proposal would not adversely affect the existing use or usability of adjacent or nearby property.

8. This zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Furthermore, fear of increased traffic is not a proper justification for the denial of this rezone.

9. This zoning proposal is in conformity with the policy and intent of the comprehensive land use plan. The area surrounding the subject property is already residential in character.

The denial of this proposed zoning, or the grant to a different zoning category, or the grant with unreasonable conditions, will result in substantial monetary damage to the owner. The subject property has been vacant for many years and cannot economically support the present value of the land as presently zoned. Furthermore, the denial of this request will violate the owner's rights of due process and equal protection, procedural and substantive, and violation of Article I, Section I, Paragraphs 1 and 2, and Article I, Section III, Paragraph 1 of the Georgia Constitution and the Fifth and Fourteenth Amendments to the United States Constitution. Denial of the rezoning will destroy owner's property rights without first paying just compensation. A denial of this application would constitute an arbitrary and capricious act by Gwinnett County without any rational basis therefor, constituting an abuse of discretion. A refusal to rezone the subject property so as to permit the only feasible economic use of the property would be unconstitutional and would discriminate in an arbitrary and capricious and unreasonable manner between the owner and owners' of similarly situated property. This application meets the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning as an expression of the government's police power.

For the foregoing reasons, the applicant and owner respectfully request that this rezoning application be approved.

Sincerely,

STANTON PORTER LAW, LLC

By: _____

Stanton E. Porter



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5.22.24

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

Please respond to the following standards in the space provided or use attachment as necessary:

- (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, this area is located within a transition zone from commercial to residential so this townhome project is an ideal transition development.

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

The proposed development will not adversely affect the existing use or usability of nearby property as it is on an island surrounded by roads on three sides and a church and traffic study was favorable.

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

The subject property does not have reasonable economic use as a mobile home park which is the current zoning.

- (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, traffic study did not show a significant impact and the addition of 67 townhome units will not have a significant impact on the schools.

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

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

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

The current zoning of MH is not supported by anyone and the size and location of the property is not suitable for single family residential homes. Economic conditions support townhomes here.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

5.22.24

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Stanton Porter</u>	Name: <u>JWD Gwinnett, LLC</u>
Address: <u>73 Church Street, P.O. Box 88</u>	Address: <u>5671 Hog Mountain Road</u>
City: <u>Winder</u>	City: <u>Bogart</u>
State: <u>GA</u> ZIP: <u>30680</u>	State: <u>GA</u> ZIP: <u>30622</u>
Phone: <u>470-997-2010</u>	Phone: <u>706-769-0627</u>
Email: <u>stanton@stantonporter.com</u>	Email: <u>rowell.m@gmail.com</u>
Contact Person: <u>Stanton Porter</u> Phone: <u>470-997-2010</u>	
Contact's Email: <u>stanton@stantonporter.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser </p>	
Current Zoning District(s): <u>MH</u> Requested Zoning District: <u>R-TH</u>	
Parcel Number(s): <u>5162 005 and 5162 058</u> Acreage: <u>8.20</u>	
Property Address(es): <u>3600 Block of Loganville Highway and 259 Willowwind Drive</u>	
Proposed Development: <u>residential townhome development</u>	
Variance(s): <u>interparcel connectivity relief</u> Waiver(s): _____	
<p align="center">RESIDENTIAL DEVELOPMENT</p> <p>No. of Dwelling Units: <u>67</u></p> <p>Dwelling Unit Sq. Ft.: <u>2100 sq ft min</u></p> <p>Density: <u>8.17 units per acre</u></p> <p>Floor Area Ratio (LRR, MRR, HRR): <u>.65</u></p>	<p align="center">NON-RESIDENTIAL DEVELOPMENT</p> <p>No. of Buildings: _____</p> <p>Total Building Sq. Ft.: _____</p> <p>Floor Area Ratio: _____</p>
<p align="center">MIXED-USE DEVELOPMENT</p> <p>No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____</p> <p>Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____</p>	

RECEIVED

4.18.24

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE 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 (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

4/2/2024

Date

Stanton Porter, Attorney for Property Owner

Type or Print Name and Title



Signature of Notary Public

4/2/24

Date




Notary Seal

RECEIVED

4.18.24

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 (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

4/2/2024

Date

Type or Print Name and Title



Signature of Notary Public

4/2/24

Date



Notary Seal

RECEIVED

4.18.24

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO

YOUR NAME

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

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

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

4.18.24

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 TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. 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 I.D. NUMBER: R - 5162 - 058
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

RECEIVED

4.18.24

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 TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. 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 I.D. NUMBER: R - 5162 - 005
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

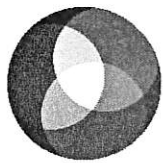
NAME

TITLE

DATE

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



March 28, 2024

Husein Hamirani
1618 Land Holdings, LLC
26 Harris Street
Buford, GA 30518

☒ **APPROVED**

☐ **DENIED**

☐ **CONDITIONALLY APPROVED**

Sewer Capacity Request #C2024-052-03

Expiration Date: 03/28/2025

Tie-In Manhole FID: **3369812**

RE: Sewer Availability for Proposed Development – Strawberry Field REVISED
Parcel ID 5162 005, 5162 058

Dear Mr. Hamirani:

This letter supersedes the earlier Sewer Capacity Certification C2023-026-02 dated February 8, 2023.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 67 townhomes 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 11.63 gpm discharging to the sewer tie-in manhole at Facility ID **3369812**.

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.

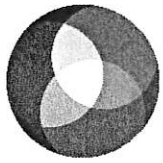
Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

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

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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RZM2024-00007
4.16.24



Gwinnett

WINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcountry.com | www.gwinnetth2o.com

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,

WINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

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

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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RZM2024-00007
4.16.24

Exhibit G: Traffic Impact Study

[attached]

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**TRAFFIC IMPACT STUDY
FOR
PROPOSED STRAWBERRY FIELD RESIDENTIAL
DEVELOPMENT ON BAY CREEK ROAD
GWINNETT COUNTY, GEORGIA**



Prepared for:

***Hamirani Construction, LLC
26 S Harris Street
Buford, GA 30518***

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

February 15, 2024
A & R Project # 24-019

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5.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	SR 20 (Loganville Highway) at Willowwind Drive	Stop Controlled on WB Approach		
	-Westbound Approach -Southbound Left		C (16.7) B (10.0)	D (26.9) B (10.1)
2	Willowwind Drive at Bay Creek Road	All-Way Stop Controlled	A (9.4)	A (9.4)
	-Eastbound Approach		A (7.9)	A (9.1)
	-Westbound Approach		A (8.5)	A (8.8)
	-Northbound Approach		B (10.2)	B (10.1)
	-Southbound Approach		A (8.1)	A (9.1)
3	Bay Creek Road at Bay Grove Road	Stop Controlled on WB Approaches		
	-Westbound Approach -Southbound Left		B (11.5) A (7.9)	B (12.9) A (8.0)
4	Bay Creek Road at Brand Road	All-Way Stop Controlled	B (12.9)	B (11.4)
	-Eastbound Approach		A (8.8)	B (10.5)
	-Northbound Approach		B (14.7)	B (12.8)
	-Southbound Approach		A (8.4)	B (10.0)

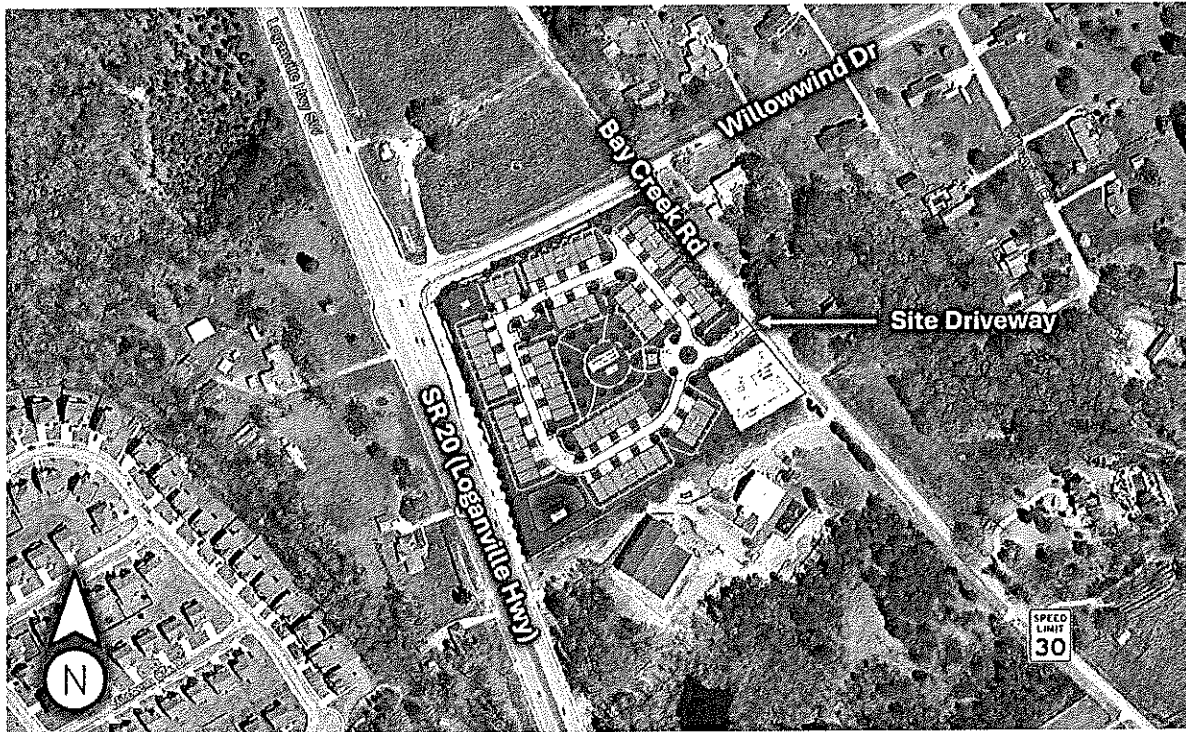
The results of the existing traffic operations analysis indicate that the stop-controlled approaches at the study intersections are operating at a level of service "D" or better in the AM and PM peak hours.

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6.0 PROPOSED DEVELOPMENT

The proposed residential development will consist of 68 townhomes and proposes one full access driveway on Bay Creek Road.



A site plan is shown in Figure 4.

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6.1 Trip Generation

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

TABLE 4 — TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing	68 Units	7	23	30	22	15	37	468

6.2 Trip Distribution

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

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7.4 Future Traffic Operations

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

TABLE 5 – FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD-OUT	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>SR 20 (Loganville Highway) at Willowwind Drive</u> -Westbound Approach -Southbound Left	C (17.1) B (10.1)	D (28.9) B (10.2)	C (18.1) A (10.2)	D (33.3) B (10.3)
2	<u>Willowwind Drive at Bay Creek Road</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	<u>A (9.4)</u> A (7.9) A (8.5) B (10.2) A (8.1)	<u>A (9.5)</u> A (9.1) A (8.8) B (10.2) A (9.2)	<u>A (9.7)</u> A (8.0) A (8.6) B (10.6) A (8.1)	<u>A (9.7)</u> A (9.4) A (8.9) B (10.5) A (9.3)
3	<u>Bay Creek Road at Bay Grove Road</u> -Westbound Approach -Southbound Left	B (11.6) A (7.9)	B (13.0) A (8.1)	B (11.7) A (7.9)	B (13.1) A (8.1)
4	<u>Bay Creek Road at Brand Road</u> - Eastbound Approach -Northbound Approach -Southbound Approach	<u>B (13.1)</u> A (8.8) B (15.0) A (8.5)	<u>B (11.6)</u> B (10.6) B (13.1) B (10.1)	<u>B (13.1)</u> A (8.8) C (15.1) A (8.5)	<u>B (11.6)</u> B (10.6) B (13.1) B (10.1)
5	<u>Bay Creek Road at Site Driveway</u> -Eastbound Approach -Northbound Left	-	-	B (11.1) A (7.5)	B (11.8) A (7.8)

The results of the future conditions traffic analysis indicate that the stop-controlled approaches at the study intersections will continue to operate at a level of service “D” or better in both the AM and PM peak hours.

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8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located on Bay Creek Road in Gwinnett County, Georgia. The development will consist of 68 townhomes and proposes one full access driveway on Bay Creek Road.

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

- SR 20 (Loganville Highway) at Willowwind Drive
- Willowwind Drive at Bay Creek Road
- Bay Creek Road at Bay Grove Road
- Bay Creek Road at Brand Road
- Bay Creek Road at Site Driveway

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 the future conditions traffic analysis indicate that the stop-controlled approaches at the study intersections will continue to operate at a level of service “D” or better in both the AM and PM 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 intersection:

- Site Driveway: Full access driveway on Bay Creek Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Bay Creek Road remaining free flow
 - A right turn lane for entering traffic

Exhibit H: Public Participation Plan and Report

[attached]



Public Participation Plan

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

In addition to the property owners, Applicant intends to notify Jasper Watkins, the District 3 Commissioner, of the Public Participation Meeting.

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

At the Anna Holbrook Building located at 137 Camp Street, Loganville, GA 30052.

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, May 28th, 2024 at 7:00 p.m.

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

Applicant will provide a copy of the application as well as the site plan to the interested parties. Applicant will then discuss the project with the interested parties and answer any questions they may have. Applicant has already hosted one meeting regarding this project and answered any questions the attendees had as well as provided them with the application, supporting documents. Some of the attendees requested a copy of the traffic study and they were provided that as well.



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.

See Postal Service Form 3877.

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.

Tuesday, May 28th, 2024 at 7:00 p.m. at the Ana Holbrook Building, 137 Camp Street,
Loganville, Georgia 30052

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.

See sign in sheet attached hereto.

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

(1) If the entrance could be made to a different road. (2) What will the design look like.
(3) How will the subject property be landscaped.

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

The applicant came up with a new design to move the entrance to Willowwind Drive from Baycreek Road. Additionally, the applicant provided elevations to people who attended the meeting to show the design.

Exhibit I: Internal and External Agency Review Comments

[attached]



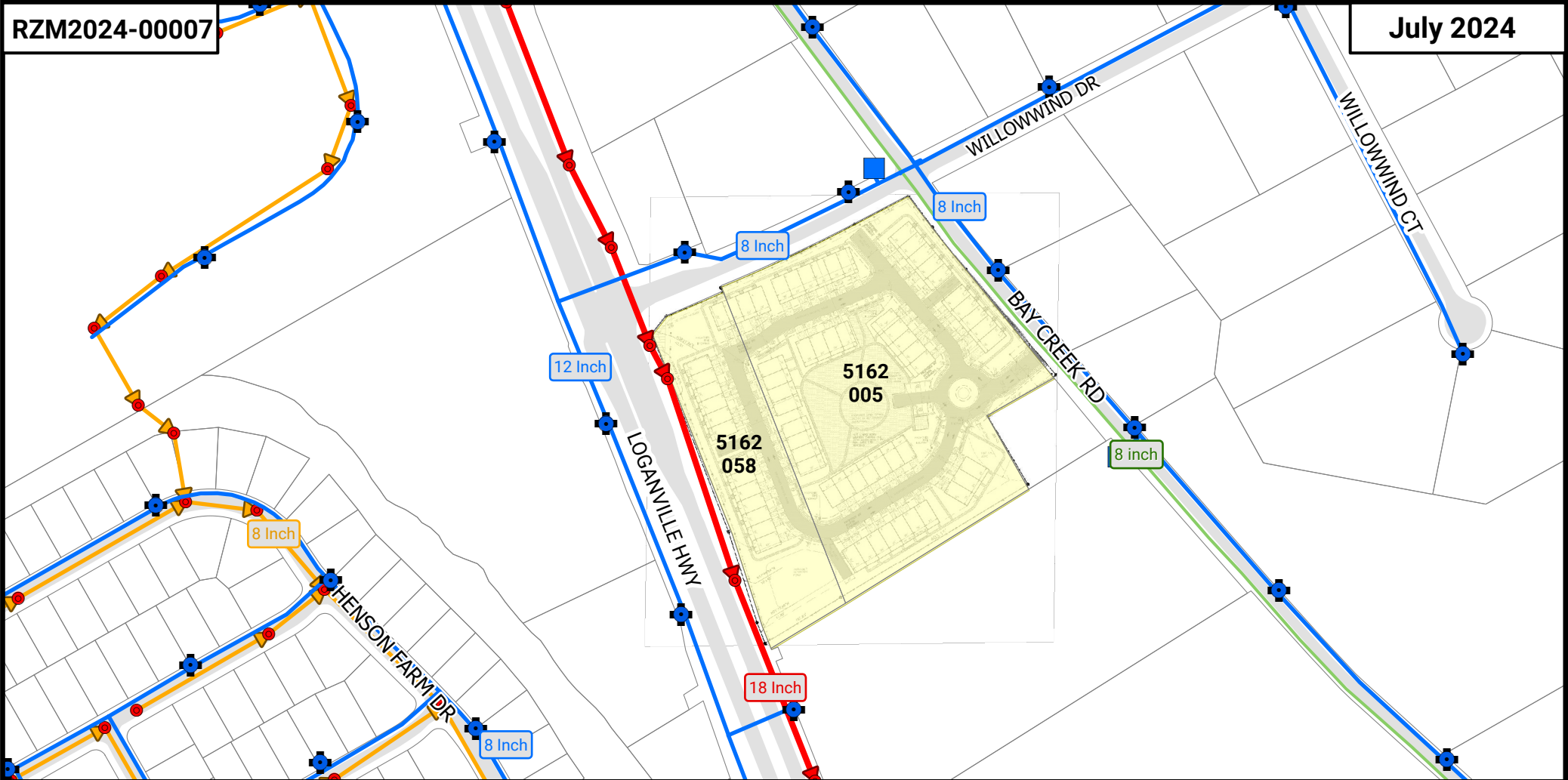
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				06.05.2024	
Department/Agency Name:				Transportation	
Reviewer Name:				Brent Hodges	
Reviewer Title:				Construction Manager 2	
Reviewer Email Address:				Brent.Hodges@gwinnettcountry.com	
Case Number:				RZM2024-00007	
Case Address:				259 Willowwind Drive, Loganville, 30052	
Comments:				<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Willowwind Drive and Bay Creek Road (access road) are each local streets. The ADT is not on file for either.				
2	7.9 miles to the nearest Ride Gwinnett facility located at 368 Grayson Highway (VFW 5255).				
3	Per section 360-100, a 12' concrete multi-use path shall be provided along all arterial streets (Loganville Highway). A 5' concrete sidewalk shall be provided along the entire site frontage of Willowwind Drive and Bay Creek Road.				
4	Per the submitted TIS, the WB approach to the intersection of Loganville Highway and Willowwind Drive is currently operating at a level of service (LOS) D. Per the study, the LOS will remain at a D at full site build out. This is the only intersection approach shown with an LOS of D or worse.				
5	Based on the overall analysis of the TIS, the proposed development will have minimal impact on traffic operations in the study network.				
6					
7					
Recommended Zoning Conditions:				<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	A right turn deceleration lane shall be provided along Bay Creek Road into the site.				
2					
3					
4					
5					
6					



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZM2024-00007		
Case Address:		3600 Block of Loganville Highway & 259 Willowind Drive		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 8-inch water main along the east right-of-way of Bay Creek Road.			
2	Sewer: A Sewer Capacity Certification (C2024-052-03) has been approved for 67 townhomes. The proposed development plans to connect to an existing 18-inch gravity sewer located on the eastern right-of-way of Loganville Highway.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

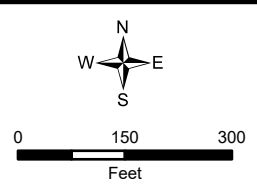


LEGEND

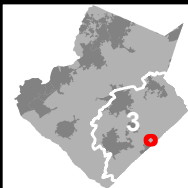
- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main

Block Of Loganville Hwy & Willowwind Dr
M-H to R-TH

Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main along the east right-of-way of Bay Creek Road.

Sewer Comments: A Sewer Capacity Certification (C2024-052-03) has been approved for 67 townhomes. The proposed development plans to connect to an existing 18-inch gravity sewer located on the eastern right-of-way of Loganville Highway.

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, July, 2024											Proposed Zoning
	School	Forecast	2024-25 Capacity	+/- Cap.	Forecast	2025-26 Capacity	+/- Cap.	Forecast	2026-27 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2024-00007	Archer High School	2,950	2,850	100	2,887	2,850	37	2,863	2,850	13	11
	McConnell Middle School	2,096	1,775	321	2,121	1,775	346	2,185	1,775	410	8
	Cooper Elementary School	1,511	1,625	-114	1,527	1,625	-98	1,543	1,625	-82	15
RZM2024-00008	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	25
	Bay Creek Middle School	1,449	1,150	299	1,485	1,150	335	1,537	1,150	387	19
	Trip Elementary School	1,440	1,200	240	1,498	1,200	298	1,558	1,200	358	36
RZR2024-00023	Dacula High School	2,553	2,550	3	2,617	2,550	67	2,682	2,550	132	16
	Dacula Middle School	1,855	1,900	-45	1,901	1,900	1	1,949	1,900	49	11
	Mulberry Elementary School	790	975	-185	826	975	-149	871	975	-104	21
RZR2024-00030	Dacula High School	2,553	2,550	3	2,617	2,550	67	2,682	2,550	132	3
	Dacula Middle School	1,855	1,900	-45	1,901	1,900	1	1,949	1,900	49	1
	Alcova Elementary School	1,501	1,150	351	1,554	1,150	404	1,608	1,150	458	3
RZR2024-00032	Mountain View High School	2,226	2,300	-74	2,209	2,300	-91	2,253	2,300	-47	21
	Twin Rivers Middle School	1,683	2,150	-467	1,700	2,150	-450	1,734	2,150	-416	15
	Dyer Elementary School	929	1,175	-246	903	1,175	-272	894	1,175	-281	30
RZR2024-00033	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	57
	Couch Middle School	1,139	1,150	-11	1,167	1,150	17	1,197	1,150	47	45
	Starling Elementary School	1,322	1,200	122	1,348	1,200	148	1,375	1,200	175	80
RZR2024-00034	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	1
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	1
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	1
RZR2024-00035	Meadowcreek High School or:	2,521	2,850	-329	2,470	2,850	-380	2,433	2,850	-417	43
	McClure Health Science High School	1,180	1,500	-320	1,190	1,500	-310	1,200	1,500	-300	
	Lilburn Middle School	1,588	2,000	-412	1,556	2,000	-444	1,542	2,000	-458	33
	Nesbit Elementary School	1,214	1,400	-186	1,202	1,400	-198	1,220	1,400	-180	61
RZR2024-00036	Mill Creek High School	2,721	2,800	-79	2,694	2,800	-106	2,735	2,800	-65	45
	Osborne Middle School	1,763	1,575	188	1,798	1,575	223	1,816	1,575	241	35
	Pucketts Mill Elementary School	746	1,200	-454	725	1,200	-475	708	1,200	-492	63

Exhibit J: Maps

[attached]



RZM2024-00007

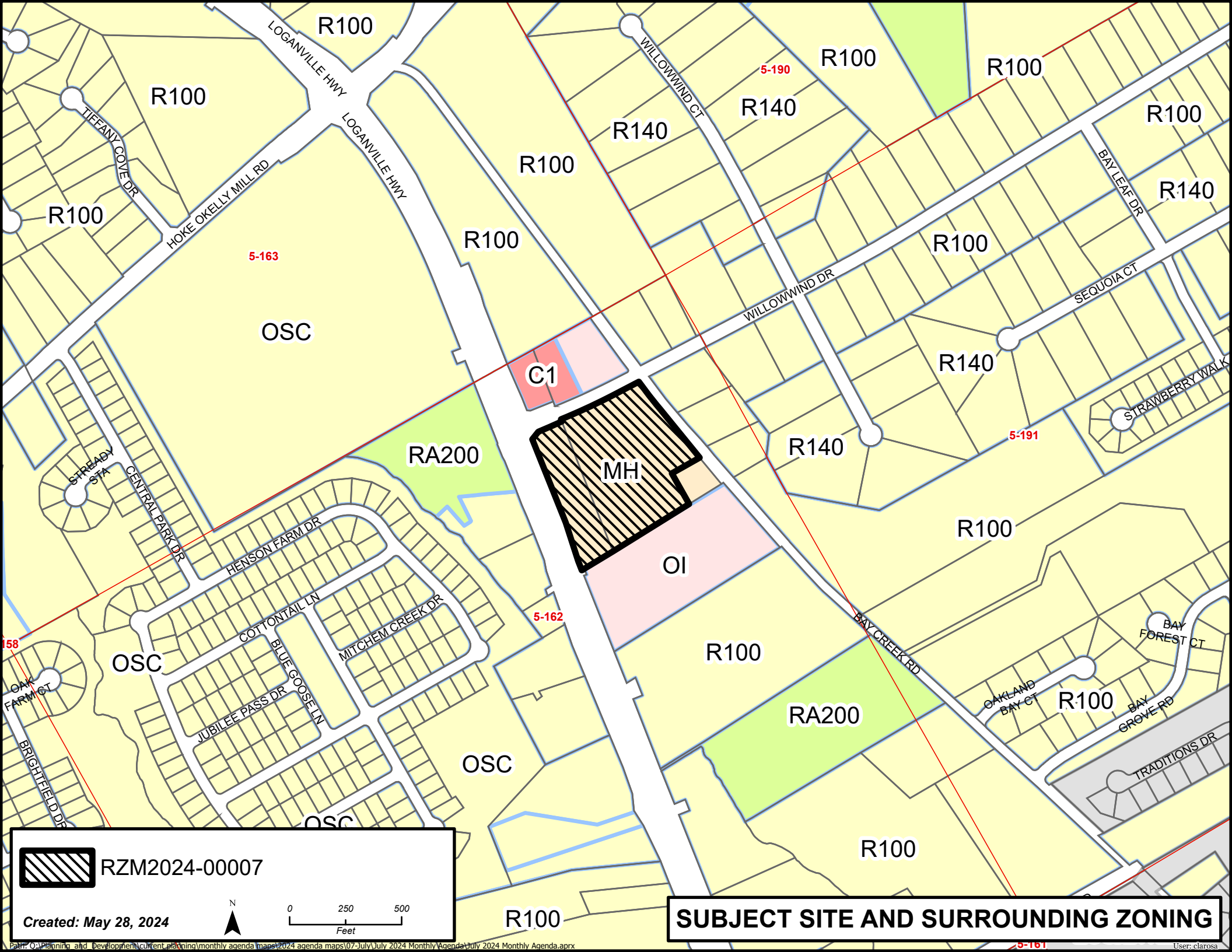
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Feet

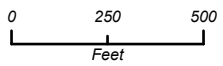
Gwinnett County GIS

User: clarosa

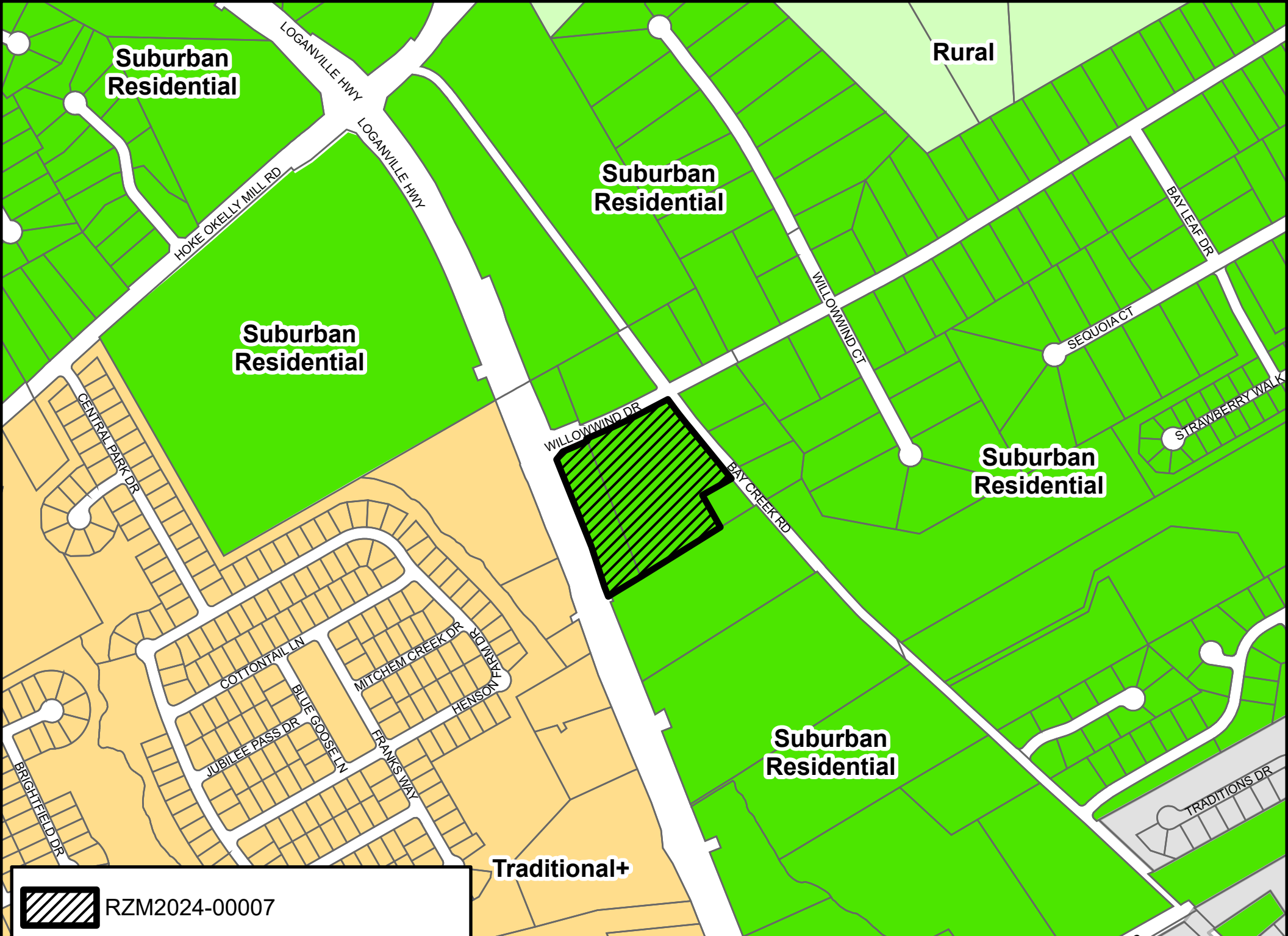


 RZM2024-00007

Created: May 28, 2024



SUBJECT SITE AND SURROUNDING ZONING





RZM2024-00007

Created: May 28, 2024

N

0

250

500

Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit K: Site Plan Presented at the July 9, 2024, Planning Commission Public Hearing

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.9.2024

VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.L.R.M. COMMUNITY PANEL, NUMBER 1313500132F, DATED 09/29/2006.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOORS, SIDEWALKS, STOPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: MONDAY & PATRICK.
4. ALL DIMENSIONS AND MARK ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODES.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADIUS SHALL BE 6' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS: PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (WH).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORGIA SPECIFICATIONS.

LEGEND PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DOT PAVING
- DOT PAVING
- LANDSCAPE STRIP/STRAK LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER
- TRANSFORMER PAD
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE
- 24-HOUR CONTACT: HUSEIN HAMIRANI (678) 267-0587



SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	357,817	8.30	100.0
EXISTING ON-SITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	357,817	8.30	100.0
PROPOSED ON-SITE IMPERVIOUS AREA	187,137	4.30	52.4
BUILDING(S) 87 UNITS	82,800	1.97	24.0
SIDEWALK	87,759	0.84	7.8
PAVEMENT/DRIVEWAYS/DRIVEL	73,628	1.69	20.8
PROPOSED PERVIOUS AREA	169,860	3.90	47.6
TOTAL DISTURBED AREA	0	0.00	N/A
PROPOSED OFFSITE IMP.	6,269	0.15	N/A

SITE DATA

PANEL NO. (REFERENCE)
EXISTING LAND USE
PROPOSED LAND USE
CURRENT ZONE CLASSIFICATION
PROPOSED ZONE CLASSIFICATION
UNILAY DESIGN
CURRENT LOCAL JURISDICTION
FLOOD ZONE CLASSIFICATION
REQUIRED OPEN SPACE (SF)
PROPOSED OPEN SPACE (SF)
SHALL OPEN SPACE REQUIRED BE
SHALL OPEN SPACE PROVIDED

518.005 & 518.008
N/A
N/A
N/A
N/A
N/A
N/A
N/A
36,701 SF
43,653 SF
7,952 SF
43,653 SF

PROPOSED PARKING DATA

TOTAL GUEST SPACES REQUIRED (GUESTS PER CHILLING UNIT)	880.25-17 (7)
GUEST SPACES PROVIDED	17 SPACES
ACCESSIBLE SPACES (REQUIRED)	17 SPACES
TOTAL PARKING PROVIDED	17 SPACES
TOTAL RESIDENT SPACES REQUIRED	MM 3 MAX 3
RESIDENT SPACES PROVIDED	2 SPACES PER UNIT

BUILDING DATA

MAX BUILDING HEIGHT (BY CODE):	40 FEET
PROPOSED BUILDING HEIGHT:	40 FEET
MAX DENSITY (UNITS PER ACRE):	10 PER ACRE
PROPOSED DENSITY (UNITS PER ACRE):	8.17 PER ACRE

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (WEST)	10 FEET	12'
REAR (EAST)	25 FEET	25'
FRONT (EAST)	10 FEET	12'
FRONT (NORTH)	10 FEET	12'

OWNER/DEVELOPER/
PRIMARY PERMITTEE
1618 LAND HOLDINGS, LLC
25 S HARRIS ST
BUDFORD, GA 30518
CONTACT NAME: HUSEIN HAMIRANI
PH: 678-267-0587
E: H01618.BIZ



211 E. MAIN STREET
CANTON, GA 30114
404-963-1070



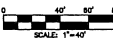
5/28/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1	05/28/2024	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

CIVIL PLANS
STRAWBERRY FIELD TOWNHOMES

WILLOWIND DR & BAY CREEK RD
LL 162 - DISTRICT 5th, PARCEL # 5162 005 & 5162 008

1618 LAND HOLDINGS, LLC
25 S HARRIS ST
HUSEIN HAMIRANI (678) 267-0587



DATE 05-25-2024
PROJECT NUMBER 2024-013
SHEET TITLE Rezoning Plan
STREET NUMBER RZ1