

Case Number:	RZM2024-00008
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Townhouse District)
Additional Request:	Variance
Overlay District:	Grayson/Highway 20 Corridor Overlay District
Addresses:	3016, 3022, and 3000 Block of Loganville Highway
Map Numbers:	R5164 001, 001B, and 003
Site Area:	25.88 acres
Units:	159
Proposed Development:	Townhouses
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Neighborhood Traditional

Staff Recommendation: DENIAL

Planning Commission
Recommendation: DENIAL



Applicant: D.R. Horton, Inc. – Atlanta East
1371 Dogwood Drive
Conyers, GA 30012

Owners: 3K2M, LLC
229 Sever Road
Lawrenceville, GA 30034

Contact: Tiffany Hogan

Contact Phone: 678.780.8526

Zoning History

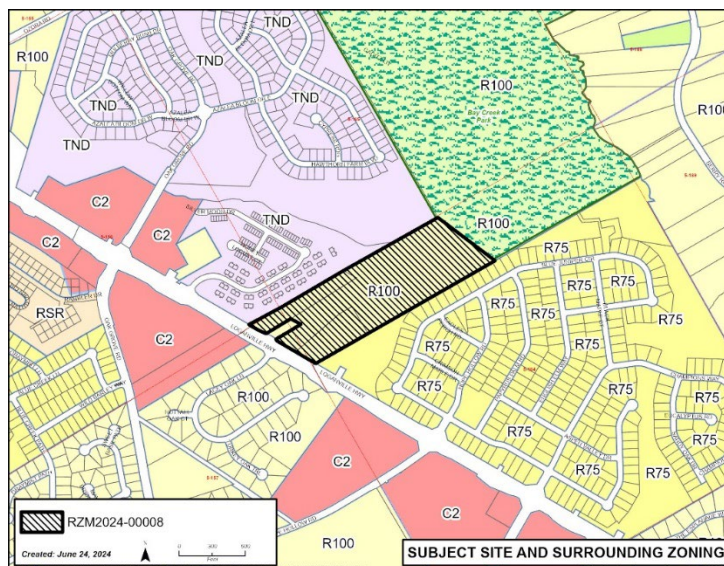
The subject property is zoned R-100 (Single-Family Residence District). The property was rezoned from RA-200 (Agriculture-Residence District) to R-100 in 1973 as part of two areawide rezonings. The site is also located in the Grayson/Highway 20 Corridor Overlay District.

Existing Site Condition

The site is a 25.88-acre assemblage of three properties located along Loganville Highway, southeast of its intersection with Oak Grove Road. Two of the properties contain single-family dwellings and accessory buildings, while the third property is wooded and undeveloped. There is a stream running diagonally through the site, which feeds a pond in the center of the site. A floodplain exists in the northeast corner of the site along a stream running north of the site. The land gradually falls approximately 50 feet from the street to the rear of the site. A sidewalk spans the entire Loganville Highway frontage. The nearest Gwinnett County Transit stop is approximately 5.9 miles from the subject property.

Surrounding Use and Zoning

The site is located along Loganville Highway between the cities of Grayson and Loganville. Independence Phase I, a traditional neighborhood development with single-family detached residences, townhouses, and villas, is located to the west. Independence Phase II, a single-family detached subdivision, is located to the east along Loganville Highway. Bay Creek Park, which has access from Ozora Road, is located to the north of the property. The site surrounds a property with a single-family residence on three sides. Oak Grove subdivision and undeveloped commercial land are located to the south across Loganville Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.14 units per acre
North	Bay Creek Park	R-100	N/A
West	Single-Family Residential	TND	2.40 units per acre (approved)
East	Single-Family Residential	R-75	2.47 units per acre (approved)
South	Single-Family Residential Undeveloped	R-100 C-2	1.50 units per acre N/A

Project Summary

The applicant requests rezoning of a 25.88-acre assemblage of property from R-100 to R-TH for townhouses, including:

- 159 townhouses including 153 front-loaded townhouses and six rear-loaded townhouses fronting Loganville Highway, yielding a density of 6.14 units per acre.
- A minimum heated floor area of 1,800 square feet.
- Exterior building materials consisting of brick and fiber-cement siding, board and batten, and shake.
- A central usable open space containing a trail and dock to the existing pond area.
- A mail kiosk and two on-street, parallel parking spaces in the front of the development.
- A right-in/right-out entrance, a deceleration lane and a five-foot-wide sidewalk along Loganville Highway.
- A 20-foot-wide gated emergency fire access road to Loganville Highway.
- 27-foot-wide internal streets with five-foot-wide sidewalks on both sides.
- Four-foot-wide walkways from the Loganville Highway sidewalk to the six rear-loaded townhouses.
- A six-foot-wide trail connecting to Independence Phase II to the east.
- Three stormwater management areas in the rear including reuse of the existing pond.
- 42 on-street parallel guest parking spaces.
- A 35-foot-wide zoning buffer and five-foot-wide structure setback adjacent to R-100 and R-75 zoned properties.

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	25.88 acres	YES
External Road Frontage	Minimum 50'	>50'	YES
Density	Maximum 10 units per acre	6.14 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'	18.5'	YES
Building Height	Maximum 40'	≤40'	YES
Open Space	Minimum 10% or 2.58 acres	25% or 6.46 acres	YES

Usable Open Space	Minimum 5% or 1.29 acres	7% or 1.8 acres	YES
Street Frontage Setback	Minimum 40' 10' wide landscape strip	40' 10' wide landscape strip	YES
Off-street Parking	Minimum 2 spaces per dwelling Maximum 3 spaces per dwelling	3 per dwelling	YES
Parking (Guest Parking)	40 spaces	42 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*

*The applicant requests to eliminate interparcel access between the proposed townhouses and the adjacent attached residential on the parcel to the west.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance 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 TND-zoned development with attached residential (townhouses and villas).

Public Participation

The applicant held a community meeting for the development on Thursday, June 27, 2024 at the Independence Pavilion in Loganville. There were 38 community members in attendance, who raised questions regarding traffic, school capacity, quality of construction, and lack of amenities. The applicant referred residents to the case report and is taking resident concerns into consideration. 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 Loganville Highway between the cities of Grayson and Loganville. The nearest townhouses are located within the Independence traditional neighborhood development, but these townhouses, along with villas, are a limited component of the predominately single-family residential nature of Independence.

The proposed R-TH zoning district would introduce a townhouse-exclusive development and zoning district to an area with primarily single-family detached residences. 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.

The proposed townhouse-exclusive development is inconsistent with surrounding single-family land use and would introduce a density that is out of character with 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 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.

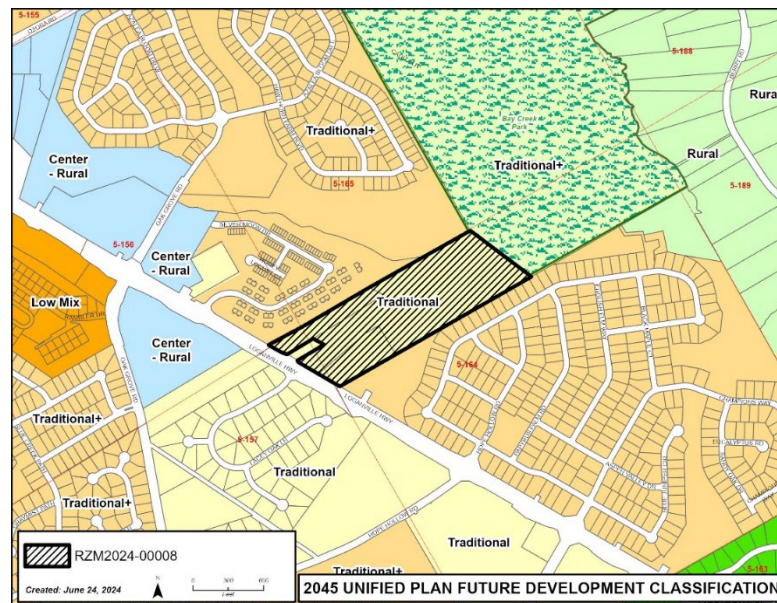
An increase in impacts on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimated that the subdivision would generate 77 morning peak hour and 91 evening peak hour trips and that the proposed site driveway would operate at an acceptable level of service. 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 "Neighborhood Traditional" for the subject property, which envisions single-family residential development with a density of up to

1.7 units per acre in areas that lack sewer service. Since sewer is available to this site, the "Neighborhood Traditional+" future development type would be more appropriate. This development type encourages residences to be built with front porches, modest setbacks, and side or alley loaded garages to promote a pedestrian-friendly environment. Street and sidewalk connectivity are also encouraged as practicable.

The proposed townhouse development would introduce a density that is more than twice the density of the adjacent Independence Phase I development which includes attached residential in an otherwise single-family detached development. In addition, all but six of the townhouses are front-loaded and lack the front porches and modest setbacks that are intended by 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 proposed requests.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 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 TND-zoned development with attached residential uses (townhouses and villas). The attached residential in the abutting Independence Phase I development is currently under construction, being designed without an interparcel connection to the subject site. Staff's recommendation of denial of the rezoning request necessitates the concurrent recommendation of denial of the variance request.

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 west zoned TND.

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 Townhouse District) subject to the following conditions:

1. The development shall be limited to 159 townhouses with a minimum heated floor area of 1,800 square feet.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received June 4, 2024, subject to the review and approval of the Department of Planning and Development. Rear-loaded townhouses shall be provided as shown on the Site Plan.
3. Buildings shall be constructed in accordance with the Gwinnett County Architectural Design Standards for Attached Residential Buildings. Lots with the side of the dwelling oriented toward Loganville Highway shall have a side façade that has a minimum of 50 percent brick or stone finish.
4. A right-in/right-out driveway and a deceleration lane shall be provided along Loganville Highway, as shown on Exhibit B: Site Plan dated received June 4, 2024, subject to the review and approval of the Gwinnett County Department of Transportation.
5. A public access easement connecting to Bay Creek Park shall be provided, at no cost to the County, prior to the issuance of the final plat, subject to the review and approval by the Department of Community Services.
6. Stormwater BMP facilities not designed as an amenity 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.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within residential lots and usable open space 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 request:

1. To eliminate interparcel access between the townhouse development and the parcel to the west zoned TND.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps
- K. Document Presented at the August 6, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of existing residence on the site.



View of existing residence on the site.



View of Loganville Highway frontage, site on left.



View of new townhouses to the northwest in Independence

Exhibit B: Site Plan

[attached]

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[illegible]

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Exhibit C: Building Elevations

[attached]



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

[attached]



June 4, 2024

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 0046

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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RE: Letter of Intent-Rezoning and Variance Application for 3016 Loganville Highway, 3022 Loganville Highway, 3000 Block of Loganville Highway, Loganville GA 30052, Parcel ID'S 5164 001, 5164 003, 5164 001B

Dear Gwinnett County Board of Commissioners,

D.R. Horton, Inc. is seeking to rezone property located at 3016 Loganville Highway, 3022 Loganville Highway, 3000 Block of Loganville Highway, Loganville GA 30052, Parcel ID'S 5164 001, 5164 003, 5164 001B. Applicant seeks a variance from Section 214-20.3 A.1 which requires inter-parcel connectivity for parcels with adjacent townhome uses. The applicant is requesting relief from section 214-20.3 A.1 due to the current change in the zoning code in addition to no existing stub road that will allow for connectivity to the already platted and partially developed adjacent communities on The property is approximately 25.876 acres. D.R. Horton seeks to develop a unique community of 159 single family attached townhomes. Gross Density for the project is 6.14 units per acre. Each townhome offers 4 parking spaces, and 45 additional guest spaces are added throughout the development. The community will include 25%open space. D.R. Horton, Inc seeks to rezone the property from R100 to RTH. The 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 owned by multiple, individual residents that are either utilizing the property as a residential property or still as undeveloped land. The zoning proposal will not affect the existing use or usability of adjacent property. Several of the adjacent and nearby properties are already utilized as sites for single family homes. There are also other single family detached subdivisions located near the property.

The property affected by the zoning proposal does not have a reasonable economic use as currently zoned. The current owners of the subject property do not intend to utilize the property for any uses as defined by the R100 zoning per the Ordinance.

The proposed rezoning will not cause an excessive burden on existing streets, transportation facilities, utilities, or schools. While any development will add to a use of existing streets, transportation facilities, utilities and schools, the applicant will work closely with all local, state, and federal entities as appropriate in order to develop under the zoning in such a way as to not create an excessive burden on any of the aforementioned infrastructure and services.

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com

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Gwinnett County continues to grow and attract a variety of residents that require a diverse offering of quality, affordable housing product. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development will be an asset to the area as a solution to the housing need.

D.R. Horton, Inc. respectfully requests approval of the rezoning and from R100 to RTH and the variance request.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8526

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STANDARDS GOVERNING THE EXERCISE OF THE 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.

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:

The proposed rezoning will permit a use that is suitable. Nearby and adjacent properties are residential owned by D.R. Horton

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The size and location of the site make it most suitable for a small residential development such as the proposed development.

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

The property is currently zoned R100. It would possibly have an economic use as such, however, rezoning to RTH would be a higher economic use.

- (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:

The development will add 159 units to the area. This will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The applicant will work closely with all county departments in order to develop in compliance with all standards.

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

The proposed rezoning is in conformity with the policy and intent of the land use plan.

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

This applicant is not aware of any other existing or changing conditions affecting the use and development of the property.

May 2, 2024

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 0046

RE: Constitutional Notice Letter Rezoning Application R100 to R-TH 3016 Loganville Highway, 3022 Loganville Highway, 3000 Block of Loganville Highway, Loganville GA 30052, Parcel ID'S 5164 001, 5164 003, 5164 001B.

Dear Gwinnett County Board of Commissioners,

As you are aware, D.R. Horton, Inc.-Atlanta East submitted an application to the County of Gwinnett (the "County") for Rezoning from R100. Developer has applied to be zoned to Single-Family Residence Townhouse District (R-TH) to allow it to construct a 159 unit fee simple, single family attached community development. The Developer's site plan clearly demonstrates that it has met, and in some ways, exceeded the zoning requirements, including the required open space, amenities, parking spaces, and landscaping. Applicant respectfully submits this Constitutional Notice Letter in order to preserve its right and the rights of the property owner to raise challenges based upon its procedural due process rights, resulting from the rezoning procedure or any deviation therefrom in rendering a decision on this application request.

Denial of the application for R-TH zoning would unreasonably impair and destroy the property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the application for R-TH zoning would be unconstitutional, illegal, null and void, constituting a taking of the property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States.

Denial of the application for R-TH zoning would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Developer and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

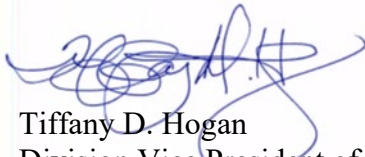
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Denial of the application for R-TH zoning would also constitute an unreasonable and extreme hardship, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the application for R-TH zoning would violate Article I, Section I, Paragraph X of the Constitution of the State of Georgia of 1983, as retroactive deprivations of vested rights.

Sincerely,



Tiffany D. Hogan
Division Vice President of Forward Planning
tdhogan@drhorton.com
678-780-8526

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>D.R. Horton, Inc.-Atlanta East</u>	Name: <u>3K2M LLC</u>
Address: <u>1371 Dogwood Drive</u>	Address: <u>229 Sever Rd</u>
City: <u>Conyers</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30012</u>	State: <u>GA</u> ZIP: <u>30034</u>
Phone: <u>678-780-8526</u>	Phone: <u>sfirozrealestate@gmail.com</u>
Email: <u>tdhogan@drhorton.com</u>	Email: <u>470-269-0420</u>
Contact Person: <u>Tiffany Hogan</u> Phone: <u>6780-780-8526</u>	
Contact's Email: <u>tdhogan@drhorton.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser </p>	
Current Zoning District(s): <u>R100</u> Requested Zoning District: <u>RTH</u>	
Parcel Number(s): <u>5164 001, 5164 003, 5164 001B</u> Acreage: <u>25.876</u>	
Property Address(es): <u>3016 Loganville Highway 3000 Block of Loganville Highway, 3022 Loganville Highway</u>	
Proposed Development: <u>Townhouses</u>	
Variance(s): <u>Inter-parcel access Section 214-20.3 A.1.</u> Waiver(s): _____	
<p align="center">RESIDENTIAL DEVELOPMENT</p> <p>No. of Dwelling Units: <u>159</u></p> <p>Dwelling Unit Sq. Ft.: <u>1652 - 1912 SF</u></p> <p>Density: <u>6.14 Units A/C</u></p> <p>Floor Area Ratio (LRR, MRR, HRR): _____</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>	

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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 six (6) months from the date of last action by the Board of Commissioners.



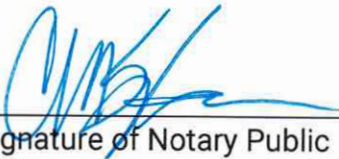
Signature of Applicant

02/22/2024

Date

Tiffany Hogan Vice President of Forward Planning

Type or Print Name and Title



Signature of Notary Public

2/22/24

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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.

Salehin Kaderin

Signature of Property Owner

02/22/2024

Date

Salehin Kaderin - Owner

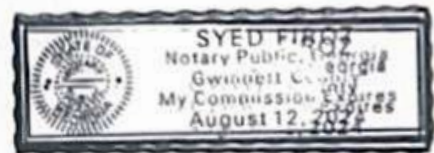
Type or Print Name and Title

S.M. Firoz

Signature of Notary Public

2/22/24

Date



Notary Seal

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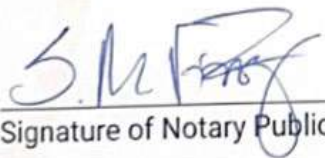
2/22/2024

Signature of Property Owner

Date

H. Murad - Owner

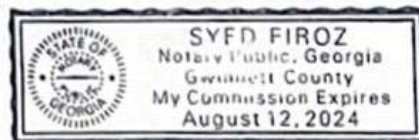
Type or Print Name and Title



2/22/24

Signature of Notary Public

Date



Notary Seal

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FKaderin

Signature of Property Owner

02-22-2024

Date

Farhana Kaderin - Owner

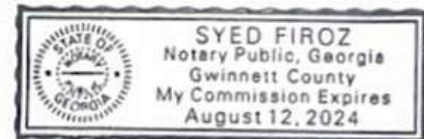
Type or Print Name and Title

S.M. Firoz

Signature of Notary Public

2/22/24

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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.



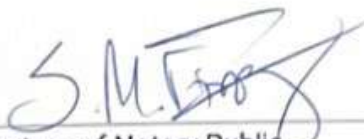
Signature of Property Owner

02-22-2024

Date

Bablu Kazi - Owner

Type or Print Name and Title



Signature of Notary Public

2/22/2024

Date



Notary Seal

RECEIVED

5.2.24

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.



02/22/2024

Tiffany Hogan Vice President of Forward Planning

Signature of Applicant

Date

Type of Print Name and Title

Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title



Signature of Notary Public

2/22/24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐

Yes

☒

No

Tiffany Hogan

(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

5.2.24

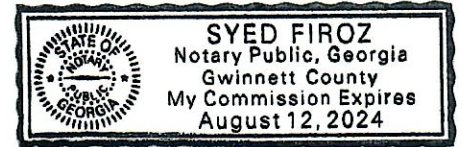
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Saleh Kaderin 05-02-2024 SALEHIN KADERIN
Signature of Applicant Date Type of Print Name and Title

S. U. Firoz 5/2/2024 Syed Firoz, Realtor
Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

S. U. Firoz 5/2/2024
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?

☐ Yes ☒ No SALEHIN KADERIN (Your Name)

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

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

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

RECEIVED

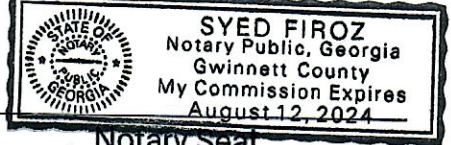
5.2.24

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.

F. Kaderin 05-02-2024 FARHANA KADERIN
Signature of Applicant Date Type of Print Name and Title

S.M. Firoz 5/2/2024 Syed Firoz, Realtor
Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

S.M. Firoz 5/2/2024 
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?

☐ Yes ☒ No FARHANA KADERIN (Your Name)

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

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

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

RECEIVED

5.2.24

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

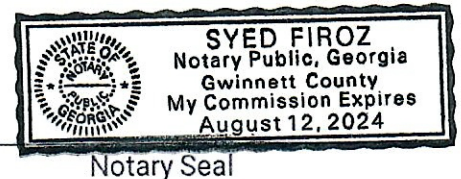
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

H M Murad 5/1/2024 H M Murad
Signature of Applicant Date Type of Print Name and Title

S. M. Firoz 5/2/2024 Syed Firoz, Realtor
Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

S. M. Firoz 5/2/2024
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes

☒ No

H M Murad (Your Name)

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

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

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

RECEIVED

5.2.24

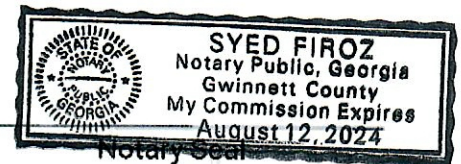
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BABLU KAZI 05/02/2024 BABLU KAZI
Signature of Applicant Date Type of Print Name and Title

S. M. Firoz 5/2/2024 Syed Firoz, Realtor
Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

S. M. Firoz 5/2/2024
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☒ No BABLU KAZI (Your Name)

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

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

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

RECEIVED

5.2.24

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

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.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: 5164 003
(Map Reference Number)


Signature of Applicant

02/22/2024

Date

Tiffany Hogan Vice President of Forward Planning
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

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.

Kathy Lyles
Name

TSA
Title

2/22/24
Date

RECEIVED

5.2.24

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

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.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: 5164 001
(Map Reference Number)


Signature of Applicant

02/22/2024

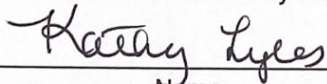
Date

Tiffany Hogan Vice President of Forward Planning
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

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.


Name

TSA
Title

2/22/24
Date

RECEIVED

5.2.24

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

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.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: 5164 001B
(Map Reference Number)


Signature of Applicant

02/22/2024

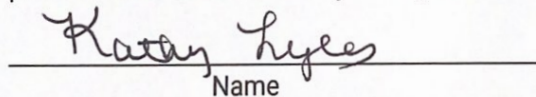
Date

Tiffany Hogan Vice President of Forward Planning
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

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.


Name

TSA
Title

2/22/24
Date

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



April 26, 2024

Tiffany Hogan
D.R. Horton
1371 Dogwood Dr SW
Conyers, GA 30012

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-082-04	
Expiration Date: 04/26/2025	
P&D Number: RZM 2024-00008	
Tie-In Manhole FID: 3365113	

RE: Sewer Availability for Proposed Development – Loganville Hwy Townhomes
Parcel ID 5164 001, 5164 003, 5164 001B

Dear Ms. Hogan:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 159 townhomes on the above parcel(s) and determined:

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

This confirmation is based on your anticipated annual average daily flow of **27.6 gpm** discharging to the sewer tie-in manhole at Facility ID **3365113**.

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

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – 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

Exhibit G: Traffic Impact Study

[attached]

RECEIVED

5.2.24



Loganville Highway Townhomes Development

Traffic Impact Study

Prepared for:

Atwell, LLC

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

March 2024

KCI Project #312401517

**RISE TO THE
CHALLENGE**

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Loganville Hwy Townhomes Residential Development*. Gwinnett County requires a traffic impact study be submitted with rezoning applications. Based on the expected number of development trips, the traffic study was prepared to meet the Gwinnett County Traffic Impact Study Guidelines, Level 2 analysis. The site is located in Gwinnett County on the north side of SR 20/Loganville Highway, between Oak Grove Road and Hope Hollow Road. Based on the concept plan, the +/- 25.88-acre development proposes a total of 159 residential townhome units. Access to the site is proposed at one right-in/right-out driveway location south of the intersection of SR 20 at Lacey Oak Lane. SR 20 is a four-lane divided roadway with a posted 45-mph speed limit in the area of the proposed development.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2027. This study performed an analysis of existing traffic conditions as well as turn lane analysis reviewing Georgia DOT right-turn deceleration criteria for the site driveway. Since the proposed driveway is RIRO, GDOT ICE policy states, 'An ICE is not required...for driveway permits, where...the driveway is along a divided, multilane roadway where the access will be limited to a closed median...with right-in/right-out access.'

The traffic impact study network consisted of three study intersections including the proposed site driveway at SR 20 at Lacey Oak Lane, SR 20 at Oak Grove Road (adjacent intersection to west of site), and SR 20 at Hope Hollow Road/Blue Juniper Circle (adjacent intersection to east of site).

Based on existing conditions, the study intersections are currently operating with acceptable levels of service during the AM and PM peak hours. Based on 2027 build conditions, the proposed site driveway is expected to operate with acceptable levels of service during the AM and PM peak hours.

The traffic impact study identified the following geometric improvements needed to accommodate the proposed development. The traffic study included a review of the need for a right-turn lane at the site driveway based on Georgia DOT criteria. Based on estimated traffic volumes at the site driveway, and the Georgia DOT requirements, the following driveway geometric recommendations are provided:

- SR 20 at Proposed Driveway #1
 - Provide right-in/right-out (RIRO) driveway; driveway to be stop-control
 - Provide one entry lane and one exit lane
 - Provide a right-turn deceleration lane along SR 20
 - Note, vehicles are expected to be able to make U-turn movements at Lacey Oak Lane, Oak Grove Road (signal), and Hope Hollow Road (signal) with minor delay at these intersections

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 159 Single-Family residential townhomes. The most applicable ITE land use (LU) code is LU 215 (Single-Family Attached Housing). Due to the development type, pass-by reductions and internal capture reductions were not included for the traffic analysis. **Table 1** below summarizes the trips expected daily, during the AM peak hour and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached Housing (215)	159	1,161	24	53	77	52	39	91
Driveway Totals		1,161	24	53	77	52	39	91

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area.

The directional distribution for the proposed development is estimated to be:

- 75% to/from the west along SR 20
- 25% to/from the east along SR 20
- 5% to/from the south along Oak Grove Rd
- 5% to/from the south along Hope Hollow Rd

Project trip distribution is illustrated in **Figure 4** in Appendix A.

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the existing year 2024 conditions and existing traffic volumes. The Build traffic conditions and volumes are illustrated in **Figure 3**. **Table 3** summarizes the results of the capacity analysis. Capacity analysis reports are included in Appendix E.

Table 3: Existing Year (2023) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. SR 20 at Oak Grove Rd	Signalized	Overall	B (18)	B (11)
		NB	D (41)	C (22)
		SB	C (31)	B (19)
		EB – SR 20	A (9)	A (7)
		WB – SR 20	B (19)	B (13)
2. SR 20 at Lacey Oak Ln	Stop Control	NB – Lacey Oak Ln	C (23)	C (19)
3. SR 20 at Hope Hollow Rd/Blue Juniper Cir	Signalized	Overall	B (10)	A (9)
		NB	C (24)	B (20)
		SB	C (22)	B (18)
		EB – SR 20	B (10)	A (10)
		WB – SR 20	A (8)	A (5)

*Average vehicle delay in seconds

The existing intersections are currently operating at acceptable levels of service during the AM and PM peak hours.

4.2 Build Conditions Capacity Analysis

Capacity analysis was performed for the build year 2027 conditions at the proposed site driveway. **Table 4** summarizes the results of the capacity analysis.

Table 4: Build Year (2027) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
4. SR 20 at Proposed Driveway #1	Stop Control	SB – Driveway	C (17)	B (13)

**Average vehicle delay in seconds*

The proposed site driveway is expected to operate with acceptable levels of service during the AM and PM peak hours.

4.3 Turn Lane Analysis at Site Driveway

Since the proposed driveway is along SR 20 the Georgia DOT Driveway and Encroachment Control Manual was utilized to analyze the proposed driveway along SR 20. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes.

Right-Turn Deceleration Lane Criteria

Based on the 45-mph speed limit, four-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on SR 20, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily westbound right-turn volume entering the development at the proposed site driveway is 581 vehicles per day, which meets the threshold.

Calculation: $1,161 \text{ daily trips} / 2 = 581 \text{ entering trips} * 1 \text{ (percentage of vehicles turning right at Driveway)}$
= 581 vehicles

The intersection of SR 20 at proposed driveway #1 is a right-in/right-out intersection with no median opening (currently a raised median). Therefore, no left-turn improvement is recommended.

5. Recommendations

Recommendations for access for the proposed SR 20 residential development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop control) were based on Georgia DOT criteria. Recommendations were based on transportation industry standards and engineering judgment. Specifics of the driveway design will need to follow Georgia DOT requirements for the site driveway.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes the following driveway geometric recommendations are provided:

- SR 20 at Proposed Driveway #1
 - Provide right-in/right-out (RIRO) driveway; driveway to be stop-control
 - Provide one entry lane and one exit lane
 - Provide a right-turn deceleration lane along SR 20
 - Note, vehicles are expected to be able to make U-turn movements at Lacey Oak Lane, Oak Grove Road (signal), and Hope Hollow Road (signal) with minor delay at these intersections

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

The HOA adjacent community within 1000

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.

Independence Subdivision Club House

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 29, 2024 at 6pm

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

We will present a power point presentation with a Q&A section at the end



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.

Each person listed in the list provided by Planning and Development was notified

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.

6pm at the Independence amenity area clubhouse

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.

38 people attended the meeting

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

The most talked about issues were as follows:

Impact of traffic on Hwy 20, school capacity, lack of recreation area and the current Independence amenities being overcrowded, trail access, and home build quality

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?

Gwinnett county DOT and the school system will provide input, which will be in the staff report.

All site plan changes and feasibility will be considered by DR Horton and their engineering team.

Exhibit I: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5/10/2024	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		glenn.boorman@gwinnettcountry.com	
Case Number:			
Case Address:		3016 Loganville Hwy	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
	Making a trail connection to Bay Creek Park should be investigated for feasibility to enhance the trail connectivity for residents to parks and the trail network.		
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Any trail connection to the Bay Creek Park's existing/ future trail requires Community Services department's approval.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZM2024-00008	
Case Address:		3016 Loganville Highway, Loganville, 30052	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Loganville Highway (SR 20) is a principal arterial. ADT = 21,000.		
2	5.9 miles to the nearest Ride Gwinnett facility located at 368 Grayson Highway (VFW 5255).		
3	The developer shall coordinate with the Georgia Department of Transportation on all driveway access issues including location and design. Ideally, the site driveway would be located as far to the south/east of the site frontage as possible.		
4	The developer shall coordinate with the Department of Community Services on a future pedestrian connection to Bay Creek Park.		
5	Recommended Driveway Geometry, per the TIS: o Provide right-in/right-out (RIRO) driveway; driveway to be side street stop-controlled. o Provide one entry lane and one exit lane. o Provide a right-turn deceleration lane along SR 20. o Note, vehicles are expected to be able to make U-turn movements at Lacey Oak Lane, Oak Grove Road (signal), and Hope Hollow Road (signal) with minor delay at these Intersections.		
6	Per Section 360-100, a 12' concrete multi-use path shall be provided along all arterial streets (Loganville Highway).		
7	The developer shall provide traffic calming for any internal street that exceeds 500' without a control point.		
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> X NO
1			
2			
3			
4			
5			

Note: Attach additional pages, if needed

Revised 7/26/2021



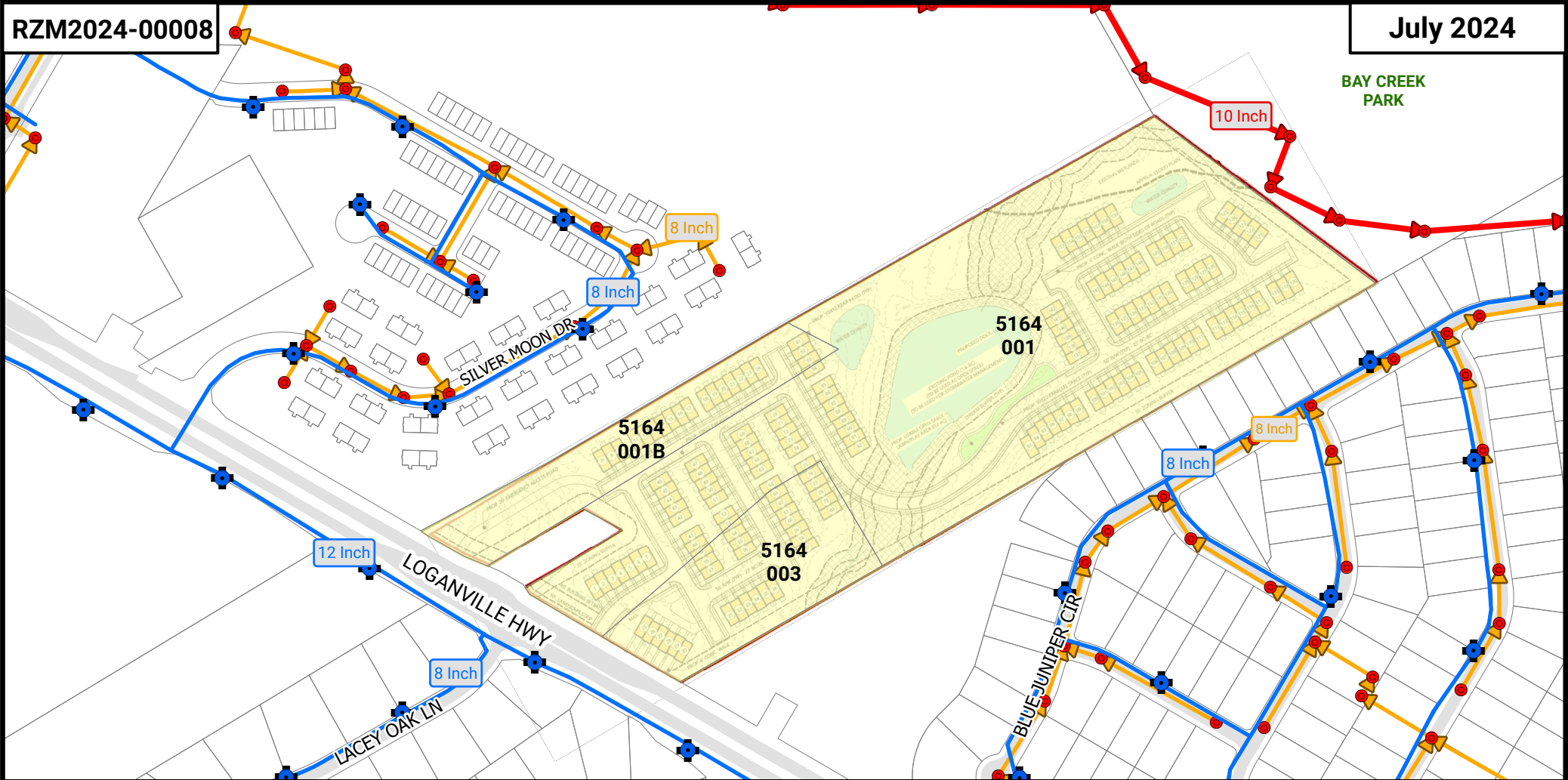
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZM2024-00008		
Case Address:		3016 and 3022 Loganville Highway, 3000 Block of Loganville Highway		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to a 12-inch water main located on the southern right-of-way of Loganville Highway. A jack-and-bore will be required.			
2	Sewer: A Sewer Capacity Certification (C2024-082-04) has been approved for 159 townhomes. The proposed redevelopment plans to connect to an existing 10-inch gravity sewer located within Bay Creek Park. Coordination with Gwinnett County is required for easements through the park.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

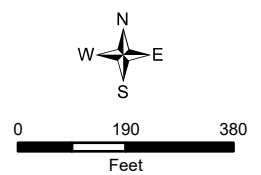
BAY CREEK PARK



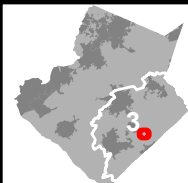
LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Interceptor

Block Of Loganville Hwy
R-100 to R-TH
**Water & Sewer
Utility Map**



LOCATION



Water Comments: The proposed development may connect to a 12-inch water main located on the southern right-of-way of Loganville Highway. A jack-and-bore will be required.

Sewer Comments: A Sewer Capacity Certification (C2024-082-04) has been approved for 159 townhomes. The proposed redevelopment plans to connect to an existing 10-inch gravity sewer located within Bay Creek Park. Coordination with Gwinnett County is required for easements through the park.

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	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
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]



HAWTHORN
FARM BLVD

CADITZ LN

SILVER MOON DR

HONEY
LOCUST CT

LOGANVILLE HWY

LACEY OAK LN

EAGLES PERCH RD

HOPE HOLLOW RD


PAPYRUS PALM RD

ENGLISH
ELM WAY

ASPEN
VALLEY DR

BLUE JUNIPER CIR

CRIMSON MAPLE DR

 RZM2024-00008

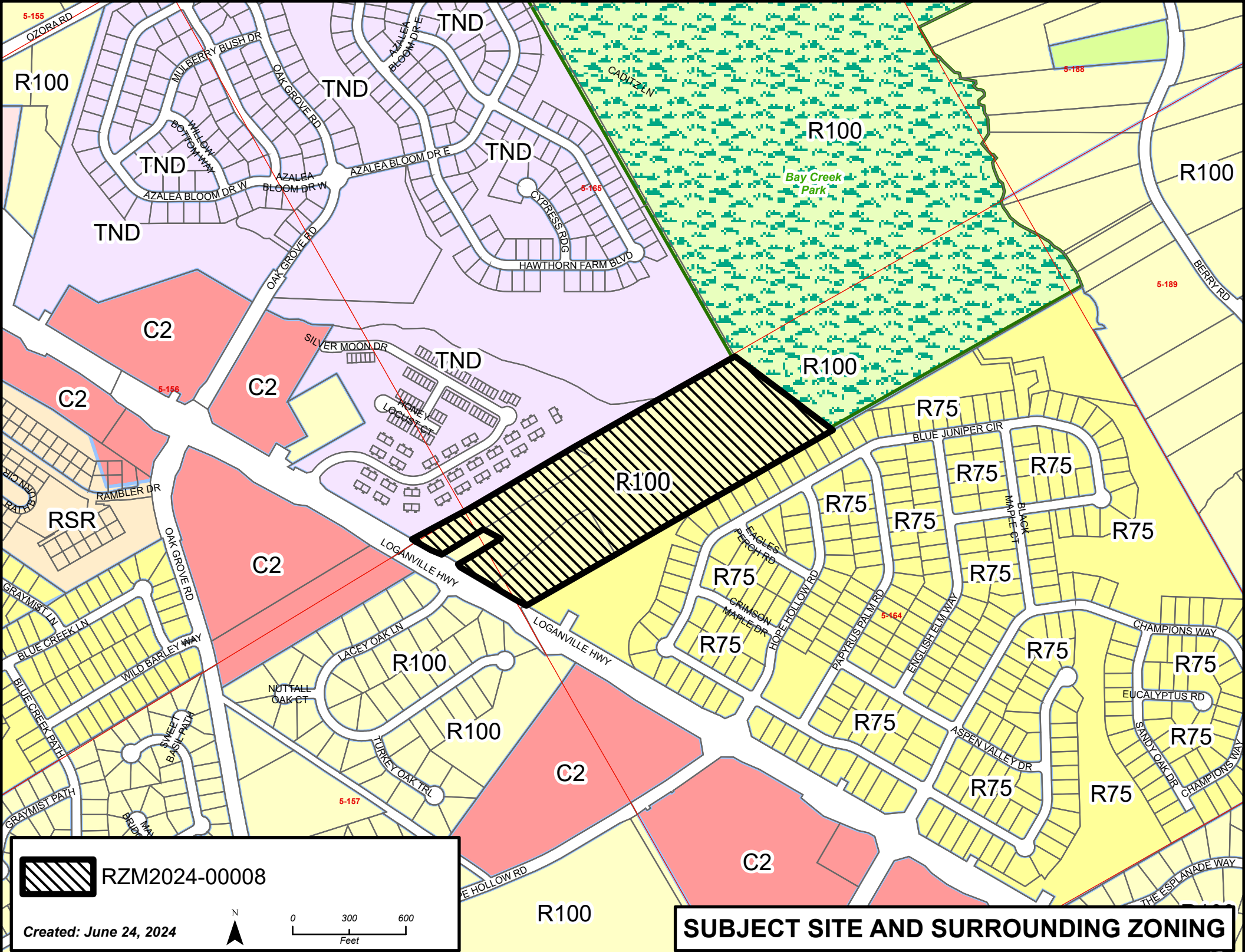
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Feet

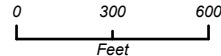
Gwinnett County GIS

User: givill



RZM2024-00008

Created: June 24, 2024



SUBJECT SITE AND SURROUNDING ZONING

Exhibit K: Document Presented at the August 6, 2024, Planning Commission Public Hearing

[attached]

8.6.2024

