

RECEIVED

6.4.24

REZONING APPLICATION

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


APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>D.R. Horton, Inc.-Atlanta East</u> Address: <u>1371 Dogwood Drive</u> City: <u>Conyers</u> State: <u>GA</u> ZIP: <u>30012</u> Phone: <u>678-780-8526</u> Email: <u>tdhogan@drhorton.com</u>	Name: <u>3K2M LLC</u> Address: <u>229 Sever Rd</u> City: <u>Lawrenceville</u> State: <u>GA</u> ZIP: <u>30034</u> Phone: <u>sfirozrealestate@gmail.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 style="text-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 style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>159</u> Dwelling Unit Sq. Ft.: <u>1652 - 1912 SF</u> Density: <u>6.14 Units A/C</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
<p style="text-align: center;">MIXED-USE DEVELOPMENT</p> No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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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.



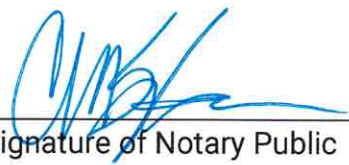
Signature of Applicant

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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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

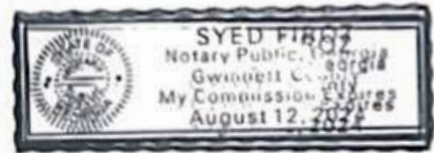
Type or Print Name and Title

S.M. Fry

Signature of Notary Public

2/22/24

Date



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H. Murad

2/22/2024

Signature of Property Owner

Date

H. Murad - Owner

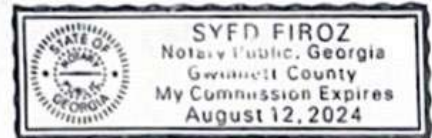
Type or Print Name and Title

S. M. Firoz

2/22/24

Signature of Notary Public

Date



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FKaderin

02-22-2024

Signature of Property Owner

Date

Farhana Kaderin - Owner

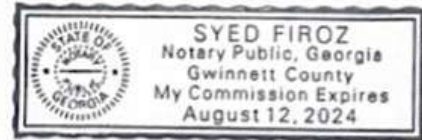
Type or Print Name and Title

S.M. Firoz

2/22/24

Signature of Notary Public

Date



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Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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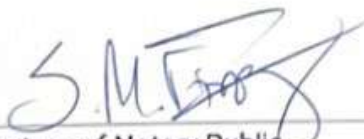
Signature of Property Owner

02-22-2024

Date

Bablu Kazi - Owner

Type or Print Name and Title



Signature of Notary Public

2/22/2024

Date




Notary Seal

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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 Date Type or Print Name and Title
Attorney or Representative

 2/22/24
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 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.

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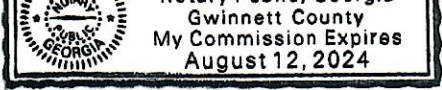
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Salih Kan 05-02-2024 SALEHIN KADERIN
Signature of Applicant Date Type of Print Name and Title

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

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Yes No SALEHIN KADERIN (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.

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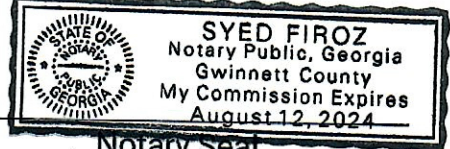
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Farhana 05-02-2024 FARHANA KADERIN
Signature of Applicant Date Type of Print Name and Title

S.M. Firoz 5/2/2024 Syed Firoz, Realtor
Signature of Applicant's Attorney or Representative Date Type or 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 OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)


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5/1/2024
H M Murad

Signature of Applicant Date Type of Print Name and Title


5/2/2024
Syed Firoz, Realtor

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


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:

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

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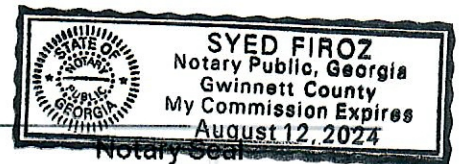
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BABLU KAZI 05/02/2024 BABLU KAZI
Signature of Applicant Date Type of Print Name and Title

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

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



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Yes No BABLU KAZI (Your Name)

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

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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

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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

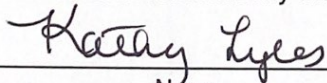
02/22/2024
Date

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TAX COMMISSIONERS USE ONLY

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Name

TSA
Title

2/22/24
Date

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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.

Katay Lyles
Name

TSA
Title

2/22/24
Date



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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6.4.24

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.

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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.

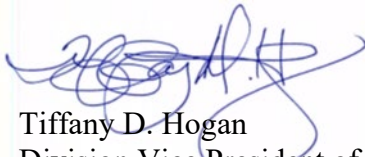
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Denial of the application for R-TH zoning would also constitute an unreasonable and extreme hardship, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Mayor and Council without 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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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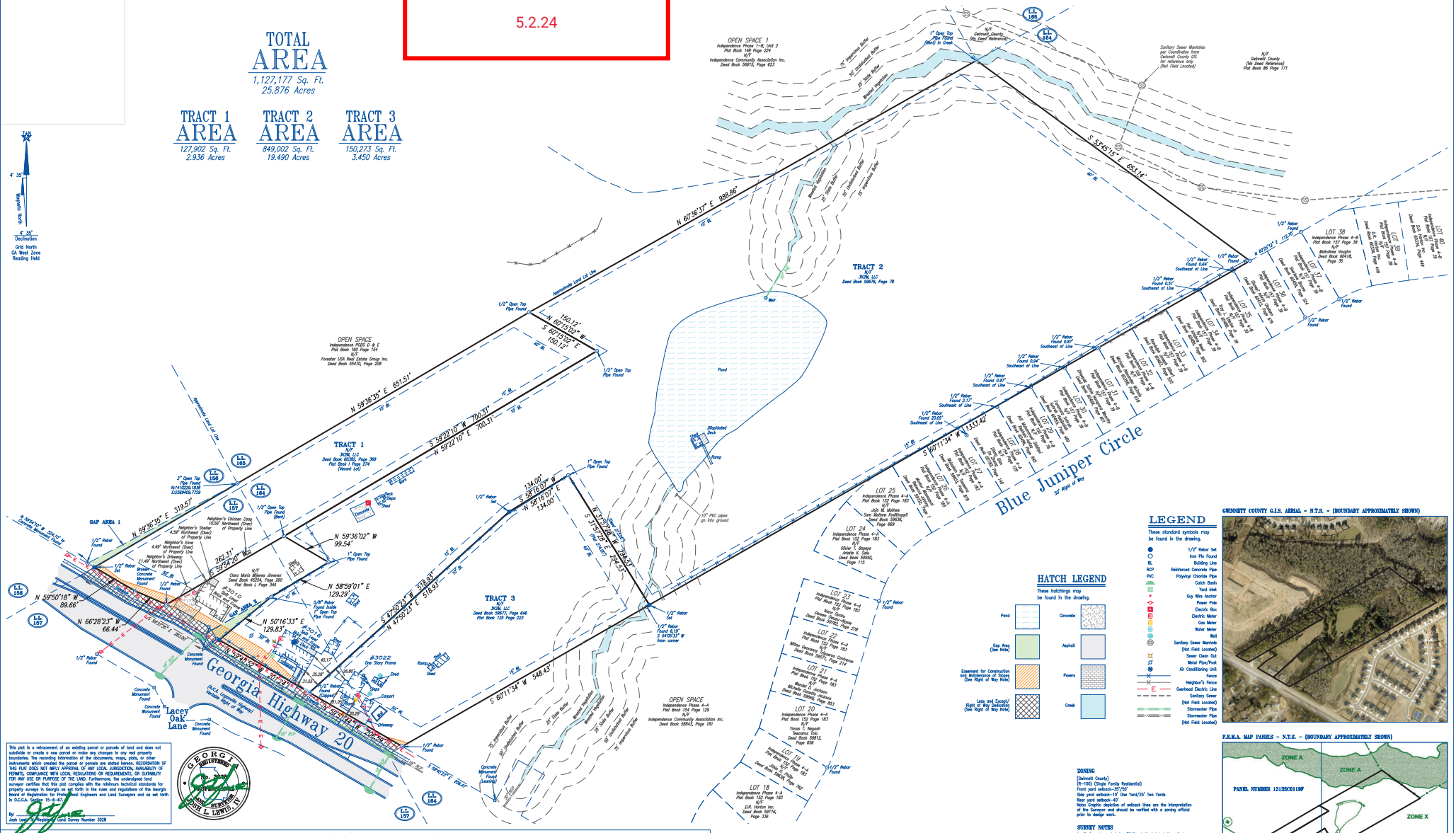
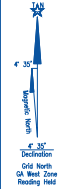
5.2.24

TOTAL
AREA
1,127,177 Sq. Ft.
25.876 Acres

TRACT 1
AREA
127,902 Sq. Ft.
2.936 Acres

TRACT 2
AREA
849,002 Sq. Ft.
19.490 Acres

TRACT 3
AREA
150,273 Sq. Ft.
3.450 Acres



LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rubber Seal with the Field
- Utility Line
- Redwood Concrete Pipe
- PVC
- Catch Basin
- Solid Sand
- Gyp Weir Anchor
- Flower Pole
- Electric Pole
- Electric Meter
- Gas Meter
- Water Meter
- Red
- Barbed Wire
- Sanitary Sewer Manhole (Not Field Location)
- Sewer Clean Out
- Metal Pipe/Post
- 40 Conduits per Line
- Fence
- 1/2" Rubber Seal
- Overhead Electric Line
- Sanitary Sewer (Not Field Location)
- Stormwater Pipe
- Stormwater Pipe (Not Field Location)

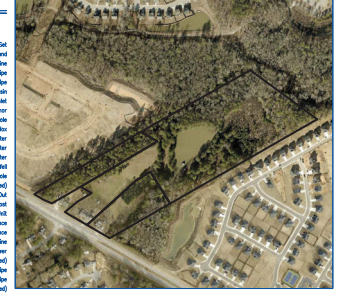
HATCH LEGEND

These hatching may be found in the drawing.

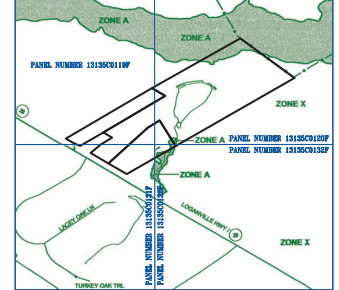
- Pond
- Concrete
- Asphalt
- Pavers
- Creek

Essential for Constructing the Midpoints of "Lines" (Not Sight of Way) Lines and Center/Right of Way (Not Sight of Way) Lines

GWINNETT COUNTY G.L.S. AREAL - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



F.R.M.A. MAP PANELS - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



This plan is a representation of an existing parcel or parcels of land and does not establish or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL, STATE, FEDERAL, OR FEDERAL AGENCIES COMPLIANCE WITH LOCAL, STATE, FEDERAL, OR FEDERAL REGULATIONS OR REQUIREMENTS, OR SUBMITTAL FOR ANY USE, OR ENFORCEMENT OF THE SAME. Furthermore, the undersigned hereafter certifies that this plan complies with the relevant historical standards, property records in Georgia on file with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Sections 13-4-4 to 13-4-8.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR 3016, 3022, & O Loganville Highway, Loganville Georgia 30052

DATE: 9/11/23 SCALE: 80'

REVISED BY DATE

LAND LOT: 157 & 164 5th DISTRICT SECTION Gwinnett County, GA

LOT: BLKCD: UNIT: PHASE:

SUBDIVISION: PAGE PARTY CHIEF: R.C. FIELD DATE: 10/4/23 SHEET 1 OF 1

DEED BOOK: PAGE DRAFTER: B.C.

3K2M, LLC

GEORGIA LAND SURVEYING CO. EST 1986

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY ANNUAL PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECREATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GAP AREA NOTES

- Gap Area 1 between Deed Book 60302, Page 369 (Plat Book 1 Page 274) and Deed Book 56474, Page 208 (Plat Book 188 Page 145).
- Gap Area 2 between Deed Book 59678, Page 78 and Deed Book 6524, Page 201 (Plat Book 1 Page 340), and Deed Book 2442 Page 232.

RIGHT OF WAY NOTES

Right of way conditions using Department of Transportation right of way plans titled 'Right of Way of Proposed 26, 3020 Loganville Highway from Stone Road to U.S. 87 (Intersect) and Robin County' referenced on Federal RD Project #63-0006-000448 and Georgia 52421.P. to U.S. 87 (Intersect) (19-20) last revised 07/17/21. Recorded deeds for right of way conditions are required for construction and maintenance of the road as shown in Deed Book 60324 Page 199 (Tract 1), Deed Book 48321 Page 183 for Tract 2, Deed Book 41938 Page 182 for Tract 3, and Deed Book 40877 Page 372 for 2015 Loganville Highway.

SONING
(Outlet County)
1-100 (Single Family Residential)
Floor area minimum-27'x60'
Site and setback-10' On lot/25' Two Yards
Rear yard setback-10'
Other: Slope analysis as set forth on the interpretation of the Surveyor and should be verified with a zoning official prior to building.

SURVEY NOTES

- Examine used Litch 7512 robotic total station, Carlson Survey 2013 and Carlson Survey.
- Software used Carlson Survey 2013 and Carlson Survey.
- The coordinate values shown are based on Georgia State Coordinate system, the datum for this coordinate system is NAD83 (2011).

SPECIAL FLOOD HAZARD NOTES

I have this date, examined the "FEMA official flood hazard map" submitted to my address referenced [24] as an existing special flood hazard, without an annotation indicating the surveyor is not responsible for any errors due to update the said parcel map ID [1318C0119P, 1318C0119P, 1318C0119P, & 1318C0119P] effective date [20/09/2025].

CLOSING STATEMENT

The field data used to compile this plan was gathered by differential GNSS/GPS coordinates and 1983 survey measurements and has a 0.010' m of precision. All horizontal and vertical measurements were made to the nearest 0.01 foot to 0.175, 0.400 feet.

All that tract or parcel of land lying and being in Land Lots 157 and 164 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a 2" Open Top Pipe Found at the common corner of Land Lots 156, 157, 164, and 165 at Grid North Georgia West Zone Coordinates: Northing:1410229.1838 Easting:2369409.7729, thence along the dividing line of Land Lots 164 and 165 North 59 Degrees 36 Minutes 35 Seconds East a distance of 651.51 feet to a 1/2" Open Top Pipe Found, thence continuing along said dividing line North 60 Degrees 36 Minutes 37 Seconds East a distance of 988.86 feet to a 1" Open Top Pipe Found (Bent) in a creek, thence leaving said dividing line South 53 Degrees 45 Minutes 15 Seconds East a distance of 653.14 feet to a 1/2" Rebar Found, thence South 60 Degrees 11 Minutes 34 Seconds West a distance of 1333.42 feet to a 1/2" Rebar Set, thence South 60 Degrees 11 Minutes 34 Seconds West a distance of 548.43 feet to a 1/2" Rebar Found on the Northeastern variable right of way of Georgia Highway 20 (A.K.A. Loganville Highway), thence along said right of way North 59 Degrees 51 Minutes 44 Seconds West a distance of 206.59 feet to a 1/2" Rebar Found (Capped), thence continuing along said right of way North 59 Degrees 45 Minutes 52 Seconds West a distance of 201.24 feet to a 1/2" Rebar Set, thence leaving said right of way North 50 Degrees 16 Minutes 33 Seconds East a distance of 129.83 feet to a 5/8" Rebar Found Inside of a 1" Open Top Pipe Found, thence North 58 Degrees 59 Minutes 01 Seconds East a distance of 129.29 feet to a 1" Open Top Pipe Found, thence North 59 Degrees 36 Minutes 02 Seconds West a distance of 99.54 feet to a 1/2" Open Top Pipe Found (Bent), thence South 59 Degrees 54 Minutes 20 Seconds West a distance of 262.31 feet to a 1/2" Rebar Found on said Northeastern right of way of Georgia Highway 20, thence along said right of way North 66 Degrees 28 Minutes 23 Seconds West a distance of 66.44 feet to a Broken Concrete Monument Found, thence continuing along said right of way North 59 Degrees 50 Minutes 18 Seconds West a distance of 89.66 feet to a 1/2" Rebar Set on the dividing line of Land Lots 156 and 157, thence leaving said right of way and along said dividing line North 59 Degrees 36 Minutes 35 Seconds East a distance of 319.57 feet to the POINT OF BEGINNING.

Having an area of 1,127,177 Sq. Ft., 25.876 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204628.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5.2.24

RECEIVED

6.4.24



RECEIVED

6.4.24



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



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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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