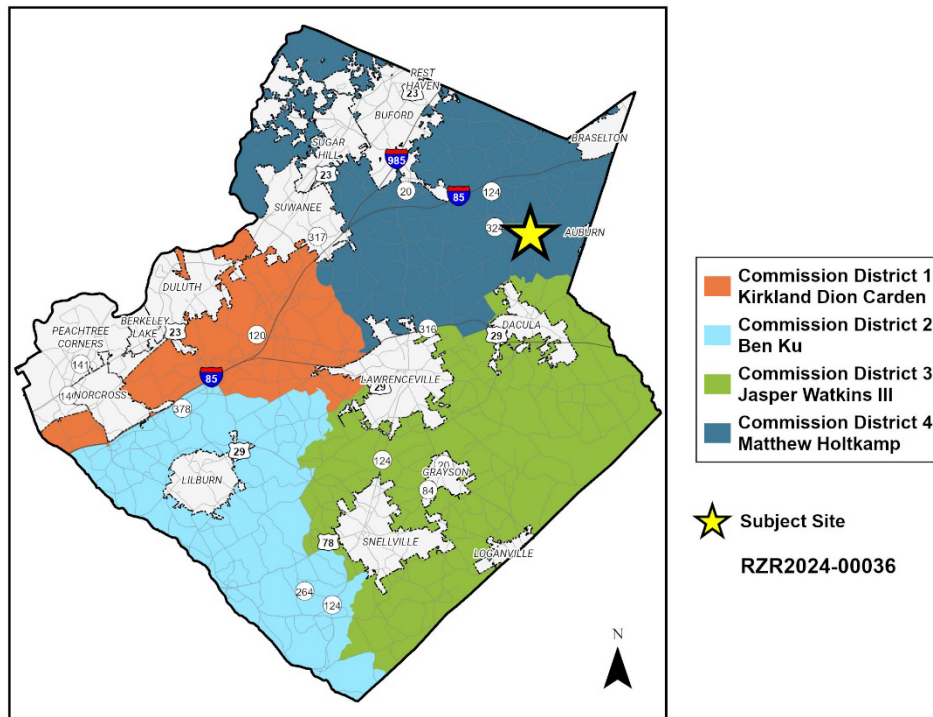


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2024-00036  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Rezoning to R-75 (Single-Family Residence District)  
**Address:** 3300 Block of Jim Moore Road  
**Map Number:** R2002 002  
**Site Area:** 62.37  
**Units:** 143  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 4 – Commissioner Holtkamp  
**Future Development Type:** Neighborhood Traditional+  
**Staff Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Toll Southeast LP Company, Inc.  
c/o Andersen Tate & Carr  
1960 Satellite Boulevard, Suite 4000  
Duluth, GA 30097

**Owners:** Trust of Joe Emory Parks Jr.  
c/o S. Michael and Nell G. Parks  
4339 Riverview Drive  
Peachtree Corners, GA 30097

**Contact:** Melody Glouton

**Contact Phone:** 770.822.0900

## Zoning History

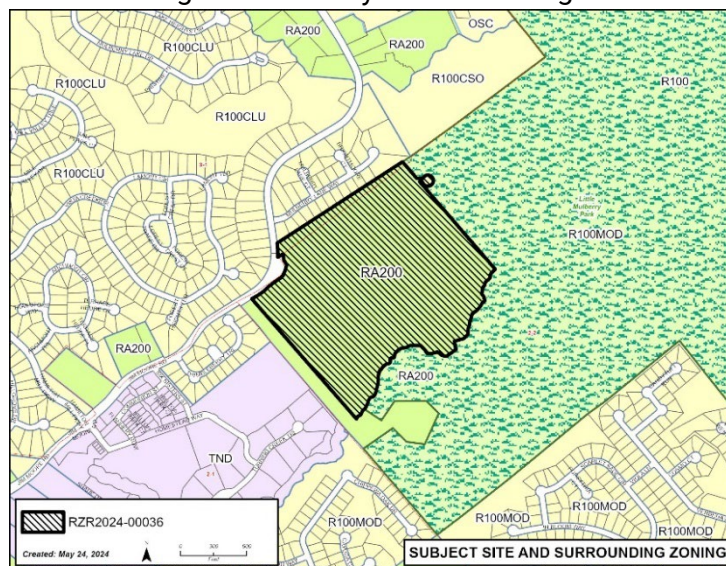
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

## Existing Site Condition

The subject property is a 62.37-acre parcel located along Jim Moore Road, south of its intersection with Mulberry Lane Way. The property contains a single-family residence, accessory buildings, and is accessed by a gravel driveway from Jim Moore Road. A central portion of the site is open field with the remainder of the property heavily wooded. A stream runs along the southern property line and along the western portion of the property. The southeastern portion of the property includes floodplain. The terrain gradually falls towards the stream along the southern property line by approximately 100 feet. There is a 30-foot-wide rights-of-way along the northern property line connecting to Little Mulberry Park that is projected for abandonment by Gwinnett County. There is a 4-foot-wide sidewalk along the Jim Moore Road frontage. The nearest Gwinnett County Transit stop is approximately 6.8 miles from the subject property.

## Surrounding Use and Zoning

The site is surrounded by single-family detached subdivisions and Little Mulberry Park. The Huntfield at Hamilton Mill and Lake Forest at Hamilton Mill subdivisions are located to the north. Immediately to the west is a single-family residence on a large lot, and farther west is the Homestead at Hog Mountain subdivision with a mixture of lot sizes and housing types. Little Mulberry Park surrounds the property to the south and east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	2.30 units per acre
North	Single-Family Residential	R-100 CLU	2.40 units per acre
East	Little Mulberry Park	R-100 MOD	N/A
South	Little Mulberry Park	R-100 MOD	N/A
West	Single-Family Residential	RA-200	0.1 units per acre

## Project Summary

The applicant requests rezoning of a 62.37-acre property from RA-200 to R-75 for a single-family detached subdivision, including:

- 143 single-family detached residences on lots ranging from 10,500 square feet to 20,281 square feet, yielding a density of 2.30 units per acre.
- Residences with a minimum heated floor area of 2,600 square feet with front-loaded, two-car garages.
- Exterior building materials of brick, stacked stone, and/or cementitious siding, shake, and board and batten.
- 8.90 acres or 14.3% of the site as open space located primarily within stream buffers and impervious setbacks.
- 3.14 acres or 50.3% of the required open space as usable, including an amenity area in the front of the subdivision and a 6-foot-wide paved nature trail crossing the western stream. The amenity area includes a clubhouse, pool, playground, pavilion, and fire pit with 9 parking spaces.
- A stormwater management facility in the south of the property and a pump station in the southeast corner.
- 27-foot-wide public local internal streets within a 50-foot right-of-way with 5-foot-wide sidewalks along both sides of the internal streets.
- A 6-foot-wide concrete multi-use path along the fronts of lots 1 through 18, connecting to Little Mulberry Park.
- Two entrances along Jim Moore Road: the main entrance includes deceleration and left-turn lanes, and the other entrance for emergency access with a gate and knox box.
- A 40-foot-wide street frontage setback with a 10-foot-wide landscape strip along Jim Moore Road.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-75 for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Density	Maximum 3.0 units per acre	2.3 units per acre	YES
Lot Size	Minimum 10,500 square feet	≥10,500 square feet	YES
Lot Width	Minimum 75'	≥75 feet	YES
Lot Coverage	Maximum 55%	55%	YES
Front Yard Setback	Minimum 20'	20'	YES
Rear Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Building Height	Maximum 35'	<35'	YES

Open Space	Minimum 10% or 6.24 acres	14.3% or 8.9 acres	YES
Usable Open Space	Minimum 5% or 3.12 acres	5.03% or 3.14 acres	YES
One- and Two-Family Dwellings Parking	Minimum 2 spaces per dwellings Maximum 4 spaces per dwelling	4 per dwelling	YES
Recreation Area Parking	Minimum 8 spaces Maximum 15 spaces	9 spaces	YES

## Public Participation

The applicant held a community meeting for the development on June 3, 2024, at the Hamilton Mill Clubhouse in Dacula. There were 22 community members in attendance who raised concerns and questions regarding the proposed development and pedestrian access to Little Mulberry Park. The applicant responded to these questions with continuing communication. No revisions were made to the site plan. 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 surrounding area is primarily single-family residential with Little Mulberry Park abutting the southern and eastern property lines. The Huntfield at Hamilton Mill subdivision to the north contains lot sizes of at least 10,815 square feet with a density of 2.40 units per acre, which is comparable to the proposed lot sizes and densities. The nearby R-100 CLU zoned subdivisions along Jim Moore Road also have similar densities and lot sizes. Homestead at Hog Mountain, which includes single-family detached residences and townhouses also has a comparable density at 2.12 units per acre. The proposed rezoning is 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 proposal is consistent with the context, character, and development pattern of nearby existing and approved residential subdivisions. In addition, this development will provide a 6-foot-wide trail connection from Jim Moore Road to Little Mulberry Park, which could improve



pedestrian access to the park from the surrounding subdivisions. No adverse impacts on the existing use or usability of adjacent or nearby property are anticipated.

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

The property has a reasonable economic use as currently zoned.

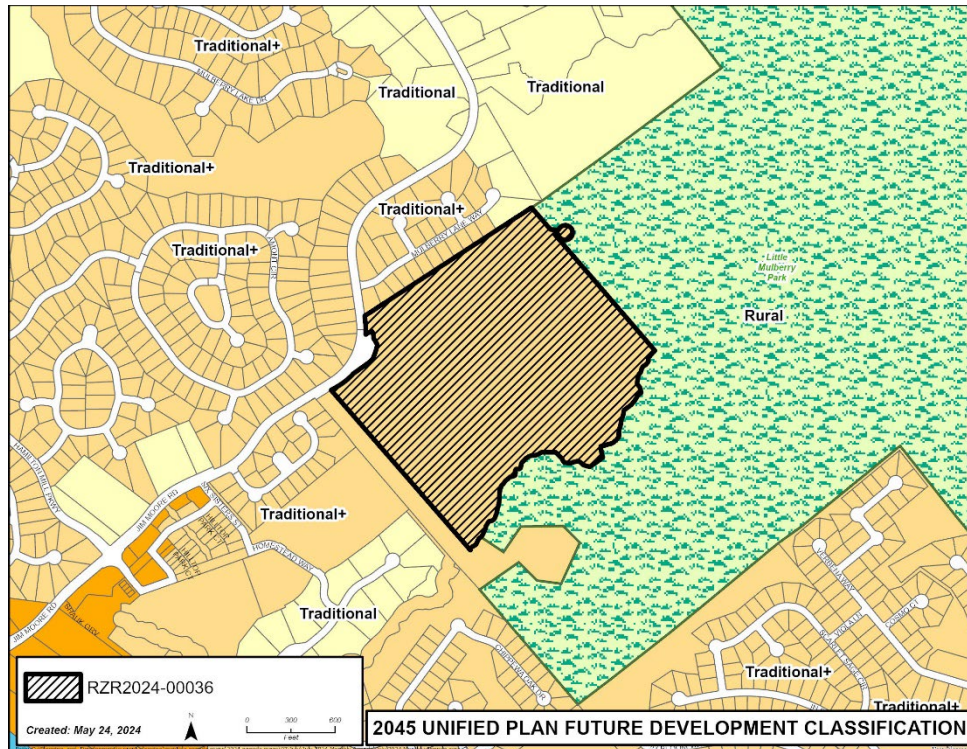
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimated the proposal would generate 149 morning and 204 evening peak hour trips within a 24-hour period and all nearby intersections will operate at a level of service "B" or better. The study recommends a deceleration lane for the western entrance and deceleration and left-turn lanes for the eastern entrance. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. This future development type encourages gentle density in predominately single-family residential areas. A variety of housing types including single-family detached, single-family cottages, duplexes, triplexes, quadplexes, townhomes, and stacked flats are all appropriate in "Neighborhood Traditional+". This development type intends for 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, and greens and passive parks are preferred park typologies.

Single-family detached residential is a recommended land use and R-75 is a recommended zoning district. The proposed development also follows many of the standards set by the future development type. A majority of the dwellings will include large front porches, and homes with modest setbacks. The development will include sidewalk connectivity from the development to Little Mulberry Park. A staff recommended condition of more dispersed open space would better satisfy the recommendation for pocket parks and greenspace. The proposed development is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

**Staff Recommendation**

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

**Staff Recommended Conditions**

Approval as R-75 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 143 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 21, 2024, and Exhibit C: Elevations dated received May 17, 2024, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area of each dwelling shall be 2,600 square feet.

4. The development shall include amenities and open spaces including, but not limited, to a clubhouse, pool, pavilion, playground, fire pit, and trails, in general conformance with Exhibit B: Site Plan dated received May 21, 2024, subject to the review and approval of the Department of Planning and Development. Usable open space shall be dispersed so that all lots are within 500 feet of usable open space, excluding trails.
5. A greenway easement to Little Mulberry Park shall be provided at no cost to Gwinnett County, prior to the issuance of final plat, subject to the review and approval by the Department of Community Services.
6. The number and location of curb cuts along Jim Moore Road shall be subject to the review and approval of the Gwinnett County Department of Transportation. At a minimum, a deceleration lane and a left-turn lane shall be provided for the main entrance, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Stormwater BMP facilities shall either be designed as an amenity through landscaping, trails, and/or benches, or screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas within lots and usable open space shall be sodded.

**Exhibits:**

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



**Exhibit A: Site Visit Photos**



View of Jim Moore Road facing west



View of Jim Moore Road facing east





View of property



View of property

**Exhibit B: Site Plan**

**[attached]**





PARCEL	ACREAGE
1	1378.27
2	1867.96
3	1493.67
4	1153.34
5	1074.97
6	1074.97
7	1074.97
8	1074.97
9	1074.97
10	1074.97
11	1074.96
12	1074.96
13	1074.96
14	1074.96
15	1074.96
16	1074.96
17	1074.96
18	1074.96
19	1143.28
20	1097.93
21	1097.93
22	1097.93
23	1097.93
24	1097.93
25	1097.93

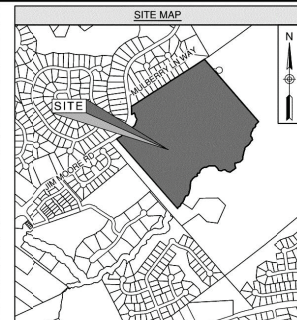
PARCEL	ACREAGE
51	1039.01
52	1115.20
53	1072.51
54	1082.97
55	1098.29
56	1058.41
57	1130.84
58	20081.13
59	1415.49
60	1028.01
61	1802.86
62	1217.20
63	1217.51
64	1217.51
65	1217.52
66	1419.08
67	1218.57
68	1925.95
69	1405.02
70	1548.73
71	1214.79
72	1214.79
73	1214.79
74	1214.79
75	1180.20

PARCEL	ACREAGE
101	1287.87
102	1287.87
103	1458.81
104	1458.81
105	1458.81
106	1458.81
107	1458.81
108	1458.81
109	1458.81
110	1458.81
111	1508.40
112	1408.30
113	1138.74
114	1676.21
115	1507.91
116	1658.81
117	12708.03
118	18306.87
119	17473.77
120	18088.39
121	18588.48
122	18400.45
123	12068.39
124	11275.24
125	10634.92

PARCEL	ACREAGE
26	1097.93
27	1097.93
28	1097.93
29	1097.93
30	1297.27
31	1072.78
32	1194.18
33	1090.00
34	1090.00
35	1090.00
36	1090.00
37	1441.66
38	12899.07
39	1291.49
40	1296.61
41	11684.67
42	1097.93
43	1133.76
44	11541.82
45	1090.00
46	1090.00
47	10707.29
48	12818.25
49	12008.36
50	10807.65

PARCEL	ACREAGE
76	11862.30
77	11862.30
78	11862.30
79	11862.30
80	11862.30
81	11862.30
82	14096.81
83	16333.25
84	12324.01
85	12324.01
86	12324.01
87	12324.01
88	12324.01
89	12324.01
90	14198.08
91	14448.04
92	12157.25
93	13126.90
94	15543.73
95	20195.19
96	12827.87
97	12827.87
98	12827.87
99	12827.87
100	12827.87

PARCEL	ACREAGE
126	15038.80
127	11802.80
128	11802.80
129	10562.63
130	10613.70
131	10554.99
132	10686.27
133	10737.55
134	10778.84
135	10820.12
136	10801.40
137	10603.09
138	13384.49
139	13687.65
140	14502.86
141	15482.71
142	17030.40
143	18244.64



**GENERAL NOTES:**

**SITE AREA:**  
 TO TOTAL AREA: ±62.371 ACRES  
 SUSTAINING ZONING: RA-200  
 PROPOSED ZONING: R-75

**ZONING REQUIREMENTS:**

MIN. LOT WIDTH: 75'  
 MIN. AREA: 10,500 SQFT  
 MAX. HEIGHT: 35 FT FOR NEW SUBDIVISION  
 OPEN SPACE: 10% MIN (GROSS AREA = ± 2.25 AC)  
 USABLE OPEN SPACE: 50% OF RECD OPEN SPACE (3.125 AC)  
 3 UNITS / ACRE (187.13 UNITS)  
 MAX. DENSITY: 3 UNITS / ACRE  
 MAX. LOT COVERAGE: 50%

**BUILDING SETBACKS (RECD):**  
 FRONT: 20 FT  
 SIDE: 7.5 FT  
 REAR: 25 FT

**PROPOSED LOT SUMMARY:**  
 TOTAL PROPOSED LOTS: 143  
 MINIMUM LOT WIDTH: 75'  
 PROPOSED MIN. HEATED SQFT: 2,600 SQ. FT.  
 ALL ROADS TO BE PUBLIC  
 OPEN SPACE: ± 4.2% (GROSS AREA = ± 8.9 AC)  
 USABLE OPEN SPACE: ± 1.42 AC (± 50.33%)  
 LOT DENSITY: 2.3 DU/AC  
 PROPOSED LOT COVERAGE: 55%

**TRANSPORTATION:**  
 SPEED LIMIT OF JIM MOORE ROAD: 25 MPH  
 MINIMUM ENTRANCE SEPARATION: 125 FT  
 MINIMUM SIGHT DISTANCE: 280 FT

**GENERAL SITE NOTES:**

- PROPOSED PONDS MAY HAVE WALLS DEPENDING UPON FINAL DESIGN.
- MAXIMUM FIRE HYDRANT SEPARATION IS 450 FT.
- STREAM BUFFERS ARE FROM WRESTED VEGETATION.
- TRAIL MATERIALS SHALL BE AS FOLLOWS:
  - OUTSIDE OF STREAM BUFFERS SHALL BE ASPHALT
  - INSIDE OF STREAM BUFFERS SHALL BE PERVIOUS PAVING OR OTHER APPROVED SURFACE.
- INTERIOR AREA PARKING SHALL BE A MIN. OF 8 SPACES (MIN. 1 SPACE PER 20 HOMES @ 143 LOTS = 7.5 SPACES).

**SITE LOCATION:**  
 3300 BLOCK OF JIM MOORE ROAD  
 GWINNETT COUNTY, GEORGIA

**PRELIMINARY NOT FOR CONSTRUCTION**

**MAXWELL REDDICK A.P.C. A CONSULTING ENGINEERING & ARCHITECTURE**  
 2500 NORTHWINDS HWY. SUITE 300  
 ALPHARETTA, GA 30009  
 402.926.9400  
 402.926.9401  
 www.maxwellreddick.com

**NOTICE TO CONTRACTORS:**  
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**CONTRACT NO.:** RZR2024-00036  
**DATE:** MAY 17, 2024  
**JOB NO.:** 2024-013  
**SCALE:** AS SHOWN  
**DRAWING NUMBER:** C1.0  
**SHEET NUMBER:** 1

**GWINNETT COUNTY PLANNING AND DEVELOPMENT**

**RECEIVED**

5.21.24

**OPENSOURCE LEGEND:**

- USABLE OPEN SPACE
- OPEN SPACE

**DATASOURCE NOTE:**  
 THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM GWINNETT COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.



**Exhibit C: Building Elevations**

**[attached]**

**RECEIVED**

5.17.24

**Brick & Color:** Meridian Old Bailey  
**Mortar:** Coosa Glacier White  
**Siding:** SW 7005 Pure White  
**B&B:** SW 7005 Pure White  
**Trim Color:** SW 7005 Pure White  
**Garage Door:** SW 7005 Pure White  
**Front Door:** SW 7069 Iron Ore  
**Cedar Columns/Bracket Color:** SW Banyan Brown  
**Window Color:** White Vinyl  
**Roof Material & Color:** GAF Charcoal Architectural Shingle  
**Metal Roof:** Bronze  
**Gutters:** 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 7627 White Heron  
Siding : SW 7627 White Heron  
Trim Color: SW 7020 Black Fox  
Shutter: SW 7020 Black Fox  
Painted Columns: SW 7020 Black Fox  
Garage Door Color : SW 7627 White Heron  
Front Door Color : SW 7020 Black Fox  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Bronze  
Gutters: Black



All siding and trim are fiber cement products.

**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 6136 Frosty  
Siding : SW 6136 Frosty  
B&B: SW 6136 Frosty  
Trim Color: SW 7006 Extra White  
Painted Columns: SW 7006 Extra White  
Garage Door Color : SW 7006 Extra White  
Front Door Color : SW 7674 Peppercorn  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Bronze  
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Meridian Magnolia Bay  
Mortar: Argos Savannah Ivory  
Siding : SW 7649 Silverplate  
B&B: SW 7649 Silverplate  
Trim Color: SW 7006 Extra White  
Cedar Columns/Bracket: SW Woodscape Banyan Brown  
Garage Door Color : SW 7006 Extra White  
Front Door Color : SW 7048 Urbane Bronze  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 7004 Snowbound  
Siding : SW 7004 Snowbound  
Trim Color: SW 7004 Snowbound  
Cedar Columns/Brackets: SW Woodscapes Hawthorne  
Garage Door Color : SW 7004 Snowbound  
Front Door Color : SW 7674 Peppercorn  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Bronze  
Gutters: 30 Degree White



All siding and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 7005 Pure White  
Siding : SW 7005 Pure White  
Trim Color: SW 6258 Tricorn Black  
Stone: Horizon Hermitage Handcrafted  
Garage Door Color : SW 7005 Pure White  
Front Door Color : SW 6258 Tricorn Black  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Black  
Gutters: Black



All siding and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: General Shale River Shoals  
Mortar: Coosa Glacier White  
Siding : SW 7004 Snowbound  
Trim Color: SW 7004 Snowbound  
Cedar Column/Bracket: SW Woodscape Hawthorne  
Garage Door Color : SW 7004 Snowbound  
Front Door Color : SW 7048 Urbane Bronze  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Gutters: 30 Degree White



All siding, board & batten (B&B), and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 7014 Eider White  
Shake: SW 7014 Eider White  
Siding : SW 7014 Eider White  
Shutter: SW 0077 Classic French Gray  
Trim Color: SW 0077 Classic French Gray  
Cedar Column: SW Woodscape Hawthorne  
Garage Door Color : SW 7014 Eider White  
Front Door Color : SW 7048 Urbane Bronze  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Dark Gray  
Gutters: Dove Gray



All siding, shake, and trim are fiber cement products.



**RECEIVED**

5.17.24

Brick & Color: Painted Brick SW 7004 Snowbound  
B&B: SW 7004 Snowbound  
Siding : SW 7004 Snowbound  
Trim Color: SW 2850 Chelsea Gray  
Cedar Column: SW Woodscape Hawthorne  
Garage Door Color : SW 7004 Snowbound  
Front Door Color : SW 7048 Urbane Bronze  
Window Color : White Vinyl  
Roof Material & Color: GAF Charcoal  
Metal Roof: Bronze  
Gutters: Dove Gray



All siding, board & batten (B&B), and trim are fiber cement products.

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

**[attached]**

**RECEIVED**

5.21.24

ANDERSEN | TATE | CARR

May 21, 2024

**REVISED LETTER OF INTENT FOR REZONING**

**Rezoning Application  
Gwinnett County, Georgia**

**Applicant:**  
Toll Southeast LP Company, Inc.

**Property/Tax Parcel ID:**  
R2002 002

+/- 62.371 Acres of Land  
Located at the 3300 Block of Jim Moore Road, Dacula, Georgia  
**RA-200 to R-75**

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



**I. INTRODUCTION**

This Application for Rezoning is submitted for a 62.371-acre tract of land located along Jim Moore Road, east of its intersection with Hamilton Mill Parkway (hereinafter the “Property”). The Property is a single tax parcel and is shown on the survey prepared by Mcwhorter & Anderson, dated March 1, 2024, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned RA-200 (Agriculture-Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Toll Southeast LP Company, Inc. (the “Applicant”) now seeks approval to rezone the Property to R-75 (Single-Family Residence District) to develop an attractive subdivision with single-family detached residences. This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

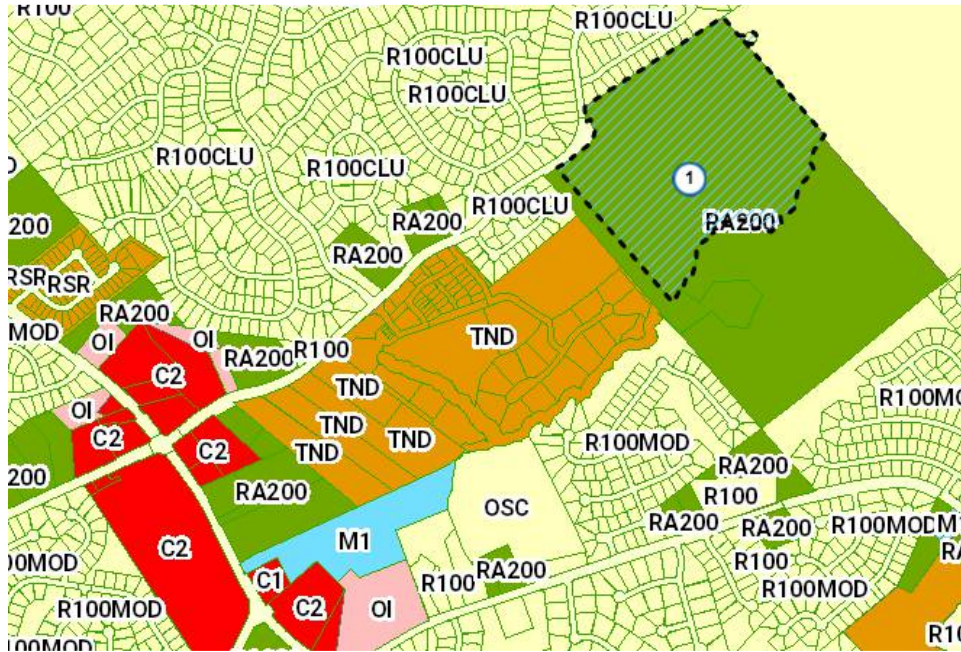
**II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property consists of one tax parcel and contains 62.371 acres. While there is a residence and two accessory structures on the Property, the site is primarily wooded and undeveloped. The Property is surrounded by single-family detached subdivisions and residences and shares two property lines with Little Mulberry Park. For historical context, three large tax parcels were acquired by Gwinnett County from 1998 to 2001 for the development of Little Mulberry Park. The subject Property is owned by one of the families who previously sold land to Gwinnett County for the park. More importantly, the property owners served on the Little Mulberry Park Master Plan Steering Committee and were instrumental in working with the Gwinnett Historical Society for the preservation of stone mounds found in the park. The park officially opened in 2004 and includes 890 acres of diverse landscape including man-made lakes, pastures, woodlands, and hiking trails.

GWINNETT COUNTY  
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The following is a summary of the surrounding zoning classifications:

Location	Land Use	Zoning
Proposed	Single-Family Residential	R-75
North	Single-Family Residential	R100-CLU
East	Little Mulberry Park	R100-MOD
South	Little Mulberry Park	RA-200
West	Single-Family Residential	TND, R100-CLU



The Property is located within the “Traditional +” character area of the 2045 Unified Plan (the “2045 Plan”). The 2045 Plan further provides that the “Traditional+” future development areas are primarily residential areas on sewer within 1 mile of a Village Center or Urban Corridor. Moreover, the 2045 Plan indicates that while these areas are predominantly single-family residential, the goal for these areas over time is to encourage gentle density through smaller footprint homes and Accessory Dwelling Units. This character area also identifies townhomes, quads/triplexes/duplexes, cottages, and single-family as potential land uses, with R-75 being a recommended zoning classification. As such, a single-family detached residential subdivision would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.

### III. PROJECT SUMMARY

As shown on the site plan prepared by Maxwell-Reddick & Associates, dated May 17, 2024, and filed with this Application (the “Site Plan”), the Applicant proposes to develop the Property into a single-family detached subdivision. The Applicant is proposing to rezone 62.371 acres from RA-200 to R-75 to accommodate the development of a residential community with 143 units for a density of 2.3 units per acre. The proposed development will include approximately 8.9 acres (14.3%) of open

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space, which exceeds the UDO requirement. The development will include a large amenity area including a pool, pool house, playground, pavilion, and fire pit. The Applicant has obtained conditional approval from the Department of Water Resources for sewer capacity and will construct a new public pump station and force main to accommodate the development. As indicated above, the site is surrounded by single-family residential subdivisions and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide attractive residences with two-car garages and a minimum heated floor area of 2,600 square feet, which is equal to the size of the surrounding residences. While market conditions can fluctuate, the Applicant anticipates the price point for the homes to start in the high \$700,000s. The architectural style of the homes would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the design standards set forth in the UDO. Building facades would include brick, stacked stone, and/or fiber cement shake/siding/board and batten as depicted in the building elevations submitted with this Application. The proposed development would include two entrances on Jim Moore Road, which would be landscaped and maintained by the Homeowners Association. As referenced on the Site Plan, the Applicant proposes to realign an existing 30' right of way identified as "Green Land Way" that runs along the northern property line. Green Land Way was originally a private pedestrian easement granted to an adjacent property owner and later dedicated to Gwinnett County. Subject to the abandonment of the 30' right-of-way by the County, the Applicant intends to relocate the right-of-way to travel along the front of the homes for a future multi-use path to Little Mulberry Park.

As shown on the Site Plan, and in consideration of the topography challenges of the Property, the Applicant will pursue the necessary variances related to the proposed entrances to the development. Due to the minimum amount of street frontage along Jim Moore Road, the Applicant is requesting relief to allow reduced spacing between the two entrances. Subject to the review and approval of the transportation department, the Site Plan proposes the left entrance to be fire access only with an associated Knox Box and the right entrance to serve as the main access (with left and right turn lanes). The Applicant submits the requested variances are necessary to afford relief so that the Property may be developed in accordance with the intent of the Site Plan. Due to the topography of the Property, strict adherence to the requirements of the UDO is not possible in this matter. Further, granting the variances would not adversely affect the existing use or usability of adjacent property.

The proposed development is compatible with surrounding land uses and is in line with the policies of the 2045 Plan. As previously stated, the surrounding area is characterized primarily by residential development including communities zoned R100-CLU, R100-MOD, and TND. Moreover, the proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development. As referenced in Chapter 4 of the 2045 Plan, Gwinnett County is facing a critical housing challenge characterized by a shortage of units. The population growth will require 8,500 new or replacement housing units per year, on average, over the next 20 years. Specifically, 40% of the new units are targeted at higher-income households. The proposed development provides an opportunity to meet the diverse housing needs of Gwinnett County residents. As stated in the 2045 Plan, "housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential."

#### **IV. CONCLUSION**

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For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from RA-200 to R-75 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 21<sup>st</sup> day of May, 2024.

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

*Melody A. Glouton*

Melody A. Glouton, Esq.

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**  
**REZONING APPLICANT'S RESPONSE**

**(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Jim Moore Road and is surrounded by single-family residential properties. The proposed development is compatible with existing residential uses and will further provide additional housing supply in the community.

**(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:**

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with and will complement the existing residential uses of adjacent properties. Moreover, adjacent properties are developed with single-family subdivisions.

**(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:**

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

**(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:**

No, the proposed rezoning will not result in excessive or burdensome use of the infrastructure systems. The Property has direct access to Jim Moore Road and is in close proximity to Braselton Highway. Appropriate zoning conditions and site development requirements can mitigate any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools.

**(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:**

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2045 Unified Plan. The subject property is located within the "Traditional +" character area of the 2045 Future Development Map. Potential zoning classifications for this area include R-75.

**(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:**

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

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**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**





Please complete this application to amend the official zoning map of Gwinnett County and attach a letter of intent explaining what is proposed.

Applicant Information	Property Owner Information
Toll Southeast LP Company Inc. c/o Andersen Tate & Carr <hr/> Address: <u>1960 Satellite Blvd S-4000</u> City: <u>Duluth</u> State: <u>GA</u> Zip code: <u>30097</u> Phone: <u>770-822-0900</u> Email: <u>mglouton@atclawfirm.com</u>	Name: <u>See attached</u> Address: _____ City: _____ State: _____ Zip code: _____ Phone: _____ Email: _____

Contact person: Melody A. Glouton Phone: 770-822-0900  
 Contact's email: mglouton@atclawfirm.com

**Applicant is the**

Owner's agent    
  Property owner    
  Contract purchaser

Present zoning district(s): RA-200 Requested zoning district: R-75  
 Parcel number(s): R2002 002 Acreage: 62.371  
 Address of property: 3300 Block of Jim Moore Road, Dacula, GA  
 Proposed development: single-family detached subdivision

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>143</u> Dwelling Unit Size (Sq. Ft.): <u>Minimum 2600 SF</u> Gross Density: <u>2.3 upa</u> Net Density: <u>2.3 upa</u>	No. of Buildings/Lots: _____ Total Building Sq. Ft. _____ Density: _____



## PROPERTY OWNERS

3330 Jim Moore Road  
Parcel ID#R2002 002

S. Michael Parks and Nell G. Parks, Co-Trustees  
of the Trust under Item IV of Will of Joe Emory Parks, Jr.,  
and Nell G. Parks, individually  
4339 Riverview Drive  
Peachtree Corners, GA 30097-2339

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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 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.

Melody A. Glouton 5/2/24  
Signature of applicant Date

Melody A. Glouton, Attorney for Applicant 5/2/24  
Type or print name and title Date

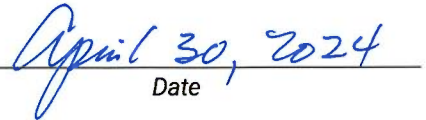
[Signature] 5/2/24 [Notary Seal]  
Signature of notary public Date Notary seal



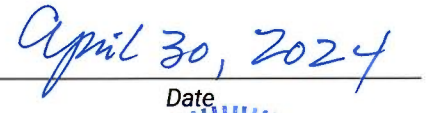
**REZONING PROPERTY OWNER'S CERTIFICATION**


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

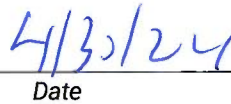
  
Signature of applicant

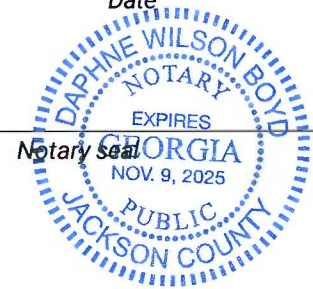
  
Date

S. Michael Parks, Co-Trustee  
Type or print name and title

  
Date

  
Signature of notary public

  
Date



REZONING PROPERTY OWNER'S CERTIFICATION

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

*Nell G. Parks*

Signature of applicant

*April 30, 2024*

Date

Nell G. Parks

Type or print name and title

*April 30, 2024*

Date

*[Signature]*

Signature of notary public

*4/30/24*

Date



Notary seal



REZONING PROPERTY OWNER'S CERTIFICATION

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

*Nell G. Parks*  
Signature of applicant

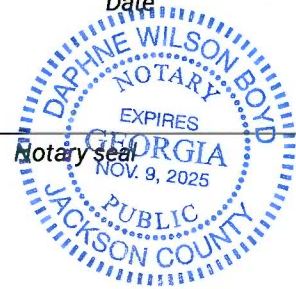
*April 30, 2024*  
Date

Nell G. Parks, Co-Trustee  
Type or print name and title

*April 30, 2024*  
Date

*[Signature]*  
Signature of notary public

*4/30/24*  
Date



**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Melody A. Glouton 05/02/2024  
 Signature of applicant Date

Melody A. Glouton, Attorney 05/02/2024  
 Type or print name and title Date

[Signature] 05/02/2024  
 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 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes       No \_\_\_\_\_ Andersen Tate & Carr \_\_\_\_\_  
 Name

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

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.

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirkland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

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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.

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

Parcel ID Number: 2 - 002 - 002  
(Map reference number) District Land lot Parcel

Melody A. Glouton 04/29/2024  
Signature of applicant Date

Melody A. Glouton, Attorney for Applicant 04/29/2024  
Type or print name and title Date

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

TAX COMMISSIONERS USE ONLY

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

J. McShoffie TSA  
Name Title  
4/29/24  
Date

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Melody A. Glouton 05/02/2024  
 Signature of applicant Date

Melody A. Glouton, Attorney 05/02/2024  
 Type or print name and title Date

[Signature] 05/02/2024  
 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 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes  No Toll Southeast LP Company Inc.  
 Name

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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date Contribution Was Made (Within last two years)

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

**Exhibit F: DWR Sewer Capacity Certification**

**[attached]**





May 2, 2024

JR Crowe  
Toll Brothers  
2400 LAKEVIEW PARKWAY, SUITE 650  
Alpharetta, GA 30009

<input type="checkbox"/>	<b>APPROVED</b>
<input type="checkbox"/>	<b>DENIED</b>
<input checked="" type="checkbox"/>	<b>CONDITIONALLY APPROVED</b>
<b>Sewer Capacity Request #C2024-113-05</b>	
<b>Expiration Date: 05/02/2025</b>	
<b>Tie-In Manhole FID: 1238062</b>	

RE: Sewer Availability for Proposed Development – Mulberry Park  
Parcel ID 2002 002

Dear JR Crowe:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 145 single family homes plus pool amenity on the above parcel and determined:

Gwinnett County can provide sewer service for the proposed development only upon completion of the following conditions:

- Construction, testing, and acceptance by Gwinnett County of a new public pump station designed to accommodate 637 gpm to serve the proposed development and sewershed service area. The new pump station must meet GCDWR Standards.
- Construction, testing, and acceptance by Gwinnett County of approximately 5,700 linear feet of new force main from the new pump station discharging into the existing 16-inch gravity sewer at manhole FID 1238062, located on Jim Moore Road near the intersection with Auburn Road.
- Decommissioning of the Auburn Road Pump Station via the construction of gravity sewer to deliver the flows to the new public pump station.
- Due to the decommissioning of the existing Auburn Road Pump Station required by this Sewer Capacity Certification resulting in no net increase in the number of pump stations in the drainage basin, the Phase-Out and Future Operation and Maintenance charges required for the new public pump station are waived per 2021 Water and Sewer Rate Resolution

This confirmation is based on the anticipated annual average daily flow of **25.6 gpm** from your development. The total flow of 637 gpm for the new public pump station includes existing and proposed flows into the Auburn Road Pump Station and anticipated growth within the sewershed.

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**Capacity Allocation:** Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

**Certification Expiration:** The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

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

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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE  
Division Director, Infrastructure Support  
678.376.2104

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

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**Exhibit G: Traffic Impact Study**

**[attached]**



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**TRAFFIC IMPACT STUDY  
FOR  
PROPOSED MULBERRY PARK  
RESIDENTIAL DEVELOPMENT  
ON JIM MOORE ROAD  
GWINNETT COUNTY, GEORGIA**



***Prepared for:***

***Toll Brothers  
2400 Lakeview Parkway, Suite 650  
Alpharetta, GA 30009***

***Prepared By:***



**A&R Engineering Inc.**

2160 Kingston Court, Suite O  
Marietta, GA 30067  
Tel: (770) 690-9255 Fax: (770) 690-9210  
[www.areng.com](http://www.areng.com)

April 25, 2024  
A & R Project # 24-062

# 1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact for the proposed residential development that will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.



The AM and PM peak hours have been analysed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street
2. Jim Moore Road at Thimbleberry Trail
3. Jim Moore Road at Mulberry Lane Way
4. Jim Moore Road at Hog Mountain Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

## 5.2 Existing Traffic Operations

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

TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<b><u>Jim Moore Road @ Hamilton Mill Parkway / Homestead Way Street</u></b>	Roundabout	<b><u>A (5.9)</u></b>	<b><u>A (6.5)</u></b>
	-Eastbound Approach		A (6.3)	A (5.9)
	-Westbound Approach		A (4.9)	A (5.1)
	-Northbound Approach		A (4.5)	A (4.4)
	-Southbound Approach		A (5.5)	A (7.4)
2	<b><u>Jim Moore Road @ Thimbleberry Trail</u></b>	Stop Controlled on NB Approach	A (7.5)	A (7.4)
	-Westbound Left		A (9.5)	A (9.5)
	-Northbound Approach			
3	<b><u>Jim Moore Road @ Mulberry Lane Way</u></b>	Stop Controlled on NB Approach	A (7.4)	A (7.4)
	-Westbound Left		A (8.9)	A (9.3)
	-Northbound Approach			
4	<b><u>Jim Moore Road @ Hog Mountain Road</u></b>	All-Way Stop Control	<b><u>A (9.4)</u></b>	<b><u>A (9.5)</u></b>
	-Eastbound Approach		A (8.6)	B (10.2)
	-Westbound Approach		B (10.1)	A (8.9)
	-Northbound Approach		A (8.9)	A (8.9)
	-Southbound Approach		A (8.6)	A (9.0)

The results of the existing traffic operations analysis indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street is operating at an overall level of service “A” in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections are operating at a level of service “B” or better with peak hour traffic.



## 6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.



A site plan is shown in Figure 4.

## 6.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11<sup>th</sup> edition of the Institute of Transportation Engineer (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category 210 – *Single-Family Detached Housing*. The calculated total trip generation for the proposed development is shown in Table 4

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
<b>ITE 210 – Single-Family Detached Housing</b>	215 Units	37	112	149	129	75	204	2,041

## 6.2 Trip Distribution

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

## 7.4 Future Traffic Operations

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

TABLE 5 – FUTURE INTERSECTION OPERATIONS					
Intersection		LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<b><u>Jim Moore Road @ Hamilton Mill Parkway / Homestead Way Street</u></b>	<b>A (6.1)</b>	<b>A (6.8)</b>	<b>A (6.3)</b>	<b>A (7.6)</b>
	-Eastbound Approach	A (6.5)	A (6.0)	A (6.6)	A (6.9)
	-Westbound Approach	A (5.0)	A (5.2)	A (5.9)	A (5.8)
	-Northbound Approach	A (4.6)	A (4.5)	A (4.7)	A (4.9)
	-Southbound Approach	A (5.7)	A (7.8)	A (6.0)	A (8.7)
2	<b><u>Jim Moore Road @ Thimbleberry Trail</u></b>				
	-Westbound Left	A (7.5)	A (7.4)	A (7.5)	A (7.6)
	-Northbound Approach	A (9.5)	A (9.6)	A (9.9)	B (10.4)
3	<b><u>Jim Moore Road @ Mulberry Lane Way</u></b>				
	-Westbound Left	A (7.4)	A (7.4)	A (7.5)	A (7.5)
	-Northbound Approach	A (8.9)	A (9.3)	A (9.1)	A (9.7)
4	<b><u>Jim Moore Road @ Hog Mountain Road</u></b>	<b>A (9.6)</b>	<b>A (9.7)</b>	<b>A (10.0)</b>	<b>B (10.3)</b>
	-Eastbound Approach	A (8.7)	B (10.5)	A (9.0)	B (11.2)
	-Westbound Approach	B (10.3)	A (9.0)	B (10.9)	A (9.8)
	-Northbound Approach	A (9.0)	A (9.0)	A (9.6)	A (9.6)
	-Southbound Approach	A (8.6)	A (9.1)	A (8.9)	A (9.8)
5	<b><u>Jim Moore Road @ Site Driveway 1 (West Access)</u></b>				
	-Westbound Left	-	-	A (7.5)	A (7.6)
	-Northbound Approach			A (9.8)	B (10.2)
6	<b><u>Jim Moore Road @ Site Driveway 2 (East Access)</u></b>				
	-Westbound Left	-	-	A (7.5)	A (7.6)
	-Northbound Approach			A (9.9)	B (10.3)

The results of the future “No-Build” and “Build” conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service “A” in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service “B” or better with peak hour traffic.



## 8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located to the east of Jim Moore Road in Gwinnett County, Georgia. The development will consist of 215 single-family detached houses and proposes two full access driveways on Jim Moore Road.

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

1. Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street
2. Jim Moore Road at Thimbleberry Trail
3. Jim Moore Road at Mulberry Lane Way
4. Jim Moore Road at Hog Mountain Road
5. Jim Moore Road at Site Driveway 1 (West Access)
6. Jim Moore Road at Site Driveway 2 (East Access)

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for the increase in traffic due to the proposed development. The results of the future conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service “A” in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service “B” or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

### 8.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1 (West Access): Full access driveway on Jim Moore Road
  - One entering lane and one exiting lane
  - Stop-sign controlled on the driveway approach with Jim Moore Road remaining free flow
  - A right turn lane for entering traffic
  - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2 (East Access): Full-access driveway on Jim Moore Road
  - One entering lane and one exiting lane
  - Stop-sign controlled on the driveway approach with Jim Moore Road remaining free flow
  - A right turn lane and a left turn lane for entering traffic
  - Provide/confirm adequate sight distance per AASHTO standards

**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 Applicant will notify all property owners within 1,000 feet of the site, with mailing addresses as provided by the Planning Department. The Applicant will also contact District 4 Planning Commissioners and Commissioner Holtkamp.

**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.**

Pending confirmation from the venue, the meeting will be held at Hamilton Mill Clubhouse, 1669 Hamilton Mill Parkway, Dacula, Georgia

**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.**

Pending confirmation from the venue, the meeting will be held on Monday, June 3, 2024, from 6:00 to 7:00 pm

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

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





### Public Participation Report

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

All property owners within the notification zone were notified of the requested application.

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

The public participation meeting was held on Monday, June 3, 2024 at 6:00 pm at the Hamilton Mill Clubhouse, located at 1669 Hamilton Mill Road, Dacula, GA.

- 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.

Approximatley 22 individuals attended the public participation meeting. Attached is a copy of the sign-in sheet.

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

Please see attached.

- 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?

Please see attached.

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6/7/2024

Melody A. Glouton

Email: [mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)

Telephone: 770.822.0900

Direct Dial: 770.339.0475

**EXHIBIT TO PUBLIC PARTICIPATION REPORT**

**CASE NUMBER:** RZR2024-00036

**APPLICANT NAME:** Toll Southeast LP Company, Inc.

**MEETING DATE:** June 3, 2024 @ 6:00PM – Hamilton Mill Clubhouse  
1669 Hamilton Mill Road, Dacula, Georgia

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

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? See chart below.

Issues / Concerns	Applicant Response
Who is Toll Brothers? Is it a Foreign company?	
Is the property still held as conservation use and how does that effect the taxes?	
Who owns the property?	The property is owned by Nell G. Parks, individually and the Trust of Joe Emory Parks, Jr.
Will there be pedestrian access through the neighborhood to Little Mulberry Park?	Yes, the site plan incorporates a 6’ multiuse pedestrian path to the future expansion of Little Mulberry Park.
Will you provide parking to access Little Mulberry Park?	No, because the connection to the park is proposed to be a multiuse pedestrian path, it will not have a designated parking lot similar to the entrances on Clack Road and Old Hog Mountain. The Applicant will review the proposed layout/parking area for the designated community amenities and determine if any additional parking can be provided.
Will the neighborhood be gated?	No. It is not proposed to be a gated subdivision. The community will include a full access entrance onto Jim Moore Road as well as an emergency access gate.
Will the community be managed by an HOA?	Yes, Toll Brothers will establish an HOA and ultimately turn the community over to the property owners.

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6/7/2024 Will the Applicant consider reducing the density and increasing the lot sizes?	
Will the Applicant include a privacy fence along the northern property line adjacent to the existing residential?	
What are the proposed sizes of the homes?	The average size of the homes will be 3,600 SF, with homes ranging from 3,200 SF to 3,700SF.
Will any of the homes include a basement?	Yes, approximately % of the homes are anticipated to include a basement.
What is the anticipated price point of the homes?	
Can you remove the lots along the northern property line that are adjacent to the existing residential homes?	
What is the anticipated construction timeline for the project?	
Will Jim Moore Road be widened at the entrance of the community and, if so, what impact will that have on surrounding residents?	
When was the application filed with the Gwinnett Planning Department?	The Application was filed on May 2, 2024 with the Gwinnett County Planning Department. The Planning Department provided feedback and requested revisions to the application on May 10, 2024. The Applicant submitted revisions to the Planning Department on May 17, 2024 and again on May 21, 2024.
How did the Applicant find the property?	

The Applicant is open to continuing discussions with any community members who have questions or concerns with the proposed development. The Applicant also agreed to meet with individual property owners to discuss their concerns. At this time, the Applicant has not made any revisions to the site plan as submitted with the change in conditions application. The Applicant remains committed to engaging with the community and will amend/revise the site plan to reflect feedback from surrounding property owners.



**Exhibit I: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2024-00036	
Case Address:		3300 Jim Moore Road, Dacula, 30019	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Jim Moore Road is a major collector. ADT = 4,626.		
2	6.8 miles to the nearest Ride Gwinnett facility located at 3505 Buford Drive (AutoNation Mall of Georgia).		
3	The developer shall provide a survey from doing deed research to accurately reflect the right-of-way along the frontage of Jim Moore Road.		
4	Traffic Calming shall be provided along any internal street that exceeds 500' in length without a control point.		
5	The developer shall coordinate with the Department of Community Services on a future pedestrian connection to Little Mulberry Park.		
6	The results of the future conditions traffic analyses indicate that the roundabout intersection of Jim Moore Road at Hamilton Mill Parkway / Homestead Way Street will continue to operate at level of service "A" in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service "B" or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.		
7	The developer shall provide a sight distance certification that ensure sight distance is adequately met in each direction, per UDO section 360-40.		
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall construct a right and left turn lane along Jim Moore Road into the site.		
2	The number and location of site driveways along Jim Moore Road is subject to the review and approval of the Gwinnett County Department of Transportation.		
3			
4			
5			
6			

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

*Revised 7/26/2021*

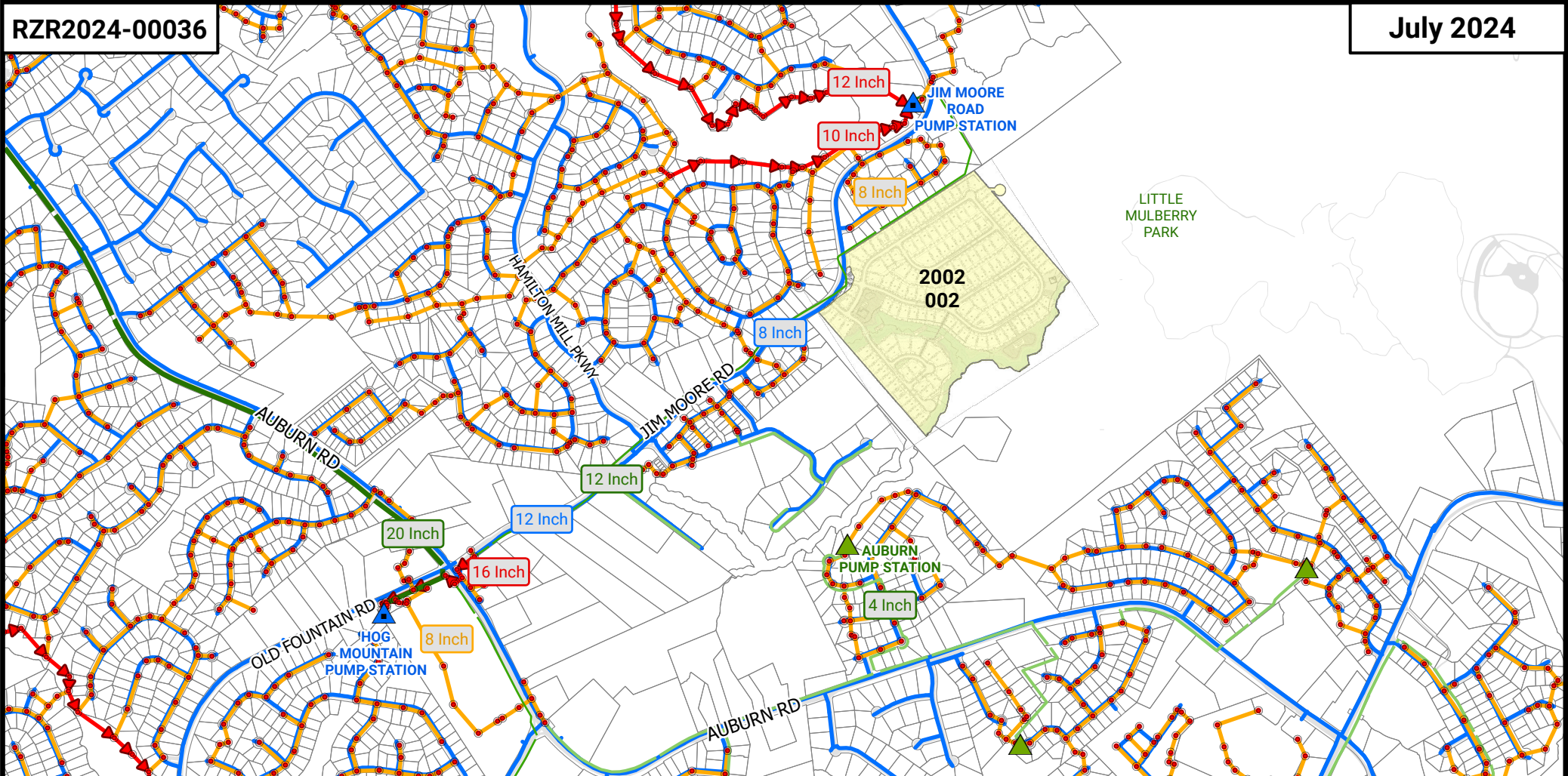


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>		
Case Number:		RZR2024-00036		
Case Address:		3300 Block of Jim Moore		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Jim Moore Road. The existing 12-inch sewer force main along Jim Moore Road must be avoided during all phases of construction, including the construction of deceleration lanes.			
<b>2</b>	Sewer: A Sewer Capacity Certification (C2024-113-05) has been conditionally approved for 215 residences. A new public pump station and force main, and decommissioning of the Auburn Road pump station are required. The proposed new pump station will discharge into the existing 16-inch gravity sewer on Jim Moore Road near the intersection with Auburn Road.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				

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

*Revised 7/26/2021*

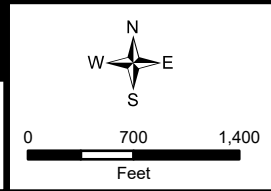


LEGEND

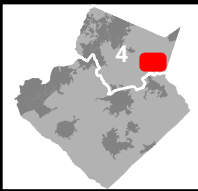
- Water Main
- Pump Station
- Regional
- Manhole
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main

**3300 Block of Jim Moore Rd**  
RA-200 to R-75

**Water & Sewer**  
**Utility Map**



LOCATION



**Water Comments:** The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Jim Moore Road. The existing 12-inch sewer force main along Jim Moore Road must be avoided during all phases of construction, including the construction of deceleration lanes.

**Sewer Comments:** A Sewer Capacity Certification (C2024-113-05) has been conditionally approved for 215 residences. A new public pump station and force main, and decommissioning of the Auburn Road pump station are required. The proposed new pump station will discharge into the existing 16-inch gravity sewer on Jim Moore Road near the intersection with Auburn Road.

**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.





**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		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:		3330 Jim Moore Road	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	An existing 60-foot-wide County owned right of way exists along the northwest property boundary. Therefor it must be indicated or referenced on the design plans. The current status of the right of way is unknown.		
2			
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Any trail connection to the Little Mulberry 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*

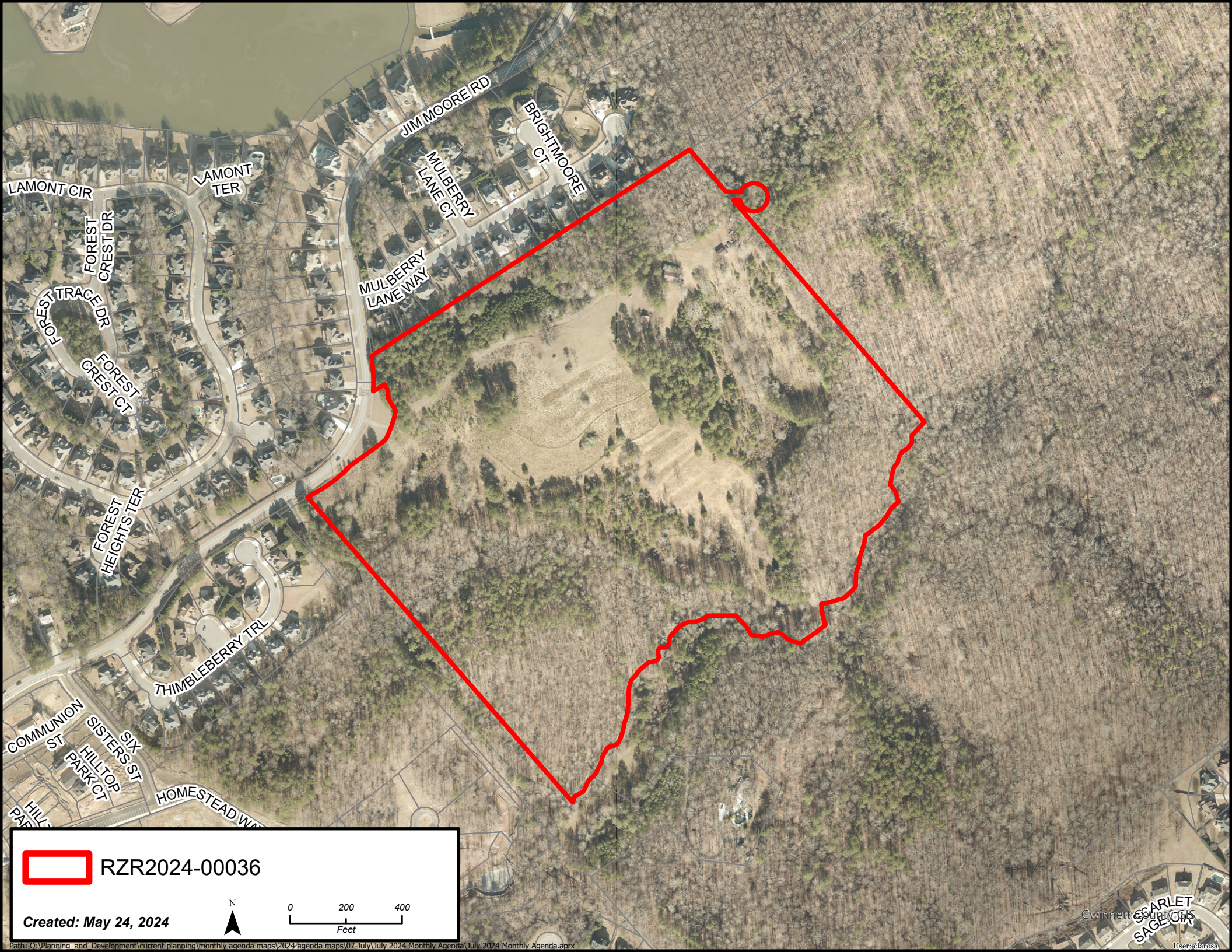
**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, July, 2024**

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

**Exhibit J: Maps**

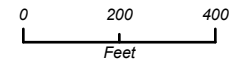
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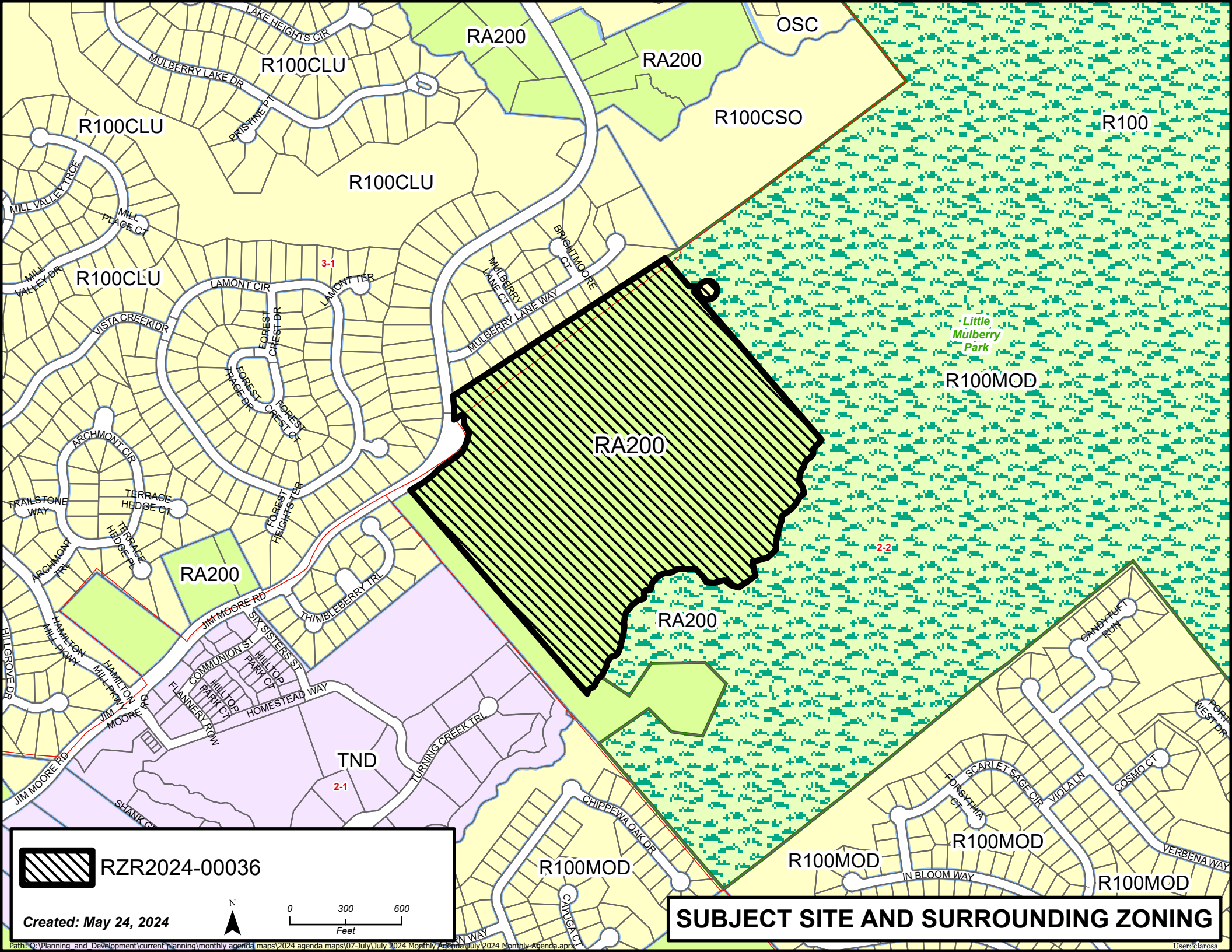


 RZR2024-00036

Created: May 24, 2024

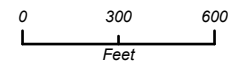




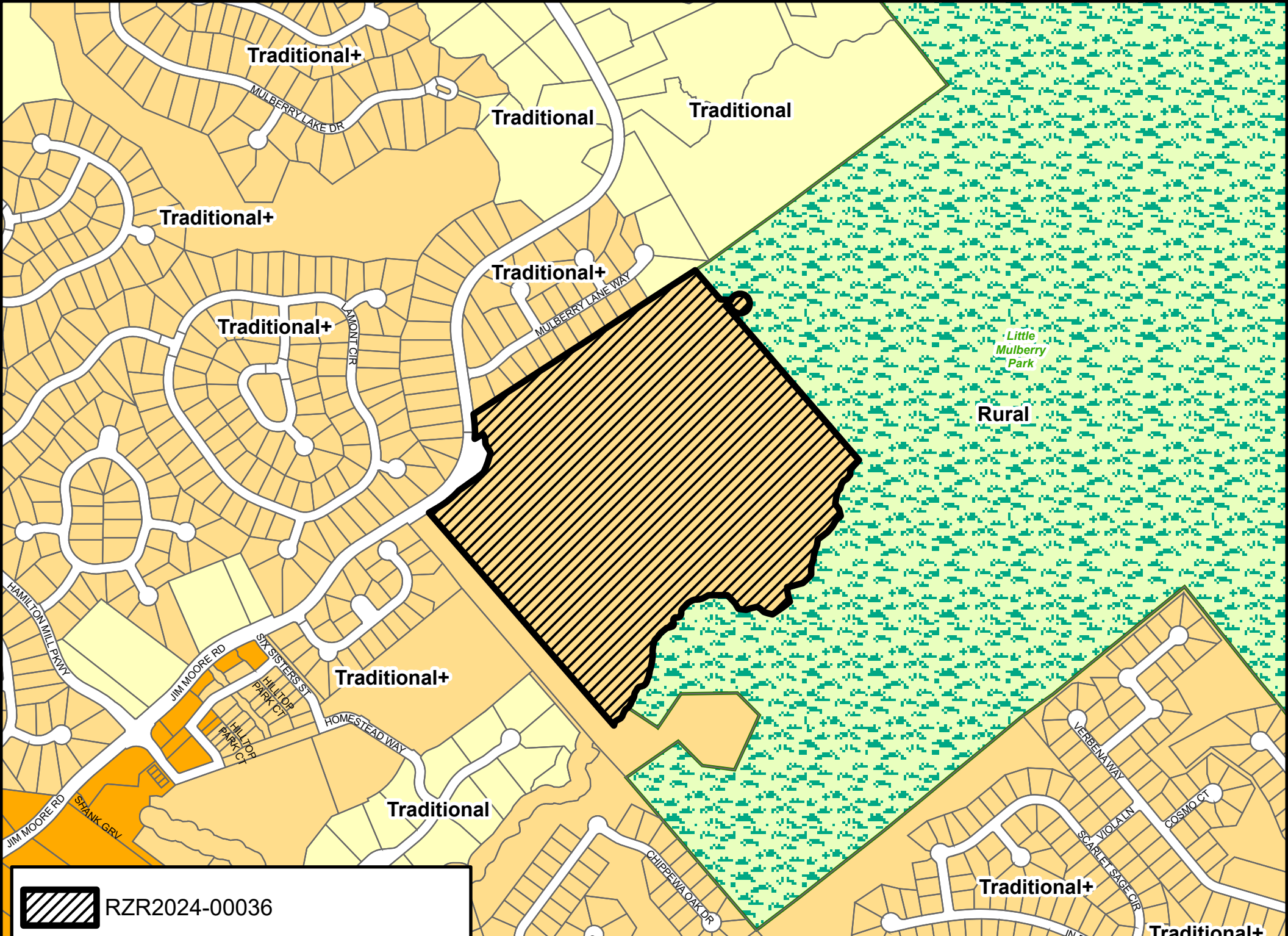


 RZR2024-00036

Created: May 24, 2024



**SUBJECT SITE AND SURROUNDING ZONING**



 RZR2024-00036  
 Created: May 24, 2024  
 

**2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**