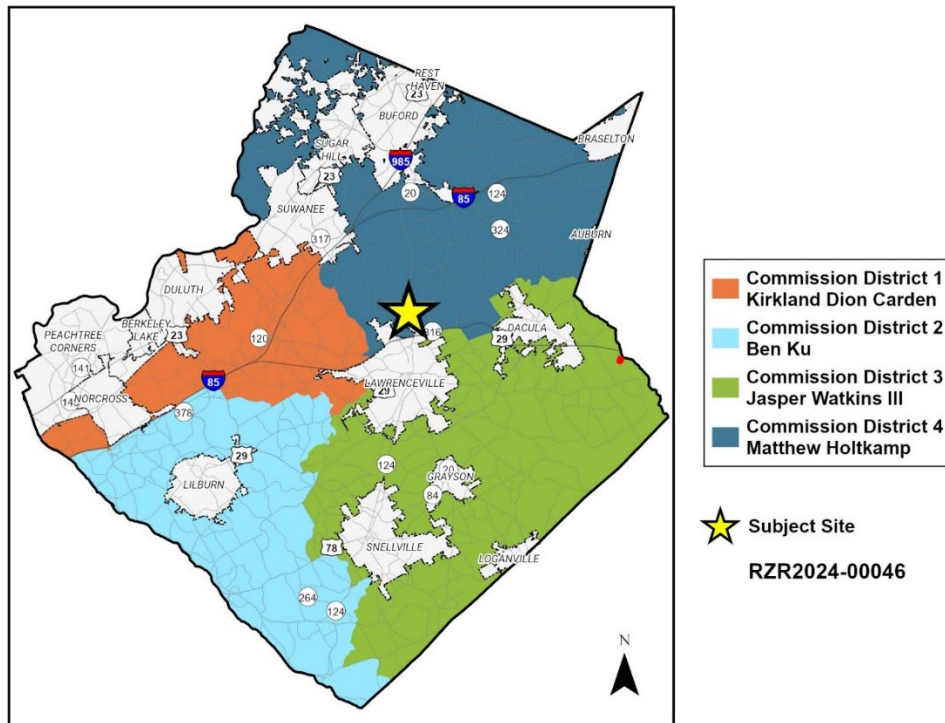


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00046
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to RA-200 (Agriculture-Residence District)
Address: 556 Allen Drive
Map Number: R7028A 080
Site Area: 7.16 acres
Square Feet: 3,000
Lots: 1
Proposed Development: Accessory Building
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Althea VanConey Walker
556 Allen Drive
Lawrenceville, GA 30043

Owners: Althea VanConey Walker
556 Allen Drive
Lawrenceville, GA 30043

Contact: Althea VanConey Walker

Contact Phone: 404.202.7127

Zoning History

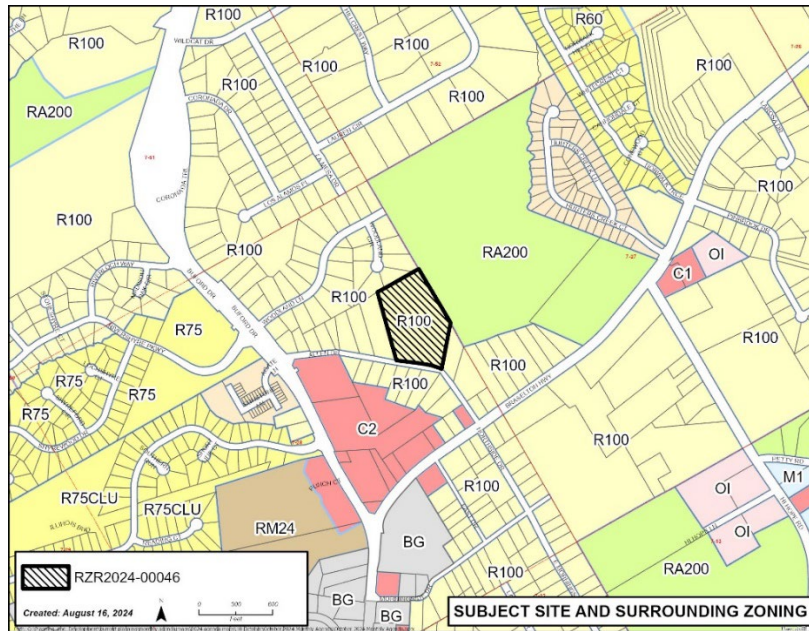
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 7.16-acre parcel located along Allen Drive, north of its intersection with Braselton Highway. The site contains a 2,350 square foot residence along with several accessory buildings. The property is accessed by three asphalt driveways from Allen Drive and is served by private septic. A pond and its dam are located along the eastern property line. No sidewalk exists along the Allen Drive frontage.

Surrounding Use and Zoning

The surrounding area is comprised of single-family detached residences on large lots and within subdivisions, and a campground. The Woodland Lane Estates subdivision and the Lawrenceville First Campground abuts the subject property to the north and east, respectively. Single-family detached residences on large lots are west, south, and east of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Accessory Building	RA-200	0.14 units per acre
North	Single-Family Residential	R-100	1.42 units per acre
East	Single-Family Residential	R-100	0.67 units per acre
East	Campground	RA-200	N/A
South	Single-Family Residential	R-100	1.33 units per acre
West	Single-Family Residential	R-100	0.53 units per acre

Project Summary

The applicant requests rezoning of a 7.16-acre property from R-100 to RA-200 for an existing single-family residence and accessory structures and a new accessory building, including:

- A proposed 3,000 square foot accessory building to be located behind the existing home.
- Exterior building materials consisting of metal panels and a metal roof.
- Storage of a bobcat, lawn maintenance equipment, a recreational vehicle, and several classic cars within the new building.
- Removal of a 1,400 square foot wooden barn and a metal recreational vehicle carport.
- An existing one-story single-family detached residence with a swimming pool to remain.
- Accessory buildings are permitted in the current R-100 zoning district; however, the applicant wishes to construct an accessory building exceeding the maximum cumulative square footage allowed and to not meet the façade material requirements of the zoning district. The proposed accessory building would meet RA-200 zoning district requirements.

Zoning and Development Standards

The applicant is requesting a rezoning to RA-200 for an accessory building. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 40,000 square feet	>40,000 square feet	YES
Lot Width	Minimum 200'	>200'	YES
Lot Coverage	Maximum 25%	<25%	YES
Front Yard Setback	Minimum 35'	>35'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Side Yard Setback	Minimum 20'	>20'	YES
Building Height	Maximum 35'	<35'	YES
Accessory Building Setback	Minimum 10'	>10'	YES
Accessory Building Cumulative Square Footage	None	5,400 square feet	YES

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 F). 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 proposal will maintain single-family residential uses similar to the use and development pattern of the adjacent properties, with the addition of an accessory building. The campground abutting the property to the east is currently zoned RA-200 as well. The proposed rezoning will permit a use that 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 proposed rezoning would maintain the existing residence and introduce an accessory building to a residential area. The proposed accessory building is located behind the principal residence and is over 100 feet from the nearest property line. The subject parcel is a large lot that is more typical of RA-200 zoned properties. The adjacent properties are also on large lots and would not be adversely affected in use or usability by the proposal.

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

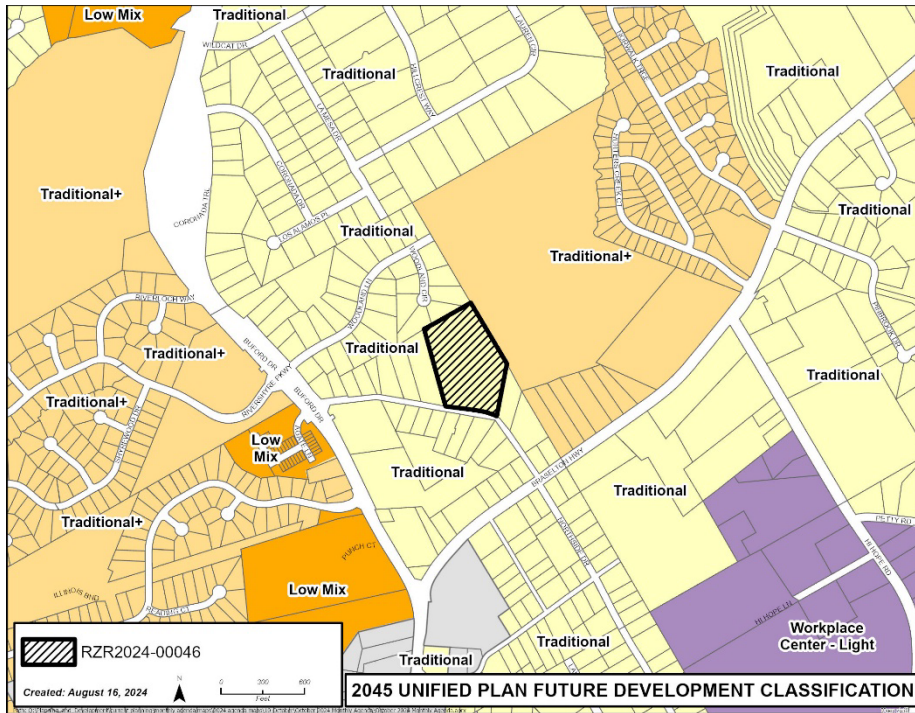
The property has reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would not be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached. (Exhibit F).

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 development type supports single-family residential uses in areas without sewer access. The proposal is in conformance with the policy and intent of the Unified Plan and Future Development Map.



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

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

Staff Recommendation

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

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval as RA-200 (Agricultural-Residence District) for single-family residential and accessory uses, subject to the following conditions:

1. The property shall be limited to single-family residential uses, with the prohibition of manufactured and/or mobile homes.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations, dated received August 9, 2024, subject to the review and approval of the Department of Planning and Development.
3. The total cumulative square footage of accessory buildings shall not exceed 5,500 square feet.
4. No commercial business shall be operated on the property with the exception of a home occupation meeting all requirements of the Unified Development Ordinance.
5. The wooden barn shall be removed prior to the issuance of a building permit and the existing RV carport shall be removed upon completion of the new accessory building.

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. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property frontage along Allen Drive



Proposed location of accessory building (structures to be removed)



Existing accessory building to remain

Exhibit B: Site Plan

[attached]

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

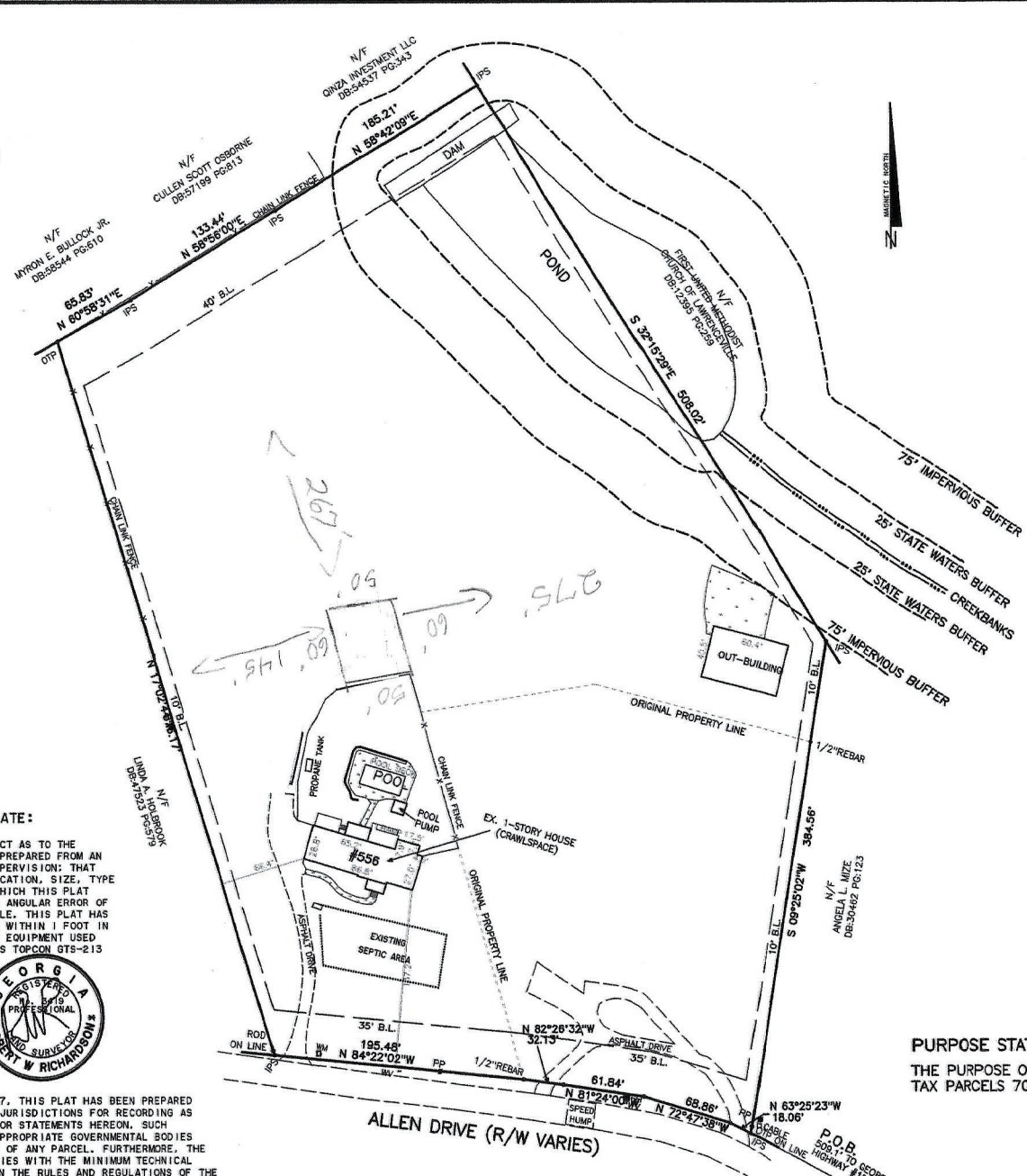
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13135C 0060 F, DATED 09/29/06

NO EASEMENTS EXIST ON SITE

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED**
 8.9.2024

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- S = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- WV = WATER VALVE
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTF = CRIM TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT
- ICV = IRRIGATION CONTROL VALVE
- WM = WATER METER
- GW = GUY WIRE



FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 24,937 FEET AND AN ANGULAR ERROR OF 0.3" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 119,371 FEET, AND CONTAINS A TOTAL OF 4.956 ACRES, THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON GTS-213 TOTAL STATION.

Signature of Robert W. Richardson

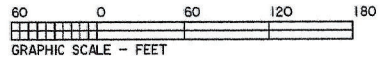
REGISTERED GEORGIA LAND SURVEYOR
 REG. NO. 3419 DATE OF EXPIRATION 12/31/2025



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN 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. SECTION 15-6-67.

Signature of Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS H3419



PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 7028A0981 & 7028A080

ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA, 30052 CONTACT: ROBERT RICHARDSON CEF. 770.864.4024 EMAIL: ROBERT@ALPHALANDSERVICES.COM		COMBINATION PLAN FOR: 556 ALLEN DRIVE	
REVISION: REF. PLAT: PB. 115 P. 123	LAND LOT: 28 DISTRICT: 7TH GWINNETT COUNTY FIELD DATE: 06/21/24 PLAT DATE: 08/05/24	LOT: 39 BLOCK: SUB: ALLENDALE AREA = 7.159 ACRES JOB NO. = 24549COM	

RZR2024 00046

PROPOSED

Exhibit C: Building Elevations

[attached]

RECEIVED

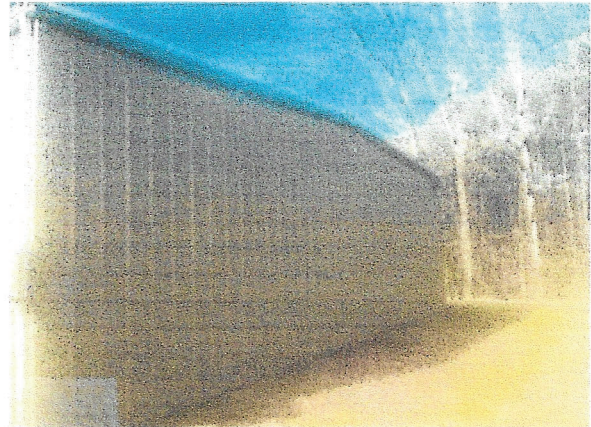
8.9.2024

EXISTING

BACK



SIDES

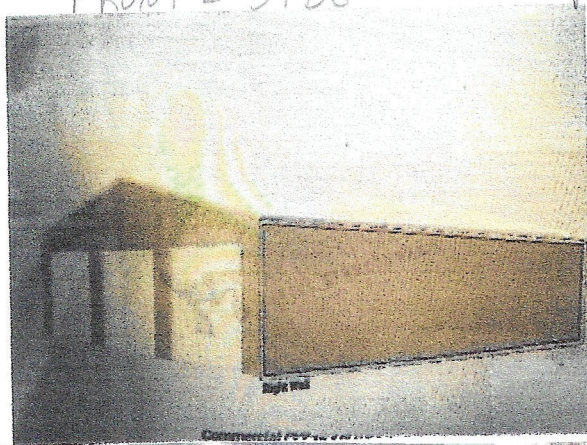


FRONT



FRONT & SIDE

PROPOSED

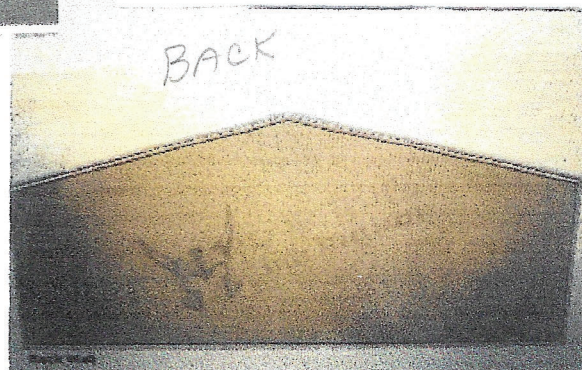


SIDE



BACK

Certified
140MPH TRUSSES



Leg Height 12'
Roof Pitch 3 1/2'
color Sandstone
Roof Overhang 6"
14 GAUGE FRAMING
Siding VERTICAL
CONCRETE SURFACE

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

[attached]

RECEIVED

8.9.2024.

To The Gwinnett County Board of Commissioners,

07/11/2024

It is my intent to rezone from R100 to RA200. When I went to get a building permit, I was told the property was overbuilt for R100 zoning. That I would need to get the property at 556 and 562 Allen Drive combined and rezoned to RA200, get a new survey and legal description. The properties were combined on 04/10/2024 Deed B 61136 P 00769. The new survey and legal description was done 06/26/2024 and recorded 07/16/2024 Plat bk 00163 pg. 00276. The property now has a house, pool equipment building, metal RV carport, wooden barn, and a metal building. I plan to remove the metal RV carport and revitalize the old wooden barn, which is located behind the house and pool and replace it with a new metal 50W x 60L x 14H barn. My intention is to use the barn to store a bobcat, lawn equipment, 43' RV, and several classic cars. The property will have a cleaner appearance. The new metal building will not be set up as a living space, it will only be used for storage. I want a metal building because it is more durable than wood or vinyl and can be built in less time. We are using the same color scheme as the house and the other metal building on the property. The House has vinyl siding and I have not been pleased with the durability of the vinyl siding. The property is less than a mile from RA200 property.

8/5/2024

The current property has a house, RV carport, and a barn of approximately 50 or 60 years old made of wood structure and a 40x60 metal shop. The intended purpose of the rezoning of the property is to conform with how the property is being used. The plan is to remove the wooden barn of 1400 square ft. and replace it with a metal barn of 50x60 ft. The current 42-ft. metal RV carport will be removed as well. All other structures will remain, which is a vinyl 2350 square ft. house, a pump shed and a 40x60ft. metal building. The purpose is to build with improved sound materials.



Althea VanConey Walker

556 Allen Drive

Lawrenceville, GA 30043

at.altheawalker@yahoo.com

404-202-7127

RECEIVED

8.9.2024

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 zoning is single family residential with an outbuilding, shed or barn on site. The surrounding properties are the same, therefore the proposed zoning is an appropriate use. Approval of rezoning will permit a suitable view of the property use.
- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
No, the rezoning of this property will have no adverse effects on surrounding properties as they, too, are of similar statue with an outbuilding, shed or barn on existing or adjacent properties.
- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:
The applicate already has existing size and location of a barn featured on the property. The economic use of surrounding properties will not be effected by the proposed rezoning.
- (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 existing infrastructure on this property already has the capacity to incorporate the reconstruction of a new barn of similar size, new materials and improved structure, which will cause no burden on the surrounding community, streets, neighborhood or schools.
- (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 Gwinnett land use plan and policy. The property is within a mile of other zoned RA200 properties being of the same use.
- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:
The character of the property location, size and dimensions as well as its existing use provides supporting grounds for approval of the rezoning. I want to replace my wood barn with a metal barn. Rezoning the property will allow the reconstruction with improved materials.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

8.9.2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Althea VanConey Walker</u>	Name: <u>Althea VanConey Walker</u>
Address: <u>556 Allen Drive</u>	Address: <u>556 Allen Drive</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>404-202-7127</u>	Phone: <u>404-202-7127</u>
Email: <u>at.altheawalker@yahoo.com</u>	Email: <u>at.altheawalker@yahoo.com</u>
Contact Person: <u>Althea VanConey Walker</u> Phone: <u>404-202-7127</u>	
Contact's Email: <u>at.altheawalker@yahoo.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>7</u> Requested Zoning District: _____	
Parcel Number(s): <u>R-7028A080</u> Acreage: <u>7.159</u>	
Property Address(es): <u>556 Allen Drive</u>	
Proposed Development: <u>Add a 50x60 Barn</u>	
Variance(s): _____ Waiver(s): _____	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: _____	No. of Buildings: _____
Dwelling Unit Sq. Ft.: _____	Total Building Sq. Ft.: _____
Density: <u>0.18 units/acre</u>	Floor Area Ratio: _____
Floor Area Ratio (LRR, MRR, HRR): _____	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____

RECEIVED

8.9.2024

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.

Althea VanConey Walker
Signature of applicant

2/22/2024
Date

Althea VanConey Walker
Type or print name and title

02/22/2024
Date

Stephanie Cuevas
Signature of notary public

2/22/2024
Date

Stephanie Cuevas
NOTARY PUBLIC
BARRON COUNTY, GEORGIA
My Commission Expires 04/17/2026

RECEIVED

8.9.2024

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.

Althea VanConey Walker
Signature of applicant

2/22/2024
Date

Althea VanConey Walker

02/22/2024

Type or print name and title

Date

Stephanie Cuevas
Signature of notary public

2/22/2024
Date

Stephanie Cuevas
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026

RECEIVED

8.9.2024

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.

Althea VanConey Walker
Signature of applicant

2/22/2024
Date

Althea VanConey Walker

02/24/2024

Type or print name and title

Date

Stephanie Cuevas
Signature of notary public

2/22/2024
Date

Stephanie Cuevas
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026

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 Althea VanConey Walker

Name

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

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

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

RECEIVED

8.9.2024

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: 7028A080
(Map Reference Number)

Althea VanConey Walker
Signature of Applicant

8/5/2024
Date

Althea VanConey Walker
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.

Vickie Schooby
Name
8/6/2024
Date

TSAIL
Title

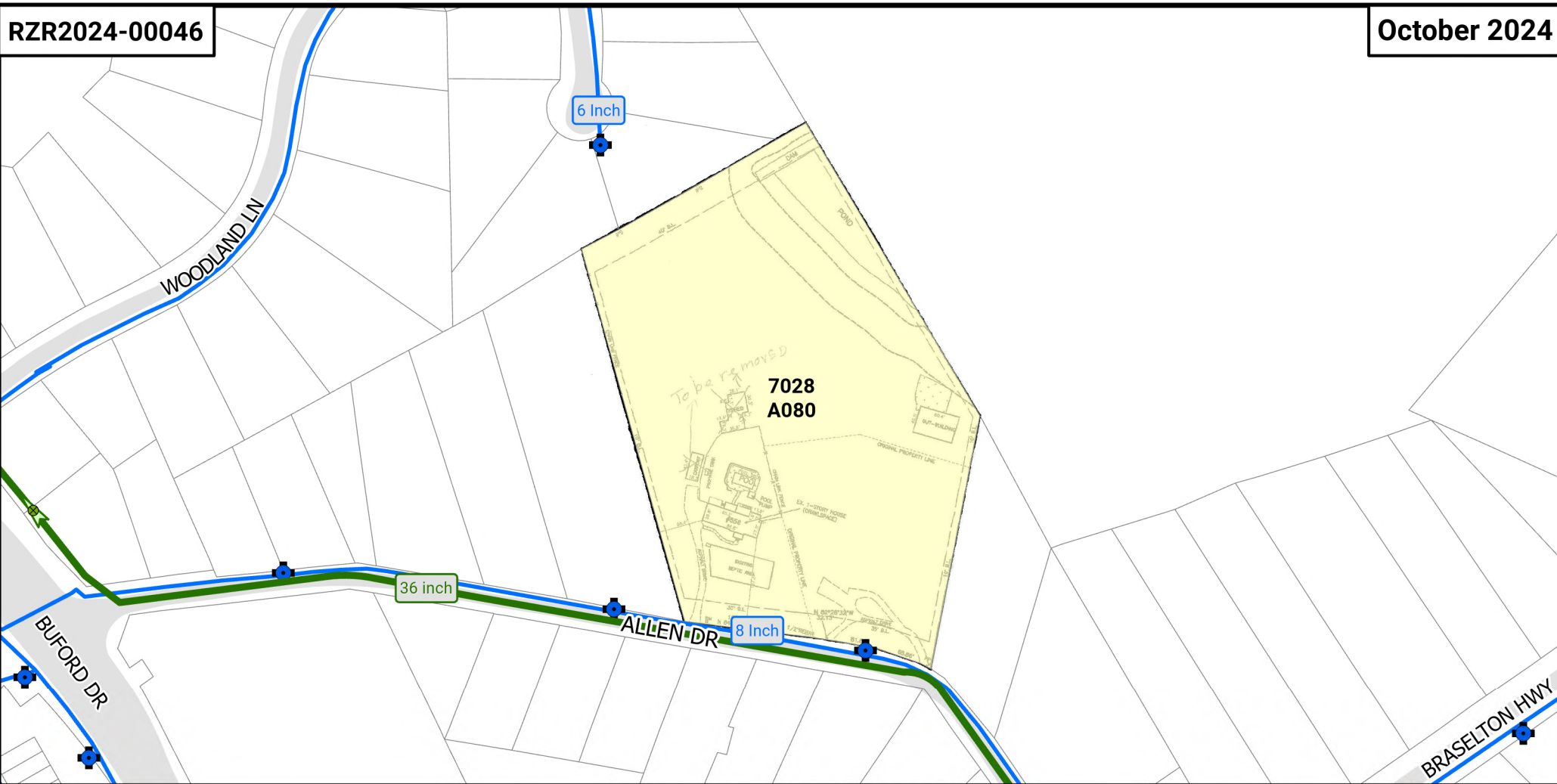
Exhibit F: Internal and External Agency Review Comments

[attached]



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

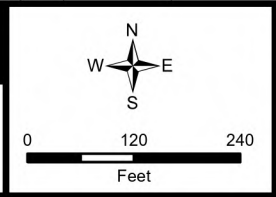
TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZR2024-00046		
Case Address:		556 Allen Drive		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X
1	Water: GCDWR does not have comments for this rezoning case. The existing facility is connected to public water.			
2	Sewer: GCDWR does not have comments for this rezoning case. The existing facility is on septic and will remain on septic.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X
1				
2				
3				
4				
5				
6				
7				



LEGEND

-  Water Main
-  Sewer Force Main
-  Hydrant

556 Allen Dr
R-100
Water & Sewer
Utility Map



LOCATION



Water Comments: GCDWR does not have comments for this rezoning case. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this rezoning case. The existing facility is on septic and will remain on septic.

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

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

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

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

Exhibit G: Maps

[attached]

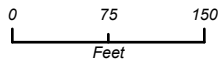
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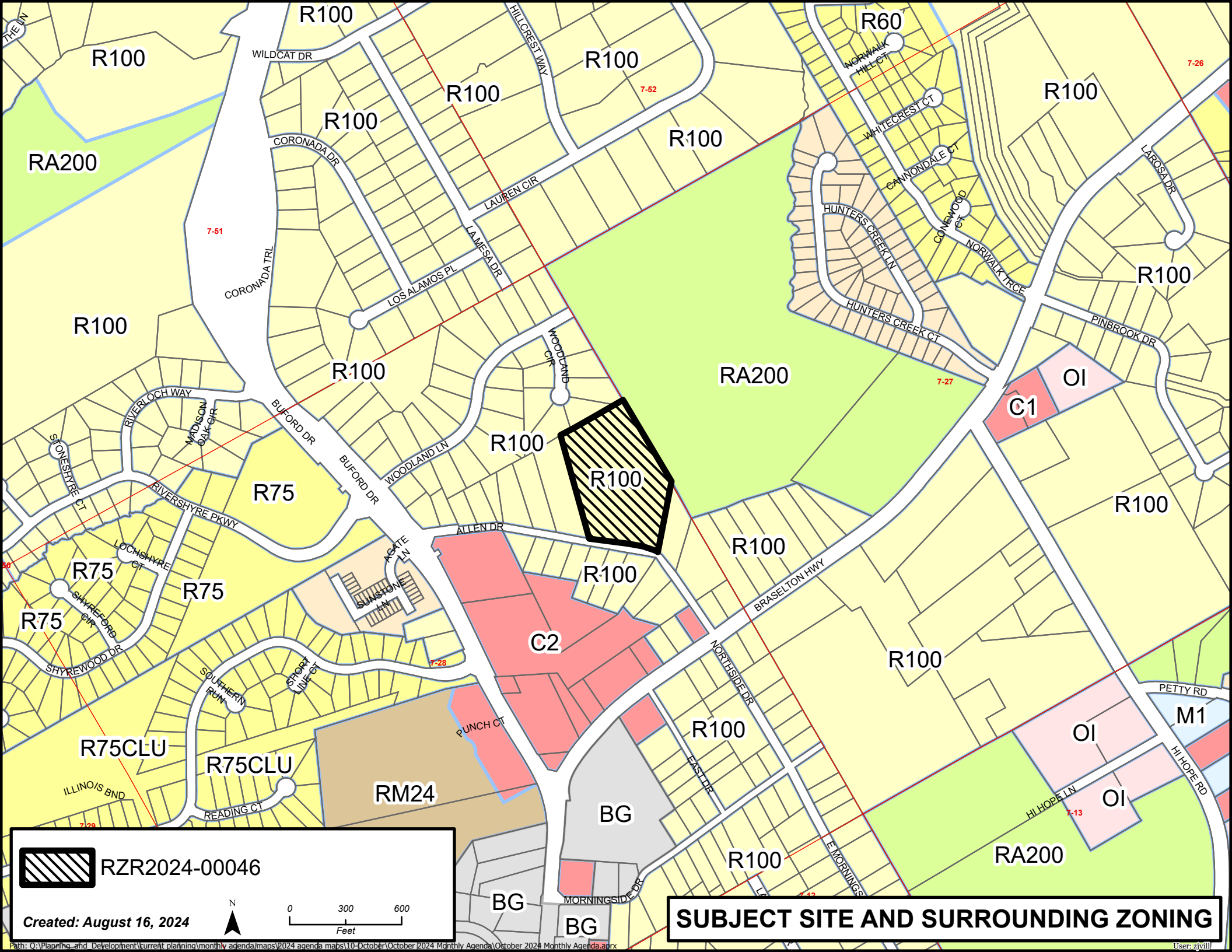
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ALLEN DR

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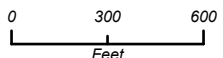
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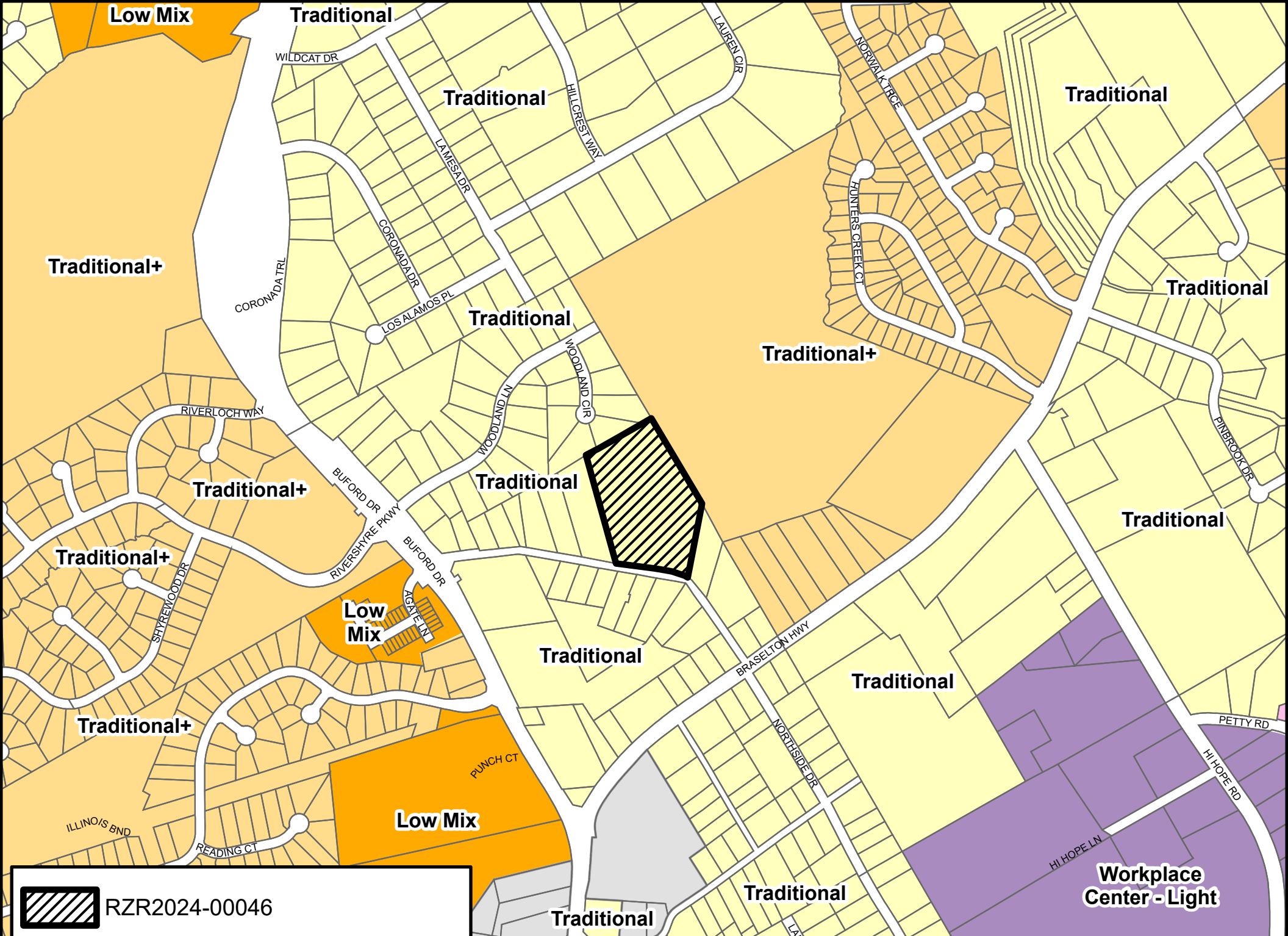


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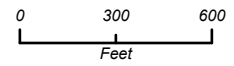


SUBJECT SITE AND SURROUNDING ZONING



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2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION