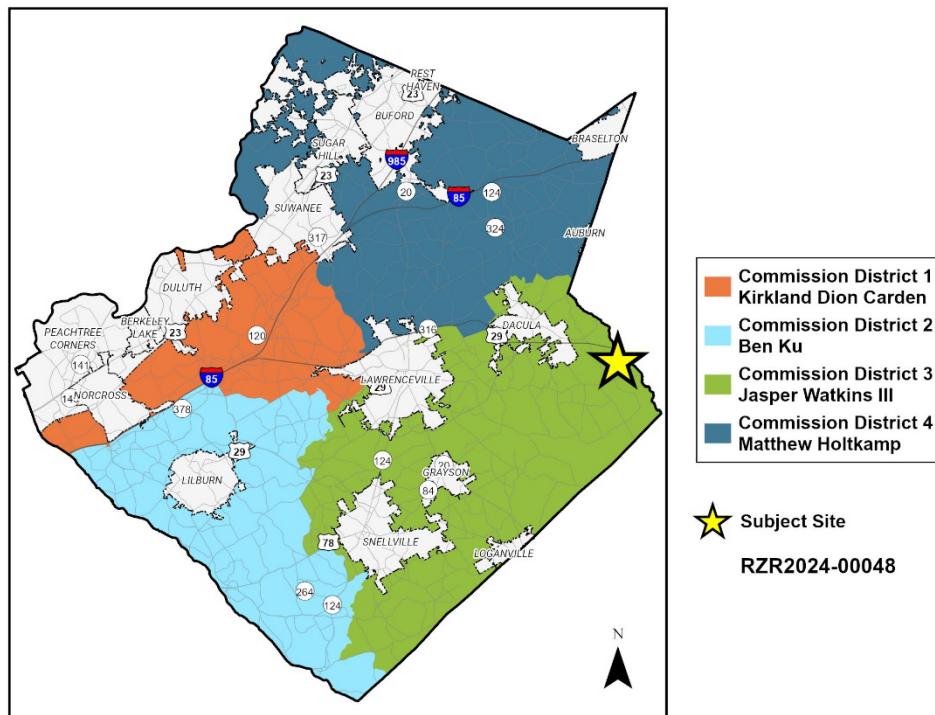


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00048
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-60 (Single-Family Residence District)
Address: 1790 and 1700 Block of Whitley Road
Map Number(s): R5358 001 (portion), 002 (portion)
Site Area: 13.14 acres
Units: 23
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Future Development Type: Rural

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Applicant: The Revive Land Group
c/o Andersen Tate & Carr
1960 Satellite Boulevard, Suite 4000
Duluth, GA 30097

Owners: Melvin Randall McPherson
718 Patrick Mill Road
Winder, GA 30620

Ginny Cash
1790 Whitley Road
Dacula, GA 30019

Contact: Melody A. Glouton, Esq.

Contact Phone: 770.822.0900

Zoning History

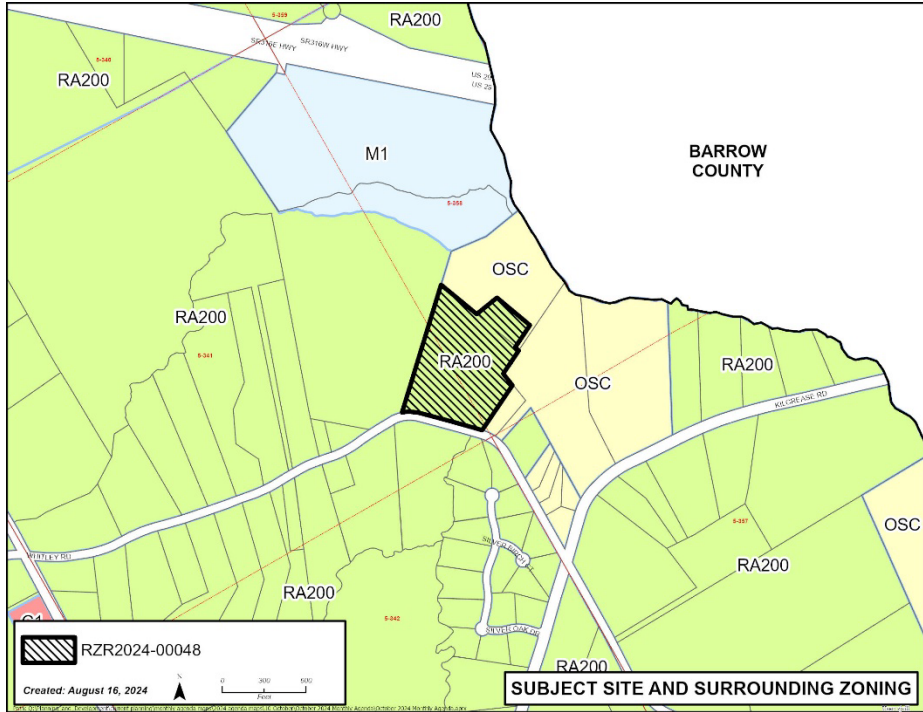
The two parcels comprising the subject property have been zoned RA-200 (Agriculture-Residence District) since 1970. The site was originally part of RZR2024-00011, a rezoning request to OSC (Open Space Conservation District) but was removed from the application through a revised site plan presented to the Planning Commission and the Board of Commissioners.

Existing Site Condition

The subject property is a 13.14-acre assemblage of portions of two parcels located northwest of the intersection of Kilcrease Road and Whitley Road. There is a single-family residence with accessory buildings on the property. The 100-year floodplain extends into the site from the Apalachee River to the north and the stream along the eastern property line. The eastern half of the site contains open fields except along the stream, while the western half of the property is heavily wooded. There are steep slopes exceeding 25 percent located between the residence and the floodplain to the north. The land also falls approximately 30 feet into the floodplain to the east. There is one driveway onto Whitley Road, a two-lane road that lacks sidewalks. The nearest Gwinnett County Transit stop is approximately 10.6 miles from the subject property.

Surrounding Use and Zoning

The property is located in a rural residential area near the eastern edge of Gwinnett County. The surrounding residential include residences with several acres of land or single-family residential subdivisions. The abutting property to the north and east was rezoned to OSC in June 2024 for a single-family residential subdivision. River Birch Landing, a single-family detached subdivision having at least one-acre lots is located to the south along Kilcrease Road. The proposed Rowen development borders the subject property to the west. The Barrow County line is located just north of the site along the Apalachee River. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	1.75 units per acre
North	Single-Family Residential	OSC	1.84 units per acre (approved)
East	Single-Family Residential	OSC	1.84 units per acre (approved)
South	Single-Family Residential	RA-200	0.12 units per acre
West	Undeveloped (Rowen)	RA-200	N/A

Project Summary

The applicant requests rezoning of a 13.14-acre assemblage of portions of two properties from RA-200 to R-60 for a single-family detached subdivision, including:

- 23 single-family detached residences on lots ranging from 7,201 square feet to 9,147 square feet, yielding a density of 1.75 units per acre.
- Residences with a minimum heated floor area of 2,000 square feet with front-loaded, two-car garages.
- Exterior building materials of brick, stacked stone, fiber cement shake, and/or siding.
- A mail kiosk with six on-street parking spaces to the rear of the development.
- A total of 7.06 acres of open space located primarily in the northern and eastern portions of the development within floodplains and/or wetlands.
- A total of 0.63 acres of usable open space including two pocket parks with benches and an arbor, and a crusher run trail traversing the OSC development to the north to connect to an existing greenway along the Apalachee River.
- A 40-foot-wide street frontage setback with 10-foot-wide landscape strip along Whitley Road.
- One full-access entrance with deceleration lane and five-foot-wide sidewalk along Whitley Road.

- 27-foot-wide internal streets with five-foot-wide sidewalks.
- Inter-parcel connection to the Rowen property to the west.
- A 20-foot-wide sanitary sewer easement running north through the OSC property to connect to an existing sanitary sewer manhole.
- One stormwater management facility in the rear of the development.
- Alteration of the 100-year flood plain.

Zoning and Development Standards

The applicant is requesting a rezoning to R-60 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 4.0 units/acre	1.75 units/acre	YES
Lot Size	Minimum 7,200 square feet	Minimum 7,201 square feet	YES
Lot Width	Minimum 60'	>60 feet	YES
Lot Coverage	Maximum 60%	<60%	YES
Front Yard Setback	Minimum 15'	15'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Side Yard Setback	Minimum 5'	5'	YES
Building Height	Maximum 35'	<35'	YES
Open Space	Minimum 10% or 1.31 acres	53.7% or 7.06 acres	YES
Usable Open Space	Minimum 5% or 0.66 acres	5% or 0.67 acres	YES
Street Frontage Setback	Minimum 40' 10' wide landscape strip	Minimum 40' 10' wide landscape strip	YES

Public Participation

The applicant held a community meeting for the development on August 19, 2024 at 6:00 PM at Ebenezer Baptist Church in Dacula. There were three community members in attendance, who raised questions and concerns regarding the lot sizes, rental restrictions, plans for an HOA, amenities and proposed home price points. The applicant responded to these questions and is amenable to a rental restriction on the community. 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 residential zoning pattern of the surrounding area consists of only RA-200, R-100 (Single-Family Residence District), and OSC. Small lots are permitted in OSC in exchange for providing at least 40 percent of site area as conservation or open space, including 20 percent of the site area designed as usable open space, on the property. Although the proposed rezoning has over 50 percent open space, only five percent of the site area is designed as usable open space. The character of R-60 development is not appropriate for the surrounding area. The proposed rezoning would not 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.

As stated above, the character of R-60 development is not appropriate for the surrounding area which consists of only RA-200, R-100 (Single-Family Residence District), and OSC zoned property. In addition, the R-60 zoning district allows the disturbance of environmentally sensitive areas whereas the OSC zoning district requires conservation of these features. The proposed rezoning would adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

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

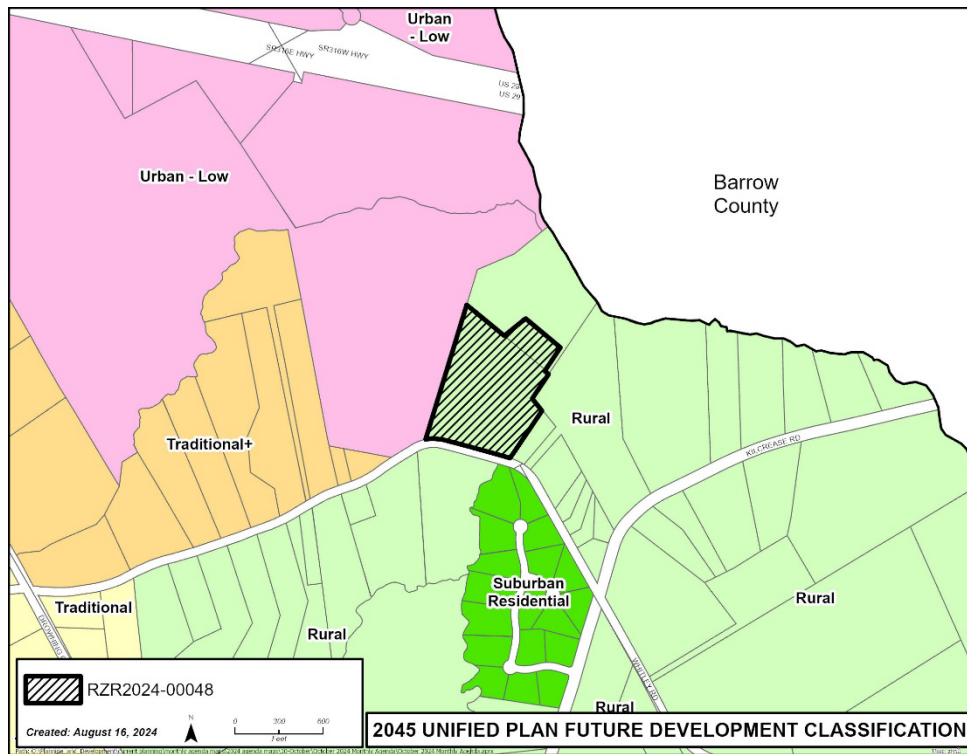
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study submitted for the original rezoning application with 114 units, which included 29 units on the subject site, recommended a deceleration lane into the Whitley Road 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 identifies "Rural" for the subject property, which envisions a very low intensity, pastoral character where sewer service is not available. Single-family residences on large lots and agricultural estates are appropriate for this type.

The proposed rezoning would allow single-family residential development, which is an appropriate use for the "Rural" future development type; however, the development characteristics created by R-60 zoning is not appropriate for maintaining the low-density

pastoral character of the area intended for the "Rural" future development type. The proposed rezoning is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

The subject property was originally included in a request to rezone 51.81 acres from RA-200 to OSC, pursuant to RZR2024-00011. The applicant made concurrent variance requests to disturb both land within the 100-year floodplain and slopes greater than 40 percent. In response to staff recommendations in the case report, the applicant submitted a revised rezoning site plan for 38.67 acres, thus removing the subject property from the OSC request.

Staff Recommendation

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

Staff Recommended Conditions

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

Approval as R-60 (Single-Family Residential) subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 23 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, and Exhibit D: Building Elevations dated received August 7, 2024, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area of each dwelling shall be 2,000 square feet.
4. Each dwelling shall have a minimum of a two-car garage.
5. Building lots shall not be located within any required stream buffers, accompanying impervious surface setback areas, floodplains, or wetlands.
6. A deceleration lane shall be constructed along Whitley Road, subject to the review and approval of the Gwinnett Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within lots and usable open space shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.

Planning Commission Recommendation

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

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 existing residence on the site



View of slope into floodplains and wetlands along the stream



View of Whitley Road, site on left



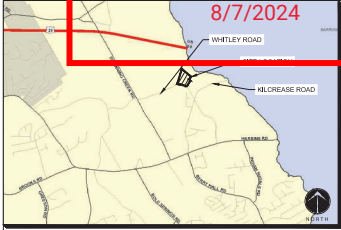
View of stream along the eastern property line from Whitley Road

Exhibit B: Site Plan

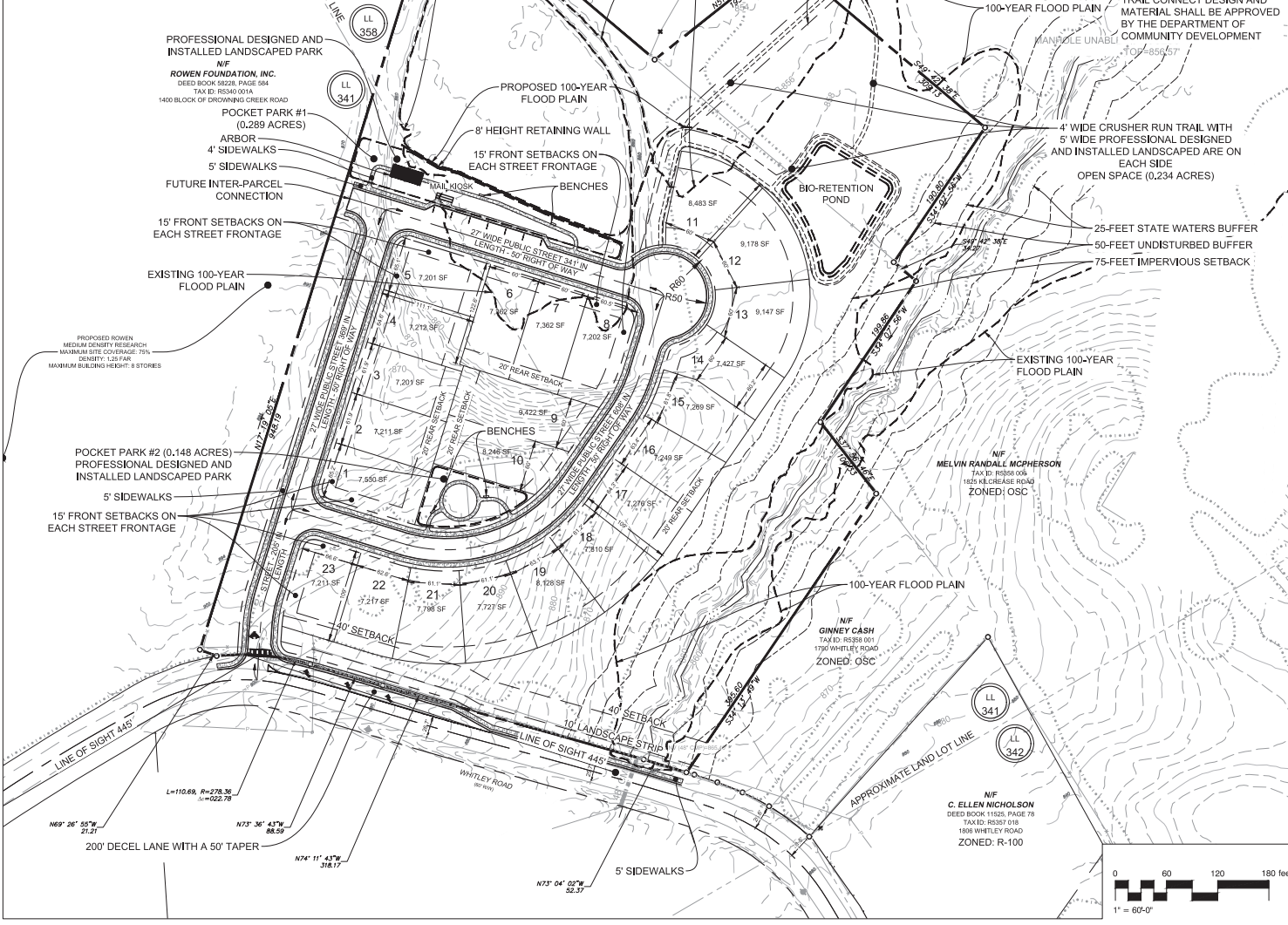
[attached]

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SITE LOCATION MAP
NOT TO SCALE



SITE DATA:	
SITE AREA	13.144 ACRES
FLOOD HAZARD AREA	3.378 ACRES
ZONING	
EXISTING ZONING	R-200
PROPOSED ZONING	R-60
ZONING JURISDICTION	GWINNETT COUNTY
OVERLAY DISTRICT	NONE
PROPOSED STANDARDS	
MINIMUM LOT SIZE	7,200 SF
PROPOSED LOTS	23 UNITS
MAXIMUM DENSITY	4.0 UNITS PER ACRE
PROPOSED DENSITY	1.75 UNITS PER ACRE
MINIMUM LOT WIDTH	60 FEET
FRONT SETBACK	15 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	25 FEET
PROPOSED MIN HEATED FLOOR AREA	2,000 SF
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	60%
MINIMUM OPEN SPACE	10% OR 1,314 ACRES
MINIMUM USABLE OPEN SPACE	50% OF MIN. OPEN SPACE OR 0.657 ACRES
PROVIDED OPEN SPACE	53.71% OR 7,040 SQUARE FEET
PROVIDED USABLE OPEN SPACE	51.07% OF MIN. OPEN SPACE OR 0.671 ACRES
MINIMUM PARKING REQUIRED PER LOT	2 PER DWELLING OR 48 SPACES
MAXIMUM PARKING REQUIRED PER LOT	4 PER DWELLING OR 92 SPACES
PROPOSED PARKING PER LOT	3 PER DWELLING UNIT OR 69 SPACES

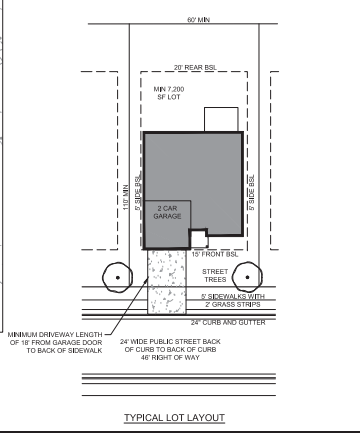
- GENERAL NOTES:**
- BOUNDARY SURVEY INFORMATION WAS TAKEN FROM THE SURVEY OF PROPERTY BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 10/16/2020.
 - TOPOGRAPHIC INFORMATION WAS TAKEN FROM AN AERIAL LIDAR TOPOGRAPHIC SURVEY BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 5/1/2024.
 - 100-YEAR FLOOD PLANNING IS BASED ON AN AERIAL LIDAR TOPOGRAPHIC SURVEY BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 5/1/2024.
 - STREAMS AND WETLANDS ARE LOCATED ON THE SITE AS DELINEATED BY TRAVIS PRUITT & ASSOCIATES, INC. REPORT DATED 10/16/2020.
 - PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 10776 WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NO. 13133C, GWINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAE PREMISES IS LOCATED.
 - WATER AND SEWER PROVISIONS BY GWINNETT COUNTY.
 - LOTS DO NOT ENDOCRASH INTO 100 YEAR FLOODPLAIN OR REQUIRED STREAM BUFFERS.
 - STREET LIGHTS WILL BE PROVIDED ALONG ONE SIDE OF THE STREET AT NO MORE THAN 100 FEET APART.
 - AREAS FOR THE STORMWATER PONDS (BIO-RETENTION PONDS) SHALL NOT COUNT AS USABLE OPEN SPACE.
 - PROPOSED RETAINING AS INDICATED ON THE SITE PLAN.
 - MINIMUM DRIVEWAY LENGTH OF 18' FROM GARAGE DOOR TO BACK OF SIDEWALK.

- TRAFFIC NOTES:**
- THE PROPOSED ENTRANCE/EXIT ONTO WHITLEY ROAD IS DESIGNED WITH ADEQUATE RIGHT OF WAY. THE PROPOSED SPEED LIMIT ON KILCREASE ROAD IS 40 MPH. THE RIGHT OF WAY IS 445' SDR AND 445' SOL AS REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION. RIGHT OF WAY DISTANCE IS MEASURED ALONG A PATH OF TRAVEL AT A HEIGHT OF 5' ABOVE THE SURFACE OF THE CENTERLINE OF THE EXISTING LANE, 10' FROM THE EDGE OF THE TRAVEL LANE, TO AN OBJECT ON THE CENTERLINE OF THE ROAD 2.0' ABOVE THE SURFACE OF THE ROADWAY.
 - SPEED LIMIT ON WHITLEY ROAD IS 40 MPH. ALONG THE SUBJECT PROPERTY THE SPEED LIMIT IS 30 MPH.

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www.Georgia811.com
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**24 HOUR CONTACT:
NEVILLE ALLISON**

PROPERTY PARCEL NUMBER AND ADDRESSES:
R3558 001 (PORTION); 1700 WHITLEY ROAD
R3558 002 (PORTION); 1700 BLOCK OF WHITLEY ROAD



THE REVIVE LAND GROUP
Part of Peachtree Group

SOURCE, ENTITLED, REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: 404.781.223-80978
WWW.THEREVIVELANDGROUP.COM

PROJECT:
**SOMERSET AT
APALACHEE II**

A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

1700 WHITLEY ROAD & 1700
BLOCK OF WHITLEY ROAD
Dacula, Georgia 30019

LAND LOT: 341 & 358
DISTRICT: 5TH
PARCEL NO:
R3558 001 (PORTION) &
R3558 002 (PORTION)
COUNTY: GWINNETT COUNTY



SOURCE, ENTITLED, REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: 404.781.223-80978
THE REVIVELANDGROUP.COM

REVISION	DATE

PROJECT NUMBER:
23016

SCALE:
PRECISIONARY
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/30/2025

SCALE: 8 ONLY VALUE COUNTERS SHOWN AND
DATED WITH AN ORIGINAL SIGNATURE



DATE:
AUGUST 6, 2024

TITLE:
**REZONING
SITE PLAN**

SHEET:
Z-01

Exhibit C: Building Elevations

[attached]

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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

[attached]

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July 25, 2024

LETTER OF INTENT FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:

The Revive Land Group, LLC

Property/Tax Parcel IDs:

R5358 001 (portion only)

R5358 002 (portion only)

+/- 13.144 Acres of Land

1700 Block and 1790 Whitley Road, Dacula, Georgia

County Commission District 3

From RA-200 to R-60

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

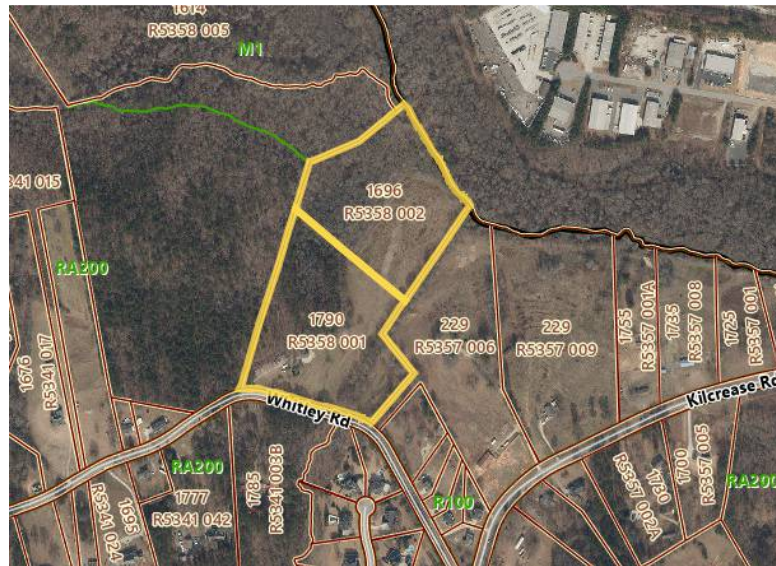
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Rezoning is submitted for a 13.144-acre assemblage of land located on Whitley Road near the intersection of Kilcrease Road (hereinafter the “Property”). The Property consists of two (2) tax parcels with frontage along Whitley Road. The Property is shown on the survey prepared by Travis Pruitt & Associates, Inc., dated March 25, 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, The Revive Land Group, LLC (the “Applicant”), now seeks approval to rezone the Property to R-60 (Single Family Residence District) to develop a single-family detached subdivision with 23 lots and a proposed density of 1.75 units per acre.

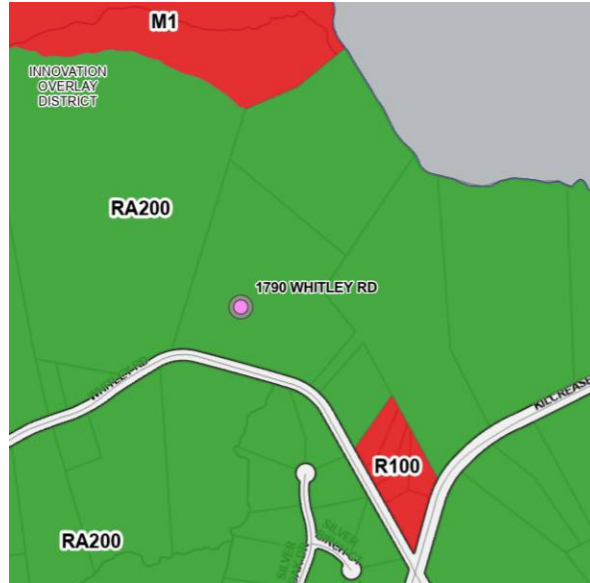
This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two (2) tax parcels and contains 13.144-acres. While there is a single-family home on the Property, the majority of the site is undeveloped. The Property is currently located within a semi-rural area that has a mix of undeveloped land and single-family residences. However, the Property also shares a boundary line with The Rowen Foundation, Inc. (“Rowen”), which is the 2,000 acres designated as Georgia’s \$16+ Billion hub for environmental, agricultural, and medical innovation, including as many as 100,000 projected jobs. As shown on the survey, a creek runs along the eastern property line and the Apalachee River runs along the northern boundary of the site. The following is a summary of the surrounding uses and zoning classifications:

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Pursuant to the recently approved Future Development Map of the Gwinnett County 2045 Unified Plan (the “2045 Plan”), the site was reclassified as within the “Rural” Character Area. However, up until February 2024, the 2040 Plan previously identified this Property as within the “Community Node” Character Area, which specifically characterized the area as high-density, mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses. In fact, the 2040 Plan, anticipated future development in this area to have 14-34 units per acre. Under the prior development map, the Property was identified as Medium Density Research/Office (encouraging 6-13 units per acre), presumably in part due to its immediate proximity to the Rowen Foundation. While the future development for this area has been characterized as rural, such designation appears to be inconsistent with the long-term development of the Rowen Foundation and the impact that development will have on surrounding properties.

Despite this, the Applicant submits a single-family detached residential subdivision with 23 lots, which is consistent with the new 2045 Plan and would be appropriate for this area. More importantly, the development would help achieve Gwinnett County's housing goals and provide additional housing supply.¹

III. PROJECT SUMMARY

As shown on the site plan dated July 24, 2024, and filed with this Application (the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential community. The Applicant is proposing to rezone 13.144 acres from RA-200 to R-60 to accommodate the development of a single-family detached community with 23 units for a density of 1.75 units per acre. As indicated above, the site is surrounded by single-family residential properties and the proposed density and nature of this development is compatible

¹ Pursuant to the Gwinnett County Comprehensive Housing Study, housing supply in Gwinnett County has dropped from approximately 8,000 housing units per year to 3,560 units per year.

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with the future development map. The proposed development would provide attractive residences with a minimum of 2,000 square feet, which is comparable to the size of the surrounding residences. While market conditions can fluctuate, the Applicant anticipates the price range of the homes to range from \$450,000 to \$590,000. The architectural style of the homes would be constructed with front facades of brick or stacked stone and the balance of the homes being the same materials or fiber-cement siding or shake. The development would be accessed by a single entrance on Whitley Road. For reference, the Applicant has included sample elevations with this Application. The development will also receive the benefit of the Eastern Regional Infrastructure (“ERI”) Project, which includes new and upsized water mains, new gravity sewer, a regional sewer pump station, and five miles of new public greenway trails and trailheads.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to R-60, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(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 has frontage along Whitley Road with convenient access to State Route 316. The proposed residential development is compatible with the future development map and the anticipated Rowen development. The development will provide additional housing supply and further diversify housing options in the surrounding area.

(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. Rather the proposed development would complement existing residential uses.

(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. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties, as well as provide additional housing supply.

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(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 an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Whitley Road, as well as State Route 316. The proposed development would complement the nearby uses and coexist peacefully with The Rowen Foundation site. However, any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools can be mitigated with appropriate zoning conditions and site development requirements.

(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 2040 and 2045 Unified Plan. The subject property was located within the Community Node Character Area of the 2040 Future Development Map, and is now located in the Rural Character area of the 2045 Plan.

(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.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from RA-200 to R-60 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 25th day of July, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4883-0450-1203, v. 1

ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

July 25, 2024

VIA EMAIL TRANSMISSION

Gwinnett County Board of Commissioners
c/o Mr. Matthew Dickison, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.25.2024

**RE: JUSTIFICATION FOR REZONING FOR THE REVIVE LAND GROUP
(1700 Block & 1790 Whitley Road, Dacula, Georgia)
Tax Parcel IDs R5358 001 & R5358 002**

Dear Chairwoman and Commissioners:

This letter is written on behalf of The Revive Land Group (the "Applicant"), in connection with the rezoning application for properties located at the 1700 Block of Whitley Road and 1790 Whitley Road, Dacula, Georgia, Tax Parcel IDs R5358 001 & R5358 002 (the "Subject Properties").

Constitutional Objections

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Properties which is the subject of the rezoning application into any more or less intensive zoning classification, development and/or conditions other than as requested and applied for by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Subject Properties, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Properties while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

The Subject Properties are presently suitable for development under the R-60 zoning classification as requested by the Applicant and is not economically suitable for development under its present RA-200 zoning classification of Gwinnett County. A denial of the requested rezoning would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Subject Properties to the R-60 zoning classification, with only such additional conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Subject Properties, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any rezoning of the Subject Properties to the R-60 classification, subject to conditions which are different from the requested conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Properties, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Properties to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Subject Properties be granted and that the Subject Properties be rezoned to the zoning classification as shown on the respective application.

Respectfully,

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton

MAG/dwb

4881-3928-4947, v. 1

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>The Revive Land Group, LLC c/o Andersen Tate & Carr</u>	Name: <u>See attached</u>
Address: <u>1960 Satellite Blvd., Suite 4000</u>	Address: _____
City: <u>Duluth</u>	City: _____
State: <u>GA</u> ZIP: <u>30097</u>	State: _____ ZIP: _____
Phone: <u>770-822-0900</u>	Phone: _____
Email: <u>mglouton@atclawfirm.com</u>	Email: _____
Contact Person: <u>Melody Glouton</u> Phone: <u>770-822-0900</u>	
Contact's Email: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-60</u>	
Parcel Number(s): <u>R5358 001 (portion only); R5358 002 (portion only)</u> Acreage: <u>13.144</u>	
Property Address(es): <u>1700 Block and 1790 Whitley Road, Dacula, Georgia</u>	
Proposed Development: <u>Single-family detached subdivision</u>	
Variance(s): <u>n/a</u> Waiver(s): <u>n/a</u>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: <u>23</u> Dwelling Unit Sq. Ft.: <u>2,000 SF (minimum)</u> Density: <u>1.75 upa</u> Floor Area Ratio (LRR, MRR, HRR): <u>n/a</u>	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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Property Owners

<u>Parcel</u>	<u>Address</u>	<u>Owner</u>
R5385 001	1790 Whitley Road Dacula, GA 30019	Ginny Cash 1790 Whitley Road Dacula, GA 30019
R5358 002	1700 Block of Whitley Road Dacula, GA 30019	Melvin Randall McPherson 718 Patrick Mill Road Winder, GA 30680

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REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Melody A. Glouton, atty. for applicant 7/25/24
Signature of Applicant Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

D. Wilson
Signature of Notary Public

7/25/24
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Melvin Randall McPherson

Signature of Property Owner

12/6/23

Date

MELVIN RANDALL MCPHERSON

Type or Print Name and Title

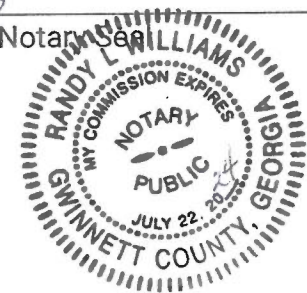
Randy Williams

Signature of Notary Public

12/6/2023

Date

Notary Seal



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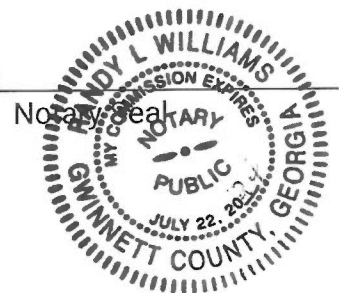
REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Sammy Cash 12/6/2023
Signature of Property Owner Date

Gunny Cash
Type or Print Name and Title

Randy Williams 12/6/2023
Signature of Notary Public Date



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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Signature of Applicant	Date	Type of Print Name and Title
<i>Melody A. Glouton</i>	7/25/24	Melody A. Glouton, Attorney for Applicant

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

<i>Dorsey</i>	7/25/24	
Signature of Notary Public	Date	



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No Andersen Tate & Carr (Your 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.

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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

4864-7245-2500, v. 1

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Signature of Applicant	Date	Type of Print Name and Title
<i>Melody A. Glouton</i>	7/25/24	Melody A. Glouton, Attorney for Applicant
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
<i>D. Wilson</i>	7/25/24	



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No The Revive Land Group, LLC (Your Name)

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: 5 - 358 - 001
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

12/21/23

Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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



NAME

TSA II

TITLE

12/21/2023

DATE

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



December 1, 2023

Neville Allison
The Revive Land Group
3500 Lenox Rd. Suite 625
Atlanta, GA 30326

<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input checked="" type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-279-12	
Expiration Date: 12/01/2024	
Tie-In Manhole FID: 4081000 (Under Construction)	

RE: Sewer Availability for Proposed Development – Somerset at Rowen
Parcel ID 5357 006, 5357 009, 5358 001, 5358 002

Dear Neville Allison:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 114 single-family homes and a 50-swimmer pool on the above parcels and determined:

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

- Coordination with GCDWR on the timing of sewer connection and verification of tie-in locations after completion of the sewer infrastructure of Gwinnett County’s Eastern Regional Infrastructure project

This confirmation is based on your anticipated annual average daily flow of 20 gpm discharging to the sewer tie-in manhole at Facility ID 4081000, currently under construction.

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

GWINNETT COUNTY PLANNING AND DEVELOPMENT
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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

A handwritten signature in blue ink that reads "Tai Yi Su".

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



Exhibit G: Traffic Impact Study

[attached]

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**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
ON KILCREASE ROAD AND WHITLEY ROAD
GWINNETT COUNTY, GEORGIA**



Prepared for:

***The Revive Land Group
3500 Lenox Road, Suite 625
Atlanta, GA 30326***

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

December 1, 2023
A & R Project # 23-204

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located on Kilcrease Road and Whitley Road in Gwinnett County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The proposed residential development will consist of 114 detached single-family houses.



The development proposes one full access driveway on Kilcrease Road and another full access driveway on Whitley Road.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points this study includes the evaluation of traffic operations at the intersections of:

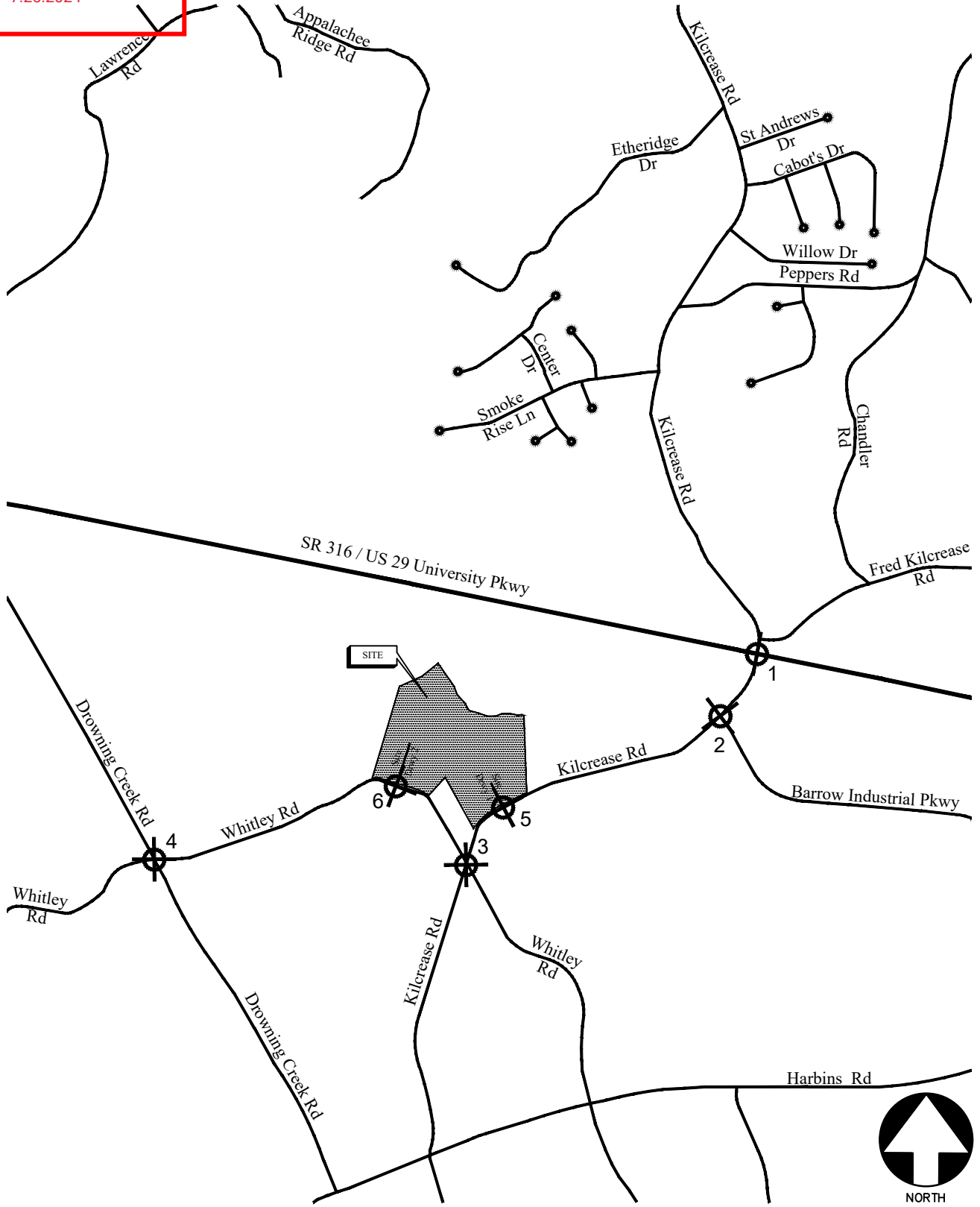
- SR 316/US 29 (University Parkway) at Kilcrease Road
- Kilcrease Road at Barrow Industrial Parkway
- Kilcrease Road at Whitley Road
- Whitley Road at Drowning Creek Road

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.

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⊕ Study Intersections



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

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2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

SR 316/US 29 (University Parkway)

SR 316/US 29 (University Parkway) is an east-west, four-lane, median-divided roadway with a posted speed limit of 65 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 013-0363) indicate that the daily traffic volume on SR 316/US 29 (University Parkway) in 2022 was 35,600 vehicles per day east of Kilcrease Road. GDOT classifies SR 316/US 29 (University Parkway) as a principal arterial roadway.

2.1.1 Kilcrease Road

Kilcrease Road is a north south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 013-8049) indicate that the daily traffic volume on Kilcrease Road in 2022 was 1,640 vehicles per day south of Barrow Industrial Parkway.

2.1.2 Barrow Industrial Parkway

Barrow Industrial Parkway is an east-west, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site.

2.1.3 Whitley Road

Whitley Road is an east-west, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site.

2.1.4 Drowning Creek Road

Drowning Creek Road is a north south, two-lane, undivided roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 135-8529) indicate that the daily traffic volume on Drowning Creek Road in 2022 was 1,260 vehicles per day north of Whitley Road.

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3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from “A” through “F”. Level of service “A” indicates excellent operations with little delay to motorists, while level of service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

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3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

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4.0 ADDITIONAL INFORMATION – WINNETT COUNTY LEVEL 2 TRAFFIC IMPACT STUDY

The following sections have been included per Gwinnett County's Traffic Impact Study Guidelines (updated June 30, 2023) to meet the requirements of a Level 2 traffic study. Additional information regarding access management/spacing, intersection sight distance, or connectivity and circulation should be requested from the civil site engineer.

4.1 Future ADT Volumes

As shown in section 2 (Page 3), the roads within the study network with recorded ADT volumes are SR 316/US 29 (University Parkway), Kilcrease Road and Drowning Creek Road. The daily traffic volume on SR 316/US 29 (University Parkway) in 2022 was 35,600 vehicles per day east of Kilcrease Road. Based on the proposed site traffic generation/distribution, it is estimated that the ADT on SR 316/US 29 (University Parkway) would be approximately 37,000 vehicles per day following the completion of the development in 2025. The daily traffic volume on Kilcrease Road in 2022 was 1,640 vehicles per day south of Barrow Industrial Parkway. Based on the proposed site traffic generation/distribution, it is estimated that the ADT on Kilcrease Road would be approximately 2,400 vehicles per day following the completion of the development in 2025. The daily traffic volume on Drowning Creek Road in 2022 was 1,260 vehicles per day south of SR 316/US 29 (University Parkway). Based on the proposed site traffic generation/distribution, it is estimated that the ADT on Drowning Creek Road would be approximately 1,900 vehicles per day following the completion of the development in 2025. Given how these estimated increased also factor in an assumed yearly growth rate of 1% from 2022 to 2025, it can be concluded that the impact of the proposed site on the ADTs for these three roadways within the study network will be minimal.

4.2 Truck Volumes and Circulation

Based on recorded GDOT data, SR 316/US 29 (University Parkway) had approximately 11% heavy vehicles traffic to the east of Kilcrease Road (station ID # 013-0363) in 2022. Kilcrease Road 6% truck traffic south of Barrow Industrial Parkway (Station ID: 013-8049), while Since Drowning Creek Road has 4% truck traffic south of University Parkway. GDOT does not have any recorded heavy vehicle volume data for Whitley Road. Since the proposed site will be residential use, it is not expected to have any notable impact on truck volumes/circulation in the study network.

4.3 Summary of Existing Pedestrian and Bicycle Facilities and Connectivity

None of the existing intersections within the study network have sidewalks/crosswalks for pedestrians, except for the intersection of SR 316/US 29 (University Parkway) at Kilcrease Road, which has pedestrian crosswalks at all four approaches. This study does not include any recommendations for changes to the existing pedestrian and/or bicycle facilities within or near the study network. Any additional information regarding planned pedestrian and/or bicycle facilities within the proposed residential development itself should be requested from the civil site engineer.

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4.4 Existing Transit Routes and Stops/Proposed Transit Routes

The proposed development will be located in eastern Gwinnett County near the border with Barrow County. None of Gwinnett County's current transit routes or stops are located near the study network. No transit routes have been proposed to service this development in the future.

4.5 Traffic Operation Analysis Requirements

A detailed description of the study methodology is available in section 3 on pages 4-5. A description of the site trip generation and distribution estimations is available on page 14. Descriptions of the methodology for the future "no-build" and "build" traffic volume projections are available on page 16.

4.6 Future Identified Projects (i.e., GCCTP, GDOT, SPLOST)

There are no planned/scheduled Gwinnet County projects that will be completed within the study network. The intersection of SR 316/US 29 (University Parkway) at Kilcrease Road (located within Barrow County) will undergo a conversion from traffic signal control to a grade-separated interchange (PI #0013902), but this conversion is only estimated to be completed by 2028, with construction beginning no earlier than 2025.

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5.0 EXISTING 2023 TRAFFIC ANALYSIS

5.1 Existing Traffic Volumes

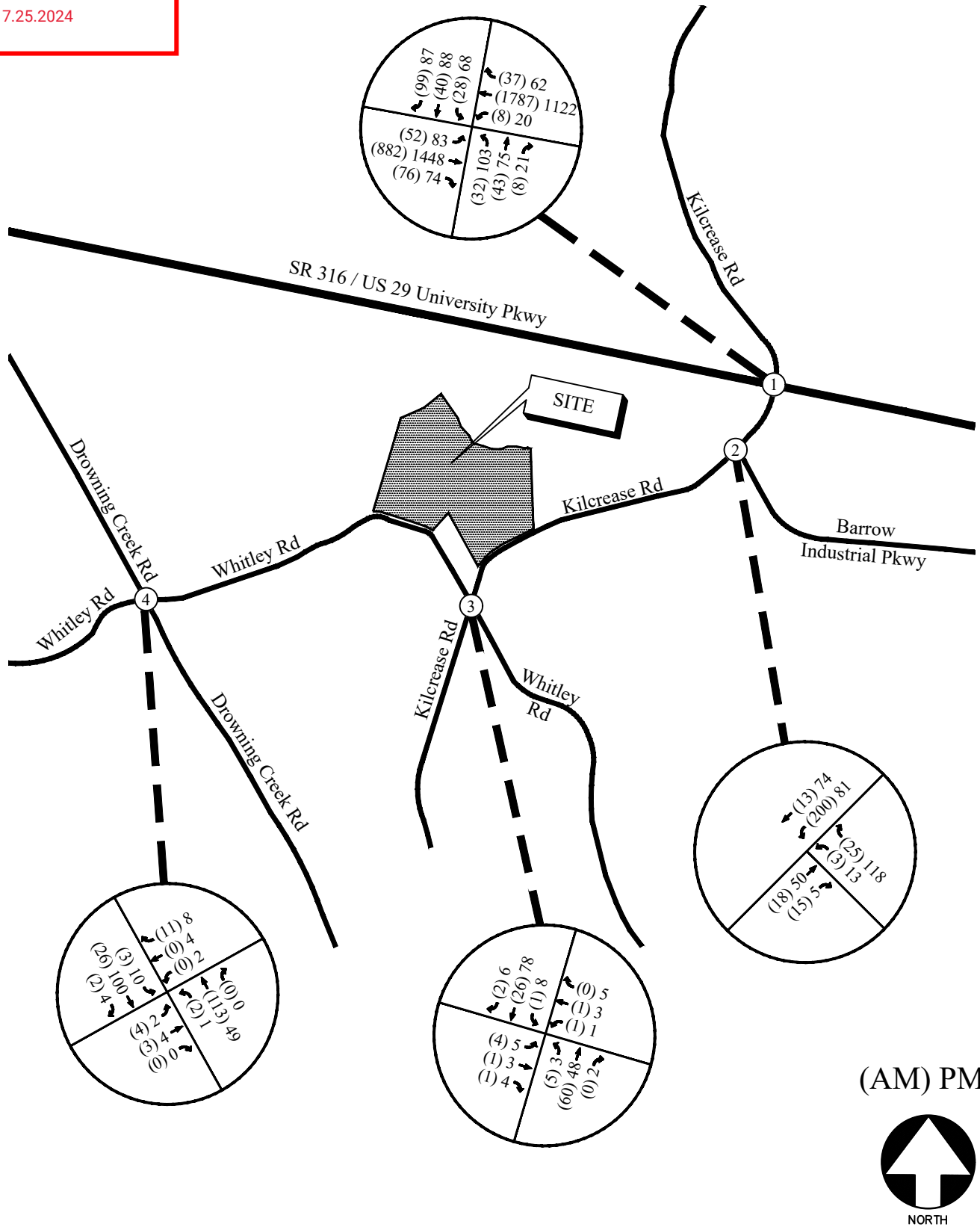
Existing traffic counts were obtained at the following study intersections:

- SR 316/US 29 (University Parkway) at Kilcrease Road
- Kilcrease Road at Barrow Industrial Parkway
- Kilcrease Road at Whitley Road
- Whitley Road at Drowning Creek Road

Turning movement counts were collected on Thursday, November 09, 2023. All turning movement counts were recorded during the AM and PM peak hours between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.

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EXISTING WEEKDAY PEAK-HOUR VOLUMES

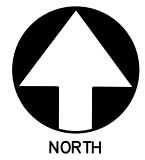
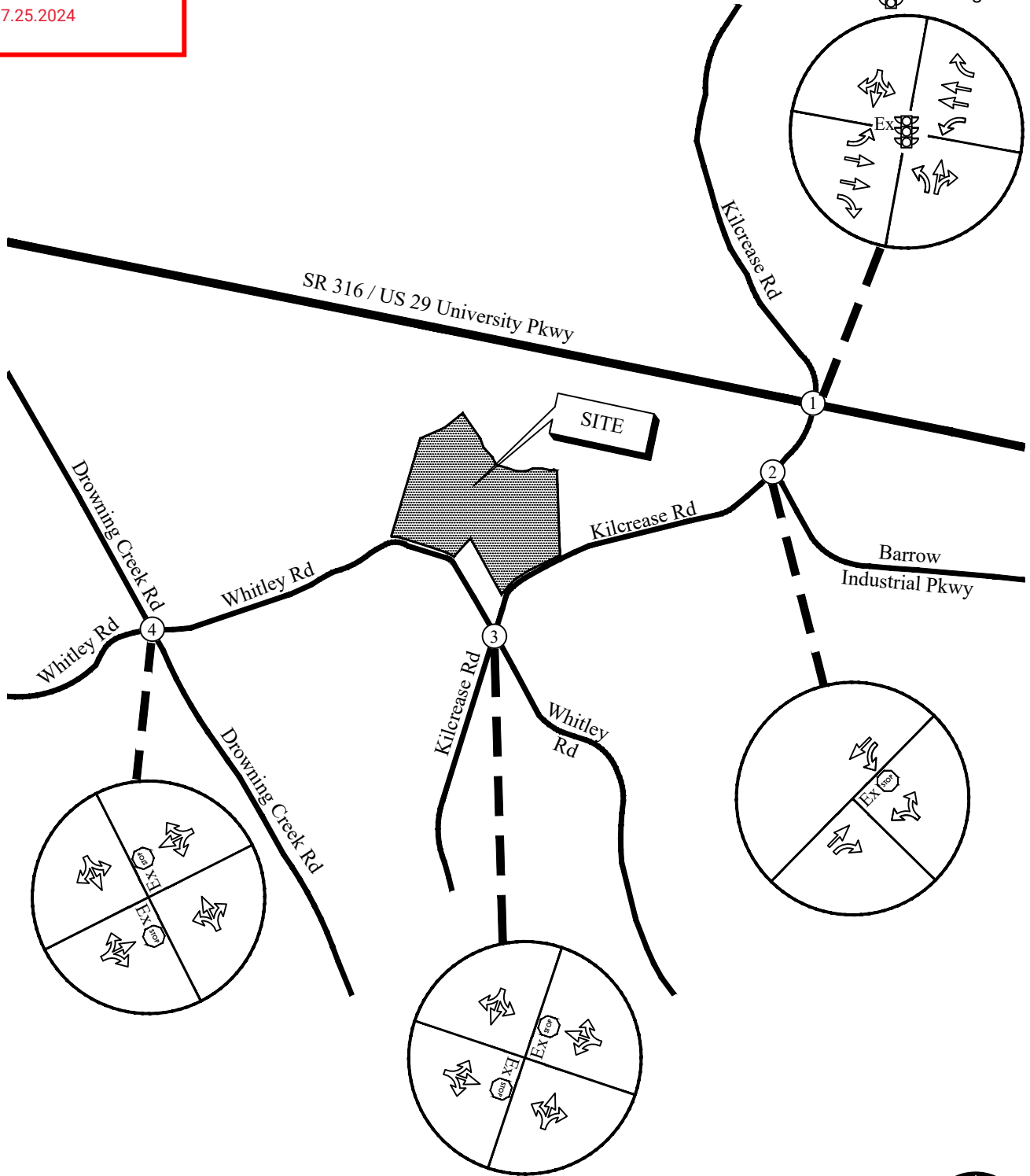
FIGURE 2
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LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3
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5.2 Existing Traffic Operations

Existing 2023 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS			
Intersection	Traffic Control	LOS (Delay)	
		AM Peak Hour	PM Peak Hour
1 <u>SR 316/US 29 (University Parkway) @ Kilcrease Road</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	<u>C (26.0)</u> B (11.5) C (30.1) D (48.0) E (58.9)	<u>C (21.6)</u> B (17.3) B (15.8) D (46.2) E (56.5)
2 <u>Kilcrease Road @ Barrow Industrial Parkway</u> -Westbound Approach -Southbound Left	Stop Controlled on WB Approach	A (9.8) A (8.0)	A (9.8) A (7.6)
3 <u>Kilcrease Road @ Whitley Road</u> -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop Controlled on EB and WB Approaches	A (9.3) A (9.6) A (7.3) A (7.4)	A (9.5) A (9.2) A (7.4) A (7.3)
4 <u>Whitley Road @ Drowning Creek Road</u> - Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop Controlled on EB and WB Approaches	B (10.1) A (9.1) A (7.3) A (7.5)	B (10.1) A (9.3) A (7.5) A (7.3)

The results of the existing traffic operations analysis indicate that the signalized study intersection of University Parkway at Kilcrease Road is operating at an overall level of service “C” 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.

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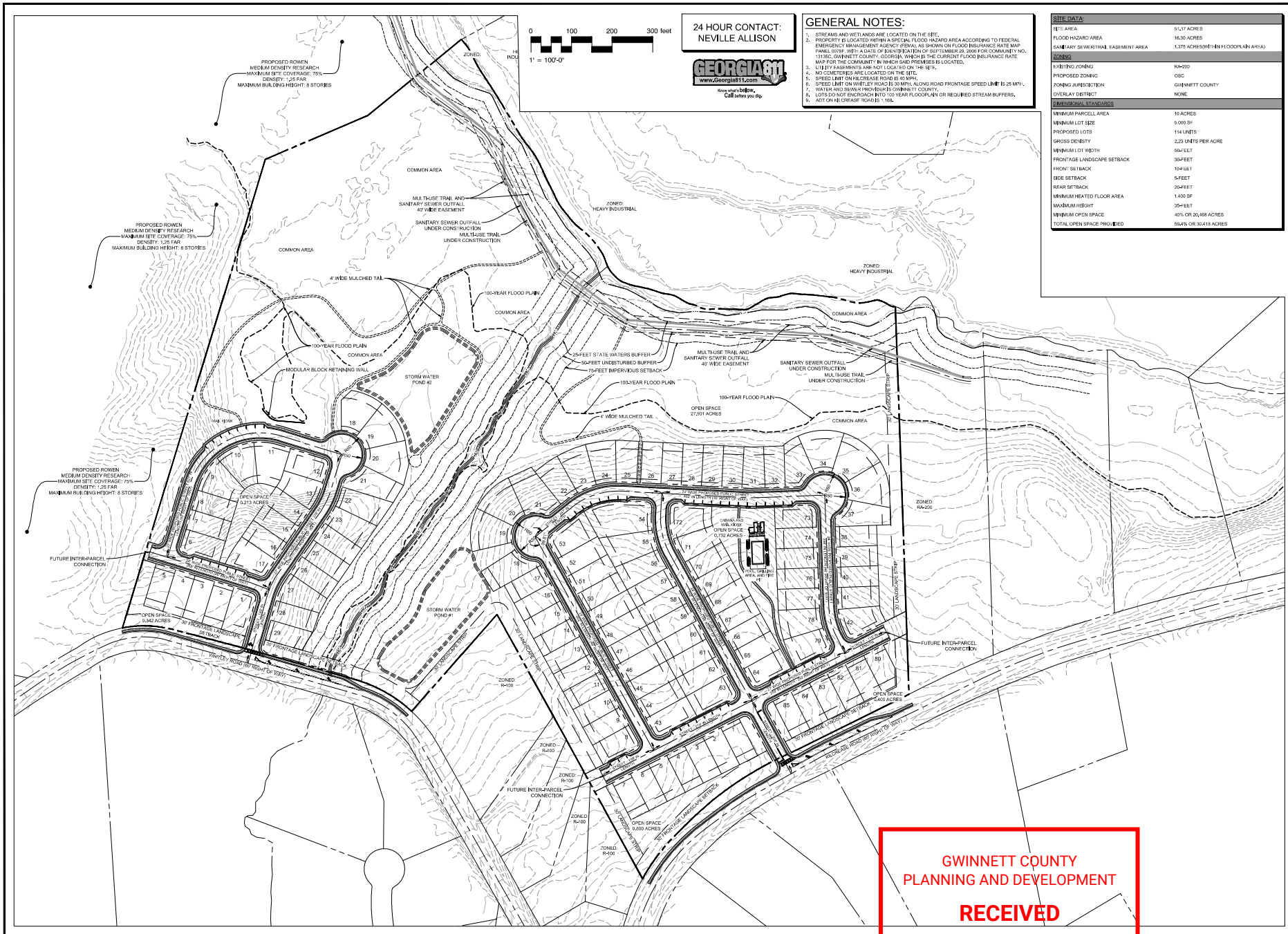
6.0 PROPOSED DEVELOPMENT

The proposed residential development will be located on Kilcrease Road and Whitley Road in Gwinnett County and will consist of 114 detached single-family houses.



The development proposes one full access driveway on Kilcrease Road and another full access driveway on Whitley Road.

A site plan is shown in Figure 4.



24 HOUR CONTACT:
NEVILLE ALLISON



- GENERAL NOTES:**
1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
 2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 1001F WITH A DATE OF BENEFICIATION OF SEPTEMBER 20, 2009 FOR COMMUNITY NO. 13150, GWINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COUNTY IN WHICH SAID PREMISES IS LOCATED.
 3. UTILITY EASEMENTS ARE NOT LOCATED ON THE SITE.
 4. NO COMMERCE ARE LOCATED ON THE SITE.
 5. SPEED LIMIT ON WHITLEY ROAD IS 40 MPH.
 6. SPEED LIMIT ON WHITLEY ROAD IS 30 MPH, ALONG ROAD FRONTAGE. SPEED LIMIT IS 25 MPH.
 7. WATER AND SANITARY PROVISIONS BY GWINNETT COUNTY.
 8. LOTS DO NOT ENCRUSACH INTO 100 YEAR FLOODPLAIN OR REQUIRED STREAM BUFFERS.
 9. 407 ON US HIGHWAY 106.

SITE DATA:	
SITE AREA	61.17 ACRES
FLOOD HAZARD AREA	16.30 ACRES
SANITARY SEWER/TRAIL EASEMENT AREA	1.375 ACRES (WITHIN FLOODPLAIN AREA)
ZONING	
EXISTING ZONING	R-4200
PROPOSED ZONING	GC
ZONING JURISDICTION	GWINNETT COUNTY
LOCALITY (DISTRICT)	NONE
MINIMUM REQUIREMENTS	
MINIMUM PARCEL AREA	10 ACRES
MINIMUM LOT SIZE	9,000 SF
PROPOSED LOTS	114 UNITS
GROSS DENSITY	2.23 UNITS PER ACRE
MINIMUM LOT WIDTH	60 FEET
FRONTAGE LANDSCAPE SETBACK	30 FEET
FRONT SETBACK	104 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
MINIMUM HEATED FLOOR AREA	1,400 SF
MAXIMUM HEIGHT	35 FEET
MINIMUM OPEN SPACE	40% OR 20,468 ACRES
TOTAL OPEN SPACE PROVIDED	96.4% OR 30,419 ACRES



THE REVIVE LAND GROUP
Part of Peacetree Group

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8078
WWW.THEREVIVELANDGROUP.COM

SOMERSET AT ROWEN
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

229 KILCREASE ROAD
1696 WHITLEY ROAD
Dacula, GEORGIA 30080

AND
1790 WHITLEY ROAD
Dacula, GEORGIA 30019

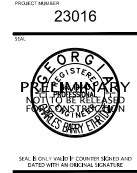
LAND LOT:
DISTRICT:
PARCEL NO:
COUNTY: GWINNETT COUNTY

RESELLER:
THE REVIVE LAND GROUP
Part of Peacetree Group

SOURCE, ENTITLE, REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8078
WWW.THEREVIVELANDGROUP.COM

PROJECT NUMBER	DATE
23016	



OCT 18, 2023

CONCEPTUAL SITE PLAN

Z-001

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Figure 4 – Site Plan
RZR2024-00048

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6.1 Trip Generation

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

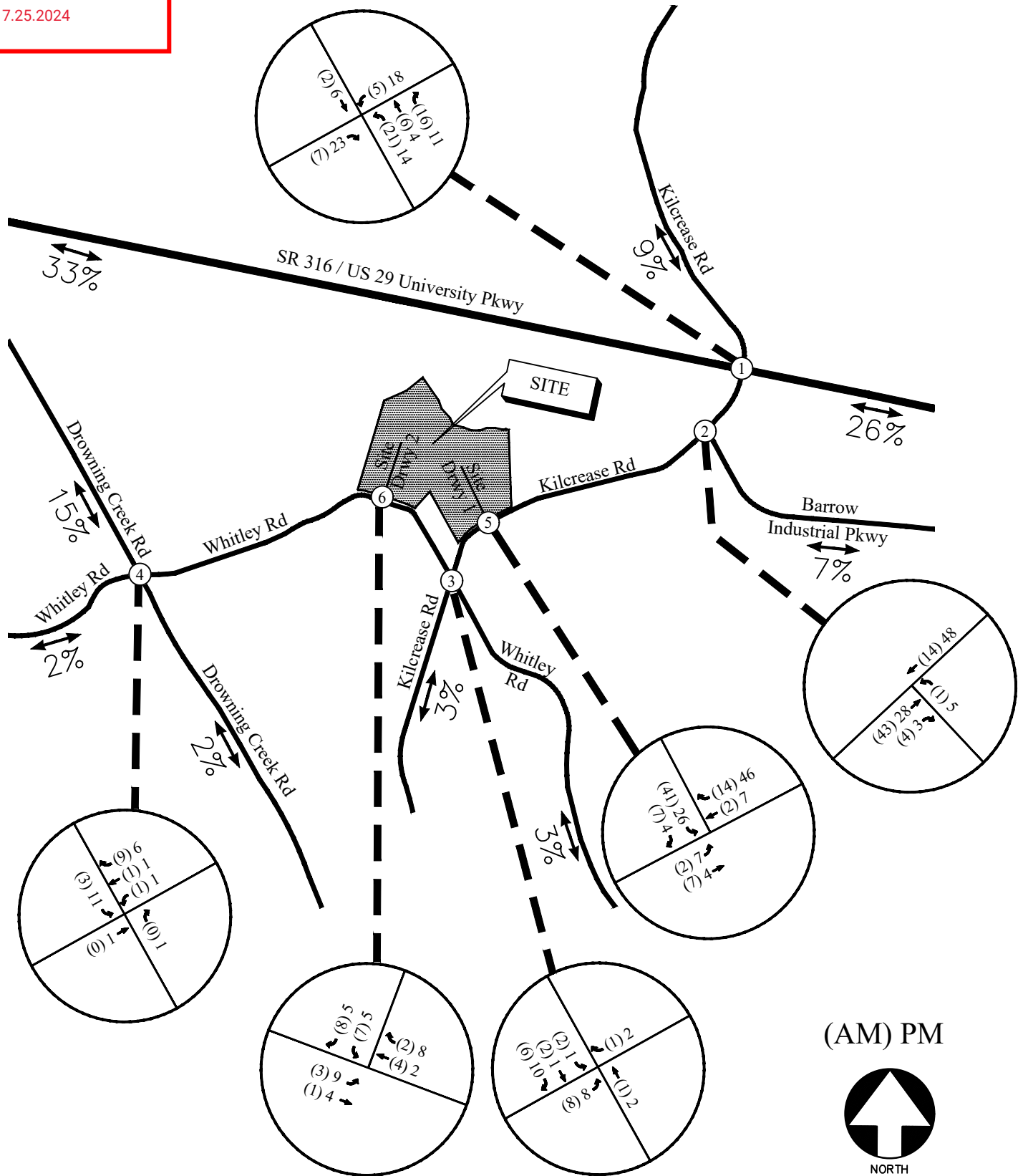
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210 – Single-Family Detached Housing	114 Units	21	63	84	71	41	112	1,138

6.2 Trip Distribution

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

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TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
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7.0 FUTURE 2025 TRAFFIC ANALYSIS

The future 2025 traffic operations are analyzed for the “Build” and “No-Build” conditions.

7.1 Future “No-Build” Conditions

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

7.1.1 Annual Traffic Growth

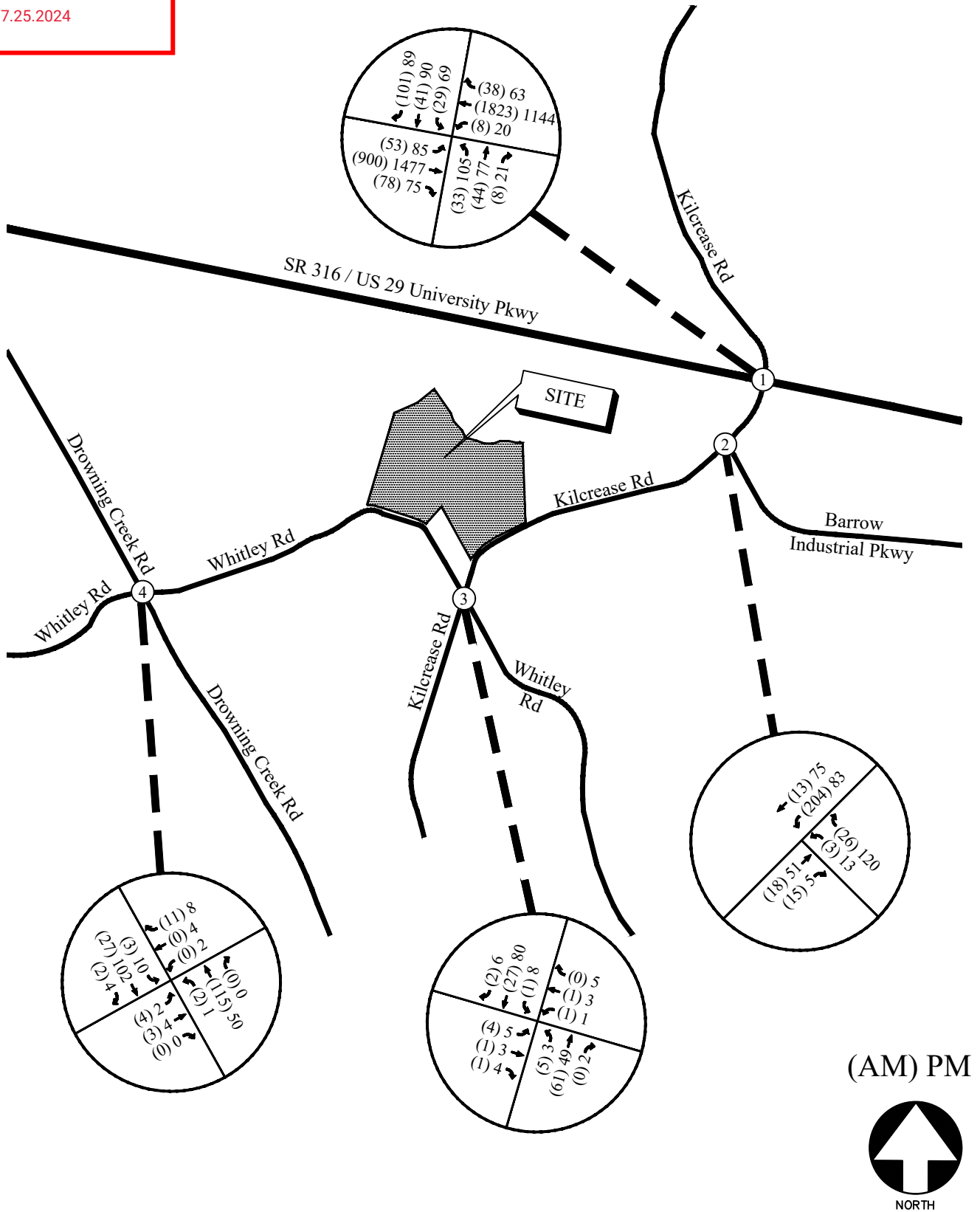
To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 7.

7.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figures 5 and 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 8.

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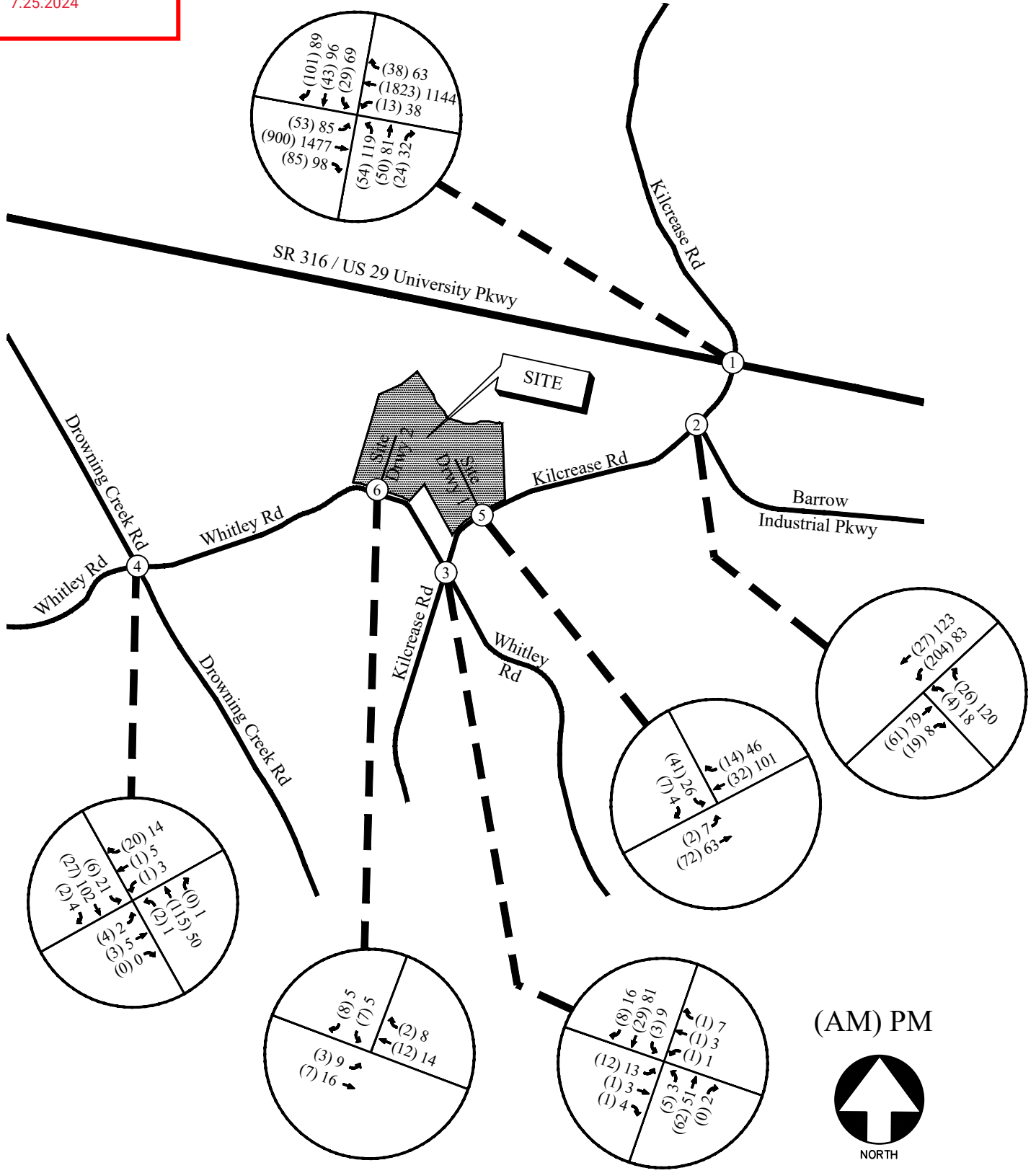


FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
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FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
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7.3 Auxiliary Lane Analysis

Included below are analyses for left turn lanes and right turn lanes at both site driveways. The ADT on Whitley Road was assumed to be less than 6,000 vehicles per day based on historic GDOT volumes collected for the surrounding roadway network.

7.3.1 Left Turn Lane Analysis

According to Gwinnett County Criteria and Left Turn Lane Guidelines, left turn lanes must be provided at each subdivision street that accesses a minor/major collector street or major thoroughfare if the characteristics of the major street and site density exceed certain thresholds. Per Gwinnett County left turn lane standards (Table 1 – Residential Developments), the minimum threshold for a left turn lane on a 40-mph road with an ADT below 6,000 is 100 lots. Since the proposed development will have 85 units on Kilcrease Road and 29 units on Whitley Road, the threshold will not be exceeded in either case and therefore a left turn lane will not be warranted at either site driveway.

7.3.2 Deceleration Turn Lane Analysis

Per GDOT standards, for two-lane roadways with AADT's less than 6,000 vehicles and a posted speed limit of 40 mph, the daily site-generated traffic right turn movements threshold to warrant a deceleration lane is 150 right-turning vehicles per day. The projected right turn volumes per day for each driveway are shown below in Table 5.

TABLE 5 – GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right Turn Traffic (% total entering)	Right Turn Volume (vehicles/day)	Roadway Speed / # Lanes / ADT	GDOT Threshold (vehicles/day)	Warrants Met?
Kilcrease Road @ Site Drwy 1	65% (Southbound)	370 (Total Trips) ÷ 2 × 0.65 = (1,138) ÷ 2 × 0.65 = 370	40 mph / 2-Lane / < 6,000	150	Yes
Whitley Road @ Site Drwy 2	12% (Westbound)	68 (Total Trips) ÷ 2 × 0.12 = (1,138) ÷ 2 × 0.12 = 68	40 mph / 2-Lane / < 6,000	150	No






Per GDOT standards, a right lane is warranted at site driveway 1 on Kilcrease Road. Although a right turn lane is not warranted at site driveway 2, a right turn lane is still recommended here to provide safer turning movements for entering westbound site traffic.

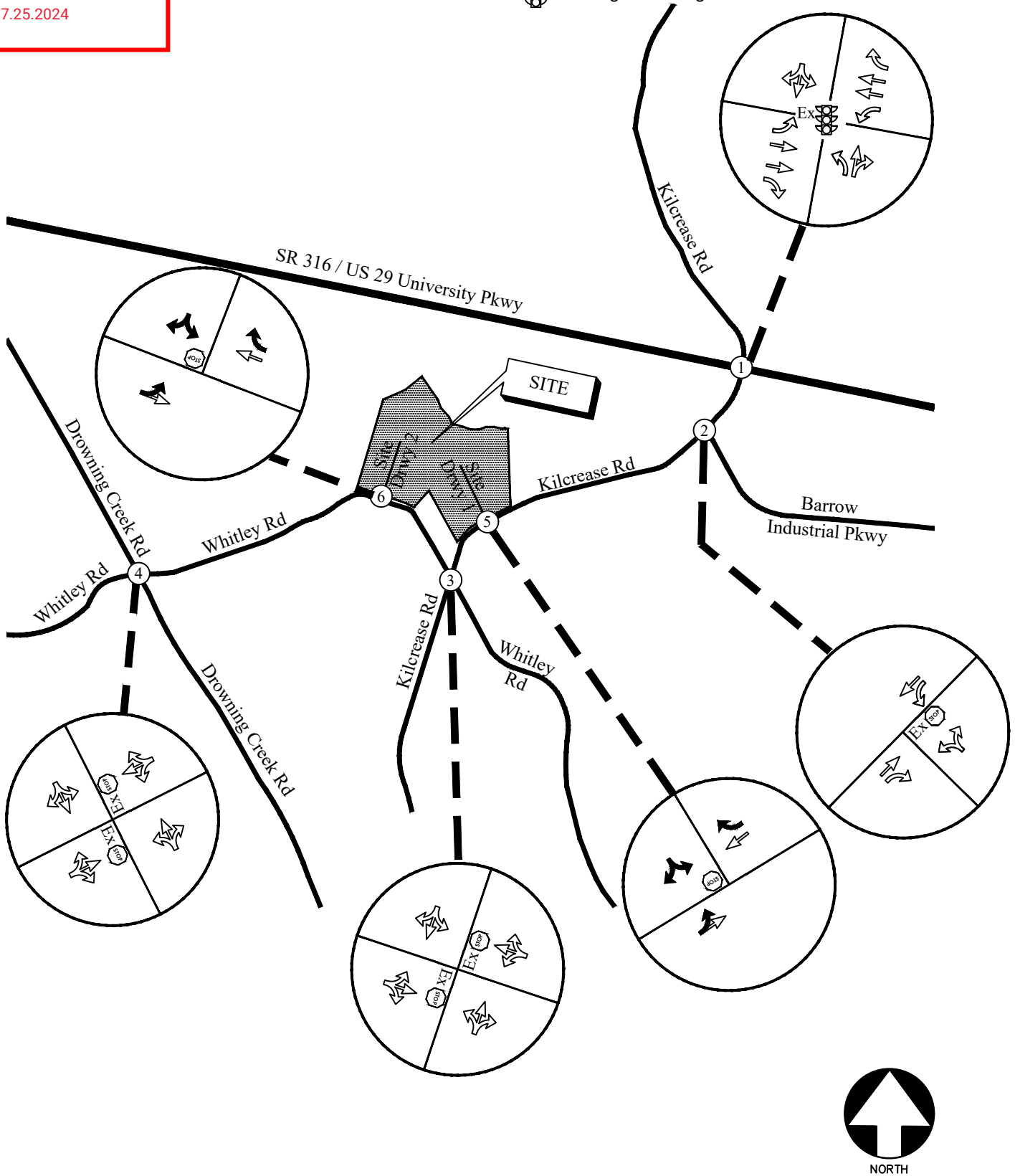
Recommendations on traffic control and lane geometry are shown in Figure 8.

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LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal
-  Proposed Signed Approach
-  Proposed Lane Geometry



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

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8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located on Kilcrease Road and Whitley Road in Gwinnett County, Georgia. The proposed residential development will consist of 114 detached single-family houses.

The development proposes one full access driveway on Kilcrease Road and another full access driveway on Whitley Road.

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

- SR 316/US 29 (University Parkway) at Kilcrease Road
- Kilcrease Road at Barrow Industrial Parkway
- Kilcrease Road at Whitley Road
- Whitley Road at Drowning Creek Road
- Kilcrease Road at Site Driveway 1
- Whitley Road at Site Driveway 2

The results of the existing traffic operations analysis indicate that the signalized study intersection of University Parkway at Kilcrease Road is operating at an overall level of service “C” 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.

A right turn lane will be warranted at site driveway 1 per GDOT standards. Although a right turn lane is not warranted at site driveway 2, a right turn lane is still recommended here to provide safer turning movements for entering westbound site traffic. Left turn lanes will not be warranted at either site driveway per Gwinnett County Left Turn Lane Guidelines. Based on the projected site-generated traffic volumes and distribution, the proposed development will have minimal impact on traffic operations in the study network.

8.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway on Kilcrease Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Kilcrease Road remaining free flow
 - A right turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2: Full Access Driveway on Whitley Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Whitley Road remaining free flow
 - A right 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 as well as the District 3 Planning

Commissioners and Commissioner Jasper Watkins.

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.

The public participation meeting will be held at Ebenezer Baptist Church, located at 2570 Harbins Road, Dacula, GA.

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.

The public participation meeting will be held Monday, August 19th at 6:00 p.m.

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. District 3 Planning

Commissioners were notified of the public participation meeting via a calendar invitation from Counsel for Applicant.

Commissioner Ben Archer attended the meeting.

- 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, August 19, 2024 at 6:00 pm at Ebenezer Baptist Church, 2570 Harbins 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.**

Three (3) community members attended the public participation meeting. Attached is a copy of the sign-in

sheet. One attendee did not complete 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.

GWINNETT COUNTY
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9.16.2024

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475

EXHIBIT TO PUBLIC PARTICIPATION REPORT

CASE NUMBER: RZR2024-00048
APPLICANT NAME: The Revive Land Group
MEETING DATE: August 19, 2024 @ 6:00PM – Ebenezer Baptist Church
2570 Harbins Road, Dacula, GA

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

- What is the proposed lot size and lot width? (minimum lot size of 7,200 SF and minimum lot width of 60-feet, which is larger than the lot sizes for the adjacent OSC property recently rezoned to the east)
- Will there be an HOA? (yes, mandatory HOA and professionally managed; the entrance will be designed to match the OSC property to the east)
- Will the homes be for sale or rent? (100% for sale/owner-occupied; Applicant will agree to a rental restriction as well)
- What are the proposed house plans? (the development will use the same house plans as the OSC property to the east)
- What is the anticipated price point? (pending marketing conditions, the price point for the homes will range from \$400-500k)
- Will any of the homes have basements? (subject to the final grading plan, there will be some homes with basements)
- Will the development have use of the amenities in the adjacent OSC site? (yes, the neighborhood will have access to use all amenities in the adjacent development; the neighborhood will include a 4 to 8 foot wide pedestrian path for connectivity)
- What is the anticipated timeline for development? (If approved, the Applicant anticipates 6-7 months to obtain the Land Disturbance Permit; break ground in spring 2025; vertical construction would commence in late 2025 or early 2026; two year for completion of build-out)

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

The Applicant is open to continuing discussions with any community members that have questions or concerns with the proposed development. At this time, the Applicant has not made any revisions to the site plan as submitted with the rezoning application.

4894-6345-8789, v. 1

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Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		02/07/24			
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:		1700 and 1790 Whitley Road			
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1					
2					
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Future connection to the newly built path requires prior Department of Community Services review and approval.				
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:		08.30.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2024-00048	
Case Address:		1700 and 1790 Whitley Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Whitley Road is a local roadway. There is no Average Daily Traffic (ADT) on file.		
2	10.8 miles to the nearest Ride Gwinnett facility located at Collins Hill Road and Collins Industrial Way.		
3	The developer shall provide traffic calming for any internal street that exceeds 500' without a control point.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall provide a right turn deceleration lane along Whitley Road into the site.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

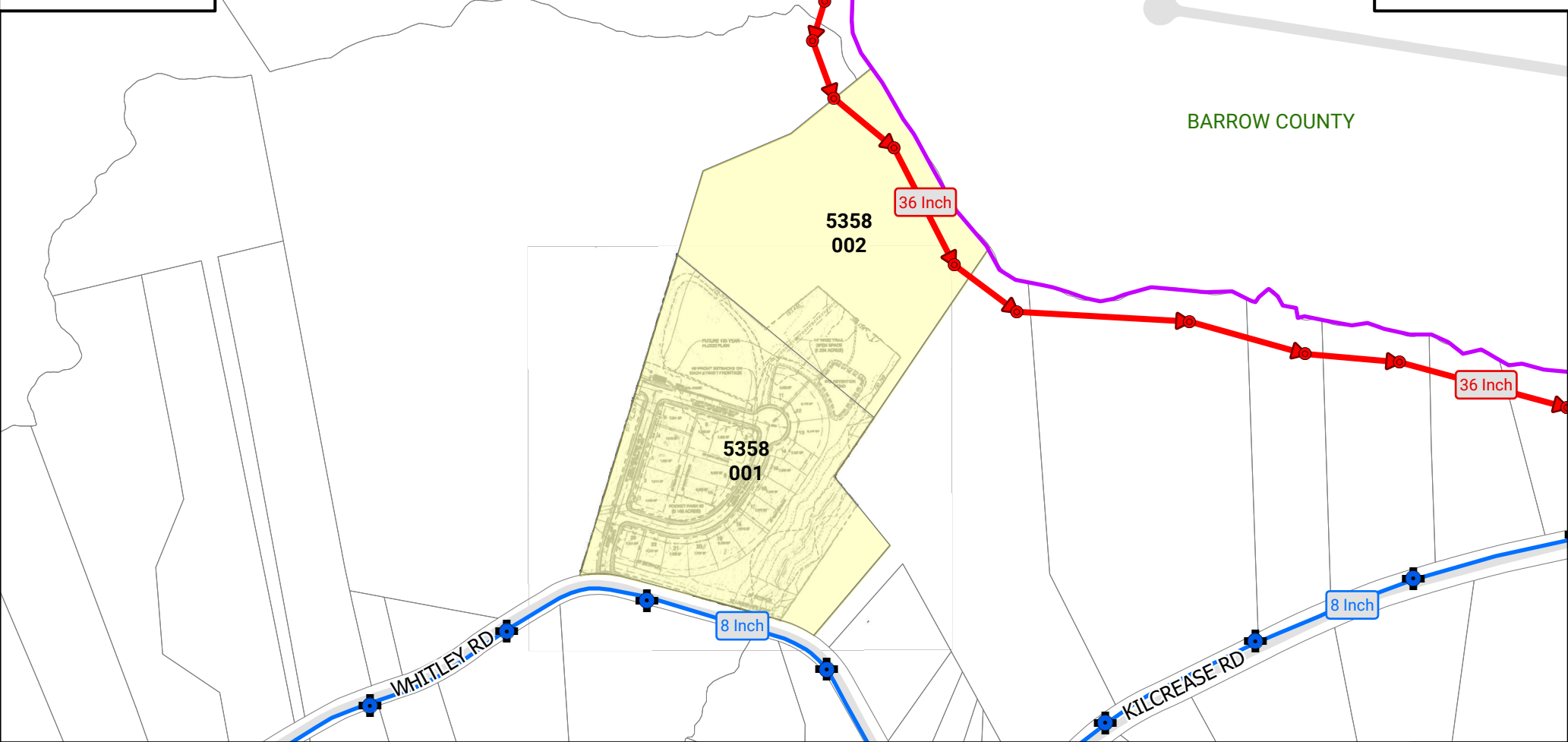


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2024-00048		
Case Address:		1700 Block and 1790 Whitley Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 8-inch water main on the southern right-of-way of Whitley Road.			
2	Sewer: The proposed development of 23 homes is included in a previously approved Sewer Capacity Certification (C2023-279-12) for 114 single family homes. The proposed development plans to connect to an existing 36-inch gravity sewer on the subject site.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

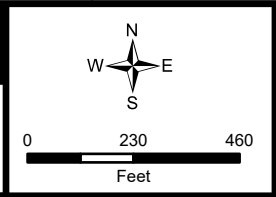


LEGEND

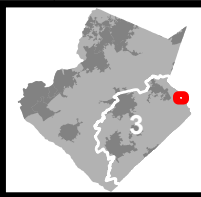
- Water Main
- Hydrant
- Sewer Interceptor
- Manhole

1696 and 1790 Whitley Rd
RA-200 to R-60

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main on the southern right-of-way of Whitley Road.

Sewer Comments: The proposed development of 23 homes is included in a previously approved Sewer Capacity Certification (C2023-279-12) for 114 single family homes. The proposed development plans to connect to an existing 36-inch gravity sewer on the subject site.

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

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

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

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

Residential Rezoning Impact on Local Schools
 Prepared for Gwinnett County BOC, **October, 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.	
RZR2024-00047	Mill Creek High School	2,721	2,800	-79	2,694	2,800	-106	2,735	2,800	-65	1
	Osborne Middle School	1,763	1,575	188	1,798	1,575	223	1,816	1,575	241	0
	Fort Daniel Elementary School	679	925	-246	685	925	-240	692	925	-233	1
RZR2024-00048	Archer High School	2,950	2,850	100	2,887	2,850	37	2,863	2,850	13	7
	McConnell Middle School	2,096	1,775	321	2,121	1,775	346	2,185	1,775	410	6
	Harbins Elementary School	1,329	1,225	104	1,357	1,225	132	1,384	1,225	159	10
RZR2024-00049	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	1
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	1
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	2

Exhibit J: Maps

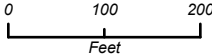
[attached]

**BARROW
COUNTY**

WHITLEY RD

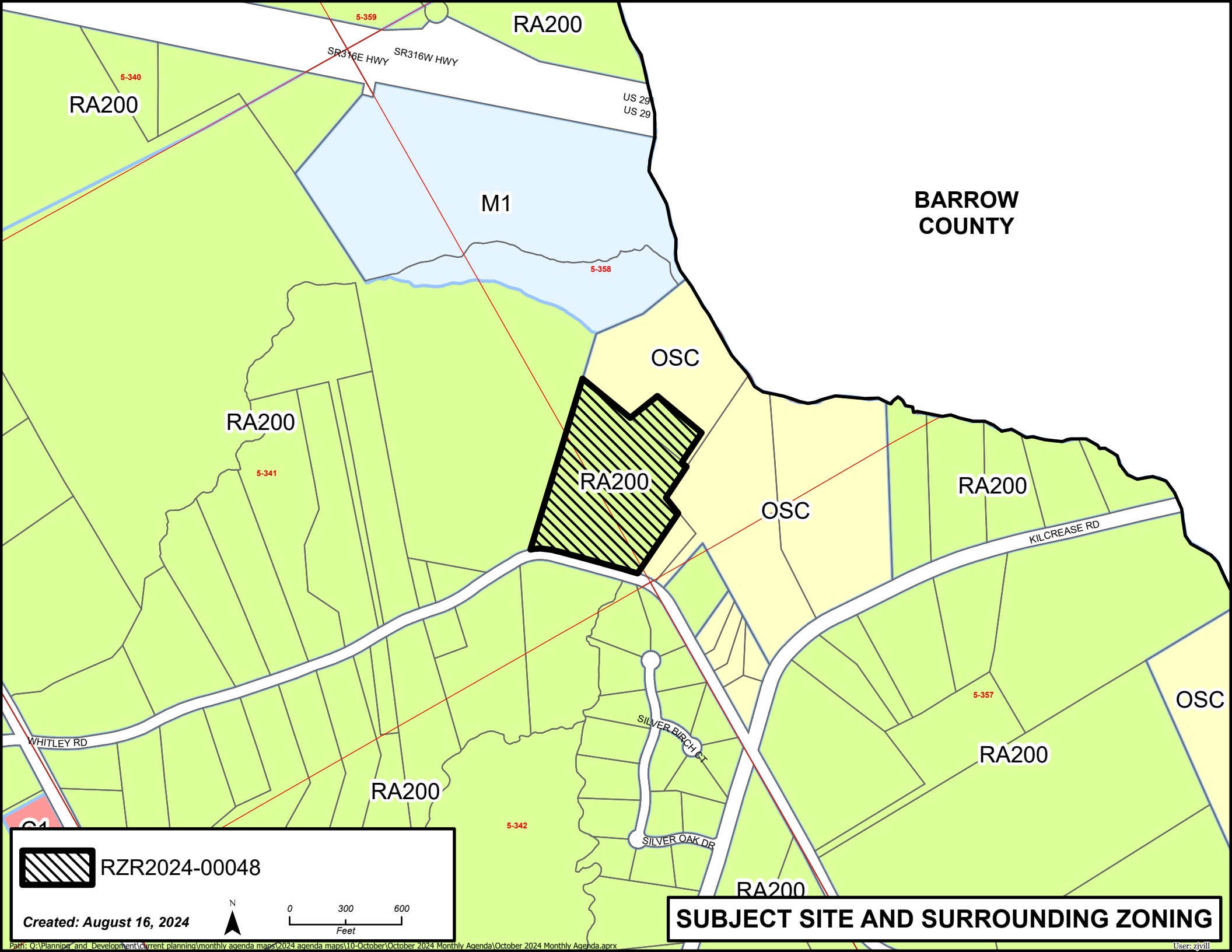
 RZR2024-00048

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Gwinnett County GIS

User: zjvill



RA200

RA200

M1

BARROW
COUNTY

OSC

RA200

RA200

OSC

RA200

KILCREASE RD

OSC

RA200

RA200

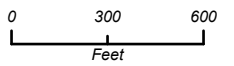
SILVER BIRCH CT

SILVER OAK DR

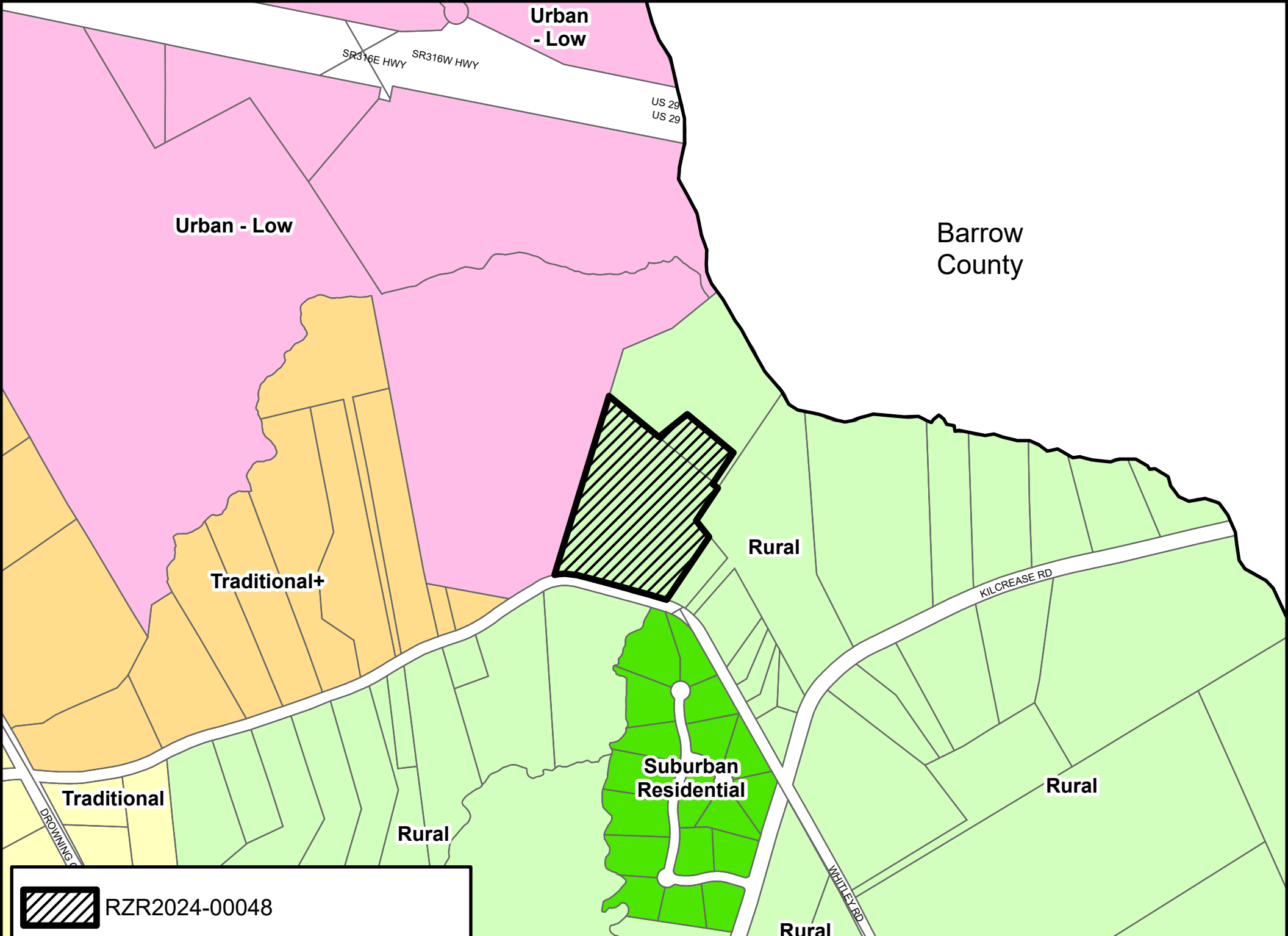
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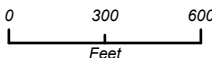
SUBJECT SITE AND SURROUNDING ZONING



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 N

 0 300 600
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION