



Planning Commission Public Hearing Agenda

Tuesday, February 4, 2025 at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes:
 - January 7, 2025
- E. Announcements
- F. New Business

- 1. Case Number: **SUP2025-00001**
 Applicant: John G. McKee
 Contact: John G. McKee
 Phone Number: 703.395.7494
 Zoning: M-1
 Location: 2121 Hewatt Road
 Map Number: R6053 004B
 Acreage: 0.97
 Proposed Development: Vehicle Repair, Service, and Body Work Establishment
 Commission District: (2) Ku
 Department Recommendation: **DENIAL**

- 2. Case Number: **REZ2025-00003**
 Applicant: Timothy A. Shumaker c/o LJA Engineering
 Contact: Tyler Lasser
 Phone Number: 470.202.9321
 Zoning Change: R-100 to R-60
 Location: 1180 Temple Johnson Road
 Map Number: R5099 023
 Acreage: 19.84
 Units: 60
 Proposed Development: Single-Family Detached Subdivision
 Commission District: (3) Watkins
 Department Recommendation: **APPROVAL WITH CONDITIONS**

G. Audience Comments

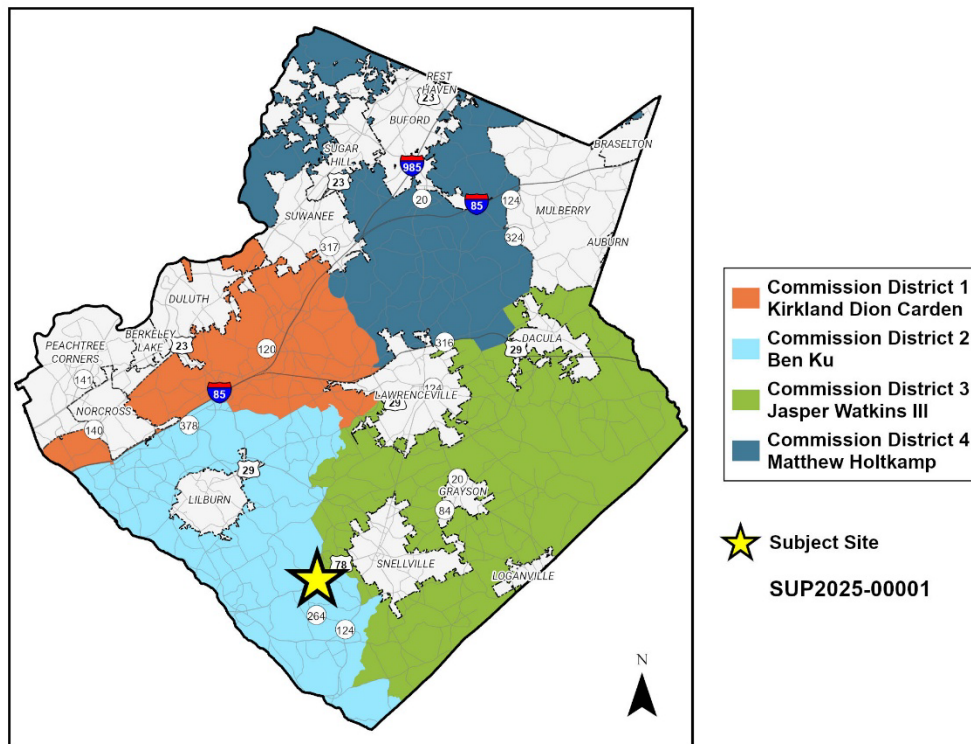
H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	SUP2025-00001
Current Zoning:	M-1 (Light Industry District)
Request:	Special Use Permit
Overlay District:	Highway 78 Corridor
Address:	2121 Hewatt Road
Map Number:	R6053 004B
Site Area:	0.97 acres
Square Feet:	2,243
Proposed Development:	Vehicle Repair, Service, and Body Work Establishment
Commission District:	District 2 – Commissioner Ku
Future Development Type:	Neighborhood Low Mix
 Staff Recommendation:	 DENIAL



Applicant: John McKee
 10803 Glen Mist Lane
 Fairfax, VA 22030

Owner: Hewatt Road JGM LLC
 3220 Pointe Parkway
 Peachtree Corners, GA 30092

Contact: John McKee

Contact Phone: 703.395.7494

Zoning History

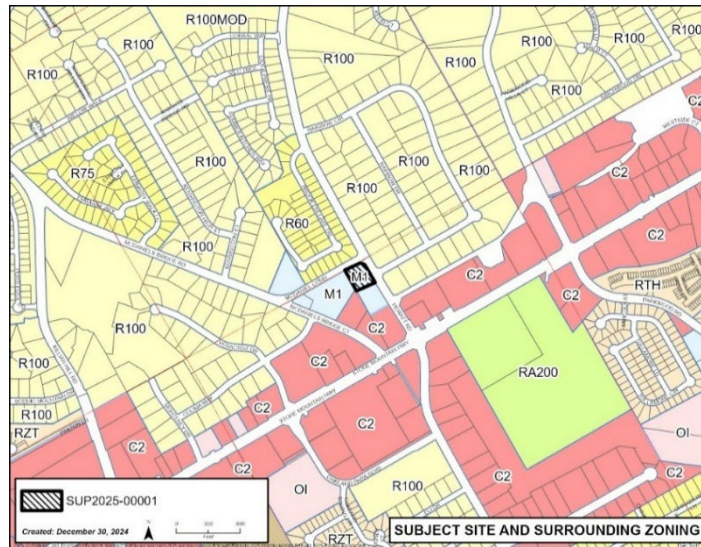
The subject property is zoned M-1 (Light Industry District). No prior zoning requests are on record for this property. The subject property is located in the Highway 78 Corridor Overlay District.

Existing Site Condition

The subject property is a 0.97-acre parcel located at the southwest corner of Hewatt Road and McDaniel Connector. The property is developed with a 12,669 square-foot warehouse and an unstriped parking lot constructed in 1985, accessed from Hewatt Road. Natural vegetation exists along McDaniel Connector. There is a sidewalk along Hewatt Road, but none along McDaniel Connector.

Surrounding Use and Zoning

The property is surrounded by commercial, industrial, and single-family detached subdivisions. Brooks Enclave and Rainbow Estates subdivisions are located across McDaniel Connector and Hewatt Road, respectively. To the west is a contractor’s office and to the south is a vehicle rental establishment. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Body Work Establishment	M-1
North	Single-Family Residential	R-60
East	Single-Family Residential	R-100
South	Commercial	C-2 & M-1
West	Industrial	M-1

Project Summary

The applicant requests a special use permit for a vehicle repair, service, and body work establishment, including:

- Operation in a 2,243 square-foot suite within the multi-tenant warehouse, accessed from the rear of the building.
- Hours of operation 9:00 a.m. to 6:00 p.m., Monday through Friday, 10:00 a.m. to 3:00 p.m. on Saturday, with up to two employees on site.
- Striping of the parking lot to include four spaces in front of the building and five spaces behind the building.

Zoning and Development Standards

The applicant is requesting a special use permit for a vehicle repair, service, and body work establishment. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Maximum FAR	Maximum 1.0	<1.0	YES
Maximum Lot Coverage	Maximum 80%	75%	YES
Front Yard Setback	Minimum 50'	50.2'	YES
Rear Yard Setback	Minimum 50'	48'	NO*
Side Yard Setback	Minimum 25'	18.8'	NO*
Maximum Building Height	Maximum 45'	26'	YES
Landscape Strip	Minimum 10'	0'	NO*
Parking (Commercial)	Minimum 5 spaces Maximum 9 spaces	9 spaces	YES

* The site was constructed in 1985 and is legally nonconforming.

The property is located within the Highway 78 Corridor Overlay District, and the overlay standards apply to applicable and affected portions of a redeveloped site, however no portions of the site are proposed to be redeveloped or modified.

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 G). 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

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. After the evaluation, staff makes the following findings based on the standards of the UDO:

A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject property is in close proximity to single-family detached subdivisions. The proposed use would introduce an auto-oriented establishment closer to established residential subdivisions. The proposed special use permit will permit a use that is not suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

Single-family detached subdivisions are located across McDaniel Connector and Hewatt Road from the subject property. The proposed vehicle repair shop specializes in muffler installation and vehicle customization, which could require the use of heavy equipment and generate a significant amount of noise. The proposed special use permit would adversely affect the existing use or usability of adjacent or nearby property.

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

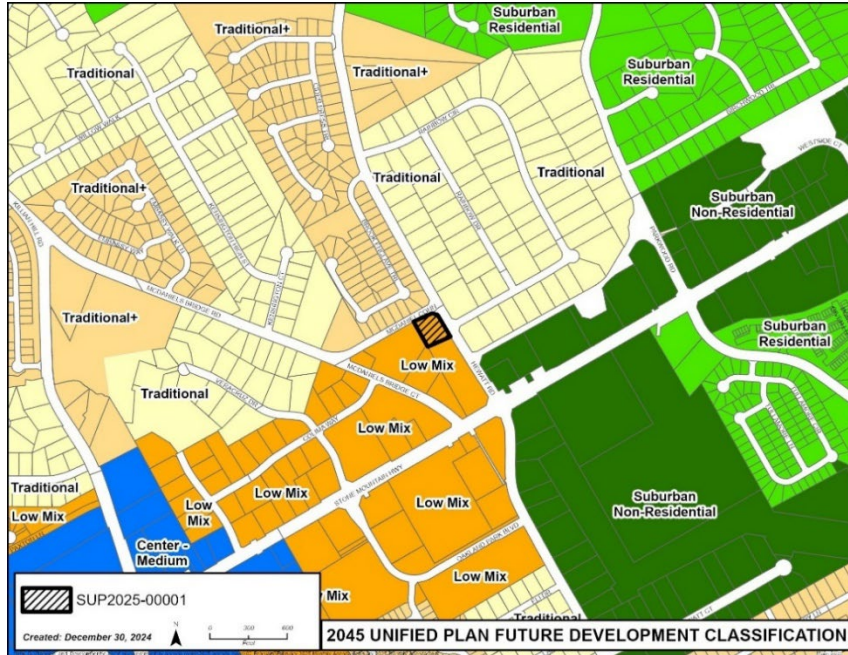
The property has a reasonable economic use as currently zoned.

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

A minimal 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. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit G).

E. Whether the proposed special use permit 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 Low Mix" for the subject property, which envisions a horizontal mixed-use development. Appropriate non-residential uses include office, retail and entertainment which would complement residential uses. Auto-oriented commercial uses are not recommended in the future development type. The proposed special use permit 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 special use permit.

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 **DENIAL** of the special use permit request.

Staff Recommended Conditions

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

Approval of a special use permit for a vehicle repair, service, and body work establishment in M-1 (Light Industry District), subject to the following conditions:

1. Uses shall be limited to a vehicle repair, service, and body work establishment located within a 2,243 square-foot suite labeled GH, as shown on Exhibit C: Floor Plan, dated received October 29, 2024, subject to the review and approval of the Department of Planning and Development.
2. All vehicle repair, service, and body work shall take place indoors.
3. Vehicle sales, salvage of inoperable vehicles, and outdoor storage of automobile parts or tires shall be prohibited.
4. Hours of operation shall be limited to 9:00 a.m. to 6:00 p.m., Monday to Friday, and 10:00 a.m. to 3:00 p.m. on Saturday.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Floor Plan
- D. Building Elevations
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of the building from Hewatt Road



View of the suite where the proposed special use permit would apply



View of the neighboring residences across McDaniel Connector



View of the road frontage along Hewatt Road

Exhibit B: Site Plan

[attached]

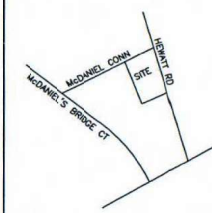
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11/21/2024

SPACE FOR CLERK OF SUPERIOR COURT

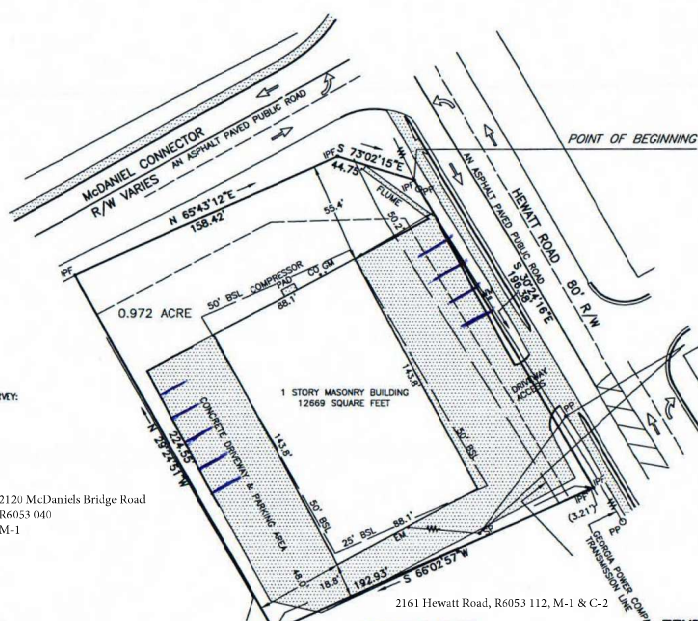
RETRACEMENT SURVEY &
ALTA/NSPS LAND TITLE SURVEY FOR
MIDDOUR INVESTMENTS, LLC
A GEORGIA LIMITED LIABILITY COMPANY &
CHICAGO TITLE INSURANCE COMPANY
PROPERTY IN LAND LOT 53, 6th DISTRICT
GWINNETT COUNTY, GEORGIA
STREET ADDRESS: 2121 HEWATT ROAD
SNELLVILLE, GEORGIA

VICINITY MAP
NOT TO SCALE

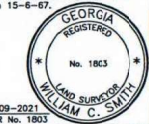


SURVEYOR'S LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 53, 6th District, Gwinnett County, Georgia and being more particularly described as follows:
BEGINNING at an iron pin found on the Southeast end at the intersection of the Southeast right of way of Hewatt Road (80' R/W) with the Southeast right of way of McDaniel Connector (R/W varies);
THENCE along the Southwest right of way of Hewatt Road South 30 degrees 24 minutes 16 seconds East for a distance of 19638 feet to an iron pin found;
THENCE leaving said Southwest right of way and running South 68 degrees 02 minutes 57 seconds West for a distance of 192.93 feet to an iron pin found;
THENCE North 29 degrees 24 minutes 51 seconds West for a distance of 224.55 feet to an iron pin found on the Southeast right of way of McDaniel Connector;
THENCE along the Southwest right of way of McDaniel Connector North 55 degrees 42 minutes 11 seconds East for a distance of 198.42 feet to an iron pin found;
THENCE along the motored corner at the intersection of the Southeast right of way of McDaniel Connector with the Southwest right of way of Hewatt Road South 23 degrees 02 minutes 15 seconds East for a distance of 44.73 feet to an iron pin found and the Point of Beginning.
Said property contains 0.972 acre.
This is the same property described in Exhibit A.7 of the Chicago Title Insurance Company Title Commitment no. 32227.02, with an effective date of September 14, 2021.



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which create the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



DATE: 10-09-2021
WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE OF LAST FIELD SURVEY WORK: 10-09-2021

SCHEDULE B - TITLE EXCEPTION NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 32227.02, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2021, SECTION B EXCEPTIONS THAT SHOULD BE ADDRESSED BY THIS SURVEY:

- Matters shown on that certain Plat of Property Map for Olympian Roller Rinks, Inc., dated November 14, 1980, recorded in Plat Book 14, page 1918, Gwinnett County, Georgia records.
-THIS IS A PREVIOUS SURVEY OF THE PROPERTY BEFORE THE RIGHT OF WAY WAS TAKEN FOR MCDANIEL CONNECTOR.
- Permit for Anchorage, Guy Poles and Wires from Henry D. Branon to Georgia Power Company, dated March 29, 1972, recorded in Deed Book 477, page 65, aforesaid records.
-THIS IS A GENERAL EASEMENT AND CANT BE PLOTTED.
- Right of Way Easement from William R. Hutchcraft, et al, to Walton Electric Membership Corporation, dated February 15, 1984, recorded in Deed Book 2726, page 682, aforesaid records.
-THIS IS A GENERAL EASEMENT AND CANT BE PLOTTED.
- Permit to Cut or Trim Trees from Hewatt Road Limited Partnership to Georgia Power Company, dated November 16, 1988, recorded in Deed Book 5260, page 189, aforesaid records.-THE EASEMENT OVER GEORGIA POWER THE RIGHT TO CUT TREES WITHIN 25 FEET OF THE TRANSMISSION LINE AS SHOWN ON THE PLAT.
- Easements conveyed in that certain Right of Way Deed from Frankfurt Corporation to Gwinnett County, dated February 21, 1994, recorded in Deed Book 10045, page 66, aforesaid records.-THE PERMANENT EASEMENT IN ITEM 15 IS THE ONLY EASEMENT MENTIONED.
- Permanent Easement from Frankfurt Corporation to Gwinnett County, dated February 21, 1994, recorded in Deed Book 10046, page 70, aforesaid records.-PERMANENT CONSTRUCTION EASEMENT AS SHOWN ON THIS PLAT.

2120 McDaniel's Bridge Road
R6053 040
M-1

2188 McDaniel's Bridge Road
R6053 002
C-2
TO: MIDDOUR INVESTMENTS, LLC
A GEORGIA LIMITED LIABILITY COMPANY &
CHICAGO TITLE INSURANCE COMPANY

PARKING NOTE:

THERE ARE NO STRIPED PARKING SPACES ON THE "PROPERTY".
9 Proposed Parking Spaces are marked on Diagram

ZONING NOTE:

THIS PROPERTY IS ZONED "M-1" LIGHT INDUSTRIAL DISTRICT AS PER GWINNETT COUNTY PLANNING AND ZONING SET BACKS ARE AS FOLLOWS:
MINIMUM FRONT SETBACK: 50 FEET.
MINIMUM SIDE SETBACK: 25 FEET.
MINIMUM REAR SETBACK: 50 FEET.
MAXIMUM BUILDING HEIGHT: 45 FEET.
(THE BUILDING IS 26 FEET HIGH)
75% of surface is impervious

FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
ANGULAR ERROR: 0'00"01"PER ANGLE ADJUSTED: USING THE COMPASS RULE.
POINT USING A LIETZ SET 3.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No. 1803

6872.CRD 6872.DWG
FLOOD INSURANCE RATE MAP 13135C0136 F DATED 09-29-2006 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.

PLAT CLOSURE:
ONE FOOT IN 249,000 FEET.

OCTOBER 9, 2021
SCALE 1"=40'
FILE 6872

Date of Plat or Map: 8-17-2021
William C. Smith
Surveyor's Signature
WILLIAM C. SMITH
REGISTERED LAND SURVEYOR No. 1803
In the State of Georgia
Date of Last Revision: 9-21-2021



AC-AIR CONDITIONER	OW-GUY WIRE	CONCRETE	MH - MANHOLE
(P) PARKING SPACES	TR-TRANSFORMER	WV-WATER VALVE	GM - GAS METER
R/W - RIGHT OF WAY	WM-WATER METER	FP-FLAG POLE	TR - TRANSFORMER
IPP- IRON PIN PLACED	R - RADIUS LP- LIGHT POLE	BSL-BUILDING SETBACK LINE	DP - DUMPSTER PAD
IPF- IRON PIN FOUND	-X-X- FENCE	FI-FIRE HYDRANT	TK - TELEPHONE BOX
CM-M CONCRETE MARKER	--- LAND LOT LINE	CB-CATCH BASIN	D.E. - DRAINAGE EASEMENT
PKP- PK MARK PLACED	C - CENTER LINE	DI-DIAPH INLET	S.S.E. - SANITARY SEWER EASEMENT
PKF- PK MARK FOUND	--- POWER LINE	LD-LEAD INLET	MH - MANHOLE
CMF- CONCRETE MARK FOUND	PP- POWER POLE	LD-CLEAN OUT	PIV-POST INDICATOR VALVE
CH - CHORD	EM-ELECTRIC METER	LD-CLEAN OUT	
L OR A - LENGTH OF CURVE		LD-CLEAN OUT	

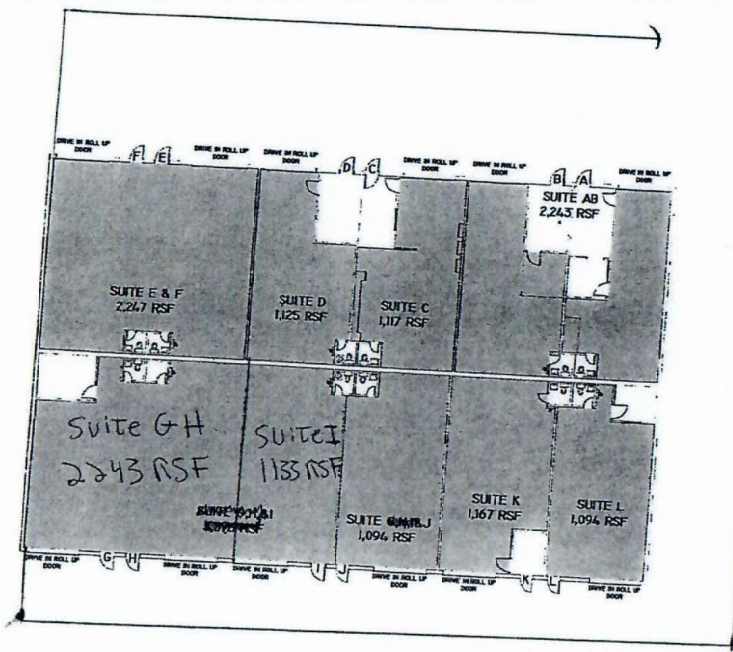
Exhibit C: Floor Plan

[attached]

RECEIVED

10/29/2024

← Hewatt Road →



U Haul

↑
Route 78
↓

2121 Hewatt Road Building
Suite GH to be used for auto welding ~~to be used for auto welding~~
updated OCT 28th, 2024

Exhibit D: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/29/2024



100% LEASED MULTI-TENANT FLEX INVESTMENT
8.5% CAP RATE | TRUE NNN LEASES
2121 HEWATT RD, SNELLVILLE, GA 30039

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

[attached]

Hewatt Road JGM LLC
10803 Glen Mist Lane
Fairfax, VA 22030

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/4/2024

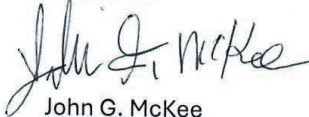
December 4th, 2024

ATTN: Gwinnett Department of Planning and Development
Special Use Permit
Letter of Intent (Updated)

To Whom it may concern:

This letter is to request a special use permit for UNITS G, and H. Located at 2121 Hewatt Road, Snellville, GA 30039. These two units are in the back to the far left. These Units are actually one big space inside consisting of two garage doors and two entrance doors, thus we are advertising it as one unit. We are having a difficult time leasing our spaces because of our limitations on the types of uses for our M-1 building. However, we have had a variety of auto related businesses call our establishment. We are looking to get a vehicle auto repair and autobody establishment classification. The units in the diagram are labeled GH with a total square footage of 2,243 sqf. We have interest right now from a company that does welding on automobiles such as mufflers, and other custom parts. Number of employees is 2. The name of their business is coco speed muffler shop. Our taxes have recently tripled in value since we bought the building a year ago! In order to actually pay those taxes, we need to have the building filled with paying tenants. Having the flexibility to have a variety of tenants fill our empty spaces will make the leasing of these spaces easier. In addition, we are asking for a parking variance (214-20.3.E.3) to allow for more than 10% of parking between the front of the building and the street. Let me know if you have any questions. Thank you.

Sincerely,



John G. McKee
Managing Member
Phone: 703-395-7494
Email: Metroatm@yahoo.com

ZONING STANDARDS	
ADVERSELY AFFECTS ADJACENT PROPERTY?:	THE REQUEST DOES NOT IMPACT THE EXISTING USE OF THE SURROUNDING PROPERTIES.
EXCESSIVE BURDEN ON INFRASTRUCTURE?:	THERE ARE NO SCHOOLS, TRANSPORTATION HUBS, ETC. NEARBY. OUR LOT IS ONLY .97 ACRES WITH A SMALL BUILDING AND EVERYTHING IS CONTAINED WITHIN OUR SITE WITH VERY LITTLE TRAFFIC FLOW COMING IN AN OUT OF OUR LOT.
REASONABLE ECONOMIC USE AS CURRENTLY ZONED?:	I BELIEVE THE WAY OUR PROPERTY IS DESIGNED PROVIDES ECONOMIC VIABILITY TO THE COMMUNITY/TAX BASE AS WE ARE CREATING ADDITIONAL SPACE FOR CONTRACTORS AND OTHER TYPES OF SMALL BUSINESS OWNERS. THESE KIND OF FLEX SPACES PROVIDE A VALUABLE SPACE FOR THE SMALL BUSINESS OWNER. EACH SPACE HAS A 14" GARAGE, HIGH CEILINGS, SEPARATE ENTRANCE DOOR, OFFICE, AND BATHROOM.
SUITABLE IN VIEW OF ADJACENT PROPERTY?:	WE BELIEVE AUTO WELDING WITHIN THE GARAGE ON THE BACKSIDE OF THE PROPERTY IS SUITABLE IN VIEW AS EVERYTHING IS CLOSED OFF BY EITHER A FENCE OR WOODS AND IS SURROUNDED BY LIKE COMMERCIAL. THE FRONT SIDE SPACE WOULD BE USED FOR WINDOW TINTING WITH A LIMITED AMOUNT OF VEHICLES AS MOST OF THEM WOULD BE INSIDE THE GARAGE FOR INSTALLATION.
F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE:	I'M NOT AWARE OF ANY OTHER CONDITIONS, BUT WE HAVE REMODELED THE PROPERTY WITH A NEW ROOF, PAINT, AND HIRED A LANDSCAPER WITHIN THE LAST YEAR. WE CARE ABOUT THE CONDITION OF THE PROPERTY FOR OUR SMALL BUSINESS USERS AND SURROUNDING COMMUNITY.
IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN?:	YES

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

10/7/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>John McKee</u> Address: <u>10803 Glen Mist Lane</u> City: <u>Fairfax</u> State: <u>VA</u> ZIP: <u>22030</u> Phone: <u>703-395-7494</u> Email: <u>metroatm@yahoo.com</u>	Name: <u>Hewatt Road JGM LLC</u> Address: <u>3220 Pointe Parkway</u> City: <u>Peachtree Corners</u> State: <u>GA</u> ZIP: <u>30092</u> Phone: <u>703-395-7494</u> Email: <u>metroatm@yahoo.com</u>
Contact Person: <u>John McKee</u> Phone: <u>703-395-7494</u> Contact's Email: <u>metroatm@yahoo.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>M-1 (Light Industry District)</u> Parcel Number(s): <u>R6053 004B</u> Acreage: <u>0.97</u> Property Address(es): <u>2121 Hewatt Road, Snellville, GA, 30039</u> Proposed Development: <u>Vehicle Repair, Service, and Body Work Establishment</u> Variance(s): _____ Waiver(s): <u>N/A</u> Building/Leased Sq. Ft.: <u>12,669 total / 2,243 leased</u> Floor Area Ratio: <u>0.3</u>	

GWINNETT COUNTY

CASE NUMBER : SUP2025-00001

PRIMARY ADDRESS:	2121 HEWATT RD, SNELLVILLE, GA 30039
RECEIVED DATE:	11/27/2024
APPLICATION STATUS:	Received
DESCRIPTION:	
PARCEL NUMBER:	6053 004B
APPLICATION / PROJECT NAME:	Hewatt Road Special Use Permit

OWNER INFORMATION

OWNER NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
hewatt road jgm llc			

CONTACTS INFORMATION

CONTACTS ROLE	NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
Applicant	John McKee	10803 Glen Mist Lane	7033957494	Fairfax VA 22030
Contact	John McKee	10803 Glen Mist Lane	7033957494	Fairfax VA 22030

CASE INFORMATION

ADDITIONAL DETAILS	
CONSTRUCTING MORE THAN 5,000SQ FEET OF NONRESIDENTIAL BUILDINGS AND/OR ADDITIONS?:	NO
DISTRIBUTING MORE THAN 10,000 SQUARE FEET OF LAND?:	UNDEFINED
PUBLIC PARTICIPATION PLAN REQUIRED:	NO
APPLICANT INFORMATION	
APPLICANT IS THE:	PROPERTY OWNER
CAMPAIGN CONTRIBUTIONS	
ANY CAMPAIGN CONTRIBUTIONS?:	NO
DIGITAL SIGNATURE	
APPLICANT DIGITAL SIGNATURE:	JOHN G. MCKEE
PRE-APPLICATION DETAILS	
PRE-APPLICATION RECORD NUMBER:	ZAM2024-00039

Exhibit G: Internal and External Agency Review Comments

[attached]

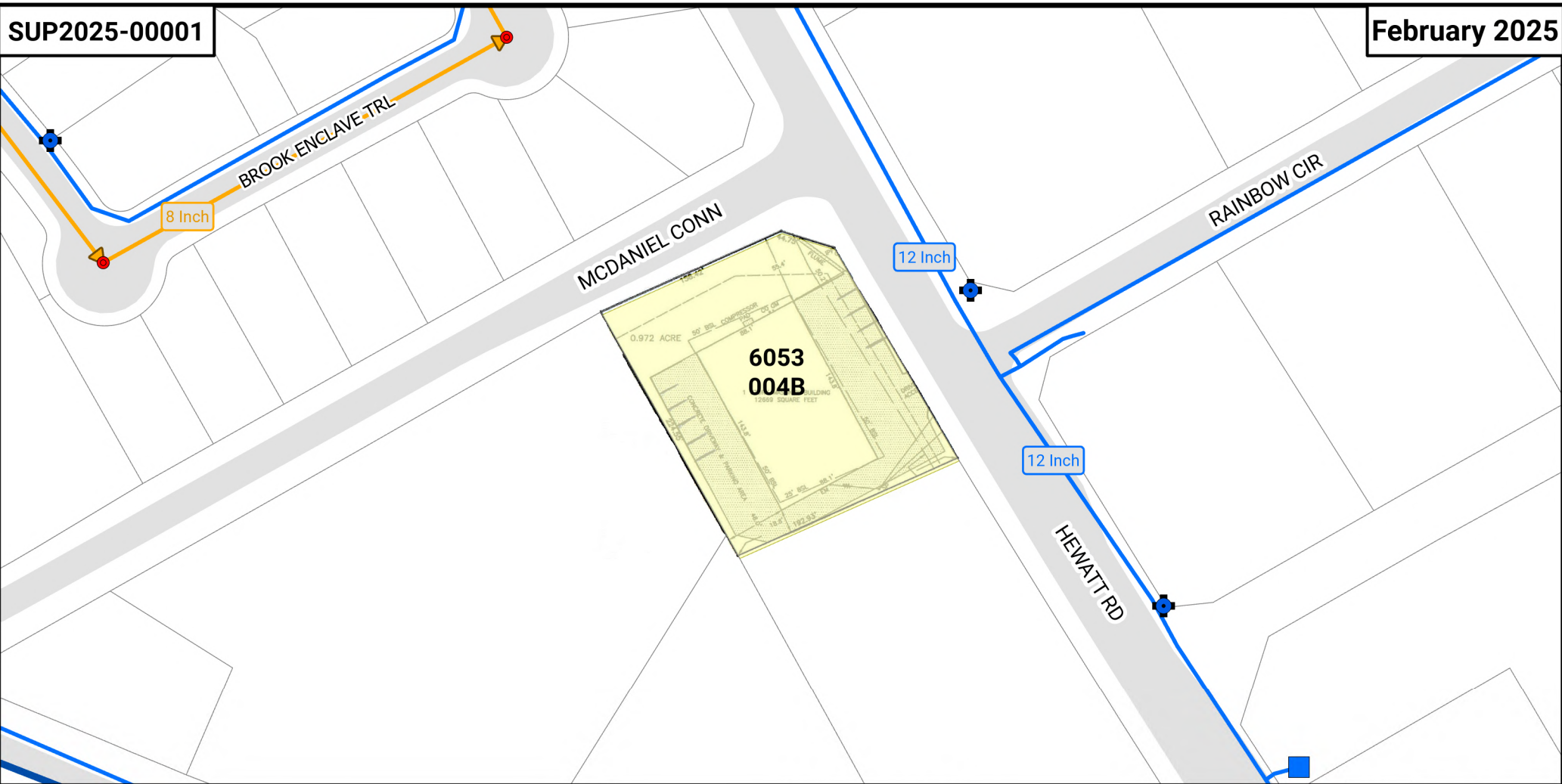


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2025-00001		
Case Address:		2121 Hewatt Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.			
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.			
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

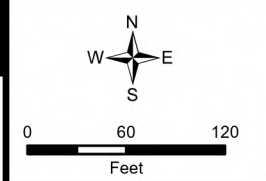


LEGEND

- Water Main
- Sewer Collector
- Hydrant
- Manhole

2121 Hewatt Rd
M1

Water & Sewer Utility Map



LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. 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.

JG

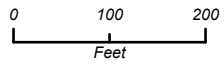
Exhibit H: Maps

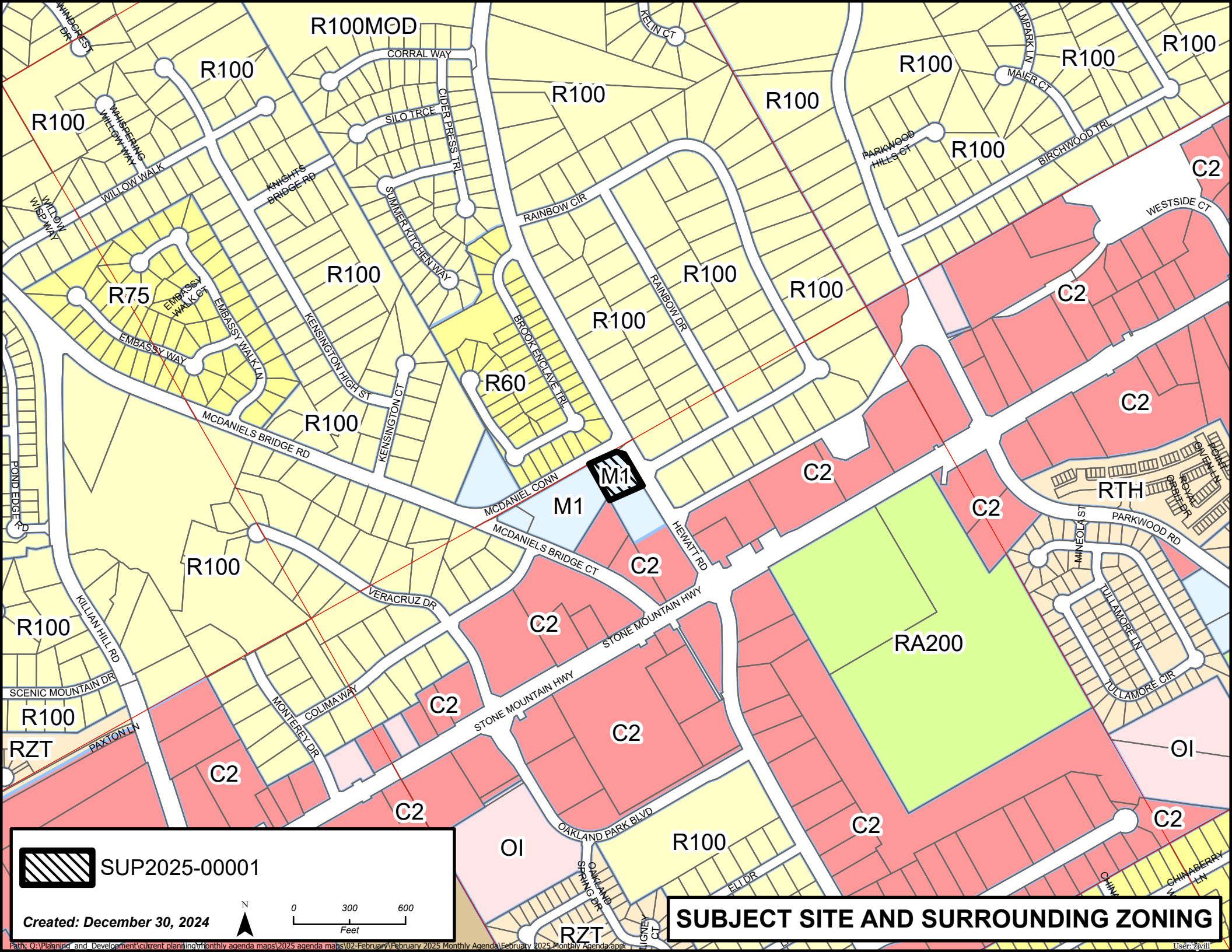
[attached]



 SUP2025-00001

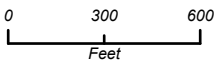
Created: December 30, 2024



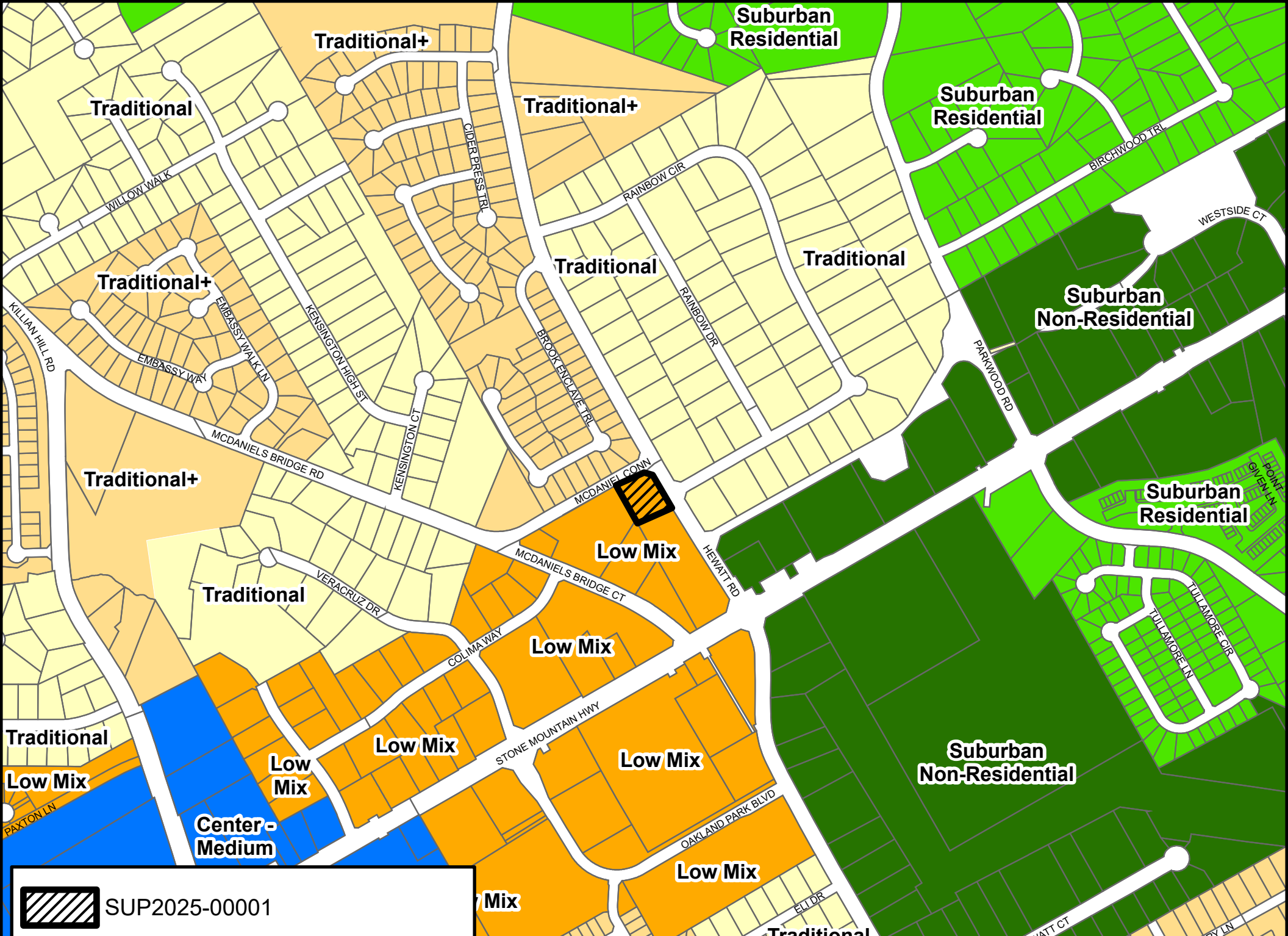


 SUP2025-00001

Created: December 30, 2024



SUBJECT SITE AND SURROUNDING ZONING



 SUP2025-00001

Created: December 30, 2024

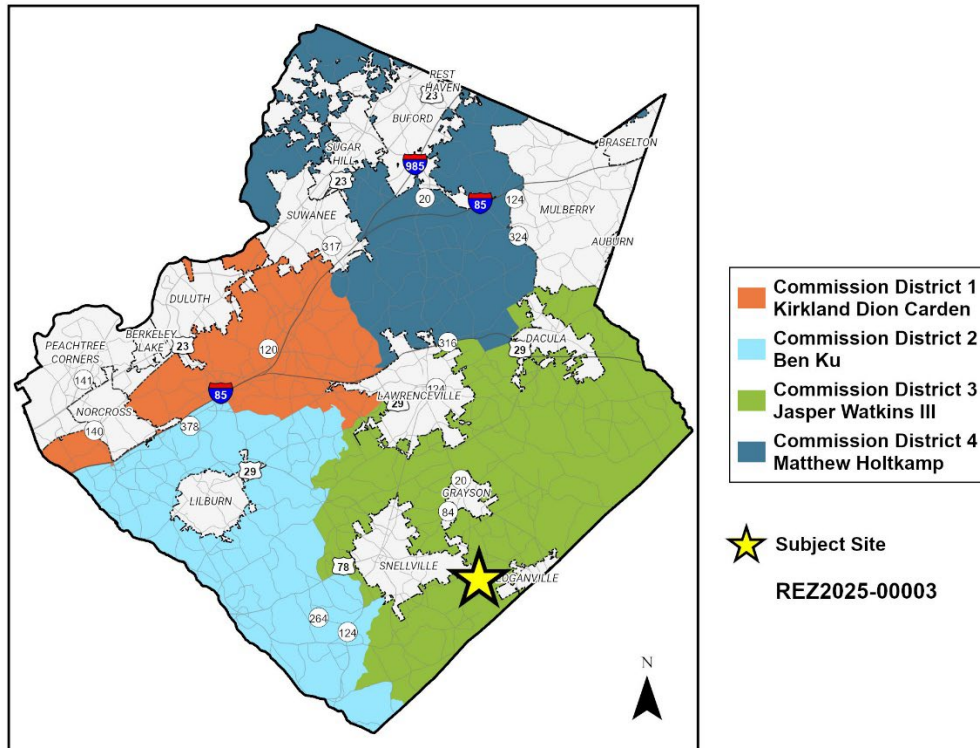
0 300 600
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: REZ2025-00003
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-60 (Single-Family Residence District)
Address: 1180 Temple Johnson Road
Map Number: R5099 023
Site Area: 19.84 acres
Units: 60
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Future Development Type: Suburban Residential

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Timothy A. Shumaker c/o LJA Engineering
P.O. Box 1891
Loganville, GA 30052

Owner: Timothy A. Shumaker
P.O. Box 1891
Loganville, GA 30052

Contact: Tyler Lasser

Contact Phone: 470.202.9321

Zoning History

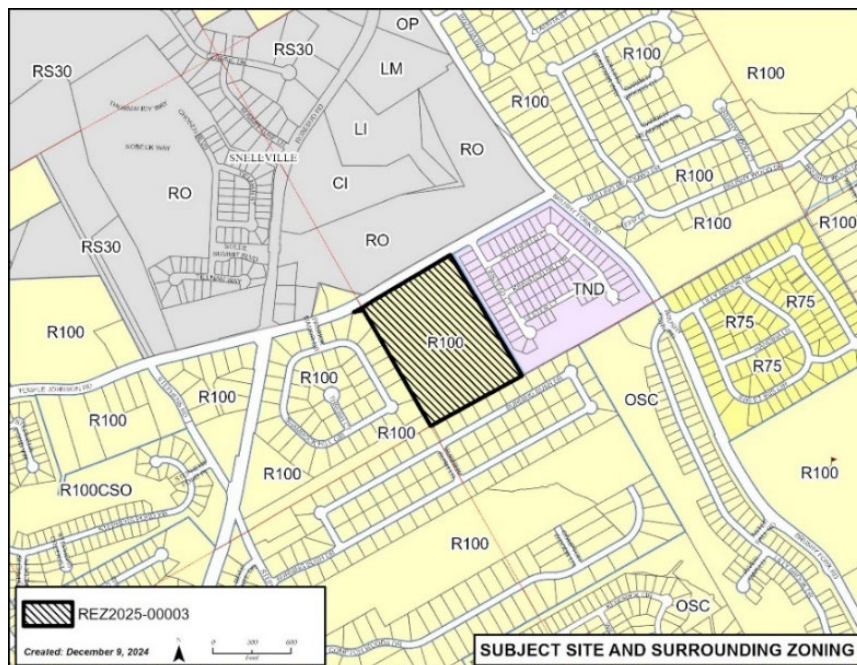
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was part of an areawide rezoning, which rezoned the property from RA-200 (Agriculture-Residence District) to R-100.

Existing Site Condition

The subject property is a 19.84-acre parcel located along Temple Johnson Road, east of its intersection with Rosebud Road. The property contains a single-family residence and accessory buildings, and is accessed by a gated driveway from Temple Johnson Road. The perimeter of the site is wooded. A pond is located at the southeastern corner of the property. The terrain gradually falls towards the rear of the site by approximately 34 feet. A 100-foot-wide overhead power easement runs along the southern property line. There is no sidewalk along the road frontage. The nearest Gwinnett County transit stop is approximately 5.1 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family detached subdivisions. Soleil Summit Chase is located to the north across Temple Johnson Road, in the City of Snellville. The Estates at Brushy Fork is located to the east and currently under construction. Firethorn and Firethorn North are located to the south and west, respectively. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	3.02 units per acre
North	Single-Family Residential	RO (City of Snellville)	3.41 units per acre
East	Single-Family Residential	TND	3.09 units per acre
South	Single-Family Residential	R-100	2.18 units per acre
West	Single-Family Residential	R-100	2.03 units per acre

Project Summary

The applicant requests rezoning of a 19.84-acre property from R-100 to R-60 for a single-family detached subdivision, including:

- 60 single-family detached residences on lots ranging from 7,200 to 10,812 square feet, yielding a density of 3.02 units per acre.
- One-story ranch houses with a minimum heated floor area of 1,400 square feet, and two-story houses with a minimum heated floor area of 2,000 square feet.
- All houses contain front-loaded, two-car garages.
- Exterior building materials of brick and/or stone, and cementitious siding as indicated in the letter of intent. Because the ranch house elevations only show cementitious siding, without brick or stone, a zoning condition has been added to ensure compliance.
- 2.98 acres of open space located primarily within the overhead power easement, with 1 acre of usable open space comprised of a play park, trails, and a community pavilion in the center of the subdivision.
- A mail kiosk with 6 parallel parking spaces adjacent to the play park.
- A 25-foot-wide landscape strip along the western property line and a 20-foot-wide landscape strip north of the overhead power easement.
- A 40-foot-wide setback with a 10-foot-wide landscape strip along Temple Johnson Road.
- 27-foot-wide internal streets with 4-foot-wide sidewalks.
- One full-access entrance with a deceleration lane and 5-foot-wide sidewalk along Temple Johnson Road.
- A stormwater management facility in the southwest corner of the property.

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 per acre	3.02 units per acre	YES
Lot Size	Minimum 7,200 square feet	> 7,200 square feet	YES
Lot Width	Minimum 60'	> 60 feet	YES
Lot Coverage	Maximum 60%	35%	YES
Front Yard	Minimum 15'	15'	YES
Rear Yard	Minimum 20'	20'	YES
Side Yard	Minimum 5'	5'	YES
Building Height	Maximum 35'	≤35'	YES
Open Space	Minimum 10% or 1.98 acres	15% or 2.98 acres	YES
Usable Open Space	Minimum 5% or 1 acre	5% or 1 acre	YES

Public Participation

The applicant held a community meeting on November 20, 2024, at the Snellville Community Church. There were six community members in attendance who raised concerns regarding stormwater runoff and the existing pond. The applicant explained that the existing pond will be removed and that a stormwater management facility will be constructed as part of this development.

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 subject property is surrounded by single-family detached subdivisions of similar densities. 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 proposal is compatible with the context, character, and development pattern of nearby residential subdivisions. The applicant proposes landscape strips along the western and southern property lines to mitigate any potential impacts to existing residences. The proposed rezoning will not 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.

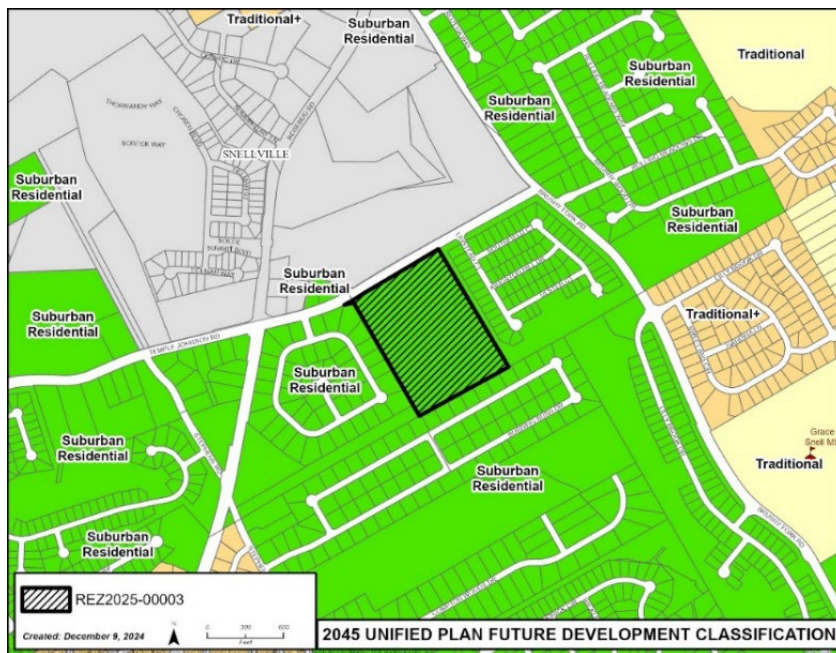
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts could be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study (Exhibit G)

estimated the development would generate 47 morning and 61 evening peak hour trips, and that the proposed intersection would operate at an acceptable level of service with the addition of a deceleration lane. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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

The Unified Plan’s Future Development Map indicates "Suburban Residential" for the subject property. Single-family detached is a recommended land use and R-60 is a recommended zoning district for the future development type. The proposed development is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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

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

Staff Recommendation

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

Staff Recommended Conditions

Approval as R-60 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not exceeding 60 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 3, 2025, subject to the review and approval of the Department of Planning and Development.
3. The front elevations of the two-story residences shall be constructed in general conformance with Exhibit C: Building Elevations dated received November 26, 2024. The front elevations of one-story residences shall contain at least 50 percent brick and/or stone. Both shall be subject to the review and approval of the Department of Planning and Development.
4. The minimum heated floor area of the one-story residences shall be 1,400 square feet, and the minimum heated floor area of the two-story residences shall be 2,000 square feet.
5. Open space shall be provided including, but not limited to, a pavilion, playpark, and trails, in general conformance with Exhibit B: Site Plan dated received January 3, 2025, subject to the review and approval of the Department of Planning and Development.
6. A 25-foot-wide landscape buffer shall be provided along the western property line, and a 20-foot-wide landscape buffer shall be provided along the overhead power easement, in general conformance with Exhibit B: Site Plan dated received January 3, 2025, subject to the review and approval of the Department of Planning and Development.
7. A curb cut, a deceleration lane and a 5-foot-wide sidewalk shall be provided along Temple Johnson Road, subject to the review and approval of the Gwinnett County Department of Transportation.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas within lots and usable open space shall be sodded.
10. 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 the review and approval by the Department of Planning and Development.

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 property from frontage



View of right-of-way facing west



View of right-of-way facing east



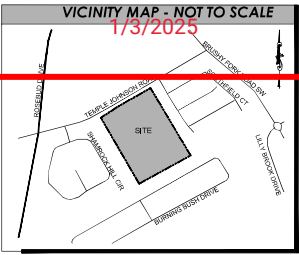
View of adjacent subdivision

Exhibit B: Site Plan

[attached]

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VICINITY MAP - NOT TO SCALE
1/3/2025



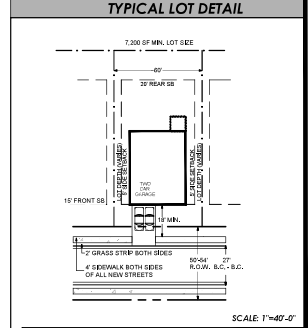
LINE	BEARING	DISTANCE
L1	N 50° 22' 53" W	174.74'
L2	N 56° 45' 18" E	295.58'
L3	N 60° 25' 49" E	507.54'

TEMPLE JOHNSON ROAD
(80' RIGHT-OF-WAY)
(DB 1372, PG 85)

SITE DATA	
APPROX. ACREAGE	±19.841 AC.
EXISTING ZONING	R-100
PROPOSED ZONING	R-60
PROPOSED LOTS	60 S.F.D. FRONT
PROPOSED DENSITY	3.02 U/A
ENTRY	3.02 U/A
MIN. LOT WIDTH	60'
MIN. LOT SIZE	7,200 SF
SETBACKS:	
FRONT	15'
SIDE	5'
REAR	20'
MAX BUILDING HEIGHT PER CODE	35'
MAX BUILDING HEIGHT PROPOSED	35'
LANDSCAPE STRIPS:	20' / 25' AS SHOWN
OTHER:	
MAX LOT COVERAGE ALLOWED	60%
LOT COVERAGE PROVIDED	+4.35% TYPICAL
OPEN SPACE REQUIRED	10% OR 2.00 AC.
OPEN SPACE PROVIDED	+14.5% OR 2.88 AC.
USABLE OPEN SPACE REQUIRED	5% OR 1.00 AC.
USABLE OPEN SPACE PROVIDED	+46% OR 1.00 AC.
HEATED FLOOR AREA PROVIDED	1,400 S.F. - 2,500 S.F.

SITE LEGEND	
(4S)	4' SIDEWALK
(5S)	5' SIDEWALK
(MK)	MAIL KIOSK
(CP)	COMMUNITY PAVILION
(SH)	STORMWATER MANAGEMENT (RETENTION OR DETENTION)
(OS)	OPEN SPACE
(US)	USABLE OPEN SPACE

PARKING CALCS				
TYPE	GARAGE	DRIVEWAY	UNIT	SPACES
SFD	2	2	4	240
TOTAL PER				TOTAL
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				120 / 240
MINIMUM 2 SPACES PER UNIT (MAXIMUM 4 SPACES PER UNIT)				
AMENITY PARKING REQUIRED				3 / 6
MINIMUM 1 SPACE PER HOUSING MAXIMUM 1 SPACE PER HOME:				
AMENITY PARKING PROVIDED PARALLEL ON STREET:				6
HANDICAP PARKING SPACES				1
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				241



EXISTING POND NOTE:
POND TO BE FILLED IN. NO JURISDICTIONAL FEATURES EXIST ON THE PROPERTY PER DELINEATION REPORT.

WATER MAIN NOTE:
PLAN ASSUMES ALLOWANCE FOR WORK DONE OVER AND IN THE VICINITY OF THE EXISTING 48" WATER MAIN ON TEMPLE JOHNSON RD.

NOTE:
PLAN ASSUMES A REDUCTION IN THE MINIMUM DRIVEWAY SPACING ON A 45 MPH ROAD FROM 359' TO APPROXIMATELY 340'.

PROPERTY ADDRESS:
1180 TEMPLE JOHNSON ROAD
LOGANVILLE, GA 30052

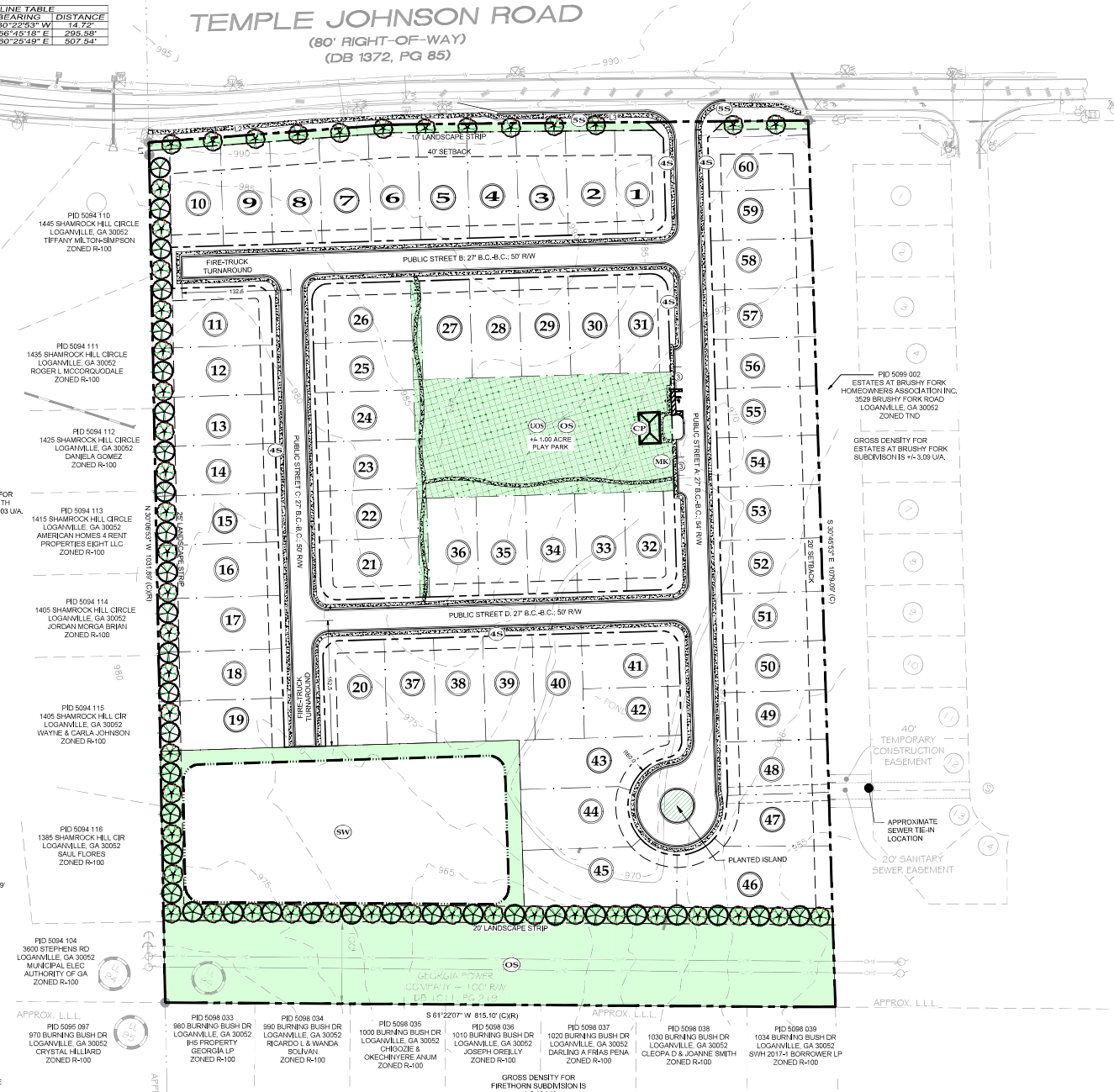
PROPERTY OWNERS:
PID 5099 023 - TIMOTHY A SHUMAKER

STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE.

SEWER NOTE:
SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13130204HF DATED 08/29/2008 FOR GWINNETT COUNTY GEORGIA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



NO.	DATE	DESCRIPTION
1		
2		
3		
4		NOT RELEASED FOR CONSTRUCTION
5		
6		LJA ENGINEERING 295 S. MAIN STREET ALPHARETTA, GA 30009 770-262-4730
7		FAMILY LAND PARTNERSHIP, LLC
8		
9		
10		
11		
12		

SITE ZONING PLAN FOR
1180 TEMPLE JOHNSON ROAD
LOGANVILLE, GA 30052
LL 99 - DISTRICT 25
PARCEL #5099023

SCALE: 1" = 40'-0"

PROJECT NUMBER: GA3944-20143

SHEET TITLE: ZONING PLAN

SHEET NUMBER: 12.13.24

Exhibit C: Building Elevations

[attached]

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11/26/2024

OAKLEIGH PARK

Character Example of Front Entry Homes Architecture



Front Elevation



Front Elevation



Front Elevation



Front Elevation

OAKLEIGH PARK

Character Example of Front Entry Homes Architecture



Front Elevation



Typical Rear Elevation



Typical Left Side Elevation



Typical Right Side Elevation

Exterior materials to include brick and/or stone and cementitious siding

OAKLEIGH PARK

Character Example of Ranch Style Homes Architecture



Front Elevation



Typical Rear Elevation



Typical Left Side Elevation



Typical Right Side Elevation

OAKLEIGH PARK

Character Example of Ranch Style Homes Architecture



Front Elevation



Typical Rear Elevation



Typical Left Side Elevation



Typical Right Side Elevation

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

[attached]

Applicant's Letter of Intent
Rezoning Request: R-100 to R-60

The Applicant requests to rezone the approximately 19.841-acre site from R-100 (Single-Family Residence District) to R-60 (Single-Family Residence District) to construct a residential community featuring high-quality single-family detached homes. The subject site is located on the south side of Temple Johnson Road between Brushy Fork Road and Rosebud Road. The surrounding area is primarily residential in character comprising of a variety of zoning districts. The adjacent subdivision, The Estates and Brushy Fork, is a TND subdivision that includes 60-foot and 50-foot wide lots.

Regarding the Gwinnett County 2045 Comprehensive Plan, the site is within and meets the intent of both the Suburban Residential future land use area. The Suburban Residential future land use area specifies R-60 as one of the few recommended zoning categories due to the low density and consistency with the existing housing and pattern of future residential development in proximity.

As proposed, the development will have a total of 60 homes, which amounts to a low density of 3.02 units per acre, which is less than the adjacent TND subdivision. Overall site access will be provided via one driveway on Temple Johnson Road, which will include a deceleration lane to mitigate traffic. In addition to sufficient internal streets and vehicular circulation, a network of sidewalks and paths will be provided to offer safe walkability and an opportunity for residents to easily enjoy open space. Featured in the open space is a one-acre community green at the center of the development, which has path access on three sides, and includes a covered pavilion as well as the mail kiosk. Additionally, there will be a 20-foot wide landscape strip adjacent to the 100-foot wide Georgia Power Easement at the rear of the site, a 25 foot landscape strip adjacent to the western property line (Firethorn North Subdivision), and a 10-foot wide landscape strip along the Temple Johnson Road frontage. Other site improvements include parallel parking spaces along the internal street near the mail kiosk, and the stormwater pond at the rear of the site.

To appeal to a variety of homebuyers, the community will offer ranch-style homes, which are limited as newbuilds in the County, as well as two-story homes. The homes will feature three to five bedrooms and two and a half to three bathrooms, with an overall size in the range of approximately 1,400 square feet to 2,500 square feet. Each will include a two-car front entry garage and will be constructed with a variety of high-end materials including brick and/or stone and cementitious siding.

The Applicant submits that the proposed R-60 community is consistent with the surrounding area and looks forward to contributing to the necessary supply of high-quality housing in Gwinnett County. Please refer to the attached site plan and elevations for more information.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of 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, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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ZONING STANDARDS

A. Whether a proposed request will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, the proposed development will be consistent with the existing single-family subdivisions in proximity.

B. Whether a proposed request will adversely affect the existing use or usability of adjacent or nearby property:

The proposed request will not adversely affect the existing adjacent or nearby properties. The proposed development will remain zoned for single-family homes, with a similar density and lot sizes to nearby subdivisions.

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

Due to the location and shape of the property, there is low demand for what is allowed under the current zoning. The applicant submits that the subject property does not have a reasonable economic use as currently zoned, and that the rezoning would allow for a use more compatible with the surrounding properties.

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

The rezoning will not result in excessive use of existing streets, transportation facilities, utilities or schools.

E. Whether the proposed request is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The proposed rezoning is in conformity with the intent of the 2045 Unified Plan. The site is within the Suburban Residential character area, which encourages R-60.

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 request:

The pattern of residential development in the area has impacted land prices and demand for infill.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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10/28/2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Timothy A Shumaker c/o LJA Engineering</u>	Name: <u>Timothy A Shumaker</u>
Address: <u>PO BOX 1891</u>	Address: <u>PO BOX 1891</u>
City: <u>Loganville</u>	City: <u>Loganville</u>
State: <u>GA</u> ZIP: <u>30052</u>	State: <u>GA</u> ZIP: <u>30052</u>
Phone: <u>470.202.9321</u>	Phone: <u>470.202.9321</u>
Email: <u>tlasser@lja.com</u>	Email: <u>tlasser@lja.com</u>
Contact Person: <u>Tyler Lasser</u> Phone: <u>470.202.9321</u>	
Contact's Email: <u>tlasser@lja.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>R-100</u> Requested Zoning District: <u>R-60</u>	
Parcel Number(s): <u>5099 023</u> Acreage: <u>19.841</u>	
Property Address(es): <u>1180 TEMPLE JOHNSON ROAD</u>	
Proposed Development: <u>Single-Family Subdivision</u>	
Variance(s): <u>n/a</u> Waiver(s): <u>n/a</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>60</u> Dwelling Unit Sq. Ft.: <u>min. 1,400</u> Density: <u>3.02</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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10/29/2024



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: Timothy A. Shumaker

Signature: Timothy A. Shumaker

Date: 10/24/24

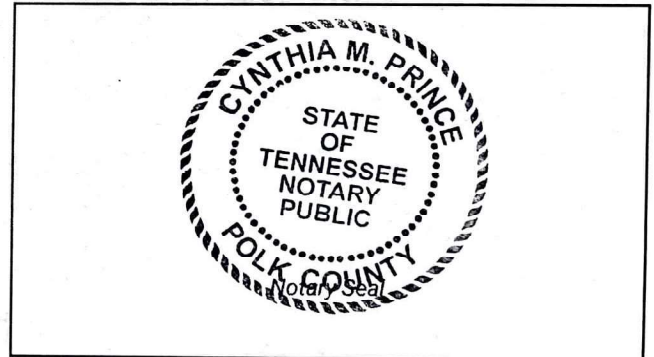
Notary Public

Name: Cynthia M Prince

Signature: Cynthia M Prince

Date: 10/24/24

Commission Expires June 17, 2028



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10/30/2024



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Timothy A. Shumaker Etal
Signature: Timothy A. Shumaker Date: 10/24/24

Property Information

Enter all parcel IDs in the table below. Search for Parcel ID

Parcel ID(s) (by Applicant)	Property Taxes Paid (Yes or No) (Tax Commissioner Use Only)
R5099 023	yes

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Kathleen M Lyles Title: TSA
Signature: Kathleen M. Lyles Date: 10/30/24

GWINNETT COUNTY

CASE NUMBER : REZ2025-00003

PRIMARY ADDRESS:	1180 TEMPLE JOHNSON RD, LOGANVILLE, GA 30052
RECEIVED DATE:	11/27/2024
APPLICATION STATUS:	Received
DESCRIPTION:	
PARCEL NUMBER:	5099 023
APPLICATION / PROJECT NAME:	1180 TEMPLE JOHNSON ROAD

OWNER INFORMATION

OWNER NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
TIMOTHY A SHUMAKER			

CONTACTS INFORMATION

CONTACTS ROLE	NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
Applicant	TIMOTHY SHUMAKER	PO BOX 1891		LOGANVILLE GA 30052
Contact	Tyler Lasser	299 South Main Street	4702029321	Alpharetta Georgia 30009

CASE INFORMATION

ADDITIONAL DETAILS

CONSTRUCTING MORE THAN 5,000SQ FEET OF NONRESIDENTIAL BUILDINGS AND/OR ADDITIONS?:	NO
CREATING MORE THAN 10 NEW RESIDENTIAL UNITS?:	YES
DISTRIBUTING MORE THAN 10,000 SQUARE FEET OF LAND?:	UNDEFINED
PUBLIC PARTICIPATION PLAN REQUIRED:	YES

APPLICANT INFORMATION

APPLICANT IS THE: PROPERTY OWNER

CAMPAIGN CONTRIBUTIONS

ANY CAMPAIGN CONTRIBUTIONS?: NO

DIGITAL SIGNATURE

APPLICANT DIGITAL SIGNATURE: TYLER LASSER

PRE-APPLICATION DETAILS

PRE-APPLICATION RECORD NUMBER: ZAM2024-00060

PROJECT DETAILS

DESCRIPTION: REZONING TO R-60 FOR 60 SINGLE-FAMILY DETACHED HOMES. DEVELOPMENT WILL INCLUDE A LARGE COMMUNITY GREEN AREA THAT EXPANDS AT LEAST ONE ACRE IN SIZE.

PROJECT NAME: 1180 TEMPLE JOHNSON ROAD

REZONING DETAILS

APPLICATION REFERENCE: REZ1 Page 24 of 50

MR

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



November 22, 2024

Timothy Shumaker
1180 Temple Johnson
Loganville, GA 30052

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-164-07	
Expiration Date: 11/22/2025	
Tie-In Manhole FID: 3969788	

RE: Sewer Availability for Proposed Development – 1180 Temple Johnson **REVISED**
Parcel ID 5099 023

Dear Mr. Shumaker:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 60 single-family homes on the above parcel and determined:

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

This confirmation is based on your anticipated annual average daily flow of **10.42 gpm** discharging to the sewer tie-in manhole at Facility ID **3969788**.

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

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

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

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



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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Della Taylor, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

Exhibit G: Traffic Impact Study

[attached]

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Temple Johnson Road Residential Development

Traffic Impact Study



Prepared for:
Parkland Communities, Inc.

Prepared by:
KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

October 2024

KCI Project #00041792



10/2/2024

RISE TO THE
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Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Temple Johnson Road* residential development. The site is located in Gwinnett County along the south side of Temple Johnson Road, between Brushy Fork Road and Rosebud Road. Based on the zoning plan (dated 08/30/2024), the +/- 19.84-acre development proposes a total of 60 single-family homes. The zoning plan (see Appendix B) for the development illustrates the site layout and the proposed driveway location.

Temple Johnson Road is a two-lane roadway, with a posted 45-mph speed limit, and is classified as a major collector by Gwinnett County DOT in the area of the proposed development.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2028. This study performed an analysis of future traffic conditions. The future conditions analysis was performed for the year 2028 Build Conditions (with the Temple Johnson Road residential development).

The project volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. For the purposes of the traffic study, the analysis included up to 60 residential units to be built by the expected completion year of 2028. The most applicable ITE land use (LU) code was LU 210 (Single-Family Detached Housing). The estimated total project volumes are 631 vehicles per day (315 entering and 315 exiting), 47 vehicles during the AM peak hour (12 entering and 35 exiting) and 61 vehicles during the PM peak hour (39 entering and 22 exiting).

The Gwinnett County DOT traffic impact study guidelines, version 1 (June 30, 2023) was utilized. Based on the proposed development project trips, the traffic study scope included Level 2 elements. Based on correspondence with Gwinnett County staff, the traffic impact study network consisted of the one proposed site driveway location.

In the future year 2028 Build Conditions (with the Temple Johnson Road development traffic volumes), the results of the traffic analysis indicate the one site driveway, operating with side-street stop-control, is expected to operate acceptable levels of service during the AM and PM peak hours.

The traffic impact study identified the following geometric improvements needed to accommodate the proposed development. The traffic study included a review of the need for turn lanes at site driveway based on Gwinnett County criteria. Based on estimated traffic volumes in the year 2028 Build Year conditions, and the Gwinnett County requirements, the following driveway geometric recommendations are provided:

- Temple Johnson Road at Proposed Driveway #1
 - Provide a full-movement driveway; driveway to be stop-control
 - Provide one entry lane and one exit lane
 - Provide an eastbound right-turn deceleration lane along Temple Johnson Road

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A: Figures

- Figure 1 – Location Map
- Figure 2 – Aerial & Access Locations
- Figure 3 – Existing Traffic Conditions
- Figure 4 – Project Trip Distribution
- Figure 5 – Future Build (Year 2028) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

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1. Existing Conditions

1.1 Site Conditions

The proposed development is located on developed property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway (Figures included in Appendix A). Access to the property is proposed to be provided at one location off Temple Johnson Road (The concept plan is included in Appendix B). Nearby land uses are residential.

1.2 Roadway Conditions

Temple Johnson Road travels in the east-west direction in the vicinity of the proposed development. It is a two-lane facility, that is functionally classified as a major collector by Gwinnett County DOT with a posted speed limit of 45 mph. The roadway has urban shoulders with curb and gutter and sidewalk on both sides of the roadway.

Gwinnett County Transit does not provide bus routes near the development site.

1.3 Traffic Volumes

Traffic counts were collected on Thursday, September 12, 2024, for use in the traffic analysis. The traffic data collected included:

- 24-hr bi-directional average daily traffic (ADT) count on Temple Johnson Road, at the site driveway location and the weekday volume was 1,282 vehicles.

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. The three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #135-0516 located on Rosebud Road, north of Temple Johnson Road
- GDOT Count Station #135-8063 located on Temple Johnson Road, west of Rosebud Road
- GDOT Count Station #135-8538 located on Old Loganville Road, south of Temple Johnson Road

Figure 3 (in Appendix A) illustrates the existing 2024 traffic volumes. The 2024 traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

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2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three GDOT count stations in the area were reviewed. The annual historic compound growth rate averaged 2.8% between the three count stations. The calculations are included in Appendix D. Gwinnett County's population growth rate was most recently reported as 1.74% per year in 2020. The Governor's Office of Planning and Budget developed population projections indicate an estimated growth of 1.05% by 2028 in Gwinnett County.

Considering this data, a 2.5% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be completed and opened by 2028. A 2.5% per year growth rate was applied to the 2024 existing volumes to calculate year 2028 No-Build traffic volumes. The 2028 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in Appendix E.

2.2 Future Roadway Conditions

A review of Gwinnett County and Georgia DOT planned and programmed transportation projects was performed. There are no planned or programmed transportation projects in the nearby vicinity.

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3. Proposed Development Traffic

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

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 60 single-family homes. The most applicable ITE land use (LU) code is LU 210 (Single-Family Detached Housing). Due to the development type, pass-by reductions and internal capture reductions were not included for the traffic analysis. **Table 1** below summarizes the trips expected daily, during the AM peak hour and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (215)	60	631	12	35	47	39	22	61
Driveway Totals		631	12	35	47	39	22	61

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveway.

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

- 60% to/from the west along Temple Johnson Road
- 40% to/from the east along Temple Johnson Road

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

3.3 Future Build Traffic Volumes

The 2028 future Build traffic volumes were calculated by adding the proposed development (Temple Johnson Road) traffic volumes to the projected year 2028 No-Build traffic volumes. **Figure 5** (in Appendix A) illustrates the year 2028 Build traffic volumes.

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4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist’s perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service “E” is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

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4.1 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2028 Future Build Conditions and includes the No-Build traffic volumes plus the Temple Johnson Road development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Build (Year 2028) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
1. Temple Johnson Road at Proposed Driveway	Stop-Control	NB	A (9)	A (9)

*Average vehicle delay in seconds

By the 2028 Future Build Conditions, the proposed driveway is expected to operate at acceptable levels of service during the AM and PM peak hours.

4.2 Turn Lane Analysis at Site Driveway

Gwinnett County has criteria for installation of right-turn lanes as set forth by the Unified Development Ordinance (UDO) for County-maintained roads. The County UDO states that right-turn deceleration lanes shall be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or major Thoroughfare. Since Temple Johnson Road is classified as a major collector, the proposed driveway would require a right-turn deceleration lane.

Additionally, Gwinnett County has minimum requirements for left-turn deceleration lanes as set forth by the County's *Criteria and Guidelines for Left Turn Lanes*. Since Temple Johnson Road is a 2-lane route, has a posted speed limit of 45 mph, and has average daily traffic (ADT) less than 6,000 vehicles per day, the left-turn criteria states that if there will be more than 75 lots at proposed driveways, then left-turn deceleration lanes would be warranted. Based upon the most recent concept plan, the 75-lot threshold is NOT met at the proposed driveway; therefore, a left-turn deceleration lane is NOT required at the proposed driveway.

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5. Recommendations

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

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2028 Build year conditions the following driveway geometric recommendations are provided:

- Temple Johnson Road at Proposed Driveway #1
 - Provide a full-movement driveway; driveway to be stop-control
 - Provide one entry lane and one exit lane
 - Provide an eastbound right-turn deceleration lane along Temple Johnson Road

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?**

District Planning Commissioners will be invited via email.

- 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.**

2428 Main St E, Snellville, GA 30078 - Snellville Community Church

- 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.**

November 20th at 6pm

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

There will be a brief presentation followed by a Q&A for the attendees.



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 1000 feet had been notified for the meeting, as well as the property owners.

- 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.

Snellville Community Church - 2428 Main St E, Snellville, GA 30078
November 20th at 6pm

- 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.

6 people attended from the public

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

The primary concerns was regarding stormwater runoff and what will happen with the existing ponds on site.

- 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 ponds on site are ornamental, and they did not serve a purpose for stormwater management. A new designed pond will be provided to reduce runoff to improve the surrounding area.

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		January 6, 2025		
Department/Agency Name:		Transportation		
Reviewer Name:		Brent Hodges		
Reviewer Title:		Construction Manager 2		
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com		
Case Number:		REZ2025-00003		
Case Address:		1180 Temple Johnson Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		X	YES	NO
1	Temple Johnson Road is a major collector. The Average Daily Traffic Volume (ADT) is 2,915.			
2	The nearest Ride Gwinnett facility is located 5.1 miles away at E. Main Street and Wisteria Drive.			
3	Traffic Calming shall be required along any internal street that exceeds 500' without a control point.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			YES	X NO
1				
2				
3				
4				
5				
6				

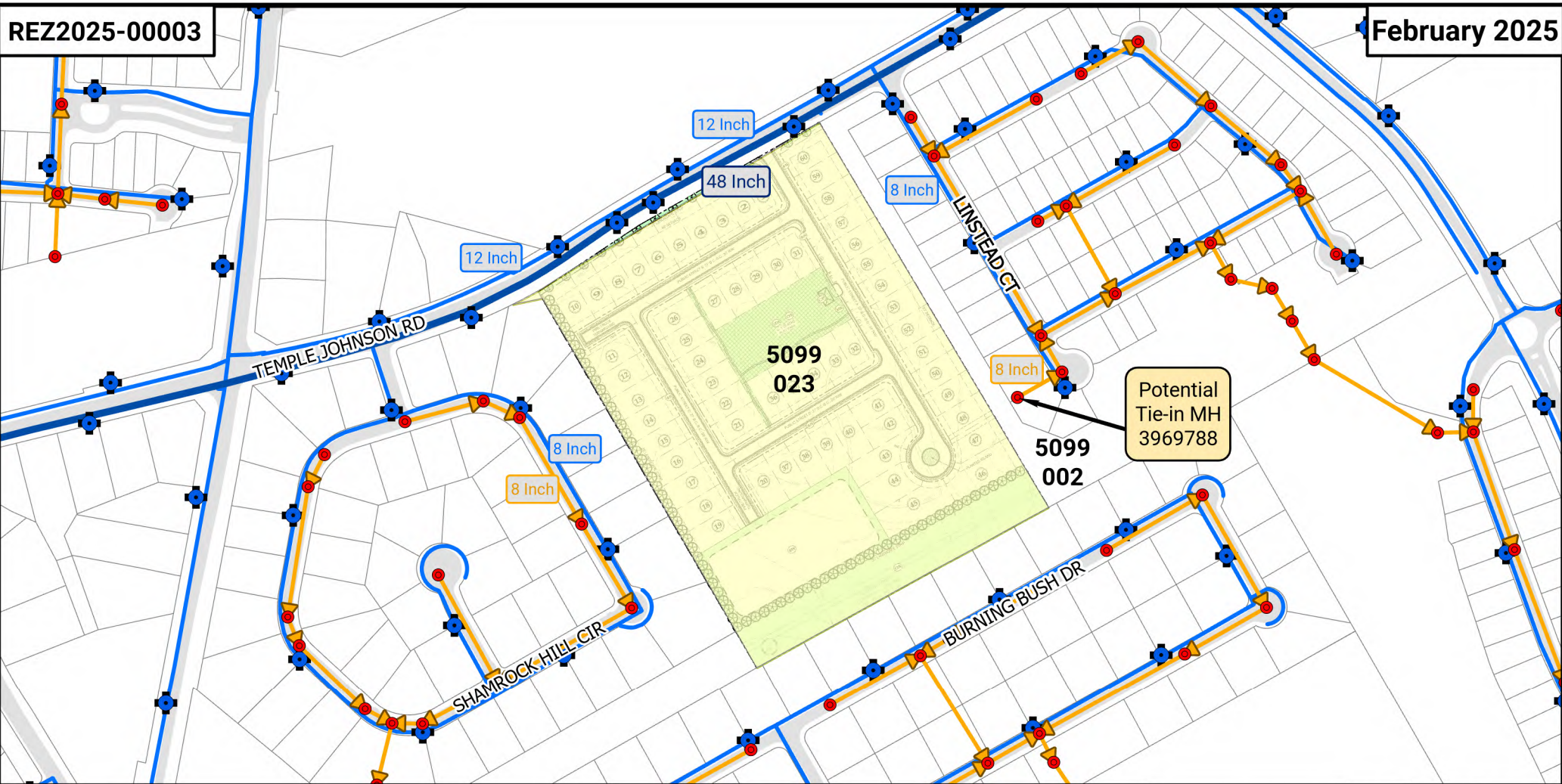
Note: Attach additional pages, if needed

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@gwinnettcounty.com		
Case Number:		REZ2025-00003		
Case Address:		1180 Temple Johnson Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to existing 12-inch water main on the northern right-of-way of Temple Johnson Road. A jack-and-bore will be required. The existing 48-inch water transmission main along Temple Johnson Road must be avoided during all phases of construction, including the construction of deceleration lanes.			
2	Sewer: Sewer Capacity Certification C2024-164-07 was approved in September 2024 for 60 single-family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5099 002. The final plat for the adjacent Estates at Brushy Fork development indicate an easement exists to tie-in to manhole FID 3969788.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
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7				

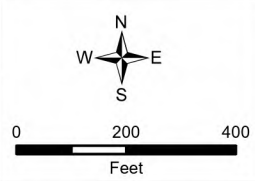


LEGEND

- Water Main
- Sewer Collector
- Hydrant
- Manhole

1180 Temple Johnson Rd
R100 - R60

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to existing 12-inch water main on the northern right-of-way of Temple Johnson Road. A jack-and-bore will be required. The existing 48-inch water transmission main along Temple Johnson Road must be avoided during all phases of construction, including the construction of deceleration lanes.

Sewer Comments: Sewer Capacity Certification C2024-164-07 was approved in September 2024 for 60 single-family homes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 5099 002. The final plat for the adjacent Estates at Brushy Fork development indicate an easement exists to tie-in to manhole FID 3969788.

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, **February, 2025**

											Proposed Zoning
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
REZ2025-00003	South Gwinnett High School	2,463	2,750	-287	2,488	2,750	-262	2,455	2,750	-295	14
	Grace Snell Middle School	1,274	1,200	74	1,261	1,200	61	1,286	1,200	86	10
	Magill Elementary School	1,351	1,525	-174	1,392	1,525	-133	1,433	1,525	-92	18

Exhibit J: Maps

[attached]



ROSEBUD RD

TEMPLE JOHNSON RD

PATRICK MANOR DR

THRUSH CT

SHAMROCK HILL CIR

LINSTEAD CT

SOUTHFIELD CT


KINGSTON HILL DR

ULSTER CT

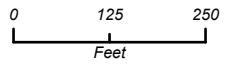
BRUSHY FORK RD

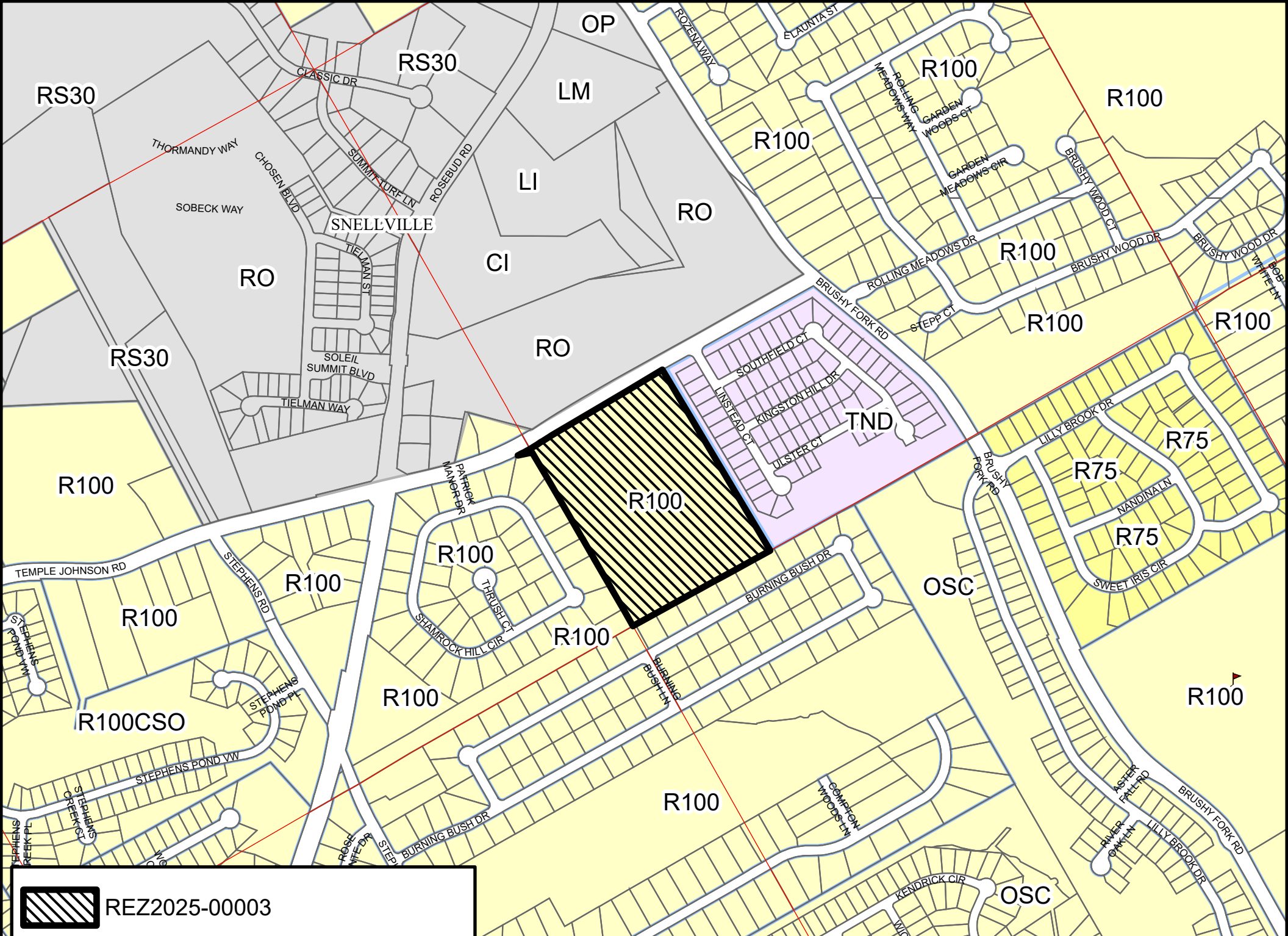
BURNING BUSH DR

BURNING BUSH LN

 REZ2025-00003

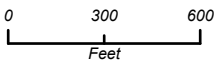
Created: December 9, 2024



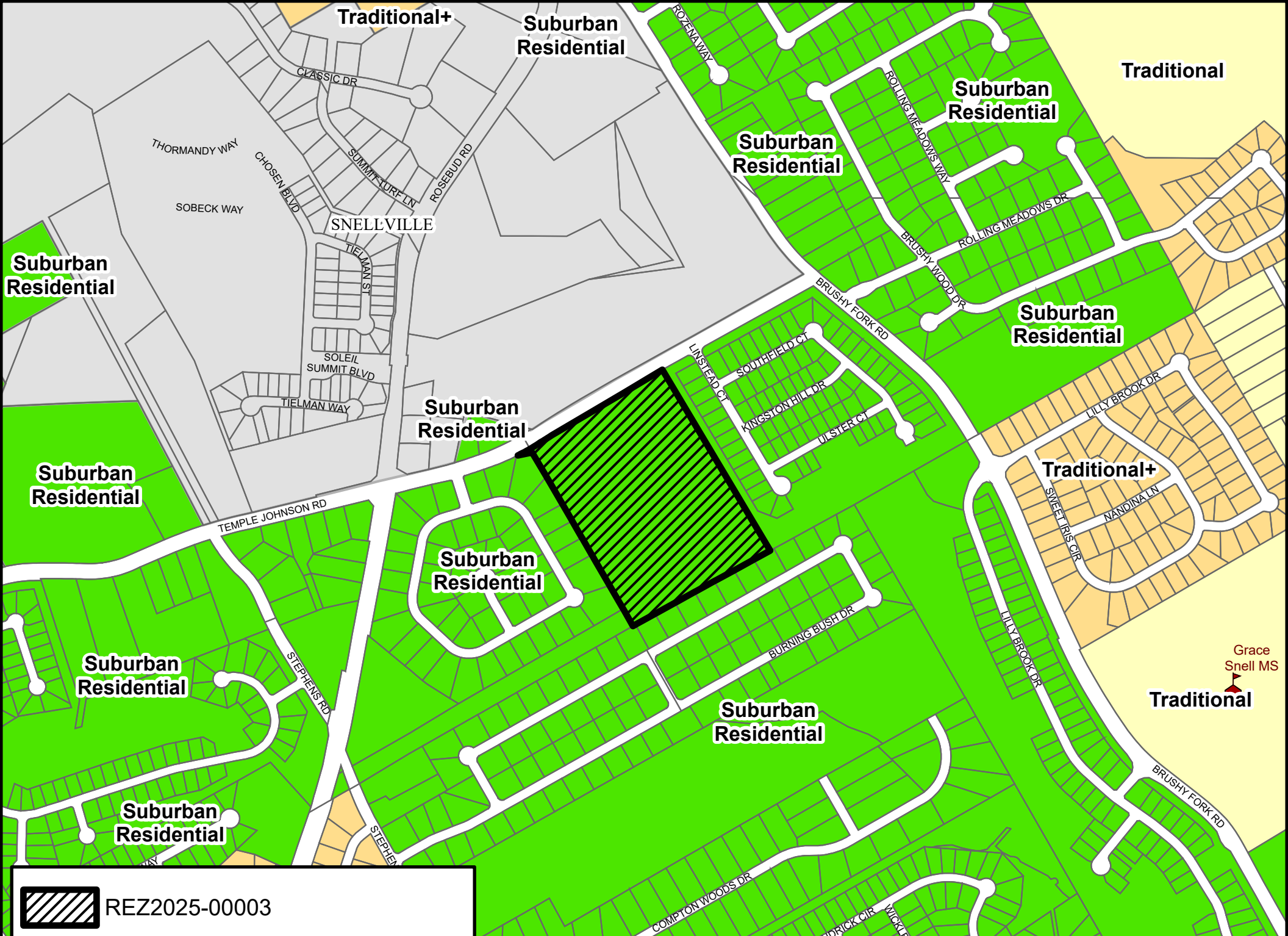



 REZ2025-00003

Created: December 9, 2024



SUBJECT SITE AND SURROUNDING ZONING



 REZ2025-00003

Created: December 9, 2024

0 300 600
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION