



LAWRENCEVILLE

GEORGIA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6400
E-Mail: Planning@lawrencevillega.org

Date Received January 26, 2025
Case File #: ANN 2025-00009 / RZM2025-00020

APPLICATION FOR ANNEXATION

DATE 1/9/2025

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of CMU

Address of Property to be annexed: 1144 Grayson Highway

Area: 9.821 acres or 427,809 square feet.

Tax Map Number: R5139 002

Owners of Property: Ernest Michael Henderson

Address if different from Property: 135 Crane Creek Road
Young Harris GA 30582-2414

Phone: 706-379-1612

Applicant Name and Address: Dalton D&K Properties LLC
c/o LJA Engineering

Phone: 470.202.9321

[Signature] 1/14/24
Signature of Applicant Date

Ernest Michael Henderson 1-9-25
Signature of Owner Date

Diana M. Hurd 1/14/24
Print Name of Notary Date
[Signature] 1/14/24
Signature of Notary Date
NOTARY PUBLIC
WALTON COUNTY, GA

Ernest Michael Henderson 1-9-25
Print Name of Owner Date
[Signature] 1/14/24
Signature of Notary Date

Heather Hogged 1-9-25
Print Name of Notary Date
[Signature] 1/14/24
Signature of Notary Date
NOTARY PUBLIC
TOWNS COUNTY, GA



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dalton D&K Properties LLC</u> c/o LJA Engineering	NAME: <u>Michael Henderson</u>
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: <u>135 Crane Creek Road</u>
CITY: <u>Alpharetta</u>	CITY: <u>Young Harris</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30582</u>
CONTACT PERSON: <u>Tyler Lasser</u>	PHONE: <u>470.202.9321</u>
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R5139 002</u> ACREAGE: <u>9.821</u>	
ADDRESS OF PROPERTY: <u>1144 Grayson Hwy</u>	

Duane Sells 12-26-24
SIGNATURE OF APPLICANT DATE

Duane Sells
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC



Michael Henderson 12-20-24
SIGNATURE OF OWNER DATE

Michael Henderson
TYPED OR PRINTED NAME

[Signature] 12/20/24
NOTARY PUBLIC DATE





LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

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

NAME 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/gifts.



February 3, 2025

The Honorable David Still, City Mayor
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 204 of the 7th District Tax Parcel Number: R5139 002 (Northern Portion Only),
7.72 acres +/-
Applicant: City of Lawrenceville and Owner: Ernest Michael Henderson

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments have reviewed the property proposed for annexation at 1144 Grayson Highway, Lawrenceville, GA, 30046, Tax Parcel identification number R5139 002 (ANX2025-0002) and determined that Gwinnett County does not own any facilities within the property proposed for annexation.

The Gwinnett County Department of Parks and Recreation determined that according to the 2018 Gwinnett Trails Master Plan, there are future planned multi-use side-path trails located along Grayson Highway and Sugarloaf Parkway. Any proposed development of this parcel should take this into consideration as a requirement to provide or accommodate a twelve (12) to fourteen (14) foot wide trail within the right-of-way along both road frontages.

The Gwinnett County Department of Transportation (GCDOT) determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway is a GCDOT-maintained roadway and any proposed access or work in the right-of-way is subject to prior review/approval of GCDOT. Sugarloaf Parkway will remain County-maintained regardless of any annexation on the other side of the road. SR 20/Grayson Highway is maintained by the Georgia Department of Transportation (GDOT) at this location. The subject property falls within the limits of a 2023 SPLOST project at Sugarloaf Parkway and SR 20/Grayson Highway. While it is unlikely that our project would impact the subject property, we recommend that the property owner coordinate any potential future development with GCDOT's Office of Transportation Planning, Design, and Construction. We would also like to note that any access to the subject property on SR 20/Grayson Highway and Sugarloaf Parkway would likely be restricted to right in-right out.

Gwinnett County Department of Water Resources (DWR) determined that the following infrastructure exists: a twelve-inch water main located on the western right-of-way of Grayson Highway; a twelve inch water main crossing Grayson Highway to the northwest of the subject

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parcel; a two inch and an eight inch water main located on the western right-of-way of Creekwood Cove, to the east of the subject parcel; a four inch force main located on the eastern right-of-way of Grayson Highway; an eight inch gravity sewer located behind the existing commercial facility on parcel 5139 307; an eight inch gravity sewer located on the southwest corner of the intersection between Grayson Highway and Sugarloaf Parkway; an eighteen inch stormwater closed conduit pipe and associated ditch along the eastern right-of-way of Grayson Highway discharging into a thirty-six inch stormwater closed conduit pipe crossing Grayson Highway in front of the subject parcel, connecting to a network of twenty-four inch, thirty inch, and thirty-six inch stormwater closed conduit pipe on the western right-of-way of Grayson Highway; a twenty-four inch stormwater closed conduit pipe along the southern right-of-way of Sugarloaf Parkway, discharging into a ditch and associated weir to the southeast of the subject parcel. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by the County's Department of Planning and Development and Department of Water Resources. Please note that this proposed development has not obtained a Sewer Capacity Certification to ensure available capacity within the existing Gwinnett County sewer system.

The Gwinnett County Department of Planning and Development notes that the subject property is zoned R-100 (Single-Family Residence District) with a designation of Suburban Residential on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcountry.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2025-00002

CERTIFIED MAIL #: 9214 8902 9562 6590 1608 5443 44

C: Nicole L. Hendrickson, Commission Chairwoman
Jasper Watkins III, Commissioner, District 3
Buffy Alexzulian, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Long Range Files, ANX2025-00002

Rebecca Shelton, Director of Water Resource
Lewis Cooksey, Director of Transportation
Ron Adderly, Acting Director of Support Services
Lindsey Jorstad, Director of Community Services
Chris Minor, Director of Parks & Recreation

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Applicant's Letter of Intent
R-100 (Gwinnett) to CMU (Lawrenceville)
Mixed-Use Development

The applicant, Dalton D&K Properties, LLC., requests to annex the approximately 9.82-acre site into the City of Lawrenceville, and concurrently rezone the site from R-100 to CMU for a mixed-use development including condominiums, townhomes and commercial space. The site is located south of Downtown Lawrenceville on the northeast corner of Grayson Highway and Sugarloaf Parkway. The abutting parcels include Ollies Car Wash and Sparkles Family Fun Center roller skating rink to the north, and a single-family subdivision to the east. The other sites at the Grayson Highway and Sugarloaf Parkway intersection includes a vacant property in the southeast corner, a CVS pharmacy in the southwest corner, and a commercial strip with a variety of retail and service uses in the northwest corner. Though not directly abutting the subject site, there is a variety of townhomes, and condos within proximity on Sugarloaf Parkway Grayson Highway.

In accordance with the submitted site plan, the development will include both commercial and residential components. As proposed, there will be two four-story buildings, Building A and Building B, that frame a tabletop parking deck. The two buildings will provide up to 57 condominiums as well as various amenities. In addition to the condominiums, Building A will offer ground floor commercial space fronting Grayson Highway, which is intended to conveniently serve the residents within the proposed development as well as residents in the surrounding area. To create a gradual transition between the four-story buildings and the single-family neighborhood to the east, there will be a row of thirteen attached townhomes. Each of the townhomes will be rear loaded with a two-car garage and a two-car driveway, which are accessed by a private alley. Being rear loaded, the townhomes will front a portion of the community's abundant open space and amenities, which will be landscaped and will incorporate paths that connect to the rest of the development and the Grayson Highway frontage. Included in the active open space is a large linear park, dog park, and swimming pool. The townhomes will be two-stories, with a total floor area of at least 1,800 square feet, and will feature at least three bedrooms, two half bathrooms. The condominiums will include studio, one-bedroom, and two-bedroom units, ranging from 750 square feet to 1,100 square feet. As shown on the attached building elevations, each land use will be constructed with a similar modern architectural style, including exterior materials consisting of brick, stone, metal and cementitious siding. Other site improvements will include a deceleration lane for vehicular access without impeding existing traffic, an underground stormwater management system, landscape strips, and a masonry monument sign at the corner of Sugarloaf Parkway and Grayson Highway.

In addition to the rezoning request, the applicant requests two variances from the City of Lawrenceville zoning ordinance. First to grade and replant the interior 25-feet of 50 feet buffer adjacent to properties zoned RS180. This will allow for the developer to properly grade this area and avoid reducing any open space and property vehicular circulation at the rear of the site. Second, to decrease the floor area percentage for commercial uses from 15% to 4%. The Grayson Highway corridor includes an excess of commercial uses, and the applicant submits that a larger commercial space would not be economically viable or supported.

The applicant looks forward to meeting with staff and the community to address any questions or concerns and appreciates the opportunity to bring a high-quality mixed-use development to Lawrenceville. Please see the attached documents for additional details regarding the layout and appearance of the proposed mixed-use development.

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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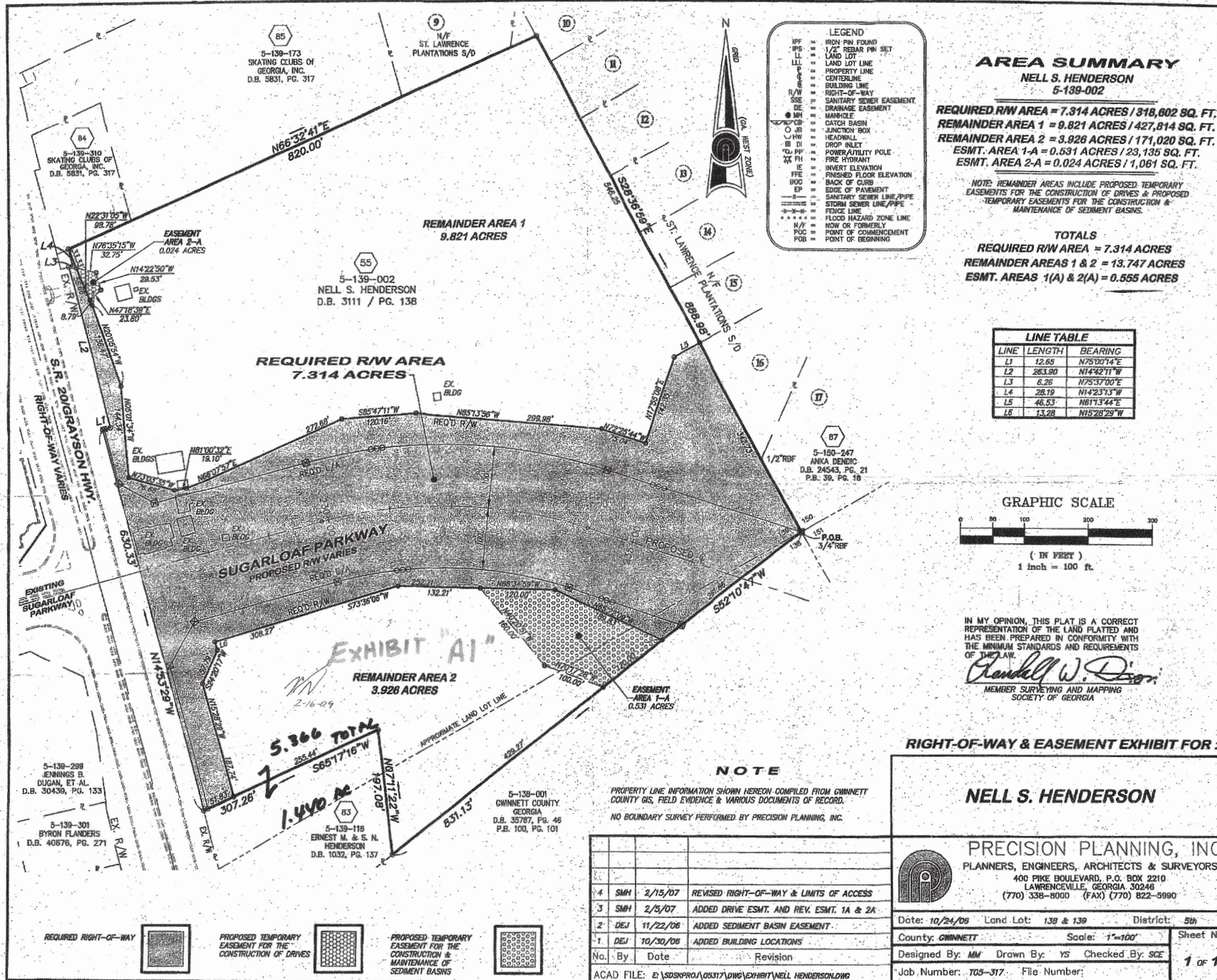
Grayson Highway – Legal Description

A parcel of land lying in Land Lot 139, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at a point located on the centerline intersection between Grayson Highway (S.R. 20) (Variable R/W) and Sugarloaf Parkway (Variable R/W); thence run North 40 degrees 09 minutes 08 seconds East for a distance of 173.06 feet to a point at the southern mitered corner between the aforementioned Sugarloaf Parkway and the aforementioned Southeasterly right-of-way of Grayson Highway; said point being the POINT OF BEGINNING of the parcel herein described.

Thence run North 73 degrees 03 minutes 35 seconds West along said mitered corner for a distance of 76.68 feet to a point; thence leaving said mitered corner run North 05 degrees 01 minutes 34 seconds West along said right-of-way of Grayson Highway for a distance of 144.34 feet to a point; thence run North 20 degrees 05 minutes 54 seconds West along said right-of-way for a distance of 136.47 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 8.79 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 56.66 feet to a point; thence run North 22 degrees 31 minutes 05 seconds West along said right-of-way for a distance of 33.33 feet to a point; thence leaving said right-of-way run North 66 degrees 32 minutes 41 seconds East for a distance of 820.00 feet to a point; thence run South 28 degrees 36 minutes 59 seconds East for a distance of 546.25 feet to a point; thence run South 61 degrees 13 minutes 44 seconds West for a distance of 46.53 feet to a point; thence run South 17 degrees 55 minutes 08 seconds West for a distance of 142.35 feet to a point located on the Northerly right-of-way of the aforementioned Sugarloaf Parkway; thence run North 72 degrees 25 minutes 44 seconds West along said right-of-way for a distance of 75.04 feet to a point; thence run North 85 degrees 13 minutes 56 seconds West along said right-of-way for a distance of 299.98 feet to a point; thence run South 85 degrees 47 minutes 11 seconds West along said right-of-way for a distance of 120.16 feet to a point; thence run South 66 degrees 07 minutes 57 seconds West along said right-of-way for a distance of 272.68 feet to a point; thence run South 81 degrees 00 minutes 32 seconds West along said right-of-way for a distance of 19.10 feet to the POINT OF BEGINNING.

Said parcel contains 427,809 square feet, or 9.821 acres.



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Gwinnett

WINNETT 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: Ernest Michael Henderson

Signature: 
Signed by: Michael Henderson
65B871A57161458...

Date: 12/26/2024

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)
5139 002	

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Tax Commissioner Affirmation

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

Name: JACQUELEEN GARCIA

Signature: 
dotloop verified
12/31/24 10:06 AM EST
EW00-WX3P-BCQU-X8DZ

Title: TAX ASSOCIATE II

Date: 12/31/2024

LINE	BEARING	DISTANCE
L1	S 81°00'32" W	19.10'
L2	N 22°31'05" W	8.79'
L3	N 22°31'05" W	56.66'
L4	N 22°31'05" W	33.33'

SITE DATA:

1144 GRAYSON HIGHWAY

GROSS AREA: 9.821 ACRES
GROSS DENSITY: 23.11 UNITS/ACRE
NET DENSITY: 23.11 UNITS/ACRE
EXISTING ZONING: R100 (GWINNETT)
PROPOSED ZONING: CMU (LAWRENCEVILLE)
PROPOSED USES: TOWNHOMES
MULTIFAMILY
RETAIL
CIVIC

USE PERCENTAGES:
RESIDENTIAL: +/- 60.4%
COMMERCIAL: +/- 4% (15% MINIMUM; VARIANCE REQUIRED)
CIVIC/OPEN SPACE: +/- 35.6% (SEE COMMON AREA DATA)

RESIDENTIAL

TOTAL UNITS:

227 UNITS

TOWNHOMES:

MULTIFAMILY:

13 UNITS (24' x 60' REAR LOADED)

+/- 214 UNITS

(ESTIMATED WITH +/- 29 UNITS PER FLOOR

OCCUPYING ALL THE SECOND, THIRD, & FOURTH

FLOOR OF BUILDING A; +/- 19,500 S.F. OF BUILDING

A FIRST FLOOR; & +/- 28 UNITS PER FLOOR

FOR ALL OF BUILDING B)

COMMERCIAL:

+/- 18,500 S.F. OCCUPYING THE FIRST FLOOR OF

BUILDING A

SETBACKS:

FRONT: 15'

SIDE: 10'

REAR: 25'

MAX. HEIGHT: 45'

VARIANCE REQUESTS:

1. REQUEST A REDUCTION FROM 50' UNDISTURBED BUFFER TO 25' UNDISTURBED & 25' GRADED/REPLANTED BUFFER (ARTICLE 402).
2. REQUEST A REDUCTION FROM 15% MINIMUM COMMERCIAL TO 4% COMMERCIAL (ARTICLE 102.9).

PARKING SUMMARY:

REQUIRED MULTIFAMILY PARKING: 214 UNITS X 1.5 SPACES PER UNIT = 321 SPACES
REQUIRED RETAIL PARKING: 18,500 S.F. / 300 S.F. = 62 SPACES

TOTAL REQUIRED FOR BUILDINGS A & B: 321 + 62 = 383 SPACES

25% REDUCTION FOR SHARED PARKING USE: 383 x 25% = 288 SPACES REQ'D (ARTICLE 507)

PROVIDED TABLETOP DECK PARKING: +/- 337 SPACES PROVIDED

ON-STREET PARKING: 7 SPACES PROVIDED

TOWNHOME PARKING: 26 DRIVEWAY SPACES + 26 GARAGE SPACES = 52 SPACES PROVIDED

COMMON AREA:

REQUIRED COMMON AREA: 15% X 9.821 AC = 1.47 AC (64,033.2 SQFT)

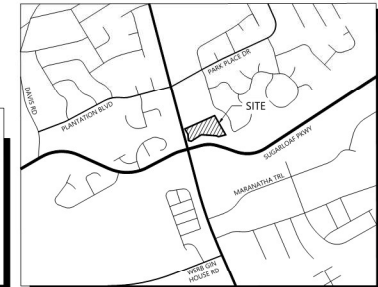
PROPOSED COMMON AREAS:

CIVIC SPACE: 15% (PARK, BARK PARK, BUILDING FRONTAGES)

ADDITIONAL COMMON AREA: 20.6%

TOTAL COMMON AREA: 3.50 AC (35.6 %)

VICINITY MAP (NOT TO SCALE)



ZONING PLAN FOR
1144 GRAYSON HIGHWAY MIXED USE

1144 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30045
PARCEL # 5139 002



SCALE: 1"=40'

PROJECT NUMBER

GA5099-2401

SHEET TITLE

ZONING

PLAN

SHEET NUMBER

12/17/24

NOT
RELEASED
FOR
CONSTRUCTION



299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4750

NOT
RELEASED
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK	APP
1					
2					
3					
4					
5					
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NO.	DATE	DESCRIPTION	BY	CHK	APP
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PLANNING & DEVELOPMENT DEPARTMENT



March 14, 2025

Ernest Michael Henderson
Dalton D&K Properties, LLC
135 Crane Creek Rd,
Young Harris, GA 30582

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**

Sewer Capacity Request
#C2025-048-03 Expiration Date:
03/14/2026

Tie-In Manhole FID: 569926

RE: Sewer Availability for Proposed Development – 1144 Grayson Hwy. Mixed
Use Parcel ID 5139 002 (Northern Portion)

Dear Mr. Henderson:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development on the above parcel consisting of:

- 13 townhomes
- 102 multi-family units (15 one-bedroom), (61 two-bedroom), (26 three-bedroom)
- 112 multi-family units (17 one-bedroom), (67 two-bedroom), (28 three-bedroom)
- 12,950-sf restaurant w/ 518 seats
- 5,550-sf retail
- 2,190-sf leasing office
- Pool with 20 swimmers
- 1,042-sf amenity area

It has been determined that Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **46.5 gpm** discharging to the sewer tie-in manhole at Facility ID **569926**.

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.



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

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

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

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;
Wendell Tumale Engineer III

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PLANNING & DEVELOPMENT DEPARTMENT



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- ☐ Pre-Rezoning
- ☒ New Request
- ☐ Renew Request
SCC # _____
- ☐ Revise Existing Request
SCC # _____
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2025-048-03

☒ Approved ☐ Conditionally Approved* ☐ Denied

*(See attached letter for conditions)

Printed Name: Della Taylor, PE
Division Director, Infrastructure Support

Signature: _____

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: ☐ Pumping Rate (gpm) _____

Development/Project Name: 1144 Grayson Highway Mixed Use

Development Address: 1144 Grayson Highway (City) Lawrenceville (Zip) 30045

Parcel Number(s): 5139 002 (portion of parcel north of Sugarloaf Pkwy)

Project Description: Mixed use development consisting of residential townhomes (13 units - 24'x50' rear loaded)
& multi-family units (214 units - total 279,100 S.F.), commercial area (18,500 S.F.), and civic/open space.

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 9.821 acres

If residential, total number of units: 227 Density: 23.11 units/acre

Property Owner Name: Ernest Michael Henderson

Property Owner Email: mgilley09@gmail.com Phone #: 706-379-1612

Developer Contact: Ernest Michael Henderson

Company: Dalton D&K Properties, LLC

Address: 135 Crane Creek Rd

City: Young Harris Zip: 30582

Developer Email: duanesells@kw.com

Phone #: 706-379-1612

Engineering Contact: Tyler Marchman

Engineering Firm: LJA Engineering

Engineer Email: tmarchman@lja.com

Phone #: 770-855-2430

Additional Recipients: Tyler Lasser

Recipient(s) Email(s): tlasser@lja.com

RZM025-00020 & ANNX2025-00009

RECEIVED MARCH 17, 2025

PLANNING & DEVELOPMENT DEPARTMENT

DWR Use Only

Capacity Certification Request No.: C2025-048-03
Development/Project Name: 1144 Grayson Highway Mixed Use
Gwinnett County Planning and Development Permit No.: _____ (if available)
Downstream Pump Station: Yellow River WRF Sewer Basin: YELLOW RIVER

Total requested annual average daily flow (AADF) in gallons per minute (gpm): ~~116.30~~ **46.5 (AADF)**

Flow (gpm) 116.30 to tie-in manhole facility ID: 569926
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: _____ Plan Submittal _____ Begin Construction: _____
Zoning Approval: _____ Completion/Occupancy: _____

Include the following in the submittal package:

☒ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>

☒ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:

<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

☒ Proposed utility plan

Design Professional sign/seal: _____ Date: 02/05/2025



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

DWR Received
February 5, 2025

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BUILDING A				
Restaurant				
Total Area	=	12,950	sf	(Assume 70% Total Commercial is Restaurant)
Dinning Area	=	7,770	sf	(60% of Total Area)
Area per Seat	=	15	sf	
Number of Seats	=	518	seats	
Total AADF / Seat (max capacity)	=	55	gpd	Restaurant (sit down)
Total AADF / day	=	28,490	gpd	
Total AADF / min	=	19.78	gpm	
Multi-Family Housing				
Total Units	=	102	units	
1 Bedroom (Assume 15%)	=	15	units	
2 Bedroom (Assume 60%)	=	61	units	
3 Bedroom (Assume 25%)	=	26	units	
Total AADF / day per 1 Bedroom	=	110	gpd	
Total AADF / day per 2 Bedroom	=	155	gpd	
Total AADF / day per 3 Bedroom	=	205	gpd	
Total AADF / day	=	16,435	gpd	
Total AADF / min	=	11.41	gpm	
Retail				
Store Area	=	5,550	sf	(Assume 30% Total Commercial is Retail)
AADF Constant 1000 sf	=	100	gpd	
Total AADF / day	=	555	gpd	
Total AADF / min	=	0.39	gpm	

BUILDING B				
Multi-Family Housing				
Total Units	=	112	units	
1 Bedroom (Assume 15%)	=	17	units	
2 Bedroom (Assume 60%)	=	67	units	
3 Bedroom (Assume 25%)	=	28	units	
Total AADF / day per 1 Bedroom	=	110	gpd	
Total AADF / day per 2 Bedroom	=	155	gpd	
Total AADF / day per 3 Bedroom	=	205	gpd	
Total AADF / day	=	17,995	gpd	
Total AADF / min	=	12.50	gpm	
Leasing Office (Assume every 1,000 sf = 50 gpd)				
Store Area	=	2,190	sf	
AADF Constant 1000 sf	=	50	gpd	
Total AADF / day	=	110	gpd	
Total AADF / min	=	0.08	gpm	

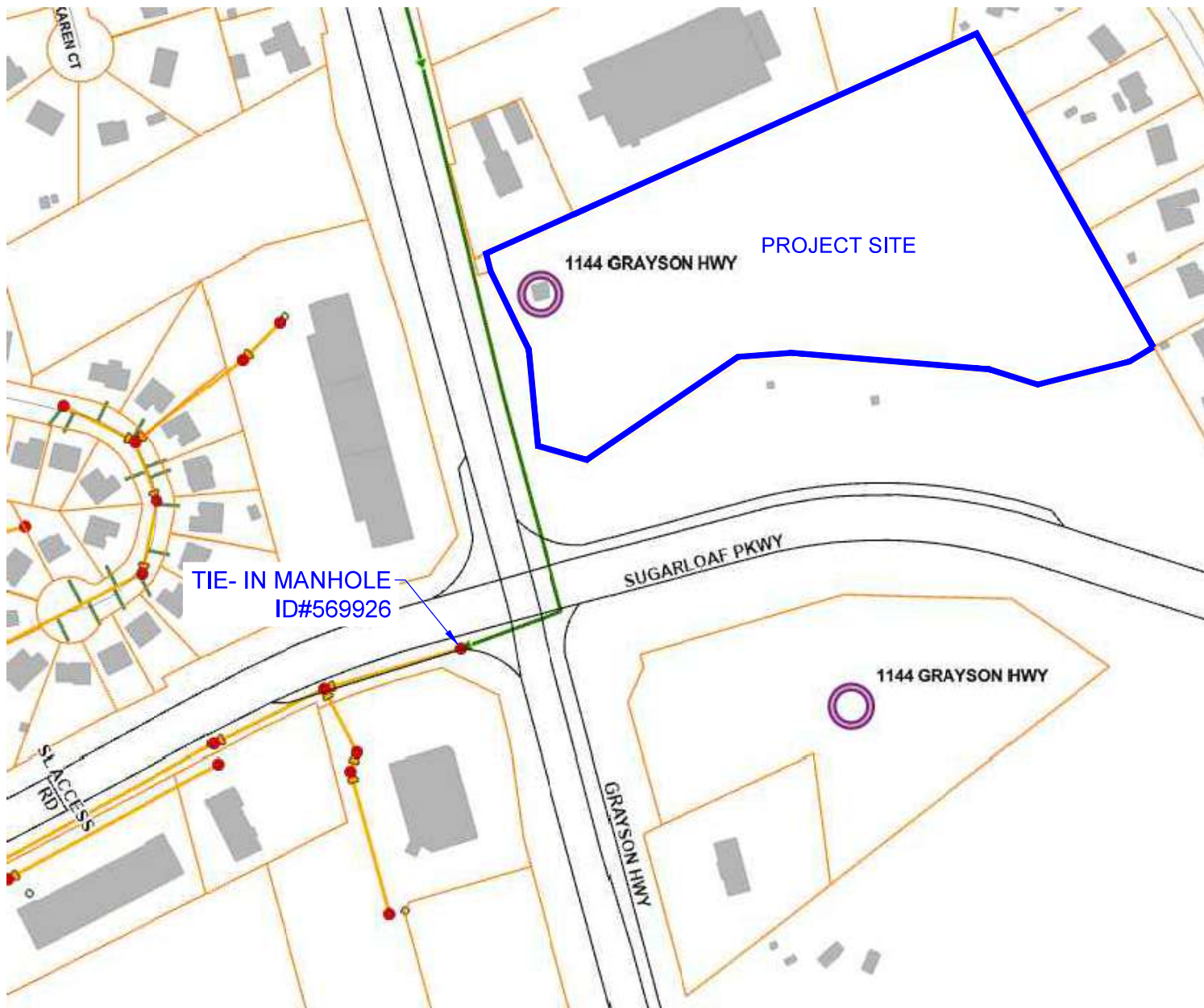
TOWNHOMES				
Townhomes				
Total Units	=	13	units	
Total AADF / unit	=	250	gpd	
Total AADF / day	=	3,250	gpd	
Total AADF / min	=	2.26	gpm	

AMENITY CENTERS				
Pool / Aquatic Center				
Total Swimmers (Assumed)	=	20	swimmers	
Total AADF / Swimmer	=	5	gpd	
Total AADF / day	=	100	gpd	
Total AADF / min	=	0.07	gpm	
Amenity Area				
Total Area	=	1,042	sf	
AADF Constant 1000 sf	=	50	gpd	
Total AADF / day	=	52	gpd	
Total AADF / min	=	0.04	gpm	

TOTAL ANNUAL AVERAGE DAILY FLOW				
BUILDING A				
Total AADF / day	=	45,480	gpd	
Total AADF / min	=	31.58	gpm	
BUILDING B				
Total AADF / day	=	18,105	gpd	
Total AADF / min	=	12.57	gpm	
TOWNHOMES				
Total AADF / day	=	3,250	gpd	
Total AADF / min	=	2.26	gpm	
AMENITY CENTERS				
Total AADF / day	=	152	gpd	
Total AADF / min	=	0.11	gpm	
OVERALL TOTAL AADF / DAY	=	66,987	gpd	
OVERALL TOTAL AADF / MIN	=	46.52	gpm	
PEAK FACTOR	=	2.5		
PROPOSED PEAK FLOW	=	167,468	gpd	
PROPOSED PEAK FLOW	=	116.30	gpm	

Highlighted items taken from Gwinnett County Department of Water Resources -
Wastewater Flow Estimation Guidelines for Sewer Capacity Certification Requests
AADF = Average Annual Daily Flow

RZM025-00020 & ANNX2025-00009
RECEIVED MARCH 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



RZM025-00020 & ANN2025-00009
RECEIVED MARCH 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Location Map & Surrounding Areas

ANNX2025-00009

Applicant: Duane Sells

☐ Subject Property

 Lawrenceville City Limits

City Maintained Streets

County/State Maintained Streets



0 125 250 500 Feet



LAWRENCEVILLE





Planning & Development

Location Map & Surrounding Areas

RZM2025-00020

ANNX2025-00009

Applicant: Duane Sells

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



0 250 500 1,000 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00020

ANNX2025-00009

Applicant: Duane Sells

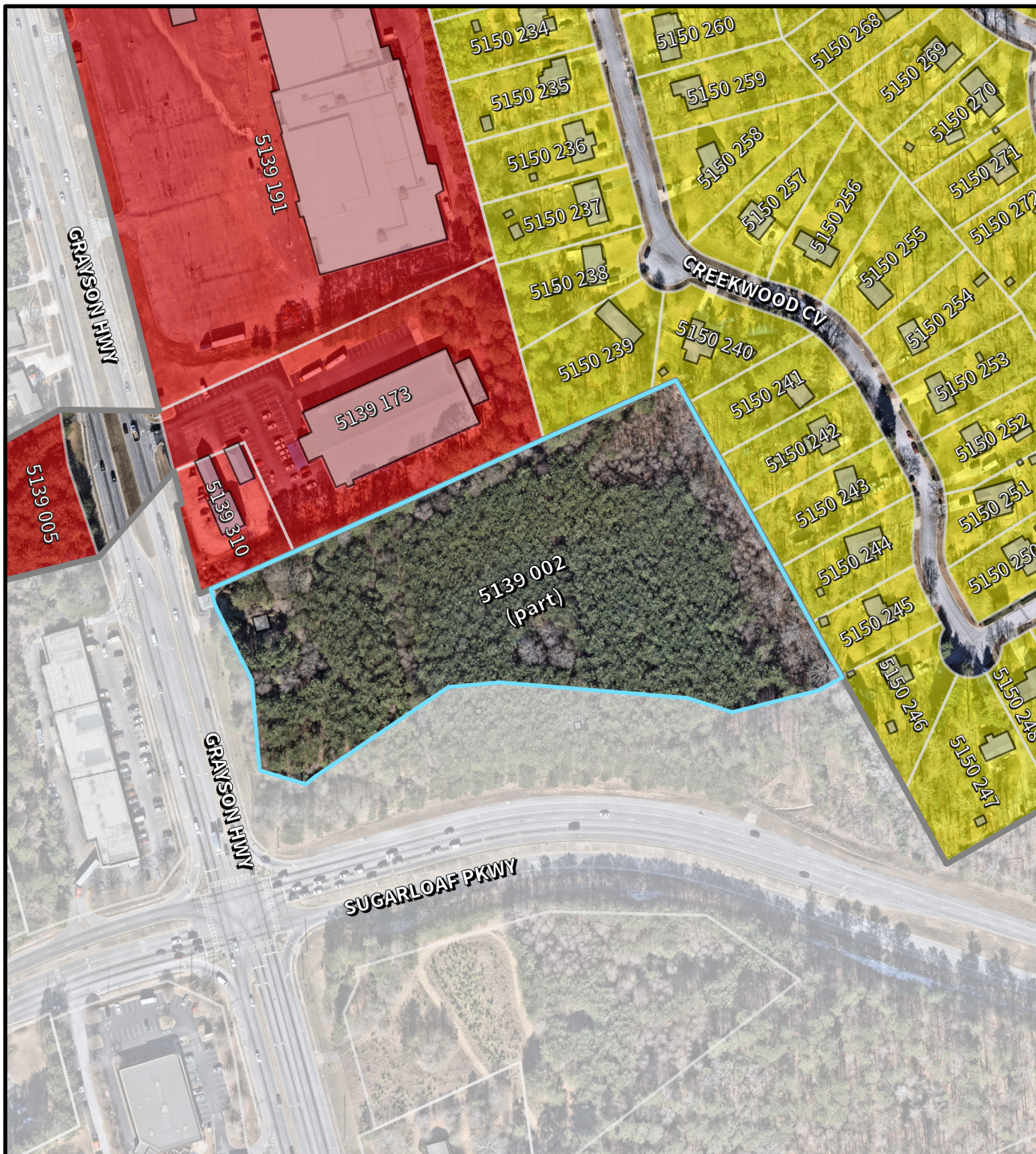
 Subject Property

 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

 **RS-180** Single-Family Residential



0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00020





ANNX2025-00009

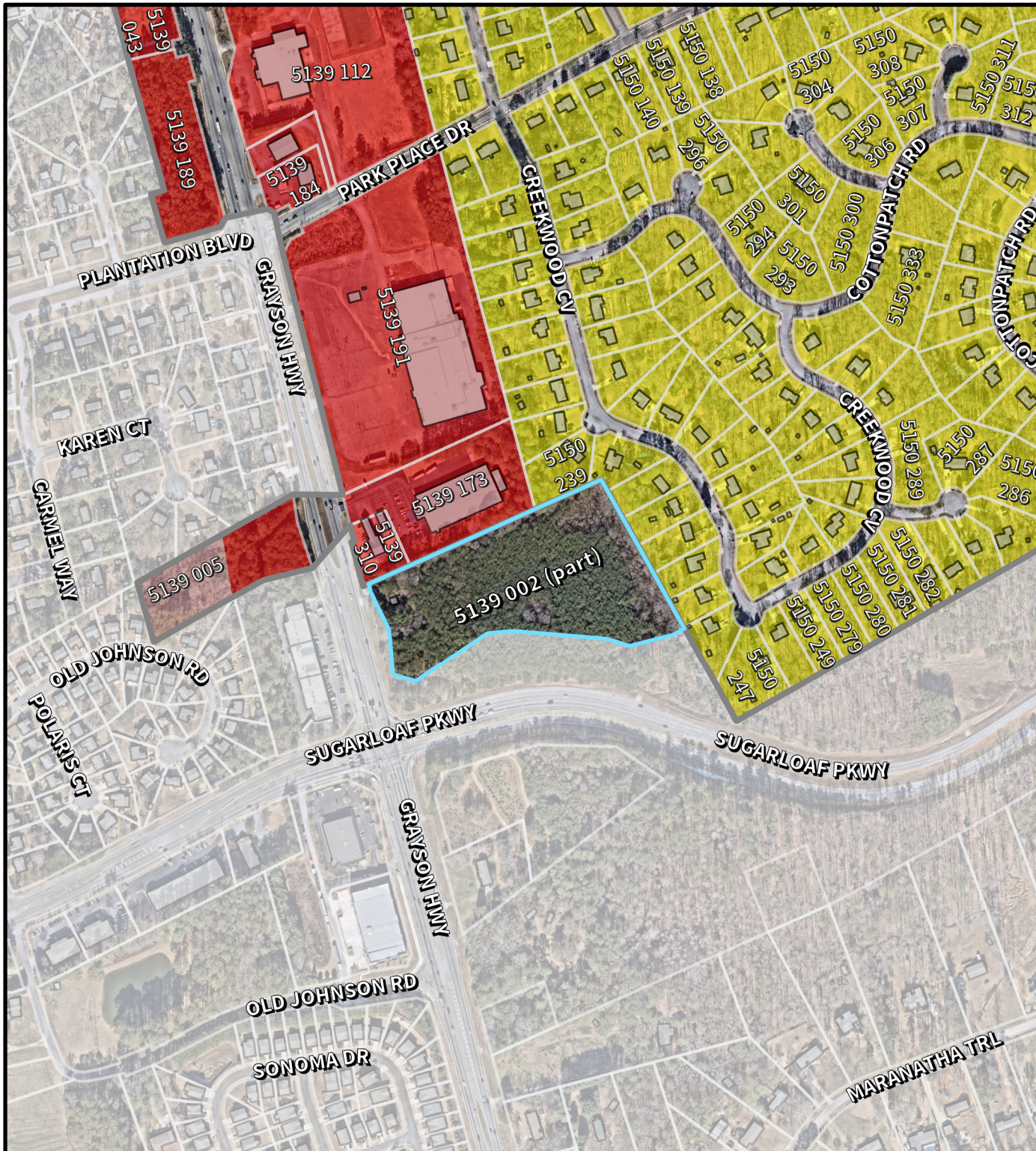
Applicant: Duane Sells

 Subject Property

 Lawrenceville City Limits

Zoning Districts

	BG	General Business
	OI	Office/Institutional
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential



0 250 500 1,000 Feet

