

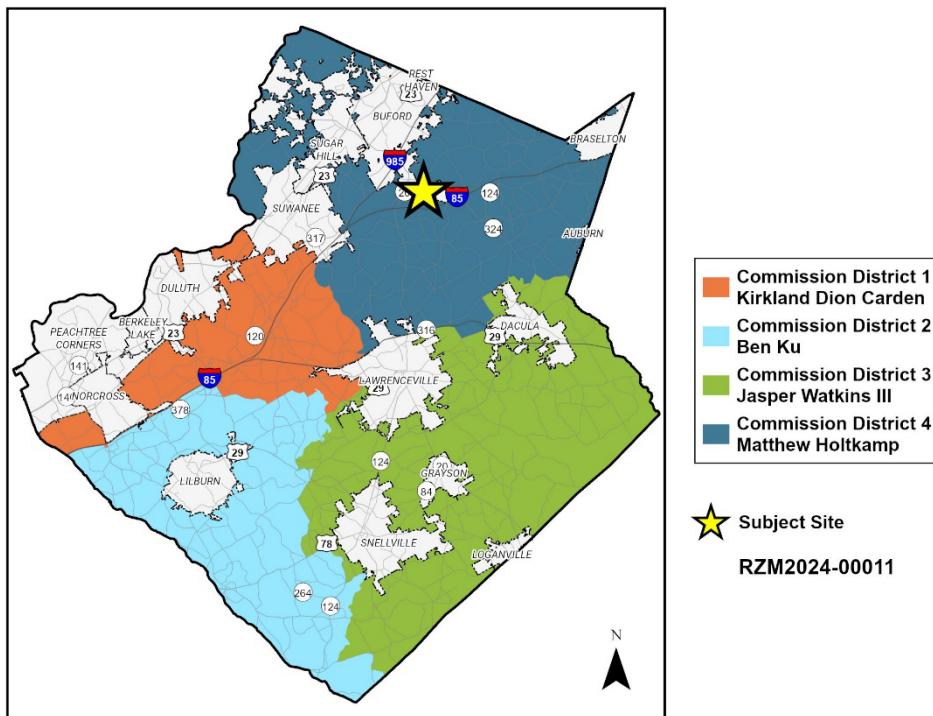


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>RZM2024-00011</b>
<b>Current Zoning:</b>	<b>RA-200</b> (Agriculture-Residence District)
<b>Request:</b>	Rezoning to <b>HRR</b> (High-Rise Residential Multifamily District)
<b>Overlay District:</b>	Mall of Georgia Overlay District
<b>Address:</b>	2800 Block of Mall of Georgia Boulevard
<b>Map Number:</b>	R7177 049
<b>Site Area:</b>	4.97 acres
<b>Units:</b>	196
<b>Proposed Development:</b>	Independent Living Retirement Community
<b>Commission District:</b>	District 4 – Commissioner Holtkamp
<b>Future Development Type:</b>	Urban-High

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission  
Recommendation:** DENIAL



**Applicant:** Buford Leased Housing Associates I, LLC  
c/o Mahaffey Pickens Tucker, LLP  
1550 N. Brown Road, Suite 125  
Lawrenceville, GA 30043

**Owner:** MAT, LLC  
4925 Spruce Bluff Drive  
Atlanta, GA 30350

**Contact:** Shane Lanham

**Contact Phone:** 770.232.0000

## Zoning History

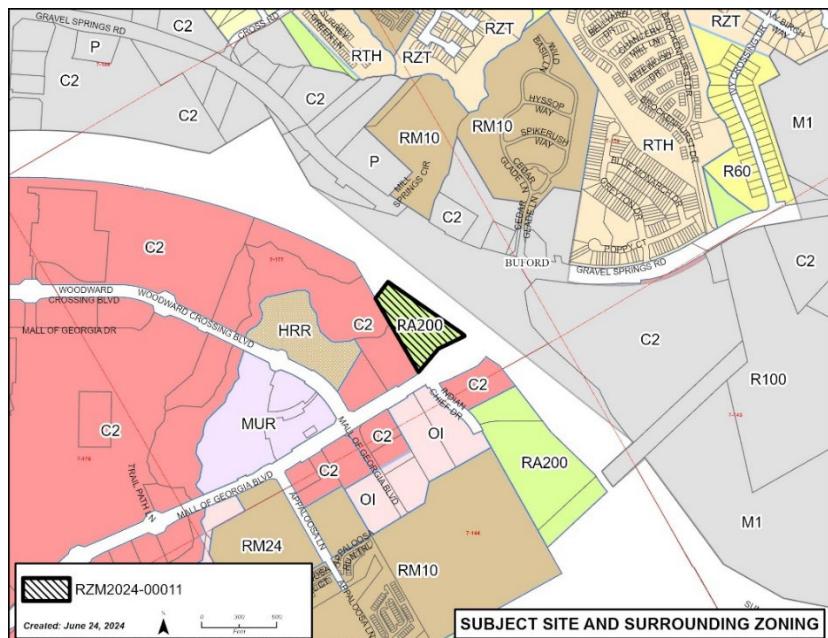
The subject property is zoned RA-200 (Agriculture-Residence District). In 1973, a rezoning to M-2 (Heavy Industry District) was denied, pursuant to REZ1973-00089. The subject property is located in the Mall of Georgia Overlay District.

## Existing Site Condition

The site is a 4.97-acre parcel located along Mall of Georgia Boulevard, south of its intersection with Gravel Springs Road. The site is wooded and gradually slopes downward from the street to the rear of the site. There are also wetlands and floodplain in the rear and center of the site. A five-foot-wide sidewalk and streetlights are located along the Mall of Georgia Boulevard frontage. The nearest Gwinnett County Transit stop is approximately 0.25 miles from the subject property.

## Surrounding Use and Zoning

The site is located along Mall of Georgia Boulevard between Woodward Crossing Boulevard and Gravel Springs Road. The Ivy Creek Greenway and land for conservation borders the site to the north. The right-of-way for the future Sugarloaf Parkway extension and the City of Buford are located immediately east of the site. A motorcycle dealership and County Police and Department of Motor Vehicles offices are to the south across Mall of Georgia Boulevard. A hotel is under construction to the west. The Enzo apartments, a recently built five-story apartment community fronting Woodward Crossing Boulevard, is located west of the hotel. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Independent Living Retirement Community	HRR	39.4 units per acre
North	Right-of-way	N/A	N/A
East	Right-of-way	N/A	N/A
South	Commercial	C-2	N/A
West	Hotel Ivy Creek Greenway Enzo Apartments	C-2 C-2 HRR	N/A N/A 33.3 units per acre

## Project Summary

The applicant requests rezoning of a 4.97-acre property from RA-200 to HRR for an Independent Living Retirement Community, including:

- A 5-6 story building with 196 units at a density of 39.41 units per acre.
- 98 one-bedroom, 66 two-bedroom, and 32 three-bedroom units.
- Exterior building materials of stone veneer, cementitious lap siding, and cementitious panels.
- 222 parking spaces comprised of surface parking and a 2-story parking deck in the center of the site, including five electric vehicle charging spaces.
- 0.69 acres of usable open space surrounding the building including a community garden, dog run, and picnic areas.
- A full-access entrance from Mall of Georgia Boulevard aligned with Indian Chief Drive.
- A deceleration lane and a left-turn lane from Mall of Georgia Boulevard into the site.
- A temporary fire access road from Mall of Georgia Boulevard located beside the eastern property line.
- Interparcel access to the adjacent hotel property through the southwest corner of the site.
- A 5-foot-wide sidewalk, grass strip with streetlights and street trees, and a 10-foot wide landscape strip along the property frontage.
- A 5-foot-wide sidewalk connecting the front of the building to the multi-use path.
- A dumpster enclosure located behind the parking lot.
- A stormwater facility to the rear of the site behind the building.

## Zoning and Development Standards

The applicant is requesting a rezoning to HRR for an Independent Living Retirement Community. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Floor Area Ratio (FAR)	No Maximum	1.13	YES
Density	No Maximum	39.4 du/acre	YES
Lot Width	Minimum 100'	482'	YES
Front Yard Setback	Minimum 0'	30'	YES
Side Yard Setback	Minimum 0'	21'	YES
Rear Yard Setback	Minimum 0'	175'	YES
Building Height	No Maximum	65'	YES
Open Space	Minimum 10% or 0.50 acres	51% or 2.52 acres	YES
Usable Open Space	Minimum 5% or 0.25 acres	12% or 0.69 acres	YES

Parking	Minimum 196 spaces Maximum 392 spaces	222 spaces	YES
EV Parking	Minimum 5 spaces	5 spaces	YES
Landscape Strip	Minimum 10'	10'	YES

The property is located within the Mall of Georgia Overlay District. The proposed site plan demonstrates compliance with all requirements of the overlay district.

## Public Participation

The applicant held a community meeting for the development on June 20, 2024 at the Home2 Suites on Mall of Georgia Boulevard. There were no community members in attendance. The public participation plan and report are shown in Exhibit H.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit I). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Rezoning Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The proposed age-restricted apartments would be compatible with the surrounding area which has a mix of retail, lodging, and multifamily residential uses. There is a similarly-scaled market-rate apartment community, The Enzo, also zoned HRR is located west of the site along Woodward Crossing Boulevard. The Ivy apartments are also located across the street from The Enzo. 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 building design, scale, and density of the project are compatible with the surrounding residential and non-residential uses. The project would be mutually beneficial to the age-targeted residents and the surrounding businesses, with fewer vehicle trips during peak hours. Finally, proximity to the Ivy Creek Greenway would be a desirable amenity for residents. The proposed rezoning would 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.

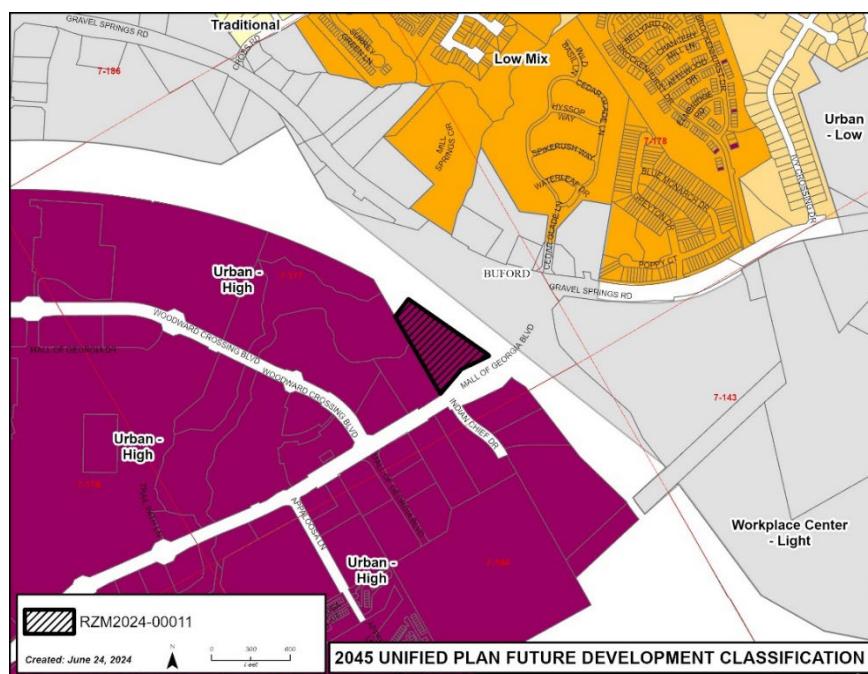
The property has a reasonable economic use as currently zoned.

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 is anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimates that the development would generate 38 morning peak hour and 49 evening peak hour trips. A northbound left-turn lane and a deceleration lane were recommended by the study. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this 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 "Urban-High" for the subject property, which envisions a rich mix of development types concentrated in specific centers along Gwinnett's major transportation infrastructure. The proposed age-restricted apartment building is consistent with the Urban-High future development type. HRR is a recommended zoning district, and mid- and high-rise apartments are appropriate uses for the future development type. In addition, the project meets multimodal goals in the Unified Plan by providing vehicular connectivity to the adjacent parcel and pedestrian connectivity to the public trail along the road frontage. Finally, structured parking is provided behind the building. The proposed rezoning 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 HRR for an Independent Living Retirement Community subject to the following conditions:

1. The development shall be limited to an Independent Living Retirement Community, not to exceed 196 units.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received June 12, 2024, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
3. Amenity space shall be provided, including a community garden and picnic areas, subject to the review and approval of the Department of Planning and Development.
4. A left-turn lane and a deceleration lane shall be provided along Mall of Georgia Boulevard, as shown on Exhibit B: Site Plan dated received June 12, 2024, subject to the review and approval of the Gwinnett County Department of Transportation.
5. The developer shall coordinate with the Gwinnett County Department of Transportation regarding the adjacent Phase 3 Sugarloaf Parkway extension.
6. Stormwater BMP facilities shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.

## **Planning Commission Recommendation**

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

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Public Participation Plan and Report
- I. Internal and External Agency Review Comments
- J. Maps
- K. Documents Presented at the August 6, 2024, Planning Commission Public Hearing

## Exhibit A: Site Visit Photos



View of site road frontage



View of Mall of Georgia Boulevard, subject on left



View of hotel under construction to the west



View of The Enzo apartments in the surrounding area

**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**



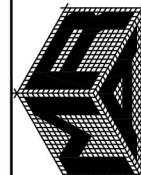
GRIMMELT COUNTY  
PLANNING AND DEVELOPMENT

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6.12.24



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084  
SENIOR LIVING AT MALL OF GA BLVD.  
BUFORD, GA

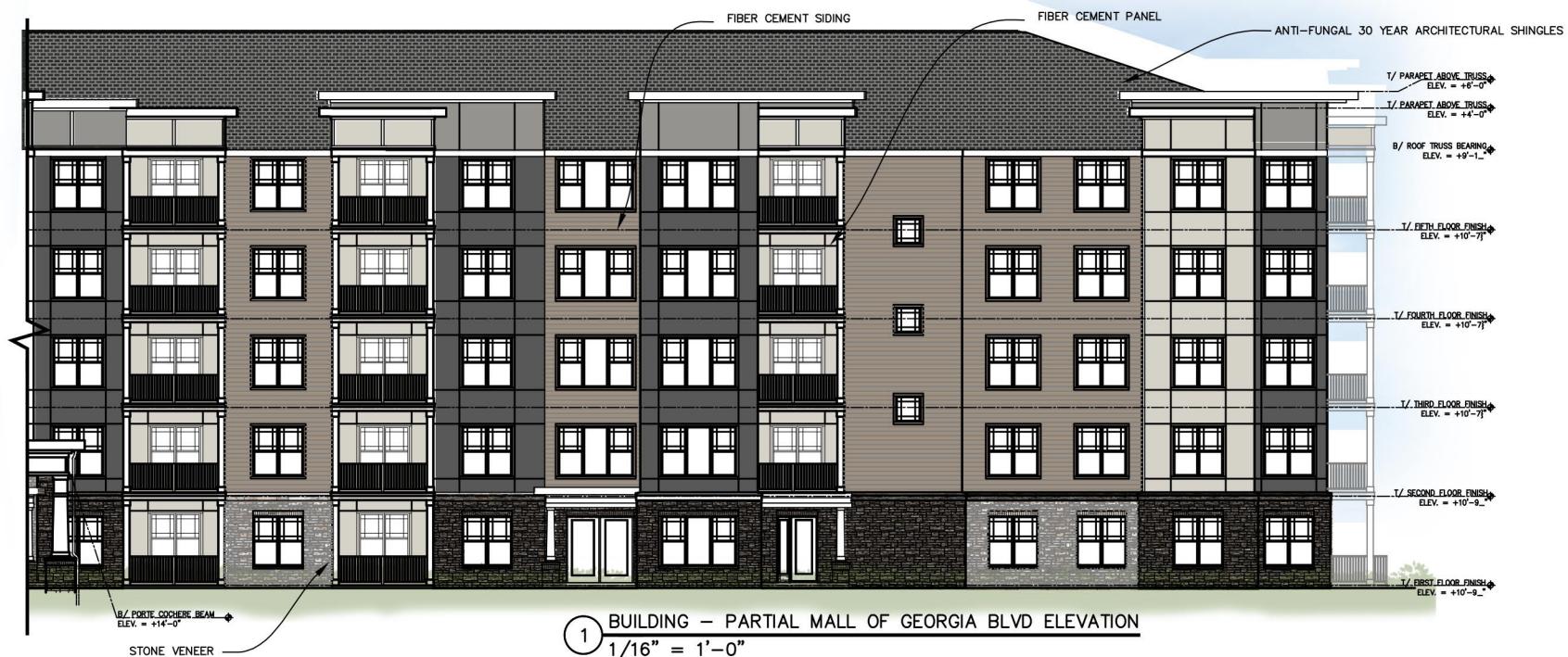


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2024-01-15  
08-12-2024  
MUNICIPAL  
MUNICIPAL  
MRL

ELEVATIONS

60' - 6"





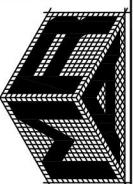
GUINNETT COUNTY  
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084  
SENIOR LIVING AT MALL OF GA BLVD.

BUFFORD, GA



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RZM2024-00011

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0 8' 16' 32' BF  
SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 2024-0115  
DATE: 06-12-2024  
DRAWING NUMBER: MUNING  
DRAWING TYPE: MRL

ELEVATIONS



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

**[attached]**

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Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
Christopher D. Holbrook  
Jessica P. Kelly  
Shane M. Lanham

Jeffrey R. Mahaffey  
Julia A. Maxwell  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
S. Tess Shaheen  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF BUFORD LEASED  
HOUSING ASSOCIATES I, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning application (the “Application”) on behalf of Buford Leased Housing Associates I, LLC (the “Applicant”) relative to an approximately 4.97-acre tract of land (the “Property”) located on Mall of Georgia Boulevard being Gwinnett County Tax Parcel R7177 049. The Property is located on the west side of Mall of Georgia Boulevard between Gravel Springs Road and Woodward Crossing Boulevard. The Property is currently zoned as RA-200. The Applicant requests that the County rezone the Property to the HRR (High-Rise Residential) zoning classification to develop the Property as a senior living/independent living community.

The proposed development would consist of one L-shaped building with 196 apartment homes. The apartment buildings would be designed with an attractive combination of materials. Residents of the proposed development would have a choice between 1-bedroom, 2-bedroom, and 3-bedroom apartments. Residents would also have access to amenities around the community such as a community garden, dog run area, and picnic areas.

The proposed development would enjoy access to Mall of Georgia Boulevard via a full access driveway with a deceleration lane for entry. The entry to the proposed development aligns with Indian Chief Drive and will provide a shared access between the development and new hotel located to the Southeast. The proposed development would provide an affordable option for seniors to age in place and remain in their current communities while transitioning into a housing type more compatible with their current stage of life.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043  
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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Page 20 of 73  
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A high-rise residential community geared towards seniors is an appropriate land use on the Property because it is within the spirit and intent of the 2045 Unified Plan, will provide needed affordable housing in Gwinnett County, and is compatible with nearby land uses. The Property is located in the Urban High Character Area that promotes high-rise residential developments as an encouraged development type. Additionally, the proposed development would help Gwinnett County move toward fulfilling the need for increased senior housing, increased affordable housing, and higher volume of multi-family developments. Specifically, the Applicant plans to pursue tax credit financing for the proposed development which will further Gwinnett County's goals of expanding affordable housing and creating a diverse housing mix for all citizens. Also, as a senior oriented development, there will be little to no impact on the surrounding schools. The proposed development is compatible with and complementary to surrounding land uses.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Planning and Development Department to answer any questions or address any concerns relating to the matters set forth in this letter or in the Application. The Applicant respectfully requests your approval of the Application.

This 29th day of May, 2024

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the United Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

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

Please see attached.

---

(B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

Please see attached.

---

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

Please see attached.

---

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

Please see attached.

---

(E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Please see attached.

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(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:

Please see attached.

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

- (A) Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development would support and complement adjacent and nearby employment uses by providing necessary residential critical mass.
- (B) No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would enhance surrounding land uses and diversify the land use mix in the area as well as provide more housing options as called for by the 2045 Plan.
- (C) Due to the size, location, and layout of the property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The subject property is located near the intersection of Mall of Georgia Boulevard and Gravel Springs Road (GA SR 324). The Property is also located within close proximity to Interstate 85. The Property will not cause an extensive burden on schools because the proposed development is a senior independent living facility. The Property also has convenient access to utilities.
- (E) Yes, the proposed development is in conformity with the policy and intent of the Gwinnett County 2045 Comprehensive Plan. The 2045 Plan encourages HRR as a zoning classification and calls for apartments as a potential development type in the Urban High character area.
- (F) The Applicant submits that the subject Property's close proximity to shopping and entertainment centers as well as the growing need for affordable senior housing as described in Need 9, Chapter 4 of the Gwinnett County 2045 Comprehensive Plan provides additional supporting grounds for approval of the application.

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**AMENDMENT TO AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF  
GWINNETT COUNTY, GEORGIA**

APPLICANT: Buford Leased Housing Associates I, LLC c/o  
Mahaffey Pickens Tucker, LLP

ZONING CASE NUMBER: RZM2024-00011

PRESENT ZONING DISTRICT: RA-200

REQUESTED ZONING DISTRICT: HRR

PROPERTY: 2800 Block of Mall of Georgia Boulevard, Buford,  
Georgia

SIZE: +/- 4.97

DISTRICT & L.L.: 7th; 177

PROPOSED DEVELOPMENT: Retirement Community/ Independent Living

The Applicant, Buford Leased Housing Associates I, LLC, hereby amends its application to amend the official zoning map of Gwinnett County, Georgia heretofore filed with the Gwinnett County Planning and Zoning Department by the addition of the attached Exhibit to the original application.

This 17th day of June, 2024.

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

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## **JUSTIFICATION FOR REZONING**

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

The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

A refusal by the Gwinnett County Board of Commissioners to rezone the Property to the HRR classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated

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property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the HRR classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

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

This 17th day of June, 2024.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

1550 North Brown Road  
Suite 125  
Lawrenceville, Georgia 30043  
(770) 232-0000

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

**[attached]**

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REZONING APPLICATION

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

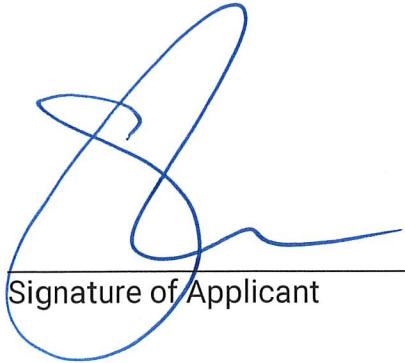
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
<p>Name: <u>Buford Leased Housing Associates I, LLC c/o Mahaffey PickensTucker, LLP</u></p> <p>Address: <u>1550 N. Brown Road, Ste. 125</u></p> <p>City: <u>Lawrenceville</u></p> <p>State: <u>Georgia</u> ZIP: <u>30043</u></p> <p>Phone: <u>770-232-0000</u></p> <p>Email: <u>slanham@mptlawfirm.com</u></p>	<p>Name: <u>MAT, LLC</u></p> <p>Address: <u>4925 Spruce Bluff Drive</u></p> <p>City: <u>Atlanta</u></p> <p>State: <u>Georgia</u> ZIP: <u>30350</u></p> <p>Phone: <u>(770) 232-0000</u></p> <p>Email: <u>slanham@mptlawfirm.com</u></p>
<p>Contact Person: <u>Shane Lanham</u> Phone: <u>(770)232-0000</u></p> <p>Contact's Email: <u>slanham@mptlawfirm.com</u></p>	
<p><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser</p>	
<p>Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>HRR</u></p>	
<p>Parcel Number(s): <u>R7177 049</u> Acreage: <u>+/- 4.97</u></p>	
<p>Property Address(es): <u>2800 Block of Mall of Georgia Boulevard</u></p>	
<p>Proposed Development: <u>Retirement community/ independent living</u></p>	
<p>Variance(s): <u>N/A</u></p>	<p>Waiver(s): <u>N/A</u></p>
<p><b>RESIDENTIAL DEVELOPMENT</b></p> <p>No. of Dwelling Units: <u>196</u></p> <p>1 bedroom - +/- 650 sqft 2 bedroom - +/- 950 sqft 3 bedroom - +/- 1200 sqft</p> <p>Dwelling Unit Sq. Ft.: <u>N/A</u></p> <p>Density: <u>39.4 units/acre</u></p> <p>Floor Area Ratio (LRR, MRR, HRR): <u>1.13</u></p>	<p><b>NON-RESIDENTIAL DEVELOPMENT</b></p> <p>No. of Buildings: <u>N/A</u></p> <p>Total Building Sq. Ft.: <u>N/A</u></p> <p>Floor Area Ratio: <u>N/A</u></p>
<p><b>MIXED-USE DEVELOPMENT</b></p>	
<p>No. of Dwelling Units: <u>N/A</u></p>	<p>Dwelling Unit Sq. Ft.: <u>N/A</u></p>
<p>Total Non-Residential Sq. Ft.: <u>N/A</u></p>	<p>Floor Area Ratio: <u>N/A</u></p>

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**REZONING APPLICANT'S CERTIFICATION**

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



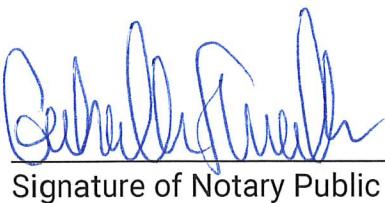
Signature of Applicant

May 29, 2024

Date

Shane M. Lanham, Attorney for Applicant

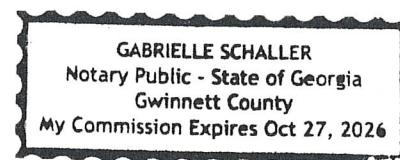
Type or Print Name and Title



Signature of Notary Public

5/29/24

Date



Notary Seal

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REZONING APPLICANT'S CERTIFICATION

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



Signature of applicant

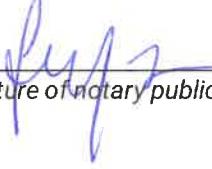
5/24/2024

Date

Nicholas C. Andersen  
Type or print name and title

5/24/2024

Date

  
Signature of notary public

5/24/2024

Date

Farangiz Asadulla  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires 09/13/2025

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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: WAT, LLC, Renee Werbin, Managing Member

Signature: Renee Werbin, Managing Member

Date: 5/28/24

**Notary Public**

Name: Cindy McGeorge

Signature: Cindy McGeorge

Date: 5/28/24



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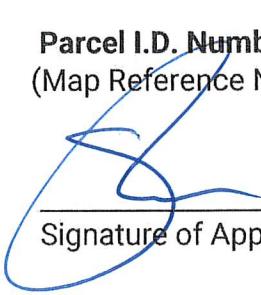
5.29.24

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: R7177 049  
(Map Reference Number)

  
Signature of Applicant

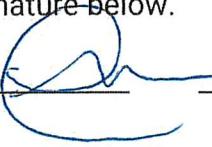
5/29/24  
Date

Shane Larkham, attorney  
Type or Print Name and Title

**PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**TAX COMMISSIONERS USE ONLY**

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

Jessilyn M. Souffie   
Name  
5/28/24  
Date

TSA  
Title

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CONFlict OF INTEREST CERTIFICATION FOR REZONING

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



Signature of applicant

5/24/2024

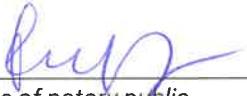
Date

Nicholas C. Andersen

Type or print name and title

5/24/2024

Date



Signature of notary public

5-24-24

Date

Farangiz Asadulla  
NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 09/13/2025

Notary seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No Nick Andersen

Name

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

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

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

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CONFlict OF INTEREST CERTIFICATION FOR REZONING

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

*Renee Werbin, Managing Member*

Signature of applicant

5/28/24

Date

WAT, LLC, Renee Werbin, Managing Member

5/28/24

Type or print name and title

*Cindy McGeorge*

Signature of notary public

5/28/24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No Renee Werbin

Name

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

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

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

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

Signature of Applicant

Date

Type of Print Name and Title



5/29/24

Shane M. Lanham

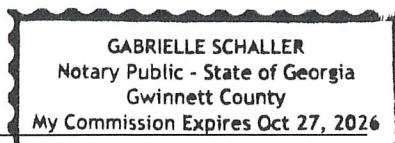
Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title



5/29/24



Signature of Notary Public

Date

Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes

No

Mahally Pickens Tucker, LLP

(Your Name)

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
<u>See attached</u>		

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

**RECEIVED****POLITICAL CONTRIBUTIONS EXHIBIT**

5.29.24

FROM	GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Mahaffey Pickens Tucker, LLP	Ben Ku, Commissioner	\$1,500	10/3/2022
Mahaffey Pickens Tucker, LLP	Matt Holtkamp, Commissioner	\$1,000	4/13/2023
Mahaffey Pickens Tucker, LLP	Nicole Love Hendrickson, Chairwoman	\$2,500	8/11/2023
Mahaffey Pickens Tucker, LLP	Matt Holtkamp, Commissioner	\$3,300	9/18/2023
Mahaffey Pickens Tucker, LLP	Kirkland Carden, Commissioner	\$3,300	9/27/2023
Lee Tucker, Attorney at Law, P.C.	Kirkland Carden, Commissioner	\$2,000	10/25/2023
Lee Tucker, Attorney at Law, P.C.	Nicole Love Hendrickson, Chairwoman	\$1,000	6/22/2023
Jeffrey Mahaffey, Attorney at Law	Nicole Love Hendrickson, Chairwoman	\$1,000	8/14/2023

**Exhibit F: DWR Sewer Capacity Certification Letter**

**[attached]**

 APPROVED DENIED CONDITIONALLY APPROVED**Sewer Capacity Request #C2024-121-05****Expiration Date: 05/16/2025****Tie-In Manhole FID: 200054**

May 16, 2024

Robert Eisenman  
Dominium  
375 Northridge Rd, Suite 500  
Sandy Springs, GA 30350

RE: Sewer Availability for Proposed Development – Mall of Georgia Senior  
Parcel ID 7177 049

Dear Mr. Eisenman:

This letter supersedes the earlier Sewer Capacity Certification C2023-224-09 dated September 27, 2023 addressed to Ankit Patel of Peachtree Hotel Group.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 199 apartment units (98 one-bedroom, 66 two-bedroom, 32 three-bedroom) 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 **19.1 gpm** discharging to the sewer tie-in manhole at Facility ID **200054**.

**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



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GWINNETT COUNTY  
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012  
678.376.6700  
[www.gwinnettcounty.com](http://www.gwinnettcounty.com) | [www.gwinnetth2o.com](http://www.gwinnetth2o.com)

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 – Tai Yi Su, 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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TRAFFIC IMPACT ANALYSIS FOR

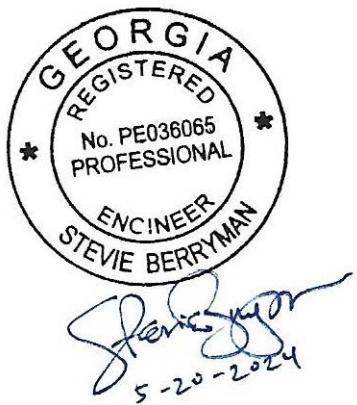
# Senior Living Residential Development on Mall of Georgia Blvd

Buford, GA

**MAY 20, 2024**

**PREPARED FOR:**

Robert Eisenman  
Dominium  
375 Northridge Road, Suite 500  
Atlanta, GA 303560



**PREPARED BY:**

**FORESITE**  
group

Foresite Group, LLC  
3740 Davinci Court, Suite 100  
Peachtree Corners, GA 30092

**o** | 770.368.1399

**f** | 770.368.1944

**w** | [www.foresitegroup.net](http://www.foresitegroup.net)

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## 1. Introduction

This report contains the results from a traffic impact analysis performed for a proposed new age-restricted senior adult residential development in the City of Buford, Georgia. Due to the nature of the proposed development, construction will be completed in a single phase. Buildout will take place over approximately two years. The buildout schedule is to include a six-story, 196-unit, apartment complex. The development will be located on the northwest side of Mall of Georgia Blvd between the intersections of Gravel Springs Road (SR 324) and Woodward Crossing Blvd. The site plan will propose one new driveway location on Mall of Georgia Blvd that will be aligned, at an existing median opening, with Indian Chief Drive.

The purpose of this traffic study is to identify the traffic impacts associated with the proposed development on the surrounding roadway network. In addition to the proposed residential development, background traffic growth is being analyzed in the form of a background growth rate and inclusion of projects in the area. Figure 1 shows the proposed site location in the vicinity of the City of Buford, GA. The site location is shown on an aerial image in

Figure 2. A copy of the proposed site plan is provided in Appendix A.

This report has been prepared for submittal to Gwinnett County to evaluate the traffic conditions at the site. This report summarizes the data collected, proposed access points, projected traffic at the study intersections, analysis of traffic impacts including level of service (LOS), and conclusions from the analysis.

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## 2. Existing and Proposed Development Description

The site is planned to occupy the existing undeveloped land on the northwest side of Mall of Georgia Blvd between the intersections of Gravel Springs Road (SR 324) and Woodward Crossing Blvd. The site driveway is proposed to align with an existing development at the intersection of Mall of Georgia Blvd at Indian Chief Drive.

The development, at full build-out, will consist of a six-story, 196-dwelling unit, age-restricted senior adult residential apartments. The development will be built in one phase which will take approximately two years. A copy of the proposed site plan is attached in Appendix A.

The proposed development will have one access point with the external roadway network. The site plan will propose one new driveway location on Mall of Georgia Blvd aligned with Indian Chief Drive. This driveway location is full access at an existing median opening on Mall of Georgia Blvd between Gravel Springs Road (SR 324) and Woodward Crossing Blvd. Land uses on Indian Chief Drive include a motorcycle dealership, a fire station and a Gwinnett County tag office.

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### 3. Existing Conditions

#### 3.1. Transportation Facilities

This traffic impact study examines the existing (2024), background (2027), and full-build (2027) operations of the intersections listed in Table 1. There are five main roadways being analyzed in this report with roadway characteristics summarized in Table 2. The existing lane configuration is shown in Figure 3. The study network was verified with the Gwinnett County transportation planning department.

Table 1: Study Intersections

#	Intersections	Traffic Control
1	Gravel Springs Road (SR 324) at Mall of Georgia Blvd	Signal Control
2	Mall of Georgia Blvd at Sunny Hill Road	Side-Street Stop Control
3	Mall of Georgia Blvd at Indian Chief Drive/DW1	Side-Street Stop Control
4	Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control

**Mall of Georgia Blvd** is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from northeast to southwest between Buford Drive (SR 20) and Gravel Springs Road (SR 324). This road provides access on the south side to the Mall of Georgia and other shopping developments in the area. The roadway is functionally classified as a Major Collector.

**Gravel Springs Road (SR 324)** is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from east to west from Buford Drive (SR 20) and east beyond I-85. The roadway is functionally classified as a Major Arterial.

**Woodward Crossing Blvd** is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from east to west between Buford Drive (SR 20) and Mall of Georgia Blvd. This road provides access on the north side to the Mall of Georgia and other shopping developments in the area. The roadway is functionally classified as a Major Collector.

**Sunny Hill Road** is an undivided two-lane roadway with a posted speed limit of 35 mph. It runs east of Mall of Georgia Blvd. and terminates at Brown Road. There is a section of Sunny Hill Road on the east side of I-85. The roadway is functionally classified as a Minor Collector.

**Indian Chief Drive** is an undivided two-lane low-speed local roadway with on the southeast side of Mall of Georgia Pkwy. This road provides access to several land uses include a fire station and a county tag office. The proposed driveway for the new site will align with the local road at an existing median opening on Mall of Georgia Blvd.

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Table 2: Roadway Characteristics

Roadway	# of Lanes	Posted Speed Limit (MPH)	Functional Classification
Mall of Georgia Blvd	4	45	Major Collector
Gravel Springs Road (SR 324)	4	45	Major Arterial
Woodward Crossing Blvd	4	45	Major Collector
Sunny Hill Road	2	35	Minor Collector
Indian Chief Drive	2	35	Local Road

### 3.2. Traffic Count Data

Traffic count data for this project was collected on Tuesday April 30<sup>th</sup>, 2024. Peak hour turning movement counts were collected at the existing signalized intersections on Mall of Georgia Blvd at Gravel Springs Road and Woodward Crossing Blvd. Turning movement counts were also collected at the intersections of Sunny Hill Road and Indian Chief Drive. A 24-HR Bi-directional count on Mall of Georgia Blvd was also collected on Tuesday April 30<sup>th</sup>, 2024. Mall of Georgia Blvd has an ADT of 16,864 vehicles per day for the data collected at a location between Gravel Springs Road and Woodward Crossing Blvd. The peak hour volumes are displayed in Figure 4 and the full traffic counts are attached in Appendix B.

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### 3.3. Existing Conditions Capacity Analysis

Existing traffic volumes were entered into a *Synchro 11* model to perform capacity analysis of existing conditions for the weekday AM and PM peak periods. The results of the capacity analysis are shown by lane group movement in Table 3 and described below. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6<sup>th</sup> Edition are presented, and 95<sup>th</sup> percentile queues from *SimTraffic 11* are shown. Full *Synchro* output reports are included Appendix C.

The existing signal timings were provided by the Gwinnett County Traffic Department of Transportation for use in the *Synchro* modeling. These timings were also used for the analysis of the background and build conditions for this study network.

#### **Gravel Springs Road at Mall of Georgia Blvd**

The signalized intersection operates at a LOS B during the AM peak period and LOS C in the PM peak period.

#### **Mall of Georgia Blvd at Sunny Hill Road**

The WB stop-controlled side-street approach from Sunny Hill Road operates at LOS A during both peak periods. The northbound U-turn lane operates at LOS A in the AM peak period and LOS B in the PM peak period.

#### **Mall of Georgia Blvd at Indian Chief Drive**

The WB stop-controlled side-street approach from Indian Chief Drive operates at LOS B in the AM peak period and LOS C in the PM peak period.

#### **Mall of Georgia Blvd at Woodward Crossing Blvd**

The signalized intersection operates at a LOS C during both the AM and PM peak periods.

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Table 3: Existing Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	47.5	D	17	70.5	E	44
		EBT	13.8	B	134	25.6	C	346
		EBR	-	-	-	-	-	63
		WBL	25.2	C	111	46.3	D	250
		WBT	12.8	B	147	11.6	B	162
		WBR	-	-	-	-	-	-
		NBL	24.6	C	94	47.5	D	164
		NBT	19.8	B	13	34.7	C	93
		NBR	-	-	19	-	-	279
		SBL	20.3	C	34	35.6	D	35
		SBT/R	21.0	C	46	34.7	C	40
		Intersection	15.6	B	-	26.8	C	-
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.0	A	11	9.6	A	31
		NBU	8.9	A	4	12.2	B	18
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.8	A	6	-	-	8
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive	Side-Street Stop Control	WB	10.5	B	20	17.5	C	49
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.8	A	8	9.9	A	44
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	EBL	42.3	D	73	47.1	D	235
		EBT	40.1	D	30	38.5	D	61
		EBR	41.8	D	35	40.2	D	48
		WBL	59.0	E	70	74.4	E	58
		WBT/R	43.1	D	60	49.9	D	68
		NBL	7.5	A	23	9.5	A	46
		NBT/R	9.0	A	41	13.0	B	126
		SBL	7.4	A	38	9.6	A	56
		SBT	8.7	A	55	0.3	A	110
		SBR	-	-	-	-	-	-
		Intersection	20.1	C	-	20.9	C	-

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## 4. Background Growth

### 4.1. Growth Rate

Background traffic growth is an analysis method used to estimate the growth of traffic that will contribute to the traffic of the roadway network in and around the study area. The background traffic does not include the proposed project that is being studied. The proposed development is expected to have a full build out by 2027, and a growth rate was estimated for the years between the existing volume counts and the future development build out.

Referencing the *Georgia Department of Transportation's Traffic Analysis & Data Application (TADA)* website the two closest count stations (135-0258 & 135-0121) were referenced to determine an annual growth rate for background traffic volumes for roads in the area. The growth rate determined for this area utilized in this analysis is 3.38%. The growth rate was applied to the existing volumes only. The growth rate is not applied to select minor street approaches, such as residential or commercial developments that may not expect to experience the same type of traffic volume growth rate as larger collector and arterial type commuter routes.

### 4.2. Background Conditions Capacity Analysis

Background conditions include a 3.38% growth rate per year applied to existing traffic volumes grown to the project full-build year 2027. Background 2027 traffic volumes are shown graphically in Figure 5. The background traffic volumes were entered into a *Synchro 11* model which uses the same lane geometry as existing conditions. The results of the capacity analysis are shown by lane group movement in Table 4. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95<sup>th</sup> percentile queues from *SimTraffic 11* are shown. Full Synchro output reports are included Appendix C.

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Table 4: Background (2027) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	50.6	D	18	70.5	E	115
		EBT	14.4	B	151	30.2	C	380
		EBR	-	-	8	-	-	57
		WBL	27.4	C	126	47.3	D	309
		WBT	13.3	B	140	12.2	B	176
		WBR	-	-	-	-	-	-
		NBL	27.0	C	100	52.4	D	185
		NBT	21.4	C	16	34.7	C	238
		NBR	-	-	34	-	-	312
		SBL	22.0	C	30	35.6	D	33
		SBT/R	22.6	C	54	34.7	C	45
		Intersection	16.5	B	-	29.2	C	-
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.1	A	13	9.9	A	28
		NBU	9.1	A	4	13.0	B	20
		NBT	-	-	-	-	-	49
		NBR	-	-	-	-	-	-
		SBL	7.8	A	-	-	-	-
		SBT	-	-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive	Side-Street Stop Control	Intersection	-	-	-	-	-	-
		WB	10.7	B	24	19.2	C	60
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	3
		SBL	7.9	A	16	10.4	B	43
		SBT	-	-	-	-	-	-
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	Intersection	-	-	-	-	-	-
		EBL	42.4	D	67	48.1	D	261
		EBT	40.1	D	34	37.5	D	55
		EBR	42.1	D	39	39.5	D	51
		WBL	59.0	E	70	74.4	E	54
		WBT/R	43.3	D	60	49.9	D	84
		NBL	7.5	A	28	10.1	B	62
		NBT/R	9.1	A	38	13.9	B	150
		SBL	7.4	A	41	10.3	B	62
		SBT	8.9	A	60	0.3	A	115

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### **Gravel Springs Road at Mall of Georgia Blvd**

The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the background conditions.

### **Mall of Georgia Blvd at Sunny Hill Road**

The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during both peak periods in the background conditions. The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.

### **Mall of Georgia Blvd at Indian Chief Drive**

The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the background conditions.

### **Mall of Georgia Blvd at Woodward Crossing Blvd**

The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the background conditions.

## 5. Future Conditions

### 5.1. Trip Generation

Project trips for the commercial development were estimated using the equations presented in the Institute of Transportation Engineers' (ITE) latest Trip Generation Manual, 11<sup>th</sup> Ed., 2021 for ITE land use code 252 – Senior Adult Housing - Attached. The development will be built in one phase with an anticipated full-build out year of 2027.

Build-out and occupied by 2027:

- Senior Adult Housing - Multifamily (ITE code 252) – 196 Dwelling Units

Table 5 summarizes the trip generation for the proposed development for the appropriate land use codes. The full trip generation worksheets are presented in Appendix D.

**Table 5: Project Trip Generation**

Project Land Use	Density	ITE LUC	Daily			AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	Total	In	Out	
Senior Adult Housing - Attached	196 D.U.	252	591	296	295	38	13	25	49	27	22	
			<b>Total Trips</b>	591	296	295	38	13	25	49	27	22
			<b>Reductions for Internal Capture</b>	0	0	0	0	0	0	0	0	0
			<b>Reductions for Modal Split</b>	0	0	0	0	0	0	0	0	0
			<b>Reductions for Pass-By Trips</b>	0	0	0	0	0	0	0	0	0
			<b>Total Net New Project Trips</b>	591	296	295	38	13	25	49	27	22

The development is anticipated to generate 591 new daily trips (296 inbound, 295 outbound). The highest peak hour volume is expected during the PM peak hour with 49 peak hour vehicle trips (27 inbound and 22 outbound). The AM peak hour is expected to generate 38 new trips (13 inbound, 25 outbound).

Because this is an age-restricted living facility, it can be expected that a high percentage of daily trips will take place during off-peak times of the day. Additionally, residents may combine trips, or utilize carpooling or shuttle transit options transporting several residents in combined trips for local shopping and activities.

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## 5.2. Distribution

The assignment and directional distribution of new project trips were based on existing traffic patterns, adjacent major roadways and trip destination densities (job centers, recreational facilities, and retail developments) in the surrounding area. The directional distribution for new trips is shown in Figure 6.

Due to the age of the residents for the proposed development recreational facilities and retail developments were heavily considered as trip destinations and trip generators for the type of residents that are expected to occupy at the proposed development.

## 5.3. Future Traffic Volumes

Project trips estimated in the trip generation and distributed to the roadway network are shown graphically in Figure 7. Future traffic volumes including the proposed development and background traffic growth are shown in Figure 8.

## 5.4. Turn Lane Warrant Analysis

Turn lane warrants were analyzed for the proposed site access to the external network. The new proposed driveway location intersection with Mall of Georgia Blvd was assessed per the *Gwinnett County Unified Development Ordinance* and the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes*.

New Driveway 1 at Mall of Georgia Blvd:

- Right-turn deceleration lanes shall be required at residential developments on Minor Collector Street or Major Thoroughfare.
- Left-turn deceleration lane is **WARRANTED** per the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes* (Table 2).

## 5.5. Turn Lane Lengths

Where required turn lanes should be constructed per Gwinnett County *Unified Development Ordinance*. For a 45-mph roadway under these conditions, a deceleration lane should provide a minimum of 200-ft of length with a 50-ft bay taper or to the maximum extend feasible.

## 5.6. Future Lane Geometry

The development is planned to have access to the external roadway network via two full-access side-street stop-controlled driveways. Future lane geometry is presented in Figure 9.

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## 5.7. Future Conditions Capacity Analysis

The future Build traffic volumes were entered into a *Synchro 11* model. The results of the capacity analysis are shown by lane group movement in Table 6 and described below. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95<sup>th</sup> percentile queues from *SimTraffic 11* are shown. Full Synchro output reports are included Appendix C. Signal timings remained the same as in existing and background conditions.

### **Gravel Springs Road at Mall of Georgia Blvd**

The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the build conditions.

### **Mall of Georgia Blvd at Sunny Hill Road**

The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during the AM peak period. The WB approach will operate at LOS B during the PM peak period. The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.

### **Mall of Georgia Blvd at Indian Chief Drive**

The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the build conditions. The new EB approach for the site driveway is expected to have minor outbound traffic volumes during both peak periods. The EB approach is shown to operate at LOS B in the AM peak period and LOS C in the PM peak period.

### **Mall of Georgia Blvd at Woodward Crossing Blvd**

The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the build conditions.

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Table 6: Build Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	50.6	D	20	70.5	E	104
		EBT	14.5	B	151	30.5	C	364
		EBR	-	-	8	-	-	70
		WBL	27.3	C	129	47.4	D	301
		WBT	13.3	B	148	12.2	B	170
		WBR	-	-	-	-	-	-
		NBL	27.6	C	107	54.5	D	192
		NBT	21.4	C	16	34.7	C	251
		NBR	-	-	23	-	-	318
		SBL	22.0	C	28	35.6	D	31
		SBT/R	22.6	C	53	34.7	C	42
		Intersection	16.6	B	-	29.6	C	-
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.2	A	11	10.0	B	27
		NBU	9.2	A	-	12.9	B	18
		NBT	-	-	-	-	-	52
		NBR	-	-	-	-	-	-
		SBL	7.9	A	5	-	-	-
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive/ Driveway 1	Side-Street Stop Control	EB	11.0	B	32	17.8	C	36
		WB	11.2	B	22	23.1	C	59
		NBL	8.0	A	11	9.4	A	26
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.9	A	14	10.4	B	44
		SBT	-	-	-	-	-	-
		SBR	-	-	-	-	-	-
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	Intersection	-	-	-	-	-	-
		EBL	42.5	D	81	48.3	D	273
		EBT	40.1	D	28	37.4	D	52
		EBR	42.1	D	40	39.2	D	52
		WBL	59.0	E	74	74.4	E	48
		WBT/R	43.4	D	73	49.9	D	75
		NBL	7.5	A	25	10.2	B	47
		NBT/R	9.1	A	44	14.1	B	164
		SBL	7.4	A	39	10.4	B	49
		SBT	8.9	A	58	0.3	A	112
		SBR	-	-	-	-	-	-
		Intersection	20.0	C	-	21.2	C	-

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## 6. Conclusions and Recommendations

A proposed development consisting of a 196-dwelling unit age-restricted senior adult residential apartment complex in the City of Buford, Georgia is planned to be located on the northwest side of Mall of Georgia Blvd south of the intersection with Gravel Springs Road (SR 324). Due to the nature of the proposed development, construction will be completed in a single phase. Buildout will take place over approximately two years, beginning construction in 2025. The site plan will propose one new driveway location on Mall of Georgia Blvd that will align with Indian Chief Drive. This driveway location is full access with a median opening on Mall of Georgia Blvd.

The conclusions and recommendations for the impacts to the surrounding transportation network are described below:

### Gravel Springs Road at Mall of Georgia Blvd

- The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

### Mall of Georgia Blvd at Sunny Hill Road

- The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during the AM peak period. The WB approach will operate at LOS B during the PM peak period.
- The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.
- There are no mitigation improvements to this intersection recommended as part of this project.

### Mall of Georgia Blvd at Indian Chief Drive

- The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the build conditions.
- The new approach for the site driveway is expected to have minor outbound traffic volumes during both peak periods. The EB approach is shown to operate at LOS B in the AM peak period and LOS C in the PM peak period.
- A southbound right-turn deceleration lane on Mall of Georgia Blvd is required at this proposed site driveway per the *Gwinnett County Unified Development Ordinance*.

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- A northbound left-turn lane is warranted and recommended at the proposed site driveway per the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes*.
- Where required turn lanes should be constructed per Gwinnett County *Unified Development Ordinance*. For a 45-mph roadway under these conditions, a deceleration lane should provide a minimum of 200-ft of length with a 50-ft bay taper or to the maximum extend feasible.

#### **Mall of Georgia Blvd at Woodward Crossing Blvd**

- The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

**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?**

In addition to surrounding property owners, the Applicant will contact the Board of Commissioners and Planning Commission members.

- 2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The meeting will be held at the Home2 Suites on Mall of Georgia Boulevard.

- 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.**

June 20th, 2024 at 6:00pm

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

The Applicant team will provide an introduction to the project and then open the meeting for discussion and/or question-and-answer session.



## 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.**

Notification packet attached. Notices were mailed to property owners within 1,000 feet as well as the Board of Commissioners and Planning Commission.

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

The meeting was held at the Courtyard Buford Mall of Georgia at 6:00pm on Thursday, June 20, 2024.

- 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.**

No members of the public attended the meeting.

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

This question is not applicable because no members of the public attended the meeting.

- 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?**

This question is not applicable because no members of the public attended the meeting.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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RZM2024-00011

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

**[attached]**



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

<b>TRC Meeting Date:</b> 07.08.2024	
Department/Agency Name: Transportation	
Reviewer Name: Brent Hodges	
Reviewer Title: Construction Manager 2	
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number: RZM2024-00011	
Case Address: 2800 Mall of Georgia Boulevard, Buford, 30519	
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Mall of Georgia Boulevard is a major collector. The Average Daily Traffic Volume is 16,894.
2	The site is 0.25 mile from the nearest Ride Gwinnett facility located at Mall of Georgia Boulevard and the Ivy Artisan (Ariston driveway).
3	The developer shall coordinate with the Gwinnett County Department of Transportation Pre-Construction Division regarding the adjacent Sugarloaf Parkway, phase 3, right-of-way.
4	Per UDO section 360-30, a right turn deceleration lane shall be provided along Mall of Georgia Boulevard into the site.
5	A 5' concrete sidewalk shall be constructed along the entire site frontage, per UDO section 360-90.
6	Per UDO section 360-40, a signed sight distance certification shall be provided for the site entrance from Mall of Georgia Boulevard.
7	Per the submitted traffic impact study, no additional improvements are needed on any of the adjacent or nearby intersections, aside from turn lanes being added along Mall of Georgia Boulevard for the site entrance.
<b>Recommended Zoning Conditions:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	A NB left turn lane shall be provided along Mall of Georgia Boulevard into the site, per the submitted traffic impact study as well as the Criteria and Guidelines for left turn lanes.
2	
3	
4	
5	
6	
7	

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

*Revised 7/26/2021*

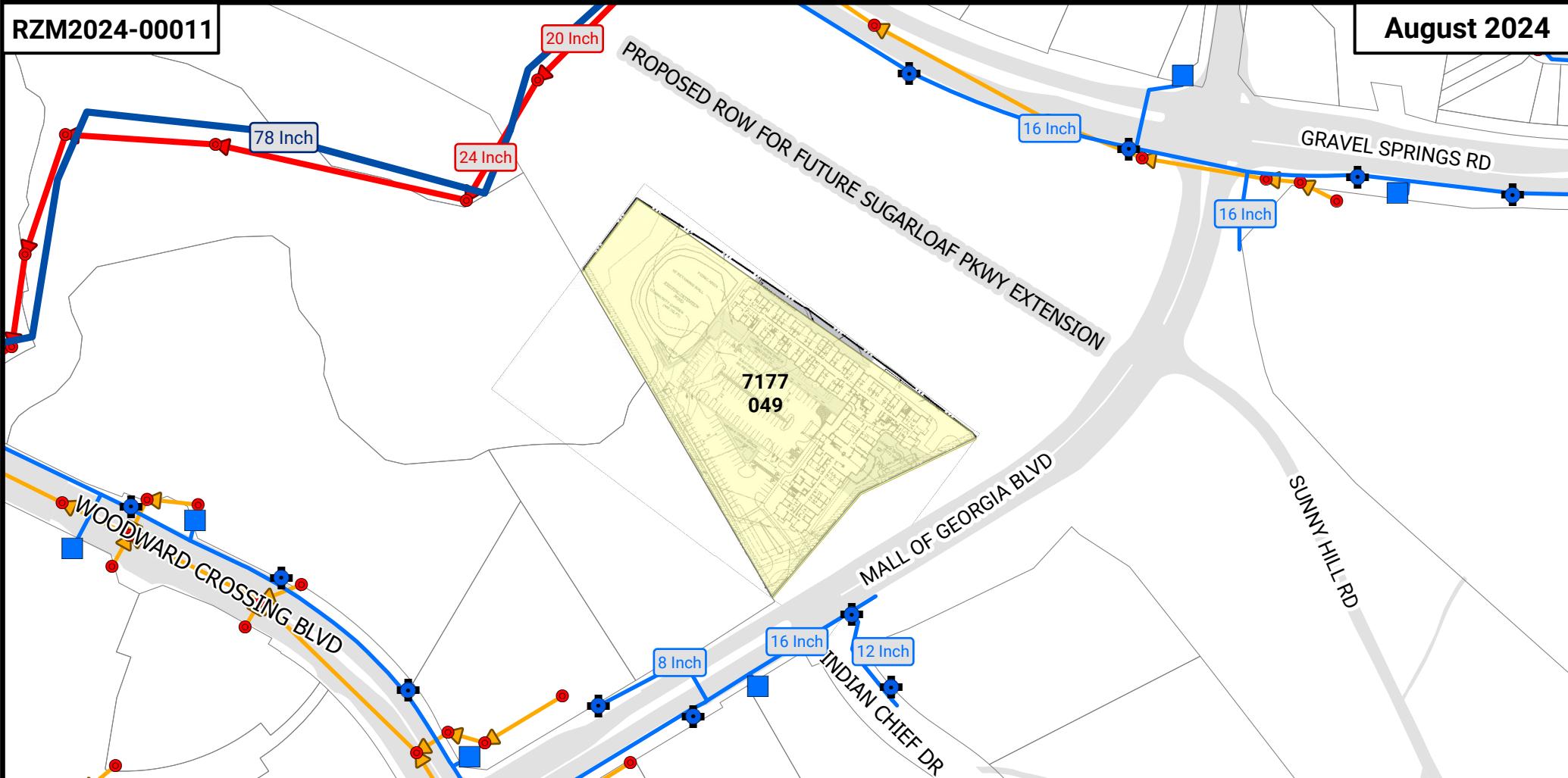


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name: DWR				
Reviewer Name: Mike Pappas				
Reviewer Title: GIS Planning Manager				
Reviewer Email Address: <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>				
Case Number: RZM2024-00011				
Case Address: 2800 Block of Mall of Georgia Boulevard				
<b>Comments:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
1	Water: The proposed development may connect to an existing 8-inch water main located on the northern right-of-way of Mall of Georgia Boulevard, or an existing 16-inch water main located on the southern right-of-way of Mall of Georgia Boulevard. A jack-and-bore may be required.			
2	Sewer: A Sewer Capacity Certification (C2024-121-05) has been approved for 199 units (98 one-bedroom, 66 two-bedroom, 32 three-bedroom). The proposed development plans to connect to an existing 20-inch gravity sewer on the future Sugarloaf Parkway Extension property to the north of the subject site. The proposed development shall coordinate with DOT on requirements for utilities within the right-of-way.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

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

*Revised 7/26/2021*



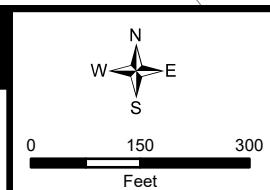
## 2800 Block of Mall of Georgia Blvd

RA-200 to H-RR

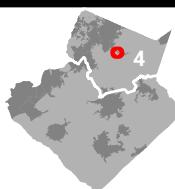
# Water & Sewer Utility Map

### LEGEND

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor



### LOCATION



**Water Comments:** The proposed development may connect to an existing 8-inch water main located on the northern right-of-way of Mall of Georgia Boulevard, or an existing 16-inch water main located on the southern right-of-way of Mall of Georgia Boulevard. A jack-and-bore may be required.

**Sewer Comments:** A Sewer Capacity Certification (C2024-121-05) has been approved for 199 units (98 one-bedroom, 66 two-bedroom, 32 three-bedroom). The proposed development plans to connect to an existing 20-inch gravity sewer on the future Sugarloaf Parkway Extension property to the north of the subject site. The proposed development shall coordinate with DOT on requirements for utilities within the right-of-way.

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

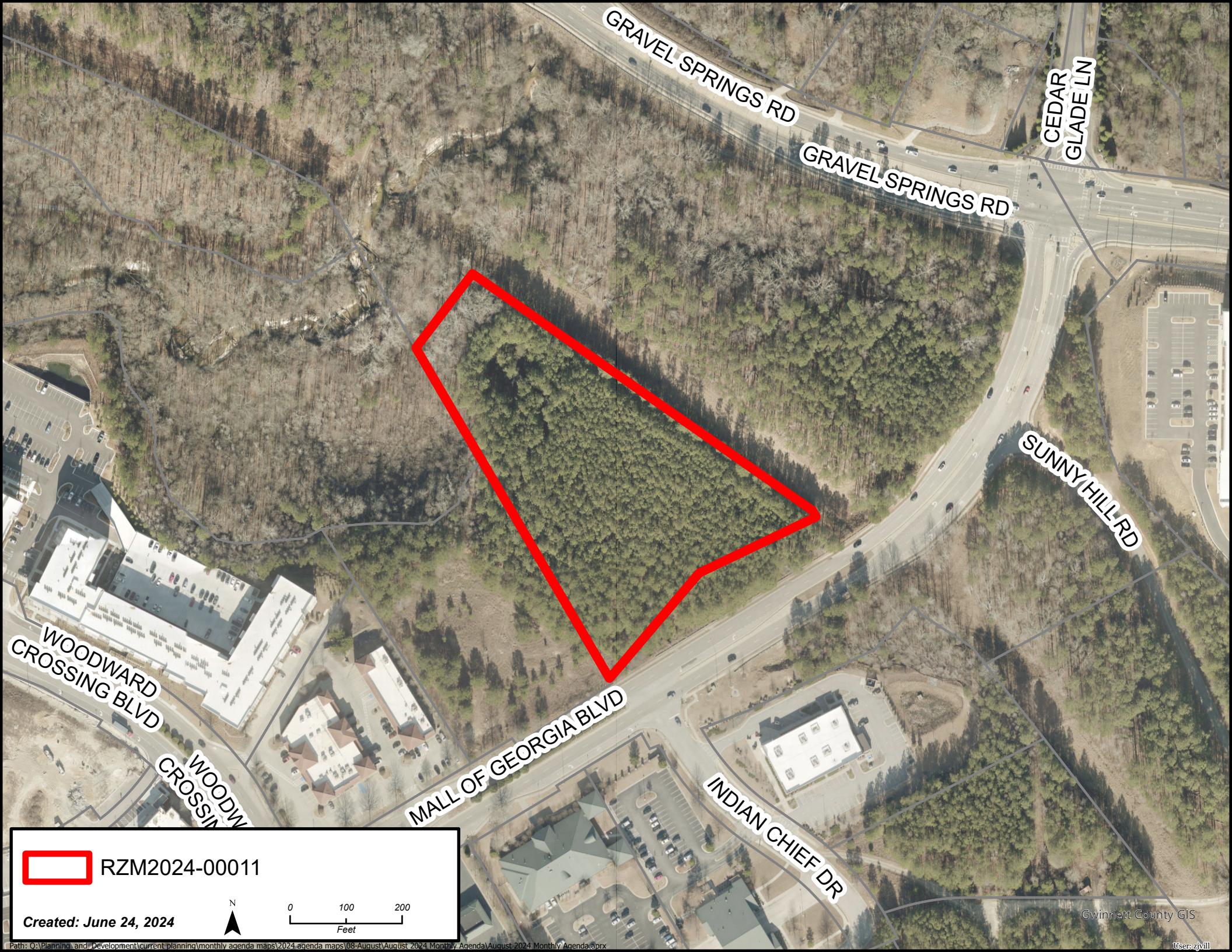
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump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

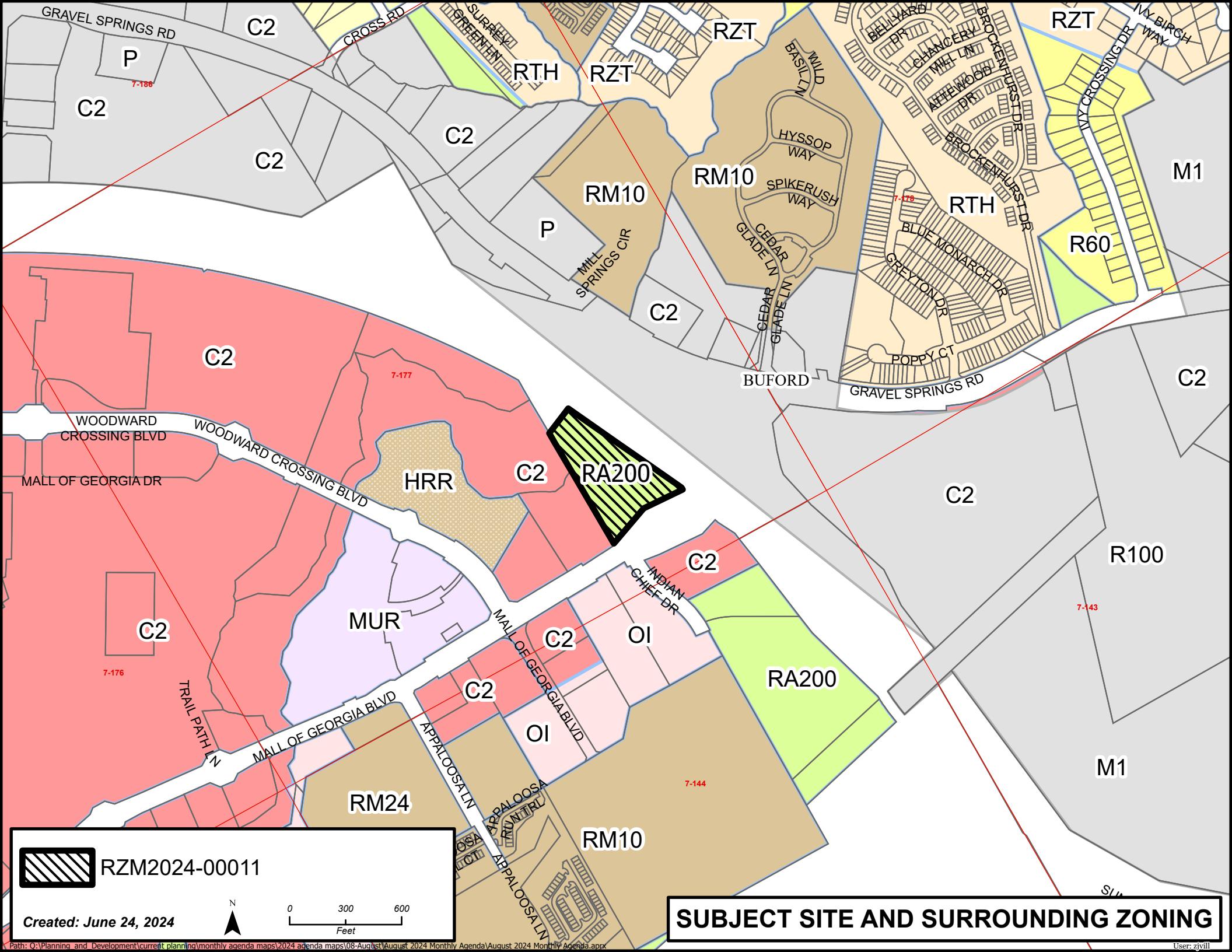
**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications,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

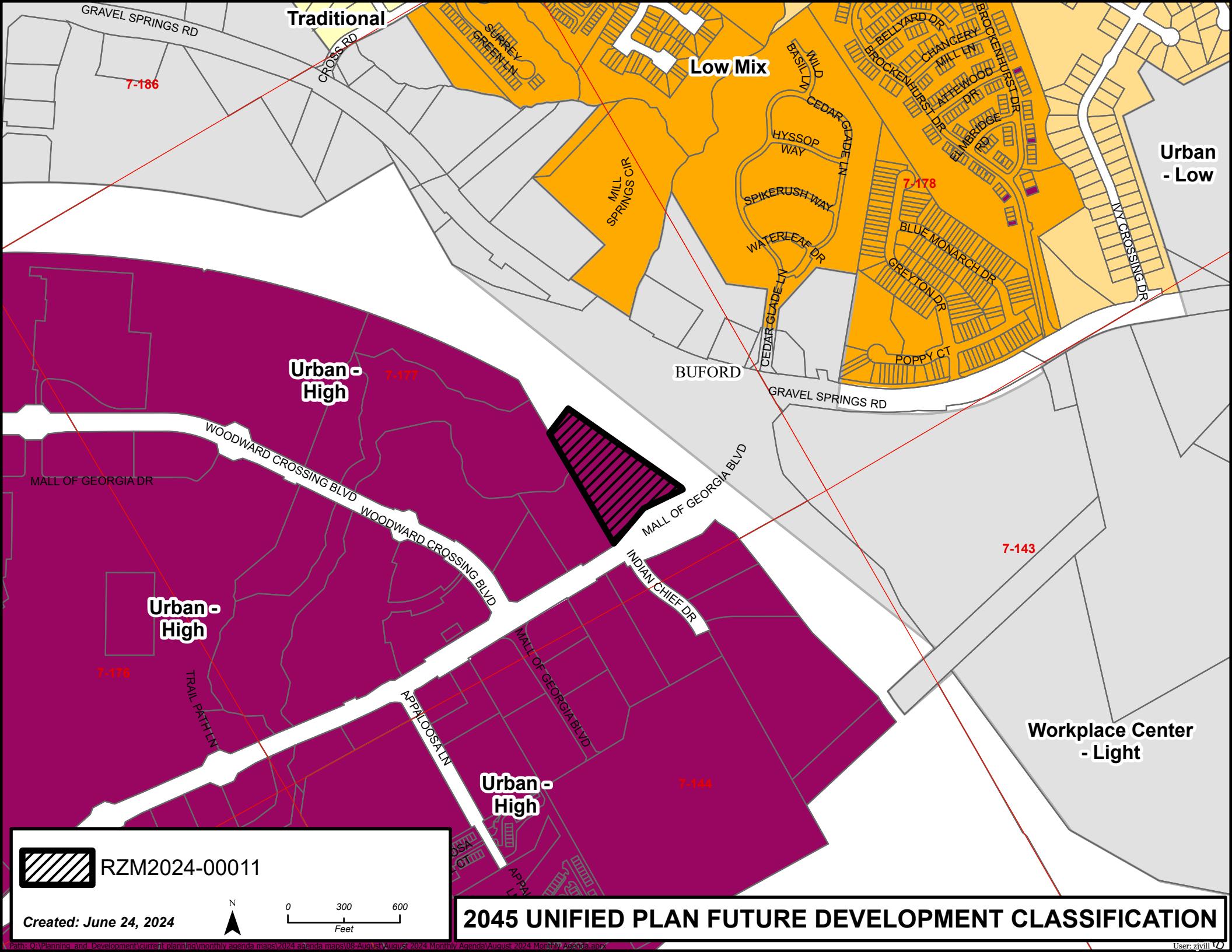
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

**Exhibit J: Maps**

**[attached]**







**Exhibit K: Documents Presented at the August 6, 2024, Planning Commission Public Hearing**

**[attached]**

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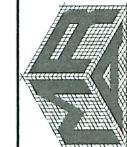
8.6.2024

# SENIOR LIVING AT MALL OF GA BLVD.

BUFORD, GA



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
100 CREST CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084  
SENIOR LIVING AT MALL OF GA BLVD.  
2800 BLOCK OF MALL OF GEORGIA BLVD.



SA.1

RELEASMENT DRAWING NOT RELEASED FOR CONSTRUCTION

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8.6.2024



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