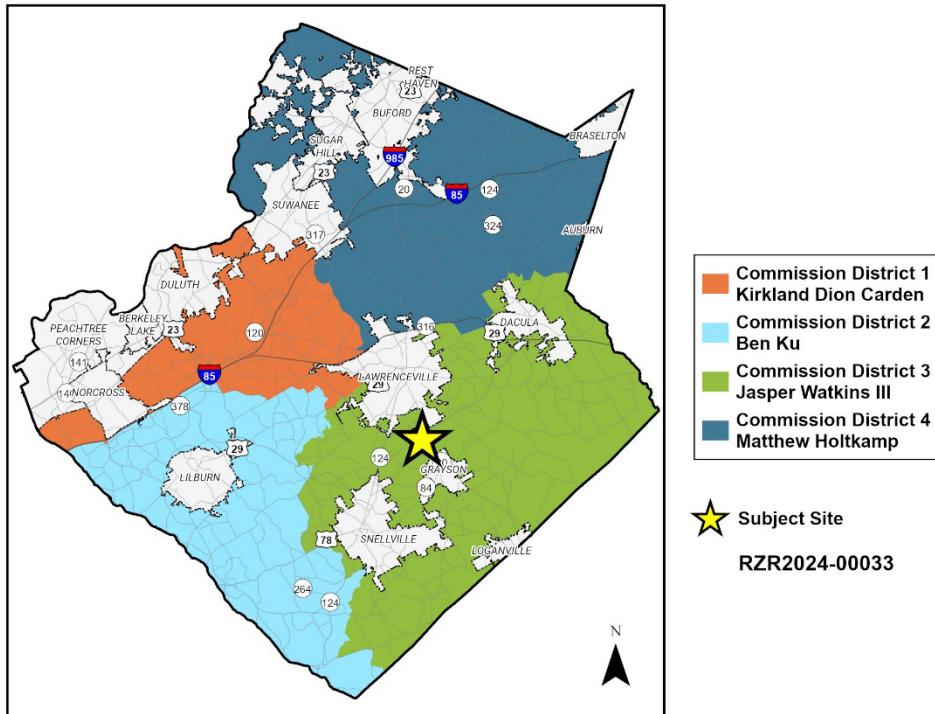




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2024-00033
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to TND (Traditional Neighborhood Development District)
Overlay District:	Grayson/Highway 20 Corridor Overlay District
Additional Requests:	Variances
Addresses:	516, 535, and 538 Old Johnson Road and 539 Webb Gin House Road
Map Numbers:	R5138 047 and R5139 003, 182, and 312
Site Area:	65.82
Units:	280
Proposed Development:	Traditional Neighborhood Development
Commission District:	District 3 – Commissioner Watkins
Future Development Type:	Neighborhood Traditional and Neighborhood Traditional+
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Stanley Martin Homes
c/o Bohler Engineering, PLLC
211 Perimeter Center Parkway NE, Suite 425
Atlanta, GA 30346

Owners: Samuel Ted Dunagan
Timothy Reed Dunagan
Rachel Lynn Dunagan
516 Old Johnson Road
Lawrenceville, GA 30045

Contact: Kathryn McPherson

Contact Phone: 919.578.9000

Zoning History

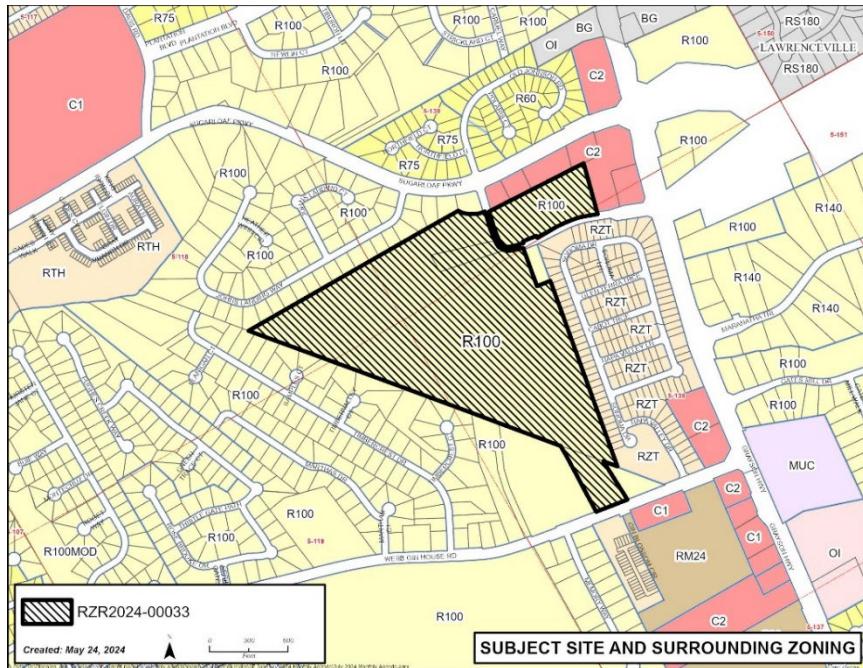
The subject properties are zoned R-100 (Single-Family Residence District). No prior zoning cases are on record for these properties. Parcel R5139 003 along the northern frontage of Old Johnson Road is located in the Grayson/Highway 20 Corridor Overlay District.

Existing Site Condition

The subject site is an assemblage of 65.82 acres located along Old Johnson Road and Webb Gin House Road, southwest of the intersection of Sugarloaf Parkway and Grayson Highway. The site includes two single-family residences with accessory buildings accessed by a gravel driveway running between Old Johnson Road and Webb Gin House Road. The front portion of the site on both sides of Old Johnson Road are open fields with the remainder of the site being wooded. There is an existing stormwater pond on the northeastern parcel and a stream with associated buffers and setbacks running along the southwestern portion of the southern parcels. The terrain gradually falls from Old Johnson Road towards the stream by approximately 60 feet to the southwest and towards the pond by approximately 18 feet to the northeast. Along the Old Johnson Road frontage and the eastern property lines are a sewer manhole and 20-foot-wide sewer easement. There is a partial sidewalk along the Webb Gin House Road frontage, but no sidewalks along the Old Johnson Road frontage. The nearest Gwinnett County Transit stop is approximately 2.0 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by commercial uses at the intersection of Sugarloaf Parkway and Grayson Highway and a mixture of single-family detached, townhouses, and apartments. To the east along Grayson Highway is Silver Oak, a medium-density single-family residential subdivision. To the west are Timbercrest and Johnson's Landing, low-density single-family residential subdivisions. The Townhomes on Webb Gin and The Whitby across Webb Gin House Road to the south are townhouses and apartments respectively. In addition, a place of worship abuts the property to the south. To the northeast of this development are a self-storage facility, a multi-tenant shopping center, and a pharmacy. The Gwinnett County Fairgrounds and the Inverness at Sugarloaf townhouses are approximately one mile to the northwest, along Sugarloaf Parkway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional Neighborhood Development	TND	4.20 units per acre
North	Commercial Single-Family Residential	C-2 R-100	N/A 2.13 units per acre
East	Commercial Single-Family Residential	C-2 R-ZT	N/A 4.50 units per acre
South	Apartments Place of Worship Townhouses	RM-24 R-100 R-TH	22.67 units per acre N/A 8.15 units per acre
West	Single-Family Residential Single-Family Residential	R-100 R-100	2.13 units per acre 1.66 units per acre

Project Summary

The applicant requests rezoning of a 65.82-acre assemblage from R-100 to TND for a traditional neighborhood development including:

- 280 total units, comprised of 130 townhouses, 138 single-family detached lots, and 12 duplex dwellings, yielding a density of 4.2 units per acre.
- 138 single-family detached residences on minimum 5,000 square foot lots, 69 two-story residences with front-loaded garages and 69 three-story residences with alley-loaded garages and a minimum floor area of 2,455 square feet.
- 130 three-story townhouses with alley-loaded garages and a minimum floor area of 1,984 square feet.
- 12 two-story duplexes with alley-loaded garages and a minimum floor area of 2,133 square feet.
- Exterior building materials of brick and cementitious siding and/or board and batten.
- 13.4 acres, or 20% of total open space dispersed throughout and around the perimeter of the site.
- 6.3 acres or 9% of total usable open space including an amenity area, open playing fields, a gathering space, walkways, benches, a dog park, and gazebo.

- An amenity area in the eastern portion of the development including a clubhouse, pool, pickleball courts, playground, and mail kiosk with 14 off-street parking spaces.
- Two proposed stormwater management facilities on the southern portion of the development and the reuse of the existing pond on the northern parcel as a stormwater management facility.
- A central boulevard with 22.5-foot-wide public internal streets and 5-foot-wide sidewalks on each side of a central landscaped median within a 78-foot-wide right-of-way.
- 24-foot-wide public local internal streets within a 44-foot-wide right-of-way and 5-foot-wide sidewalks.
- Full-access entrances on Old Johnson Road and Webb Gin House Road.
- 50 on-street parallel guest parking spaces.
- A 30-foot-wide graded and replanted buffer with a 6-foot-high privacy fence along the eastern property line adjacent to R-ZT zoned residential subdivision.
- 40-foot-wide partially graded and replanted buffers along the southern and western property lines adjacent to R-100 zoned residential subdivisions.
- Five-foot-wide planting strips with street trees planted every 40-feet and streetlights placed every 80-feet along internal streets.

Zoning and Development Standards

The applicant is requesting a rezoning to TND for a traditional neighborhood development. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 5 Acres	65.82 Acres	YES
Density	Maximum 8.0 units per acre	4.20 units per acre	YES
Lot Coverage	Maximum 80%	80%	YES
Front Yard Setback	10'	≥10'	NO*
Rear Yard Setback	Minimum 20'	20'	YES
Side Yard Setback	Minimum 5'	5'	YES
Garage Door Setback	Minimum 18'	18'	YES
Street Frontage Setback	Minimum 40' setback 10' landscape strip	40' setback 10' landscape strip	YES
Building Height	Maximum 35'	<35'	YES
Open Space	Minimum 10% or 6.6 acres	20% or 13.4 acres	YES
Usable Open Space	Minimum 5% or 3.4 acres	9% or 6.3 acres	YES
Central Open Space	Minimum 10,000 SF	>10,000 SF	YES
TND Zoning Buffer	Minimum 40' Undisturbed	30' Graded and Replanted 40' Graded and Replanted	NO*
One- and Two-Family Dwellings Parking	Minimum 2 spaces per dwelling Maximum 4 spaces per dwelling	4 per dwelling	YES
Townhouse Parking	Minimum 2 spaces per dwelling Maximum 3 spaces per dwelling	3 per dwelling	YES
Townhouse Guest Parking	Minimum 33 spaces	50 spaces	YES
Recreation Area Parking	Minimum 14 spaces Maximum 28 spaces	14 spaces	YES
Block Length	Maximum 500'	<500'	YES

Housing Mix	Maximum 50% per housing type	49% Single-family detached 5% Duplex 46% Townhouses	YES
Alley Loaded Driveways	100%	75.36%	NO*

*Applicant is requesting variances from these UDO standards.

Parcel R5139 003 along the northern frontage of Old Johnson Road is located within the Grayson/Highway 20 Corridor Overlay District. This portion of the property is planned for open space and will remain undeveloped.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 212.80.2 C. Building and Site Design Standards

The minimum front yard setback shall also serve as the maximum front yard setback.

The applicant is requesting that 69 front-loaded single-family detached homes exceed the maximum 10' front yard setback by up to 10 feet.

2. Section 212-80.3.B.1 Driveways and Alleys

All driveways shall be accessed from an alley.

The applicant is requesting to allow for 69 single-family detached homes along the perimeter of the development to be accessed from a street.

3. Section 230-100.1 Zoning Buffer Requirements

A 40-foot-wide undisturbed zoning buffer for TND adjacent to Single-Family Detached Residential.

The applicant is requesting to reduce the 40-foot-wide undisturbed buffer to a 30-foot-wide graded and replanted buffer along the eastern property line adjacent to R-ZT zoned properties and a 40-foot-wide graded and replanted buffer along the southern and western property lines adjacent to the R-100 zoned properties.

Public Participation

The applicant held a community meeting for the development on May 29, 2024, at St. Edward's Episcopal Church in Lawrenceville. There were 25 community members in attendance, who raised concerns and questions regarding traffic, density, mobility, stormwater/sewer, and conformity with surrounding Homeowner's Associations. The applicant is attempting to address these concerns by working with staff on designing the intersection, adding fencing and landscaping where needed, and continuing to engage neighbors throughout the process. 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 subject property is surrounded by single-family detached residences, townhouses, apartments, and commercial uses. Recently built townhouses and apartments are located to the south of this property, across Webb Gin House Road. The townhouses are three stories and are adjacent to a dense, four-story apartment development. There are also townhouses to the northwest, along Sugarloaf Parkway. The Silver Oaks subdivision with homes on a minimum lot size of 4,000 square feet abuts the property to the east, and these lots are smaller than the minimum 5,000 square foot single-family lots being proposed with similar 50-foot lot widths. To the west are mature single-family detached subdivisions with larger lots. The proposal would provide an appropriate transition in density from the townhouses and apartments near Grayson Highway to the single-family detached neighborhoods to the west. Therefore, this 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.

A majority of the three-story townhouses and alley-loaded single-family homes will be located in the center of the development with two-story single-family detached homes and open space adjacent to the subdivisions with larger lots. Although a portion of the townhouses would abut single-family residential, a recommended staff condition for fencing along with the proposed 30-foot graded and replanted buffer would mitigate potential impacts. The adjacent R-100 zoned subdivisions would abut a 40-foot-wide replanted buffer and open space between single-family residences. This proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned.

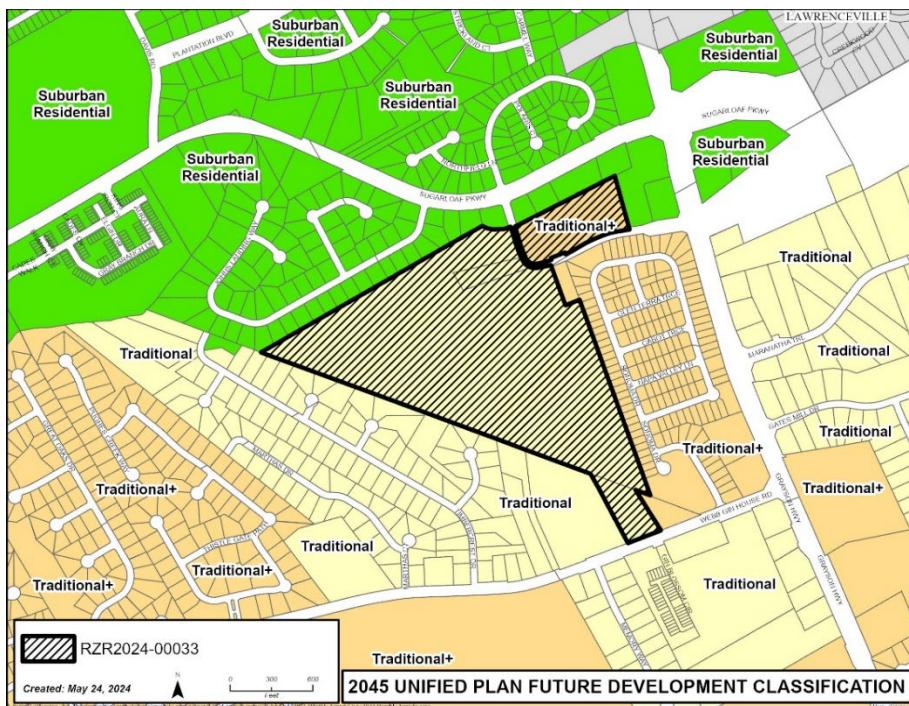
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. The traffic impact study estimated the proposal would generate 168 morning and 216 evening peak hour trips. The study concluded the project would have minimal impact on the operation of the study intersections with the exception of the northbound approach at the intersection of Sugarloaf Parkway with Old Johnson Road, which is currently experiencing high levels of delay during AM and PM peak hours. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit I).

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

The Unified Plan's Future Development Map indicates a majority of the site to be "Neighborhood Traditional", which envisions single-family residential development with a density of up to 1.7 units per acre in areas that lack sewer service. The parcel along the northern frontage of Old Johnson Road is within the "Neighborhood Traditional+" future development type. The survey indicates sewer connectivity for this site, thus, it would be appropriate to review the proposal as "Neighborhood Traditional+". This future development type encourages gentle density in predominately single-family residential areas with a target density between 7 and 8 units per acre. A variety of housing types including single-family detached, single-family cottages, duplexes, triplexes, quadplexes, townhomes, and stacked flats are all appropriate in "Neighborhood Traditional+". This development type intends for residences to be built with front porches, modest setbacks, and side or alley loaded garages to promote a pedestrian-friendly environment. Street and sidewalk connectivity are also encouraged as practicable, and greens and passive parks are preferred park typologies.

The proposed development follows many of the standards for "Neighborhood Traditional+" and TND is a recommended zoning district for this future development type. This development proposes a variety of housing types including single-family residences, townhouses, and duplexes. A majority of dwellings will include alley-loaded garages with front porches and modest setbacks. Several open space areas are proposed along with a robust sidewalk network that connects to abutting properties. The proposed density of 4.2 units per acre is below the target density of 7-8 dwelling units an acre; however, it is appropriate for the area. Therefore, this 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 conditions giving support for approval or disapproval of the proposal.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting to vary from the 10-foot maximum front yard setback to allow the 69-front-loaded single-family detached homes to have garages that will be setback 18 feet. This variance allows a variety of housing types along the perimeter of the subdivision.

The applicant is requesting to allow 69 front-loaded single-family detached homes along the perimeter of the development, where all homes are required to be alley-loaded in TND. Front-loaded homes are a more appropriate transition along external property lines to allow backyards to abut existing residences rather than an alley.

The applicant is requesting to reduce the 40-foot-wide undisturbed buffer along the eastern property line to a 30-foot-wide graded and replanted buffer against R-ZT zoned property. The townhouses would have less visual impact adjacent to small residential lots, and a staff recommended fencing condition would mitigate potential impact of this reduced buffer.

The applicant is requesting a 40-foot-wide graded and replanted buffer along the southern and western property lines where a 40-foot-wide undisturbed buffer is required. The 40-foot-wide graded and replanted buffers would allow for any installation of utilities and more uniform grading. Granting these variances would not circumvent the intent of the TND zoning district or UDO.

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.

In addition, staff recommends **APPROVAL** of the following variances:

1. To allow 69 front-loaded single-family detached dwellings to exceed the maximum 10-foot front yard setback by up to 10 feet.
2. To allow 69 single-family residential homes along the perimeter of the development to be accessed from a street.
3. To reduce the 40-foot-wide undisturbed buffer to a 30-foot-wide graded and replanted buffer along the eastern property line and a 40-foot-wide graded and replanted buffer along the southern and western property lines.

Planning Commission Recommendation

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

In addition, the Planning Commission recommends **APPROVAL** of the following variances:

1. To allow 69 front-loaded single-family detached dwellings to exceed the maximum 10-foot front yard setback by up to 10 feet.
2. To allow 69 single-family residential homes along the perimeter of the development to be accessed from a street.
3. To reduce the 40-foot-wide undisturbed buffer to a 30-foot-wide graded and replanted buffer along the eastern property line and a 40-foot-wide graded and replanted buffer along the southern and western property lines.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as TND (Traditional Neighborhood Development District) for a traditional neighborhood development, subject to the following conditions:

1. Development shall be limited to single-family detached, duplex, and townhouses dwellings and accessory uses and structures, not to exceed 280 units including 130 townhouse dwellings, 138 single-family detached dwellings, and 12 duplex dwellings.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations dated received May 16, 2024, with revisions required by conditions and subject to the review and approval of the Department of Planning and

Development.

3. The development shall include amenities and open space in general conformance with Exhibit B: Site Plan including, but not limited to, a clubhouse, pool, pickleball courts, playground, open playing fields, walkways, benches, a dog park, and gazebos. The final open space and amenity plan shall be reviewed and approved by the Department of Planning and Development.
4. Exterior building materials shall be of brick and cementitious siding and/or board and batten, subject to the review and approval of the Department of Planning and Development.
5. A 30-foot-wide graded and replanted buffer with a 6-foot-tall privacy fence shall be provided along the eastern property line abutting R-ZT zoned property, in general conformance with Exhibit B: Site Plan.
6. A 40-foot-wide graded and replanted buffer shall be provided along the western and southern property lines, abutting R-100 zoned property, in general conformance with Exhibit B: Site Plan.
7. A westbound right-turn lane, an eastbound left-turn lane, and a driveway aligning with Gin Blossom Circle shall be provided along Webb Gin House Road, subject to the review and approval by the Gwinnett County Department of Transportation.
8. The entrance area along Old Johnson Road shall be improved, subject to the review and approval of the Gwinnett County Department of Transportation. These improvements should, at minimum, include the installation of a southbound right-turn lane into the site.
9. Stormwater BMP facilities that are not designed as an amenity shall be screened from view of adjoining properties and rights-of-way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to the review and approval by the Department of Planning and Development.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. All grassed areas within lots and usable open space shall be sodded.
12. **No more than 10 percent of the homes, governed by the Homeowners Association (HOA), shall be rental at any given time.**

Exhibits:

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

Exhibit A: Site Visit Photos



View of the northern parcel



View of the majority of the property



View of existing structures



View of Old Johnson Road from Sugarloaf Parkway



View of Webb Gin House Road entrance



View of Silver Oak subdivision homes, adjacent to property

Exhibit B: Site Plan

[attached]

RECEIVED

16/2024



FOR CONCEPT
PURPOSES ONLY

THIS IS INTENDED FOR MUNICIPAL AND/OR AGENCY APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.	
No.:	GAA230195-08
BY:	CA / KM
BY:	KM
	05/17/2024
	P-CPTB-SITE

**PROP.
SITE PLAN
DOCUMENTS**
FOR
**STANLEY
MARTIN
HOMES**
PROPOSED
DEVELOPMENT
538 OLD JOHNSON RD
LAURELVILLE, GA
GWINNETT COUNTY
P.M. 5-18-182



CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED BY THE CONTRACTOR.
2. THE CONCEPT IDENTIFIED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE PERMITS AND APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION, SUBMISSION, AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROSECUTION OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPT IS PROVIDED FOR CONCEPTUAL PRACTICE PURPOSES ONLY. IT IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR BUILDING PERMIT SUBMISSION. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE APPROPRIATE INFORMATION TO THE ENGINEER AT THE TIME OF THE ENGINEER'S PREPARATION OF THE CONCEPT PLAN BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION, SUBMISSION, AND PERFORMANCE OF ADDITIONAL DUE DILIGENCE, REVIEW, OR BOTH.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHETHER THE CONCEPT PLAN IS REFINED TO DETERMINE IF THERE ARE ANY RESTRICTIONS ANZOR ZONING ISSUES CONCERNING THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR CIRCUMSTANCES THAT COULD IMPAIR THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

**THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY**



Exhibit C: Building Elevations

[attached]

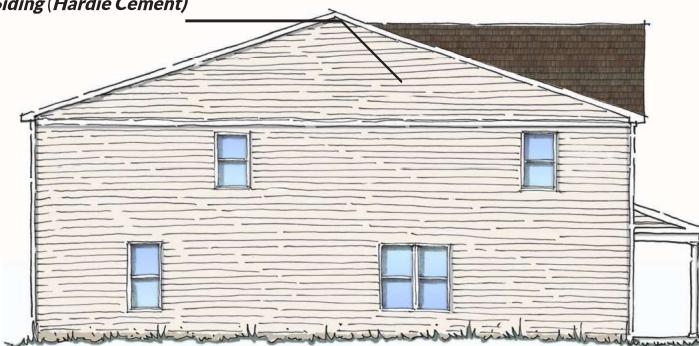
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5/16/2024
Weathered Wood



Siding (Hardie Cement)

FRONT ELEVATION



LEFT ELEVATION



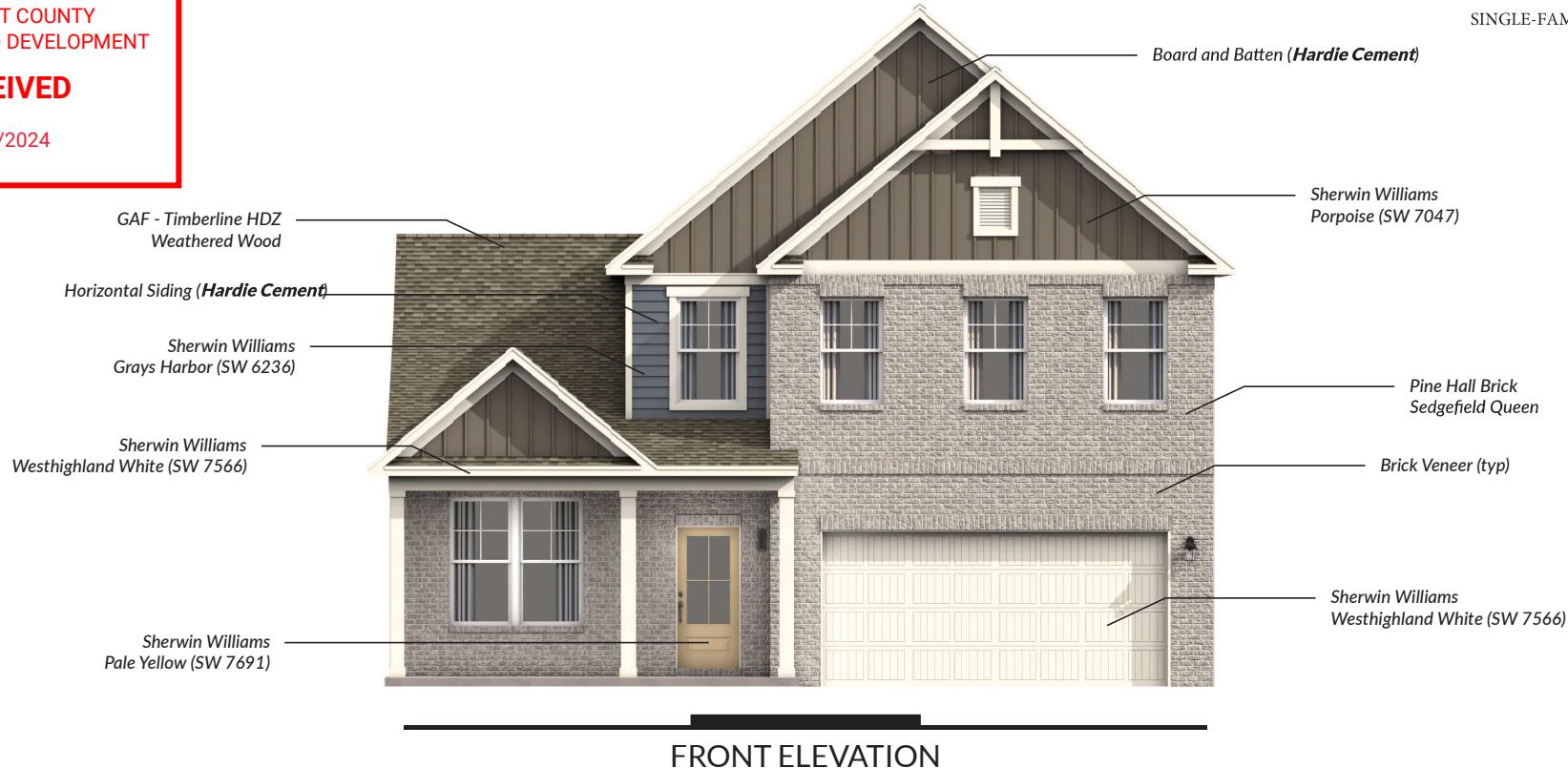
REAR ELEVATION



RIGHT ELEVATION

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5/16/2024



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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5/16/2024

GAF - Timberline HDZ
Weathered Wood

SINGLE-FAMILY FRONT LOAD



FRONT ELEVATION

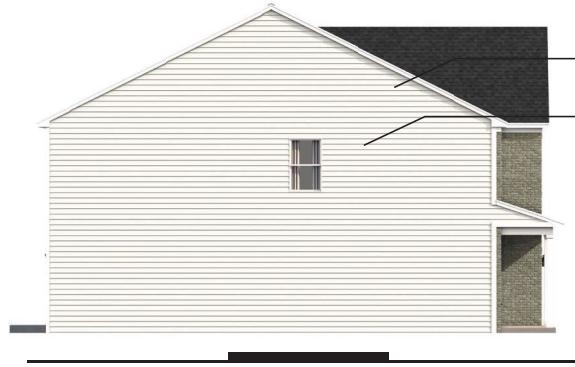


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FRONT ELEVATION



LEFT ELEVATION



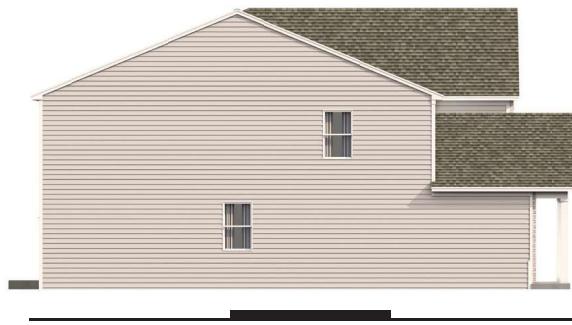
REAR ELEVATION



RIGHT ELEVATION



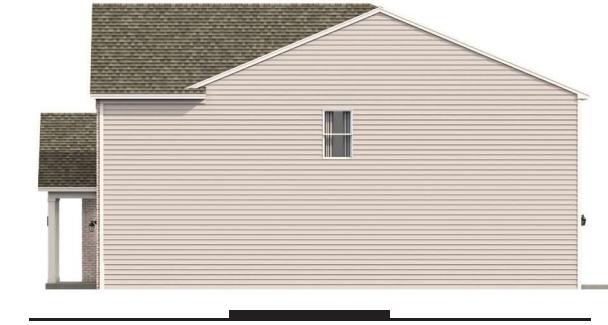
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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5/16/2024

Horizontal Siding (Hardie Cement)
Sherwin Williams Oyster White (SW 7637)

Metal Roof
Patrician Bronze

Roofing
CT Weathered Wood

SINGLE-FAMILY REAR LOAD



Window Color
White

Trim
Sherwin Williams Pure White (SW 7005)

Brick
Botany Bay Queen

Mortar
Coosa Cream

Gutters
Bronze

FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Sherwin Williams
Pure White (SW 7005)



RIGHT ELEVATION

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Trim
*Sherwin Williams
Snowbound (SW 7004)*

**Board and Batten
(Hardie Cement)**
*Sherwin Williams
Alpaca (SW 7022)*

**Gutters
Bronze**

**Windows
White**

**Awning
Black**

*Sherwin Williams
Mountain
Stream (SW 7612)*



Roofing
CT Weathered Wood

**Brick
(color unknown)**
Mortar
Coosa Cream

TOWNHOME REAR LOAD END UNIT



SIDE ELEVATION

FRONT ELEVATION

Siding (Hardie Cement)
*Sherwin Williams
Alpaca (SW 7022)*

*Sherwin Williams
Mount Etna (SW 7625)*

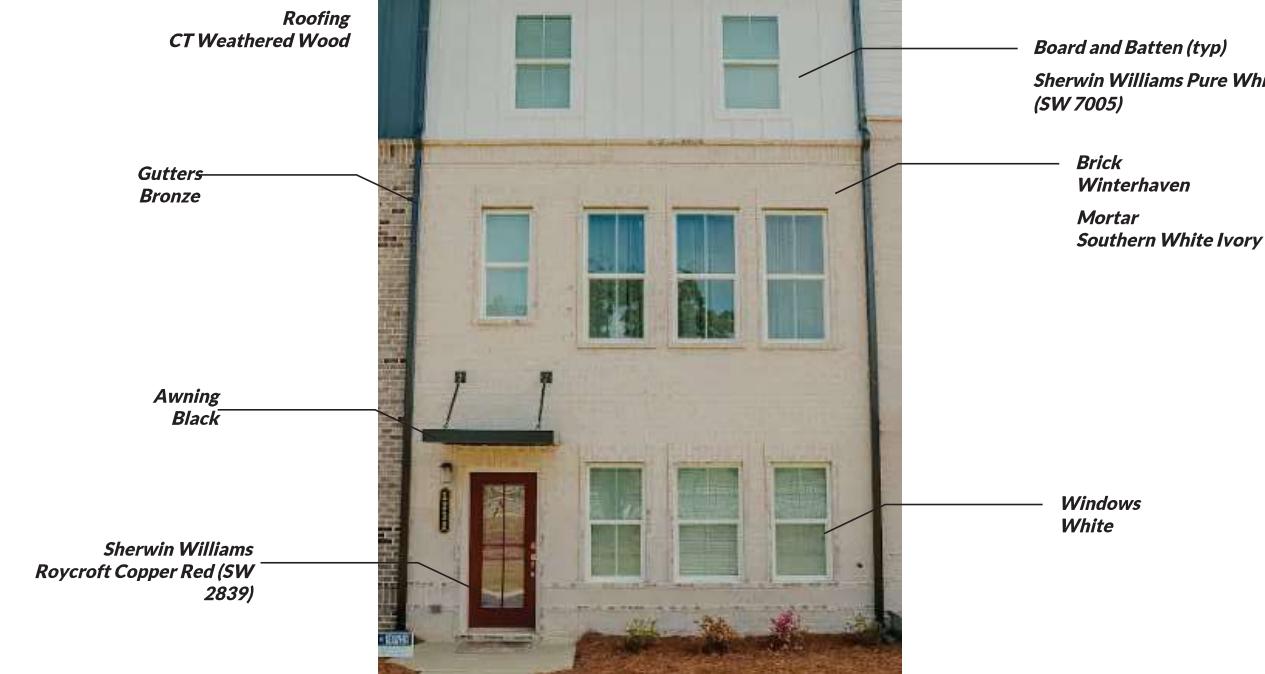
*Sherwin Williams
Snowbound (SW 7004)*



REAR ELEVATION

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5/16/2024



FRONT ELEVATION



REAR ELEVATION

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

[attached]

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5/16/2024

BOHLER //

Bohler Engineering NC, PLLC
4130 Parklake Ave Suite 200
Raleigh, NC 27612
919-578-9000

May 2, 2024 (rev. 4/13/24)

Letter of Intent
Rezoning Request for TND Zoning
With Two Variance Requests
538 Old Johnson Road
Lawrenceville, GA 30045

Bohler Engineering NC, PLLC submits this Letter of Intent and the attached Application Materials for review and consideration by Gwinnett County, on behalf of Stanley Martin Homes (the purchaser) of the properties identified by the Parcel IDs: 5139 182, 5138 047, 5139 003, 5139 312, relating to the request to rezone the above parcels from the current R-100 Zoning to Traditional Neighborhood Development (TND) Zoning. Included with this Letter of Intent are the following materials:

- Rezoning Application
- Pre-Application Meeting Minutes
- Boundary Survey
- Legal Description
- Site Plan
- Color Rendering of Site Plan
- Building Elevations
- Letter of Intent
- Standards for Granting Variances
- Applicant Certification with Notarized Signature
- Property Owner(s) Certification with Notarized Signature(s)
- Conflict of Interest Certification
- Verification of Paid Property Taxes

The 65.82-acre property is comprised of 4 parcels currently zoned R-100 and owned by the Dunagan family. The property is located at 538, 516 and 535 Old Johnson Road and 539 Webb Gin Houe Road, south of Sugarloaf Parkway and east of Grayson Highway (SR 20). The property also has frontage on Webb Gin House Road. The various parcels comprise of one (1) single-family home and associated outbuildings. The site is partially cleared with mature woods on the remainder of the property and has one regulatory, buffered stream along the south-western property. The parcel across Old Johnson Road has a stormwater pond on the property. Public sewer and water are available to the site.

The surrounding properties are primarily single-family detached homes with commercial properties to the northeast along Sugarloaf Parkway and Grayson Highway. The Silver Oaks neighborhood to the east is zoned RZT and contains small lot single-family homes. The Johnson Landing and Timbercrest subdivisions to the south and west also are single-family homes on lots ranging from one-third- to half-acre lots on average.

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5/16/2024

The proposed development would include a total of 280 residential units with a density of 4.25 units per acre. The Traditional Neighborhood Development (TND) zoning requires a minimum of three distinct housing types. The proposed mix of housing would include:

- 138 single-family detached dwellings (49%)
 - Single-Family Front-Loaded: 69 lots
 - Hollins – 2,455 heated SF, height 23'4
 - Idlewild – 2,729 heated SF, height 24'
 - Kershaw – 2,917 heated SF, height 23'4
 - Mathis – 3,241 heated SF, height 23'2
 - Single-Family Rear-Loaded: 69 lots
 - Melisse (Rear Load SF) – 2,471 heated SF, height 34'2
- 12 duplex dwellings (5%)
 - Babcock (duplex) – 2,133 heated SF, height 25'8
- 130 townhome dwellings (46%).
 - Quinn (Rear Load TH) – 1,984 heated SF, height 35'4

(*all heights are to mid-point of roof)

TND zoning requires a minimum of ten percent of the site (10%, 6.5 acres) to be provided as open space with a minimum of 10,000 sf of centrally located amenity areas. The proposed site plan will provide for a total of twenty percent (20%, 13.4 acres) open space. Natural/common open space will include the natural, undisturbed areas in the perimeter buffers, the stream and associated buffers, and the 7.37-acres parcel with the existing pond for a total of 7.15 acres (11%). The useable / active open space will include walking trails, amenity center with pool, clubhouse, pickleball courts, playground, grilling stations, a dog park, and other gathering areas located throughout the development and will total 6.25 acres (9%).

This proposed development is compatible with the existing land uses and zoning classifications of the surrounding area. The proposed development is following the intent of the Gwinnett County 2045 Plan. With available sewer it meets the intent of a Character Area as a Traditional Neighborhood Development. This property is surrounded by residential neighborhoods with a small cluster of commercial at the intersection of Sugarloaf Parkway and Grayson Highway. A Traditional Neighborhood Development (TND) is an appropriate use both in mix of housing product and density between the single-family neighborhoods of John's Landing and Timbercrest and the higher density found in Silver Oaks. The site has three access points to the surrounding road network.

A Traffic Impact study is included with this submittal and recommendations will be reviewed and discussed with Gwinnett County staff for required off-site road improvements.

A sewer capacity certification is provided with the application showing the anticipated annual average daily flow with location of tie-ins to the existing sewer network.

A Public Participation Plan is provided with the application. Property owners within 1,000 feet of the subject property will be informed of the upcoming neighborhood participation meeting scheduled for Wednesday, May 29 from 6:00-8:00 p.m. at the St. Edward's Episcopal Church located at 737 Moon Road, Lawrenceville, GA 30046.

The proposed development will adhere to the standards required for Traditional Neighborhood Development zoning (TND) per Section 212-80 of the Gwinnett County Unified Development Ordinance (UDO). Proposed public streets will be a grid-pattern with three distinct street sections: a 60' ROW median-divided entry street from Old Johnson Road into the development; a 75' ROW median-divided boulevard with one-way travel lanes and on-street parking; and a 44' ROW local street. Sidewalks will be provided on both sides of the public streets. The interior single-family lots, the townhome units and the duplex units will have alley-loaded driveways. The applicant is requesting a variance for the perimeter single-family lots to allow front-loaded driveways.

The variance would provide front-loaded driveways and vehicular traffic to be located away from the existing backyards of the adjoining properties. If alleys were required, there would be vehicular traffic located behind each of the lots that currently have natural woods beyond their property boundary. The variance request also applies to the eight (8) single-family lots that abut the Silver Oaks subdivision so the perimeter single-family lots present a unified frontage throughout the neighborhood. By allowing all the perimeter single-family lots to be front-loaded, the ensuing public street section would be consistent throughout the proposed neighborhood.

The Variance request, if approved, will not have any detrimental impact on the surrounding properties but will provide a more harmonious transition with the existing perimeter single-family lots in the Johns Landing and Timbercrest neighborhoods. The variance will allow for a reduction in automotive noise and fumes to the adjacent properties. There would be no impairment or injure to other property or improvements in the neighborhood in which the subject property is located, or impairment to the adequate supply of light or air to adjacent property. There would not be any substantial increase to the congestion in the public streets, any increase to the danger of fire, any creation of a hazard to air navigation, any endangerment to public safety, or any substantial diminishment or impairment to the property values within the adjoining neighborhoods.

The proposed development will provide 40' perimeter buffers along the shared property boundaries with the single-family neighborhoods of Johns Landing and Timbercrest. The applicant is requesting a variance for the perimeter single-family lots along the property boundary with the Silver Oaks neighborhood to allow a reduction in the buffer width to 30'. This 30' perimeter buffer will be graded and replanted with vegetation and may include a 6' tall privacy fence. In addition, the buffer variance requests that any of the perimeter buffers (both the 30' and 40'

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perimeter buffers) allow grading and clearing within the buffers as needed for installation of the utilities and stormwater infrastructure and grading for the lots within the development.

Traditional Neighborhood Development Zoning (TND) is required to provide a 40-foot perimeter buffer along properties with single family detached homes (Section 230-100.1.C). The Variance request is to reduce the perimeter buffer along the property adjacent to the Silver Oak Subdivision from 40 feet to 30 feet with plantings provided per Section 610-20.6. In addition, the Variance requests that grading may occur in any of the perimeter buffer for grading necessary for the construction of the site. Any disturbed buffers will be replanted to meet or exceed the requirements of the UDO and may include a 6' tall privacy fence in lieu of plantings.

The Variance request, if approved, will not have any detrimental impact on the surrounding properties but will provide a fully planted buffer along the property boundary with the Silver Oaks Neighborhood that currently lack any significant vegetation. The 30-foot perimeter buffer will provide an opaque screen between the properties through vegetation and/or solid fencing. There would be no impairment or injure to other property or improvements in the neighborhood in which the subject property is located, or impairment to the adequate supply of light or air to adjacent property. There would not be any substantial increase to the congestion in the public streets, any increase to the danger of fire, creation of a hazard to air navigation, endangerment to public safety, nor any substantial diminishment or impairment to the property values within the adjoining neighborhoods.

Aside from the two Variance requests, the site will comply with the Gwinnett County UDO requirements for Traditional Neighborhood Development zoning (TND).

Based on the justifications provided above and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested rezoning from R-100 to TND zoning.

Thank you for your consideration of this rezoning application and request. Please feel free to contact me should you have any questions or need any additional information.

Sincerely,



Kathryn McPherson
Registered Landscape Architect
Bohler Engineering NC, PLLC
919-608-3810

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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:

TND zoning is a suitable use with the adjacent and surrounding properties. A 40' perimeter buffer will be provided between the site and existing R-100 zoned properties.

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

TND zoning will not adversely affect the adjacent and surrounding properties. The proposed site will be residential with 20% open space provided.

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

The site is currently under utilized with a single family home located on one parcel. This proposed development will add to the county tax base with a mix of housing types.

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

The proposed zoning will provide a maximum 280 residential dwelling units which will not cause an excessive burden to existing county infrastructure.

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

TND zoning is in conformity with the Unified Plans and Future Development Map. It is located with the Traditional area and with sewer is traditional +. This aligns with the intent of the Character Area.

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

The mix of housing options in the TND zoning helps to reduce the missing middle housing options noted in the 2045 Unified Plan

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
<p>Name: Stanely Martin Homes c/o Bohler Engineering, PLLC</p> <p>Address: 211 Perimeter Center Pkwy NE, Ste 425</p> <p>City: Atlanta</p> <p>State: GA ZIP: 30346</p> <p>Phone: 919-578-9000</p> <p>Email: kmcperson@bohlereng.com</p>	<p>Name: See Attached Sheet</p> <p>Address: _____</p> <p>City: _____</p> <p>State: _____ ZIP: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
<p>Contact Person: Kathryn McPherson</p> <p>Contact's Email: kmcperson@bohlereng.com</p>	<p>Phone: 919-578-9000</p>
<p>APPLICANT IS THE:</p> <p><input checked="" type="checkbox"/> Purchaser's Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser</p>	
<p>Current Zoning District(s): R-100 Requested Zoning District: TND</p>	
<p>Parcel Number(s): 5139 182, 5138 047, 5139 003, Acreage: 65.82 acres</p>	
<p>Property Address(es): 538 Old Johnson Road, Lawrenceville, GA 30045</p>	
<p>Proposed Development: TND subdivision with single-family, duplex and townhomes</p>	
<p>Variance(s): Yes, 2 requested Waiver(s): N/A</p>	
<p>RESIDENTIAL DEVELOPMENT</p> <p>No. of Dwelling Units: 280 units</p> <p>Dwelling Unit Sq. Ft.: Min 1,150 sf</p> <p>Density: 4.25 units/acre</p> <p>Floor Area Ratio (LRR, MRR, HRR): N/A</p>	<p>NON-RESIDENTIAL DEVELOPMENT</p> <p>No. of Buildings: N/A</p> <p>Total Building Sq. Ft.: N/A</p> <p>Floor Area Ratio: N/A</p>
<p>MIXED-USE DEVELOPMENT</p>	
<p>No. of Dwelling Units: N/A Dwelling Unit Sq. Ft.: N/A</p>	
<p>Total Non-Residential Sq. Ft.: N/A Floor Area Ratio: N/A</p>	

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5/16/2024 Rezoning Application
Gwinnett County, GA
Application Supplemental information

538 Old Johnson Road

Property Owners:

Parcel 1: 5139 182	Samuel Ted Dunagan and Timothy Reed Dunagan 516 Old Johnson Rd, Lawrenceville, GA 30045
Parcel 2: 5139 003	Samuel Ted Dunagan 516 Old Johnson Rd, Lawrenceville, GA 30045
Parcel 3: 5138 047	Timothy Reed Dunagan 539 Webb Gin House Rd, Lawrenceville, GA 30045
Parcel 4: 5139 312	Samuel Ted Dunagan and Rachel Lynn Dunagan 516 Old Johnson Rd, Lawrenceville, GA 30045

Purchaser:

Stanley Martin Homes, LLC
6285 Barfield Road, Ste. 100
Sandy Springs, GA, 30328

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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.



May 2, 2024

Signature of Applicant

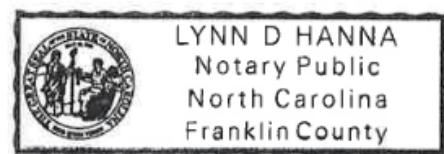
Date

Kathryn McPherson Registered Landscape Architect

Type or Print Name and Title



May 02, 2024



Signature of Notary Public

Date

Notary Seal

My Commission Expires: 08/17/27

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5/16/2024

REZONING APPLICANT'S CERTIFICATION

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

Melody A. Glouton
Signature of Applicant

05/02/2024

Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

D. S. Glouton
Signature of Notary Public

5/21/24

Date



RECEIVED

5/16/2024

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Parcel 1: 5139 182 **Samuel Ted Dunagan and Timothy Reed Dunagan**
516 Old Johnson Rd, Lawrenceville, GA 30045

Timothy Reed Dunagan

04/25/2024

Samuel Ted Dunagan

04/26/24

Signature of Property Owner

Date

Timothy Reed Dunagan

04/25/2024

Samuel Ted Dunagan (owner)

4/26/24

Type or Print Name and Title

Lori Dodson

Signature of Notary Public

4/25/2024

Date

Notary Seal



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5/16/2024

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Parcel 2: 5139 003 **Samuel Ted Dunagan**
516 Old Johnson Rd, Lawrenceville, GA 30045

Samuel Ted Dunagan 4/26/24
Signature of Property Owner Date

Samuel Ted Dunagan (Owner)
Type or Print Name and Title

Lori Dodson 4/26/2024
Signature of Notary Public Date



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5/16/2024

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Parcel 3: 5138 047

**Timothy Reed Dunagan
539 Webb Gin House Rd, Lawrenceville, GA 30045**

Signature of Property Owner

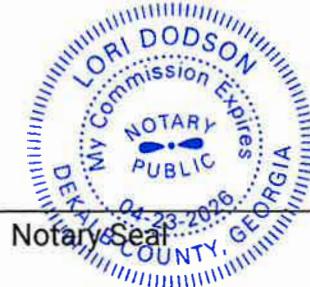
Date

Type or Print Name and Title

Type or Print Name and Title

Signature of Notary Public

4/25/2024



RECEIVED

5/16/2024

REZONING PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

**Parcel 4: 5139 312 Samuel Ted Dunagan and Rachel Lynn Dunagan
516 Old Johnson Rd, Lawrenceville, GA 30045**

Rachel Dunagan
Samuel Ted Dunagan

Signature of Property Owner

4-26-24

4/26/24

Date

Rachel Dunagan
Samuel Ted Dunagan (Owner)

Type or Print Name and Title

4-26-24

Lori Dabson

Signature of Notary Public

4/26/2024

Date



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5/16/2024

CONFFLICT 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

Melody A. Glouton 5/2/24

Melody A. Glouton, Attorney for Applicant

Signature of Applicant's
Attorney or Representative

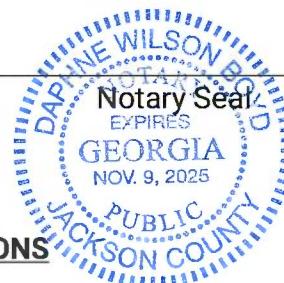
Date

Type or Print Name and Title

D. S. Sev

5/2/24

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes

No

Stanley Martin Homes

(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)

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

RECEIVED

5/16/2024

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.

Date

Type of Print Name and Title

Melody L. Houston

05/02/2024

Melody A. Glouton, Attorney

Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title

Signature of Notary Public

05/02/2024

Date

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No _____ Andersen Tate & Carr _____ (Your Name)

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

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

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

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5/16/2024

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

4864-7245-2500, v. 1

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5/16/2024

CONFFLICT 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.



April 18, 2024

Kathryn McPherson
Registered Landscape Architect

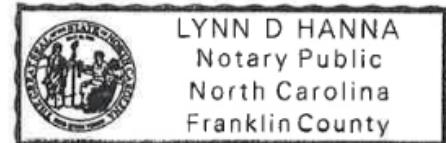
Signature of Applicant	Date	Type of Print Name and Title
------------------------	------	------------------------------

n/a

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



April 18, 2024



Signature of Notary Public	Date	Notary Seal
----------------------------	------	-------------

Notary Seal

My Commission Expires: 08/17/27

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 Kathryn McPherson _____ (Your Name)

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

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

RECEIVED

5/16/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

Parcel I.D. Number: 5139 182 Tract 1
(Map Reference Number)



April 18, 2024

Signature of Applicant

Date

Kathryn McPherson, Registered Landscape Architect

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.

Jacqueleen Garcia

Tax Associate II

Name

Title

04/25/2024

Date

RECEIVED

5/16/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

Parcel I.D. Number: 5139 003 Tract 2
(Map Reference Number)



April 18, 2024

Signature of Applicant

Date

Kathryn McPherson, Registered Landscape Architect

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.

Jacqueleen Garcia

Tax Associate II

Name

Title

04/25/2024

Date

RECEIVED

5/16/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

Parcel I.D. Number: 5138 047 Tract 3
(Map Reference Number)



April 18, 2024

Signature of Applicant

Date

Kathryn McPherson, Registered Landscape Architect

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.

Jacqueleen Garcia

Tax Associate II

Name

Title

04/25/2024

Date

RECEIVED

5/16/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

5139 312 Tract 4

Parcel I.D. Number: _____
(Map Reference Number)



April 18, 2024

Signature of Applicant

Date

Kathryn McPherson, Registered Landscape Architect

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.

Jacqueleen Garcia

Tax Associate II

Name

Title

04/25/2024

Date

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



June 6, 2024

Sharya Abdo
6285 Barfield Road, Suite 100
Sandy Springs, GA 30328

APPROVED
 DENIED
 CONDITIONALLY APPROVED

Sewer Capacity Request #C2024-115-06

Expiration Date: 06/06/2025

Tie-In Manhole FID: 229402 & 1198314

RE: Sewer Availability for Proposed Development – 538 Old Johnson Rd
Parcel ID 5139 182, 5139 312, 5139 003, 5138 047

Dear Sharya Abdo:

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

- 138 Single-Family Residences
- 130 Townhome Residences
- 6 Duplexes (12 apartment residences, 4 bedrooms)
- a pool with 100 swimmers and 5 employees
- 2,000 SF Clubhouse

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

This confirmation is based on your total anticipated annual average daily flow of **50 gpm** discharging 25 gpm to the sewer tie-in manhole at Facility ID **229402** and discharging 25 gpm to the sewer tie-in manhole at Facility ID **1198314**.

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



Gwinnett

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

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

available capacity. The evaluation will be based on the updated conditions of the sewer system.

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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – 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]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5/16/2024

TRAFFIC IMPACT STUDY FOR

538 OLD JOHNSON ROAD RESIDENTIAL DEVELOPMENT

DATE:
April 19, 2024

LOCATION:
Gwinnett County, Georgia

PREPARED FOR:
Stanley Martin

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



nv5.com

Page 54 of 70

RZR2024-00033

MR

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E-i

5/16/2024
Executive Summary

A new residential development is proposed for construction along Old Johnson Road in Gwinnett County, Georgia. The development will consist of 138 single-family attached homes, 130 townhomes, and 12 duplex units. The development will utilize two (2) new full-access driveways, one along Old Johnson Road and one along Webb Gin House Road. The development has a projected build-out date of 2027.

When complete, the development is expected to generate a total of 2,390 new daily trips, 168 trips during the AM peak hour (47 entering and 121 exiting), and 216 during the PM peak hour (131 entering and 85 exiting).

In Existing conditions, the minor, stop-controlled approach at the intersections of Old Johnson Road with Sugarloaf Parkway and SR 20 experience high levels of delay during both the AM and PM peak hours, which is expected for a very low volume roadway intersecting a major highway. The eastbound approach at the intersection of Webb Gin House Road with SR 20 also experiences a high level of delay due to signal timings favoring the traffic along SR 20. As a result, the overall operations at the intersection suffer during the PM peak hours when the eastbound approach has a higher volume of traffic. It is likely that an additional left-turn lane for the eastbound approach is currently needed to reduce traffic backup along Webb Gin House Road.

Traffic operations are expected to worsen slightly as evidenced in the No-Build conditions due to the anticipated growth in the study area, although the LOS at the study intersections is expected to remain consistent with the Existing conditions.

The addition of project traffic is expected to most impact the LOS and delays at the stop-controlled approaches at the Old Johnson Road intersections. Delays at the intersections will continue to be unsatisfactory, which is expected for a minor street intersecting with a major highway. At the mainline approaches and the intersection of SR 20 with Webb Gin House Road, traffic operations are expected to be consistent with the Existing and No-Build conditions. The proposed driveways along Old Johnson Road and Webb Gin House Road are expected to have a minimal impact on traffic operations along the two roadways.

Since Old Johnson Road is a 25 MPH roadway that has no driveways along its length other than the proposed driveway for this development, a left-turn and a right-turn lane is not needed at the proposed driveway along Old Johnson Road. According to Gwinnett County Department of Transportation's (GCDOT) guidelines, a left-turn lane is warranted if 65 or more lots (23% of the total lots for the proposed development) is expected to make a left-turn into the site off Webb Gin House Road. It is expected that the majority of site traffic will use the driveway along Old Johnson Road, though 10% of site traffic is expected to make a left-turn into the driveway along Webb Gin House Road, so a left-turn lane is not warranted. A right-turn deceleration lane is required at the driveway along Webb Gin House Road according to the Gwinnett County Code of Ordinances.



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F. Conclusions

A new residential development is proposed for construction along Old Johnson Road in Gwinnett County, Georgia. The development will consist of 138 single-family attached homes, 130 townhomes, and 12 duplex units. The development will utilize two (2) new full-access driveways, one along Old Johnson Road and one along Webb Gin House Road. The development has a projected build-out date of 2027.

When complete, the development is expected to generate a total of 2,390 new daily trips, 168 trips during the AM peak hour (47 entering and 121 exiting), and 216 during the PM peak hour (131 entering and 85 exiting).

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Since Old Johnson Road is a 25 MPH roadway that has no driveways along its length other than the proposed driveway for this development, a left-turn and a right-turn lane is not needed at the proposed driveway along Old Johnson Road. According to Gwinnett County Department of Transportation's (GCDOT) guidelines, a left-turn lane is warranted if 65 or more lots (23% of the total lots for the proposed development) is expected to make a left-turn into the site off of Webb Gin House Road. It is expected that the majority of site traffic will use the driveway along Old Johnson Road, though 10% of site traffic is expected to make a left-turn into the driveway along Webb Gin House Road, so a left-turn lane is not warranted. A right-turn deceleration lane is required at the driveway along Webb Gin House Road according to the Gwinnett County Code of Ordinances.

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?**

At this time, we will be notifying the 544 property owners within 1,000 feet of the site.

- 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.**

We will hold the Public Participation Meeting at St. Edwards Episcopal Church at 737 Moon Road, Lawrenceville, GA 30046. The location is approximately 2.5 miles from the site.

- 3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

The Public Participation Meeting will be held on Wednesday, May 29 from 6-8 pm. This time will allow participants time to attend after work.

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

The meeting will be facilitated by the developer Stanley Martin Homes and Bohler Engineering Landscape Architects and Engineers. We will present an overview of the project utilizing graphic renderings of the conceptual site plan and building elevations to discuss the proposed product types, street networks, amenity areas, buffers, utility connections and stormwater facilities. We will also discuss the two Variance requests and the rezoning procedures including the upcoming Planning Commission Public Hearing and Board of Commissioners Public Hearing. After the presentation we will open the floor to comments and questions from the participants. We may break into small groups depending on the number of participants. Notes will be taken during the meeting and provide in a report to the Planning Division by June 6, 2024



Public Participation Report

- 1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.**

All 544 surrounding property owners were notified by mailed letters and the attached documents. Mailings were sent out on May 14, 2024 through USPS.

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

Public Participation Meeting was held at St. Edward's Episcopal Church at 737 Moon Road, Lawrenceville, GA 30046 from 6-8 pm.

- 4. 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.**

See Attached Sign in sheets.

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

See attached Meeting notes

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

The Applicant expressed willingness to hold additional meetings with interested groups. Contact information was obtained from the home owners associations for the surrounding neighborhoods.

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Old Johnson Rd. Public Participation Meeting Notes:

2024-05-29

Traffic:

- Existing traffic congestion was a big point of conversation with the neighbors. Existing traffic is bad along Webb Gin House Rd. and Sugarloaf; Existing conditions are poor, and this results in a high volume of traffic and crash incidents.
- “Level of service” was a hard concept to grasp overall, as the increase in homes / cars from our development would still ultimately impact the congestion. The entrance of our site along Webb Gin House Rd. is cause for concern and would likely need a traffic light beyond the left turn-in lane.
- How can we work with Gwinnett Co. to assist in making that intersection where our property connects to Webb Gin House rd. better?

Density:

- Concerns with density, 4.2 units per acre as opposed to the maximum of 8.0 units per acre allowed under the TND zoning district.
- Ties back into traffic, 280 homes on site which could result in 280-560 cars added to the area.
- Impact on surrounding schools / school infrastructure. Added homes and children will increase capacity at the school level.
- Why not stick to R-100 zoning argument was brought up.
- Height difference of 2-story homes along property lines was brought up; demonstrate the fence level and level of plantings along these buffers to ensure neighbors in existing developments wont be right beside new development / homes.

Micromobility:

- With the existing bad traffic, concerns with residents utilizing micromobility (walking, bikes, scooters, etc.) as there is no existing sidewalk or bike lane on Webb Gin House Rd.
- People not obeying traffic laws; an increase in traffic due to development concerns that this will increase the number of accidents in the area.

Stormwater:

- Capacity and drainage concerns; we likely need to elaborate further that our site will capture the runoff produced onto our own SWM facilities.
- Adjacent development SWM does not want to be utilized in our development.
- Concerns with runoff flowing to adjacent parcels.

Sanitary / Sewer:

- Concerns with easement for sanitary / sewer connections to houses along John's Landing Way.

Surrounding HOAs:

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- Residents brought up wanting to band together to potentially join Lawrenceville jurisdiction in the future and asked if we would be supportive of this.
- Congruent HOA policies; residents want our standards to be similar to what their HOAs have currently.
- Fencing request for property line adjacent to Silver Oaks development; black iron / aluminum fencing.
- Communication going forward; residents want to be involved and feel as though they could make a difference with how things are developed. Want to be included before construction begins to make sure they are not given the short end of the deal.
- Variance requests not entirely addressed, will likely need to demonstrate what we are proposing to do with the variances. Demonstrate the proposed condition can be better for them with our TND development as opposed to the worst case.

Exhibit I: Internal and External Agency Review Comments

[attached]



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

Comments:		
	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Old Johnson Road is a local street. No ADT on file. Webb Gin House Road is a major collector. ADT = 14,012.	
2	2.0 miles to the nearest Ride Gwinnett facility located at 368 Grayson Highway (VFW #5255).	
3	Per Section 360-10 of the UDO, the site frontage of Old Johnson Road shall be improved to the minimum standards established in the UDO for a local street.	
4	The developer shall ensure that appropriate sight distance is obtained in each direction from the proposed site driveway along Old Johnson Road.	
5	Per section 360-90, a 5' concrete sidewalk shall be constructed along the entire site frontage of Old Johnson Road and Webb Gin House Road.	
6	Traffic Calming shall be provided for any internal street that exceeds 500' in length without a control point.	
7	Per the submitted traffic impact study: The addition of project traffic is expected to most impact the LOS and delays at the stop-controlled approaches at the Old Johnson Road intersections. Delays at the intersections will continue to be unsatisfactory, which is expected for a minor street intersecting with a major highway. At the mainline approaches and the intersection of SR 20 with Webb Gin House Road, traffic operations are expected to be consistent with the Existing and No-Build conditions.	
Recommended Zoning Conditions:		
	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	The Webb Gin House Road site driveway shall align with Gin Blossom Circle (Towns at Webb Gin) and include an EB left turn lane into the site, in addition to the WB right turn lane.	
2	The developer shall provide improvements to the entrance area along Old Johnson Road, subject to the review and approval of the Gwinnett County Department of Transportation. These improvements should at minimum include the installation of a SB right-turn lane into the site.	
3		
4		
5		

Note: Attach additional pages, if needed

Revised 7/26/2021

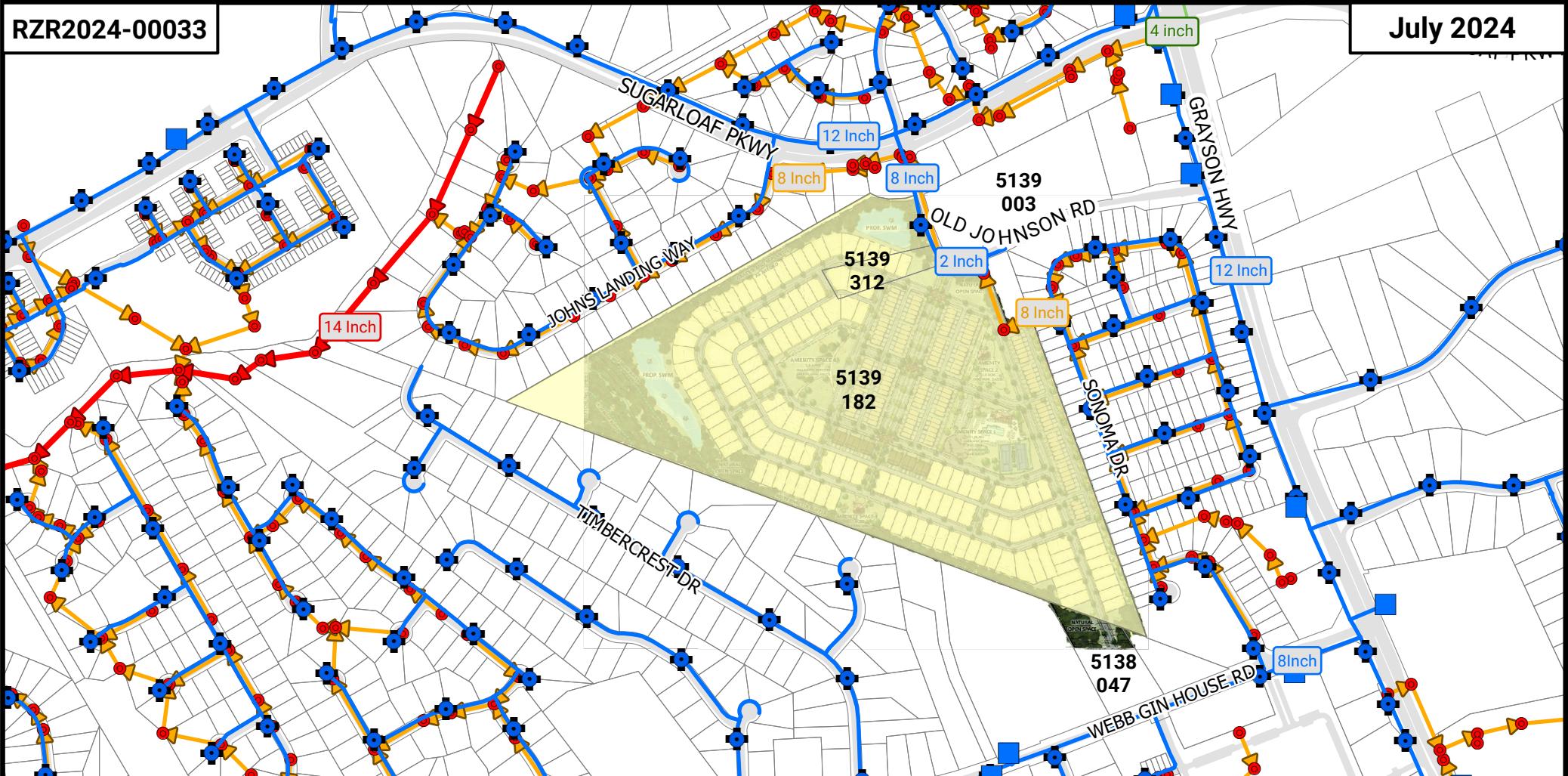


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		RZR2024-00033			
Case Address:		538 Old Johnson Road			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Water: The proposed development shall replace the existing 2-inch water main on Old Johnson Road with a new 8-inch water main across the frontage of the property and connecting to the existing 12-inch water main located on the western right-of-way of Grayson Highway.				
2	Sewer: A Sewer Capacity Certification (C2024-115-06) has been approved for 138 single family residences, 130 townhomes, 6 Duplexes (12 apartment residences, 4 bedrooms), a pool with 100 swimmers and 5 employees, and a 2,000 square foot clubhouse. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
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7					

Note: Attach additional pages, if needed

Revised 7/26/2021



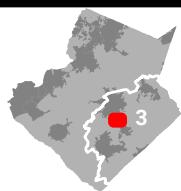
**538 Old Johnson Rd
R-100 to TND**
**Water & Sewer
Utility Map**

Water Main
 Hydrant
 Master Vault

Manhole
 Sewer Collector
 Sewer Interceptor
 Sewer Force Main

N
W
E
S
 0 360 720
Feet

LOCATION



Water Comments: The proposed development shall replace the existing 2-inch water main on Old Johnson Road with a new 8-inch water main across the frontage of the property and connecting to the existing 12-inch water main located on the western right-of-way of Grayson Highway.

Sewer Comments: A Sewer Capacity Certification (C2024-115-06) has been approved for 138 single family residences, 130 townhomes, 6 Duplexes (12 apartment residences, 4 bedrooms), a pool with 100 swimmers and 5 employees, and a 2,000 square foot clubhouse. The proposed development plans to connect to an existing 8-inch gravity sewer located on the subject site.

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

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

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

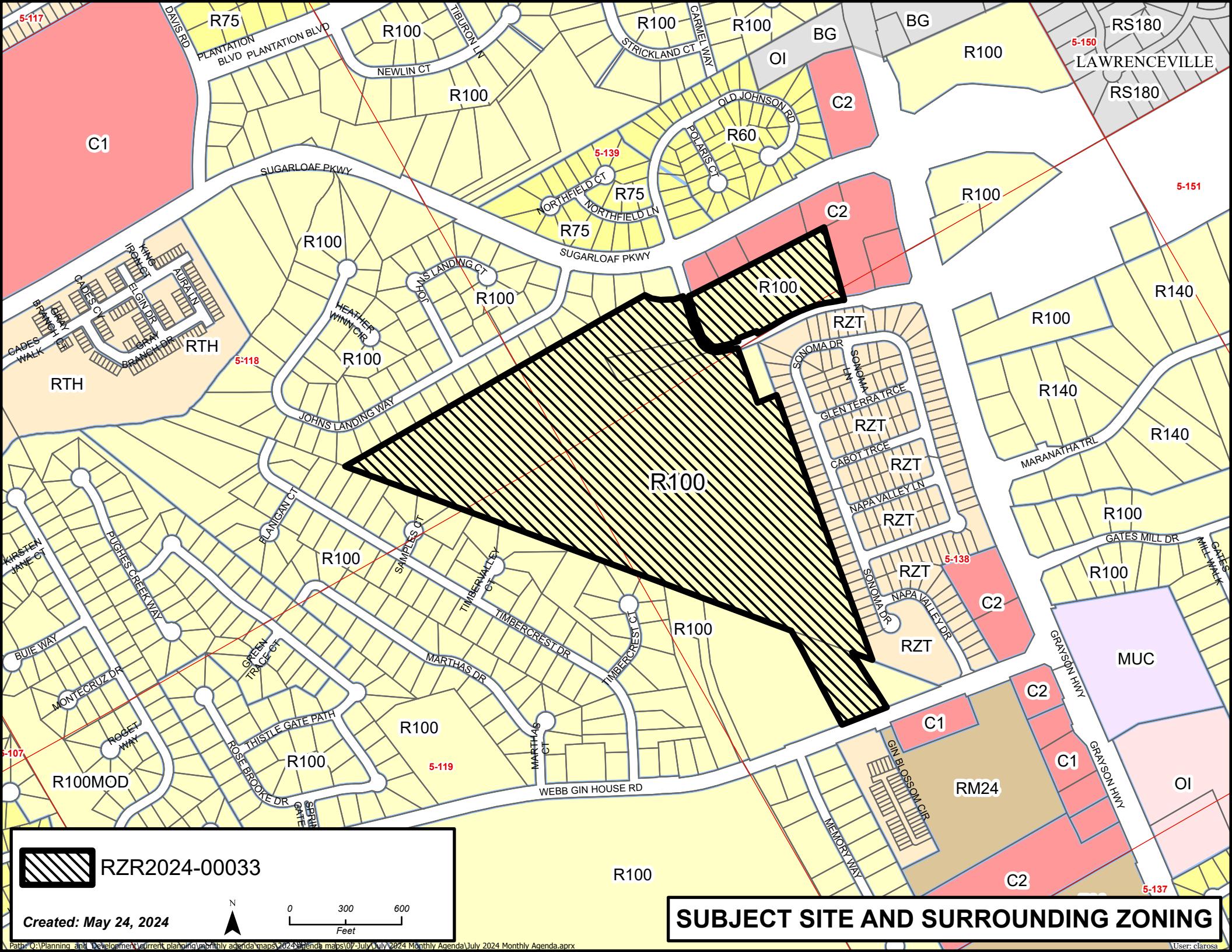
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, July, 2024												Proposed Zoning		
	School	2024-25	Forecast	Capacity	+/- Cap.	2025-26	Forecast	Capacity	+/- Cap.	2026-27	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2024-00007	Archer High School	2,950	2,850	100	100	2,887	2,850	37	37	2,863	2,850	13	13	11
	McConnell Middle School	2,096	1,775	321	321	2,121	1,775	346	346	2,185	1,775	410	410	8
	Cooper Elementary School	1,511	1,625	-114	-114	1,527	1,625	-98	-98	1,543	1,625	-82	-82	15
RZM2024-00008	Grayson High School	3,585	3,000	585	585	3,693	3,000	693	693	3,803	3,000	803	803	25
	Bay Creek Middle School	1,449	1,150	299	299	1,485	1,150	335	335	1,537	1,150	387	387	19
	Trip Elementary School	1,440	1,200	240	240	1,498	1,200	298	298	1,558	1,200	358	358	36
RZR2024-00023	Dacula High School	2,553	2,550	3	3	2,617	2,550	67	67	2,682	2,550	132	132	16
	Dacula Middle School	1,855	1,900	-45	-45	1,901	1,900	1	1	1,949	1,900	49	49	11
	Mulberry Elementary School	790	975	-185	-185	826	975	-149	-149	871	975	-104	-104	21
RZR2024-00030	Dacula High School	2,553	2,550	3	3	2,617	2,550	67	67	2,682	2,550	132	132	3
	Dacula Middle School	1,855	1,900	-45	-45	1,901	1,900	1	1	1,949	1,900	49	49	1
	Alcova Elementary School	1,501	1,150	351	351	1,554	1,150	404	404	1,608	1,150	458	458	3
RZR2024-00032	Mountain View High School	2,226	2,300	-74	-74	2,209	2,300	-91	-91	2,253	2,300	-47	-47	21
	Twin Rivers Middle School	1,683	2,150	-467	-467	1,700	2,150	-450	-450	1,734	2,150	-416	-416	15
	Dyer Elementary School	929	1,175	-246	-246	903	1,175	-272	-272	894	1,175	-281	-281	30
RZR2024-00033	Grayson High School	3,585	3,000	585	585	3,693	3,000	693	693	3,803	3,000	803	803	57
	Couch Middle School	1,139	1,150	-11	-11	1,167	1,150	17	17	1,197	1,150	47	47	45
	Starling Elementary School	1,322	1,200	122	122	1,348	1,200	148	148	1,375	1,200	175	175	80
RZR2024-00034	Seckinger High School	2,326	2,800	-474	-474	2,452	2,800	-348	-348	2,550	2,800	-250	-250	1
	Jones Middle School	1,820	1,575	245	245	1,893	1,575	318	318	1,969	1,575	394	394	1
	Ivy Creek Elementary School	1,583	1,275	308	308	1,614	1,275	339	339	1,646	1,275	371	371	1
RZR2024-00035	Meadowcreek High School or:	2,521	2,850	-329	-329	2,470	2,850	-380	-380	2,433	2,850	-417	-417	43
	McClure Health Science High School	1,180	1,500	-320	-320	1,190	1,500	-310	-310	1,200	1,500	-300	-300	
	Lilburn Middle School	1,588	2,000	-412	-412	1,556	2,000	-444	-444	1,542	2,000	-458	-458	33
	Nesbit Elementary School	1,214	1,400	-186	-186	1,202	1,400	-198	-198	1,220	1,400	-180	-180	61
RZR2024-00036	Mill Creek High School	2,721	2,800	-79	-79	2,694	2,800	-106	-106	2,735	2,800	-65	-65	45
	Osborne Middle School	1,763	1,575	188	188	1,798	1,575	223	223	1,816	1,575	241	241	35
	Pucketts Mill Elementary School	746	1,200	-454	-454	725	1,200	-475	-475	708	1,200	-492	-492	63

Exhibit J: Maps

[attached]





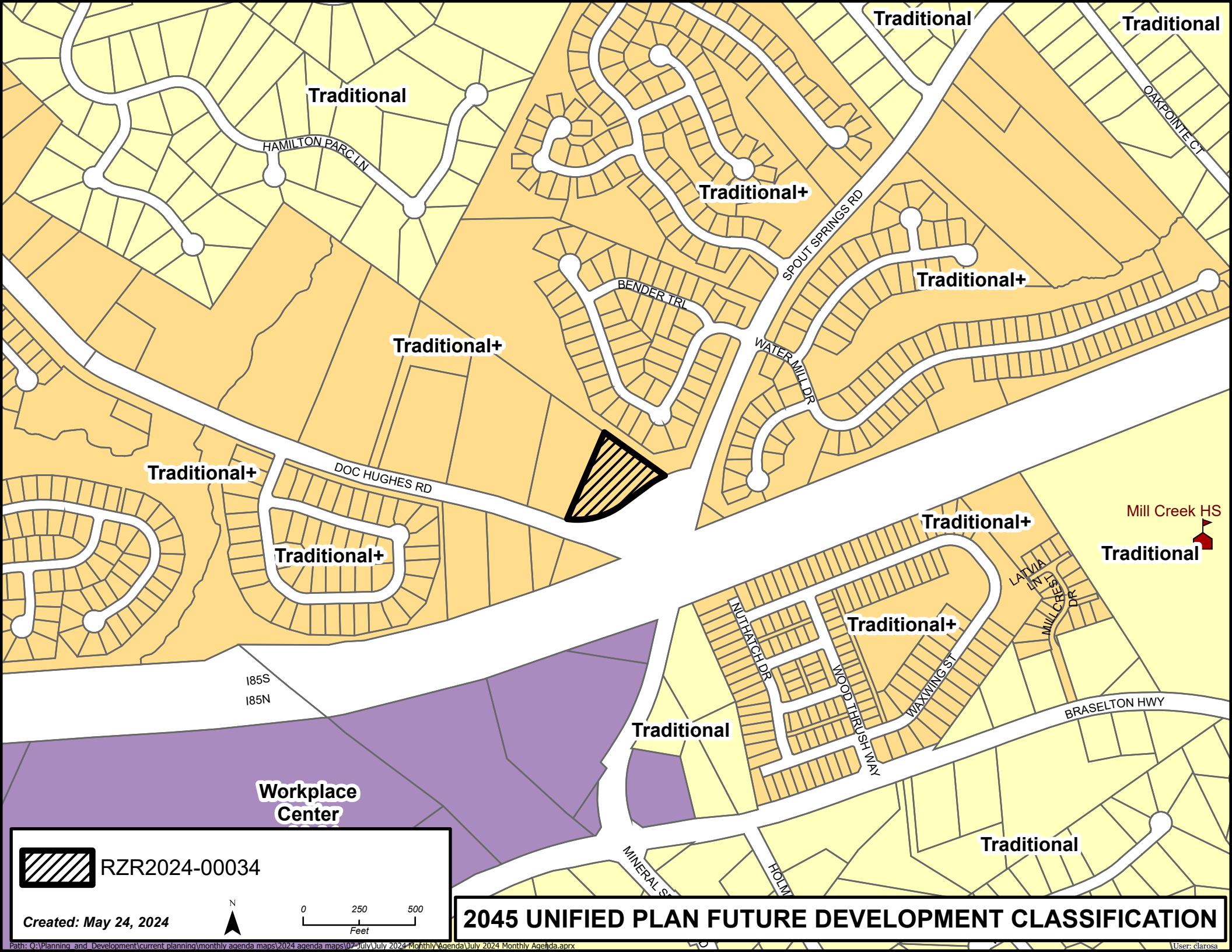
RZR2024-00033

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Created: May 24, 2024

SUBJECT SITE AND SURROUNDING ZONING



RZR2024-00034

Workplace Center

N

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Created: May 24, 2024

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION