

RECEIVED

2.23.2023

CHANGE IN CONDITIONS APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|--|
| NAME: Hayley Todd, Zoning Manager, PEC+ | NAME: Diplomat Infraprop Sugarloaf LLC |
| ADDRESS: 350 Research Ct STE 200 | ADDRESS: 5675 Jimmy Carter Boulevard Ste 109 |
| CITY: Norcross | CITY: Norcross |
| STATE: GA ZIP: 30092 | STATE: GA ZIP: 30071 |
| PHONE: 757-508-6593 | PHONE: _____ |
| EMAIL: htodd@pec.plus | EMAIL: _____ |
| CONTACT PERSON: Hayley Todd | PHONE: 757-508-6593 |
| CONTACT'S E-MAIL: htodd@pec.plus | _____ |

| APPLICANT IS THE: | | |
|--|---|---|
| <input checked="" type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> CONTRACT PURCHASER |
| ZONING DISTRICT(S): O&I | PRIOR ZONING CASE: RZM2022-00015 | |
| PARCEL NUMBER(S): 7 121 012, 7 121 174, 7 121 014, 7 121 093 | ACREAGE: 7.5 | |
| ADDRESS OF PROPERTY: 2534, 2540, 2549 Meadow Church Road | | |
| PROPOSED CHANGE IN CONDITIONS: Reduce 50' undisturbed buffer to a 30' undisturbed buffer | | |

| | |
|-----------------------------------|-------------------------------------|
| RESIDENTIAL DEVELOPMENT: | NON-RESIDENTIAL DEVELOPMENT: |
| NO. OF LOTS/DWELLING UNITS: 160 | NO. OF BUILDINGS/LOTS: _____ |
| DWELLING UNIT SIZE (Sq. Ft.): N/A | TOTAL GROSS SQUARE FEET: _____ |
| GROSS DENSITY: 21.3 | DENSITY: _____ |
| NET DENSITY: 21.3 | _____ |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED 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 AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

SEE ATTACHMENT

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

SEE ATTACHMENT

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

SEE ATTACHMENT

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

SEE ATTACHMENT

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

SEE ATTACHMENT

(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 CHANGE IN CONDITIONS:

SEE ATTACHMENT

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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2.23.2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS 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 (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Applicant

2/21/23

Date

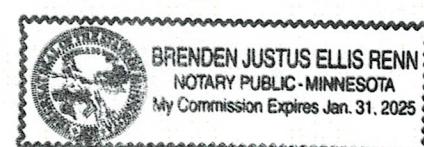
Hayley Todd, Zoning Manager, PEC+

Type or Print Name and Title

Brenden Renn
Signature of Notary Public

2/21/23

Date



Notary Seal

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2.23.2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

2-27-23

Date

Shaneel Lalani, Managing Partner, Diplomat Infraprop Sugarloaf LLC

Type or Print Name and Title

Kateryna Rusev
Signature of Notary Public

2/21/27
Date

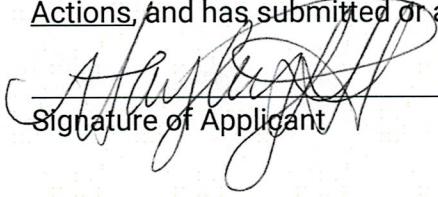


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2.23.2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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

2/21/23

Date

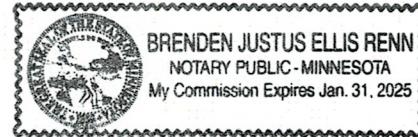
Hayley Todd, Zoning Manager, PEC+

Type of Print Name and Title

Signature of Applicant's
Attorney or Representative

Date

Type or Print Name and Title




2/21/23

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 or a member of the Gwinnett County Planning Commission?

YES



NO

Hayley Todd, Zoning Manager, PEC+

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.

GWINNETT COUNTY
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4.3.2023

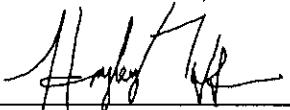
Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: 7 - 121 - 013
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

2/20/23
Date

Hayley Todd, Zoning Manager PEC+
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

V. Schokley
NAME

TSA/T
TITLE

3/23/2023
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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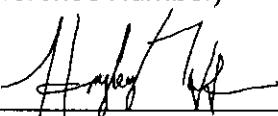
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PARCEL I.D. NUMBER: 7 - 121 - 174
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

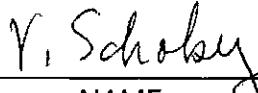
2/20/23
Date

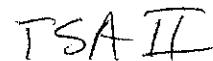
Hayley Todd, Zoning Manager PEC+
Type or Print Name and Title

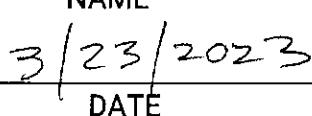
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TITLE


DATE

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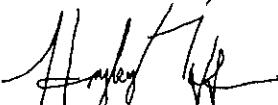
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*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 121 - 014
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

2/20/23
Date

Hayley Todd, Zoning Manager PEC+
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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V. Schobey
NAME

TSA II
TITLE

3/23/2023
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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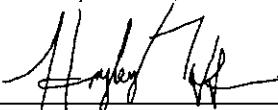
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* **NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 121 - 093
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

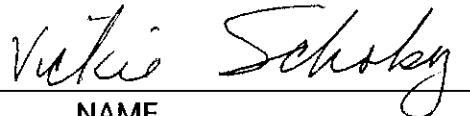
2/20/23
Date

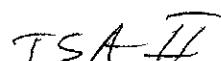
Hayley Todd, Zoning Manager PEC+
Type or Print Name and Title

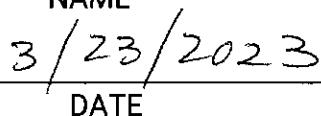
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NAME


TITLE


DATE

4/3/2023

Re: **Letter of Intent - Change in Conditions and Waiver
2534, 2540, 2549 Meadow Church Road (+/-7.5 acres)
PEC+ Project No. 22243.00**

Dear Community Development Officials,

This change in conditions and waiver application relates to ± 7.5 acres on Meadow Church Road (2534, 2450 and 2549 Meadow Church Road) (the "Subject Property"). The application seeks to (a) modify one zoning condition approved on October 22, 2019 (RZM2019-00014) and (b) waive certain structure setbacks, all to allow for the development of a new, 160-unit full-service, senior independent living community (sometimes referred to as the "Senior Development"). The Senior Development is permitted by underlying zoning but cannot be constructed absent the requested change in condition and waiver.

Site, Site History and Proposal

The Subject Property is located on the west side of Meadow Church Road. It consists of four parcels and totals ± 7.5 acres. Each parcel is zoned O-I (Office-Institutional District).

The Subject Property has an irregular shape. It is triangular and the frontage on Meadow Church Road is curvilinear. It also has challenging topography. As a result, the Subject Property has remained undeveloped. It has been the subject of several rezoning efforts, however, over the last almost 40 years.

In 1985, the County approved the rezoning of parcel R7121 093 from RA-200 (Agriculture-Residence District) to RM-13 (Multifamily Residence District) to allow for a multifamily apartment development (REZ1985-00049). In 1994, the County approved the rezoning of the same property from R-100 as part of a 1,377-acre mixed -use development that included single-family residences and a golf course. In 2009, the County denied a rezoning (RZ2009-0026) and a special use permit (SUP2009-00043) request that would have allowed for the construction of a 115,000 square foot assisted living facility and medical office.

In 2019, the County approved a rezoning (RZC2019-00014) and a special use permit (SUP2019-00065) that allowed for a three-story, 178,600 square foot independent and assisted living facility. The instant application seeks to modify one condition imposed with this approval, as explained below. Finally, the site was the subject of another rezoning in 2022 (case RZM2022-00015) that proposed to change the O-I designation to RM-24 to facilitate apartment units. The rezoning was denied and the site remained zoned O-I.

As noted above, the current proposal is for the development of a new, 160-unit full-service senior independent living community limited to three-stories which is consistent with the approvals in rezoning case RZC2019-00014 and special use case SUP2019-00065.

Summary of Request:

The applicant proposes to change condition 2.B of the 2019 rezoning (RZM2019-00014). The condition reads as follows:

Provide a 50-foot natural and enhanced buffer adjacent to residentially-zoned property to the northwest. The buffer shall be supplemented with evergreen and deciduous plantings where sparsely vegetated.

The applicant proposes to modify condition 2.B as follows:

Provide a 30-foot natural and enhanced buffer adjacent to the residentially-zoned property to the northwest. Where possible, the developer will replant in the reduction area (the 20-foot distance from 30-feet to 50-feet from the property line) property with evergreen and deciduous plantings.

The applicant also requests a waiver from structure setbacks per section 610-20.4.B of the UDO:

All proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of 5 feet away from any buffer.

The Applicant notes that only parking facilities (surface lot) will be located within the 5' buffer, not vertical improvements.

Rationale for Request

Due to site constraints, the 50' buffer condition and the 5' additional setback inhibit the type of development that the Subject Property has been approved for since 2019. Because of the proposed use—a full-service senior living community—mobility and accessibility for senior persons are a top concern. The building footprint requires a relatively flat site, which involves grading more of the overall site area, including in the required 50' buffer. Additionally, smooth and connected sidewalks, ramps, parking access and enhanced landscaping will be made possible with the additional grading space. Below is a summarized list of issues:

1. The buffer requirement prevents an efficient layout of the parking and drive aisles, particularly when ADA striping is considered;
2. The 50' buffer condition leaves inadequate room for landscaping between the building and sidewalks/parking area and between the building face and the back of curb;
3. The buffer condition will require a steep wall along the northwest property line to achieve the requisite flatness necessary for a senior-oriented development, but a steep wall will not be required if the applicant is permitted to disturb the requested 20';
4. The buffer condition leaves insufficient area for BMPs.
5. The applicant must relocate a power line on the Subject Property and the buffer reduction is necessary to create sufficient room for the relocation.

The applicant is requesting only the minimum relief necessary and is taking steps to minimize and mitigate the impact of both the modification and waiver requested. The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's Change of Conditions request to allow for the reduction of the 50' undisturbed buffer to 30' feet, permitting a 20' encroachment for land disturbance. This will contribute to an overall better site plan, improved user experience and aesthetics. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

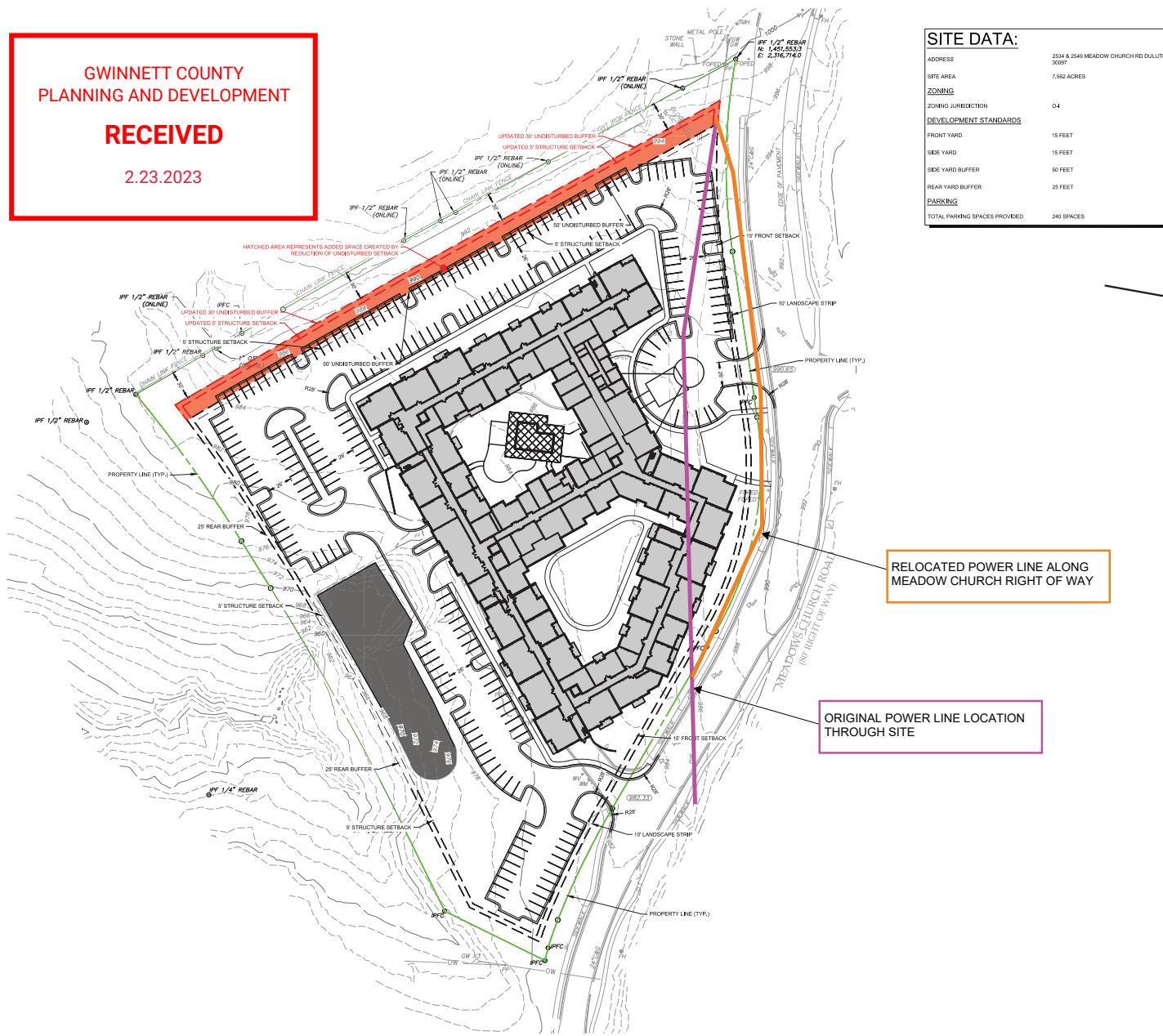
Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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2.23.2023



SITE DATA

| | |
|-------------------------------------|---|
| ADDRESS | 2534 & 2549 MEADOW CHURCH RD DUL 30097 |
| SITE AREA | 7.562 ACRES |
| <u>ZONING</u> | |
| ZONING JURISDICTION | 04 |
| <u>DEVELOPMENT STANDARDS</u> | |
| FRONT YARD | 15 FEET |
| SIDE YARD | 15 FEET |
| SIDE YARD BUFFER | 50 FEET |
| REAR YARD BUFFER | 25 FEET |
| <u>PARKING</u> | |
| TOTAL PARKING SPACES PROVIDED | 240 SPACES |

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
**350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092**

PROJECT

MEADOW CHURCH RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

2534 & 2549 MEADOW CHURCH RD
DULUTH, GA 30097

FOR
LALANI VENTURES
34 PEACHTREE STREET NW
28TH FLOOR
ATLANTA, GA 30303
P: 404-545-1765

MUNICIPALITY PROJECT #

REVISIONS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

0 25 50 100 150
SCALE: 1" = 50'
DATE: 01/23/2023
PROJECT: 22243.00

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Know what's below.
Call before you dig.

STRUCTURE LEGEND

CABLES / TV

- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER

- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Pole
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Meter
- Spot Light

FIBER OPTIC

- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS

- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Valve
- Gas Vent Pipe

PAVEMENT MARKING

- BUSS
- ONLY
- SCHOOL
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS

- Right-of-Way Monument / Found Concrete Monument / Found
- Tree / Svc Tree
- Tree / Svc Tree (Never found)
- Prv / Not Set
- Prv / Not Found
- Prv / Benchmark

MISCELLANEOUS

- Land Lot Symbol

SERWER

- Grease Trap
- Sanitary Sewer Manhole
- Cherout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Manter
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Util Station

SITE / TOPOGRAPHIC FEATURES

- Street Sign
- Air Condition Unit
- Mailbox
- Satellite Dish
- Flag Pole
- Monument / Well
- Antenna
- Column
- Camera / Pole / Camera
- Wireless Hot Location
- Wireless Hot Spot
- Rail Road West

STORM / DRAINAGE

- Storm Structure Id
- Driveway
- Catch Basin
- Single Ring Catch Basin
- Double Ring Catch Basin
- Water Inlet
- Water Outlet
- Manhole
- Manhole Box
- Manhole Junction Box
- Curve Inlet
- Flared End Section
- Drop Inlet

TELEPHONE

- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC

- Overhead Traffic Signal
- Traffic Left
- Traffic Handhole Box
- Traffic Manhole Box
- Traffic Signal Pole
- Traffic Signal Loop Control Box

WATER

- Fire Hydrant
- Irrigation Control Valve
- Hydrant
- Water Valve
- Fire Department Connection
- Water Main
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Vent Valve
- Water Meter
- Water Valve
- Water Valve
- Water Air Release Valve
- Water Flow Rate Preventer
- Sprinkler Head
- Sprinkler Valve

GWINNETT COUNTY PLANNING AND DEVELOPMENT

2.23.2023



SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: NH
FILE NO.: 22-43.30
DATE: 11/08/22
SCALE: 1" = 50'
DATE OF FIELD WORK: 10/22
0 25 50 1

ALTA/NSPS LAND TITLE SURVEY
FOR
LALANI VENTURES
AND
CHICAGO TITLE INSURANCE COMPANY

10 of 10 | Page

REVIEWS

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Planners & Engineers Collaborative + PLANNING + LANDSCAPE ARCHITECTURE + CM, ENGINEERING + SURVEYING & CONSTRUCTION + WATER RESOURCE MANAGEMENT

RESEARCH

35

114

LINETYPES

| <u>PROPERTY</u> | <u>EXISTING OVERHEAD</u> |
|------------------------------------|-----------------------------|
| Adjacent Property | — OH Overhead Wires |
| Property Line | — |
| Center of Creek | — |
| <u>FENCE LINES</u> | <u>EXISTING UNDERGROUND</u> |
| X Barbed Wire Fence | — C Cable |
| ○ Chain Link fence | — B Fiber Optic |
| □ Wood Fence | — F Gas |
| — Woven Wire Fence | — G |
| <u>SITE / TOPOGRAPHIC FEATURES</u> | |
| | — T Telecommunications |
| | — V Television |
| | — S Slopes, Ditches, Line |

ABBREVIATIONS

| | | | |
|--------|--------------------------|------|-----------------------|
| APRROL | Approximate | LE | Insert, Direction |
| #4 | 1 1/2" Rebar | IPF | IPF Pipe |
| AC | Acid Curing | IPR | IPR Pipe |
| CLF | Chain Link Fence | LP | Light Pipe |
| CMP | Corrugated Metal Pipe | ML | Monolithic |
| CPP | Corrugated Plastic Pipe | MT | Monolithic |
| DR | Drop Inlet | OIP | Open Top Pipe |
| DE | Drainage Element | PRP | Pressurized |
| EPG | Electro-Plated | PRF | Pressurized |
| EPF | Electro-Plated | PS | Point of Supply |
| EPFC | Electro-Plated | PBF | Point of Beginning |
| EPFC | Electro-Plated | PCP | Point of Closure Pipe |
| ESMT | Emergency | RBC | Rebar Coated |
| FES | Flared End Section | RF | Rebar Fitting |
| FH | Fire Hydrant | RWD | Rubber |
| FLGP | Fog Pipe | SSR | Rubber |
| GM | Gas Meter | SE | Rubber |
| HDR | Hand Rail | TRAN | Transformer |
| HWD | Hard Wood | VCP | Very Close Pipe |
| HWM | Hard Wood | WM | Water Meter |
| ICV | Irrigation Control Valve | WV | Water Valve |

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED
2.23.2023

STRUCTURE LEGEND

| CABLE / TV | |
|--------------------|------------------------------|
| △ | Cable / TV Marker |
| ○ | Cable / TV Pedestal |
| ○ | Cable / TV Manhole |
| ○ | Cable / TV Handhole |
| ○ | Cable / TV Cable Box |
| ELECTRIC / POWER | |
| ○ | Transformer |
| ○ | Electric Meter |
| ○ | Power Utility Pole |
| ○ | Street Light/Light Pole |
| ○ | Electric Power Pole |
| ○ | Electric Manhole |
| ○ | Electric Handhole |
| ○ | Electric / Power Marker |
| ○ | Spot Light |
| FIBER OPTIC | |
| ○ | Fiber Optic Marker |
| ○ | Fiber Optic Manhole |
| ○ | Fiber Optic Pedestal |
| GAS | |
| ○ | Gas Meter |
| ○ | Gas Valve |
| ○ | Gas Fill Cap |
| ○ | Gas Manhole |
| ○ | Gas Marker |
| ○ | Gas Pressure Relief Valve |
| ○ | Gas Vent |
| ○ | Gas Vent Pipe |
| PAVEMENT MARKING | |
| ○ | Turn Arrow Left/Right |
| ○ | Turn Arrow Left |
| ○ | Turn Arrow Right |
| ○ | Traffic Arrow Straight |
| ○ | Traffic Arrow Straight/Left |
| ○ | Traffic Arrow Straight/Right |
| ○ | Traffic Arrow U-Turn |
| ○ | Handicapped Pavement Marking |
| ○ | Blue Line Pavement Marking |
| PROPERTY MONUMENTS | |
| ○ | Right-of-Way Monument Found |
| ○ | Other Monument Found |
| ○ | Iron Pin Set |
| ○ | Iron Pin Found (Rebar found) |
| ○ | Pin Found |
| ○ | Pk Not Found |
| ○ | Pk Found |
| ○ | Benchmark |
| MISCELLANEOUS | |
| ○ | Land Lot Symbol |

GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

2.23.2023



GEORGIA WEST ZONE

LINETYPES

| PROPERTY | EXISTING OVERHEAD | |
|-----------------------------|-------------------|----------------------|
| | OW | Overhead Wire |
| EXISTING UNDERGROUND | | |
| FENCE | | |
| C | ○ | Cable |
| D | ○ | Fiber Optic |
| E | ○ | Gas |
| F | ○ | Water/Communications |
| G | ○ | Water |
| H | ○ | Storm Drainage Line |
| I | ○ | Sanitary Sewer |
| SITE / TOPOGRAPHIC FEATURES | | |
| G | ○ | Gullies |

ABBREVIATIONS

| | | | |
|---------|--------------------------|------|--------------------------|
| APPROX. | Approximate | LE | Invert Elevation |
| #4 | 1/2" Rebar | IPF | Iron Pipe Found |
| C&G | Curb and Gutter | IPS | Iron Pipe Set |
| CM | Concrete | LS | Line Set |
| CMP | Compacted Metal Pipe | MW | Monitoring Well |
| CO | Clean Out | N/F | New or Formerly |
| COP | Corrugated Plastic Pipe | OF | Open Face Pipe |
| DB | Dead Book | PB | Plot Book |
| DE | Depth | PF | Plot |
| DE | Drainage Elevation | PKF | Pk Not Found |
| ECP | Edge of Pavement | PKS | Pk Not Set |
| EPAN | Electric Pole | POC | Point of Beginning |
| ESMT | Electric Splice | POC | Point of Commencement |
| FTE | Finish End Section | PVC | Polyvinyl Chloride Pipe |
| FTE | Finish End Elevation | RCP | Reinforced Concrete Pipe |
| FTE | Finish End Point | RCP | Reinforced Concrete Pipe |
| FLGP | Fog Pole | RCP | Reinforced Concrete Pipe |
| GA | Georgia | SSE | Sanitary Sewer Easement |
| GW | Guy Wire | SSMI | Sanitary Sewer Manhole |
| H.W. | Hard Wood | TIN | Temporary |
| HW | Hard Wood | VCP | Vinyl Chloride Pipe |
| HW | Hard Wood | W.F. | Wood Fence |
| HW | Hard Wood | W.M. | Wood Mallet |
| IV | Irrigation Control Valve | WV | Water Valve |

REVISIONS

| REVISION | DESCRIPTION | DATE | REV |
|----------|-------------|------|-----|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |
| 0 | | | |

SHEET 2 OF 4

DRAWN BY: M.S.
FILE NO: 22-1320
DATE: 11/23/22
DATE OF FIELD WORK: 0/28/22

100
250
500
0

ALTA/NSPS LAND TITLE SURVEY

LALANI VENTURES
AND

CHICAGO TITLE INSURANCE COMPANY

REVISIONS

| REVISION | DESCRIPTION | DATE | REV |
|----------|-------------|------|-----|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |
| 0 | | | |



Know what's below.
Call before you dig.

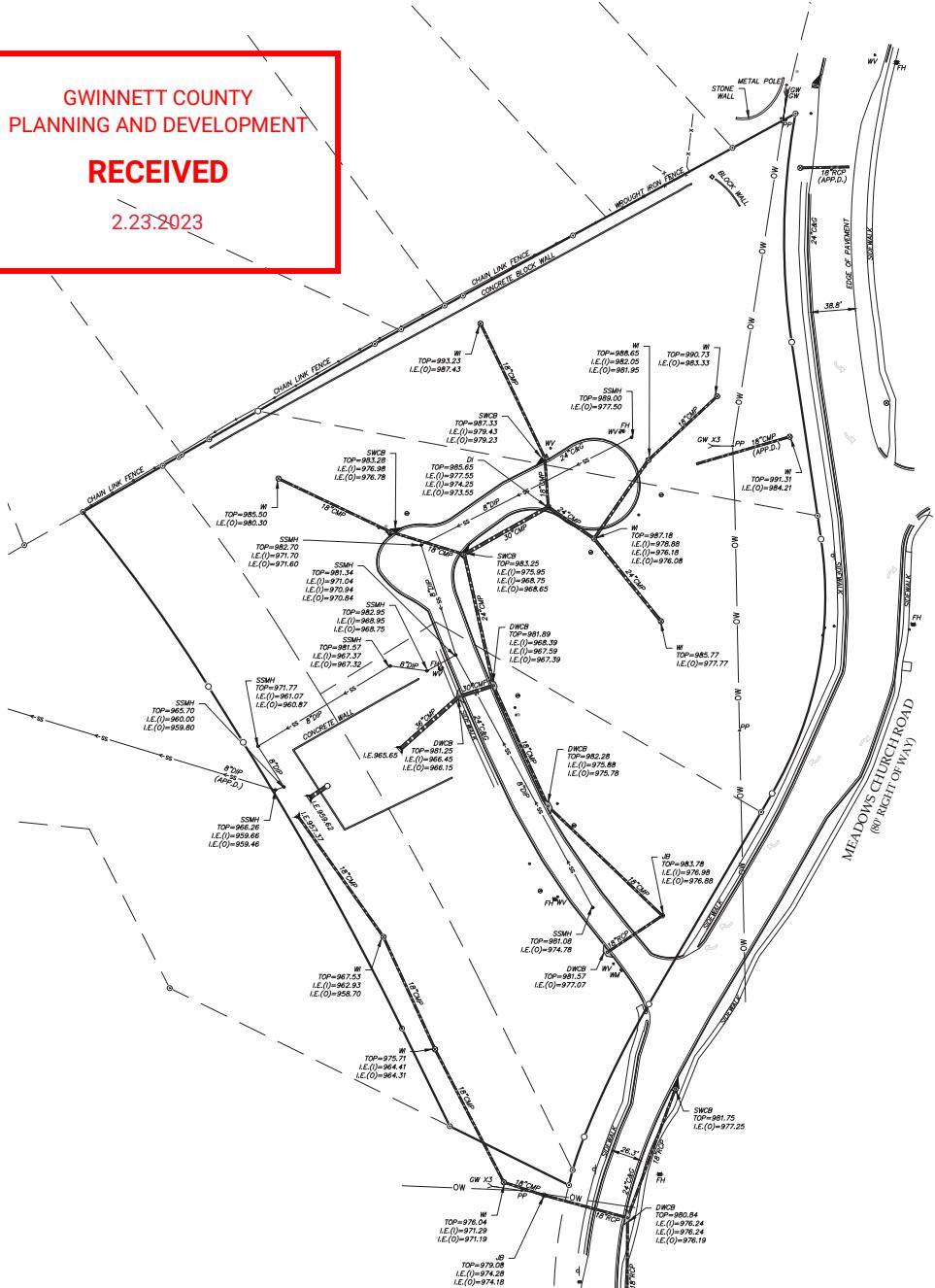


Know what's below.
Call before you dig.

STRUCTURE LEGEND

GWINNETT COUNTY PLANNING AND DEVELOPMENT

2.23.2023



LINETYPES

| PROPERTY | EXISTING / OVERHEAD |
|-----------------------------|------------------------|
| — Adjacent Property | — Overhead Wires |
| — Property Line | — |
| — Center of Creek | — |
| FENCE LINES | EXISTING UNDERGROUND |
| — Bush Wire Fence | — C Cable |
| — Chain Link fence | — E Electric |
| — Wood Fence | — G Fiber Optic |
| — Woven Wire Fence | — G Gas |
| SITE / TOPOGRAPHIC FEATURES | |
| — Guardrail | — T Telecommunications |
| — | — W Water |
| — | — W Wastewater |
| — | — Y Storm Drainage Lin |
| — | — SS Sanitary |

ABBREVIATIONS

| | | | |
|---------|--------------------------|--------|------------------------|
| APPROX. | Approximate | LE. | Invert, Direction |
| #4 | 1/2" Rebar | IPF | IPF Re Find |
| AC | Acid | IPR | IPR Re Find |
| CLF | Clay Filter | LP | Lip Pole |
| CMP | Compacted Metal Pipe | MW | Monolithic Wall |
| CPD | Corrugated Plastic Pipe | OTP | Open Top Pipe |
| DP | Drop Inlet | PG | Pipe |
| DR | Drill Rig | PKF | PKF No Find |
| DRG | Drillage Equipment | POB | Point of Beginning |
| EDP | Electric Power | POB | Point of Beginning |
| EPD | Electric Power Pole | POB | Point of Beginning |
| ESMT | Electrical Service | PVC | Polyvinyl Chloride |
| FES | Forest End Section | RCB | Rebar Capped |
| FH | Final Horizontal | RCR | Rebar Capped Rebar |
| FH2 | Final Horizontal | RCR | Rebar Capped Rebar |
| FHP | Fire Hydrant | RE | Reinforced Earth |
| FPLG | Frog Pole | SSE | Skin Sheet Elevation |
| GM | Gas Meter | SMH | Shallow Burial Methods |
| GR | Gravel | TRAN | Transformer |
| HDR | Hand Drill | VCP | Vibratory Clay Pipe |
| HW | Hard Wood | W.D.F. | W.D.F. |
| HWL | Hard Wood Lumber | WM | Water Meter |
| ICV | Irrigation Control Valve | WV | WV |

31/3/2018

ALTA/NSPS LAND TITLE SURVEY
FOR
LALANI VENTURES
AND
CHICAGO TITLE INSURANCE COMPANY

10/28/22
11/04/22

1/200

50

100

GA. COUNTY
FANNIN

AND
CHICAGO TITLE INSURANCE COMPANY

DES
+
Engineers Collaborative

PLANNING + LANDSCAPE ARCHITECTURE + CM, ENGINEERING
ARCHITECTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
SEARCH COURT PEACHTREE CORNERS, GEORGIA 30077 (404) 451-2241 WWW.PEACHTREEPLUS.COM C.C.O. A. SF-000004

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 121, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a found 1/2 inch rebar, said rebar having coordinates of North: 1,451,553.3 and East: 2,316,714.0, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located on the westerly right of way of Meadow Church Road (80 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said westerly right of way of Meadow Church Road the following courses and distances: along a curve turning to the left with an arc length of 201.60 feet, having a radius of 613.20 feet, being subtended by a chord bearing of South 00 degrees 57 minutes 53 seconds West, and a chord length of 200.69 feet to a point; South 08 degrees 28 minutes 27 seconds East a distance of 153.99 feet to a found iron pin with cap; South 08 degrees 28 minutes 27 seconds East a distance of 20.74 feet to a point; along a curve turning to the right with an arc length of 231.59 feet, having a radius of 342.11 feet, being subtended by a chord bearing of South 10 degrees 53 minutes 56 seconds West, and a chord length of 227.19 feet to a point; South 30 degrees 19 minutes 25 seconds West a distance of 19.07 feet to a found iron pin with cap; South 30 degrees 19 minutes 25 seconds West a distance of 195.14 feet to a point; along a curve turning to the left with an arc length of 129.66 feet, having a radius of 858.86 feet, being subtended by a chord bearing of South 26 degrees 00 minutes 03 seconds West, and a chord length of 129.54 feet to a point; along a curve turning to the left with an arc length of 30.91 feet, having a radius of 358.45 feet, being subtended by a chord bearing of South 19 degrees 10 minutes 46 seconds West, and a chord length of 30.90 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 13.64 feet, having a radius of 405.25 feet, being subtended by a chord bearing of South 13 degrees 44 minutes 15 seconds West, and a chord length of 13.63 feet to a found iron pin with cap; thence leaving said westerly right of way and proceed North 63 degrees 41 minutes 11 seconds West a distance of 116.67 feet to a found iron pin with cap; thence North 26 degrees 04 minutes 51 seconds West a distance of 95.51 feet to a found 1/2 inch rebar; thence along a curve turning to the left with an arc length of 287.29 feet, having a radius of 2822.76 feet, being subtended by a chord bearing of North 29 degrees 02 minutes 16 seconds West, and a chord length of 287.17 feet to a point; thence North 31 degrees 55 minutes 43 seconds West a distance of 57.71 feet to a point; thence along a curve turning to the left with an arc length of 188.74 feet, having a radius of 1391.41 feet, being subtended by a chord bearing of North 35 degrees 43 minutes 32 seconds West, and a chord length of 188.59 feet to a found 1/2 inch rebar; thence North 59 degrees 56 minutes 24 seconds East a distance of 80.80 feet to a found 1/2 inch rebar; thence North 60 degrees 06 minutes 43 seconds East a distance of 96.55 feet to a point; thence North 60 degrees 06 minutes 39 seconds East a distance of 118.21 feet to a found iron pin with cap; thence North 61 degrees 18 minutes 16 seconds East a distance of 421.10 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 329,395 square feet or 7.562 acres.

2/21/2023

Re: **Zoning Standards Analysis - Change in Conditions**
2534, 2540, 2549 Meadow Church Road (+/-7.5 acres)
PEC+ Project No. 22243.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property was rezoned to O&I for the express purpose of constructing a 160-unit senior-oriented development. The reduction of this buffer will facilitate the development that has been approved by the County. Nothing will change substantially about the development that was approved such that it would affect nearby properties; the proposed change will allow better construction and use of the land for the approved senior use.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed, and are aware of the approved use of the site. The reduction of the required buffer is the lowest necessary reduction to facilitate the development. Where possible, the unused parts of the reduction area will be replanted with deciduous and evergreen plantings to increase screening.

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

The proposal has reasonable economic use as zoned, and the proposal would not alter the use of the property. The change in conditions would improve the usability of the site under the existing conditions, which would improve the overall experience of the project.

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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed change in conditions will not affect the use or number of units proposed to be on site.

E. Whether the proposed change in conditions is in conformity with the policy and intent of the land use plan:

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The proposed change in conditions will not alter the approved use of the site, it will only enhance the buildable area of the site, to facilitate a development in line with the goals of the Gwinnett County Comprehensive Plan.

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 change in conditions:

The proposed reduction in the required buffer is the minimum relief required to construct a development that has already been vetted and approved during the zoning process. Granting the reduction would improve the experience

of the senior residents on site by limiting harsh walls due to grading, creating more space for attractive landscaping, and enhancing on-site pedestrian connectivity.

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's Change of Conditions request to allow for the reduction of the 50' undisturbed buffer to 30' feet, permitting a 20' encroachment for land disturbance. This will contribute to an overall better site plan, improved user experience and aesthetics. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.