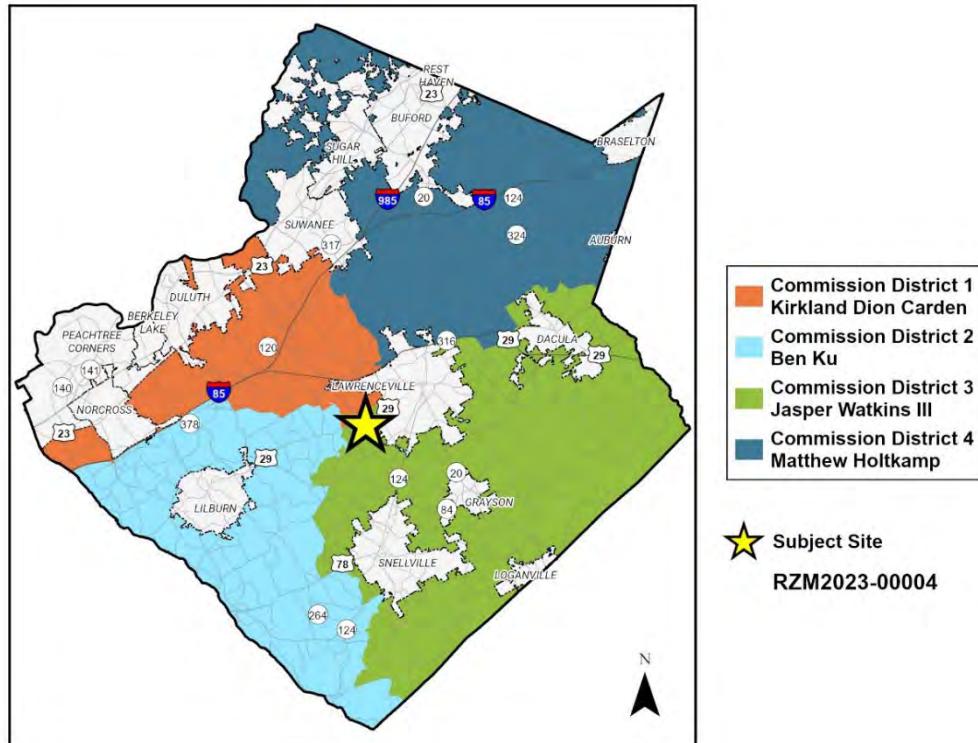




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2023-00004
Current Zoning:	C-2 (General Business District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Additional Request:	Alternative Architectural Review
Address:	4008 Sugarloaf Parkway
Map Number:	R5078 003
Site Area:	6.62 acres
Units:	40
Proposed Development:	Townhouses
Commission District:	District 3 – Commissioner Watkins
Character Area:	Established Neighborhoods
Staff Recommendation:	APPROVAL WITH CONDITIONS

Planning Commission	
Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Mustaq Moosa
1400 Indian Trail Lilburn Road
Norcross, GA 30093

Owner: Asif Dhanani
1160 Lake Lucerne Road SW
Lilburn, GA 30047

Contact: Mustaq Moosa

Contact Phone: 404.704.6356

Zoning History

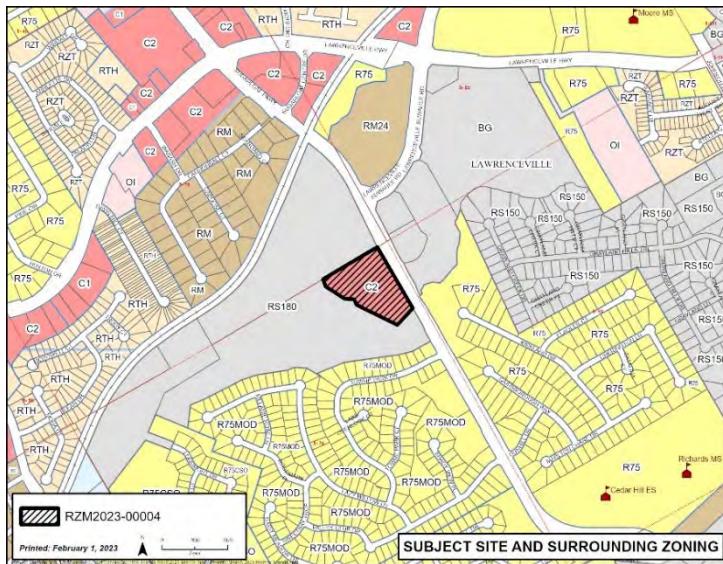
The subject property is zoned C-2 (General Business District). In 1994, special use permit SUP-94-027 was approved on the subject property as a part of a larger area for a modified single-family subdivision. In 2003, a rezoning request to RM-10 (Multifamily Residential District) for a townhouse development was denied, pursuant to RZM-03-004. In 2006, the property was rezoned, as a part of larger area, from R-75 MOD (Single-Family Residence District) to C-2 for commercial retail uses, pursuant to RZC-06-025.

Existing Site Condition

The subject site is a 6.62-acre parcel located on Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwanee Road. The site is undeveloped and is densely vegetated with a mature tree canopy. The site slopes down approximately 48 feet from the northeastern corner of the property to the southwestern property line. A creek and its associated buffers are located at the southern corner of the property. Small areas near the southern and northwestern property lines contain the 100-year floodplain. There is currently no vehicular access to the site. There are no sidewalks or overhead utilities along this portion of Sugarloaf Parkway. An underground gas line easement bisecting the site is located near the center of the property. A sanitary sewer easement runs along the southern and western boundary of the site. The nearest Gwinnett County Transit stop is approximately 0.2 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by undeveloped sites and a commercial use within the City of Lawrenceville. Undeveloped property is located to the north, south, and west of the subject property. Farther north of the site is the intersection of Sugarloaf Parkway and Lawrenceville Highway. This intersection is heavily commercialized with several retail, service, and restaurant uses. An outparcel of a large shopping center is located to the east across Sugarloaf Parkway from the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.04 units per acre
North	Undeveloped	RS-180 (City of Lawrenceville)	N/A
East	Commercial	BG (City of Lawrenceville)	N/A
South	Undeveloped	RS-180 (City of Lawrenceville)	N/A
West	Undeveloped	RS-180 (City of Lawrenceville)	N/A

Project Summary

The applicant requests the rezoning of a 6.62-acre parcel from C-2 to R-TH for townhouses, including:

- 40 rear-entry townhouses yielding a gross density of 6.04 units per acre, and a net density of 6.62 units per acre.
- A minimum heated floor area of 1,000 square feet for two-bedroom units, 1,200 square feet for three-bedroom units, and 1,400 square feet for four-bedroom units.
- Two-car garages and roof top patios proposed for all units.
- Units facing internal courtyards and/or greenspace.
- Exterior building materials of hard finished stucco, brick, and composite wood siding.
- A 24-foot-wide private street with five-foot-wide sidewalks on both sides.
- A five-foot-wide sidewalk along Sugarloaf Parkway extending the width of the development.
- A proposed 50-foot-wide front building setback with 30-foot-wide landscaped setback.
- A proposed 40-foot-wide side building setback.
- 17 on-street, guest parking spaces located along the entrance street.
- One stormwater management facility near the northwestern corner of the development.
- Common area totaling 2.41 acres.
- Amenities including a 2,400 square foot clubhouse/gym, and playground.
- A 50-foot-wide gas line easement running through the middle of the site, which includes a proposed street crossing and a portion of the proposed playground.
- A deceleration lane along the property frontage on Sugarloaf Parkway for a full access entrance into the property.
- Decorative fence/wall proposed along the property frontage on Sugarloaf Parkway.

Zoning and Development Standards

The applicant is requesting rezoning to R-TH, Single-Family Residence Townhouse District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	< 35'	YES
External Front Yard Setback	Minimum 10'	>10'	YES
External Side Yard Setback	Minimum 20'	>20'	YES
External Rear Yard Setback	Minimum 20'	>20'	YES
Heated Floor Area	2-bedroom Minimum 1,000 sf 3-bedroom Minimum 1,200 sf 4-bedroom Minimum 1,400 sf	1,000 sf 1,200 sf 1,400 sf	YES
Common Area	Minimum 15% (1 acres)	36.4% (2.41 acres)	YES
Density	Maximum 10 units per acre	6.04 units per acre	YES
Off-Street Parking	1 space per unit (40 spaces)	80	YES
Guest Parking	0.25 space per unit (10 spaces)	17	YES
Architectural Design Standards Category 3	Fully pitched roof	Flat Roof	NO*

* Per Appendix Section 3.0.0, Alternate building designs, architectural materials or color selections that vary from the architectural design standards of Category 2, 3, or 4, shall be reviewed and approved by the Planning Commission.

Alternative Architectural Review Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Appendix Section 1.0 of the UDO:

- 1. Section 6.5.2 - Attached Residential Buildings, Buildings shall be designed with fully pitched roofs**

The applicant requests a variation from Appendix Section 1.0 of the UDO to allow a flat roof in lieu of a pitched roof for the attached residential buildings.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to transportation, stormwater, 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 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by parcels within the City of Lawrenceville. Most of them are wooded and undeveloped lots. Farther south, there are single-family detached residences within subdivisions. To the north, at the intersection of Sugarloaf Parkway and Lawrenceville Highway, there are several commercial uses such as a multi-tenant shopping center, car wash, and convenience store with fuel pumps. The proposed density and nature of this development would provide a transition between the commercial uses at the intersection and the lower density single-family residential uses to the south. The development is suitable given the surrounding area and recently approved developments.

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

The existing use and usability of adjacent or nearby properties would not be adversely affected by the zoning change. The property is currently undeveloped and encumbered by streams and floodplain. The adjacent properties are mostly undeveloped, and a large commercial shopping center is located across Sugarloaf Parkway. The addition of townhouses would activate the site with an appropriate use that would support the nearby commercial area. Moreover, the townhouses would provide an additional housing type in an area of primarily single-family detached residences.

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

The property has a reasonable economic use as currently zoned.

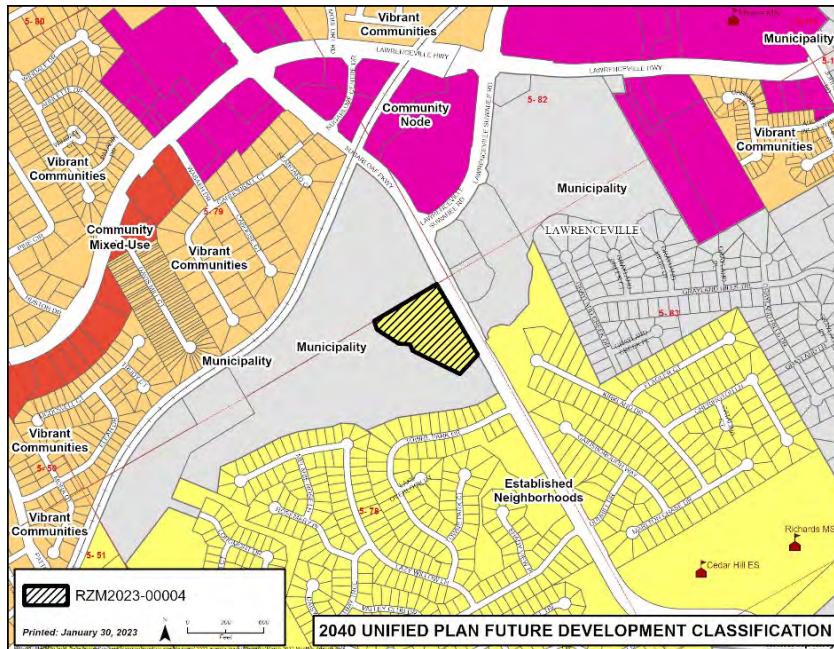
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff, however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this request are attached (Exhibit F).

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

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Established Neighborhood Character Area. This Character Area recommends any new

development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. Attached housing is not listed as a recommended land use. However, low-density residential uses ranging from 3 to 7 units per acre is the recommended density for the Character Area. As currently situated, the location and constraints of the site make it suitable for a townhouse development. As property is currently zoned commercial, this downzoning brings it closer to conforming with 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.

The proposed development is near single-family detached subdivisions as well as commercial uses at the intersection of Sugarloaf Parkway and Lawrenceville Highway. The site also has convenient access to these major transportation corridors which are classified as principal arterial streets. The site is currently zoned for commercial uses such as retail, restaurants, convenience stores with or without fuel pumps, grocery stores, fitness centers, hotels, etc. The proposed development would provide a better transition than the commercial uses, allowed in the C-2 zoning District by right, which gives grounds for approval of the rezoning.

Alternative Architectural Review: Alternate building designs, architectural materials or color selections that vary from the architectural design standards of Category 2, 3, or 4, shall be reviewed and approved by the Planning Commission. Creative, innovative, and unique designs are encouraged, but care must be taken to maintain compatibility to surrounding buildings and community features. Staff makes the following findings related to the request:

The alternate building design request for a flat roof in lieu of the required pitched roof is reasonable given the proposed modern architecture of the townhouses. The applicant has proposed an innovative design incorporating changes in building material, texture, and color along with rooftop patios. Other homes found in the area with pitched roofs are single family

detached homes. There are no townhouses in the immediate area, while the adjacent parcels are vacant. Therefore, there is no comparison available for architectural compatibility within the area.

Staff Recommendation

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

In addition, the staff recommends **APPROVAL** of the following alternate building design:

1. To allow flat roofs in lieu of pitched roofs for the attached residential buildings.

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 staff recommends **APPROVAL** of the following alternate building design:

1. To allow flat roofs in lieu of pitched roofs for the attached residential buildings.

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

Approval as R-TH (Single-Family Residence Townhouse District) for townhouses, subject to the following conditions:

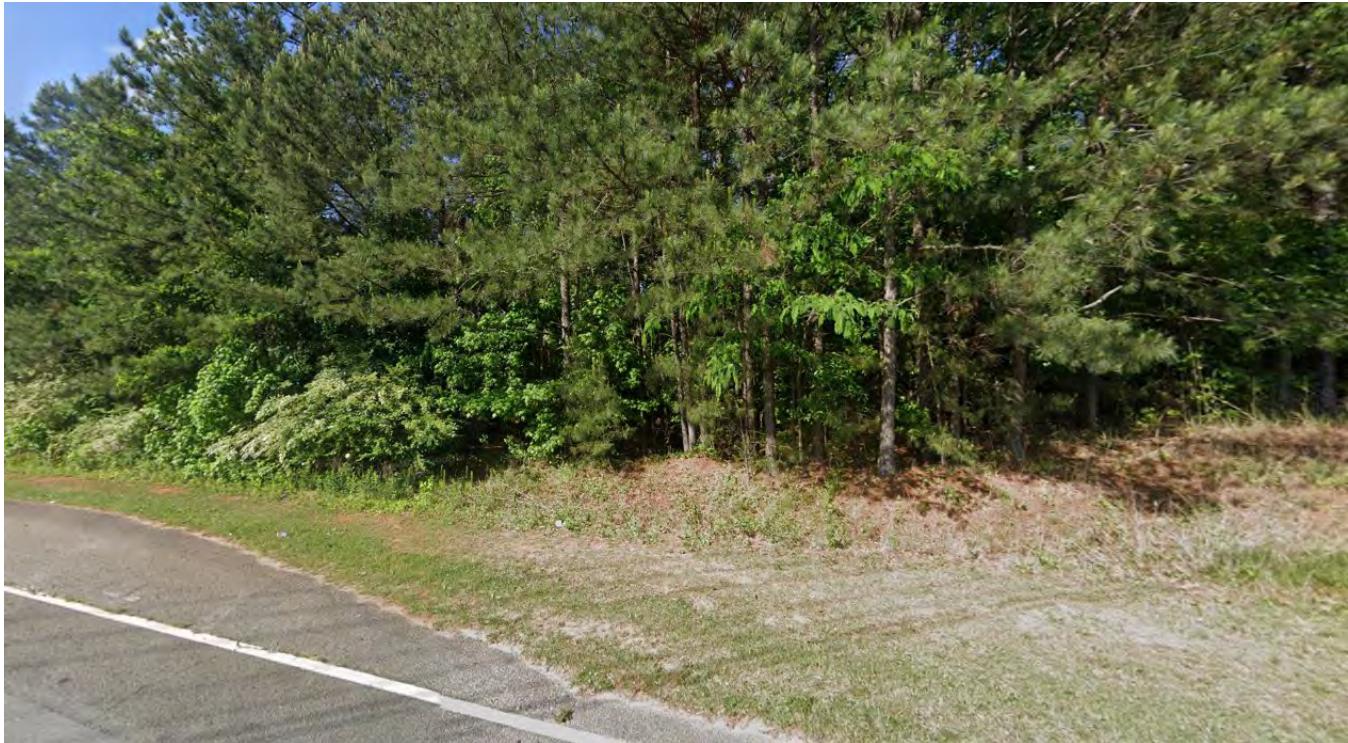
1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 18, 2023, and Exhibit C: Building Elevations dated received January 24, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. All dwellings shall have a minimum two-car garage.
3. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
4. Natural vegetation shall remain on the property until the issuance of a development permit.
5. All grassed areas shall be sodded.
6. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.

7. Units shall include roof top patios as depicted in Exhibit B.
8. No buildings or use, including the proposed playground, shall be located in the existing gas transmission easement.
9. The developer shall coordinate with the Gwinnett County Department of Transportation regarding any potential right of way along the frontage, for the future widening of Sugarloaf Parkway.
10. The developer shall conduct an Intersection Control Evaluation (ICE) study at the proposed entrance and median break, that aligns with the full access Wal-Mart entrance. The ICE study shall consider the possibility of an R-Cut as well as to provide the U-Turn impact at the adjacent existing median break.
11. **No more than 10 percent of the dwellings can be rented at any 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. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of the site from Sugarloaf Parkway



View of the site from Sugarloaf Parkway

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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GENERAL NOTES
- TRACT AREA = 6.62 ACRES

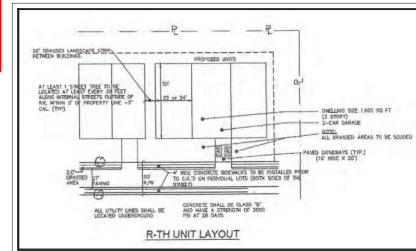
GENERAL NOTES 1.18.2023
- TRACT AREA = 6.62 ACRES
- PARCEL NUMBER: 5078 003
- SITE ADDRESS:
4008 SUGARLOAF PARKWAY

EWING, HILL, GA 30034
- WATER: PROVIDED BY GWINNETT COUNTY WATER AND SEWER
- SEWER: PROVIDED BY GWINNETT COUNTY WATER AND SEWER
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET
OF THIS PROPERTY
- ZONING C2
- HOR. DATUM: NAD 83
VFRT. DATUM NAVD 88

FLOOD NOTE
PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD HAZARD AREA PER
FIRM MAP NUMBER 132135C0087F, DATED SEPTEMBER 29, 2006.

REFERENCES

MINIMUM HEATED FLOOR AREA
2-BEDROOM = 1,000 SQ. FT.
3-BEDROOM = 1,200 SQ. FT.
4-BEDROOM = 1,400 SQ. FT.



VICINITY MAP



RTH RESIDENCE TOWNHOUSE DISTRICT
WITHIN THE R-THREE TOWNSHIP RESIDENCE TOWNHOUSE DISTRICT, THE
FOLLOWING STANDARDS AND REQUIREMENTS SHALL BE MET:

- 1) MAXIMUM DENSITY = TEN UNITS PER ACRES
- 2) 6.6 ACRES = 10 UNITS/AC. = 66 UNITS MAXIMUM
- 3) LOT LENGTH = NO MINIMUM
- 4) LOT WIDTH = NO MINIMUM
- 5) INTERNAL ROAD FRONTPAGE = NO MINIMUM
- 6) EXTERIOR ROAD FRONTPAGE FOR OVERALL DEVELOPMENT = 50 FEET
- 7) MINIMUM HEIGHT = 35 FEET FOR TOWNHOMES
- 8) INTERNAL DRIVEWAYS = 10 FEET WIDE BY 20 FEET GRASSED OR LANDSCAPED
STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR
DRIVEWAYS/STREETS
- 9) EXTERIOR PARKING REQUIREMENTS:
 - a. FRONT YARD = 50 FEET
 - b. SIDE YARD = 40 FEET
 - c. REAR YARD = 40 FEET
- 10) JUNGLE FREE: NO TALL PLANTS SHALL REQUIRE AT LEAST A SINGLE CAR
GARAGE. PROVIDE THREE OR MORE OFF-STREET PARKING SPACES PER
DWELLING FOR TOWNHOMES. AT LEAST 80% OF REQUIRED PARKING AREAS
FOR OVERALL DEVELOPMENT SHALL BE PROVIDED IN THE REAR YARD OR
REAR OF THE TOWNHOMES. THE REMAINING 20% OF THE PARKING SPACES
MAY BE LOCATED IN THE PARKING UNITS FACILITY SEPARATED FROM THE UNITS. ALL
TOWNHOUSE UNITS SHALL REQUIRE AT LEAST SINGLE-CAR GARAGES.
- 11) SIDEWALKS: PROVIDED ON THE SIDEWALKS
- 12) PROVIDE SIDEWALKS ADJACENT TO BOTH SIDES OF INTERIOR STREETS
OR PRIVATE DRIVEWAYS DESIGN SHALL BE PROVIDED FOR DEVELOPMENT REGS
- 13) A MINIMUM OF THREE AND MAXIMUM OF EIGHT DWELLING UNITS SHALL
BE PROVIDED IN THE TOWNSHIP RESIDENCE TOWNHOUSE DISTRICT
- 14) ALL UTILITIES SHALL BE PLACED UNDERGROUND
- 15) A 50 FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED ALONG ALL
EXTerior EXTERIOR STREETS. THE LANDSCAPED SETBACK MAY
INCORPORATE NATURAL VEGETATION AND SHALL INCLUDE A DECORATIVE
FENCE/WALL AND ENTRANCE MONUMENT. THE FENCE MAY BE
CONSTRUCTED AS A SOLID BRICK OR STACKED STONE WALL, OR AS A
WIRE FENCE WITH A SOLID BRICK OR STACKED STONE COLUMNS (MAXIMUM 30-FOOT ON CENTER).

SECTION 20-10 DIMENSIONAL STANDARDS OF ZONING DISTRICTS:
THE MINIMUM PERCENTAGE OF COMMON AREAS FOR THIS LOT IS 15%
6.6 ACRES x 15 = 1.0 ACRES MINIMUM COMMON AREA
COMMON AREA PROVIDED = 241 ACRES

**CONCEPT PLAN
FOR
TOWN HOUSES AT SUGARLOAF BY ZIANNIA
CITYVIEW DESIGN BUILD**



1

SHEET 1 OF 1

JOB #. 2022-209

Exhibit C: Building Elevations

[attached]



Townhouses at Sugarloaf
By Zianna
4008 Sugarloaf Parkway
Gwinnett County, GA

Submission to Gwinnett County for Rezoning

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1.24.2023



View from Sugarloaf Parkway

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

RECEIVED

1.24.2023



“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

RECEIVED

1.24.2023



View of Site & Buildings

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

RECEIVED

1.24.2023



“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

RECEIVED

1.24.2023



View of façade at entrance

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

RECEIVED

1.24.2023



View of garage entrance

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA

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

[attached]

RECEIVED

2.12.2023: **From:** Mustaq Moosa (applicant)
To: Gwinnett County Planning Division
Intent Title: Request for Rezoning of Property from C2 to RTH
Location: 4008 Sugarloaf Parkway, Gwinnett County, GA 30044

This letter is to request Gwinnett County Board of Commissioners and the Planning Division to kindly approve the rezoning of the existing vacant parcel of land from C2 (current zoning) to RTH (requested zoning). The application is also a request for the Planning Commission and the Board of Commissioners to grant certain deviations from Gwinnett County's Architectural Design Standards (details described below).

The existing site is approximately 6.62 AC greenfield site and is accessed from Sugarloaf Parkway and surrounded by existing residential developments. The property owner proposes to develop the site for townhouses. A total of forty (40) townhouses are proposed in five buildings, each consisting of 8 townhouses along with a Club House of 2,000 SF, an exterior Playground for children, an outdoor sitting and BBQ space and a fenced Dog Park. Visitor parking is located along the central internal driveway leading from the entrance into the Site. A 50ft wide gas easement runs across the site in an east-west direction. The easement area is landscaped and retained as open space.

The proposed townhouses are set in a heavily landscaped site with abundant Common open areas as shown on the submitted Concept Site Plan. The owner intends to add walking trails and open sitting spaces in the open Common areas as part of the overall landscaping and hardscape design of the site.

The proposed townhouses are 3 levels and, in the range of 1900, – 2100 SF. A 2-car garage is proposed for each townhouse. The townhouses will be accessed from the front as well as from the garage. The primary façade material shall be brick along with stucco, board and batten and composite wood siding.

The applicant would also like to request the Planning Commission and the Board of Commissioners for certain deviations from Gwinnett County's Architectural Design Standards for Residential developments. The proposed Concept Design proposes a flat roof as opposed to a pitch roof outlined in the Roof Design standards. We are of the opinion that a flat roof would provide greater aesthetic and design appeal particularly given the manner in which the façade is designed. The roof is sloped for rainwater management.

The site and new building shall meet all Gwinnett County recommended standards for site and building engineering. Renderings have been provided to demonstrate the proposed architectural style of the building and we shall abide by all zoning regulations and create a well-designed and aesthetically pleasing residence for future owners of the townhouses.

RECEIVED

2.12.2023 The proposed density is kept at 6.62 units / AC which is well below the allowed 10 units / AC. Additionally, the Common area provided is 2.41 AC way above the required 1.0 AC. The developer intends to build a quality residential development that will provide value and aesthetics to the residents while enhancing the overall quality of Sugarloaf Parkway.

The attached site plan and the proposed development will not be adding any negative or adverse effects to the site or the surrounding areas nor will it impose any transportation or other challenges to the existing infrastructure.

Thank you

RECEIVED

1/5/2023

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

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

No adverse effect on either the subject property or adjacent properties is expected as a result of the proposed development.

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

The subject property is surrounded by residential development and the optimal economic viability for the property is for it to be developed as a residential project

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

The proposed development proposes only 40 townhouse units and is not expected to cause major impact on the existing County infrastructure, including, streets, utilities or schools.

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

Yes

(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:

Given the fact that the subject property is surrounded by residential developments, the best use for the property is to develop it as residential site.

Exhibit E: Application and Campaign Contribution Disclosure

[attached]

RECEIVED

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

1/5/2023

REZONING APPLICATION

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: Mustaq Moosa		NAME: Asif Dhanani	
ADDRESS: 1400 Indian Trail Lilburn Road		ADDRESS: 1160 Lake Lucerne Road SW	
CITY: Norcross		CITY: Lilburn	
STATE: GA	ZIP: 30093	STATE: GA	ZIP: 30047
PHONE: 404 704 6356		PHONE: 917 379 5714	
EMAIL: mustaq@cityviewdb.com		EMAIL: rominaasif@gmail.com	
CONTACT PERSON: Mustaq Moosa		PHONE: 404 704 6356	
CONTACT'S E-MAIL: mustaq@cityviewdb.com			
APPLICANT IS THE:			
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER			
PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: RTH			
PARCEL NUMBER(S): 1		ACREAGE: 6.62	
ADDRESS OF PROPERTY: 4008 Sugarloaf Parkway, Gwinnett County, GA 30044			
PROPOSED DEVELOPMENT: Development of 4 Townhouse buildings, each consisting of 8 units (total 40 units) and a Proposed Amenity building			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 40 Dwelling Units	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 2200 SF / Unit	Total Building Sq. Ft. _____
Gross Density: 6 units / ac	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/5/2023

REZONING APPLICANT'S CERTIFICATION

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



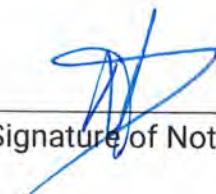
Signature of Applicant

01-04-2023

Date

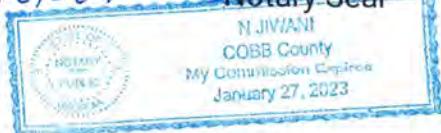
Mustaq Moosa

Type or Print Name and Title



Signature of Notary Public

Date 01-04-2023 Notary Seal



RECEIVED

1/5/2023

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 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.



01-05-2023

Signature of Property Owner

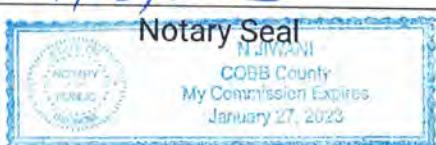
Date

Asif Dhanani

Type or Print Name and Title

Signature of Notary Public

Date

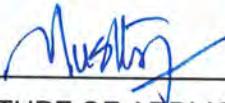


RECEIVED

1/5/2023

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.



01-04-2023

Mustaq Moosa

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

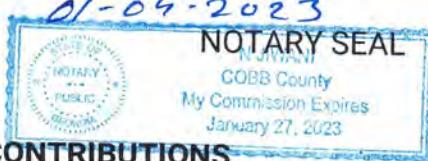
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

Mustaq Moosa

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

1/5/2023

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 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: 5th - 78 - 5078 003
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

01-04-2023

Mustaq Moosa (Owner's representative)

Date

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)

NAME

TITLE

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

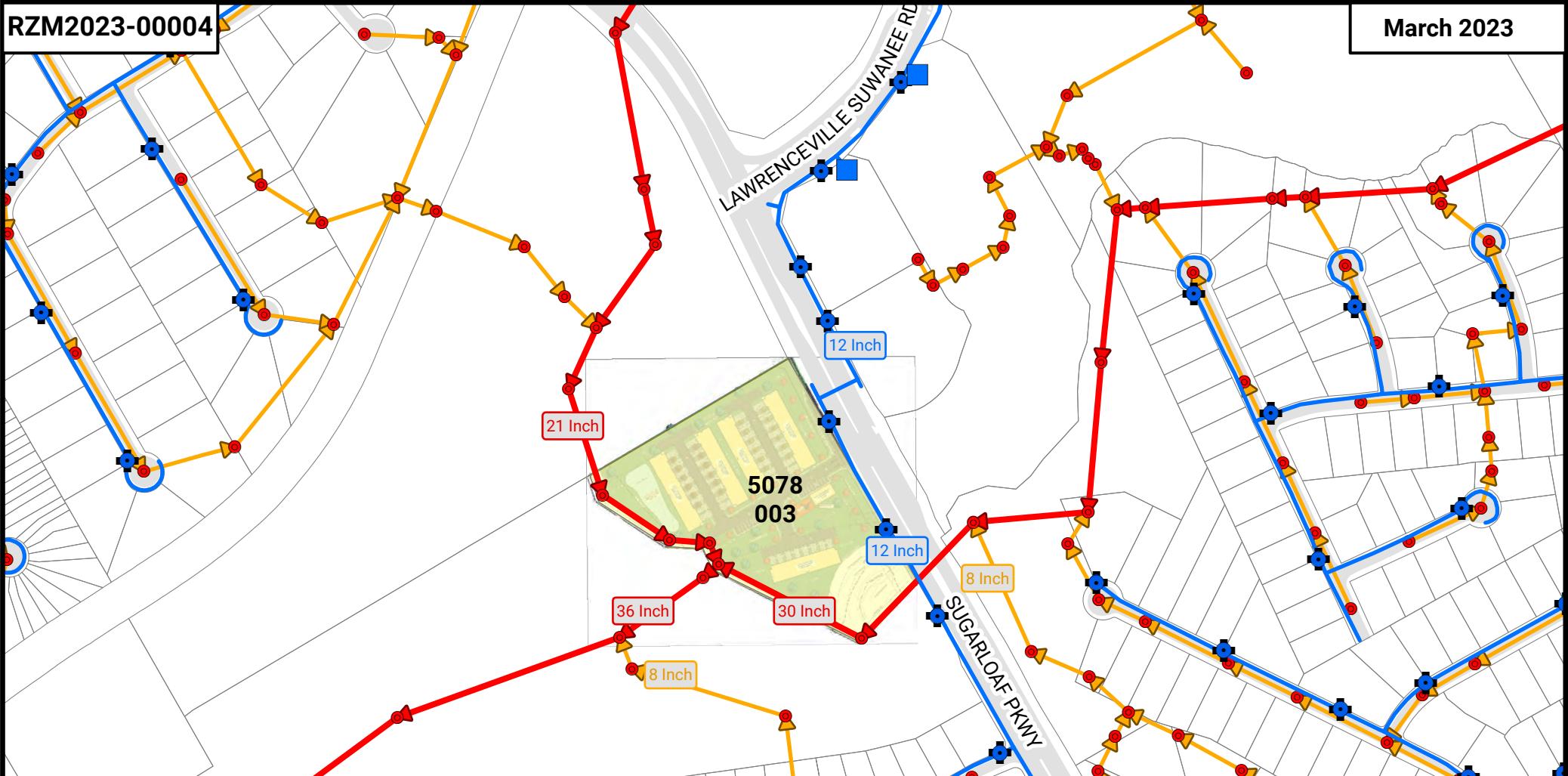
TRC Meeting Date: 2.15.2023		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: RZM2023-00004		
Case Address: 4006 Sugarloaf Parkway		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Sugarloaf Parkway is a principal arterial. ADT = 34,599.	
2	0.2 mile to the nearest transit facility (#2335079) Lawrenceville Suwanee Road and Radio Shack.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	The developer shall coordinate with the Gwinnett County Department of Transportation regarding any potential right-of-way along the frontage, for the future widening of Sugarloaf Parkway (Per the Gwinnett County Destination 2040 Comprehensive Transportation Plan - GCmri_307).	
2	The developer shall conduct an Intersection Control Evaluation (ICE) study at the proposed entrance and median break, that aligns with the full access Wal-Mart entrance. The ICE study shall consider the possibility of an R-Cut as well as to provide the U-Turn impact at the adjacent existing median breaks.	
3		
4		
5		
6		



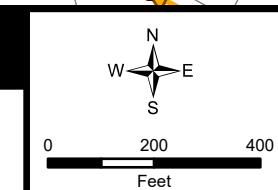
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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: RZM2023-00004	
Case Address: 4008 Sugarloaf Parkway	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Sugarloaf Parkway.
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 21-inch and/or 30-inch located on the subject property.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, March, 2023											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2023-00002	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	3
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	3
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	5
RZM2023-00004	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	7
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	6
	Cedar Hill ES	901	1,000	-99	888	1,000	-112	879	1,000	-121	11
RZC2023-00008	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	25
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	18
	Annistown ES	705	625	80	716	625	91	723	625	98	33



4008 Sugarloaf Pkwy
C-2 to R-TH
Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Sugarloaf Parkway..

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 21-inch and/or 30-inch located on the subject property.

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

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

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

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

Exhibit G: Maps

[attached]



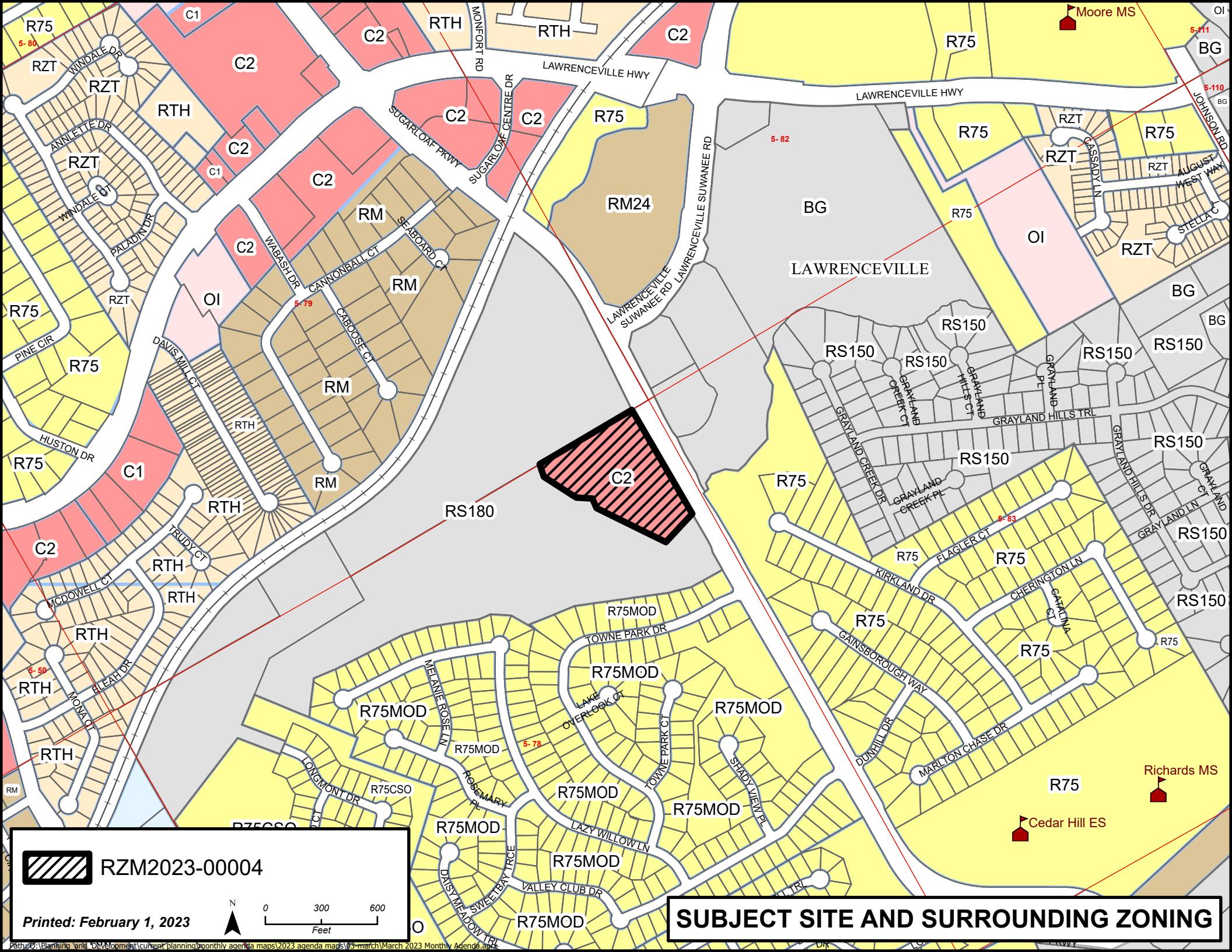
 RZM2022-00004

Printed: January 30, 2023



0 100 200
Feet

Gwinnett County GIS



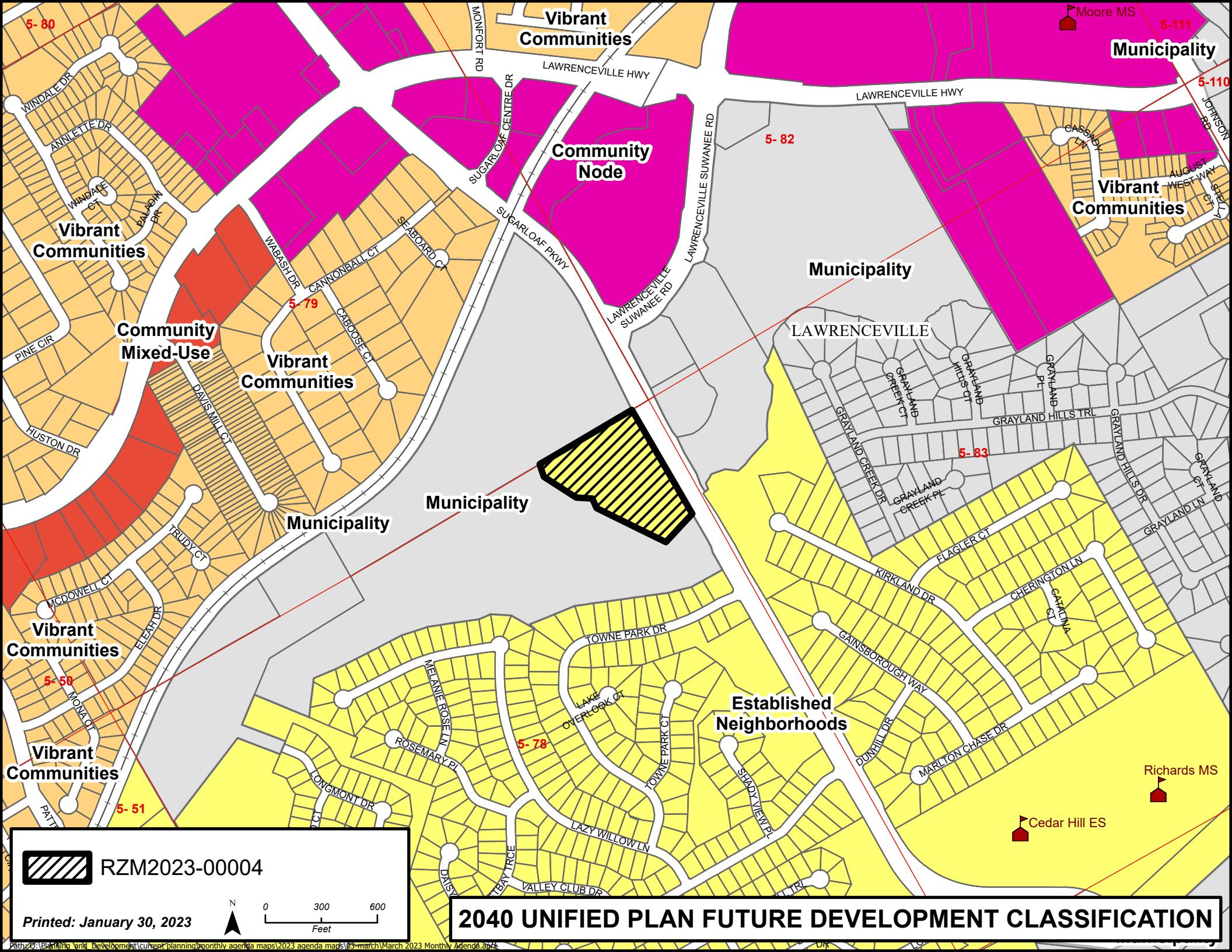
RZM2023-00004

Printed: February 1, 2023



A horizontal number line starting at 0 and ending at 600. There are two tick marks on the line. The first tick mark is labeled 300 and the second tick mark is labeled 600. The distance between the 0 and the first tick mark is labeled 50.

SUBJECT SITE AND SURROUNDING ZONING



RZM2023-00004

N

A horizontal number line with arrows at both ends. The number 0 is at the left end, and the number 600 is at the right end. Between 0 and 600, there is a tick mark with the number 300 above it. Below the line, the word "Foot" is written in a cursive font.

Printed: January 30, 2023

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.
1/5/2023

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: Mustaq Moosa		NAME: Asif Dhanani	
ADDRESS: 1400 Indian Trail Lilburn Road		ADDRESS: 1160 Lake Lucerne Road SW	
CITY: Norcross		CITY: Lilburn	
STATE: GA	ZIP: 30093	STATE: GA	ZIP: 30047
PHONE: 404 704 6356		PHONE: 917 379 5714	
EMAIL: mustaq@cityviewdb.com		EMAIL: rominaasif@gmail.com	
CONTACT PERSON: Mustaq Moosa		PHONE: 404 704 6356	
CONTACT'S E-MAIL: mustaq@cityviewdb.com			
APPLICANT IS THE:			
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER			
PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: RTH			
PARCEL NUMBER(S): 1		ACREAGE: 6.62	
ADDRESS OF PROPERTY: 4008 Sugarloaf Parkway, Gwinnett County, GA 30044			
PROPOSED DEVELOPMENT: Development of 4 Townhouse buildings, each consisting of 8 units (total 40 units) and a Proposed Amenity building			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 40 Dwelling Units	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 2200 SF / Unit	Total Building Sq. Ft. _____
Gross Density: 6 units / ac	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/5/2023

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

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

No adverse effect on either the subject property or adjacent properties is expected as a result of the proposed development.

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

The subject property is surrounded by residential development and the optimal economic viability for the property is for it to be developed as a residential project

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

The proposed development proposes only 40 townhouse units and is not expected to cause major impact on the existing County infrastructure, including, streets, utilities or schools.

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

Yes

(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:

Given the fact that the subject property is surrounded by residential developments, the best use for the property is to develop it as residential site.

RECEIVED

1.18.2023

From: Mustaq Moosa (applicant)
To: Gwinnett County Planning Division
Intent Title: Request for Rezoning of Property from C2 to RTH
Location: 4008 Sugarloaf Parkway, Gwinnett County, GA 30044

This letter is to request Gwinnett County Planning Division to kindly approve the rezoning of the existing vacant parcel of land from C2 (current zoning) to RTH (requested zoning). The existing site is approximately 6.62 AC greenfield site and is accessed from Sugarloaf Parkway and surrounded by existing residential developments.

The property owner proposes to develop the site for townhouses. A total of forty townhouses are proposed in five buildings, each consisting of 8 townhouses along with a two-level Club House of 2,400 SF and a Playground for children. An outdoor barbecue area is proposed adjacent to the Club House. Visitor parking is located along the central internal driveway leading from the entrance to the Site. A 50ft wide gas easement runs across the site in an east-west direction. The easement area is landscaped and retained as open space.

The proposed townhouses are set in a heavily landscaped site with abundant Common open areas as shown on the submitted Concept Site Plan. The owner intends to add walking trails and open sitting spaces in the open Common areas as part of the overall landscaping and hardscape design of the site.

The proposed townhouses are 3 levels and, in the range of 1900, – 2100 SF. A 2-car garage is proposed for each townhouse. The townhouses will be accessed from the front as well as from the garage. The primary façade material shall be brick along with board and batten in certain parts.

The site and new building shall meet all Gwinnett County recommended standards for site and building engineering. Renderings have been provided to demonstrate the proposed architectural style of the building and we shall abide by all zoning regulations and create a well-designed and aesthetically pleasing residence for future tenants.

The proposed density is kept at 6.62 units / AC which is well below the allowed 10 units / AC. Additionally, the Common area provided is 2.41 AC way above the required 1.0 AC. The developer intends to build a quality residential development that will provide value and aesthetics to the residents while enhancing the overall quality of Sugarloaf Parkway.

The attached site plan and the proposed development will not be adding any negative or adverse effects to the site or the surrounding areas nor will it impose any transportation or other challenges to the existing infrastructure.

Thank you

RECEIVED

1/5/2023

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

01-04-2023

Date

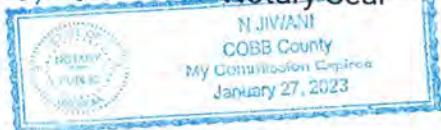
Mustaq Moosa

Type or Print Name and Title



Signature of Notary Public

Date 01-04-2023 Notary Seal



RECEIVED

1/5/2023

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 12
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01-05-2023

Signature of Property Owner

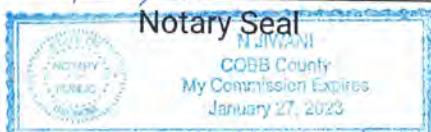
Date

Asif Dhanani

Type or Print Name and Title

Signature of Notary Public

Date

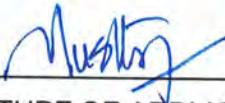


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1/5/2023

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01-04-2023

Mustaq Moosa

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

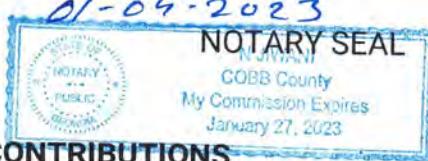
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

Mustaq Moosa

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

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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: 5th - 78 - 5078 003
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

01-04-2023

Mustaq Moosa (Owner's representative)

Date

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)

NAME _____

TITLE

DATE



Townhouses at Sugarloaf
By Zianna
4008 Sugarloaf Parkway
Gwinnett County, GA

Submission to Gwinnett County for Rezoning



View from Sugarloaf Parkway

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA



View from Sugarloaf Parkway

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA



“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA



View of façade at entrance

Material legend

1. Hand finished stucco
2. Brick
3. Brick base
4. Composite wood siding

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA



View of façade at entrance

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA



View of garage entrance

“Sugarloaf Townhouses by Zianna” | 4008 Sugarloaf Parkway, Lawrenceville, GA