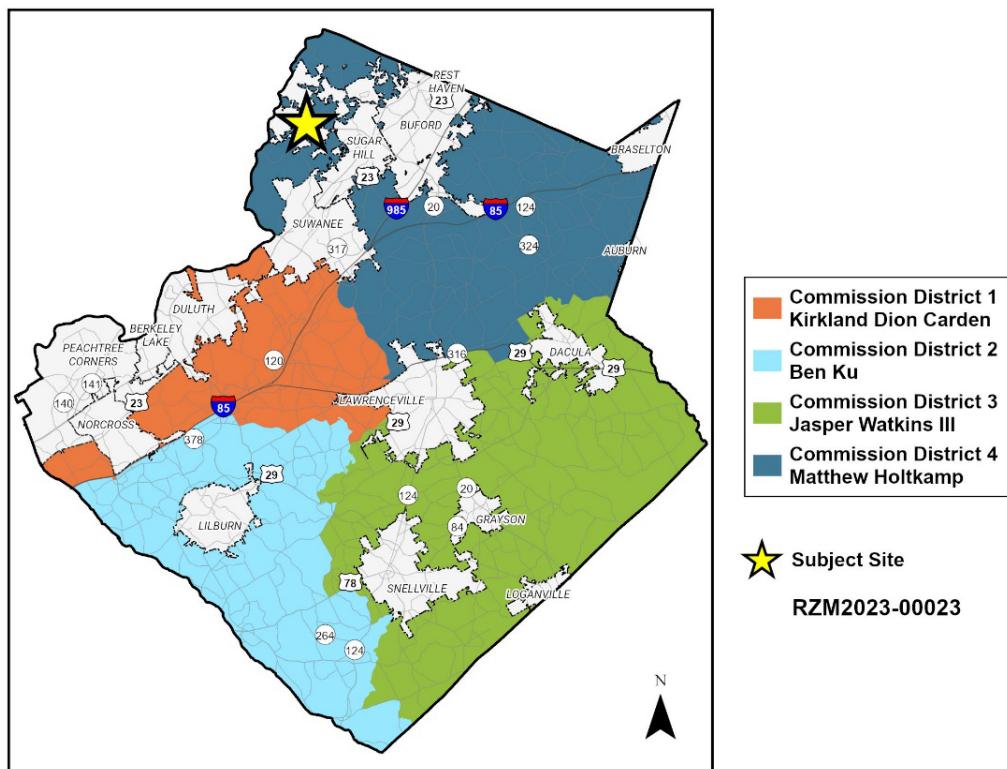




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2023-00023
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Address:	5738, 5754, 5774, and 5784 Cumming Highway
Map Numbers:	R7339 001, 002, 003, and 073
Site Area:	13.87 acres
Units:	96
Proposed Development:	Townhouses
Commission District:	District 4 – Commissioner Holtkamp
Character Area:	Chattahoochee River
Staff Recommendation:	DENIAL
Planning Commission Recommendation:	DENIAL



Applicant: Gaskins & LeCraw
3475 Corporate Way
Duluth, GA 30096

Owners: Ronnie and Jerry Sudderth
6111 Cumming Highway
Sugar Hill, GA 30518

Contact: Dani Blumenthal

Contact Phone: 215.816.9336

Zoning History

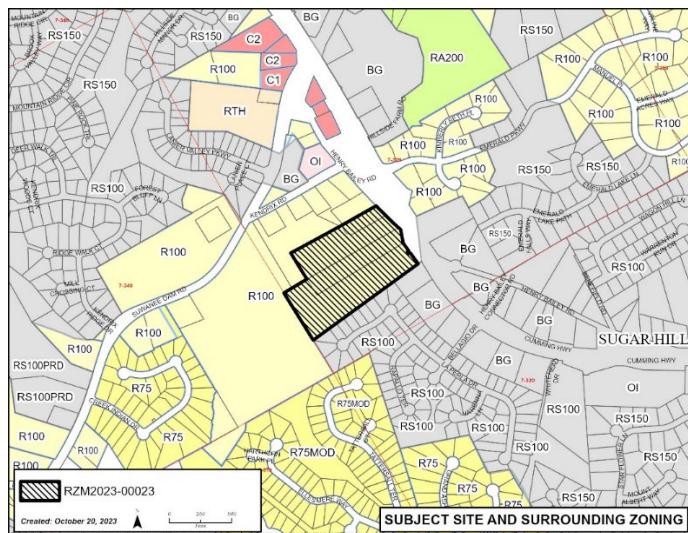
The subject properties are zoned R-100 (Single Family Residence District). In June 2022, the Board of Commissioners denied a request to rezone this and adjacent properties to RM-24 for apartments, pursuant to RZM2022-00016.

Existing Site Condition

The subject site is a 13.87-acre assemblage of four parcels located on the west side of Cumming Highway, south of its intersection with Henry Bailey Road. The site is developed with a 1,477 square foot single-family residence, detached 3-car garage, and storage building. The site is wooded and is encumbered by a stream running through the eastern half of the site. The terrain drops nearly 30 feet from Cumming Highway to the stream and rises nearly 70 feet from the stream to the western property line. Sidewalks are present along both sides of Cumming Highway, a principal arterial that provides regional mobility with a striped crosswalk across Henry Bailey Road. The nearest Gwinnett Transit stop is approximately 5.5 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by primarily single-family residential uses with small-scale commercial space along Cumming Highway. To the east and south are single-family residences within the Sugar Hill city limits. A multi-tenant retail center to the south, located within the City of Sugar Hill, contains an animal hospital and other service uses. To the north, across Cumming Highway are single-family residences on large lots. Further north is the heavily commercialized intersection of Suwanee Dam Road and Cumming Highway where two large multi-tenant shopping centers are located. The properties to the west contain a small farm and accessory buildings. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.92 units per acre
North	Single-Family Residential	R-100	0.97 units per acre
East	Single-Family Residential Undeveloped	R-100 BG (Sugar Hill)	1.22 units per acre N/A
South	Single-Family Residential Commercial	RS-100 (Sugar Hill) BG (Sugar Hill)	3.3 units per acre N/A
West	Single-Family Residential	R-100	0.05 units per acre

Project Summary

The applicant requests rezoning of a 13.87-acre property from R-100 to R-TH for townhouses, including:

- 96 front-entry, two-car garage townhouses with a minimum heated floor area of 1,800 square feet, yielding a net density of 6.92 units per acre.
- A 27-foot-wide internal street within a 50-foot-wide right-of-way that stubs to properties to the north and west for future development. The site plan does not demonstrate compliance with the UDO requirement to provide a temporary turnaround for dead-end streets serving three or more lots.
- Five-foot-wide sidewalks along Cumming Highway, and 4-foot-wide sidewalks on both sides of the proposed internal streets.
- 24 parallel on-street parking spaces for guests throughout the development.
- Common area totaling 4.05 acres including a passive park, child's play area, and areas within the stream buffers.
- A mail kiosk with three on-street parking spaces in the front of the development.
- A 35-foot-wide undisturbed buffer and 5-foot-wide structure setback along all the external property lines line adjacent to residentially-zoned properties.
- A stormwater management facility for detention and runoff reduction on the east side of the creek. There is no stormwater management facility identified on the west side of the creek.
- A 30-foot-wide landscape setback along the property frontage on Cumming Highway.
- A deceleration lane from Cumming Highway leading to the limited-access entrance.
- Exterior building materials constructed primarily of brick or stone on the front facades and fiber-cement siding on the sides and the rear.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH (Single-Family Residence Townhouse District), for townhouses. 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
Building Separation	Minimum 20'	20'	YES
Parking (Townhouse)	Minimum 3 per dwelling Maximum 6 per dwelling	3 spaces	YES

Standard	Required	Proposed	Meets Standard?
Guest Parking	Minimum 24 spaces	29 spaces	YES
Landscape Setback	N/A	30'	YES
Zoning Buffer	Minimum 35 feet	35 feet	YES
Density	Maximum 10 units per acre	6.92 units per acre	YES
Minimum Heated Floor Area (3 Bedroom Units)	Minimum 1,200 square feet	1,800 square feet	YES
Common Area	Minimum 15% or 2.08 acres	29% or 4.05 acres	YES

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 H). 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 270-20.5. 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 site is primarily surrounded by single-family detached homes within subdivisions or on large lots, with a small-scale retail center to the south of the property along Cumming Highway. Higher density residential uses, such as townhouses and apartments are not located within close proximity to the subject property. A higher density townhouse development is not suitable in view of the surrounding single-family detached uses.

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

The proposed townhouses would introduce a greater density and traffic generation to an area that has a predominately single-family detached residential character. The proximity of the development to the Hendrix Road intersection allows only a right-in/right-out access to Cumming Highway. As a result, vehicles would have to travel past the property and make a u-turn at the intersection to the south, creating additional congestion at this intersection. The existing use and usability of adjacent or nearby properties would be adversely impacted by the density approved with the zoning change.

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.

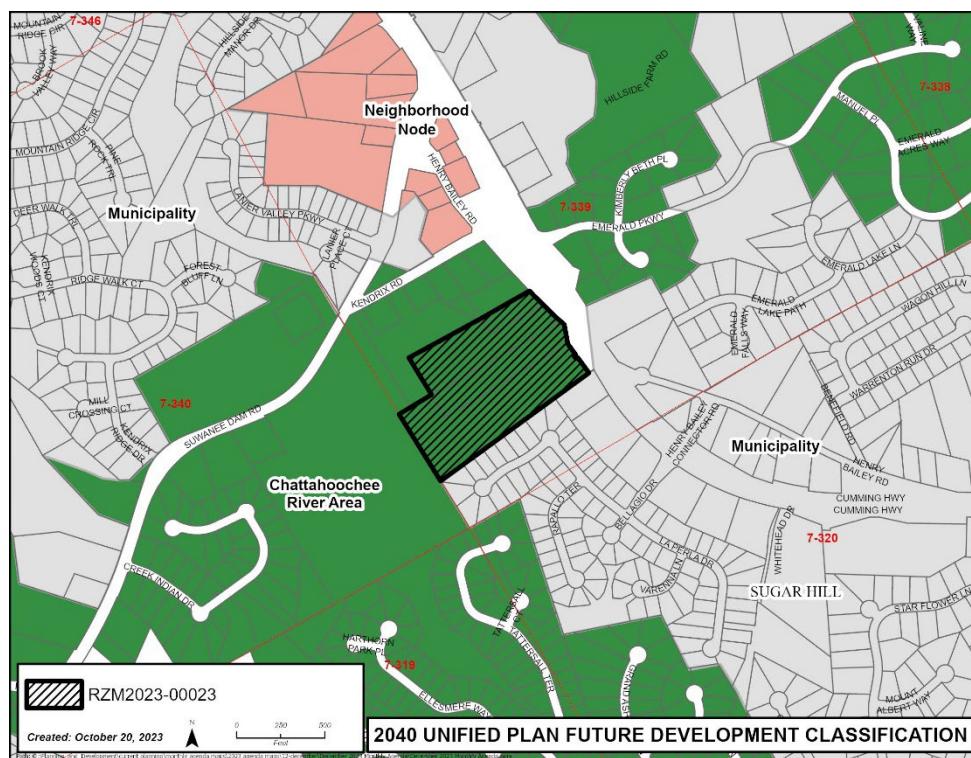
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit H).

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

The 2040 Unified Plan Future Development Map indicates that the subject property is within the Chattahoochee River Area Character Area. The Chattahoochee River Area is the designation used for unincorporated areas along the Chattahoochee River and Lake Lanier. Due to its location along the river and its natural landscape, development in this area should remain as low density residential to protect the water quality and environmental character of the Chattahoochee River and Lake Lanier.

The proposed townhouse development would be located on a property with significant topographic and stream features that would be better preserved with low density residential development, furthering the vision of the Chattahoochee River Area Character Area. The proposed housing type (townhouses) and zoning district (R-TH) are not considered low density residential as intended by the Character Area. The proposed rezoning is not in conformity with the policy and intent of the Unified Plan or 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 property lies within the Chattahoochee River Character Area which recommends low density residential development. In addition, the density of the surrounding single-family detached homes is significantly less than the proposed townhouse density. Therefore, townhouses are not an appropriate development for this property.

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 **DENIAL** of the rezoning request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as R-TH (Single-Family Residence Townhome 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 October 10, 2023 and Exhibit C: Elevations dated received October 10, 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. The property shall be limited to single-family attached townhouses and accessory uses and structures, not to exceed 96 units.
3. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
4. All dwellings shall have a minimum two-car garage.
5. The buildings shall comply with Category 3, Attached Residential Buildings of the Gwinnett County Architectural Standards.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
7. The developer shall stub paved streets and right-of-way to connect to the abutting parcels to the north and west for connection for future development, and provide temporary turnarounds where required by the UDO.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas shall be sodded.

10. Building lots shall not be located within any required stream buffer and associated impervious setbacks.

Planning Commission Recommendation

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

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. DWR Sewer Capacity Certification Letter
- G. Traffic Impact Study
- H. Internal and External Agency Review Comments
- I. Maps
- J. Documents Presented at the December 5, 2023 Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of existing house on subject property



View of existing garage on subject property



View of sloping terrain of subject property



View of adjacent retail center to the south along Cumming Highway



View of Cumming Highway, subject property on left



View of Cumming Highway, subject property on right

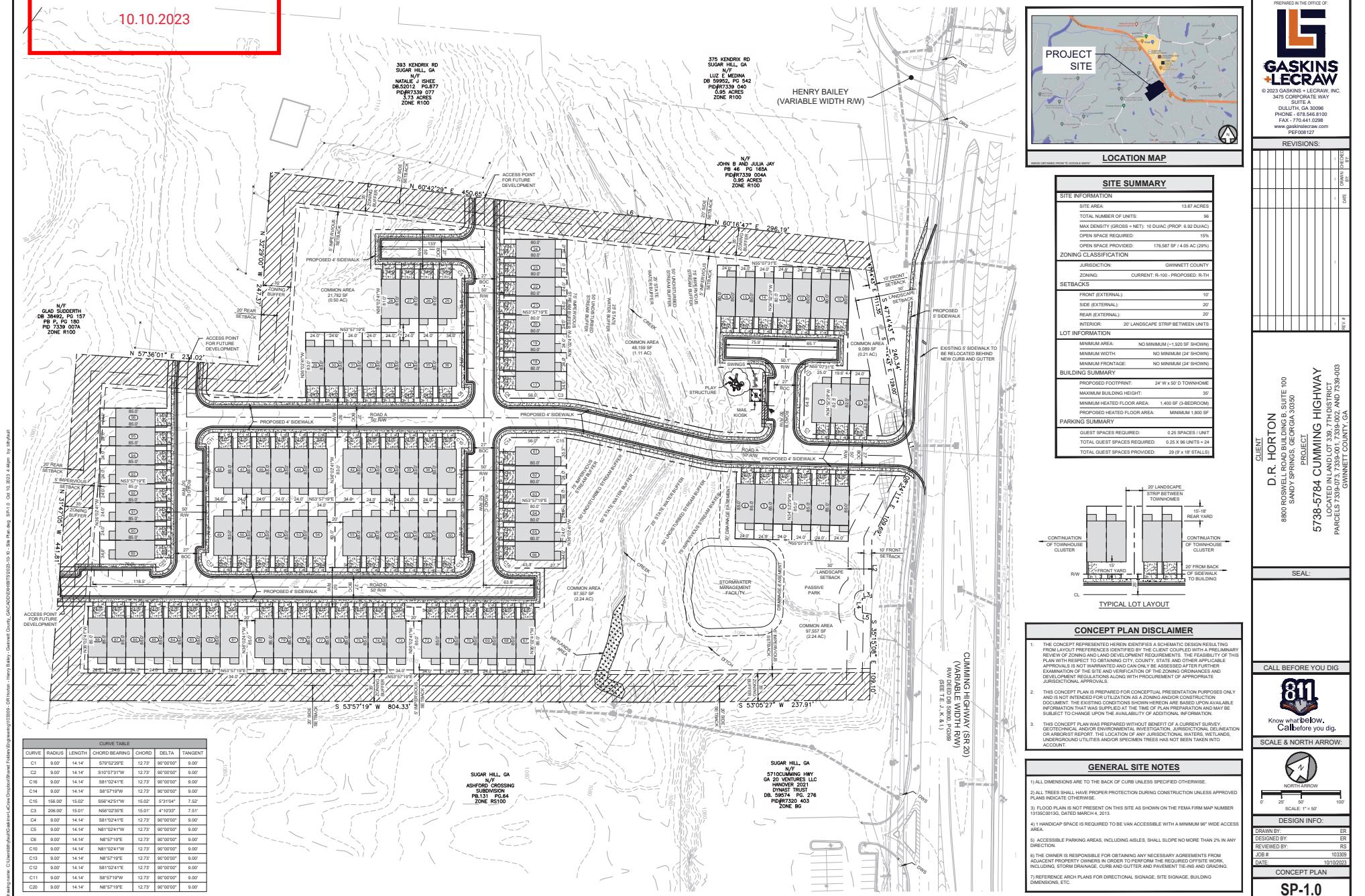
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10.10.2023



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc. 2023

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Henry Bailey Elevation proposal DR Horton

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NOTES:	
1	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
2	MASONRY HEAD HEIGHTS. 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
3	WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
4	GARAGE DOORS: AS SELECTED BY DEVELOPER.
5	PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
KEY NOTES:	
1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3	MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4	8" SOLIDER COURSE.
5	ROCKLOCK COURSE
6	NA
7	TYPICALS: ① DECORATIVE LOVED VENTS, SIZE AS NOTED.
8	CODE APPROVED TERMINATION CHIMNEY CAP.
9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10	STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11	DECORATIVE FROUGHT IRON, SEE DETAILS.
12	SIDING: ① VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
13	② VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
14	③ VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
15	④ VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1/4" O.C. PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
16	⑤ VINYL TRIM SIZE AS NOTED ⑥ FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED ⑦ PYRON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIED LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



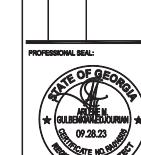
Front Elevation 'A'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x17' LAYOUT



Front Elevation 'A'
At End Unit Condition - R

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x17' LAYOUT



PROJECT TITLE:
24' TH Series
Greyton Springs

CLIENT'S NAME:
Express
HOMES

PROJECT NO: GMD-GA220342
SHEET TITLE:
SUDSBURY
EXTERIOR
ELEVATIONS 'A'

PRINT DATE:
Jan. 27, 2023
SHEET NO:
A1.5

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

[attached]

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GASKINS + LECRAW

October 10, 2023

Department of Planning and Development
Gwinnett County
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

Rezoning Request for 5738, 5754, 5774, and 5784 Cumming Highway, Gwinnett County

Gwinnett County Department of Planning and Development Staff.

Please accept this amended letter of intent to rezone 13.87 acres, Tax Parcels 7739 001, 7739 002, 7739 003, and 7739 073 ("Subject Property") for the development of a single-family attached residential community. The Subject Property is currently undeveloped and zoned R-100. The Applicant is seeking to rezone the Subject Property from R-100 to R-TH to allow for a 96-unit townhouse community.

On 10/06/2023, Gaskins + LeCraw received an Incomplete Letter from Gwinnett County Staff. This package addresses all comments included in the letter. All required materials, included but not limited to an amended application form, a TIS, amended survey, amended legal description, amended building elevations, Nelson Environmental Report, and amended Concept Zoning Plan, are included in this modified rezoning application package for your review.

Thank you for your consideration of this application.

Sincerely,

Michelle Macauley

Michelle Macauley
Entitlements Director

3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678.546.8100

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10.10.2023
**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS**

The portions of Gwinnett County Unified Development Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Gwinnett County Unified Development Ordinance to the Subject Property which restricts its use to any classification other than proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United Staes denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal by the Gwinnett County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would

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have the effect of further restricting Applicant's utilization of the property, would also constitute and arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would like wise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of Gwinnett County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 27th day of September 2023.

Respectfully submitted,

Michelle Macauley

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10.10.2023 Standards Governing the Exercise of the Zoning Power

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. Surrounding the Subject Property is a mix of residential and commercial uses, both in Sugar Hill and Unincorporated Gwinnett County. The proposed residential community, with access from Covington Highway, is consistent with surrounding development.

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

To the knowledge of the Applicant, the 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 reasonable economic use as currently zoned.

The economic value of the Subject Property is negatively impacted by its current R-100 zoning.

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.

To the knowledge of the Applicant, 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.

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

The proposed rezoning is in general conformity with the residential use suggested in the 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 rezoning.

To the knowledge of the Applicant, there are not other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed rezoning.

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*	
NAME: Gaskins + LeCraw	NAME: Ronnie Sudderth and Jerry Sudderth	
ADDRESS: 3475 Corporate Way	ADDRESS: 6111 Cumming Highway	
CITY: Duluth	CITY: Sugar Hill	
STATE: GA ZIP: 30096	STATE: GA ZIP: 30518	
PHONE: 678.546.8100	PHONE: _____	
EMAIL: dblumenthal@gaskinslecraw.com	EMAIL: _____	
CONTACT PERSON: Dani Blumenthal	PHONE: 215.816.9336	
CONTACT'S E-MAIL: dblumenthal@gaskinslecraw.com	_____	
APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R100	REQUESTED ZONING DISTRICT: R-TH	
PARCEL NUMBER(S): PIN 7339 001, 002, 003, 073	ACREAGE: 13.87	
ADDRESS OF PROPERTY: 5738, 5754, 5774 and 5784 Cumming Highway		
PROPOSED DEVELOPMENT: Townhouse community		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 96 1800 sq. ft.	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): minimum	Total Building Sq. Ft. _____
Gross Density: 6.92 units/acre	Density: _____
Net Density: 6.92 units/acre	_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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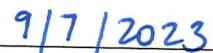
Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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



Date

Dani Blumenthal, Entitlements Specialist

Type or Print Name and Title



Signature of Notary Public

Date

Elizabeth Rickwood
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires September 10, 2025

Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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.

 9/1/2023 Dani Blumenthal, Entitlements Specialist
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 9/1/2023
SIGNATURE OF NOTARY PUBLIC DATE NOTARY PUBLIC
Elizabeth Rickwood
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Seal. Expires September 10, 2025

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 Dani Blumenthal
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.

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REZONING PROPERTY OWNER'S CERTIFICATION

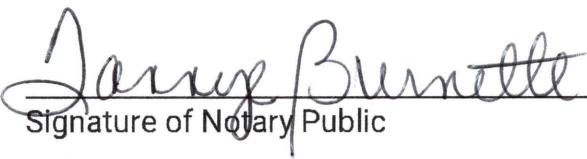
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

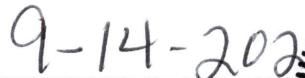

Signature of Property Owner

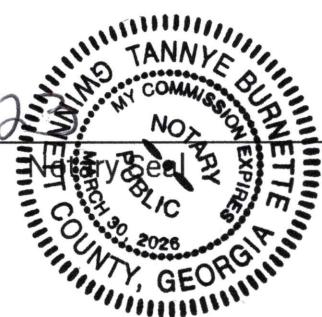

Date

Jerry Sudderth, Co-Executor, Estate of Bonnie Sudderth

Type or Print Name and Title


Signature of Notary Public


Date



RECEIVED

10.10.2023

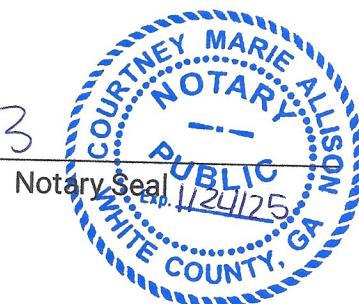
Gwinnett County Planning Division
Rezoning Application
Last Updated 7/2023

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.

Ronnie Sudderth, Co-Executor, Estate of Bonnie Sudderth
Type or Print Name and Title

Debby Mae Gleason 9/24/2023



RECEIVED

10.10.2023

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:
(Map Reference Number)

7 - 339 - 001
District Land Lot Parcel

**Christian
Olteanu**

Digitally signed by Christian Olteanu
DN: cn=Christian Olteanu, c=US, o= Gaskins + LeCraw, Inc, ou=Entitlements , email=colteanu@gaskinslecrav.com
Date: 2023.09.05 17:02:49 -04'00'

September 5, 2023

Signature of Applicant

Date

CHRISTIAN OLTEANU - ENTITLEMENTS MANAGER

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)

Kathy Lyles
NAME
9/6/2023
DATE

TSA
TITLE
2023 Taxes Due
10/15/2023

RECEIVED

10.10.2023

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: 7 - 339 - 002
(Map Reference Number) District Land Lot Parcel

**Christian
Olteanu**

Digitally signed by Christian Olteanu
DN: cn=Christian Olteanu, c=US, o= Gaskins + LeCraw, Inc, ou=Entitlements , email=colteanu@gaskinslecraw.com
Date: 2023.09.05 17:06:09 -04'00'

September 5, 2023

Signature of Applicant

Date

CHRISTIAN OLTEANU - ENTITLEMENTS MANAGER

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)

Kathy Lyles
NAME

9/6/2023

DATE

TSA
TITLE

2023 Taxes Due
By 10/15/2023

RECEIVED

10.10.2023

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: 7 - 339 - 003
(Map Reference Number) District Land Lot Parcel

**Christian
Olteanu**

Digitally signed by Christian Olteanu
DN: cn=Christian Olteanu, o=US, o= Gaskins + LeCraw, Inc, ou=Entitlements , email=colteanu@gaskinslecraw.com
Date: 2023.09.05 17:08:15 -04'00'

September 5, 2023

Signature of Applicant

Date

CHRISTIAN OLTEANU - ENTITLEMENTS MANAGER

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)

Kathy Lyles
NAME

9/16/2023

DATE

TSA
TITLE

2023 Taxes Due
By 10/15/2023

RECEIVED

10.10.2023

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: 7 - 339 - 073
(Map Reference Number) District Land Lot Parcel

Christian Olteanu

Digitally signed by Christian Olteanu
DN: cn=Christian Olteanu, c=US, o=Gaskins + LeCraw, Inc, ou=Entitlements, email=colteanu@gaskinslecraw.com
Date: 2023.09.05 17:09:52 -04'00'

September 5, 2023

Signature of Applicant

Date

CHRISTIAN OLTEANU

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)

Kathy Lyles
NAME

NAME _____

TSA

TITLE

9/6/2023

DATE

2023 Taxes Due

By 10/15/2023

Exhibit F: DWR Sewer Capacity Certification Letter

[attached]



June 7, 2023

Joe Hiott
 DR Horton
 8800 Roswell Rd. Bldg. B, Suite 100
 Sandy Springs, Ga. 30350

Approved

Denied

Conditionally Approved

Sewer Capacity Request #C2023-133-06

Expiration Date: 06/07/2024

Tie-In Manhole FID: 1185425

RE: Sewer Availability for Proposed Development – Henry Bailey Road
 Parcel ID District 7 Land Lot 339, Parcel(s) 001, 002, 003, 073

Dear Mr. Hiott:

This letter supersedes the earlier Sewer Capacity Certification C2022-323-11 dated November 04, 2022 addressed to Lorri-Belle Anderson

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 100 townhomes on the above parcel(s) and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development. This confirmation is based on your anticipated annual average daily flow of 17.36 gpm discharging to the sewer tie-in manhole at Facility ID 1185425.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above, the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in 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.

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**
RECEIVED
BF
9.28.2023



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

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

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE
Division Director, Infrastructure Support
678.376.2104

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

Exhibit G: Traffic Impact Study

[attached]

TRAFFIC IMPACT STUDY FOR

HENRY BAILEY ROAD RESIDENTIAL DEVELOPMENT

DATE:
August 30, 2023

LOCATION:
Gwinnett County, Georgia

PREPARED FOR:
Gaskins LeCraw

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

RZM2023-00023



nv5.com

Page 37 of 50

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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BF
10.10.2023

Executive Summary

A new residential development is proposed for construction along SR 20 in Gwinnett County, Georgia. The proposed development will consist of 100 townhomes. The development will utilize one (1) new right-in/right-out (RIRO) driveway along SR 20. The development has a projected build-out date of 2026.

When complete, the development is expected to generate a total of 712 new daily trips, 46 trips during the AM peak hour (14 entering and 32 exiting), and 56 during the PM peak hour (32 entering and 24 exiting).

The side street approaches at both study intersections operate at undesirable levels of service (LOS) and worsen slightly in the No-Build conditions with expected background growth in the area. The eastbound and westbound approaches at both existing study intersections operate at LOS F during both the AM and PM peak hours. This is somewhat expected as the east/west approaches at these intersections are stop-controlled and there is a high volume of through traffic at the northbound and southbound approaches which are the mainline, SR 20.

The addition of project traffic is expected to have minimal impact on the Levels of Service (LOS) and delays at the study intersections with each approach expected to operate with a nominal increase in delay to the No-Build conditions. However, no site traffic is expected on the side street approaches, only left- and U-turning traffic from the SR 20 mainline. The proposed driveway is expected to have minimal impact on traffic operations along SR 20.

The site driveway along SR 20 warrants a right-turn deceleration lane.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

F. Conclusions

A new residential development is proposed for construction along SR 20 in Gwinnett County, Georgia. The proposed development will consist of 100 townhomes. The development will utilize one (1) new right-in/right-out (RIRO) driveway along SR 20. The development has a projected build-out date of 2026.

When complete, the development is expected to generate a total of 712 new daily trips, 46 trips during the AM peak hour (14 entering and 32 exiting), and 56 during the PM peak hour (32 entering and 24 exiting).

The side street approaches at both study intersections operate at undesirable levels of service (LOS) and worsen slightly in the No-Build conditions with expected background growth in the area. The eastbound and westbound approaches at both existing study intersections operate at LOS F during both the AM and PM peak hours. This is somewhat expected as the east/west approaches at these intersections are stop-controlled and there is a high volume of through traffic at the northbound and southbound approaches which are the mainline, SR 20.

The addition of project traffic is expected to have minimal impact on the Levels of Service (LOS) and delays at the study intersections with each approach expected to operate with a nominal increase in delay to the No-Build conditions. However, no site traffic is expected on the side street approaches, only left- and U-turning traffic from the SR 20 mainline. The southbound shared left/U-turn movement on SR 20 at Henry Bailey Connector/Bellagio Drive is expected to worsen from LOS E to LOS F. This is to be somewhat expected with the very heavy traffic heading northbound on SR 20 during the AM peak hour. The proposed driveway is expected to have minimal impact on traffic operations along SR 20.

The site driveway along SR 20 warrants a right-turn deceleration lane.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10.10.2023

Exhibit H: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		11.08.23	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZM2023-00023	
Case Address:		5738, 5784 Cumming Highway, Sugar Hill, 30518	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Cumming Highway (SR 20) is a principal arterial. ADT = 38,700.		
2	5.3 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	The developer shall coordinate with the Georgia Department of Transportation on obtaining a driveway permit and possible entrance improvements.		
4	Traffic Calming shall be provided for any internal street exceeding 500' in length.		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

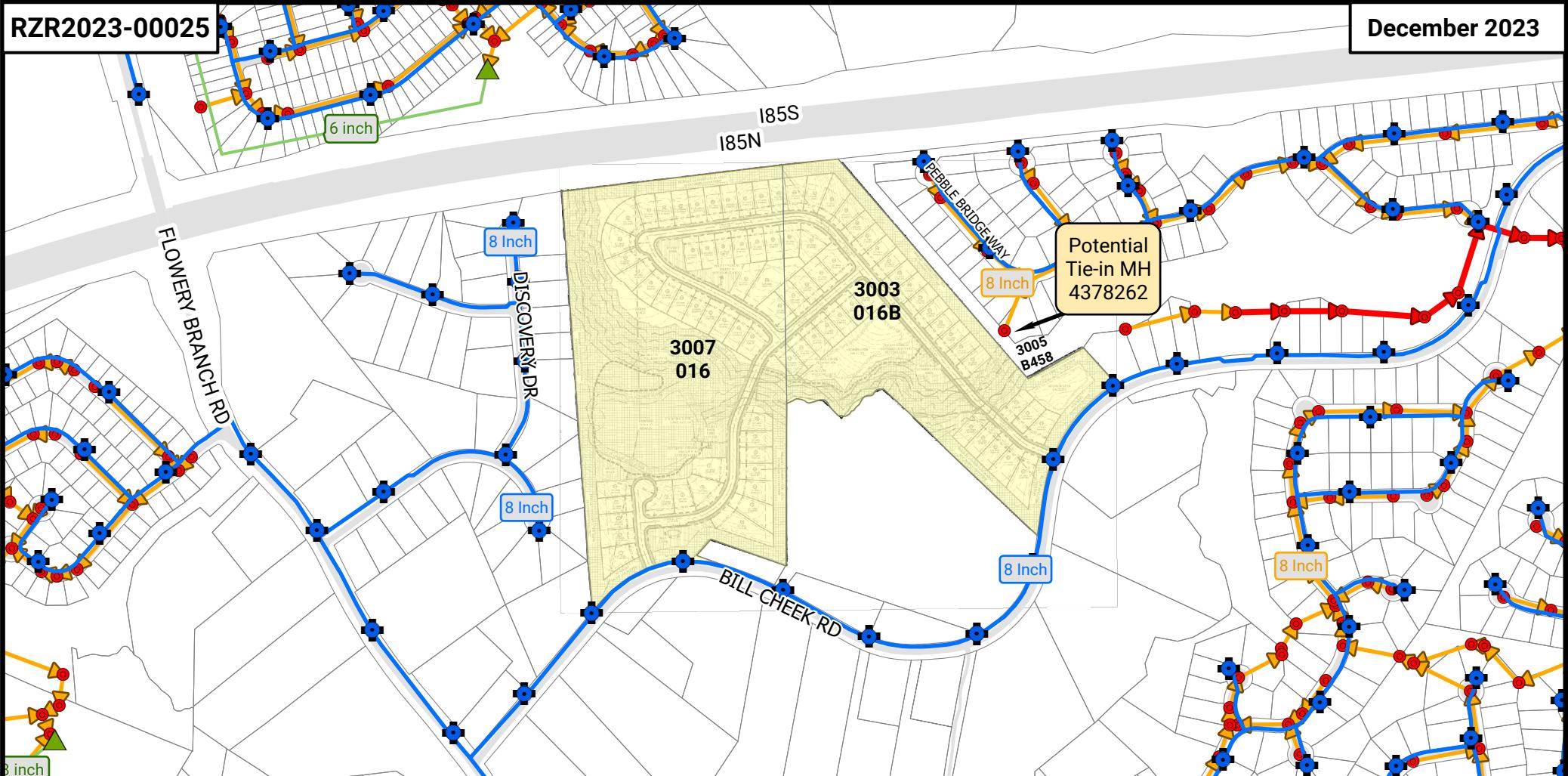


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name: DWR			
Reviewer Name: Mike Pappas			
Reviewer Title: GIS Planning Manager			
Reviewer Email Address: Michael.pappas@qwinnettcounty.com			
Case Number: RZM2023-00023			
Case Address: 5738, 5754, 5774 and 5784 Cumming Hwy			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The proposed development shall extend the 12-inch water main across the frontage of the property along Cumming Highway to connect to the existing 12-inch water main at parcel 7320 403.		
2	Sewer: A Sewer Capacity Certification (C2023-133-06) has been approved for 96 townhomes. The proposed development plans to connect to an 8-inch gravity sewer located to the south on parcel 7339 257. An easement may be required.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

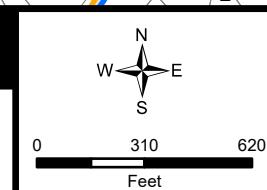


LEGEND

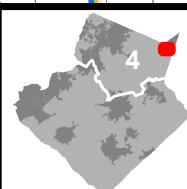
- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Force Main

4900 Block of Bill Cheek Rd
& 4780 Bill Cheek Rd
RA-200 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main along the northern right-of-way of Bill Cheek Road. A connection at both proposed entrances is required.

Sewer Comments: A Sewer Capacity Certification (C2023-228-10) has been approved for 83 single-family residential units. The proposed development plans to connect to an 8-inch gravity sewer located on the west side of parcel 3005B458. As-builts for the Wheeler Creek Subdivision development indicate an easement exists for tie-in to manhole FID 4378262.

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.

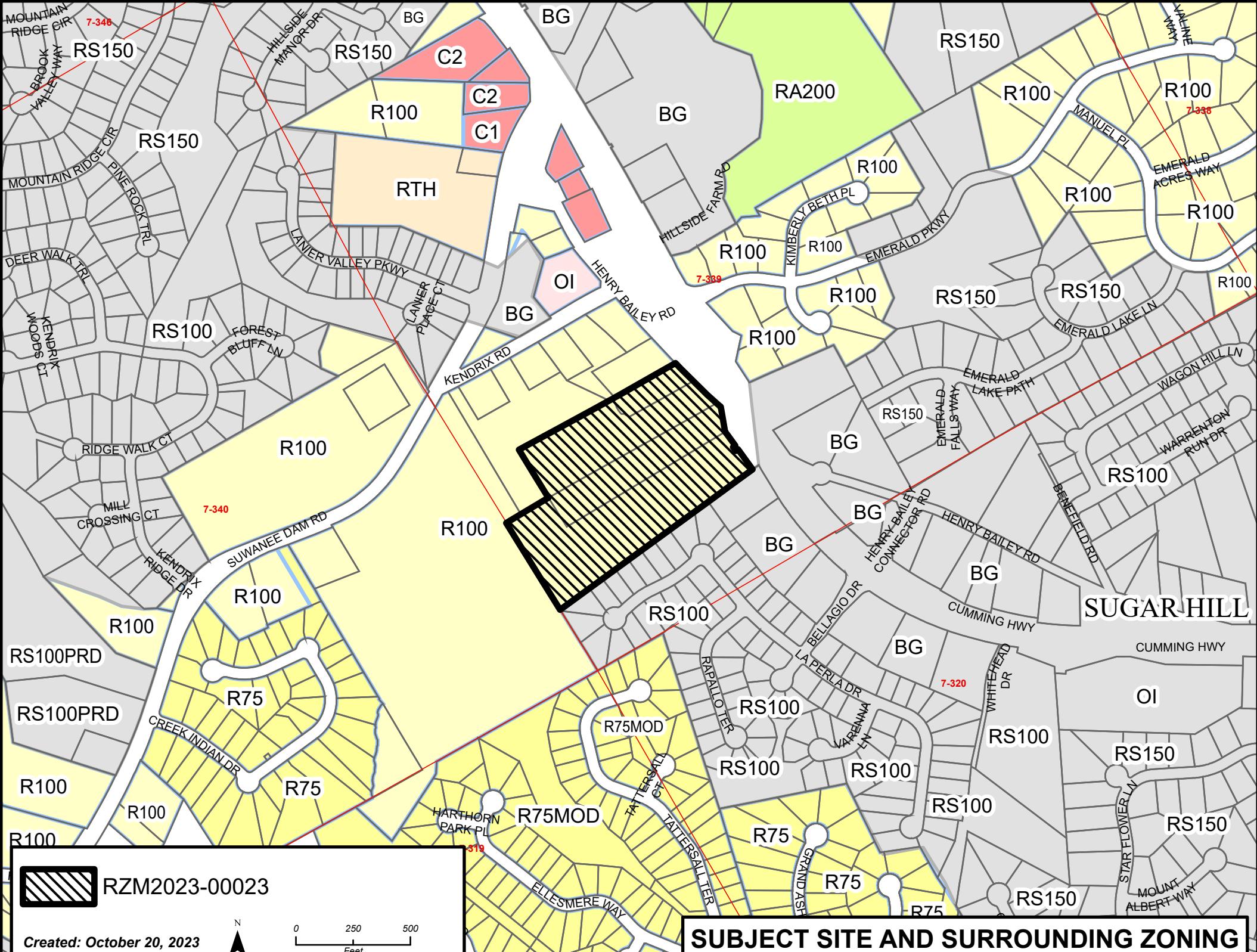
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, December, 2023

												Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments	
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.		
RZR2023-00003	Grayson HS	3,420	3,000	420	3,506	3,000	506	3,576	3,000	576	35	
	Bay Creek MS	1,361	1,150	211	1,380	1,150	230	1,433	1,150	283	26	
	Grayson ES	1,049	950	99	1,070	950	120	1,091	950	141	45	
RZR2023-00024	Archer HS	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	6	
	McConnell MS	2,111	1,775	336	2,153	1,775	378	2,196	1,775	421	4	
	Harbins ES	1,443	1,225	218	1,486	1,225	261	1,531	1,225	306	9	
RZR2023-00025	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	26	
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	21	
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	36	
RZM2023-00021	South Gwinnett HS	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	16	
(combined)	Snellville MS	881	1,625	-744	864	1,625	-761	857	1,625	-768	11	
	Norton ES	944	1,300	-356	953	1,300	-347	968	1,300	-332	21	
RZM2023-00023	Lanier HS	1,903	1,900	3	1,920	1,900	20	1,938	1,900	38	17	
	Lanier MS	1,334	1,700	-366	1,361	1,700	-339	1,388	1,700	-312	14	
	Sugar Hill ES	1,126	1,075	51	1,149	1,075	74	1,171	1,075	96	26	

Exhibit I: Maps

[attached]





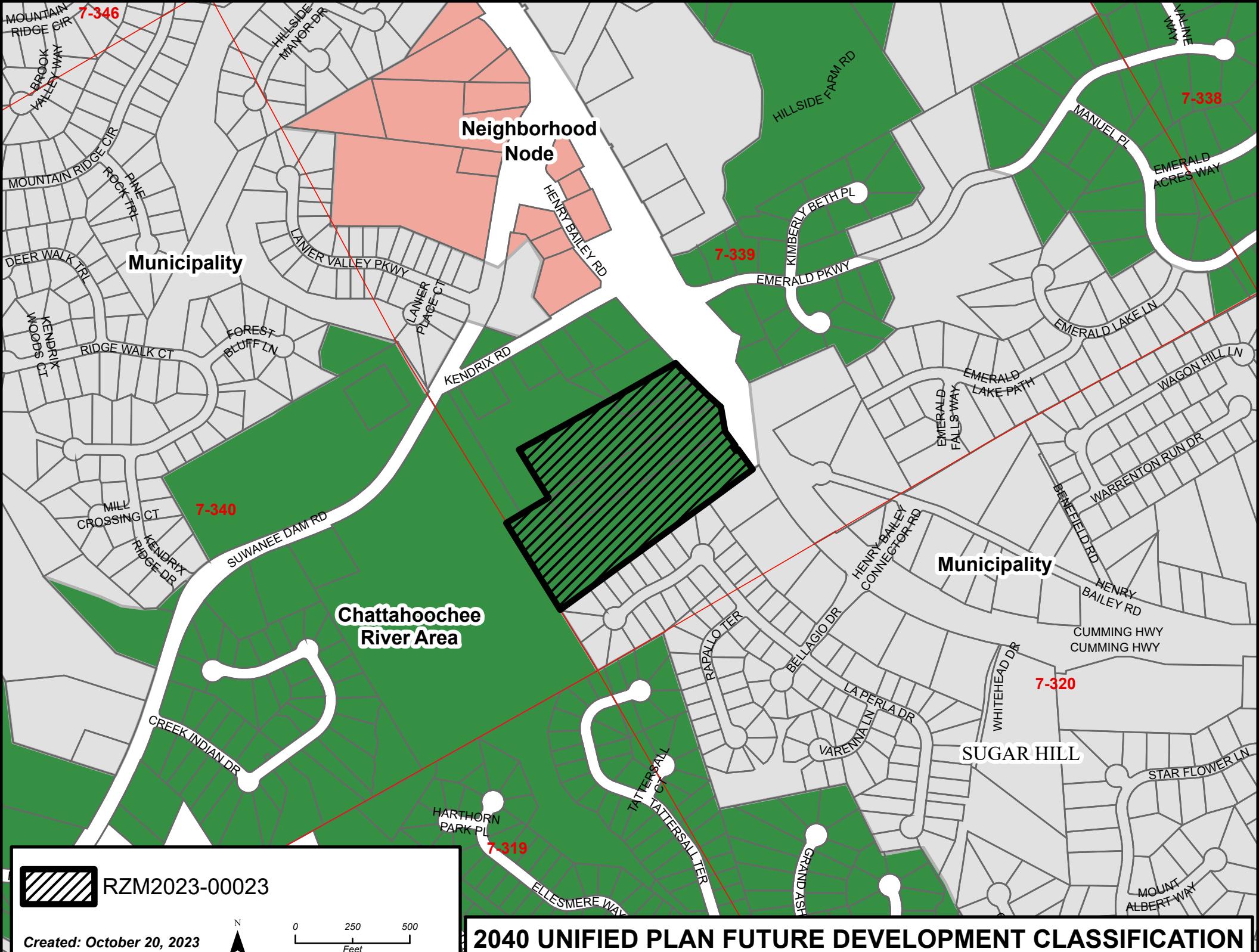
RZM2023-00023

N

A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 250 is marked with a tick mark and labeled "250". The number 500 is marked with a tick mark and labeled "500". Below the line, the word "Feet" is written.

Created: October 20, 2023

SUBJECT SITE AND SURROUNDING ZONING



**Exhibit J: Documents Presented at the December 5, 2023
Planning Commission Public Hearing**

[attached]



Know what's below
Call before you

SCALE & NORTH ARROW



DESIGN INFO:

DRAWN BY:
DESIGNED BY:
REVIEWED BY:
JOB #:
DATE:



SITE SUMMARY	
SITE INFORMATION	
SITE AREA:	13.87 ACRES
TOTAL NUMBER OF UNITS:	96
MAX DENSITY (GROSS + NET):	10 DUAC (PROP. 8.92 DUAC)
OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	176,587 SF / 4.05 AC (29%)
ZONING CLASSIFICATION	
JURISDICTION:	GWINNETT COUNTY
ZONING:	CURRENT: R-100 - PROPOSED: R-TH
SETBACKS	
FRONT (EXTERNAL):	10'
SIDE (EXTERNAL):	20'
REAR (EXTERNAL):	20'
INTERIOR:	20' LANDSCAPE STRIP BETWEEN UNITS
LOT INFORMATION	
MINIMUM AREA:	NO MINIMUM (~1,920 SF SHOWN)
MINIMUM WIDTH:	NO MINIMUM (24' SHOWN)
MINIMUM FRONTAGE:	NO MINIMUM (24' SHOWN)
BUILDING SUMMARY	
PROPOSED FOOTPRINT:	24' W x 50' D TOWNHOME
MAXIMUM BUILDING HEIGHT:	30'
MINIMUM HEATED FLOOR AREA:	1,400 SF (3-BEDROOM)
PROPOSED HEATED FLOOR AREA:	MINIMUM 1,800 SF
PARKING SUMMARY	
GUEST SPACES REQUIRED:	0.25 SPACES / UNIT
TOTAL GUEST SPACES REQUIRED:	0.25 X 96 UNITS = 24
TOTAL GUEST SPACES PROVIDED:	29 (9 1F STALLS)