

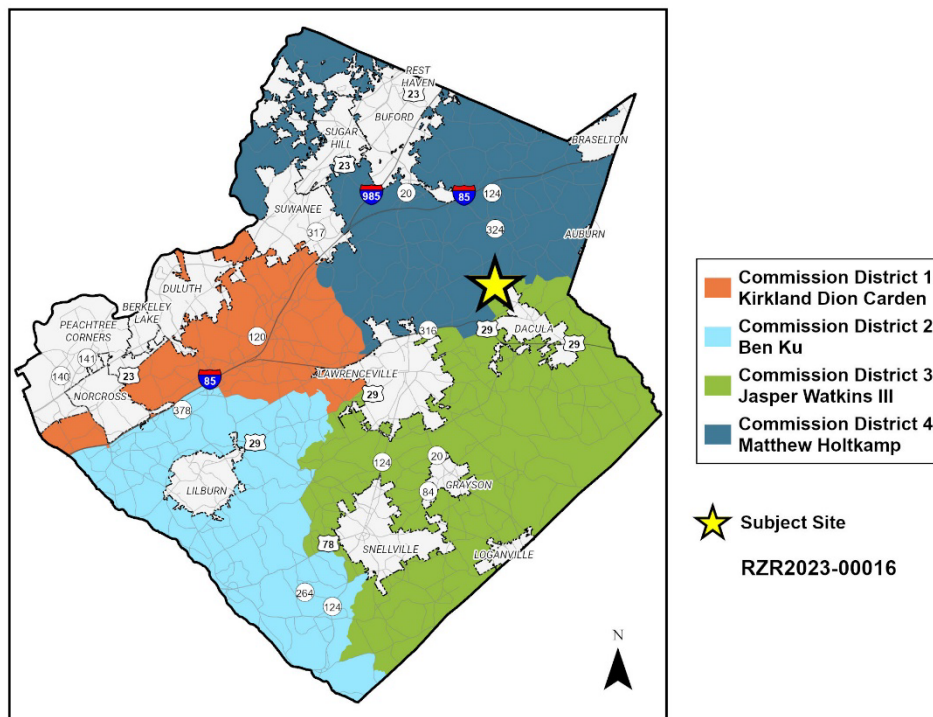


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2023-00016  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Rezoning to R-60 (Single-Family Residence District)  
**Additional Requests:** Variance and Waiver  
**Address:** 2276 Rabbit Hill Circle  
**Map Number:** R7018 002 (portion)  
**Site Area:** 18.68 acres  
**Units:** 67  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Community Node

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Inline Communities, LLC  
c/o Mahaffey Pickens Tucker, LLP  
1550 North Brown Road, Suite 125  
Lawrenceville, GA 30043

**Owners:** Clyde H. Nichols and  
Joann Nichols Dills  
3180 Old Peachtree Road  
Dacula, GA 30019

**Contact:** Shane Lanham

**Contact Phone:** 770.232.0000

## **Zoning History**

The subject site is zoned RA-200 (Agriculture-Residence District). No previous zoning cases are on file for this property.

## **Existing Site Condition**

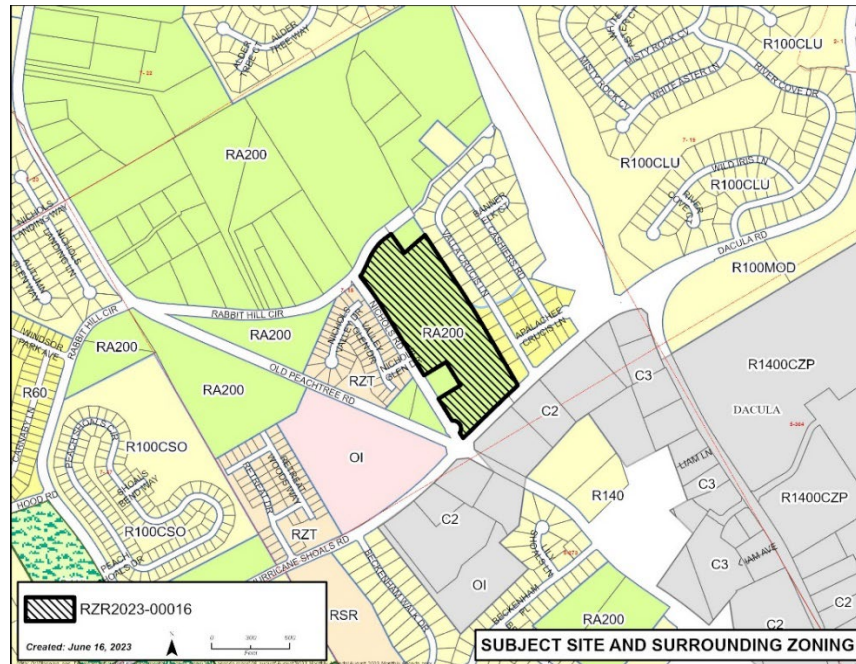
The 18.68-acre subject site is the southern portion of a larger 41.48-acre parcel and is located on the north side of Hurricane Shoals Road with frontage on Nichols Road and Rabbit Hill Circle. The subject property consists of open fields with stands of mature trees along the exterior property lines. The terrain gradually rises approximately 30 feet from the southern boundary fronting Hurricane Shoals Road to the northern boundary fronting Rabbit Hill Circle. There are no streams or wetlands on the property. An easement for the construction and maintenance of slopes and drainage is located along the property frontage on Hurricane Shoals Road.

The site is located directly north of the signalized intersection of Hurricane Shoals Road and Old Peachtree Road. Hurricane Shoals Road along the southern property frontage has two lanes, a right and left turn lane, and a sidewalk along the property frontage. Nichols Road to the west is a two-lane road without sidewalks, and Rabbit Hill Circle is a dead-end gravel road, also without sidewalks. The nearest Gwinnett County Transit stop is approximately 6.6 miles from the subject property.

## **Surrounding Use and Zoning**

The site is surrounded by existing residential uses and undeveloped tracts of land. The parcel abuts Apalachee Station to the east, a single-family residential subdivision with a density of approximately 2.5 units per acre, and Nichols Glen to the west across Nichols Road, a single-family residential subdivision with a density of approximately 4.2 units per acre. To the north along Rabbit Hill Circle are single-family residences on large tracts of land. There is undeveloped commercial land within the City of Dacula located to the south across Hurricane Shoals Road. An age-restricted apartment community, a convenience store with fuel pumps, and a liquor store are all located across Old Peachtree Road to the west and southwest. The property directly abuts and surrounds an existing single-family residence on Nichols Road to north, south, and east. A single-family residence is also located in the northeast corner of the site on Rabbit Hill Circle. To the east of the site, right-of-way has been reserved for the extension of Sugarloaf Parkway from the south. The following is a summary of surrounding uses and zoning:





Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-60	3.59 units per acre
North	Single-Family Residential	RA-200	0.04 units per acre
East	Single-Family Residential	R-100 CLU R-75	2.52 units per acre 2.41 units per acre
South	Undeveloped	C-2 (City of Dacula)	N/A
West	Single-Family Residential	R-ZT RA-200	4.20 units per acre 1.17 units per acre

## Project Summary

The applicant requests a rezoning of an 18.68-acre parcel from RA-200 to R-60 for a single-family residential subdivision including:

- 67 lots with a minimum lot area of 7,200 square feet, yielding a density of 3.59 units per acre.
- Single-family residences with a minimum heated floor area of 1,800 square feet and two-car front-loaded garages.
- Exterior building materials that would comply with Architectural Design Standards Category 1.
- A dog park adjacent to lot 30, and a stormwater management facility in the northeastern portion of the site.
- Three stormwater management facilities, one between the RA-200 zoned property directly abutting the site to the west and to the rear of lots 58-61, a second next to the dog park and to the rear of lots 16 and 17, and a third along the property frontage adjacent to Hurricane Shoals Road.
- An internal 27-foot-wide street network within a 50-foot-wide right-of-way, and a cul-de-sac with a 50-foot radius adjacent to Rabbit Hill Circle at the northern property line.
- Vehicular access via a right-in/right-out entrance onto Hurricane Shoals Road, and a full access entrance onto Nichols Road. A gated fire entrance from Nichols Road will provide emergency access only.

- New five-foot-wide sidewalks along the property frontage of Nichols Road.
- Continuous five-foot-wide sidewalks along all internal streets of the subdivision.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-60 (Single-Family Residence District), for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Development Land Area	Minimum 5 acres	18.68 acres	YES
Lot Size	Minimum 7,200 square feet	>7,200 square feet	YES
Lot Width	Minimum 60'	>60 feet	YES
Density	Maximum 4.0 units/acre	3.59 units/acre	YES
Front Yard Setback	Minimum 25'	25' 10' (corner lots)	YES NO*
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Exterior Street Setback	Minimum 40'	40'	YES
Building Height	Maximum 35'	<35'	YES
Heated Floor Area	1,000 square feet	1,800 square feet	YES
Parking	Minimum 134 spaces Maximum 402 spaces	268 spaces	YES
Driveway Width	Minimum 16'	16'	YES

\* The applicant is requesting a variance from the required front setback.

## Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Table 230.1 Dimensional Standards for Residential Zoning Districts

Zoning District	Minimum Front Setback
R-60	25'

The applicant is requesting a variance to allow a reduced front yard setback of 10 feet for corner lots. This variance would be for the yard located between the side of the home and the street. The yard between the front façade of the home and the street would maintain a front yard setback of 25 feet. This variance would apply to a total of eight lots.

## Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 900-90.3 Sidewalk design and construction standards.

**A. Width. Sidewalks shall be at least 4 feet wide on new internal subdivision streets and at least 5 feet wide on abutting external streets.**

The applicant is requesting to eliminate the required sidewalks along the Rabbit Hill Circle frontage.

**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 E). 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 area surrounding the subject property is entirely single-family residential, with older residences located on large parcels fronting Rabbit Hill Circle and newer residences within subdivisions on either side of the property. The proposed single-family detached subdivision is highly suitable adjacent to existing residential property, as it creates a transition in density between the denser R-ZT zoned Nichols Glen subdivision to the west and the less dense R-100 CLU and R-75 zoned Apalachee Station subdivision to the east. The nearby area also contains several single-family residential subdivisions at various densities.

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

The proposed use is consistent with the existing neighborhood context, character, and development patterns of adjoining properties. The development would have two access points to better distribute traffic onto adjacent streets. As such, no adverse impacts on the existing use or usability of adjacent or nearby property are anticipated.

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

The property has reasonable economic use as currently zoned.

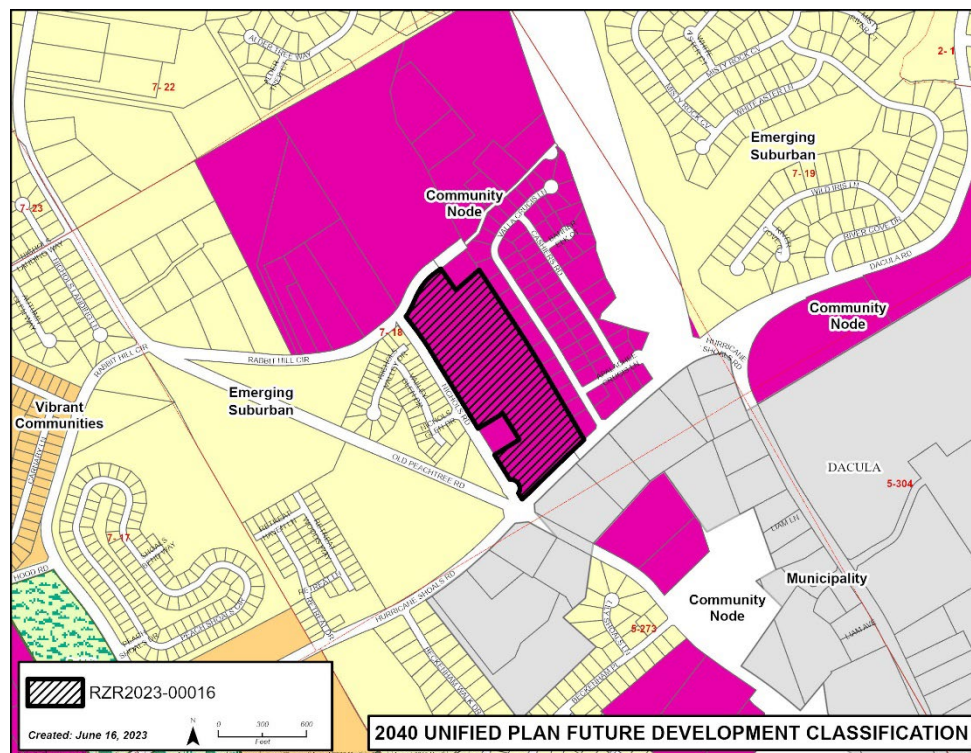
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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 and special use permit request are attached (Exhibit E).

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

The subject site is located within the Community Node Character Area as indicated on the Future Development Map of the Unified Plan. This Character Area is intended for making nodes located at major intersections throughout the County more pedestrian-oriented with vertically mixed-use buildings and is characterized by high-density mixed-use developments, incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses. These activity centers are intended to serve surrounding residential communities and people throughout the County by providing shopping, dining, and entertainment venues.

Although the proposed single-family residential subdivision is neither mixed-use nor higher density, it is consistent with the context of the neighborhood and is appropriate given the existing single-family subdivisions adjoining the site to the west and east. The proposed residential use and density would serve as a transition between two existing single-family detached subdivisions with a higher and lower density.



**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 general area is developed with a mixture of uses. An age-restricted apartment community was recently constructed across Old Peachtree Road and several commercial uses were recently constructed at the southeast corner of Old Peachtree Road and Hurricane Shoals Road. Additional commercial uses are located along nearby Dacula Road into the City of Dacula. Allowing additional residences at the proposed density will provide more patrons for these uses.

**Variance Request Analysis:** The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant requests a variance to reduce the setback on corner lots along one frontage from 25 feet to 10 feet. This reduction in the front setback is proposed along the portion of the residence that does not function as the primary entrance. The front setback along the portion of the street serving as the primary entrance would remain 25 feet. The reduced setback would allow for a larger buildable area for these lots. The proposed lot sizes and density, including the reduced setback, are compatible with the adjacent single-family residential subdivisions located to the east and west and meets the intent of the UDO requirements for the R-60 zoning district. Approval of the requested variance would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

**Waiver Request Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant requests a waiver to eliminate the required five-foot-wide sidewalk along the Rabbit Hill Circle frontage, which is a dead-end gravel road that the applicant does not wish to improve or connect to as part of the development. Given that improvements to the road are likely in the future, any sidewalks constructed as part of this development may need to be removed and/or reconstructed in the future to accommodate the complete reconstruction of the street. Approval of the requested waiver would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

### **Staff Recommendation**

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

In addition, staff recommends **APPROVAL** of the following variance request:

1. To allow a reduced front setback to ten feet on the street side of corner lots.

In addition, staff recommends **APPROVAL** of the following waiver request:

1. To eliminate the required sidewalks along the Rabbit Hill Circle frontage.

## Planning Commission Recommendation

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

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

1. To allow a reduced front setback to ten feet on the street side of corner lots.

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

1. To eliminate the required sidewalks along the Rabbit Hill Circle frontage.

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

Approval as R-60 (Single-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan **presented at the August 1, 2023, Planning Commission public hearing** ~~received June 26, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.~~
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 67 lots. The minimum heated floor area shall be 1,800 square feet.
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. **In general accordance with Exhibit C: Stormwater Landscaping Exhibit presented at the August 1, 2023, Planning Commission public hearing. Lots 52-57 and the stormwater facility adjacent to Hurricane Shoals Road shall be screened with additional landscape plantings.** ~~The residences on lots 52 through 57 as depicted on the site plan shall be rear-loaded and the primary front entrances to these residences shall face Hurricane Shoals Road.~~
5. All dwellings shall have a minimum of a two-car garage.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within lots shall be sodded.
9. All stormwater management facilities shall be developed as amenities with landscaping, trails, and seating areas that connect to the sidewalk network within the subdivision, subject to the review and approval of the Department of Planning and Development.

10. The proposed right-in/right-out access point along Hurricane Shoals Road shall be designed as a full access driveway.
11. As part of the Hurricane Shoals Road access being designed as a full access driveway, the developer shall install a **left turn lane into the proposed development in general accordance with Exhibit D: Left Turn Lane Exhibit presented at the August 1, 2023, Planning Commission public hearing.** ~~continuous left-turn lane along the Hurricane Shoals Road frontage. The left-turn lane shall extend to also create a left-turn lane onto Valla Crucis Lane.~~
12. **In general accordance with Exhibit E: Residential Lot Landscaping Exhibit presented at the August 1, 2023, Planning Commission public hearing,** the applicant shall provide a 10-foot-wide landscaped buffer and 89-foot-tall wooden privacy fence along the eastern property line adjacent to the Apalachee Station subdivision. **Said landscaped buffer shall be provided within individual lots.**
13. **The covenants for the mandatory homeowners association shall include a provision restricting the rental of units to no more than 10 percent at any given time.**



**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Traffic Impact Study
- G. Maps
- H. Documents Presented at the August 1, 2023, Planning Commission Public Hearing
  - Site Plan
  - Stormwater Landscaping Exhibit (C)
  - Left Turn Lane Exhibit (D)
  - Residential Lot Landscaping Exhibit (E)
  - Building Elevations

## Exhibit A: Site Visit Photos



**View of property from Hurricane Shoals Road**



**View of Rabbit Hill Circle, subject site on left**





**View of Hurricane Shoals Road, subject site on left**



**View of Nichols Road, subject site on right**



**View of Nichols Glen residences**



**View of Apalachee Station residences**

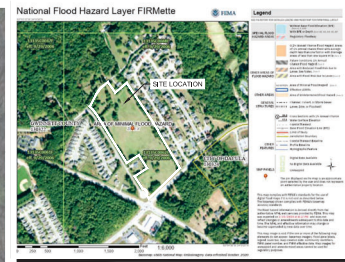
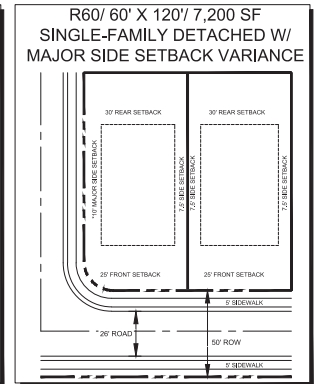
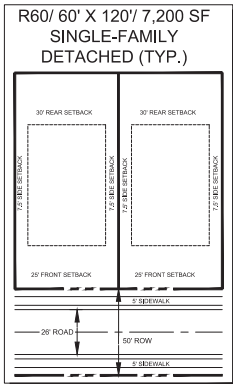
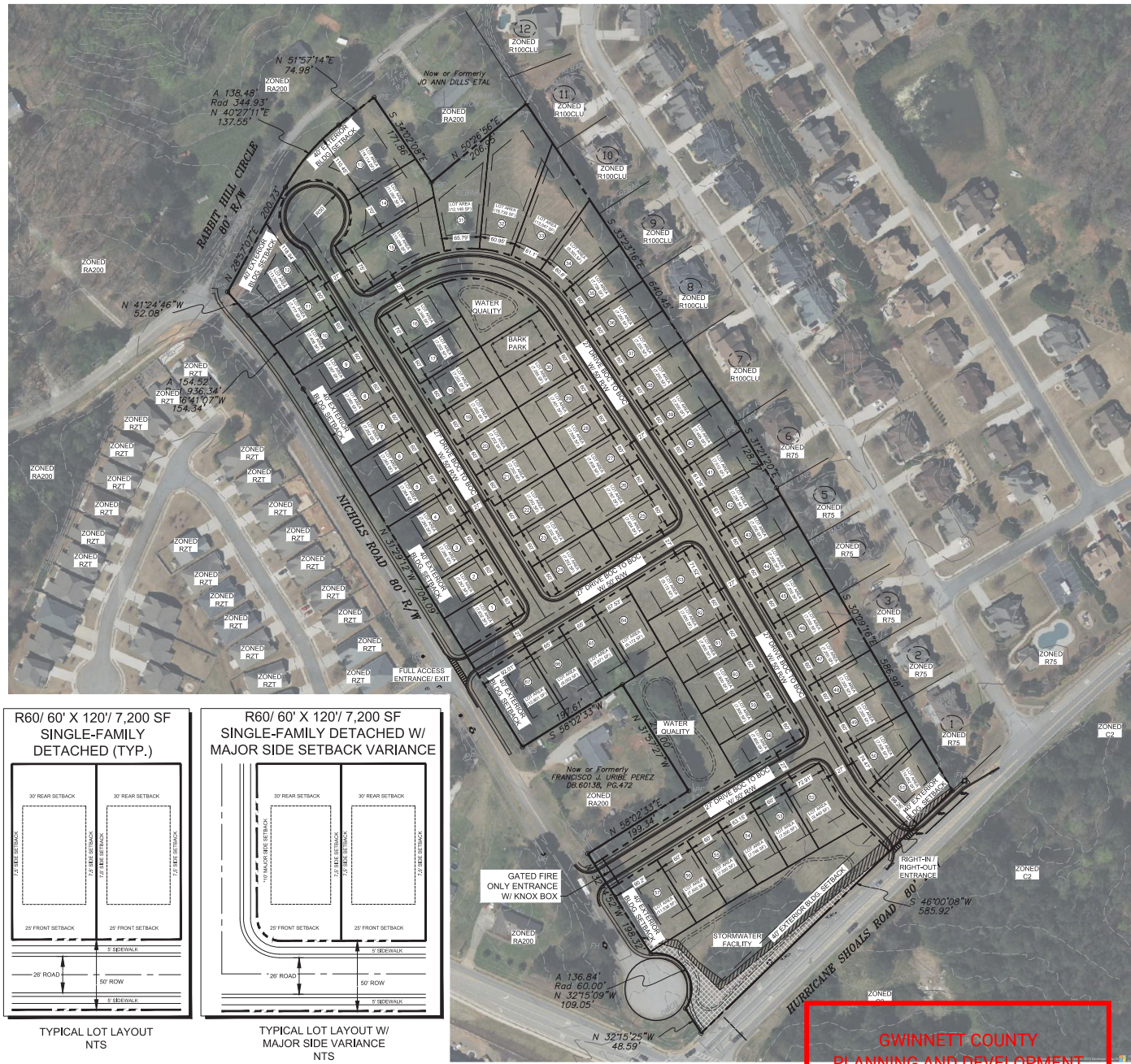
**Exhibit B: Site Plan**

**[attached]**



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PROJECT: RZR2023-00016, GWINNETT COUNTY, GEORGIA. DATE: 06/12/2023. 10:12 AM



SITE DATA	
TOTAL LAND AREA	18.08 ACRES
EXISTING ZONING	R200
PROPOSED ZONING	R60
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	18.08 ACRES
FLOOD HAZARD/ELECTRIC TRANS. ESMT.	0.00 ACRES
% TOTAL FLOOD HAZARD/ELECTRIC ESMT AREA	0.00 ACRES
NET SITE AREA	18.08 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
MAJOR SIDE SETBACK	118 FEET (VARIANCE FROM 25' DOWN TO 10')
SIDE SETBACK	7.5 FEET
REAR SETBACK	30 FEET
EXTERIOR STREET BUILDING SETBACK	40 FEET (ADJACENT TO EXTERIOR STREETS)
DEVELOPMENT STANDARDS	
MIN. LOT WIDTH	60 FEET
MIN. LOT AREA	7,200 SF (SEWER)
MIN. HEATED FLOOR AREA PROVIDED	1,800 SF
MAX. BUILDING HEIGHT	35 FEET
80' X 120' DETACHED SINGLE-FAMILY LOTS PROVIDED	67 LOTS
TOTAL SITE DENSITY PROVIDED	3.58 LOTS
NET SITE DENSITY PROVIDED	3.58 UPA
MAX. NET SITE DENSITY ALLOWED	4.0 UPA
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	134 SPACES (2 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	402 SPACES (8 SP/ DWELLING UNIT)
PARKING PROVIDED	388 SPACES (GARAGE + 2 DRIVEWAY SP.)

- GENERAL NOTES:**
- NO BUFFER IS REQUIRED BETWEEN R-60 AND R-200, R-75 & R-100LU ZONED PROPERTIES.
  - VARIANCE REQUEST TO REDUCE MAJOR SIDE SETBACK FROM 25 FEET DOWN TO 10 FEET ADJACENT TO INTERNAL ROADS.
  - ALL HOMES TO HAVE TWO-CAR GARAGES. IF FRONT LOADED, DRIVEWAYS TO BE MINIMUM OF 16 FEET WIDE.
  - MINIMUM WIDTH OF ROADWAYS TO BE 27 FEET MEASURED BACK-OF-CURB TO BACK-OF-CURB.
  - TRAFFIC CALMING SHALL BE AS REQUIRED FOR ANY STREETS EXCEEDING A 50' STRAIGHTAWAY IN ACCORDANCE WITH THE GWINNETT COUNTY TRAFFIC CALMING GUIDE.

24 HOUR CONTACT:  
BRIAN EHRSAM



P: (770) 451-2741 F: (770) 451-3915  
WWW.PEC.PLUS



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

PROJECT  
**RABBIT HILL CIR.  
at NICHOLS RD.**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
AT  
2276 RABBIT HILL CIRCLE  
Dacula, Georgia 30019  
GWINNETT COUNTY JURISDICTION

FOR  
**INLINE COMMUNITIES**

MUNICIPALITY PROJECT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION
-1	06/08/23	JH	COUNTY COMMENTS
-2	06/12/23	JH	COUNTY COMMENTS
-3	06/20/23	JH	SIDEWALKS ADDED

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

GSWOC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0000059389 EXP. 10/28/2024

**REZONING  
MASTER PLAN**

SCALE: 1" = 80'

DATE: 06/12/2023

PROJECT: 23038.00

**Z1**  
SHEET

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

**[attached]**



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6.20.2023



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

Shane M. Lanham  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Gabrielle H. Schaller  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

## **LETTER OF INTENT FOR REZONING APPLICATION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of Inline Communities, LLC (the “Applicant”) requesting the rezoning of an approximately 18.68-acre tract of land (the “Property”) situated along Hurricane Shoals Road at its intersection with Old Peachtree Road. The Property also has frontage on and is bounded by Nichols Road to the west and Rabbit Hill Circle to the north. The Property is located within the Community Node Character Area of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) and is currently zoned RA-200.

The Applicant submits the Application requesting to rezone the Property to the R-60 (Single-Family Residence District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) in order to develop the Property as an attractive single-family detached residential community with a total of 67 homes. Homes would be constructed with attractive architectural design and building materials which would exceed the requirements of Architectural Design Standards Category 1, which govern R-60. All of the homes would include two-car garages and would have a minimum heated floor area of 1,800 square feet. The proposed development would be accessed by two primary entrances—one on Hurricane Shoals Road, which

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is designed as a right-in/right-out access and another on Nichols Road, which is designed as a full access entrance. A third, emergency-only access point is also provided on Nichols Road.

The proposed development is compatible with surrounding land uses and zoning classifications and fits within the established pattern of development. The surrounding area is characterized primarily by single-family detached residential development including communities zoned RZT, R-75, and R-100 CLU. To the west across Nichols Road is the Nichols Glen subdivision zoned RZT with minimum 50-foot wide lots. To the east, the Property is adjacent to the Apalachee Station subdivision zoned both R-75 and R-100 CLU with lots that range from approximately 75 feet wide to 100 feet wide. To the southwest across Old Peachtree Road is the Preserve at Peachtree Shoals, a 55+, age-restricted, independent living retirement community. Commercial development within the city limits of Dacula is located to the south across Old Peachtree Road and Hurricane Shoals Road which includes a Circle K convenience store with fuel pumps, the Dacula Cork and Bottle package store, and a self-storage facility with RV parking. To the southeast across Hurricane Shoals is additional land zoned for commercial uses within the city limits of Dacula. Generally, land uses and zoning classifications in the surrounding area are more intense at the core of the Hurricane Shoals/Old Peachtree Road node and transition downward in intensity moving away from the intersection. The proposed development fits squarely within that established transitional pattern by providing single-family detached lots that are a minimum of 60 feet wide pursuant to the R-60 zoning classification. The Property is also located in close proximity to right-of-way of the future Sugarloaf Parkway extension which crosses Hurricane Shoals Road just west of its intersection with Dacula Road.

The proposed development is also in line with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”). Generally, the 2040 Plan promotes residential development and

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encourages a variety of housing types. Specifically, Theme 4 of the 2040 Plan is “Provide More Housing Choices.” The 2040 Plan provides that “[t]his theme recognizes this growing complexity and links housing issues to such topics as successful economic development and the overall quality of life of those who choose (and are able) to live in Gwinnett. Economic development and housing issues are intricately linked.” Approval of the proposed development is also in line with the more specific policies of the 2040 Plan’s Future Development Map which designates the Property as within the Community Node Character Area. Policies for this character area support intense development including mixed-use developments and multifamily residential uses. However, in certain situations it is appropriate to temper the literal policies of the 2040 Plan based on the character of surrounding development. In this case, the Property is adjacent to two other single-family detached communities with comparable lot sizes and densities. In this case, the proposed development is less intense than what the 2040 Plan would otherwise accommodate.

In order to develop the Property as depicted on the site plan submitted with the application, the Applicant is requesting a variance to reduce the minimum required building setback for side yards of corner lots—specifically the side yard adjacent to the street. According to the UDO, corner lots are considered to have two front yards—one for each road frontage<sup>1</sup>. As a result, the UDO would require a setback of 25 feet in the front yard of the home as well as a setback of 25 feet in the side yard of the home which is adjacent to the right-of-way. The Applicant is proposing to reduce the required setback in the side yard of corner lots adjacent to the street to 10 feet as depicted on the typical lot layout on the site plan submitted with the Application. Accordingly, the Applicant

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<sup>1</sup> The UDO defines “Yard, Front” as an “open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street easement or right-of-way and the front line of the building projected parallel to the street projected to the side lines of the lot. Corner lots shall be considered to have two front yards.” UDO §110-40.

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6.20.2023

requests a variance from UDO §230-10 (Table 230.1) to reduce the “second” front yard setback of corner lots from 25 feet to 10 feet. Additionally, the Applicant requests a waiver from UDO §900-90.1 to remove the requirement to install a sidewalk and curb ramp along the right-of-way of Rabbit Hill Circle. Rabbit Hill Circle abuts the Property along its northwestern boundary and is a dead-end, substandard street, providing access to only a handful of homes. The proposed development would not provide access to Rabbit Hill Circle. No portion of Rabbit Hill Circle east of Nichols Road contains a sidewalk and, according to Gwinnett County GIS maps, the Rabbit Hill Circle right-of-way terminates less than 1,200 feet to the east of the Property. Accordingly, approval of the requested waiver would not impair the walkability of the surrounding area.

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

Respectfully submitted this 6th day of June, 2023.

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

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6/8/2023

Applicant's Response to Incomplete Letter: RZR2023-00016

1. **The official address for the property is 2276 Rabbit Hill Circle. Revise all application documents to reflect this address.**
  - a. Address references updated in application materials.
2. **Specify the proposed minimum floor area on the site plan and in the Letter of Intent.**
  - a. Proposed minimum heated floor area for homes is 1,800 square feet. This has been added to the Letter of Intent and site plan.
3. **Provide either elevations or a note on the site plan and Letter of Intent that the homes will have two-car garages. If front-loaded driveways must be 16 feet wide.**
  - a. All homes will have two-car garages. This has been noted on the site plan and in the Letter of Intent. Driveways are 16 feet wide.
4. **Show lot widths and lot areas on the site plan.**
  - a. Lot widths and lot areas are depicted on the site plan in the Typical Lot Layouts as well as in the Development Standards chart.
5. **The minimum roadway width (back-of-curb to back-of-curb) is 27 feet, where 26 feet is shown. Cul-de-sacs must have a 50' radius.**
  - a. Streets are labeled to show 27 feet width from back-of-curb to back-of-curb. Cul-de-sacs have 50-foot radius.
6. **Stormwater location conflicts with landscaping. 50% wall max.**
  - a. If stormwater retaining walls are required, then landscape buffers will be provided per the UDO.
7. **Approved turnaround required at fire access point.**
  - a. Road extension and gate with Knox box added to site plan. 50-foot radius cul-de-sac added to site plan per fire code.
8. **Traffic Calming shall be provided for any street exceeding a 500' straightaway (looks as though (2) streets will meet this requirement). The dead-end street that feeds lots 52 – 57 would not be allowed as shown. A dead-end street may not feed more than (3) units without an approved turnaround (cul-de-sac is preferred). Should the development access the sub-standard portion of Rabbit Hill Circle, upgrades would include bringing it up to minimum GC DOT standards for 2-way traffic to include a minimum 24' pavement width to accommodate (2) 12' lanes from the entrance driveway to the 90 degree curve where Nichols Road and Rabbit Hill Circle meet.**
  - a. Traffic calming shall be provided as required per the UDO. Traffic calming note added to site plan.
  - b. The dead-end street has been redesigned to provide a cul-de-sac turnaround.
  - c. As proposed, the development would not access the substandard portion of Rabbit Hill Circle.
9. **Need to show the landscaping buffer for the retaining walls, the engineer is required to offset the wall 1.5 times the height from the property line. The max of the detention pond walls are 50% per the UDO, WQ pond cannot encroach within the amenity bark park area.**

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- a. If stormwater retaining walls are required, then landscape buffers will be provided per the UDO. Property line clarified on site plan.

**10. Fire department access roads over 150 feet in length shall have an approved fire apparatus turn-around. (2018 IFC 503, Gwinnett County Fire Prevention and Protection Ordinance 2012 Section 46-42).**

- a. 50' cul-de-sac added to site plan and connection to Nichols Road added with callout for Fire Only Entrance w/ Knox box & Gate

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

**[attached]**



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**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<p>Inline Communities, LLC c/o Mahaffey</p> <p>NAME: <u>Pickens Tucker, LLP</u></p> <p>ADDRESS: <u>1550 North Brown Road, Suite 125</u></p> <p>CITY: <u>Lawrenceville</u></p> <p>STATE: <u>Georgia</u> ZIP: <u>30043</u></p> <p>PHONE: <u>770 232 0000</u></p> <p>EMAIL: <u>slanham@mptlawfirm.com</u></p>	<p>NAME: <u>Nichols, Clyde H. and Dills, Joann Nichols</u></p> <p>ADDRESS: <u>3180 Old Peachtree Road</u></p> <p>CITY: <u>Dacula</u></p> <p>STATE: <u>Georgia</u> ZIP: <u>30019</u></p> <p>PHONE: <u>770 232 0000</u></p> <p>EMAIL: <u>slanham@mptlawfirm.com</u></p>
<p>CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u></p> <p>CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u></p>	
<p align="center"><b>APPLICANT IS THE:</b></p> <p> <input type="checkbox"/> OWNER'S AGENT           <input type="checkbox"/> PROPERTY OWNER           <input checked="" type="checkbox"/> CONTRACT PURCHASER         </p>	
<p>PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-60</u></p> <p>PARCEL NUMBER(S): <u>R7018 002 (portion)</u> ACREAGE: <u>+/- 18.68</u></p> <p>ADDRESS OF PROPERTY: <u>2276 Rabbit Hill Circle</u></p> <p>PROPOSED DEVELOPMENT: <u>Single-family detached residential community</u></p>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>67</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>1,800+ sf</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>+/- 3.59 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 3.59 units per acre</u>	

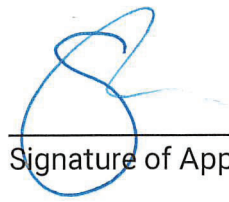
**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED

5/25/2023

**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.



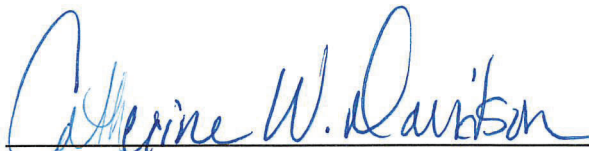
Signature of Applicant

5/23/23

Date

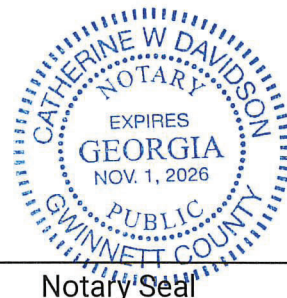
Shane Lanham, attorney

Type or Print Name and Title

 5/23/23

Signature of Notary Public

Date




Notary Seal

RECEIVED

5/25/2023

**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.

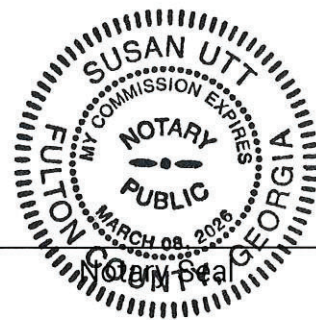
  
\_\_\_\_\_  
Signature of Applicant

5/9/23  
\_\_\_\_\_  
Date

Bryan Musolf  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

5/9/23  
\_\_\_\_\_  
Date



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5/25/2023

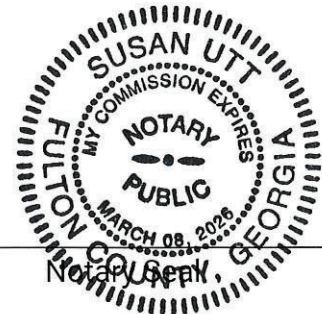
**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

Clyde H. Nichols 5/5/23  
Signature of Property Owner Date

Clyde H. Nichols, Owner  
\_\_\_\_\_  
Type or Print Name and Title

Susan Utt 5/5/23  
Signature of Notary Public Date





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5/25/2023

**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.

Carlton R Dills

Signature of Property Owner

05 05 2023

Date

Carlton R. Dills, Owner

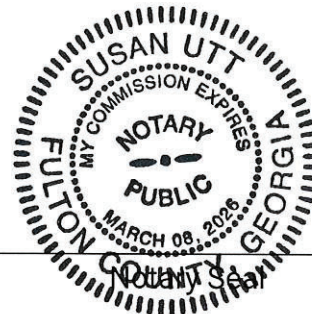
Type or Print Name and Title

Susan Utt

Signature of Notary Public

5/5/23

Date



RECEIVED

5/25/2023

**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.

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      Mahaffey Pickens Tucker, LLP  
YOUR NAME

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

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

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,800	11/18/2021
Ben Ku, Commissioner	\$1,500	10/03/2022
Matt Holtkamp, Commissioner	\$1,000	04/13/2023

WINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5/25/2023

RZR2023-00016



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5/25/2023

**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.

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



**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

YOUR NAME

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

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

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

RECEIVED

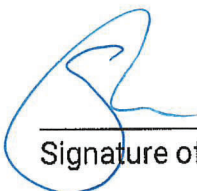
5/25/2023

**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      - 018      - 002  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

5/23/23  
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

TSA  
TITLE

5/23/23  
DATE

## **Exhibit E: Internal and External Agency Review Comments**

**[attached]**



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

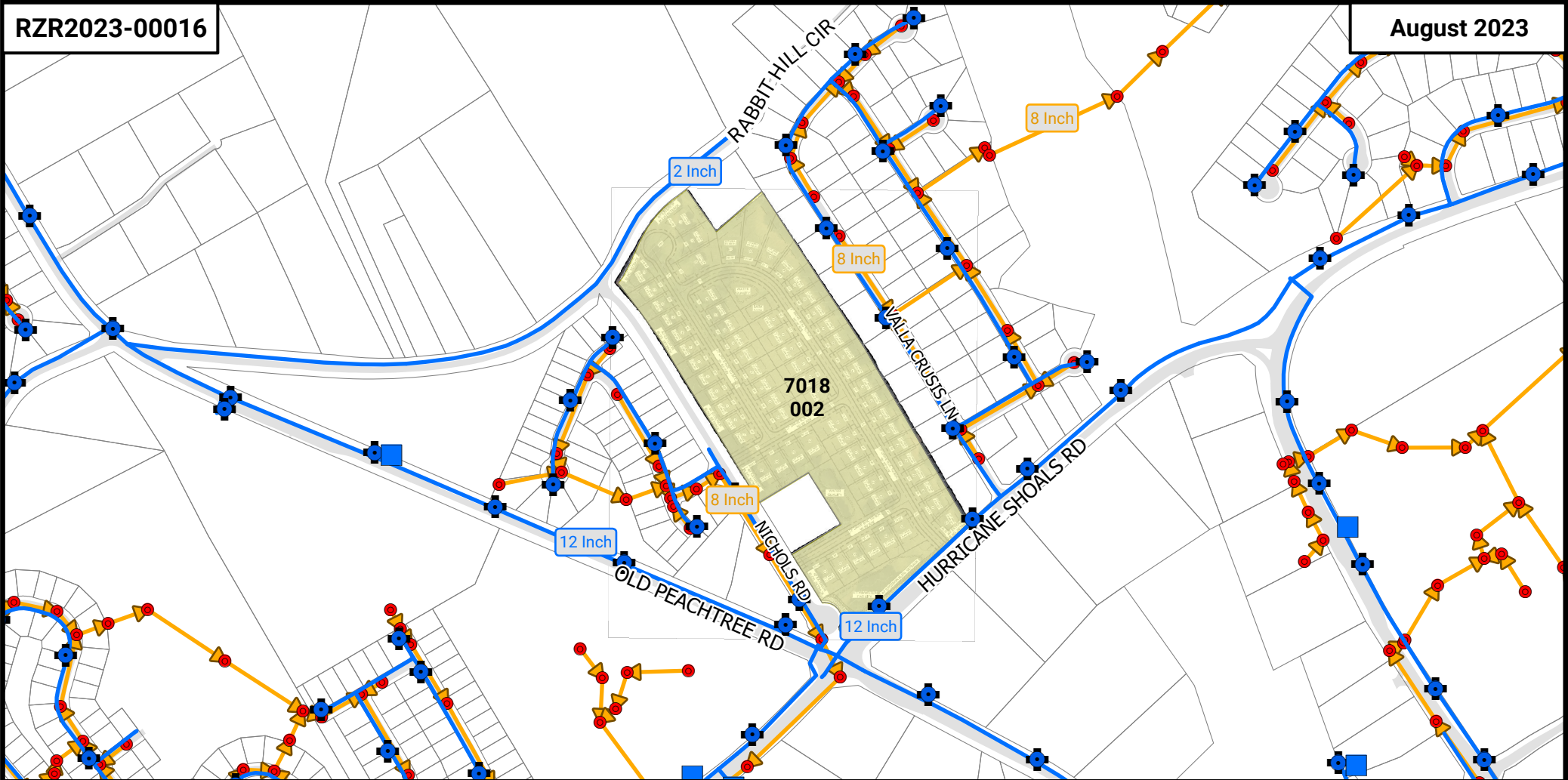
<b>TRC Meeting Date:</b>		07.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2023-00016	
Case Address:		2276 Rabbit Hill Circle, Dacula, 30019	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
		<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
1	Rabbit Hill Circle is a local street. No ADT on file. Hurricane Shoals Road is a major collector. ADT = 5,589.		
2	6.6 miles to the nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way.		
3	Traffic Calming will be required along the longest (2) internal streets, per UDO Section 900.		
4	The proposed street that is shown as a 'Gated Fire Only Entrance w/ Knox Box' shall include some form of approved turnaround, as it provides access to more than (3) units and will not be used as an access to Nichols Road by residents.		
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
		<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
1	The proposed Right-in/Right-out access point along Hurricane Shoals Road shall be designed as a full access driveway.		
2	As part of the Hurricane Shoals Road access being designed as a full access driveway, the developer shall install a continuous left-turn lane along the Hurricane Shoals Road frontage. The left-turn lane shall extend to also create a left-turn lane onto Valla Crucis Lane.		
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:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>		
Case Number:		RZR2023-00016		
Case Address:		2276 Rabbit Hill Circle		
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Hurricane Shoals Road.			
2	Sewer: A Sewer Capacity Certification (C2023-090-05) has been approved for 106 residences. The development may connect to an existing 8-inch gravity sewer main located west of Parcel 7018 002; offsite easements will be required.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> X NO
1				
2				
3				
4				
5				
6				
7				



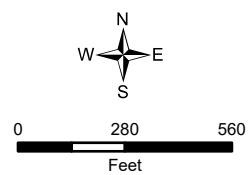


LEGEND

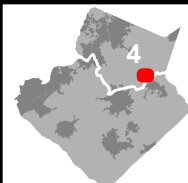
- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Interceptor

2276 Rabbit Hill Circle  
RA-100 to R-60

# Water & Sewer Utility Map



LOCATION



**Water Comments:** The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Hurricane Shoals Road.

**Sewer Comments:** A Sewer Capacity Certification (C2023-090-05) has been approved for 106 residences. The development may connect to an existing 8-inch gravity sewer main located west of Parcel 7018 002; offsite easements will be required.

**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, August, 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.	
RZR2023-00016	<b>Mountain View HS</b>	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	16
	<b>Twin Rivers MS</b>	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	11
	Dyer ES	872	1,175	-303	881	1,175	-294	894	1,175	-281	20
RZR2023-00015	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	15
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	10
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	20

**Exhibit F: Traffic Impact Study**

**[attached]**



## 7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located to the north of the intersection of Old Peachtree Road and Hurricane Shoals Road in Gwinnett County, Georgia. The proposed development will consist of 67 single-family detached housing units.

The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on Nichols Road, aligned with Nichols Glen Drive
- Site Driveway 2: Right-in/right-out driveway on Hurricane Shoals Road

Existing and future traffic operations after completion of the project were analysed at the intersections of:

- Rabbit Hill Circle / Nichols Road at Turkey Road
- Old Peachtree Road at Rabbit Hill Circle
- Hurricane Shoals Road at Old Peachtree Road
- Hurricane Shoals Road at Valla Crucis Lane
- Nichols Road at Site Driveway 1 / Nichols Glen Drive
- Hurricane Shoals Road at Site Driveway 2 (Right-in/right-out)

The results of the future “No-Build” and “Build” conditions traffic analyses indicate that the signalized study intersection of Old Peachtree Road at Hurricane Shoals Road will operate at an overall level of service “C” or better during the AM and PM peak hours while the approaches at the unsignalized intersections will continue to operate at a level of service “C” or better during both traffic peak hours. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

### 7.1 Recommendations for Site Access Configuration

The following improvements are recommended at the site driveway intersections.

- Site Driveway 1: Full access driveway on Nichols Road, aligned with Nichols Glen Drive
  - One entering lane and one exiting lane
  - Stop-sign controlled on the minor street approaches with Nichols Road remaining free flow
- Site Driveway 2: Right-in/right-out driveway on Hurricane Shoals Road
  - One (right-in) entering lane and one (right-out) exiting lane
  - Stop-sign controlled on the driveway approach with Hurricane Shoals Road remaining free flow
  - A short deceleration lane for entering traffic

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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8.7.2023

A&R Engineering Inc.

## **Exhibit G: Maps**

**[attached]**





RZR2023-00016

Created: June 16, 2023

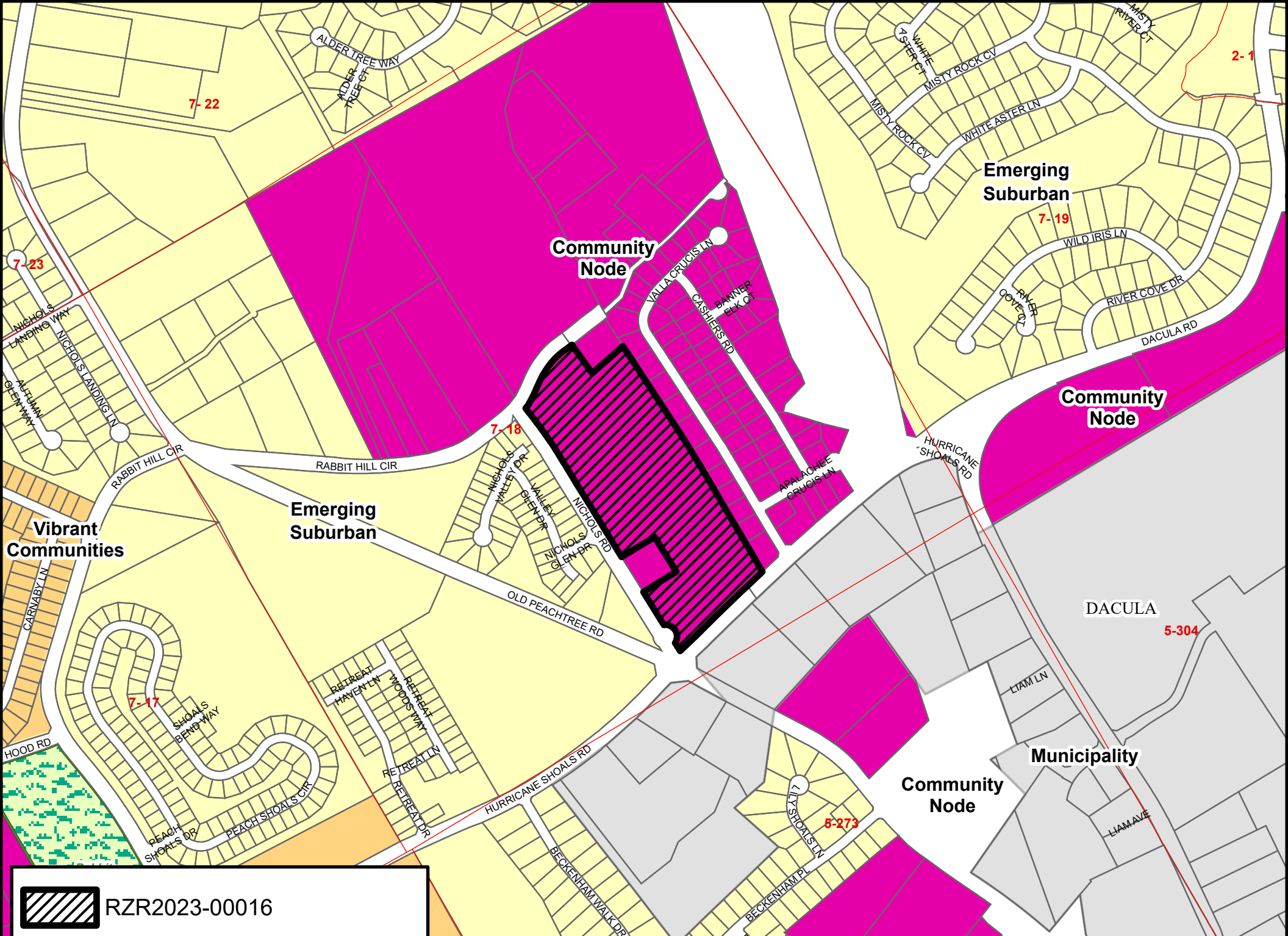


0 120 240  
Feet

Gwinnett County GIS

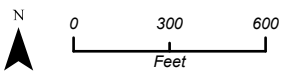






 RZR2023-00016

Created: June 16, 2023



## 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit H: Documents Presented at the August 1, 2023, Planning Commission Public Hearing**

- **Site Plan**
- **Stormwater Landscaping Exhibit (C)**
- **Left Turn Lane Exhibit (D)**
- **Residential Lot Landscaping Exhibit (E)**
- **Building Elevations**

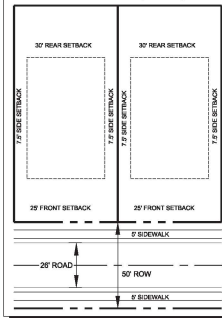
**[attached]**



THIS PLANNING IS THE PROPERTY OF PEACHTREE CORNERS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEACHTREE CORNERS, LLC.

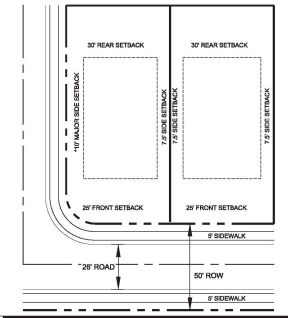
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
8/1/2023

R60/ 60' X 120'/ 7,200 SF  
SINGLE-FAMILY  
DETACHED (TYP.)

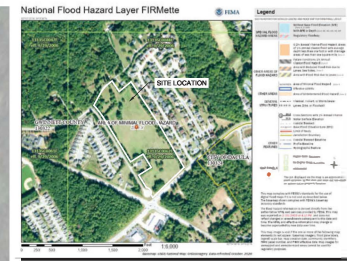


TYPICAL LOT LAYOUT  
NTS

R60/ 60' X 120'/ 7,200 SF  
SINGLE-FAMILY DETACHED W/  
MAJOR SIDE SETBACK VARIANCE



TYPICAL LOT LAYOUT W/  
MAJOR SIDE VARIANCE  
NTS



FEMA FIRM MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

SITE DATA:	
TOTAL LAND AREA	18.88 ACRES
EXISTING ZONING	R6000
PROPOSED ZONING	R60
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	18.88 ACRES
FLOOD HAZARD ELECTRICAL TRANSMIT AREA	0.00 ACRES
TOTAL FLOOD HAZARD ELECTRICAL TRANSMIT AREA	0.00 ACRES
NET SITE AREA	18.88 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
MAJOR SIDE SETBACK	100 FEET (VARIANCE FROM 25 FEET DOWN TO 10)
SIDE SETBACK	15 FEET
REAR SETBACK	30 FEET
EXTERIOR STREET BUILDING SETBACK	40 FEET (ADJACENT TO EXTERIOR STREETS)
DEVELOPMENT STANDARDS	
MIN. LOT WIDTH	60 FEET
MIN. LOT AREA	7,200 SF (BROWER)
MIN. HEATED FLOOR AREA PROVIDED	1,000 SF
MAX. BUILDING HEIGHT	30 FEET
80' X 120' DETACHED SINGLE-FAMILY LOTS PROVIDED	99 LOTS
TOTAL SF DENSITY PROVIDED	3.98 LOTS/AC
NET SF DENSITY PROVIDED	3.98 LOTS/AC
MAX. NET DENSITY ALLOWED	4.0 LOTS/AC
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	134 SPACES (8 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	432 SPACES (8 SP/ DWELLING UNIT)
PARKING PROVIDED	288 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

- GENERAL NOTES:**
1. NO BUFFER IS REQUIRED BETWEEN R-60 AND R6000, R75 & R-1000U ZONED PROPERTIES
  2. VARIANCE REQUEST TO REDUCE MAJOR SIDE SETBACK FROM 25 FEET DOWN TO 10 FEET ADJACENT TO INTERNAL ROADS.
  3. ALL HOMES TO HAVE TWO-CAR GARAGES, IF FRONT LOADED, DRIVEWAYS TO BE MINIMUM OF 18 FEET WIDE.
  4. MINIMUM WIDTH OF ROADWAYS TO BE 27 FEET MEASURED BACK-OF-CURB TO BACK-OF-CURB.
  5. TRAFFIC CALMING MEASURES TO BE PROVIDED AS REQUIRED FOR ANY STREET EXCEEDING A 50' STRAIGHTWAY IN ACCORDANCE WITH THE GWINNETT COUNTY TRAFFIC CALMING GUIDE.

24 HOUR CONTACT:  
BRIAN EHRSAM



P: (770) 451-2741 F: (770) 451-3915  
WWW.PEC.PLUS



Planners & Engineers Collaborative+

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

PROJECT

**RABBIT HILL CIR.  
at NICHOLS RD.**  
A MASTER PLANNED RESIDENTIAL  
DEVELOPMENT

2278 RABBIT HILL CIRCLE  
Dacula, Georgia 30019  
GWINNETT COUNTY JURISDICTION

FOR  
**INLINE COMMUNITIES**

MUNICIPALITY PROJECT #

REVISIONS

NO	DATE	BY	DESCRIPTION
-1	06/08/23	JH	COUNTY COMMENTS
-2	06/12/23	JH	COUNTY COMMENTS
-3	06/20/23	JH	SIDEWALKS ADDED
-4	07/28/2023	MLK	FULL ACCESS ENTRY

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



GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 000055389 EXP. 10/28/2024

**REZONING  
MASTER PLAN**

SCALE: 1" = 80'  
DATE: 06/12/2023  
PROJECT: 23038.00



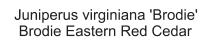












## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	MIN. HT.	SPACING	REMARK
	JVB	35	Juniperus virginiana 'Bradley' / Bradley Eastern Redcedar	8 & 8	2" Cal.	6'-8"	As Shown	
	MGL	45	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	8 & 8	2" Cal.	6'-8"	As Shown	
	TI	35	Thuja x 'Green Giant' / Green Giant Arborvitae	15 gal				



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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

**RABBIT HILL CIR.**  
**at NICHOLS RD.**

**A MASTER PLANNED RESIDENTIAL  
DEVELOPMENT**

AT  
2276 RABBIT HILL CIRCLE  
DACULA, GEORGIA 30019  
GWINNETT COUNTY JURISDICTION

FOR  
**INLINE COMMUNITIES**

MUNICIPALITY PROJECT #

## REVISIONS

[illegible]

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

PRELIMINARY  
NOT TO BE RELEASED FOR CONSTRUCTION

LANDSCAPE  
SCREEN EXHIBIT

SCALE: 1" = 30'  
DATE: 07/18/2023  
PROJECT: 23038.00





# Single-Family Detached – Elevation Examples

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

8/1/2023



\* Representative samples of proposed elevations.

RZR2023-00016



# Single-Family Detached – Elevation Examples

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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8/1/2023



\* Representative samples of proposed elevations.

RZR2023-00016