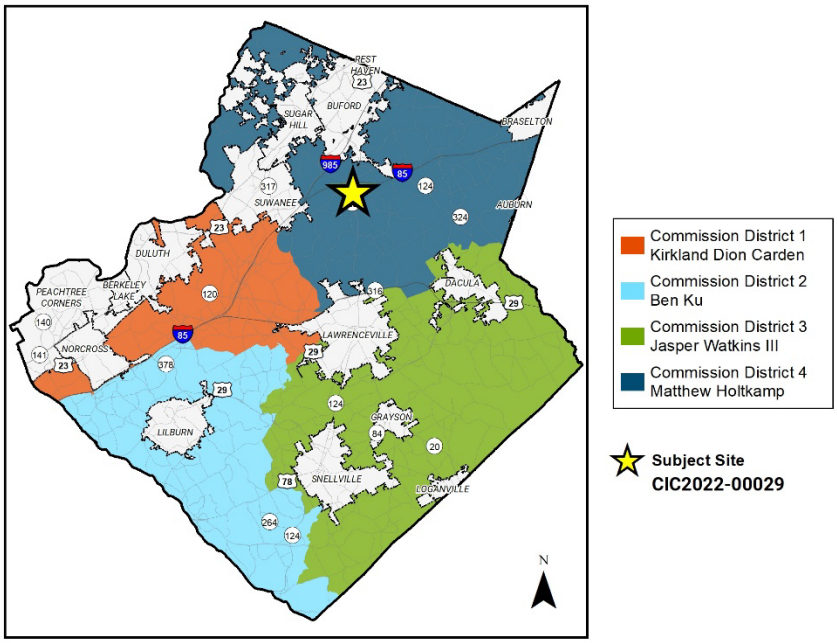
GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	**CIC2022-00029**
Current Zoning:	**MU-R** (Regional Mixed-Use District)
Overlay District:	Mall of Georgia Overlay District
Request:	Change in Conditions
Additional Request:	Variance
Addresses:	2900 Block of Buford Drive 1400 Block of Laurel Crossing Parkway
Map Numbers:	R7146 001, 007, 031, and 050
Site Area:	18.19 acres
Units	378
Proposed Development:	Mixed Use Development
Commission District:	District 4 – Commissioner Holtkamp
Character Area:	Regional Activity Center
Staff Recommendation:	**APPROVAL WITH CONDITIONS**
Planning Commission Recommendation:	**APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 11/2/2022 (Recommendation Tabled to 12/5/2022)
Board of Commissioners Advertised Public Hearing Date: 12/13/2022 (Public Hearing Held/ Action Tabled to 2/7/2023)

Applicant:	Reside Partners, LLC c/o Andersen Tate & Carr, P.C. 1960 Satellite Boulevard, Suite 4000 Duluth, GA 30097	**Owners:**	Mansour Properties, LLC Lifestyle Family, LP 669 Atlanta Country Club SE Marietta, GA 30067 Reside Partners, LLC 675 Seminole Avenue NE Suite 301 Atlanta, GA 30307 Rubin Lansky, et al. 5855 Sandy Springs Circle Suite 290 Sandy Springs, GA 30328 The Lansky Partnership, LP 5855 Sandy Springs Circle Suite 290 Sandy Springs, GA 30328
Contact:	Melody A. Glouton	**Contact Phone:**	770.822.0900

Zoning History

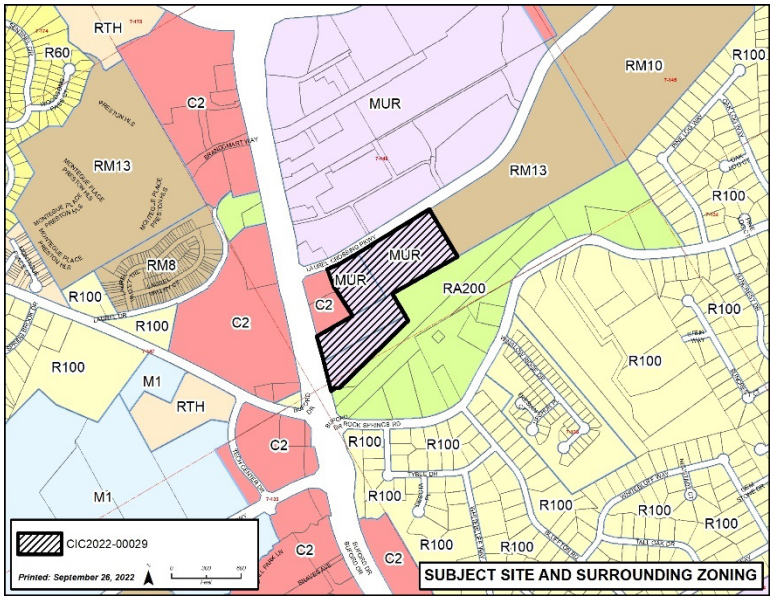
The subject property is zoned MU-R (Regional Mixed-Use District). In 1996, 2620 Mall of Georgia Boulevard and 1213 Laurel Crossing Parkway were part of a rezoning request from RA-200 to C-2 for a 110.18-acre mixed-use development that included 731,786 square feet of commercial space, 66,200 square feet of office, and 320 multi-family units, pursuant to RZ-96-148. The project was never constructed. In 2006, 1213 Laurel Crossing Parkway was approved to reduce the required 75-foot zoning buffer along the southern lot line to a 10-foot-wide landscape strip, pursuant to BRD-06-006. In 2021, the subject property was rezoned from C-2 and RA-200 to MU-R, pursuant to RZC2021-00021. This request is to change the conditions of this most recent rezoning case. [Per the UDO, no application or reapplication for any zoning map amendment affecting the same land or any portion thereof shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless such 12-month period is waived by the Board of Commissioners.] A time lapse waiver request to reduce the 12-month waiting period was approved by the Board of Commissioners in October 2022.

Existing Site Condition

The subject site is an 18.19-acre assemblage of four properties along Laurel Crossing Parkway and Buford Drive. Three of the four parcels are undeveloped and heavily vegetated with a dense, mature tree canopy. The remaining parcel was cleared and graded, pursuant to CDP2007-00082. The overall site slopes down approximately 80 feet from northeast to southwest. The two parcels which make up the western portion of the overall site are encumbered by a stream and its associated buffers and setbacks. Overhead utilities are located along Buford Drive. There are no existing sidewalks along either road frontage. The nearest transit stop is located 3.33 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by a mix of uses ranging from commercial to residential. A commercial development containing a multi-tenant shopping center and an express car wash is located at the corner of Buford Drive and Laurel Crossing Parkway. The Exchange at Gwinnett, a mixed-use development which includes a mix of retail, commercial, entertainment, restaurants, and apartments, is located to the north of the subject site, across Laurel Crossing Parkway. Farther north on Buford Drive is the Mall of Georgia. An undeveloped parcel is located to the east of the subject site. A power station and overhead powerlines owned by Georgia Transmission Corp is located to the south and east of the subject site. A medical office complex is currently under construction on the parcels across Buford Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Mixed-Use Development	MU-R	17.21 units per acre
North	Mixed-Use Development	MU-R	21.41 units per acre
East	Apartments (Approved)	RM-13	11.1 units per acre (RZM2017-0009)
South	Utilities	RA-200	N/A
West	Office-Institutional	C-2	N/A

Project Summary

The applicant requests a change in conditions for an 18.19-acre property zoned MU-R to allow for a mixed-use development, including:

- A change in conditions of case RZC2021-00021. The applicant is requesting a revision to the following condition:
    - Condition 1, *"The proposed development shall be constructed in general conformance with the site plan presented at the March 22, 2022, Board of Commissioners public hearing with revisions required by conditions and the Unified Development Ordinance subject to the approval of the Director of Planning and Development."* The applicant is

requesting the condition be amended to reflect the current proposed site plan dated received May 23, 2022.
    - Condition 2, "*The multifamily element of the development shall include no more than 385 units. The minimum unit size to be in compliance with Table 210.10 of the Unified Development Ordinance.*" The applicant is requesting the condition be amended to state "The multifamily element of the development shall include no more than 385 units. The maximum unit size shall be in compliance with Table 230.2 of the Unified Development Ordinance." This amendment would allow unit sizes to be consistent with the minimum heated floor areas of the RM (Multifamily Residence District) zoning districts which are smaller than the MU-R requirements. Staff has recommended an alternative condition related to this request. (See condition 2)
- A mixed-use development including apartments, townhouses, and non-residential uses.
- The non-residential portion includes:
    - One, three story, 42,000 square foot office building located along Laurel Crossing Parkway with parking to the side and rear including a slip parking deck.
    - Three, one story retail buildings totaling 15,500 square feet surrounding a community park/green space located along Laurel Crossing Parkway.
    - One five-story, 51,000 square foot hotel with 107 rooms located along Buford Drive.
    - One 3,000 square feet drive through restaurant located along Buford Drive.
- The residential portion includes:
    - Two, nine story, apartment buildings with 385 total units. Amenities for the apartments include a pool, clubhouse, and courtyards.
    - A two-level parking deck with 216 parking spaces located near two apartment buildings in addition to surface parking lots throughout.
    - 11 townhouses located within two buildings, located along Laurel Crossing Parkway with a common area and detached garages.
- A total of 1,048 parking spaces proposed throughout the site.
- A 5-foot front yard setback along Laurel Crossing Parkway and Buford Drive, a 25-foot rear setback, and 10-foot side yard setback.
- An eliminated zoning buffer along the southern property line, adjacent to RA-200 zoned property.
- Stormwater treatment provided by an underground stormwater management facility.
- Interparcel access between the western portion of the property and the existing adjacent commercial property at the corner of Buford Drive and Laurel Crossing Parkway.
- Three full access driveways along Laurel Crossing Parkway, one right-In right-out only entrance along Buford Drive.
- Major site plan changes from previously approved plan include:
    - Apartment units are now distributed between two buildings Instead of located within a single building.
    - Reconfiguration of community green space and adjacent building which are now labelled as retail versus restaurant/retail and reduced in size by 4,900 square feet.
    - Increased the maximum building height from 5 stories to 9 stories.
    - Eliminated the majority of proposed development within required stream buffer.
    - A 26% decrease in total common area.
    - Eliminated detached garages for townhouse units.
    - Reduction in the minimum unit size from 750 square feet (variance request)

Zoning and Development Standards

The applicant is requesting a change in conditions for a property located in MU-R, Regional Mixed-Use District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Minimum Project Acreage	15 acres	18.19 acres	YES
Road Frontage	40’	1505’	YES
Dwelling Unit Size	1 Bedroom – 750 sq. ft. 2 Bedroom – 1,000 sq. ft. 3 Bedroom – 1,200 sq. ft.	1 Bedroom – 555 sq. ft. 2 Bedroom – 812 sq. ft. 3 Bedroom – 1,000 sq. ft.	NO* NO** NO***
Building Height	Maximum (w/o bonus): 45’ Maximum (w/ bonus): 15 stories/ 210’	<210’ 9 stories	YES
FAR	Maximum (w/o bonus): 0.4 Maximum (w/ bonus) 2.44	0.11	YES
Density	Maximum (w/o bonus): 8 units per acre Maximum (w/ bonus): 48 units per acre	21.41 units per acre	YES
Common Area	Minimum 15%	24.8%	YES
Front Yard Setback	Minimum 5’-15’	5’	YES
Side Yard Setback	Minimum 10’	10’	YES
Rear Yard Setback	Minimum 25’	25’	YES
Off-Street Parking	Minimum: 828 spaces Maximum 1,522 spaces	1,048 spaces	YES
Zoning Buffer	0’ adjacent to RA-200	0’	YES****

* A variance from the unit size requirement for all unit size is requested.
**A waiver was approved to eliminate the required 75-foot-wide undisturbed zoning buffer adjacent to RA-200 zoned property with prior zoning approval.

In addition, the standards below apply to development in the MU-R, Regional Mixed-Use District. Section 210-225.16 of the UDO states that "If the [MU-R] rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.” The applicant is proposing the following modifications to the Minimum Design Standards of Mixed-Use Districts:

Standard	Meets Standard?
Safe, convenient, and continuous pedestrian walkways	NO
Multiuse path located on Buford Drive	NO
No more than 20 percent of the required parking for a building shall be located between the facade of the building and the street	NO
All buildings located within 50 feet of a residential district of lower density shall have a maximum height equal to that of the adjacent district.	NO

No single land use category shall constitute less than 20 percent of the gross floor area.	NO

The site is located in the Mall of Georgia Overlay District. The overlay district requires that developments larger than 7,500 square feet have primary building facades and entrances no more than 70 feet from the right-of-way. The submitted site plan shows several buildings that do not meet this requirement. Section 220-10.2 of the UDO states that "In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence." Therefore, a condition allowing primary facades and entrances to be more than 70 feet from the right-of-way would allow the development to proceed as proposed by the applicant.

Variance Request

In addition to the change in conditions request, the applicant is seeking a variance from the following provisions of Title II of the UDO:

1. **Section 210-225,** to reduce the minimum heated floor area for all unit size.

The applicant is requesting to reduce the minimum heated floor area from 750 square feet to 555 square feet for one-bedroom units, from 1,000 square feet to 812 square feet for two-bedroom units, and from 1,200 square feet to 1,000 square feet for three-bedroom units.

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 F). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, 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 change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed change in conditions request will permit a use that is suitable in view of the use and development of adjacent and nearby property. While the site plan does change from what was previously approved, the mix of uses and the square footage of each use remains generally unchanged.

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

The proposed change in conditions request will not adversely affect the existing use or usability of adjacent or nearby properties. The amended site plan and reduced unit sizes will not adversely affect nearby properties. The most significant changes to the site plan are internal to the project further making it unlikely that the changes would result in any negative effects.

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

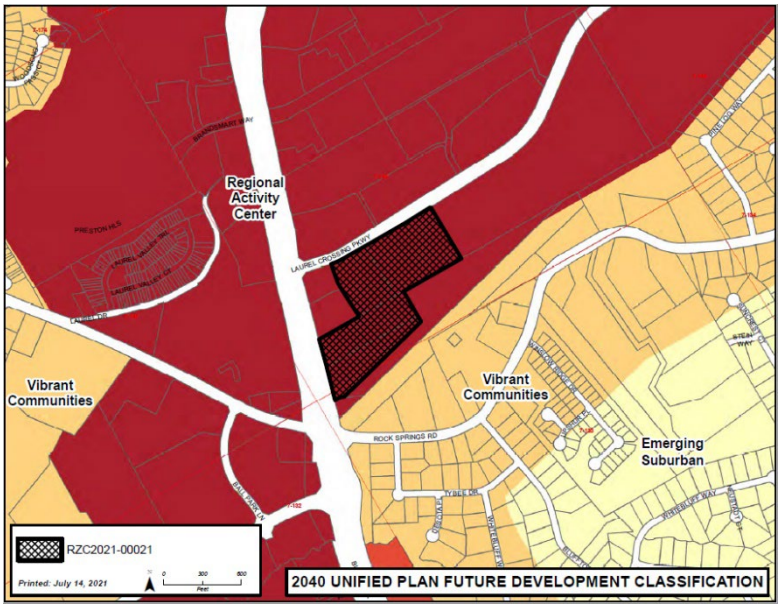
The property, as currently zoned, has a reasonable economic use.

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

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

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Regional Activity Center Character Area. This designation is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Potential development for the area includes large scale mixed-use developments. Allowing the rezoning of the property for a mixed-use development would be in conformity with the policy and intent of the Unified Plan and Future Development Map. This character area also encourages pedestrian friendly, walkable, and live/work/play environment. The revised site plan proposes taller buildings and parking decks which are encouraged in the Regional Activity Center Character Area.



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

The nearby area is encompassed by proposed and approved intense residential and commercial developments. Just north of the property is The Exchange at Gwinnett, a large mixed-use development. On the other side of Interstate 85, just north of the site, is the Mall of Georgia and other commercial developments. Additionally, a number of townhomes and multi-family apartments, are proposed and have been approved in close proximity to the site. These conditions give supporting grounds for approval.

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

The applicant is requesting a variance from the unit size requirement for all unit sizes. The applicant is requesting to reduce the minimum heated floor area from 750 square feet to 555 square feet for one-bedroom units, from 1,000 square feet to 812 square feet for two-bedroom units, and from 1,200 square feet to 1,000 square feet for three-bedroom units. The high-rise concrete structures allows flexibility in design compared to historical garden style or mid-rise multifamily developments. The variance request is reasonable and will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County Unified Plan.

Staff Recommendation

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

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

1. To reduce the minimum heated floor area from 750 square feet to 555 square feet for one-bedroom units, from 1,000 square feet to 812 square feet for two-bedroom units, and from 1,200 square feet to 1,000 square feet for three-bedroom units.

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 change in conditions request.

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

1. To reduce the minimum heated floor area from 750 square feet to 555 square feet for one-bedroom units, from 1,000 square feet to 812 square feet for two-bedroom units, and from 1,200 square feet to 1,000 square feet for three-bedroom units.

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

Note: The conditions below are those from RZC2021-00021 with suggested changes in bold or strikethrough.

Approval of a change in condition for a mixed-use development, subject to the following enumerated conditions:

1. The proposed development shall be constructed in general conformance with ~~the site plan presented at the March 22, 2022, Board of Commissioners public hearing~~ **Exhibit C: Site Plan, dated received September 13, 2022, by the Department of Planning and Development** with revisions required by conditions and the Unified Development Ordinance subject to the approval of the Director of Planning and Development.

2. The multifamily element of the development shall include no more than 385 units. ~~The minimum unit size to be in compliance with Table 210.110 of the Unified Development Ordinance~~. **The minimum heated floor area shall be minimum of 555 square feet for one-bedroom units, 812 square feet for two-bedroom units, and 1,000 square feet for three-bedroom units.**

3. The development shall include no more than one restaurant with drive-thru service, which shall be located along Buford Drive.

4. Townhomes shall be designed with living space designated as office to serve all live work units.

5. The office buildings shall be located immediately adjacent to Laurel Crossing Parkway.

6. All surface parking shall be screened from the right of way with buildings, landscaping or other means, as reviewed and approved by the Planning and Development Director.

7. To promote internal pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site. Pedestrian connectivity shall be provided through the use of sidewalks, walking trails, or paths which shall flow the grade of the site. Pedestrian connectivity is subject to the review and approval of the Planning and Development Director.

8. Vehicle interparcel access shall be provided throughout the site including connection between the proposed restaurant along Buford Drive, and the adjoining existing retail site on the parcel R7146 040. The common area, excluding the multifamily area courtyard or other private courtyard spaces, shall include a seating area, bicycle parking racks, trash receptacles and at least three of the following amenities: green space, children's playing area, community garden, pet stations, public art, outdoor dining, or other similar elements subject to the review and approval of the Planning and Development Director.

9. The pedestrian connection shall be added from the restaurant along Buford Drive to the apartment building and to the hotel.

10. The development shall include a transit passenger shelter or related transportation support facility, located along Georgia Highway 20 subject to review and approval of the Gwinnett

Department of Transportation and Georgia Department of Transportation. At a minimum the facility shall include LED lighting, a shelter, and a seating area. Connection shall be provided from the development to the transit facility. Additionally, the developer shall dedicate the transit stop to the County upon issuance of the first Certificate of Occupancy for the project.

11. The southern property line shall provide adequate screening from the power station located south of the property, subject to review and approval of the Planning and Development Director.

12. Due to the topography along Laurel Crossing Parkway, no more than four entrances/exits onto Laurel Crossing Parkway shall be provided. No more than one entrance/exit onto Georgia Highway 20 shall be provided. The location and design of the driveways shall be subject to review and approval of the Gwinnett Department of Transportation.

13. Natural vegetation shall remain on the property until the issuance of a development permit.

14. The stormwater management facility will conform to the Gwinnett County regulations and the Georgia Blue Book.

15. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study including references from DRI #2834 The Exchange at Gwinnett and #2935 Northside Hospital Medical Office Building.

16. Prior to the issuance of the first Certificate of Occupancy, the applicant shall make any improvements recommended by the Traffic Impact Study, provided the improvements are approved by the Department of Transportation.

17. The developer shall coordinate with the signal upgrade currently in place at the intersection of Buford Drive and Laurel Crossing Parkway.

18. **The developer shall provide a full deceleration lane along the full length of the property frontage of Buford Drive/SR 20, in addition to an asphalt gore of full lane width. Once completed, this would bring the asphalt width along the Buford Drive/SR 20 frontage to be able to accommodate 4-lanes.**

19. **All unit access shall be internal corridors with mechanical ventilation. Breezeway and corridor natural ventilation openings in the exterior façade shall be prohibited.**

20. **Buildings shall comply with Category 4 of the Gwinnett County Architectural Standards.**

Exhibits:

A. Site Visit Photos
B. Previously Approved Resolution and Site Plan
C. Site Plan
D. Building Elevations
E. Letter of Intent and Applicant's Response to Standards
F. Internal and External Agency Review Comments
G. Maps
H. Site Plan Presented at the Planning Commission Hearing held on November 2, 2022
I. Application and Disclosure of Campaign Contributions

Exhibit A: Site Visit Photos

View from parcel 7146 040 at the intersection of Laurel Crossing Parkway and Buford Drive

View from Laurel Crossing Parkway

Exhibit B: Previously Approved Resolution and Site Plan

[attached]

CASE NUMBER RZC2021-00021
GCID 2021-1624 (Formerly GCID 2021-1158)

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 22, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	Present	Vote
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 and RA-200 to MU-R by Reside Partners, LLC for the proposed use of a Mixed-Use Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on March 22, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 22nd day of March 2022, that the aforesaid application to amend the Official Zoning Map from C-2 and RA-200 to MU-R is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed in general conformance with the site plan presented at the March 22, 2022, Board of Commissioners public hearing with revisions required by conditions and the Unified Development Ordinance subject to the approval of the Director of Planning and Development.

2. The multifamily element of the development shall include no more than 385 units. The minimum unit size to be in compliance with Table 210.110 of the Unified Development Ordinance.

3. The development shall include no more than one restaurant with drive-thru service, which shall be located along Buford Drive.

4. Townhomes will be designed with living space designated as office to serve all live work units.

5. The office buildings shall be located immediately adjacent to Laurel Crossing Parkway.

6. All surface parking shall be screened from the right of way with buildings, landscaping or other means, as reviewed and approved by the Planning and Development Director.

7. To promote internal pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site. Pedestrian connectivity shall be provided through the use of sidewalks, walking trails, or paths which shall flow the grade of the site. Pedestrian connectivity is subject to the review and approval of the Planning and Development Director.

8. Vehicle interparcel access shall be provided throughout the site including connection between the proposed restaurant along Buford Drive, and the adjoining existing retail site on the parcel R7146 040. The common area, excluding the multifamily area courtyard or other private courtyard spaces, shall include a seating area, bicycle parking racks, trash receptacles and at least three of the following amenities: green space, children's playing area, community garden, pet stations, public art, outdoor dining, or other similar elements subject to the review and approval of the Planning and Development Director.

9. The pedestrian connection shall be added from the restaurant along Buford Drive to the apartment building and to the hotel.

10. The development shall include a transit passenger shelter or related transportation support facility, located along Georgia Highway 20 subject to review and approval of the Gwinnett Department of Transportation and Georgia Department of Transportation. At a minimum the facility shall include LED lighting, a shelter, and a seating area. Connection shall be provided from the development to the transit facility. Additionally, the developer shall dedicate the transit stop to the County upon issuance of the first Certificate of Occupancy for the project.

11. The southern property line shall provide adequate screening from the power station located south of the property, subject to review and approval of the Planning and Development Director.

12. Due to the topography along Laurel Crossing Parkway, no more than four entrances/exits onto Laurel Crossing Parkway shall be provided. No more than one entrance/exit onto Georgia Highway 20 shall be provided. The location and design of the driveways shall be subject to review and approval of the Gwinnett Department of Transportation.

13. Natural vegetation shall remain on the property until the issuance of a development permit.

14. The stormwater management facility will conform to the Gwinnett County regulations and the Georgia Blue Book.

15. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study including references from DRI #2834 The Exchange at Gwinnett and #2935 Northside Hospital Medical Office Building.

16. Prior to the issuance of the first Certificate of Occupancy, the applicant shall make any improvements recommended by the Traffic Impact Study, provided the improvements are approved by the Department of Transportation.

17. The developer shall coordinate with the signal upgrade currently in place at the intersection of Buford Drive and Laurel Crossing Parkway.

The following Waiver is hereby **APPROVED**:

1. To reduce the required buffer along the western property line from 75 feet to 0 feet.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 4/25/2022

ATTEST:

By: Tina M King (Seal)
County Clerk/Deputy County Clerk

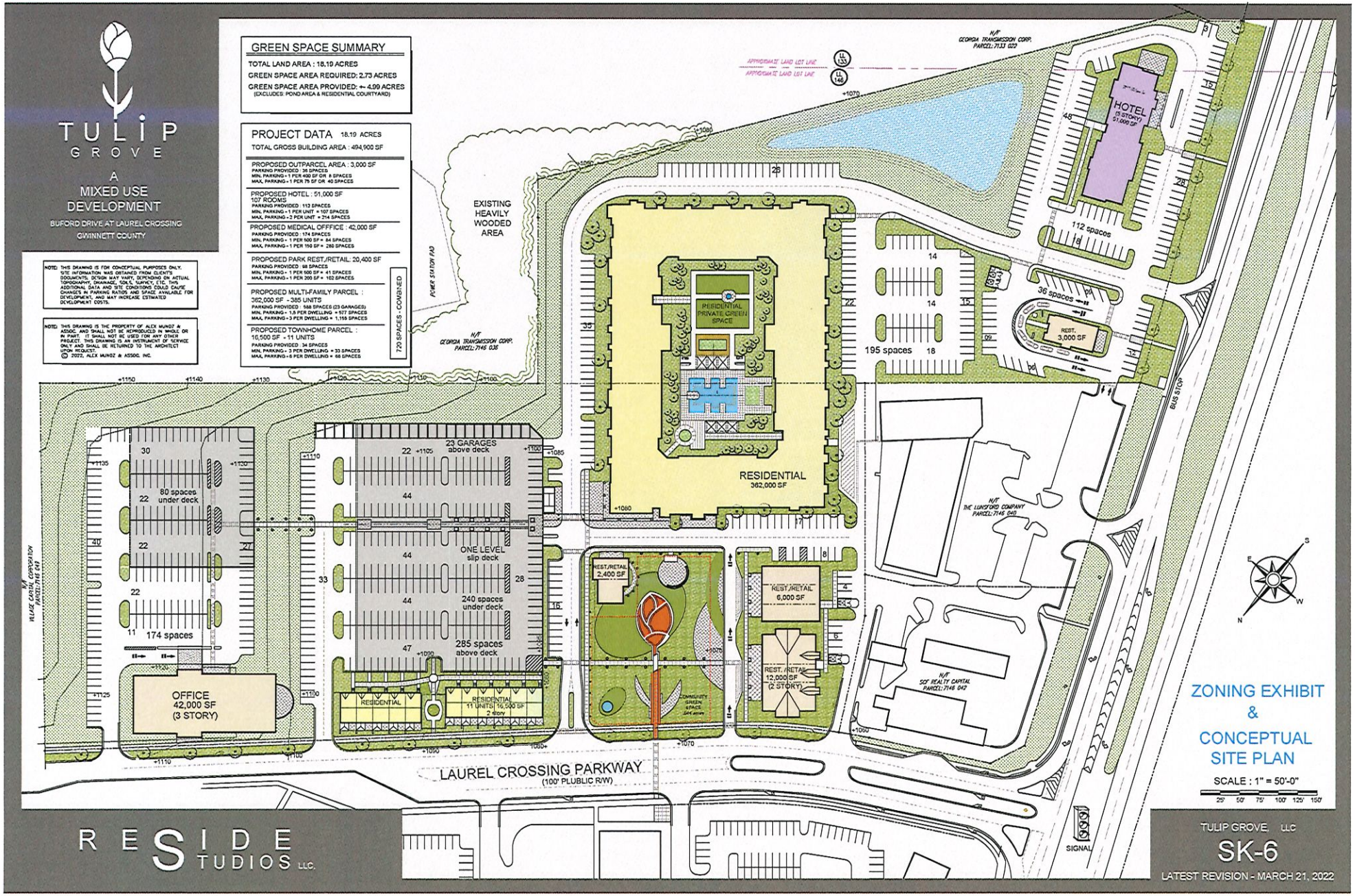
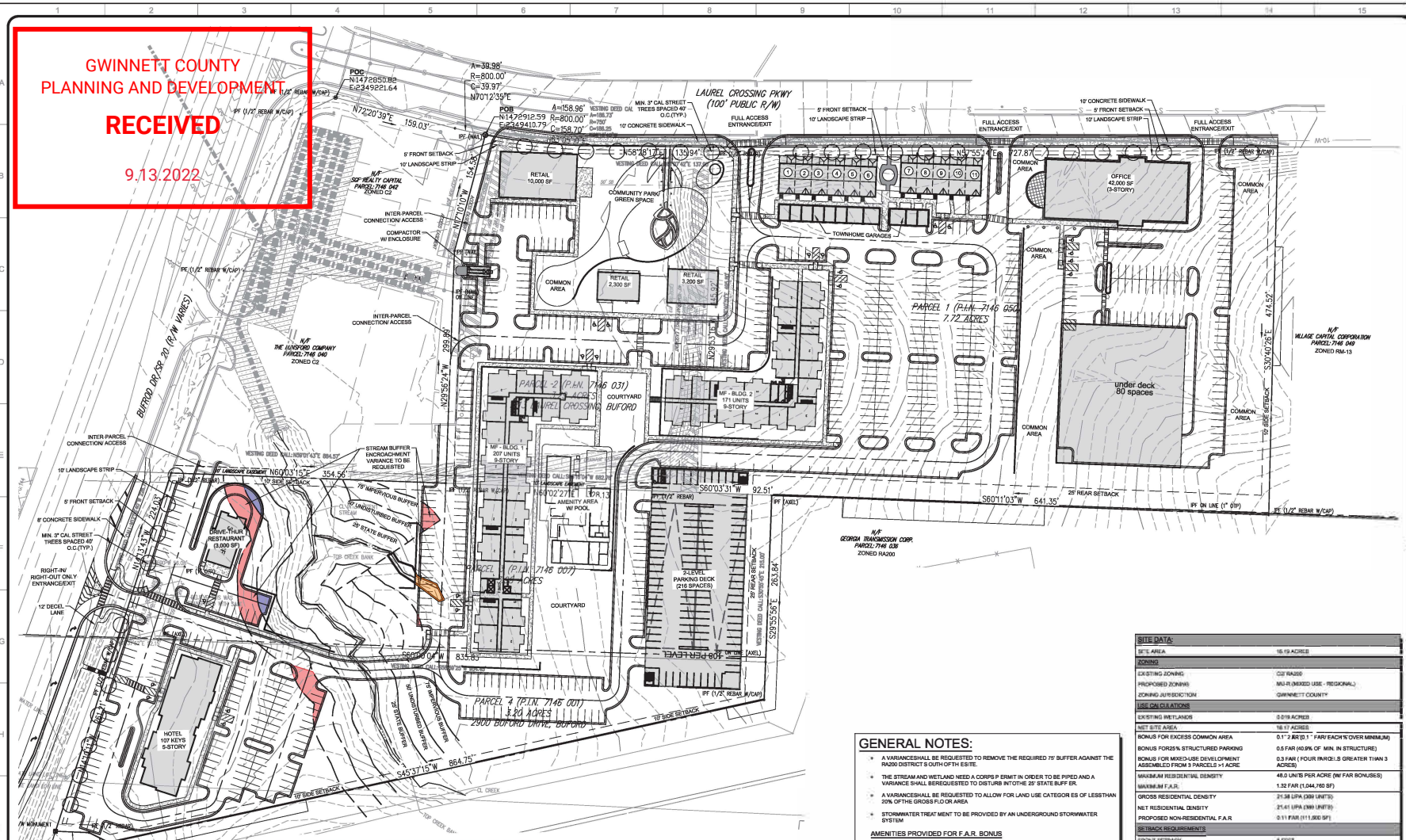


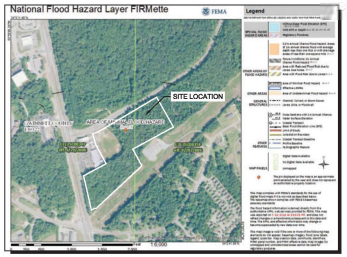
Exhibit C: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9.13.2022



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

24 HOUR CONTACT:
JOHN MANSOUR

GENERAL NOTES:

- A VARIANCE SHALL BE REQUESTED TO REMOVE THE REQUIRED 75' BUFFER AGAINST THE RA200 DISTRICT S OUTH OF TH ESITE.
- THE STREAM AND WETLAND NEED A CORPS P ERMIT IN ORDER TO BE PIPED AND A VARIANCE SHALL BE REQUESTED TO DISTURB INTO THE 25' STATE BUFF ER.
- A VARIANCE SHALL BE REQUESTED TO ALLOW FOR LAND USE CATEGOR ES OF LESS THAN 20% OF THE GROSS F.O.O R AREA
- STORMWATER TREAT MENT TO BE PROVIDED BY AN UNDERGROUND STORMWATER SYSTEM

AMENITIES PROVIDED FOR F.A.R. BONUS

- FOR EACH 1 PERCENT OF COMMON AREA IN EXCESS OF THE REQUIRED MINIMU M.
  - •• ADDITIONAL 0.1 FAR/ EACH 1% OVER
- STRUCTURED PARKING: 25% OF MIN/MUM
  - •• ADDITIONAL 0.5 FAR
- MIXED-USE DEVELOPMENT ASSEMBLED FROM AT LEAST THREE PROPERTIES, EACH CONTAINING ON E ACRE OR MORE
  - •• ADDITIONAL 0.3 FAR

PARKING REQUIREMENTS	
COMMERCIAL PARKING MIN. REQUIRED	1/500 SF x 18,500 SF = 37 SPACES
COMMERCIAL RETAIL PARKING PROVIDED	84 SPACES
OFFICE PARKING REQUIRED	1/500 SF X 42,000 SF = 84 SPACES
OFFICE PARKING PROVIDED	250 SPACES
HOTEL PARKING REQUIRED	1 SP/ UNIT X 107 UNITS= 107 SPACES
HOTEL PARKING PROVIDED	111 SPACES
MULTI-FAMILY PARKING MIN. REQUIRED	1.5 SP/UNIT x 378 UNITS = 567 SPACES
MULTI-FAMILY PARKING PROVIDED	570 SPACES (227 GARAGE SP.) (1.5 SP/UNIT)
TOWNHOME PARKING REQUIRED	3 SP/UNIT X 11 UNITS = 33 SPACES
TOWNHOME PARKING PROVDIED	33 SPACES
BICYCLE PARKING REQUIRED	12 RACKS (1 RACK/5 SPACES/50 PARKING SP.)
BICYCLE PARKING PROVIDED	12 RACKS

SITE DATA:	
SITE AREA	16.19 ACRES
ZONING	
EXISTING ZONING	C2/ RA200
PROPOSED ZONING	MU-R (MIXED USE - REGIONAL)
ZONING JURISDICTION	GWINNETT COUNTY
USE CALCULATIONS	
EXISTING WETLANDS	0.019 ACRES
NET SITE AREA	16.17 ACRES
BONUS FOR EXCESS COMMON AREA	0.1 " 2 AR (0.1 " FAR/ EACH 1% OVER MINIMUM)
BONUS FOR 25% STRUCTURED PARKING	0.5 FAR (40.9% OF MIN. IN STRUCTURE)
BONUS FOR MIXED-USE DEVELOPMENT ASSEMBLED FROM 3 PARCELS >1 ACRE	0.3 FAR (FOUR PARCEL S GREATER THAN 3 ACRES)
MAXIMUM RESIDENTIAL DENSITY	48.0 UNITS PER ACRE (W/ FAR BONUSES)
MAXIMUM F.A.R.	1.32 FAR (1,044,760 SF)
GROSS RESIDENTIAL DENSITY	21.38 UPA (399 UNITS)
NET RESIDENTIAL DENSITY	21.41 UPA (399 UNITS)
PROPOSED NON-RESIDENTIAL F.A.R	0.11 FAR (111,900 SF)
SETBACK REQUIREMENTS	
FRONT SETBACK	5 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
REQUIRED BUFFERS	75 FEET AGAINST RA200 DISTRICT (VARIANCE)
	N/A AGAINST RM13 DISTRICT
DEVELOPMENT STANDARDS	
MIN. PROJECT AREA	15 ACRES
MAX. BUILDING HEIGHT	45 FEET (W/O DENSITY BONUSES)
	210 FEET/ 15 STORIES (W/ FAR BONUS)
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	EFFICIENCY - 600SF, 1BR - 750SF, 2BR - 1000SF, 3BR - 1200SF, 4BR - 1450SF
MIN LAND USE	NO LAND USE CATEGORY SHALL BE LESS THAN 20% OF THE GROSS FLOOR AREA
TOTAL OFFICE GFA PROVIDED	42,000 SF (9.5%)
TOTAL RETAIL/RESTAURANT GFA PROVIDED	18,500 SF (3.8%)
TOTAL HOTEL GFA PROVIDED	51,000 SF (10.4%)
TOTAL RESIDENTIAL GFA PROVIDED	379,944 SF (77.3%)
TOTAL GFA PROVIDED	491,444 SF
TOTAL FAR PROVIDED	.621 (491,444 SF / 791,485 SF)
OPEN SPACE CALCULATIONS	
COMMON AREA REQUIRED	15% OF NET ACREAGE (2.73 ACRES)
COMMON AREA PROPOSED	24.8% (4.51 ACRES)

P: (770) 451-2741 F: (770) 451-3915
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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

TULIP GROVE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1213 LAUREL CROSSING PKWY
BUFORD, GA 30519

GWINNETT COUNTY JURISDICTION

FOR

RESIDE PARTNERS, LLC.

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34393 KENNETH J. WOOD

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

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 09/13/2022
PROJECT: 19237.00A

GRID NORTH

Z1
SHEET

Exhibit D: Building Elevations

[attached]

TULIP GROVE

Gensler

TULIP GROVE

Gensler

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

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

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

Applicant:
Reside Partners, LLC

Property:
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007

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

Yes, approval of the proposed Change in Conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located on Buford Drive and Laurel Crossing, near the Exchange at Gwinnett. The Property is adjacent to intense, large-scale commercial and industrial developments.

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

No, the proposed Change in Conditions Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed change in conditions would allow for a development that is compatible with existing multifamily developments, intense commercial and industrial uses on adjacent and nearby properties.

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

The Applicant's proposal would allow for the Property to be developed for a use that is consistent with surrounding properties and those along Buford Drive and within the Exchange at Gwinnett. Further, maintaining the current restriction on the Property that the Applicant is seeking to delete would place an undue burden on the Property by putting it at an economic disadvantage to other properties within the same area.

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

No, the proposed change in conditions application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Buford Drive and Interstate 85. The proposed development would be compatible with the existing multifamily development and commercial uses in the area.

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

The proposed change in conditions application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. Granting the Change in Conditions would allow for the property to be developed with consistent square footage requirements as the surrounding multi-family developments and mixed-use developments. The UDO lists several stated purposes that support applying the RM-24 minimum heated square footage to this development, including:

- 100-20.3 To promote, in the public interest, the efficient utilization of land
- 100-20.7 To facilitate the creation of a convenient, attractive, and harmonious community
- 100-20.11 To encourage economic development that provides desirable employment and expands the tax base
- 100-20.14 To provide for and promote housing for all income groups and all citizens within the County
- 100-20.17 To provide a method of administration and procedure that ensures due process and equal protection for the citizens and property owners of Gwinnett County
- 100-20.18 To establish a just balance between the rights of owners of property and the public interest of all the citizens of Gwinnett County
- 100-20.19 To provide for protection of the constitutional rights and obligations of all citizens within the County

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

The Applicant submits that the character of the surrounding developments and the existing mix of the same or similar intense industrial and commercial uses in the area provide supporting reasons for approval of the change in conditions request. The Applicant submits that the Property's location, size, and dimensions, as well as its location and close proximity to I-85, provide further support for approval of the proposed change in conditions application.

ANDERSEN | TATE | CARR

September 1, 2022

LETTER OF INTENT FOR CHANGE IN CONDITIONS

Change in Conditions Application
Gwinnett County, Georgia

Applicant:
Reside Partners, LLC

Property:
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007
±18.19 Acres of Land
Located at 1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, Ga 30519

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
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Suite 4000
Duluth, Georgia 30097
770.822.0900
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I. INTRODUCTION

This Change in Conditions Application is submitted for an 18.19-acre assemblage of land located in Land Lots 133 and 146 of the 7th District of Gwinnett County, Georgia, Buford, and known as 1213 Laurel Crossing Parkway and 2900 Buford Drive (hereinafter the "Property"). The Property is an assemblage for four parcels, with two tracts facing Laurel Crossing Parkway and two tracts facing Buford Drive. The Property is shown on the survey prepared by Blue Landworks Consulting Engineers & Surveyors dated September 16, 2021, and filed with this Application. The Property that is the subject of this Change in Conditions application is an assemblage of four parcels and further identified below from the Gwinnett County GIS:

The Property is currently zoned MU-R (Regional Mixed Use) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Property was rezoned to MU-R in March 2022, pursuant to rezoning RZC2021-00021. The Applicant, Reside Partners, LLC (the "Applicant") now seeks a Change in Conditions to reduce the minimum heated floor area of the multi-family units as required under the MU-R zoning classification pursuant to Table 210.10. The Applicant is requesting the minimum heated floor area to be more in line with the RM-24 requirements as set forth in Table 230.2 of the UDO.

In order to do so, the Applicant is specifically requesting to amend conditions 1 and 2 of of the "Amendment to the Official Zoning Map," Case Number RZC2021-00021 (GCID2021-1624(Formerly GCID 2021-1158) (attached as Exhibit A) as follows:

1. The proposed development shall be constructed in general conformance with the site plan **dated May 23, 2022,** ~~presented at the March 22, 2022, Board of Commissioners public hearing~~ with revisions required by conditions and the Unified Development Ordinance subject to the review and approval of the Director of Planning and Development.

2. The multifamily element of the development shall include no more than 385 units. The maximum unit size shall be in compliance with Table **230.2** ~~210.110~~ of the Unified Development Ordinance.

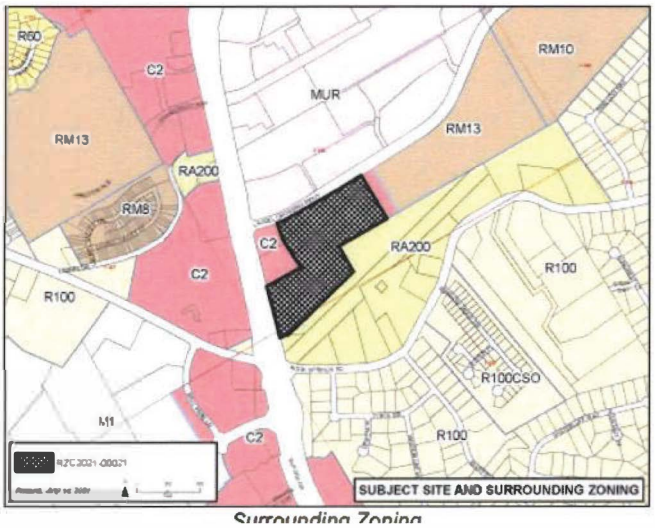
This document is submitted as the Letter of Intent and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is an assemblage of four parcels fronting both Laurel Crossing Parkway and Buford Drive with two unrelated properties separating the Property from the Buford Drive and Laurel Crossing Parkway intersection in Buford, Georgia. It is bounded on the North by Laurel Crossing Parkway with the Exchange at Gwinnett directly across the street. To the east is an approximately 23-acre undeveloped parcel zoned RM-13. The southern boundary abuts Georgia Transmission property containing a substation and transmission lines. To the West, the Property fronts Buford Drive and wraps around two corner commercial parcels unrelated to this request. The surrounding parcels are improved or in the development phase with service and retail businesses, gas stations, restaurants, automobile repair, and apartments.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the "2040 Plan") classifies this Property as within the "**Regional Activity Center Character Area**," of the Gwinnett County Future Development Map. The Regional Activity Center Character Area is intended for areas that have intense commercial, office/employment activity, and some residential elements. Developments would include a combination of retail, office, and mid to high rise residential uses that encourage a walkable live/work/play environment.

The 2040 Plan further provides that large scale mixed-use developments that include multi-family, retail, and office shall be incorporated within the Regional Activity Center Character Area. As such, these developments will promote walkability and reduce dependency on single occupant vehicle traffic. As referenced above, the surrounding properties in this corridor are zoned or used for commercial purposes. Below are maps of the surrounding uses and the zoning classifications by parcel:



Surrounding Zoning

III. PROJECT SUMMARY

As shown on the conceptual site plan dated May 23, 2022, and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop a mixed-use development that includes retail, office, hospitality, and residential uses.

The Applicant is requesting a Change in Conditions to reduce the Minimum Heated Floor Area per unit of the multi-family parcel only. Table 210.10 of the UDO provides as follows:

Table 210.10. Dwelling Unit Floor Area

	Minimum Heated Floor Area				
MU-N, MU-C, MU-R	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,450 sq. ft.

Specifically, the Applicant is requesting a Change in Conditions to reduce the Minimum Heated Floor Area per unit of the multi-family parcel to reflect the requirements as set forth in Table 230.2 for RM-24 below:

Table 230.2: Minimum Heated Floor Area per Unit for RM, HRR, R-SR, and R-TH Zoning Districts
(Only those bedroom configurations and sizes shall be allowed in each respective District)

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
RM-13 and RM-24	450 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.	1,200 sq. ft.

The Applicant proposes to modify Condition #1, which stipulates that the proposed development shall be constructed in general conformance with the site plan presented at the March 22, 2022, Board of Commissioners public hearing, with the updated Site Plan attached to this Change in Conditions application. The original site plan intended one residential multi-family building of up to 385 units with no more than 362,000 sq. ft. Likewise, the original multifamily building was intended to be five (5) stories and constructed with wood frame stick construction. The Property has topography and streams that make grading for a large footprint building difficult. However, the Property sits in a district that allows high rise development and given the site topography, the construction of two separate taller structures will make better use of the land.

With that, the Applicant requests approval of the updated Site Plan which shows an improved layout of the multi-family building divided into two (2) buildings rather than one (1). Rather than constructing a five (5) floor residential building with wood frame stick construction, the Applicant intends to build two high-rise concrete residential towers between eight and nine stories tall, as shown on the updated Site Plan. The amount of residential multi-family units will remain at or below the approved unit count of 385 units and the square footage of the two residential towers will remain 362,000 sq. ft. or less. Improvements with the new layout of the multi-family towers, includes an open amenity area with better sunlight, more convenient parking for the residential tenants and more useable open space. Notably, the residential parking

deck structure will now be located internally to the proposed development and would be effectively screened from the view of the village park, adjacent properties and rights-of-way, by the multifamily building. The updated Site Plan includes some modifications to the retail village designed to improve vehicular and pedestrian accessibility, provide more convenient parking to visitors, and increase the size of the village park. The Applicant has included attached preliminary renderings of the multi-family towers.

The proposed multi-family tower design and materials are compatible with the surrounding buildings and projects. The proposed high-quality building materials to be used are in line with the spirit and intent of the architectural design standards of the UDO.

Additionally, the Applicant is requesting to modify Condition #2, which stipulates that the minimum unit size would be in compliance with Table 210.110 of the Unified Development Ordinance for MU-R units. Applicant requests that the minimum unit size shall be 800 sq ft heated for all 2-bedroom units and 1000 sq ft heated for all 3-bedroom units in compliance with Table 230.2 of the Unified Development Ordinance for RM-13 and RM-24 units, and that the minimum unit size shall be 555 SF heated for all 1-bedroom units. The Applicant is requesting a variance from the one-bedroom unit size requirement of 45 square feet as reflected on the enclosed elevations. The development of the high-rise multifamily building allows for a concrete construction method and eliminates the inefficiencies of wood frame construction. Additionally, the concrete structure provides fire separation and sound transmission performance above code requirements typical for multi-family projects. Finally, the internal corridors in the residential towers will now be conditioned spaces. High-rise concrete structures are more expensive to build than garden style or other mid-rise wood frame construction but offer a better quality product. With higher costs of construction, as well as other market demands, the Applicant submits that unit sizes are typically smaller and more standardized than compared to historical garden style or mid-rise multifamily developments.

The units within this project will all be luxury market rate residential units, offering high-rise views and high-rise living experiences, with full elevator service, fitness and entertainment amenities, stainless-steel appliances, and well-appointed living spaces. The more efficient and smaller size of the residential units will help allow rents in this market rate development to be attainable to a broader section of the population of Gwinnett, than a typical luxury high rise project with larger units.

Accordingly, the basis of the Change in Conditions is to meet the demands of shifting market demands and demographics of the property, which give supporting grounds for approval of the proposed Change in Conditions. The Applicant is requesting relief on the unit sizes in order to bring them in line with the market conditions and the development in the surrounding area. The Applicant is not proposing to increase the number of dwelling units allowed on the multi-family parcel. The request is in line with the spirit and intent of the current zoning and retains all of the community features of the previously approved site plan. A Change in

Conditions will enable the developer and contractor to provide quality, attainable, efficient, sustainable, and durable buildings to meet the rising housing needs for the residents of Gwinnett County.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Change in Conditions Application be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 1st day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

Exhibit F: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	10.7.2022
Department/Agency Name:	Transportation
Reviewer Name:	Brent Hodges
Reviewer Title:	Construction Manager 1
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com
Case Number:	CIC2022-00029
Case Address:	1213 Laurel Crossing Parkway

	Comments:	X	YES		NO
1	Buford Drive/SR 20 is a principal arterial. ADT = 41,500.				
2	3.9 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.				
3	The developer shall install a minimum 8' concrete sidewalk along the Buford Drive/SR 20 frontage, to match the sidewalk width of the Exchange at Gwinnett development.				
4					
5					
6					
7					

	Recommended Zoning Conditions:	X	YES		NO
1	The developer shall satisfy the conditions as provided in zoning case RZC2021-00021.				
2	The developer shall provide a full deceleration lane along the full length of the property frontage of Buford Drive/SR 20, in addition to an asphalt gore of full lane width. Once completed, this would bring the asphalt width along the Buford Drive/SR 20 frontage to be able to accommodate 4-lanes.				
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:	November Cases
Department/Agency Name:	DWR
Reviewer Name:	Mike Pappas
Reviewer Title:	GIS Planning Manager
Reviewer Email Address:	Michael.pappas@gwinnettcounty.com
Case Number:	CIC2022-00029
Case Address:	1213 Laurel Crossing Boulevard

	Comments:	X	YES		NO
1	Water: The development may connect to an existing 12-inch water main located on the south right-of-way of Laurel Crossing Parkway.				
2	Sewer: Sewer Capacity Certification C2021-08-237 (expired) was conditionally approved for 313 units, 107-room hotel and 36,000 sq ft retail (209 gpm to Manhole FID: 436215). A new sewer capacity certification is required for the currently proposed units. The development may connect to the existing sewer located in the right-of-way Laurel Crossing Parkway, Please contact DWR to discuss downstream impacts and conditions.				
3					
4					
5					
6					
7					

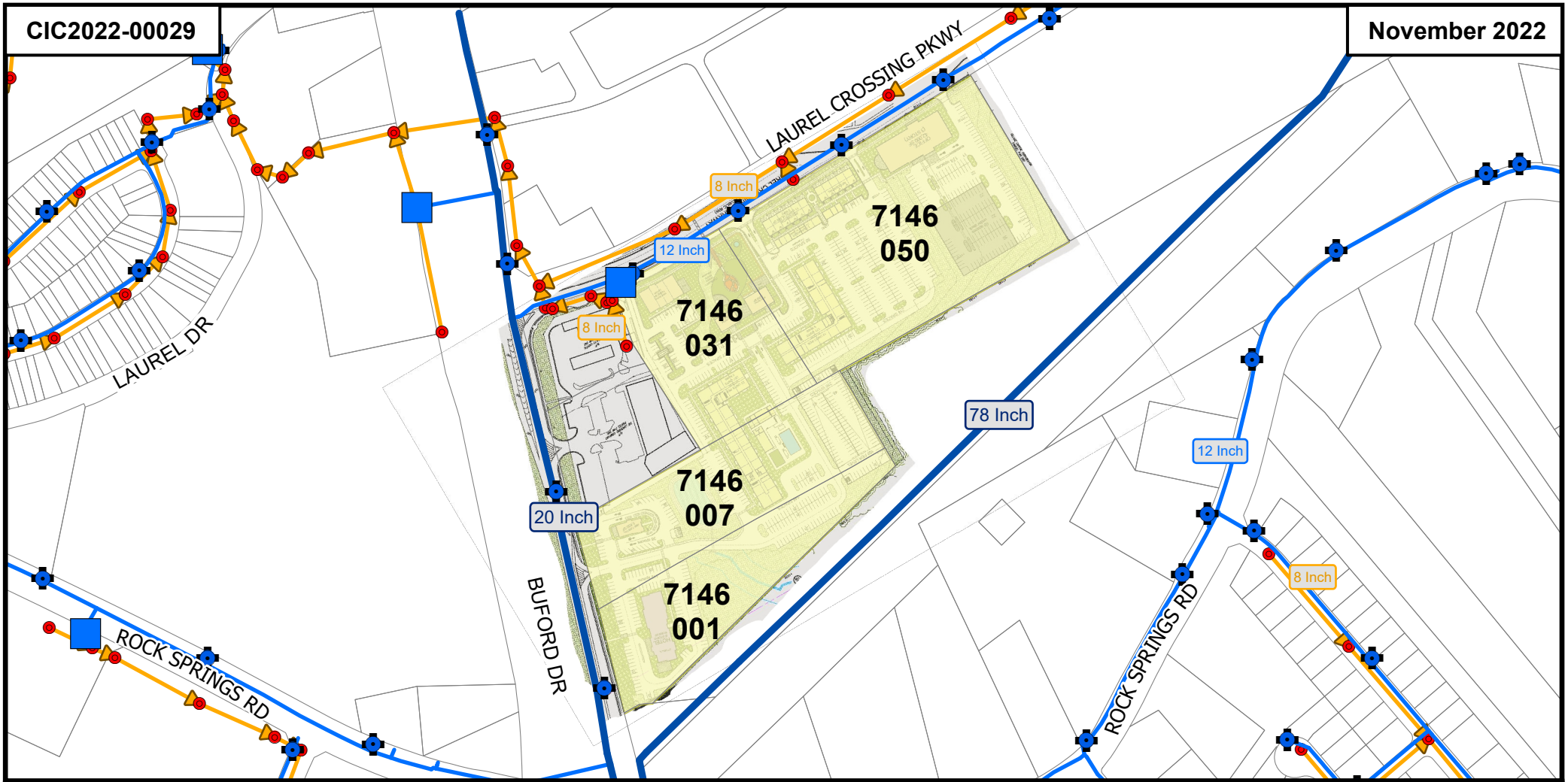
	Recommended Zoning Conditions:		YES	X	NO
1					
2					
3					
4					
5					
6					

Note: Attach additional pages, if needed

Revised 7/26/2021

CIC2022-00029

November 2022



LEGEND

Flow Management	Hydrant	Sewer Force Main
Pump Station	City	Effluent Outfall
Regional	Water Main	Sewer Collector
Manhole	Reuse Main	Sewer Interceptor

1213 Laurel Crossing Boulevard & 2900 Buford Drive

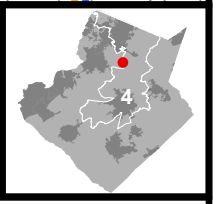
MU-R

Water & Sewer Utility Map

N W E S

0 200 400 Feet

LOCATION



Water Comments: The development may connect to an existing 12-inch water main located on the south right-of-way of Laurel Crossing Parkway.

Sewer Comments: Sewer Capacity Certification C2021-08-237 (expired) was conditionally approved for 313 units, 107-room hotel and 36,000 sq ft retail (209 gpm to Manhole FID: 436215). A new sewer capacity certification is required for the currently proposed units. The development may connect to the existing sewer located in the right-of-way Laurel Crossing Parkway, Please contact DWR to discuss downstream impacts and conditions.

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.

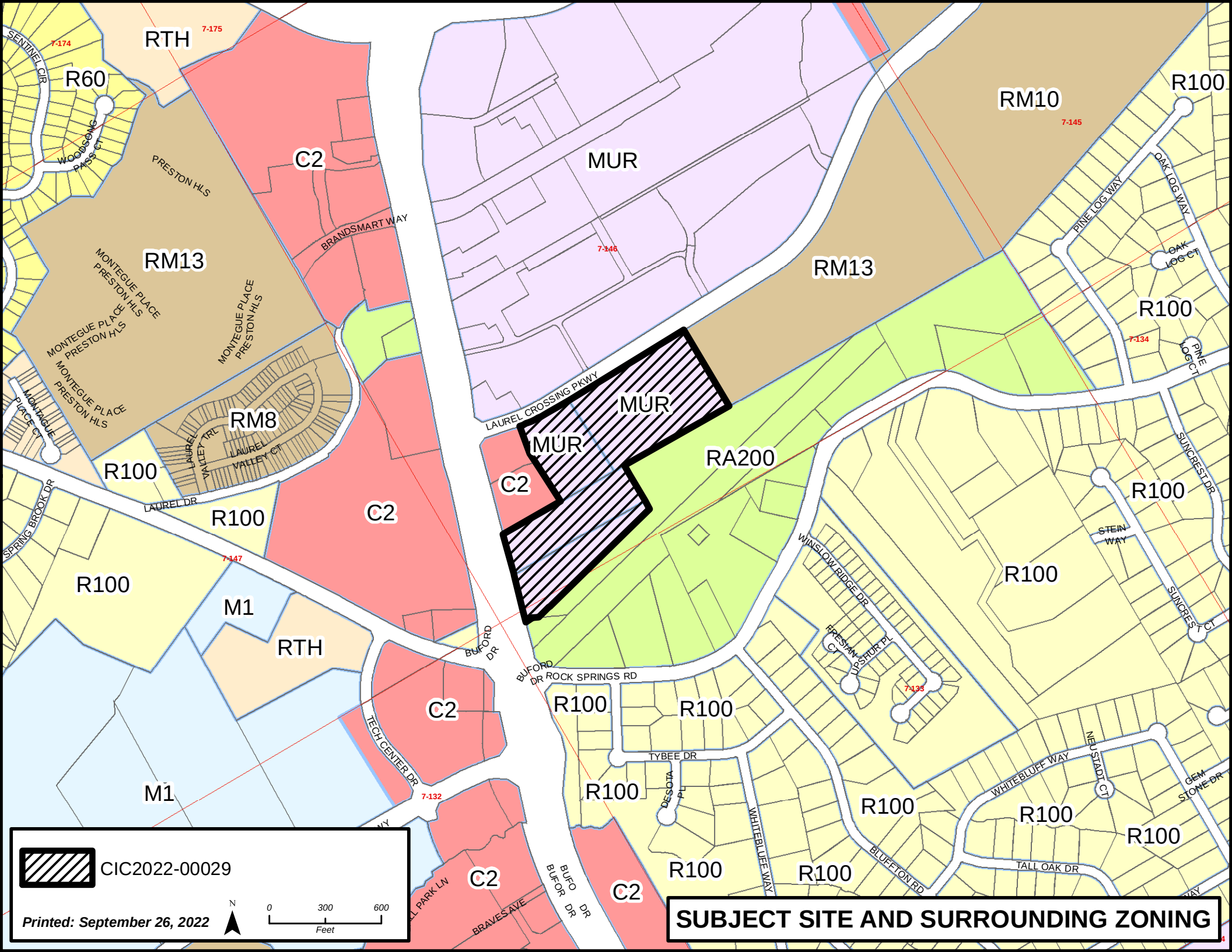
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, November, 2022

	School	2022-23 Forecast	2022-23 Capacity	2022-23 +/- Cap.	2023-24 Forecast	2023-24 Capacity	2023-24 +/- Cap.	2024-25 Forecast	2024-25 Capacity	2024-25 +/- Cap.	Proposed Zoning: Approximate Student Projections from Proposed Developments
CIC2022-00029 fka RZC2021-00021	**Mountain View HS**	2,370	2,300	70	2,285	2,300	-15	2,254	2,300	-46	32
	Twin Rivers MS	1,665	2,150	-485	1,715	2,150	-435	1,766	2,150	-384	23
	Woodward Mill ES	1,019	1,200	-181	1,060	1,200	-140	1,102	1,200	-98	42
RZR2022-00024	**Shiloh HS**	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	2
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	3
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00015	**Brookwood HS**	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	5
	Five Forks MS	1,227	1,150	77	1,241	1,150	91	1,218	1,150	68	4
	Gwin Oaks ES	1,067	875	192	1,056	875	181	1,043	875	168	7
RZR2022-00033	**Dacula HS**	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	2
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	1
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	2
RZR2022-00034	**Dacula HS**	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	9
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Dacula ES	1,166	1,550	-384	1,190	1,550	-360	1,214	1,550	-336	13
RZR2022-00035	**Seckinger HS**	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	14
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	11
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	21
RZM2022-00045	**Dacula HS**	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	8
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	11
RZR2022-00032	**Peachtree Ridge HS**	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	5
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	3
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	6
RZC2022-00041	**Grayson HS**	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16
	Couch MS	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	12
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	22
RZM2022-00035 & RZC2022-00029	**Grayson HS**	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	65
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	48
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	86

Exhibit G: Maps

[attached]


LAUREL CROSSING PKWY
BUFORD DR
BUFORD DR
ROCK SPRINGS RD
CIC2022-00029
Printed: September 26, 2022
N
0
100
200
Feet



CIC2022-00029

Printed: September 26, 2022

N

0 300 600

Feet

SUBJECT SITE AND SURROUNDING ZONING

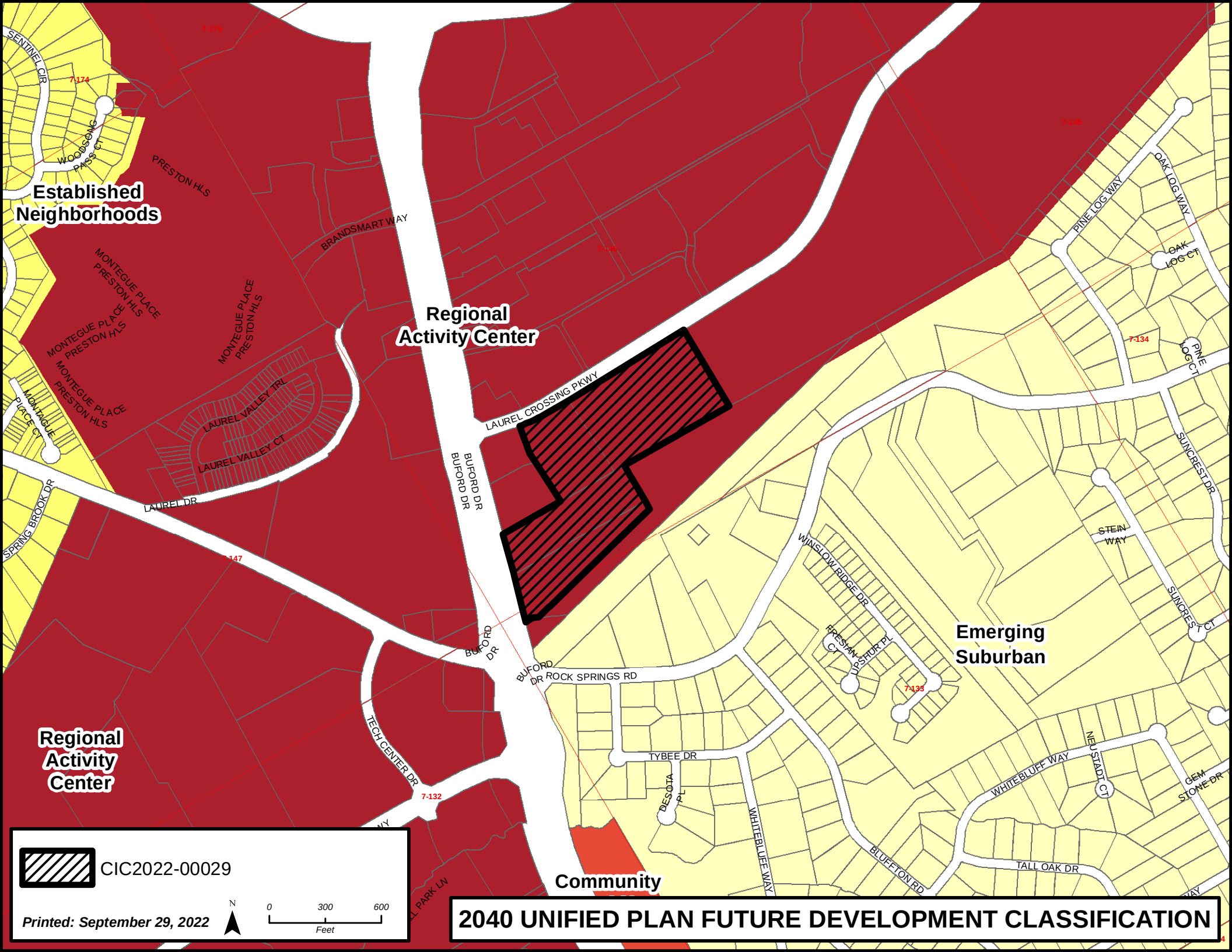

Established Neighborhoods
Regional Activity Center
Emerging Suburban
Regional Activity Center
Community
SENTINEL CIR
WOODSONG PASS CT
PRESTON HLS
BRANDSMART WAY
MONTEGUE PLACE PRESTON HLS
MONTAGUE PLACE CT
LAUREL VALLEY TRL
LAUREL VALLEY CT
LAUREL DR
SPRING BROOK DR
LAUREL CROSSING PKWY
BUFORD DR
BUFORD DR
BUFORD DR
ROCK SPRINGS RD
TECH CENTER DR
TYBEE DR
DESOTA PL
WHITEBLUFF WAY
BLUFFTON RD
WINSLOW RIDGE DR
FRESHAN CT
UPSHUR PL
PINE LOG WAY
OAK LOG WAY
OAK LOG CT
PINE LOG CT
SUNCREST DR
STEIN WAY
SUNCREST CT
NEUSTADT CT
GEM STONE DR
TALL OAK DR
7-174
7-147
7-132
7-134
7-133
CIC2022-00029
Printed: September 29, 2022
N
0
300
600
Feet
2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit H: Site Plan Presented at the Planning Commission Hearing held on November 2, 2022

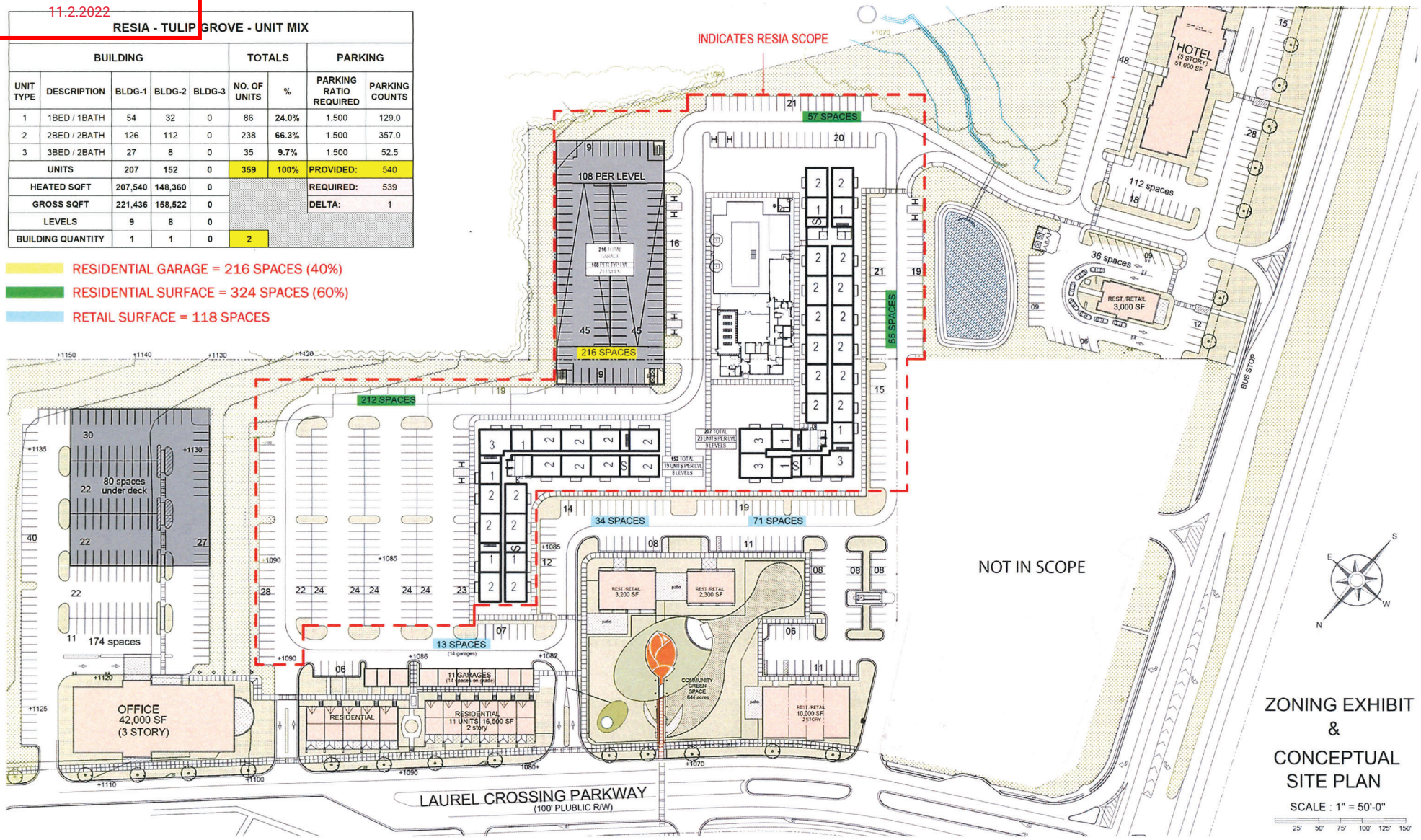
[attached]

RESIA - TULIP GROVE - UNIT MIX								
BUILDING					TOTALS		PARKING	
UNIT TYPE	DESCRIPTION	BLDG-1	BLDG-2	BLDG-3	NO. OF UNITS	%	PARKING RATIO REQUIRED	PARKING COUNTS
1	1BED / 1BATH	54	32	0	86	24.0%	1.500	129.0
2	2BED / 2BATH	126	112	0	238	66.3%	1.500	357.0
3	3BED / 2BATH	27	8	0	35	9.7%	1.500	52.5
UNITS		207	152	0	359	100%	PROVIDED:	540
HEATED SQFT		207,540	148,360	0			REQUIRED:	539
GROSS SQFT		221,436	158,522	0			DELTA:	1
LEVELS		9	8	0				
BUILDING QUANTITY		1	1	0	2			

RESIDENTIAL GARAGE = 216 SPACES (40%)

RESIDENTIAL SURFACE = 324 SPACES (60%)

RETAIL SURFACE = 118 SPACES



TULIP GROVE

Gensler

Exhibit I: Application and Disclosure of Campaign Contributions

[attached]

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Reside Partners, LLC c/o Andersen Tate & Carr, P.C.	NAME: see attached
ADDRESS: 1960 Satellite Blvd S-4000	ADDRESS:
CITY: Duluth	CITY:
STATE: GA ZIP: 30097	STATE: ZIP:
PHONE: 770-822-0900	PHONE:
EMAIL: mglouton@atclawfirm.com	EMAIL:

CONTACT PERSON: Melody A. Glouton PHONE: 770-822-0900

CONTACT'S E-MAIL: mglouton@atclawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

ZONING DISTRICTS(S): MU-R PRIOR ZONING CASE: RZC2021-0002

PARCEL NUMBER(S): R7146 050; R7146 031; R7146 001; R7146 007 ACREAGE: 18.19

ADDRESS OF PROPERTY: 1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, GA

PROPOSED CHANGE IN CONDITIONS: condition 1, condition 2 (minimum heated floor area)

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: 378	NO. OF BUILDINGS/LOTS:
DWELLING UNIT SIZE (Sq. Ft.): 555-1,000 SF	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 20.8/upa	DENSITY:
NET DENSITY: 20.8/upa	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Property Owner Information

1. R7146 050; 2620 Mall of Georgia Blvd., Buford
   Mansour Properties, LLC Lifestyle Family, LP
   669 Atlanta Country Club SE
   Marietta, GA 30067

2. R7146 031; 1213 Laurel Crossing Pkwy, Buford
   Reside Partners, LLC
   675 Seminole Avenue NE
   Suite 301
   Atlanta, Georgia 30307

3. R7146 001; 2900 Buford Dr., Buford
   Rubin Lansky, et. al.
   5855 Sandy Springs Cir, Suite 290
   Sandy Springs, GA 30328

4. R7146 007; Buford Dr., Buford
   The Lansky Partnership, LP
   5855 Sandy Springs Cir, Suite 290
   Sandy Springs, GA 30328

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

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Signature of Applicant — Date: 8/28/22

John Mansour / manager / Realte partners, llc
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner — Date: 8/28/22

Ihn Mansour / Manager - RESIDE Partners, LLC
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

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John Mansour / manager / Mansour Properties, LLC
Type or Print Name and Title

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Community at Tulip Grove, LLC,
a Florida limited liability company

Signature of Property Owner — Date 8/30/2022

Carlos E. Gonzalez, Authorized Representative
Type or Print Name and Title

AMELIA ALLEGUE
Notary Public - State of Florida
Commission # HH 292514
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

Signature of Notary Public — Date 08/30/2022 — Notary Seal

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Judith F. Leveto atty-in-fact — Aug. 25, 2022
Signature of Property Owner — Date

Judith F. Leveto ATTORNEY-IN-FACT for Sam Leveto
Type or Print Name and Title

Melanie Counts — 08/25/2022
Signature of Notary Public — Date — Notary Seal

MELANIE COUNTS NOTARY PUBLIC Exp. August 1, 2026 DEKALB COUNTY, GA

5

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant	Date	Type or Print Name and Title
	8/8/22	John Mansour / manager / ecsl Jr partners, llc

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

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public	Date	Notary Seal
	8/8/22	

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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

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

Melody A. Glouton 9/1/22 Melody A. Glouton, Attorney for Applicant

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

Signature of Notary Public | Date | Notary Seal

DAPHNE WILSON BOYD NOTARY PUBLIC GEORGIA JACKSON COUNTY EXPIRES NOV. 9, 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?

[x] YES [ ] NO Andersen Tate & Carr

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)
Nicole Love Hendrickson Kirkland Carden	$1,000 $2,800	09/30/2020 11/16/2021
Commissioner Ben Ku Kirkland Carden	$1,000 $500	03/25/2022 05/05/2022
Marlene Fosque	$1,500	06/08/2022

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

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 050 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 031 (Parcel)

Melody A. Glouton — 8/31/2022
Signature of Applicant — Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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Chris Nelson — NAME
Senior Tax Services Associate — TITLE

August 31, 2022
DATE

2022 Taxes due November 1, 2022

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PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 001 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

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PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 007 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

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Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Reside Partners, LLC c/o Andersen Tate & Carr, P.C.	NAME: see attached
ADDRESS: 1960 Satellite Blvd S-4000	ADDRESS:
CITY: Duluth	CITY:
STATE: GA ZIP: 30097	STATE: ZIP:
PHONE: 770-822-0900	PHONE:
EMAIL: mglouton@atclawfirm.com	EMAIL:

CONTACT PERSON: Melody A. Glouton PHONE: 770-822-0900

CONTACT'S E-MAIL: mglouton@atclawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

ZONING DISTRICTS(S): MU-R PRIOR ZONING CASE: RZC2021-0002

PARCEL NUMBER(S): R7146 050; R7146 031; R7146 001; R7146 007 ACREAGE: 18.19

ADDRESS OF PROPERTY: 1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, GA

PROPOSED CHANGE IN CONDITIONS: condition 1, condition 2 (minimum heated floor area)

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DWELLING UNIT SIZE (Sq. Ft.): 555-1,000 SF	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 20.8/upa	DENSITY:
NET DENSITY: 20.8/upa	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Property Owner Information

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   5855 Sandy Springs Cir, Suite 290
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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Signature of Applicant — Date: 8/28/22

John Mansour / manager / Realte partners, llc
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Ihn Mansour / Manager - RESIDE Partners, LLC
Type or Print Name and Title

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Fulton County
My Commission Expires
November 11, 2024

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Community at Tulip Grove, LLC,
a Florida limited liability company

Signature of Property Owner — Date 8/30/2022

Carlos E. Gonzalez, Authorized Representative
Type or Print Name and Title

AMELIA ALLEGUE
Notary Public - State of Florida
Commission # HH 292514
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

Signature of Notary Public — Date 08/30/2022 — Notary Seal

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Judith F. Leveto atty-in-fact — Aug. 25, 2022
Signature of Property Owner — Date

Judith F. Leveto ATTORNEY-IN-FACT for Sam Leveto
Type or Print Name and Title

Melanie Counts — 08/25/2022
Signature of Notary Public — Date — Notary Seal

MELANIE COUNTS NOTARY PUBLIC Exp. August 1, 2026 DEKALB COUNTY, GA

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	8/8/22	John Mansour / manager / ecsl Jr partners, llc

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

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public	Date	Notary Seal
	8/8/22	

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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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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9/1/2022

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

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

Melody A. Glouton 9/1/22 Melody A. Glouton, Attorney for Applicant

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

Signature of Notary Public | Date | Notary Seal

DAPHNE WILSON BOYD NOTARY PUBLIC GEORGIA JACKSON COUNTY EXPIRES NOV. 9, 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?

[x] YES [ ] NO Andersen Tate & Carr

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)
Nicole Love Hendrickson Kirkland Carden	$1,000 $2,800	09/30/2020 11/16/2021
Commissioner Ben Ku Kirkland Carden	$1,000 $500	03/25/2022 05/05/2022
Marlene Fosque	$1,500	06/08/2022

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

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 050 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 031 (Parcel)

Melody A. Glouton — 8/31/2022
Signature of Applicant — Date

Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

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Chris Nelson — NAME
Senior Tax Services Associate — TITLE

August 31, 2022
DATE

2022 Taxes due November 1, 2022

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PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 001 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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.*****

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Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

2022 Taxes date November 1, 2022

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 007 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

GWINNETT COUNTY
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9/1/2022

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Reside Partners, LLC c/o Andersen Tate & Carr, P.C.	NAME: see attached
ADDRESS: 1960 Satellite Blvd S-4000	ADDRESS:
CITY: Duluth	CITY:
STATE: GA ZIP: 30097	STATE: ZIP:
PHONE: 770-822-0900	PHONE:
EMAIL: mglouton@atclawfirm.com	EMAIL:

CONTACT PERSON: Melody A. Glouton PHONE: 770-822-0900

CONTACT'S E-MAIL: mglouton@atclawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

ZONING DISTRICTS(S): MU-R PRIOR ZONING CASE: RZC2021-0002

PARCEL NUMBER(S): R7146 050; R7146 031; R7146 001; R7146 007 ACREAGE: 18.19

ADDRESS OF PROPERTY: 1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, GA

PROPOSED CHANGE IN CONDITIONS: condition 1, condition 2 (minimum heated floor area)

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: 378	NO. OF BUILDINGS/LOTS:
DWELLING UNIT SIZE (Sq. Ft.): 555-1,000 SF	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 20.8/upa	DENSITY:
NET DENSITY: 20.8/upa	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Property Owner Information

1. R7146 050; 2620 Mall of Georgia Blvd., Buford
   Mansour Properties, LLC Lifestyle Family, LP
   669 Atlanta Country Club SE
   Marietta, GA 30067

2. R7146 031; 1213 Laurel Crossing Pkwy, Buford
   Reside Partners, LLC
   675 Seminole Avenue NE
   Suite 301
   Atlanta, Georgia 30307

3. R7146 001; 2900 Buford Dr., Buford
   Rubin Lansky, et. al.
   5855 Sandy Springs Cir, Suite 290
   Sandy Springs, GA 30328

4. R7146 007; Buford Dr., Buford
   The Lansky Partnership, LP
   5855 Sandy Springs Cir, Suite 290
   Sandy Springs, GA 30328

Legal Description

All that tract or parcel of land lying and being in Land Lots 133 and 146 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar w/cap) said pin being on the Southern margin of Laurel Crossing Parkway (RW Varies) and on the Eastern miter of Buford Drive (SR 20) (RW Varies) and having a State Plane Coordinate of **N:1472850.82, E:2349221.64** Georgia West Zone. Said pin being the **POINT OF COMMENCEMENT.** Thence continuing along the Southern miter of Laurel Crossing Parkway (RW Varies) North 72 degrees 01 minutes 13 seconds East, 157.45 feet, to iron pin found (mag nail) having a State Plane Coordinate of **N:1472912.59, E:2349410.79** Georgia West Zone. said nail being **THE TRUE POINT OF BEGINING.**

Thence continuing along said margin 156.98 feet, along the arc of a curve to the left, having a radius of 687.47 feet and a chord bearing and distance of North 63 degrees 14 minutes 42 seconds East 156.64 feet to a point; Thence continuing along said margin North 58 degrees 21 minutes 37 seconds East 138.03 feet to an iron pin found (1/2"rebar); Thence continuing along said margin North 57 degrees 55 minutes 14 seconds East 727.87 to an iron pin found (1/2" rebar w/cap); Thence departing said margin South 30 degrees 40 minutes 26 seconds East 474.52 feet to an iron pin found (1/2" rebar w/cap); Thence South 60 degrees 08 minutes 22 seconds West 641.26 feet, to an iron pin found (axel); Thence South 29 degrees 54 minutes 53 seconds East 263.33 feet, to an iron pin found (1/2" rebar w/cap); Thence South 45 degrees 37 minutes 15 seconds West 864.75 feet to an iron pin found (1/2" rebar w/cap); Thence South 84 degrees 51 minutes 12 seconds West 28.56 feet, to an iron pin found (1/2" rebar w/cap); Thence South 60 degrees 27 minutes 40 seconds West 43.46 feet to and iron pin found (r/w monument), said monument being on the Eastern margin of Buford Drive (SR 20) (RW Varies); Thence continuing along said margin North 14 degrees 10 minutes 11 seconds West 261.21 feet, to an iron pin found (1/2" rebar w/cap); Thence continuing along said margin North 14 degrees 13 minutes 43 seconds West 224.03 feet to an iron pin found (1/2" rebar); Thence departing said margin North 60 degrees 03 minutes 15 seconds East 354.56 to an iron pin found (1/2" rebar w/cap); Thence North 29 degrees 56 minutes 24 seconds West 299.89 feet, to an iron pin found (mag nail in centerline of asphalt drive); Thence continuing along said drive North 17 degrees 10 minutes 10 seconds West 154.58 feet, to **THE TRUE POINT OF BEGINNING.**

AS SHOWN ON A DRAFT SURVEY BY BLUE LANDWORKS DATED MARCH 26, 2021.
CONTAINING 18.19 ACRES+/-

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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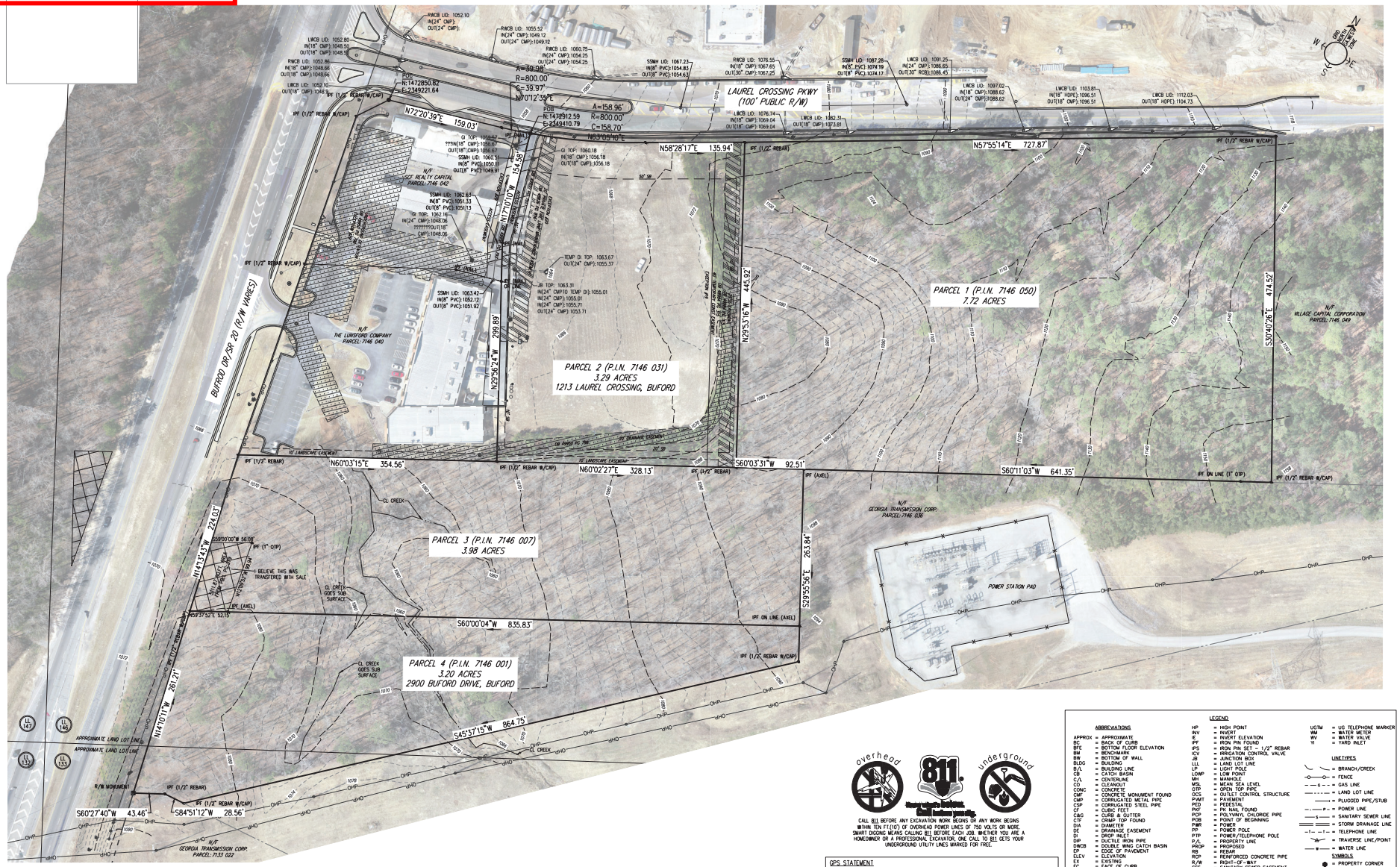
9/1/2022



overhead 811 underground

CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FT(10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TWO CNOS RECEIVER WITH CARLSON SURVCE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

ABBREVIATIONS

APPROX	=	APPROXIMATE
BC	=	BACK OF CURB
BFE	=	BOTTOM FLOOR ELEVATION
BM	=	BENCHMARK
BW	=	BOTTOM OF WALL
BLDG	=	BUILDING
B/L	=	BUILDING LINE
CB	=	CATCH BASIN
C/L	=	CENTERLINE
CO	=	CLEANOUT
CONC	=	CONCRETE
CMF	=	CONCRETE MONUMENT FOUND
CMP	=	CORRUGATED METAL PIPE
CSP	=	CORRUGATED STEEL PIPE
CF	=	CUBIC FEET
C&G	=	CURB & GUTTER
CTF	=	CRIMP TOP FOUND
DIA	=	DIAMETER
DE	=	DRAINAGE EASEMENT
DI	=	DROP INLET
DIP	=	DUCTILE IRON PIPE
DWCB	=	DOUBLE WING CATCH BASIN
EP	=	EDGE OF PAVEMENT
ELEV	=	ELEVATION
EX	=	EXISTING
FC	=	FACE OF CURB
FT	=	FEET
FFE	=	FINISHED FLOOR ELEVATION
FH	=	FIRE HYDRANT
FES	=	FLARED END SECTION
FM	=	FORCE MAIN
GPMH	=	GREASE TRAP MANHOLE
GI	=	GRATE INLET
GR	=	GROUND
GW	=	GUY WIRE
HW	=	HEADWALL
HDPE	=	HIGH DENSITY POLYETHYLENE

LEGEND

HP	=	HIGH POINT
INV	=	INVERT
IE	=	INVERT ELEVATION
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET - 1/2" REBAR
ICV	=	IRRIGATION CONTROL VALVE
JB	=	JUNCTION BOX
LLL	=	LAND LOT LINE
LP	=	LIGHT POLE
LOWP	=	LOW POINT
MH	=	MANHOLE
MSL	=	MEAN SEA LEVEL
OTP	=	OPEN TOP PIPE
OCS	=	OUTLET CONTROL STRUCTURE
PVMT	=	PAVEMENT
PED	=	PEDESTAL
PKF	=	PK NAIL FOUND
PCP	=	POLYVINYL CHLORIDE PIPE
POB	=	POINT OF BEGINNING
PWR	=	POWER
PP	=	POWER POLE
PTP	=	POWER/TELEPHONE POLE
P/L	=	PROPERTY LINE
PROP	=	PROPOSED
RB	=	REBAR
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
SSMH	=	SANITARY SEWER MANHOLE
SWCB	=	SINGLE WING CATCH BASIN
S/W	=	SIDEWALK
SF	=	SQUARE FEET
TEL	=	TELEPHONE
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UG	=	UNDERGROUND
UGTM	=	UG TELEPHONE MARKER
WM	=	WATER METER
WV	=	WATER VALVE
YI	=	YARD INLET

LINETYPES

	= BRANCH/CREEK
—O—O—	= FENCE
— G —	= GAS LINE
— — —	= LAND LOT LINE
——	= PLUGGED PIPE/STUB
—/—P—	= POWER LINE
—S—	= SANITARY SEWER LINE
	= STORM DRAINAGE LINE
—T—	= TELEPHONE LINE
	= TRAVERSE LINE/POINT
—W—	= WATER LINE

SYMBOLS

●	= PROPERTY CORNER
	= SIGN
	= SSMH
	= STUB
	= HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POST
	= UTILITY POLE

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE10035518
LICENSE # LSF000104
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RESIDE PARTNERS, LLC

DESIGN PROFESSIONALS (DP) ELECTRONIC (DGTN), (E.G. FOR SEAL, SIGNATURE, OR FUTURE USE) TO THIS REPORT OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP. THE DP MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY, COMPLETENESS, OR CHARACTER OF SUCH DOCUMENT TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	04/01/21	DRAFT

SCALE: 1" = 60'
0 60 120 180 feet
scale

"BUFORD DRIVE TRACTS"
BUFORD, GEORGIA 30519

7TH LAND DISTRICT
PARCEL(S) 7146-050, 7146-031, 7146-007, 7146-001 LAND LOT(S) 133 & 146
GWINNETT COUNTY, GA
DRAWN: KD CHECKED:

ALTA/NSPS LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY

PROJECT# 2021.007

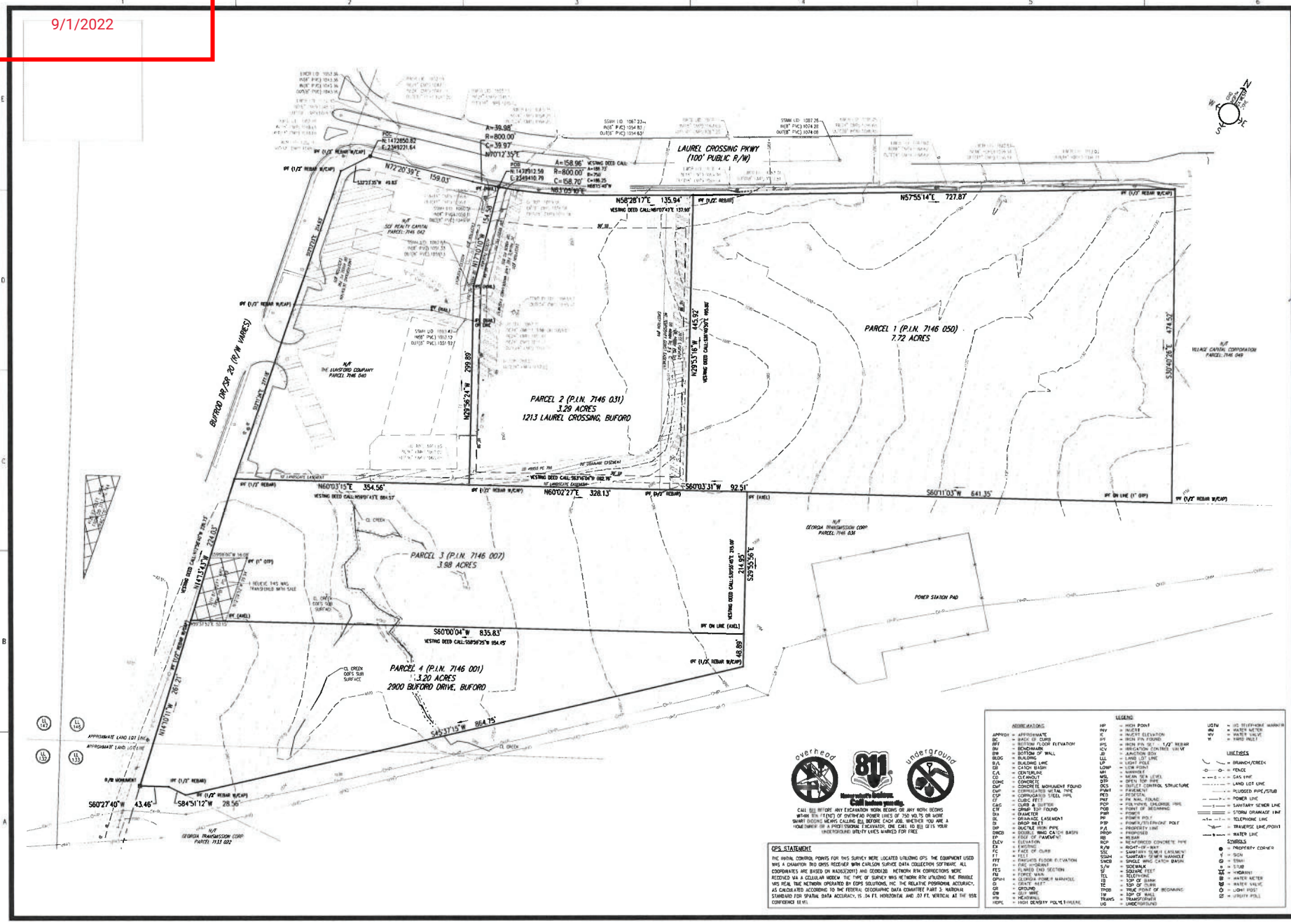
SHEET 1 OF 2

© 2020-007 - Buford Drive Tracts\1100 - Acad\2020 - Survey\2020.007 BLUE TOPO.dwg, ALTA 4\01/2021 3:25 PM by Kyle O'Neal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/1/2022



BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # CE-000-000
5013 WEST BROAD STREET
SUITE NO.130
SUGAR HILL GEORGIA 30518
TELEPHONE: (678) 804-5566
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RESIDE PARTNERS, LLC

GEORGIA REGISTERED
09/16/2021
No. 3197
NEIL W. WOODWARD

REVISIONS		
ISSUE #	DATE	
1	09/13/21	DRAFT
2	09/16/21	SEALED SURVEY

SCALE: 1" = 60'
0 60 120 180 feet
scale

"BUFORD DRIVE TRACTS"
BUFORD, GEORGIA 30519

LAND LOT(S) 133 & 146
7TH LAND DISTRICT
PARCEL(S): 7146-050, 7146-031, 7146-007, 7146-001
GWINNETT COUNTY, GA
DRAWN: MB
CHECKED:

ALTA/NSPS LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY

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SHEET 1 OF 2

LEGEND

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- HYDRANT
- WATER METER
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- LIGHT POST
- UTILITY POLE

overhead — 811 Know what's below. Call before you dig. — underground

CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET(10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB, WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE

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ALTA/NSPS LAND TITLE SURVEY
FOR
CHICAGO TITLE INSURANCE COMPANY
2900 BUFORD DRIVE, BUFORD, GA 30519
AND
1213 LAUREL CROSSING, BUFORD, GA 30519

VICINITY MAP
SCALE: NTS
SOURCE: USGS

PARCEL 1 & PARCEL 2 TITLE EXCEPTIONS: 1213 LAUREL CROSSING, BUFORD, GA 30519

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 0100241 03
EFFECTIVE DATE: MARCH 5TH 2021

11 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 52, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

12 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 86, PAGE 279, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

13 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 118, PAGE 266, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

14 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 133, PAGE 120, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

15 RIGHT OF WAY TO THE STATE HIGHWAY BOARD OF GEORGIA, RECORDED AUGUST 8, 1927, IN DEED BOOK 47, PAGE 354, GWINNETT COUNTY, GEORGIA RECORDS.
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

16 RIGHT OF WAY TO THE STATE HIGHWAY BOARD OF GEORGIA, RECORDED AUGUST 27, 1927, IN DEED BOOK 47, PAGE 365, GWINNETT COUNTY, GEORGIA RECORDS
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

17 ROAD & UTILITY IMPROVEMENTS EASEMENT AGREEMENT TO JOHN W BAILEY, RECORDED MAY 11, 1999, IN DEED BOOK 18353, PAGE 141, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY/NOT PLOTTABLE)

18 SIGNAGE EASEMENT AGREEMENT, TO JOHN W BAILEY, RECORDED MAY 11, 1999, IN DEED BOOK 18353, PAGE 134, GWINNETT COUNTY, GEORGIA RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

19 EASEMENT TO GWINNETT COUNTY WATER & SEWERAGE FAMILY LP, RECORDED MAY 13, 1999, IN DEED BOOK 48984, PAGE 314, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

20 FIRE LINE MAINTENANCE AND REPAIR EASEMENT TO MORE THAN BOOKS OF GA, LLC, RECORDED MAY 05, 2008, IN DEED BOOK 48828, PAGE 854, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

21 WATER METERING DEVICE EASEMENT TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, RECORDED JUNE 26, 2007, IN DEED BOOK 48023, PAGE 64, GWINNETT COUNTY, GEORGIA RECORDS.
(MAY AFFECT SUBJECT PROPERTY/NOT PLOTTABLE)

22 RIGHT OF WAY DEED TO GWINNETT COUNTY, RECORDED NOVEMBER 17, 2000, IN DEED BOOK 21706, PAGE 185, GWINNETT COUNTY, GEORGIA RECORDS.
(MAY AFFECT SUBJECT PROPERTY/NOT PLOTTABLE)

23 RIGHT OF WAY TO STATE HIGHWAY BOARD OF GEORGIA, RECORDED APRIL 30, 1934, IN DEED BOOK 56, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDS.
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

24 EASEMENT FOR RIGHT-OF-WAY DEED TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 30, 1974, IN DEED BOOK 876, PAGE 74, GWINNETT COUNTY, GEORGIA RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

25 RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION, RECORDED NOVEMBER 20, 1980, IN DEED BOOK 5773, PAGE 56, GWINNETT COUNTY, GEORGIA RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

26 JUDGMENT OF COURT TO GEORGIA TRANSMISSION CORPORATION, RECORDED SEPTEMBER 15, 1998, IN DEED BOOK 16760, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

27 MAINTENANCE AGREEMENT BY AND BETWEEN JOHN BAILEY AND GWINNETT COUNTY, RECORDED OCTOBER 01, 2007, IN DEED BOOK 48314, PAGE 757, GWINNETT COUNTY, GEORGIA RECORDS
(MAY AFFECT SUBJECT PROPERTY/NOT PLOTTABLE)

28 ACCESS EASEMENT TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED FEBRUARY 28, 2011, IN DEED BOOK 50561, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

29 RECIPROCAL STORMWATER DETENTION AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN JOHN W BAILEY, MORE THAN BOOKS OF GEORGIA, LLC AND GRAND SLAM EXPRESS, LLC, RECORDED FEBRUARY 23, 2010, IN DEED BOOK 49950, PAGE 276, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

PARCEL 3 & PARCEL 4 TITLE EXCEPTIONS: 2900 BUFORD DRIVE, BUFORD, GA 30519

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 0100241 04
EFFECTIVE DATE: MARCH 5TH 2021

11 EASEMENT CONTAINED IN WARRANTY DEED TO GEORGIA POWER COMPANY, RECORDED FEBRUARY 18, 1974, IN DEED BOOK 725, 169, GWINNETT COUNTY, GEORGIA RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

12 RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION, RECORDED NOVEMBER 06, 1990, IN DEED BOOK 6371, PAGE 14, AFORESAID RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

13 QUITCLAIM DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED NOVEMBER 06, 1990, IN DEED BOOK 6371, PAGE 17, AFORESAID RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

14 RIGHT OF WAY DEED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED NOVEMBER 06, 1990, IN DEED BOOK 6371, PAGE 284, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

15 RIGHT OF WAY EASEMENT TO JACKSON ELECTRIC MEMBERSHIP CORPORATION, RECORDED MAY 20, 1992, IN DEED BOOK 7481, PAGE 104, AFORESAID RECORDS
(AFFECTS SUBJECT PROPERTY/BLANKET EASEMENT)

16 RIGHT OF WAY EASEMENT TO JACKSON ELECTRIC MEMBERSHIP CORPORATION , RECORDED MAY 20, 1992, IN DEED BOOK 7481, PAGE 105, AFORESAID RECORDS
(AFFECTS SUBJECT PROPERTY/BLANKET EASEMENT)

17 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK L, PAGE 376, AFORESAID RECORDS. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK N, PAGE 198, AFORESAID RECORDS
(MAY AFFECT SUBJECT PROPERTY)

18 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK N, PAGE 198, AFORESAID RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

TITLE EXCEPTIONS: 2620 MALL OF GEORGIA BLVD, BUFORD, GA 30519 (ADDRESS DOES NOT MATCH SUBJECT PROPERTIES)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 0100241 03
EFFECTIVE DATE: MARCH 12TH 2021

11 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK B, PAGE 918 GWINNETT COUNTY, GEORGIA RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

12 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK G, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

13 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 52, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

14 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 86, PAGE 279, GWINNETT COUNTY, GEORGIA RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

15 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 86, PAGE 279, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

16 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 118, PAGE 266 GWINNETT COUNTY, GEORGIA RECORDS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

17 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 133, PAGE 120, GWINNETT COUNTY, GEORGIA RECORDS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

18 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 142, PAGE 157, GWINNETT COUNTY, GEORGIA RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

19 ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 148, PAGE 232, GWINNETT COUNTY, GEORGIA RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

20 EASEMENT TO THE STATE HIGHWAY BOARD OF GEORGIA, RECORDED AUGUST 27, 1927, IN DEED BOOK 47, PAGE 364, GWINNETT COUNTY, GEORGIA RECORDS
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

21 EASEMENT TO THE STATE HIGHWAY BOARD OF GEORGIA, RECORDED AUGUST 27, 1927, IN DEED BOOK 47, PAGE 365, GWINNETT COUNTY, GEORGIA RECORDS.
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

22 EASEMENT TO THE STATE HIGHWAY BOARD OF GEORGIA, RECORDED APRIL 30, 1934, IN DEED BOOK 56, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDS
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

23 EXCEPTION INTENTIONALLY REMOVED
24 EXCEPTION INTENTIONALLY REMOVED
25 EXCEPTION INTENTIONALLY REMOVED
26 EXCEPTION INTENTIONALLY REMOVED
27 EXCEPTION INTENTIONALLY REMOVED
28 RIGHT OF WAY DEED TO GWINNETT COUNTY, RECORDED NOVEMBER 17, 2000, IN DEED BOOK 21706, PAGE 185, GWINNETT COUNTY, GEORGIA RECORDS
(MAY AFFECT SUBJECT PROPERTY/NOT PLOTTABLE)

29 EXCEPTION INTENTIONALLY REMOVED
30 EXCEPTION INTENTIONALLY REMOVED
31 ROAD & UTILITY IMPROVEMENT EASEMENT AGREEMENT TO JOHN W BAILEY, RECORDED MAY 11, 1999, IN DEED BOOK 18353, PAGE 141, AFORESAID RECORD
(AFFECTS SUBJECT PROPERTY/NOT PLOTTABLE)

32 EXCEPTION INTENTIONALLY REMOVED
33 EXCEPTION INTENTIONALLY REMOVED
34 EXCEPTION INTENTIONALLY REMOVED
35 EXCEPTION INTENTIONALLY REMOVED
36 EXCEPTION INTENTIONALLY REMOVED
37 EXCEPTION INTENTIONALLY REMOVED
38 NOTICE OF AWARD TO GWINNETT COUNTY, GEORGIA, OCTOBER 10, 2000, IN DEED BOOK 21455, PAGE 12, AFORESAID RECORDS
(DOES NOT AFFECT SUBJECT PROPERTY)

39 CONSENT ORDER TO GWINNETT COUNTY, GEORGIA , RECORDED OCTOBER 5, 2000, IN DEED BOOK 21455, PAGE 26, AFORESAID RECORDS.
(INSUFFICIENT DESCRIPTION/UNABLE TO LOCATE)

40 JUDGMENT OF COURT TO GEORGIA TRANSMISSION CORPORATION, RECORDED SEPTEMBER 15, 1998, IN DEED BOOK 16760, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

41 EXCEPTION INTENTIONALLY REMOVED
42 SIGNAGE EASEMENT AGREEMENT TO JOHN W BAILEY, RECORDED MAY 11, 1999, IN DEED BOOK 18353, PAGE 134, GWINNETT COUNTY, GEORGIA RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

43 EXCEPTION INTENTIONALLY REMOVED
44 EXCEPTION INTENTIONALLY REMOVED

LAND DESCRIPTION BUFORD DRIVE (2021.007)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 133 AND 146 OF THE 7TH/ LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (1/2"REBAR W/CAP) SAID PIN BEING ON THE SOUTHERN MARGIN OF LAUREL CROSSING PARKWAY (100' RW) AND ON THE EASTERN MITER OF BUFORD DRIVE (SR 20) (RW VARIES) AND HAVING A STATE PLANE COORDINATE OF N:1472850.82, E:2349221.84 GEORGIA WEST ZONE SAID PIN BEING THE POINT OF COMMENCEMENT. THENCE CONTINUING ALONG THE SOUTHERN MITER OF LAUREL CROSSING PARKWAY (RW VARIES) NORTH 72 DEGREES 20 MINUTES 38 SECONDS EAST, 118.03 FEET, TO A POINT THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20 DEGREES 12 MINUTES 35 SECONDS EAST 39.97 FEET TO AN IRON PIN FOUND (WAS NAIL) HAVING A STATE PLANE COORDINATE OF N:1472912.58, E:2349410.78 GEORGIA WEST ZONE SAID NAIL BEING THE **TRUE POINT OF BEGINNING.**

THENCE CONTINUING ALONG SAID MARGIN FOR 90 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 05 MINUTES 10 SECONDS EAST 150.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID MARGIN NORTH 56 DEGREES 28 MINUTES 15 SECONDS EAST 139.94 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE CONTINUING ALONG SAID MARGIN NORTH 57 DEGREES 55 MINUTES 14 SECONDS EAST 727.87 TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE DEPARTING SAID MARGIN SOUTH 30 DEGREES 40 MINUTES 26 SECONDS EAST 424.52 FEET TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE SOUTH 60 DEGREES 11 MINUTES 03 SECONDS WEST 641.35 FEET, TO AN IRON PIN FOUND (AXLE); THENCE SOUTH 29 DEGREES 55 MINUTES 56 SECONDS EAST 253.64 FEET, TO AN IRON PIN FOUND (AXLE); THENCE SOUTH 45 DEGREES 37 MINUTES 15 SECONDS WEST 884.75 FEET TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE SOUTH 84 DEGREES 51 MINUTES 12 SECONDS WEST 20.56 FEET, TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 60 DEGREES 27 MINUTES 40 SECONDS WEST 43.46 FEET TO AND IRON PIN FOUND (NAIL MONUMENT), SAID MONUMENT BEING ON THE EASTERN MARGIN OF BUFORD DRIVE (SR 20) (RW VARIES); THENCE CONTINUING ALONG SAID MARGIN NORTH 14 DEGREES 18 MINUTES 11 SECONDS WEST 251.29 FEET TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE CONTINUING ALONG SAID MARGIN NORTH 14 DEGREES 13 MINUTES 43 SECONDS WEST 224.83 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE DEPARTING SAID MARGIN NORTH 60 DEGREES 03 MINUTES 15 SECONDS EAST 354.56 TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE NORTH 29 DEGREES 56 MINUTES 34 SECONDS WEST 298.80 FEET, TO AN IRON PIN FOUND (WAS NAIL IN CENTERLINE OF ASPHALT DRIVE); THENCE CONTINUING ALONG SAID DRIVE NORTH 17 DEGREES 10 MINUTES 10 SECONDS WEST 154.54 FEET, TO THE **TRUE POINT OF BEGINNING**

GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" REBAR, VIS (NAIL SET) IS MAGNAIL
2. PROPERTY CONTAINS 18.70 ACRES
3. SAID DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13135C0134F AND 13135C0135F, FOR COMMUNITY NUMBER 13 FIRE, IN GWINNETT, COUNTY, STATE OF GEORGIA DATED SEPTEMBER 29TH 2006, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS STRIATED
4. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TRO GNSS RECEIVER WITH CARLSON SURVCE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.4 FT HORIZONTAL AND 0.7 FT VERTICAL AT THE 95% CONFIDENCE LEVEL

SURVEY REFERENCES

1. ALTA SURVEY PREPARED BY EARTH PRO LAND SURVEYING REVISE & DATED 12/11/2017
2. BOUNDARY SURVEY BY VENABLE & ASSOCIATES, INC. DATED 03/07/2006

SURVEYOR'S CERTIFICATION ALTA/NSPS SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,320 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,117 FEET.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), (1), 7(C), 8, 9, 10(A), 10(B), 11, 13, 16, AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN

DATE OF LAST FIELD WORK 04/13/2021

DATE PLAT WAS SEALED 09/18/2021

GEORGIA
09/18/2021
No. 3167
THOMAS W. MORGAN
LAND SURVEYOR

NAME: THOMAS W. MORGAN
REGISTRATION/LICENSE NUMBER: 3167 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2022

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PLS000318
LICENSE # LSF000344
5010 WEST BROAD STREET
SUITE M130
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 954-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RESIDE PARTNERS, LLC

REVISE PROFESSIONAL'S SEAL ELECTRONICALLY, SEAL IS REPRESENTED BY PROFILE GREY TO ONLY PROVIDE AN ACCEPTABLE LOCATION FOR THE SEAL. THE ELECTRONICALLY SEALED DOCUMENT MUST BE PRINTED AND SIGNED, DATED AND SEALED BY HAND. ELECTRONICALLY SEALED DOCUMENTS WILL BE CONSIDERED VOID IF THEY ARE ALTERED OR MODIFIED. ONLY PRINTED COPIES OF THE SEAL/SIGNATURE COPIES ARE ACCEPTABLE.

REVISIONS			
NO.	DATE		
1	04/13/21	DRAFT	
2	09/18/21	SEALED SURVEY	

"BUFORD DRIVE TRACTS"
BUFORD, GEORGIA 30519
7TH LAND DISTRICT LAND LOT(S) 133 & 146
PARCEL(S): 7146-056, 7146-057, 7146-001
GWINNETT COUNTY, GA

ALTA/NSPS LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY

DRAWN BY: DRC
CHECKED:

PROJECT # 2021.007

SHEET 1 OF 2

E:\Users\AppData\Roaming\Bluelandworks\BLU\BLU\Projects\2021 Projects\2021.007 BLUE TOPO.dwg, CHRIS 9/29/2021 2:48 PM by Kyle Chase

TULIP GROVE

A MIXED USE DEVELOPMENT

BUFORD DRIVE AT LAUREL CROSSING
GWINNETT COUNTY

GREEN SPACE SUMMARY

TOTAL LAND AREA : 18.19 ACRES
GREEN SPACE AREA REQUIRED: 2.73 ACRES
GREEN SPACE AREA PROVIDED: +- 4.99 ACRES
(EXCLUDES POND AREA & RESIDENTIAL COURTYARD)

PROJECT DATA 18.19 ACRES

TOTAL GROSS BUILDING AREA 491,100 SF

PROPOSED OUTPARCEL AREA : 3,600 SF
PARKING PROVIDED : 36 SPACES
MIN. PARKING - 1 PER 400 SF OR 9 SPACES
MAX. PARKING - 1 PER 75 SF OR 48 SPACES

PROPOSED HOTEL 51,000 SF
107 ROOMS
PARKING PROVIDED : 112 SPACES
MIN. PARKING - 1 PER UNIT = 107 SPACES
MAX. PARKING - 2 PER UNIT = 214 SPACES

PROPOSED MEDICAL OFFFICE : 42,000 SF
PARKING PROVIDED : 174 SPACES
MIN. PARKING - 1 PER 500 SF = 84 SPACES
MAX. PARKING - 1 PER 150 SF = 280 SPACES

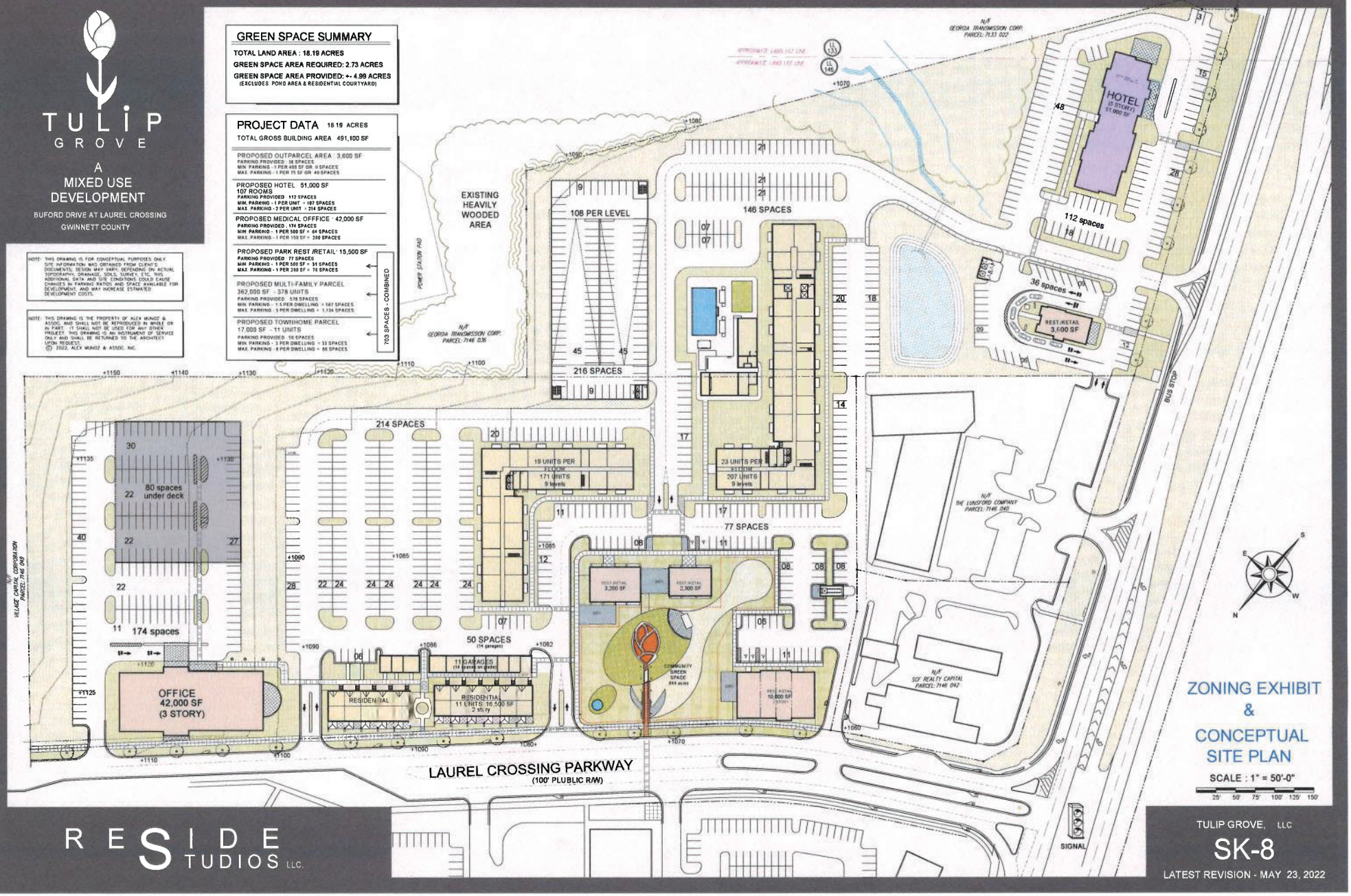
PROPOSED PARK REST /RETAIL : 15,500 SF
PARKING PROVIDED : 77 SPACES
MIN. PARKING - 1 PER 500 SF = 31 SPACES
MAX. PARKING - 1 PER 200 SF = 78 SPACES

PROPOSED MULTI-FAMILY PARCEL
362,000 SF : 378 UNITS
PARKING PROVIDED : 578 SPACES
MIN. PARKING - 1.5 PER DWELLING = 567 SPACES
MAX. PARKING - 3 PER DWELLING = 1,134 SPACES

PROPOSED TOWNHOME PARCEL
17,000 SF : 11 UNITS
PARKING PROVIDED : 55 SPACES
MIN. PARKING - 3 PER DWELLING = 33 SPACES
MAX. PARKING - 8 PER DWELLING = 88 SPACES

703 SPACES - COMBINED

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

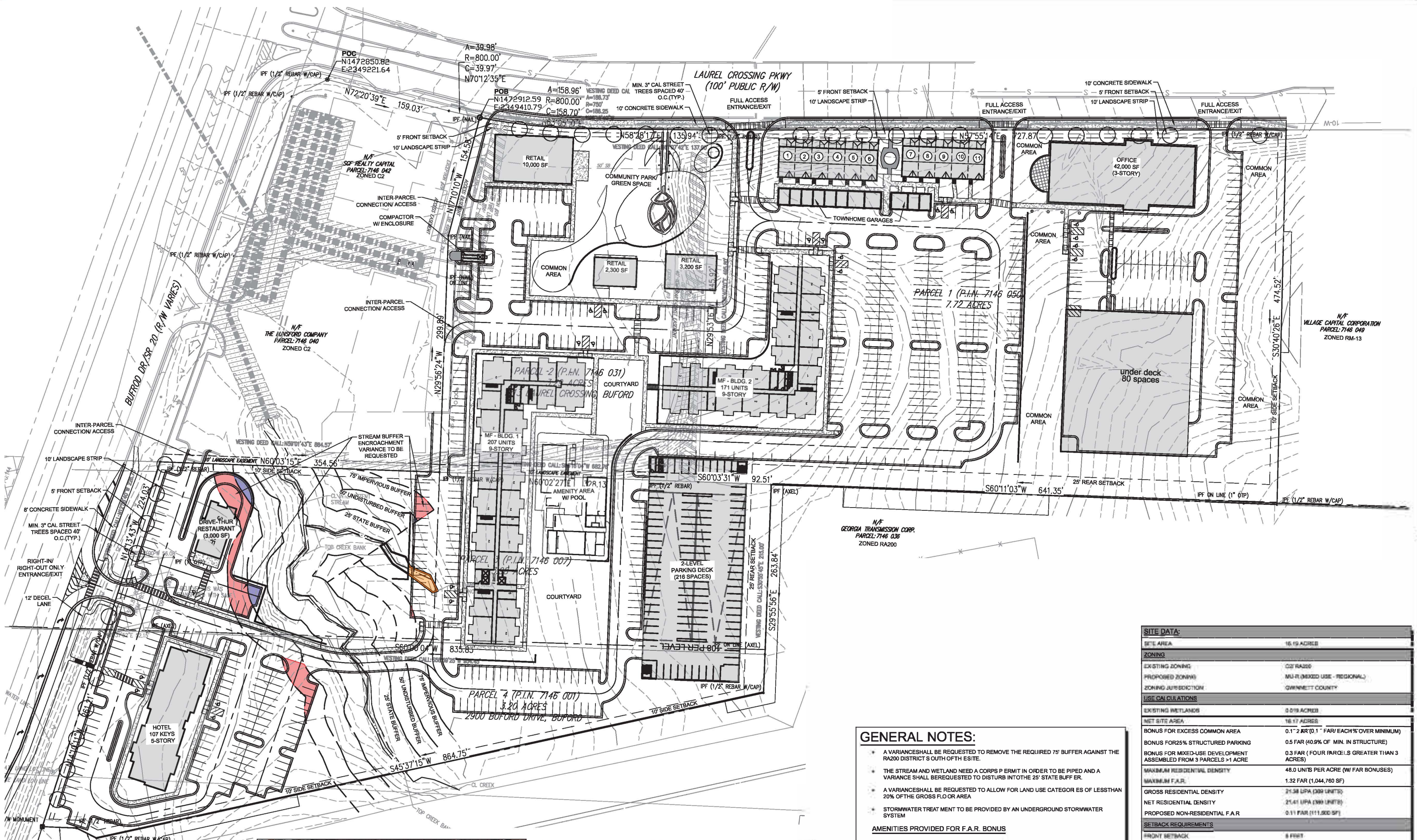


RESIDE STUDIOS LLC.

TULIP GROVE, LLC

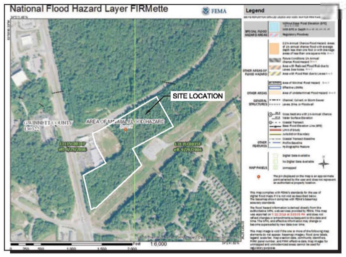
SK-8

LATEST REVISION - MAY 23, 2022



SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP

NOT TO SCALE

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Know what's below.
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24 HOUR CONTACT:
JOHN MANSOUR

GENERAL NOTES:

- A VARIANCESHALL BE REQUESTED TO REMOVE THE REQUIRED 75' BUFFER AGAINST THE RA200 DISTRICT S OUTH OFTH ESITE.
- THE STREAM AND WETLAND NEED A CORPS P ERMIT IN ORDER TO BE PIPED AND A VARIANCE SHALL BEREQUESTED TO DISTURB INTOTHE 25' STATE BUFF ER.
- A VARIANCESHALL BE REQUESTED TO ALLOW FOR LAND USE CATEGOR ES OF LESSTHAN 20% OFTHE GROSS FLO OR AREA
- STORMWATER TREAT MENT TO BE PROVIDED BY AN UNDERGROUND STORMWATER SYSTEM

AMENITIES PROVIDED FOR F.A.R. BONUS

- FOR EACH 1 PERCENT OFCOMMON AREA IN EXCESS OFTHE REQUIRED MINIMU M.
  - ADDITIONAL 0.1 FAR/ EACH 1% OVER
- STRUCTURED PARKING: 25% OF MINIMUM
  - ADDITIONAL 0.5 FAR
- MXED-USE DEVELOPMENTASSEMBLED FROM AT LEAST THREE PROPERTIES, EACH CONTAINING ON E ACRE OR MORE
  - ADDITIONAL 0.3 FAR

PARKING REQUIREMENTS	
COMMERCIAL PARKING MIN. REQUIRED	1/500 SF x 18,500 SF = 37 SPACES
COMMERCIAL RETAIL PARKING PROVIDED	84 SPACES
OFFICE PARKING REQUIRED	1/500 SF X 42,000 SF = 84 SPACES
OFFICE PARKING PROVIDED	250 SPACES
HOTEL PARKING REQUIRED	1 SP/ UNIT X 107 UNITS= 107 SPACES
HOTEL PARKING PROVIDED	111 SPACES
MULTI-FAMILY PARKING MIN. REQUIRED	1.5 SP/UNIT x 378 UNITS = 567 SPACES
MULTI-FAMILY PARKING PROVIDED	570 SPACES (227 GARAGE SP.) (1.5 SP/UNIT)
TOWNHOME PARKING REQUIRED	3 SP/UNIT X 11 UNITS = 33 SPACES
TOWNHOME PARKING PROVDIED	33 SPACES
BICYCLE PARKING REQUIRED	12 RACKS (1 RACK/5 SPACES/50 PARKING SP.)
BICYCLE PARKING PROVIDED	12 RACKS

SITE DATA:	
SITE AREA	18.19 ACRES
ZONING	
EXISTING ZONING	C2/ RA200
PROPOSED ZONING	MU-R (MIXED USE - REGIONAL)
ZONING JURISDICTION	GWINNETT COUNTY
USE CAL CULATIONS	
EXISTING WETLANDS	0.019 ACRES
NET SITE AREA	18.17 ACRES
BONUS FOR EXCESS COMMON AREA	0.1 2 FAR (0.1 FAR/ EACH% OVER MINIMUM)
BONUS FOR25% STRUCTURED PARKING	0.5 FAR (40.9% OF MIN. IN STRUCTURE)
BONUS FOR MIXED-USE DEVELOPMENT ASSEMBLED FROM 3 PARCELS >1 ACRE	0.3 FAR (FOUR PARCELS GREATER THAN 3 ACRES)
MAXIMUM RESIDENTIAL DENSITY	48.0 UNITS PER ACRE (W/ FAR BONUSES)
MAXIMUM F.A.R.	1.32 FAR (1,044,760 SF)
GROSS RESIDENTIAL DENSITY	21.38 UPA (389 UNITS)
NET RESIDENTIAL DENSITY	21.41 UPA (389 UNITS)
PROPOSED NON-RESIDENTIAL F.A.R	0.11 FAR (111,500 SF)
SETBACK REQUIREMENTS	
FRONT SETBACK	5 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
REQUIRED BUFFERS	75 FEET AGAINST RA200 DISTRICT(VARIANCE) N/A AGAINST RM13 DISTRICT
DEVELOPMENT STANDARDS	
MIN. PROJECT AREA	15 ACRES
MAX. BUILDING HEIGHT	45 FEET (W/O DENSITY BONUSES) 210 FEET/ 15 STORIES (W/ FAR BONUS)
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	EFFICIENCY - 600SF, 1BR - 750SF, 2BR - 1000SF, 3BR - 1200SF, 4BR - 1450SF
MIN LAND USE	NO LAND USE CATEGORY SHALL BE LESS THAN 20% OF THE GROSS FLOOR AREA
TOTAL OFFICE GFA PROVIDED	42,000 SF (8.5%)
TOTAL RETAIL/RESTAURANT GFA PROVIDED	18,500 SF (3.8%)
TOTAL HOTEL GFA PROVIDED	51,000 SF (10.4%)
TOTAL RESIDENTIAL GFA PROVIDED	379,944 SF (77.3%)
TOTAL GFA PROVIDED	491,444 SF
TOTAL FAR PROVIDED	.621 (491,444 SF / 791,485 SF)
OPEN SPACE CALCULATIONS	
COMMON AREA REQUIRED	15% OF NET ACREAGE (2.73 ACRES)
COMMON AREA PROPOSED	24.8% (4.51 ACRES)

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

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

PROJECT

TULIP GROVE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1213 LAUREL CROSSING PKWY
BUFORD, GA 30519

GWINNETT COUNTY JURISDICTION

FOR

RESIDE PARTNERS, LLC.

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 09/13/2022
PROJECT: 19237.00A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2019\1923700A\De\Concepts & Exhibits\Zoning\19237.00A - Site - Zone 1.dwg - JoeHoward - 9/13/2022 11:10 AM

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3/2022

TULIP GROVE

Gensler

TULIP GROVE

Gensler

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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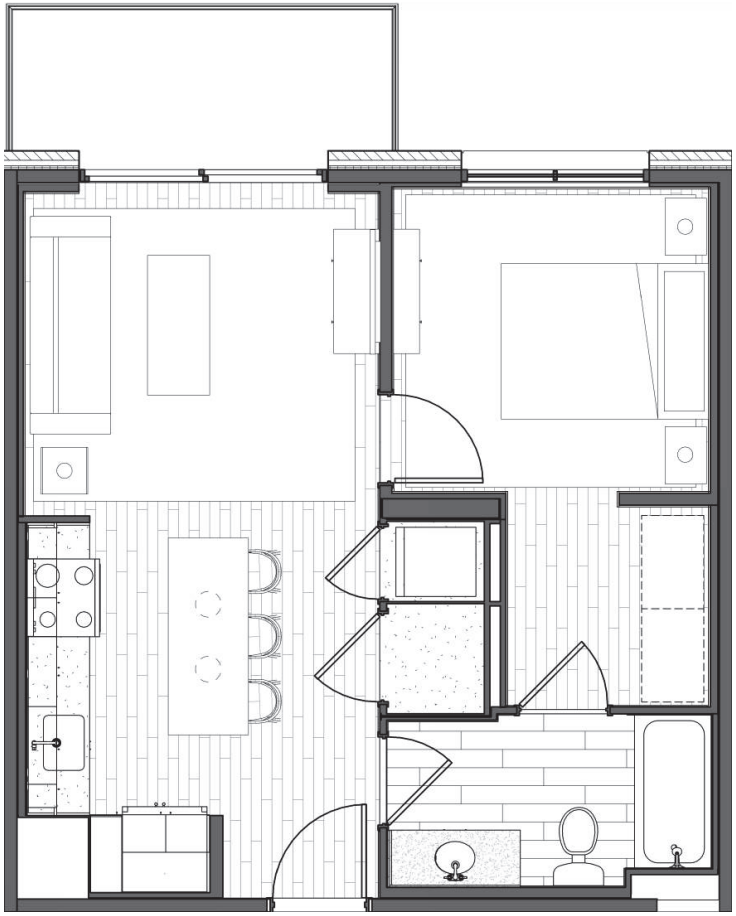
9/13/2022

One Bedroom Unit

1 Bedroom | 1 Bath
Heated: 555 SF
Balcony: 57 SF
Gross: 612 SF

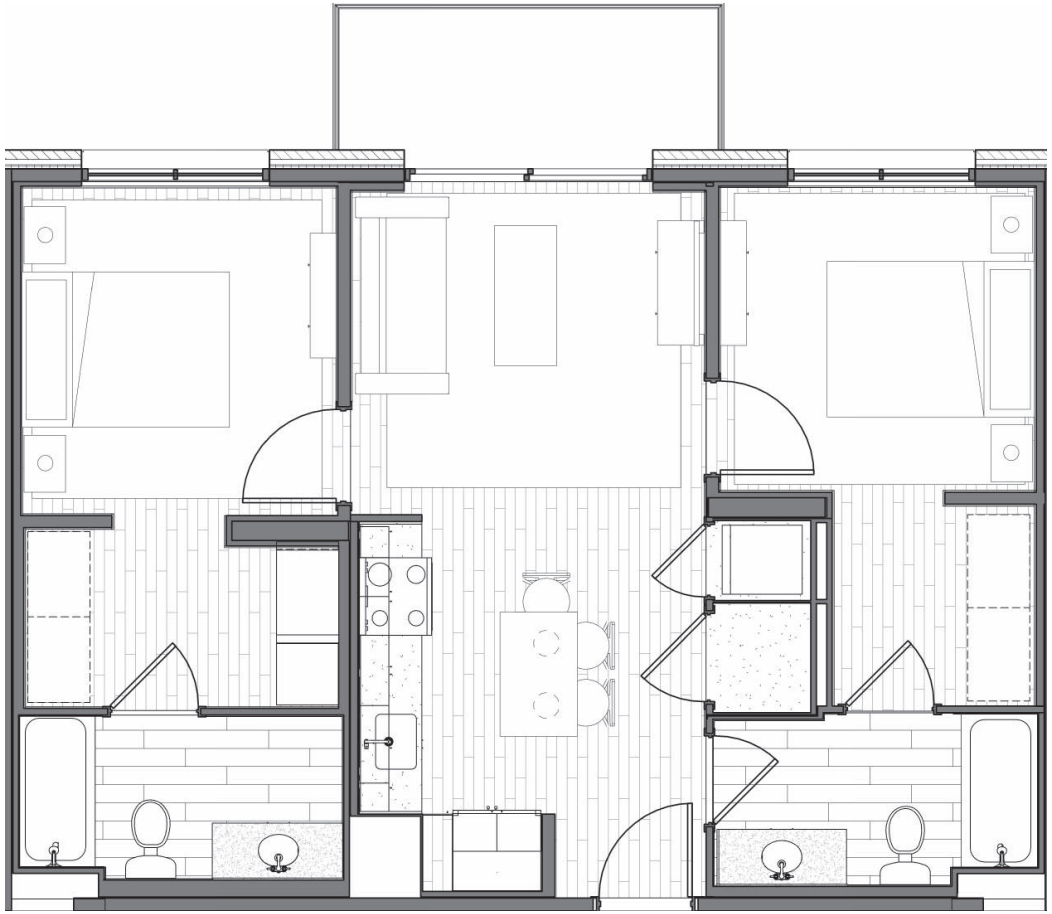


TULIP GROVE

Gensler

Two Bedroom Unit

2 Bedroom | 2 Bath
Heated: 812 SF
Balcony: 57 SF
Gross: 869 SF

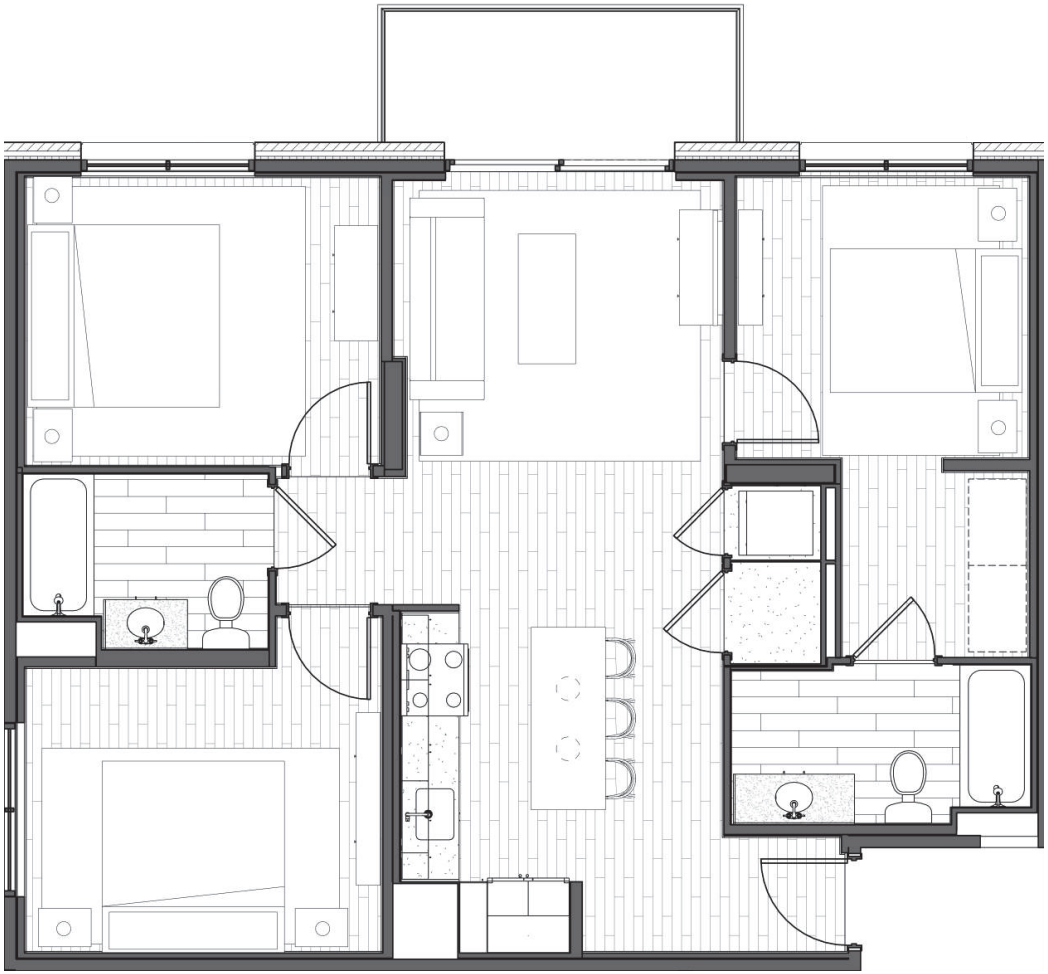


TULIP GROVE

Gensler

Three Bedroom Unit

3 Bedroom | 2 Bath
Heated: 1000 SF
Balcony: 57 SF
Gross: 1,057 SF



TULIP GROVE

Gensler

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

Applicant:
Reside Partners, LLC

Property:
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007

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

Yes, approval of the proposed Change in Conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located on Buford Drive and Laurel Crossing, near the Exchange at Gwinnett. The Property is adjacent to intense, large-scale commercial and industrial developments.

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

No, the proposed Change in Conditions Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed change in conditions would allow for a development that is compatible with existing multifamily developments, intense commercial and industrial uses on adjacent and nearby properties.

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

The Applicant's proposal would allow for the Property to be developed for a use that is consistent with surrounding properties and those along Buford Drive and within the Exchange at Gwinnett. Further, maintaining the current restriction on the Property that the Applicant is seeking to delete would place an undue burden on the Property by putting it at an economic disadvantage to other properties within the same area.

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

No, the proposed change in conditions application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Buford Drive and Interstate 85. The proposed development would be compatible with the existing multifamily development and commercial uses in the area.

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

The proposed change in conditions application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. Granting the Change in Conditions would allow for the property to be developed with consistent square footage requirements as the surrounding multi-family developments and mixed-use developments. The UDO lists several stated purposes that support applying the RM-24 minimum heated square footage to this development, including:

- 100-20.3 To promote, in the public interest, the efficient utilization of land
- 100-20.7 To facilitate the creation of a convenient, attractive, and harmonious community
- 100-20.11 To encourage economic development that provides desirable employment and expands the tax base
- 100-20.14 To provide for and promote housing for all income groups and all citizens within the County
- 100-20.17 To provide a method of administration and procedure that ensures due process and equal protection for the citizens and property owners of Gwinnett County
- 100-20.18 To establish a just balance between the rights of owners of property and the public interest of all the citizens of Gwinnett County
- 100-20.19 To provide for protection of the constitutional rights and obligations of all citizens within the County

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

The Applicant submits that the character of the surrounding developments and the existing mix of the same or similar intense industrial and commercial uses in the area provide supporting reasons for approval of the change in conditions request. The Applicant submits that the Property's location, size, and dimensions, as well as its location and close proximity to I-85, provide further support for approval of the proposed change in conditions application.

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ANDERSEN | TATE | CARR

September 1, 2022

LETTER OF INTENT FOR CHANGE IN CONDITIONS

Change in Conditions Application
Gwinnett County, Georgia

Applicant:
Reside Partners, LLC

Property:
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007
±18.19 Acres of Land
Located at 1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, Ga 30519

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Change in Conditions Application is submitted for an 18.19-acre assemblage of land located in Land Lots 133 and 146 of the 7th District of Gwinnett County, Georgia, Buford, and known as 1213 Laurel Crossing Parkway and 2900 Buford Drive (hereinafter the "Property"). The Property is an assemblage for four parcels, with two tracts facing Laurel Crossing Parkway and two tracts facing Buford Drive. The Property is shown on the survey prepared by Blue Landworks Consulting Engineers & Surveyors dated September 16, 2021, and filed with this Application. The Property that is the subject of this Change in Conditions application is an assemblage of four parcels and further identified below from the Gwinnett County GIS:

The Property is currently zoned MU-R (Regional Mixed Use) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Property was rezoned to MU-R in March 2022, pursuant to rezoning RZC2021-00021. The Applicant, Reside Partners, LLC (the "Applicant") now seeks a Change in Conditions to reduce the minimum heated floor area of the multi-family units as required under the MU-R zoning classification pursuant to Table 210.10. The Applicant is requesting the minimum heated floor area to be more in line with the RM-24 requirements as set forth in Table 230.2 of the UDO.

In order to do so, the Applicant is specifically requesting to amend conditions 1 and 2 of of the "Amendment to the Official Zoning Map," Case Number RZC2021-00021 (GCID2021-1624(Formerly GCID 2021-1158) (attached as Exhibit A) as follows:

1. The proposed development shall be constructed in general conformance with the site plan **dated May 23, 2022,** ~~presented at the March 22, 2022, Board of Commissioners public hearing~~ with revisions required by conditions and the Unified Development Ordinance subject to the review and approval of the Director of Planning and Development.

2. The multifamily element of the development shall include no more than 385 units. The maximum unit size shall be in compliance with Table **230.2** ~~210.110~~ of the Unified Development Ordinance.

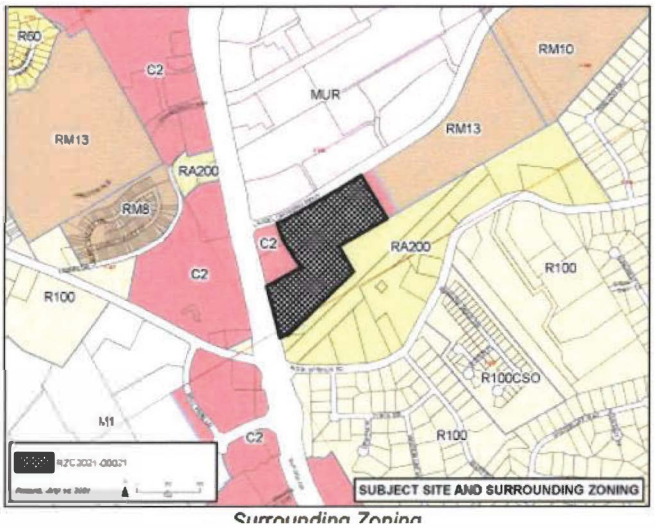
This document is submitted as the Letter of Intent and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is an assemblage of four parcels fronting both Laurel Crossing Parkway and Buford Drive with two unrelated properties separating the Property from the Buford Drive and Laurel Crossing Parkway intersection in Buford, Georgia. It is bounded on the North by Laurel Crossing Parkway with the Exchange at Gwinnett directly across the street. To the east is an approximately 23-acre undeveloped parcel zoned RM-13. The southern boundary abuts Georgia Transmission property containing a substation and transmission lines. To the West, the Property fronts Buford Drive and wraps around two corner commercial parcels unrelated to this request. The surrounding parcels are improved or in the development phase with service and retail businesses, gas stations, restaurants, automobile repair, and apartments.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the "2040 Plan") classifies this Property as within the "**Regional Activity Center Character Area**," of the Gwinnett County Future Development Map. The Regional Activity Center Character Area is intended for areas that have intense commercial, office/employment activity, and some residential elements. Developments would include a combination of retail, office, and mid to high rise residential uses that encourage a walkable live/work/play environment.

The 2040 Plan further provides that large scale mixed-use developments that include multi-family, retail, and office shall be incorporated within the Regional Activity Center Character Area. As such, these developments will promote walkability and reduce dependency on single occupant vehicle traffic. As referenced above, the surrounding properties in this corridor are zoned or used for commercial purposes. Below are maps of the surrounding uses and the zoning classifications by parcel:



Surrounding Zoning

III. PROJECT SUMMARY

As shown on the conceptual site plan dated May 23, 2022, and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop a mixed-use development that includes retail, office, hospitality, and residential uses.

The Applicant is requesting a Change in Conditions to reduce the Minimum Heated Floor Area per unit of the multi-family parcel only. Table 210.10 of the UDO provides as follows:

Table 210.10. Dwelling Unit Floor Area

	Minimum Heated Floor Area				
MU-N, MU-C, MU-R	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,450 sq. ft.

Specifically, the Applicant is requesting a Change in Conditions to reduce the Minimum Heated Floor Area per unit of the multi-family parcel to reflect the requirements as set forth in Table 230.2 for RM-24 below:

Table 230.2: Minimum Heated Floor Area per Unit for RM, HRR, R-SR, and R-TH Zoning Districts
(Only those bedroom configurations and sizes shall be allowed in each respective District)

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
RM-13 and RM-24	450 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.	1,200 sq. ft.

The Applicant proposes to modify Condition #1, which stipulates that the proposed development shall be constructed in general conformance with the site plan presented at the March 22, 2022, Board of Commissioners public hearing, with the updated Site Plan attached to this Change in Conditions application. The original site plan intended one residential multi-family building of up to 385 units with no more than 362,000 sq. ft. Likewise, the original multifamily building was intended to be five (5) stories and constructed with wood frame stick construction. The Property has topography and streams that make grading for a large footprint building difficult. However, the Property sits in a district that allows high rise development and given the site topography, the construction of two separate taller structures will make better use of the land.

With that, the Applicant requests approval of the updated Site Plan which shows an improved layout of the multi-family building divided into two (2) buildings rather than one (1). Rather than constructing a five (5) floor residential building with wood frame stick construction, the Applicant intends to build two high-rise concrete residential towers between eight and nine stories tall, as shown on the updated Site Plan. The amount of residential multi-family units will remain at or below the approved unit count of 385 units and the square footage of the two residential towers will remain 362,000 sq. ft. or less. Improvements with the new layout of the multi-family towers, includes an open amenity area with better sunlight, more convenient parking for the residential tenants and more useable open space. Notably, the residential parking

deck structure will now be located internally to the proposed development and would be effectively screened from the view of the village park, adjacent properties and rights-of-way, by the multifamily building. The updated Site Plan includes some modifications to the retail village designed to improve vehicular and pedestrian accessibility, provide more convenient parking to visitors, and increase the size of the village park. The Applicant has included attached preliminary renderings of the multi-family towers.

The proposed multi-family tower design and materials are compatible with the surrounding buildings and projects. The proposed high-quality building materials to be used are in line with the spirit and intent of the architectural design standards of the UDO.

Additionally, the Applicant is requesting to modify Condition #2, which stipulates that the minimum unit size would be in compliance with Table 210.110 of the Unified Development Ordinance for MU-R units. Applicant requests that the minimum unit size shall be 800 sq ft heated for all 2-bedroom units and 1000 sq ft heated for all 3-bedroom units in compliance with Table 230.2 of the Unified Development Ordinance for RM-13 and RM-24 units, and that the minimum unit size shall be 555 SF heated for all 1-bedroom units. The Applicant is requesting a variance from the one-bedroom unit size requirement of 45 square feet as reflected on the enclosed elevations. The development of the high-rise multifamily building allows for a concrete construction method and eliminates the inefficiencies of wood frame construction. Additionally, the concrete structure provides fire separation and sound transmission performance above code requirements typical for multi-family projects. Finally, the internal corridors in the residential towers will now be conditioned spaces. High-rise concrete structures are more expensive to build than garden style or other mid-rise wood frame construction but offer a better quality product. With higher costs of construction, as well as other market demands, the Applicant submits that unit sizes are typically smaller and more standardized than compared to historical garden style or mid-rise multifamily developments.

The units within this project will all be luxury market rate residential units, offering high-rise views and high-rise living experiences, with full elevator service, fitness and entertainment amenities, stainless-steel appliances, and well-appointed living spaces. The more efficient and smaller size of the residential units will help allow rents in this market rate development to be attainable to a broader section of the population of Gwinnett, than a typical luxury high rise project with larger units.

Accordingly, the basis of the Change in Conditions is to meet the demands of shifting market demands and demographics of the property, which give supporting grounds for approval of the proposed Change in Conditions. The Applicant is requesting relief on the unit sizes in order to bring them in line with the market conditions and the development in the surrounding area. The Applicant is not proposing to increase the number of dwelling units allowed on the multi-family parcel. The request is in line with the spirit and intent of the current zoning and retains all of the community features of the previously approved site plan. A Change in

Conditions will enable the developer and contractor to provide quality, attainable, efficient, sustainable, and durable buildings to meet the rising housing needs for the residents of Gwinnett County.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Change in Conditions Application be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 1st day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

CASE NUMBER RZC2021-00021
GCID 2021-1624 (Formerly GCID 2021-1158)

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 22, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	Present	Vote
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 and RA-200 to MU-R by Reside Partners, LLC for the proposed use of a Mixed-Use Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on March 22, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 22nd day of March 2022, that the aforesaid application to amend the Official Zoning Map from C-2 and RA-200 to MU-R is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed in general conformance with the site plan presented at the March 22, 2022, Board of Commissioners public hearing with revisions required by conditions and the Unified Development Ordinance subject to the approval of the Director of Planning and Development.

2. The multifamily element of the development shall include no more than 385 units. The minimum unit size to be in compliance with Table 210.110 of the Unified Development Ordinance.

3. The development shall include no more than one restaurant with drive-thru service, which shall be located along Buford Drive.

4. Townhomes will be designed with living space designated as office to serve all live work units.

5. The office buildings shall be located immediately adjacent to Laurel Crossing Parkway.

6. All surface parking shall be screened from the right of way with buildings, landscaping or other means, as reviewed and approved by the Planning and Development Director.

7. To promote internal pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site. Pedestrian connectivity shall be provided through the use of sidewalks, walking trails, or paths which shall flow the grade of the site. Pedestrian connectivity is subject to the review and approval of the Planning and Development Director.

8. Vehicle interparcel access shall be provided throughout the site including connection between the proposed restaurant along Buford Drive, and the adjoining existing retail site on the parcel R7146 040. The common area, excluding the multifamily area courtyard or other private courtyard spaces, shall include a seating area, bicycle parking racks, trash receptacles and at least three of the following amenities: green space, children's playing area, community garden, pet stations, public art, outdoor dining, or other similar elements subject to the review and approval of the Planning and Development Director.

9. The pedestrian connection shall be added from the restaurant along Buford Drive to the apartment building and to the hotel.

10. The development shall include a transit passenger shelter or related transportation support facility, located along Georgia Highway 20 subject to review and approval of the Gwinnett Department of Transportation and Georgia Department of Transportation. At a minimum the facility shall include LED lighting, a shelter, and a seating area. Connection shall be provided from the development to the transit facility. Additionally, the developer shall dedicate the transit stop to the County upon issuance of the first Certificate of Occupancy for the project.

11. The southern property line shall provide adequate screening from the power station located south of the property, subject to review and approval of the Planning and Development Director.

12. Due to the topography along Laurel Crossing Parkway, no more than four entrances/exits onto Laurel Crossing Parkway shall be provided. No more than one entrance/exit onto Georgia Highway 20 shall be provided. The location and design of the driveways shall be subject to review and approval of the Gwinnett Department of Transportation.

13. Natural vegetation shall remain on the property until the issuance of a development permit.

14. The stormwater management facility will conform to the Gwinnett County regulations and the Georgia Blue Book.

15. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study including references from DRI #2834 The Exchange at Gwinnett and #2935 Northside Hospital Medical Office Building.

16. Prior to the issuance of the first Certificate of Occupancy, the applicant shall make any improvements recommended by the Traffic Impact Study, provided the improvements are approved by the Department of Transportation.

17. The developer shall coordinate with the signal upgrade currently in place at the intersection of Buford Drive and Laurel Crossing Parkway.

The following Waiver is hereby **APPROVED**:

1. To reduce the required buffer along the western property line from 75 feet to 0 feet.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 4/25/2022

ATTEST:

By: Tina M King (Seal)
County Clerk/Deputy County Clerk

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Legal Description

All that tract or parcel of land lying and being in Land Lots 133 and 146 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at an iron pin found (1/2" rebar w/cap) said pin being on the Southern margin of Laurel Crossing Parkway (RW Varies) and on the Eastern miter of Buford Drive (SR 20) (RW Varies) and having a State Plane Coordinate of **N:1472850.82, E:2349221.64** Georgia West Zone. Said pin being the **POINT OF COMMENCEMENT.** Thence continuing along the Southern miter of Laurel Crossing Parkway (RW Varies) North 72 degrees 01 minutes 13 seconds East, 157.45 feet, to iron pin found (mag nail) having a State Plane Coordinate of **N:1472912.59, E:2349410.79** Georgia West Zone. said nail being **THE TRUE POINT OF BEGINING.**

Thence continuing along said margin 156.98 feet, along the arc of a curve to the left, having a radius of 687.47 feet and a chord bearing and distance of North 63 degrees 14 minutes 42 seconds East 156.64 feet to a point; Thence continuing along said margin North 58 degrees 21 minutes 37 seconds East 138.03 feet to an iron pin found (1/2"rebar); Thence continuing along said margin North 57 degrees 55 minutes 14 seconds East 727.87 to an iron pin found (1/2" rebar w/cap); Thence departing said margin South 30 degrees 40 minutes 26 seconds East 474.52 feet to an iron pin found (1/2" rebar w/cap); Thence South 60 degrees 08 minutes 22 seconds West 641.26 feet, to an iron pin found (axel); Thence South 29 degrees 54 minutes 53 seconds East 263.33 feet, to an iron pin found (1/2" rebar w/cap); Thence South 45 degrees 37 minutes 15 seconds West 864.75 feet to an iron pin found (1/2" rebar w/cap); Thence South 84 degrees 51 minutes 12 seconds West 28.56 feet, to an iron pin found (1/2" rebar w/cap); Thence South 60 degrees 27 minutes 40 seconds West 43.46 feet to and iron pin found (r/w monument), said monument being on the Eastern margin of Buford Drive (SR 20) (RW Varies); Thence continuing along said margin North 14 degrees 10 minutes 11 seconds West 261.21 feet, to an iron pin found (1/2" rebar w/cap); Thence continuing along said margin North 14 degrees 13 minutes 43 seconds West 224.03 feet to an iron pin found (1/2" rebar); Thence departing said margin North 60 degrees 03 minutes 15 seconds East 354.56 to an iron pin found (1/2" rebar w/cap); Thence North 29 degrees 56 minutes 24 seconds West 299.89 feet, to an iron pin found (mag nail in centerline of asphalt drive); Thence continuing along said drive North 17 degrees 10 minutes 10 seconds West 154.58 feet, to **THE TRUE POINT OF BEGINNING.**

AS SHOWN ON A DRAFT SURVEY BY BLUE LANDWORKS DATED MARCH 26, 2021.
CONTAINING 18.19 ACRES+/-

Exhibit B: Site Plan

GWINNETT COUNTY
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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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

Signature of Applicant — Date: 8/28/22

John Mansour / manager / Realte partners, llc
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

GWINNETT COUNTY
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9/1/2022

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

Signature of Property Owner — Date: 8/28/22

Ihn Mansour / Manager - RESIDE Partners, LLC
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

Signature of Property Owner — Date: 8/28/22

John Mansour / manager / Mansour Properties, LLC
Type or Print Name and Title

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public — Date: 8/28/22 — Notary Seal

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

Community at Tulip Grove, LLC,
a Florida limited liability company

Signature of Property Owner — Date 8/30/2022

Carlos E. Gonzalez, Authorized Representative
Type or Print Name and Title

AMELIA ALLEGUE
Notary Public - State of Florida
Commission # HH 292514
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

Signature of Notary Public — Date 08/30/2022 — Notary Seal

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

Judith F. Leveto atty-in-fact — Aug. 25, 2022
Signature of Property Owner — Date

Judith F. Leveto ATTORNEY-IN-FACT for Sam Leveto
Type or Print Name and Title

Melanie Counts — 08/25/2022
Signature of Notary Public — Date — Notary Seal

MELANIE COUNTS NOTARY PUBLIC Exp. August 1, 2026 DEKALB COUNTY, GA

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant	Date	Type or Print Name and Title
	8/8/22	John Mansour / manager / ecs/Jr partners, llc

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

CHAZ Y LAZARIAN
Notary Public, Georgia
Fulton County
My Commission Expires
November 11, 2024

Signature of Notary Public	Date	Notary Seal
	8/8/22	

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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

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

Melody A. Glouton 9/1/22 Melody A. Glouton, Attorney for Applicant

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

9/1/22

Signature of Notary Public | Date | Notary Seal

DAPHNE WILSON BOYD NOTARY PUBLIC GEORGIA JACKSON COUNTY EXPIRES NOV. 9, 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?

[x] YES [ ] NO Andersen Tate & Carr

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)
Nicole Love Hendrickson Kirkland Carden	$1,000 $2,800	09/30/2020 11/16/2021
Commissioner Ben Ku Kirkland Carden	$1,000 $500	03/25/2022 05/05/2022
Marlene Fosque	$1,500	06/08/2022

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 050 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

2022 taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 031 (Parcel)

Melody A. Glouton — 8/31/2022
Signature of Applicant — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — Senior Tax Services Associate
NAME — TITLE

August 31, 2022
DATE

2022 Taxes due November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 001 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

2022 Taxes date November 1, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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

PARCEL I.D. NUMBER: (Map Reference Number) 7th (District) - 146 (Land Lot) - 007 (Parcel)

Melody A. Glouton — Signature of Applicant

8/31/2022 — Date

Melody A. Glouton, Attorney for Applicant
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)

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

August 31, 2022 — DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

September 1, 2022

VIA EMAIL TRANSMISSION
Gwinnett County Board of Commissioners
Attn: Susan Canon, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Georgia 30046

RE: JUSTIFICATION FOR CHANGE IN CONDITIONS
RESIDE PARTNERS, LLC
1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, Ga 30519
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007

Dear Chairman and Commissioners:

This letter is written on behalf of Reside Partners, LLC (the "Applicant"), in connection with the Change in Conditions application for property located at 1213 Laurel Crossing Parking and 2900 Buford Drive, Buford, Georgia, Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007 (the "Subject Property").

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district, or conditions the Property, in such a way that would preclude a multifamily development with the minimum heated square footage based on Table 230.2 of the Gwinnett County Unified Development Ordinance, including the requested variance, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning or conditions of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications would deprive the Applicant and Property owner of any reasonable use and redevelopment of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be redeveloped than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications and changes to conditions different than requested hereunder would constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the

public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning conditions on the Property constitutes a taking of the owner's private property without just compensation and without due process in violation of 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 and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested change in conditions application would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

For the foregoing reasons, the Applicant respectfully requests that its Application to for Change in Conditions be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to its rezoning application.

Respectfully submitted this 1st day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/2022

ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

September 1, 2022

VIA E-MAIL DELIVERY
Gwinnett County
Attn: Susan Canon, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

RE: LETTER OF JUSTIFICATION FOR TIME LAPSE WAIVER REQUEST FOR RESIDE PARTNERS, LLC
1213 Laurel Crossing Parkway; 2900 Buford Drive, Buford, Ga 30519
Tax Parcel IDs R7146 050; R7146 031; R7146 001; R7146 007

Dear Chairman and Commissioners:

This letter is written on behalf of Reside Partners, LLC (the "Applicant"), in connection with the property located at 1213 Laurel Crossing Parkway and 2900 Buford Drive, Buford, Georgia (the "Subject Property"). Pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"), Section 270-70.1, the Applicant is requesting a waiver of the "Lapse of Time Requirement for Reapplication." The code specifically states as follow:

> "No application or reapplication for any zoning map amendment affecting the same land or any portion thereof shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless such 12-month period is waived by the Board of Commissioners, and in no case may such an application or reapplication be reconsidered in less than six months from the date of last action by the Board of Commissioners."

At the regular meeting of the Board of Commissioners (the "BOC") on March 22, 2022, the Board voted to rezone the Subject Property from C-2 and RA-200 to MU-R (See case number RZC2021-00021 (GCID 2021-1624). Over six months have passed since the approval of the requested rezoning. The Applicant is requesting a waiver so that a Change in Conditions can be presented to the Planning Department, Planning Commission and Board of Commissioner for review and consideration. The Applicant has made revisions to the site plan which include high-rise buildings and a reduction in the minimum heated square footage of the multifamily apartment units.

The Applicant believes its request for a time lapse waiver is consistent with the policy and intent of the UDO and would respectfully ask for approval of this request.

Sincerely,

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton

MAG/dwb

TULIP GROVE

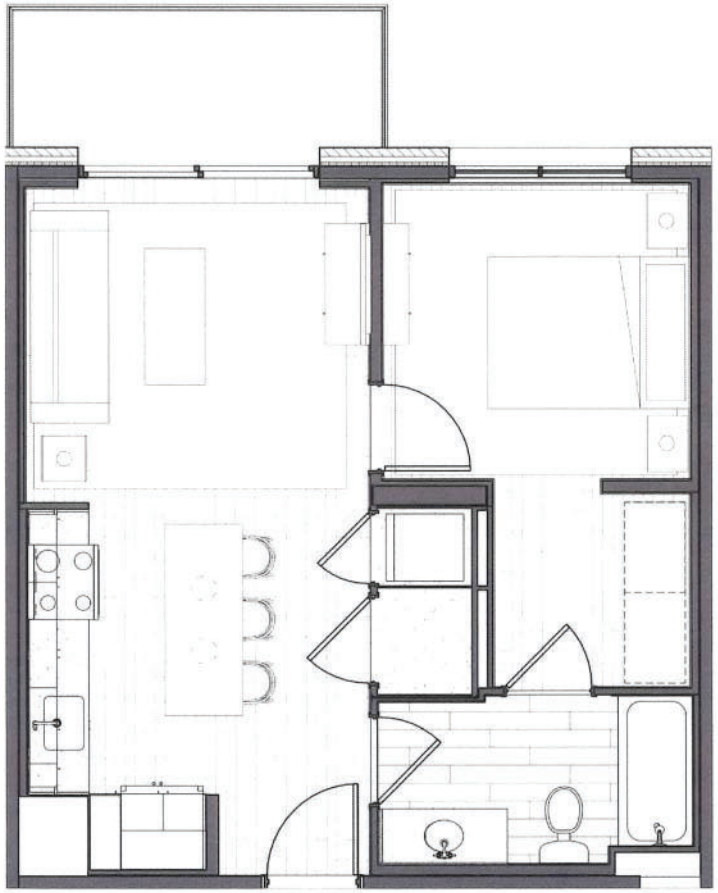
Gensler

TULIP GROVE

Gensler

One Bedroom Unit

1 Bedroom | 1 Bath
Heated: 555 SF
Balcony: 57 SF
Gross: 612 SF

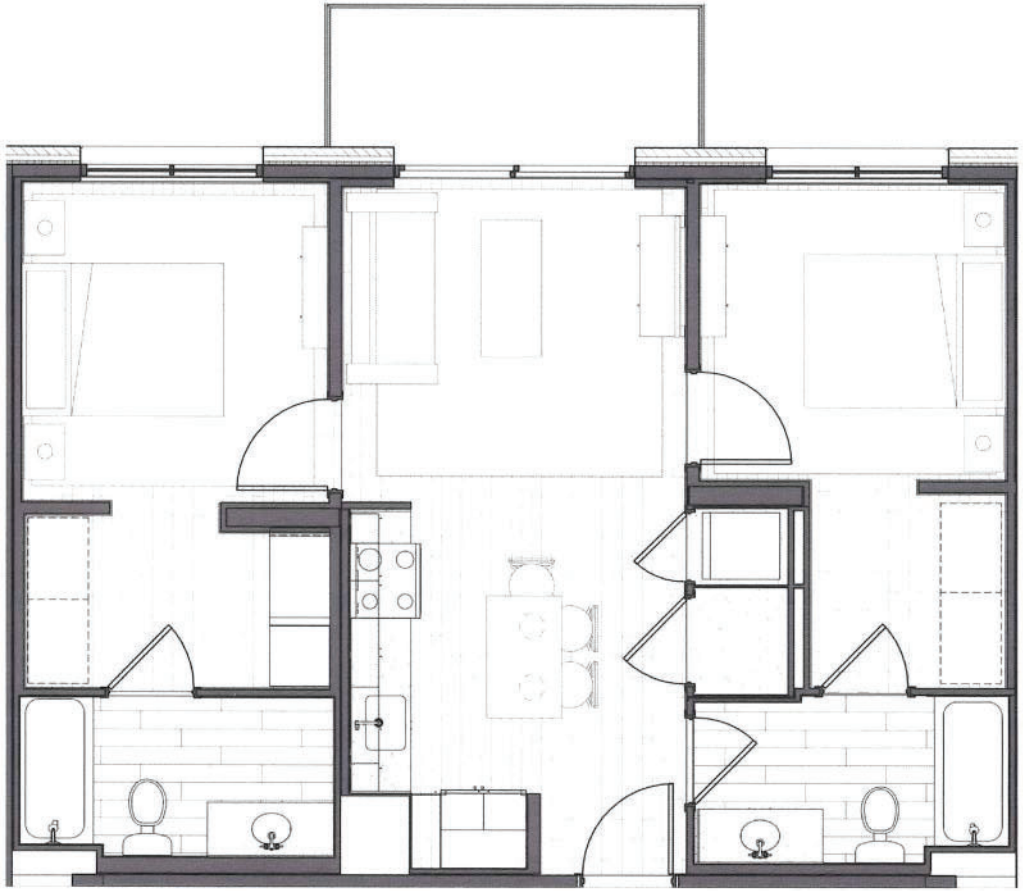


TULIP GROVE

Gensler

Two Bedroom Unit

2 Bedroom | 2 Bath
Heated: 812 SF
Balcony: 57 SF
Gross: 869 SF

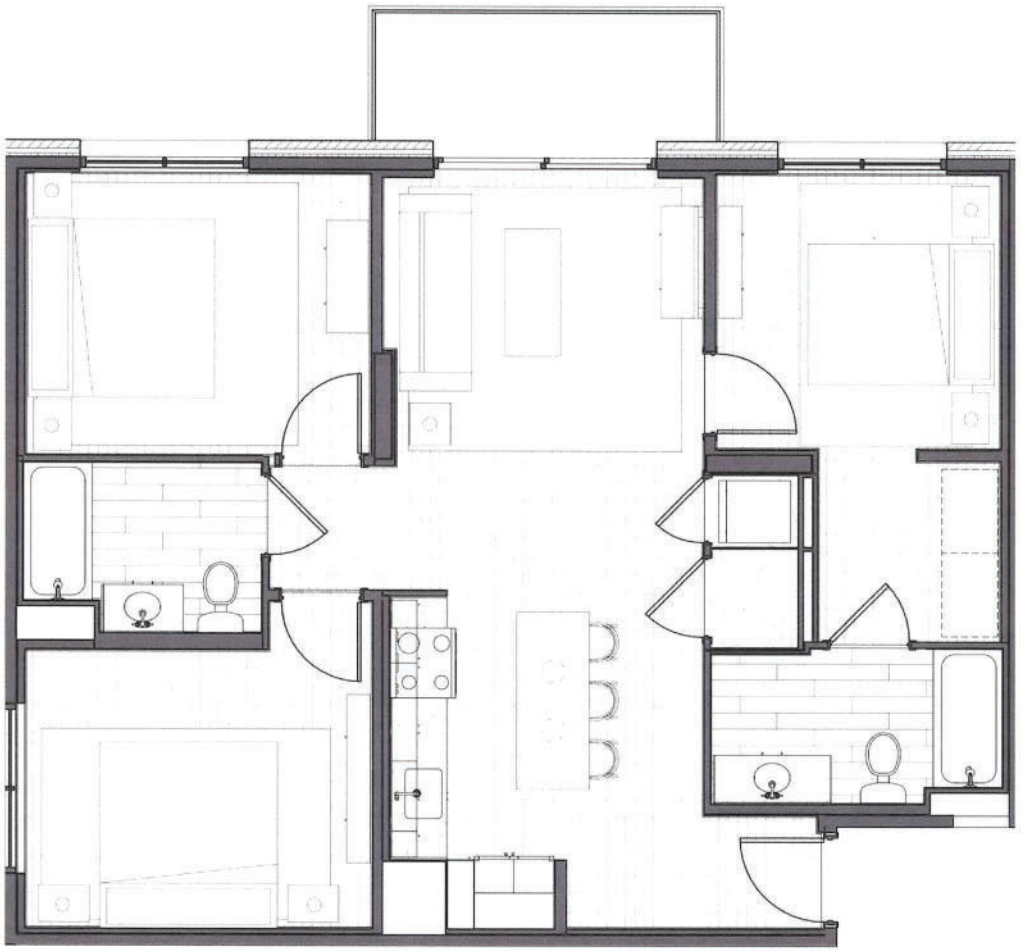


TULIP GROVE

Gensler

Three Bedroom Unit

3 Bedroom | 2 Bath
Heated: 1000 SF
Balcony: 57 SF
Gross: 1,057 SF



TULIP GROVE

Gensler