

RECEIVED

10/6/2022

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Middle Street Partners, LLC c/o Mahaffey Pickens Tucker LLP</u>	NAME: <u>Multiple - See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>MU-C</u>	
PARCEL NUMBER(S): <u>5082 005 (portion) &amp; 5082 197</u> ACREAGE: <u>+/- 23.97</u>	
ADDRESS OF PROPERTY: <u>1335 &amp; 1355 Lawrenceville Highway</u>	
PROPOSED DEVELOPMENT: <u>Mixed-use development with commercial, multifamily, and park</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>318</u>	No. of Buildings/Lots: <u>5/5</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft. <u>14,400</u>
Gross Density: <u>+/- 13.27 units per acre</u>	Density: <u>+/- 600.75 square feet per acre</u>
Net Density: <u>+/- 13.27 units per acre</u>	

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

RECEIVED

10/6/2022

**PROPERTY OWNER LIST**

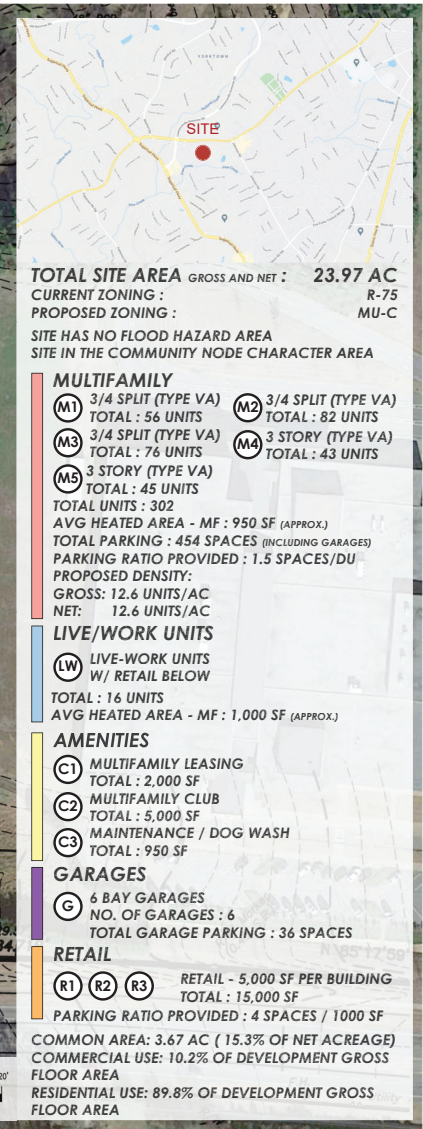
<b>Name/Address</b>	<b>Parcel Number</b>
BABY OAKES BAGGETT PROPERTIES LLLP PO BOX 269 LAWRENCEVILLE GA 30046	5082 005
BAGGETT JR JOE PO BOX 269 LAWRENCEVILLE GA 30046	5082 197



RECEIVED

10-21-2022

- DEVELOPMENT RELIEF REQUEST: R-75
1. BUFFER REDUCTION  
DEVELOPMENT, WITH 5' STRUCTURE SETBACK  
PROPOSED: 25' MINIMUM BUFFER BETWEEN NEW MU-C AND EXISTING R-75 DEVELOPMENT, WITH 5' STRUCTURE SETBACK
2. LAND USE MIX MINIMUM SPECIFICATION REDUCTION  
UDO SECTION 210-210.6, NO SINGLE LAND USE CATEGORY SHALL CONSTITUTE LESS THAN 20% OF THE DEVELOPMENT GROSS FLOOR AREA  
PROPOSED: NO SINGLE LAND USE CATEGORY SHALL CONSTITUTE LESS THAN 10% OF THE DEVELOPMENT GROSS FLOOR AREA
3. RESIDENTIAL USE DENSITY INCREASE  
UDO SECTION 210-210.6, RESIDENTIAL USE WITH A MAXIMUM DENSITY OF 10 UNITS / ACRE  
PROPOSED: RESIDENTIAL USE WITH A MAXIMUM DENSITY OF 15 UNITS / ACRE



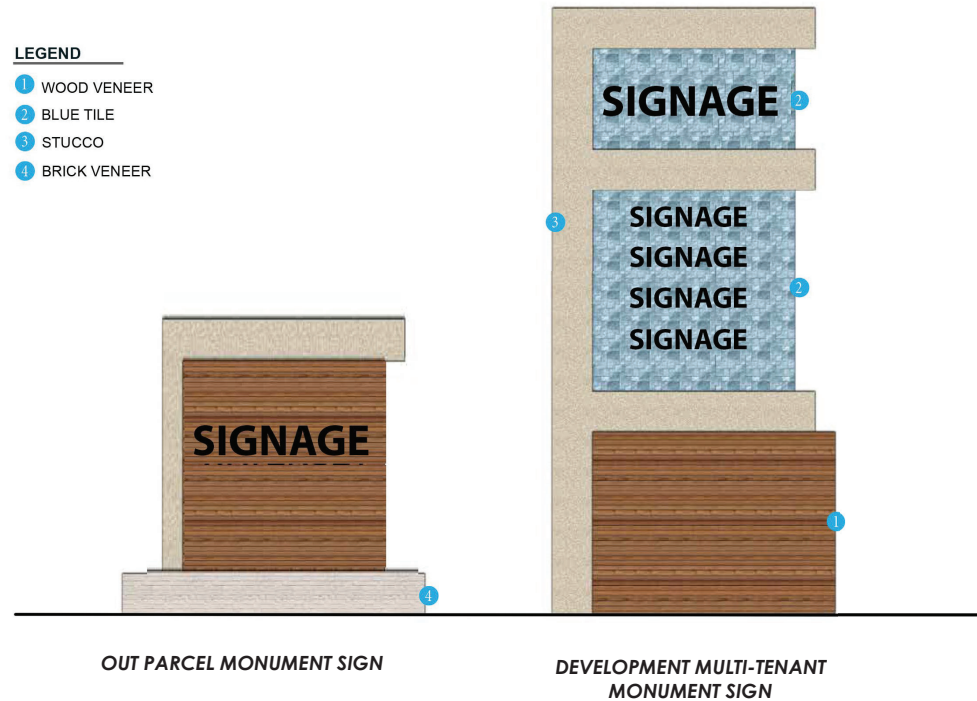


**RECEIVED**

10.21.2022

**LEGEND**

- ① WOOD VENEER
- ② BLUE TILE
- ③ STUCCO
- ④ BRICK VENEER



\* REFER TO SITE PLAN FOR MONUMENT SIGN LOCATIONS



RECEIVED

10.21.2022





RECEIVED

10.21.2022



MIDDLE STREET  
PARTNERS

## LAWRENCEVILLE HIGHWAY MIXED-USE

LAWRENCEVILLE, GA  
CONCEPTUAL DESIGN • 10-20-2022

MSP2021-05

**DYNAMIK**  
DESIGN

© COPYRIGHT 2021 DYNAMIK DESIGN

**RECEIVED**

10.21.2022





**RECEIVED**

GENERAL NOTES:

- GRAPHIC LEGEND

LEGEND	
I.P.F. = IRON PIN FOUND	F.A. = FIRE HAZARD
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.C. = DRAIN
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
E.W. = EASEMENT	C.O. = CONSTRUCTION ESMT.
CATV = CABLE TV	U.G.P. = UNDERGROUND POWER
C.C. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
C.V. = CULVERT	U.W. = UNDERGROUND WATER
L.P. = LIGHT POLE	H.C.R. = HANDICAP RAMP
E. = EDGE OF PAVING	O.C.S. = OUTLET CONTROL STRUCTURE
L. = LINE	W.V. = WASTEWATER VALVE
G.I. = GRADE INLET	P.K. N.S. = P.K. PAL SET
C.I. = CURB INLET	B.F. = BACK FLOW PREVENTER
L.P. = LIGHT POLE	W. = WEIR INLET
S.P. = SIGNAL POLE	L.A. = LIMITED ACCESS
J.B. = JUNCTION BOX	S.S.M. = SANITARY SEWER MANHOLE

WP SOUTH ACQUISITIONS, L.L.C.

7(a), 7(c), 8, 9, 11(OBSERVED), 13, 16, 17, 19 & 20.

The field work was completed on January 31, 2020

PRELIMINARY RELEASE

Lloyd C. McNally, Jr. Georgia Registered Land Surveyor No. 204

100'      0'      50'      100'      200'

[illegible]

GRAPHIC SCALE 1"=100'

GIVEN THE DOUBLE T — 109

5 HWY. 29 SOUTH - LAWRENCE

BUENOS AIRES 43701060 0500 FAX

PHONE: (770)963-8520 FAX:

---

Tract 2

All that tract or parcel of land lying in Land Lot 82 of the 5th District of Gwinnett County, Georgia shown as Tract 2 on the ALTA/NSPS Land Title Survey for WP South Acquisition L.L.C. and First American Title Insurance Company containing 1.9654 acres as prepared by McNally & Patrick, Inc, dated January 31, 2020 bearing the seal of Lloyd C. McNally, Jr. Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

[illegible]

100' R/W

R/W

CL TRACKS

P/W

DRIVING EASTWARD

S 36°04'04"E  
19.51'

Tract 1B

All that tract or parcel of land lying in Land Lot 82 of the 5th District of Gwinnett County, Georgia shown as Tract 1B on the ALTA/NSPS Land Title Survey for WP South Acquisitions L.L.C. and First American Title Insurance Company containing 3.0498 acres as prepared by McNally & Patrick, Inc., dated January 31, 2020 bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

[illegible]

NOW OR FORMERLY  
WINNETT COUNTY  
TAX PARCEL: 5-082-199  
ZONING: R-70  
DEED BOOK 15303, PAGE 52

DEED BOOK 15002, PAGE 15  
LAWRENCEVILLE - SUWANEE  
ROAD R/W ~ VARIES

50' FRONT SETBACK

200' MAINTENANCE OF

51'

100' FRONT SETBACK

100' SIDE SETBACK

TRACT 1A  
22.0038 ACRES  
958,486 S.F.  
NOW OR FORMERLY  
OWNED BY BAGGETT PROPERTIES LLP  
TAX PARCEL: 5-082-000  
DEED BOOK 51680, PAGE 321

ZONING: R-75  
 TRACT 1  
 1.9654 AC.  
 58,613 S.F.  
 NOW OR FORMERLY  
 JOE BARRETT, JR.  
 TAX PARCEL: 5-082-197  
 DEED BOOK 45,758, PAGE 119  
 ZONING: R-75  
 S06P0107E  
 94,730  
 FRAME SHED  
 45'X38'  
 METAL BLDG.  
 40'X60'  
 FRAME BARN  
 57'X40'  
 FRAME  
 ONE STORY  
 FRAME DWELLING

The site plan shows the property layout with the following details:

- Main House:** 36'x28', 50'3" wide, 60'0" deep. It includes a porch and a deck.
- Shed:** 18'x11'2", located adjacent to the main house.
- Barn:** 31'x20', located to the left of the shed.
- Garage:** 54'x24', located to the left of the barn.
- Well House:** 8'x7', located near the garage.
- Driveway:** 127'0" long, leading from the street to the garage.
- Power Line:** Running along the left side of the property.
- Street:** 57'3 37'31" wide, located at the bottom of the plan.

A plan view diagram of a road intersection. A horizontal road labeled "LAWRENCEVILLE HWY - GA. HWY. No. 8 ~ R/W" runs across the bottom. Above it, a vertical road crosses. To the left of the intersection, there are two utility poles labeled "Utility Poles". Dimensions include "A = 221.5'", "R = 1367.394'", and "18' CMP.". A note says "SIGNAL REMOVED FOR WIDTH OF ACROSS STREET". Other labels include "E.H.", "U.P.", and "R/W (SEE) 18' CMP.".

LAWRENCEVILLE HWY - GA. HWY. No. 8 ~ R/W

J. S. HWY. No. 29

N88°28'23"W  
221.31'

DEED BOOK 3690, PAGE 83

29

BUYER'S CERTIFICATION (HB 1004)

THIS IS TO CERTIFY THAT THE ABOVE PARCELS OF LAND ARE NOT SUBDIVIDED OR CREATED BY ANY INSTRUMENTS TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS' ARE STATED HEREIN.

ORDINATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL  
DISCRETION, 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  
LAND SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN OCGA  
SECTION 15-6-67.

PRELIMINARY RELEASE	
BYD C. McNALLY, JR. RLS 2040	
	DATE
	TOTAL AREA
	TAX PARCELS
	LAND LOT 82 OF
	WINNETT CO

			QUARTERLY	CU

RECEIVED

10.26.2022

## LEGAL DESCRIPTION

### Tract 1A

All that tract or parcel of land lying in Land Lot 82 of the 5th District of Gwinnett County, Georgia shown as Tract 1A on the ALTA/NSPS Land Title Survey for WP South Acquisitions L.L.C. and First American Title Insurance Company containing 22.0038 acres as prepared by McNally & Patrick, Inc, dated January 31, 2020, bearing the seal of Lloyd C. McNally, Jr. Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an iron pin set on the northerly variable width right of way (80.0' from centerline) of Lawrenceville Highway (U.S. Hwy No. 29 / Georgia Highway No. 8) at a mitered right of way corner at the intersection with the easterly variable width right of way of Lawrenceville - Suwanee Road, thence along mitered right of way corner of latter mentioned roadway N34°28'40"W for a distance of 46.07' to an iron pin set on the easterly right of way of Lawrenceville - Suwanee Road (60.0' from centerline); thence northeasterly following a curve to the right an arc distance of 198.00' (said arc having a radius of 5964.099' and being subtended by a chord of N10°10'45"E for 198.00') to a point; thence continuing northeasterly along said right of way following a curve to the right an arc distance of 804.36' (said arc having a radius of 656.17' and being subtended by a chord of N46°14'53"E for 754.94') to a point; thence along said right of way N81°21'57"E for a distance of 328.72' to a point; thence northeasterly along said right of way following a curve to the left an arc distance of 434.26' ( said arc having a radius of 1969.86' and being subtended by a chord of N75°03'01"E for 433.38") to a 1/2" r-bar found on the southeasterly right of way of Lawrenceville - Suwanee Road (60.0' from centerline) ; thence leaving said right of way S06°01'07"E for a distance of 947.92' along the southwesterly line of property now or formerly owned by the Gwinnett County Board of Education to an iron pin set on the Northerly variable width right of way (65.0' from centerline ) of Lawrenceville Highway (U.S. Hwy No. 29 / Ga. Hwy No. 8); thence southwesterly along said right of way following a curve to the left an arc distance of 235.80' ( said arc having a radius of 3884.72' and being subtended by a chord of S88°37'21"W for 235.76") to a point; thence along said right of way S86°53'01"W for a distance of 556.49' to a point; thence westerly along said right of way following a curve to the right an arc distance of 221.55' (said arc having a radius of 1367.394' and being subtended by a chord of N88°28'29"W for 221.31') to an iron pin set on said right of way (65' from centerline); thence continuing N06°10'01"E for a distance of 15.00' to an iron pin set on the right of way of said roadway now 80.0' from centerline; thence along said right of way N83°49'59"W for a distance of 388.59' to the iron pin set at the mitered right of way corner at the intersection with the easterly variable width right of way Lawrenceville Suwanee Road at the Point of Beginning

The above described tract is "Less and Except" that tract shown at Tract 2 on the above referenced survey. Said Tract 2 lies fronting along Lawrenceville Hwy and otherwise lies within the above described Tract 1A and is more particularly described as follows:

TOGETHER WITH:

RECEIVED

10.26.2022

All that tract or parcel of land lying in Land Lot 82 of the 5th District of Gwinnett County, Georgia shown as Tract 2 on the ALTA/NSPS Land Title Survey for WP South Acquisitions L.L.C. and First American Title Insurance Company containing 1.9654 acres as prepared by McNally & Patrick, Inc, dated January 31, 2020 bearing the seal of Lloyd C. McNally, Jr. Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

To find the True Point of Beginning, commence at an iron pin set on the northerly variable width right of way (80.0' from centerline) of Lawrenceville Highway (U.S. Hwy No. 29 / Georgia Highway No. 8) at a mitered right of way corner at the intersection with the easterly variable width right of way of Lawrenceville - Suwanee Road, thence along former mentioned right of way S83°49'59"E for a distance of 388.59' to the iron pin set; thence continuing S06°10'01"W for a distance of 15.00' to an iron pin set on the right of way of said roadway now 65.0' from centerline; thence easterly along said right of way following a curve to the left an arc distance of 221.55' (said arc having a radius of 1367.394' and being subtended by a chord of S88°28'29"E for 221.31') to a point on said right of way; thence along said right of way N86°53'01"E for a distance of 468.00' to the point on the right of way 65.0' from centerline of Lawrenceville Hwy at the True Point of Beginning; thence leaving said right of way the following along property now or formerly owned by Babye Oakes Baggett Properties LLLP: N10°19'22"E for a distance of 170.00' to a point; thence N13°49'12"W for a distance of 318.65' to a point; thence N80°59'16"E for a distance of 240.92' to a point; thence S06°01'07"E for a distance of 333.60' to a point; thence S73°37'31"W for a distance of 127.00' to a point; thence S12°04'22"W for a distance of 146.00' to a point on the northerly right of way (65.0' from the centerline) of Lawrenceville Hwy (U.S. Hwy No. 29 / Ga. Hwy no. 8); thence along said right of way S86°53'01"W for a distance of 75.00' to the point on said right of way of Lawrenceville Hwy at the True Point of Beginning.



**RECEIVED**

10/6/2022

**REZONING APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

- (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:

Please see attached

---

**RECEIVED**

10/6/2022

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. Approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a relatively intense mix of residential and commercial land uses and zoning classifications. The proposed mixed-use development would complement this existing land use mix and provide residential critical mass to support nearby commercial uses along the Lawrenceville Highway (State Route 8), Lawrenceville-Suwanee Road (U.S. Route 29), and Sugarloaf Parkway corridors.
- B. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of Gwinnett County. Approval of the proposed rezoning will also serve to enhance the walkability of the multiple regional transportation corridors especially at the core of the Community Node.
- C. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. Approval of the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has convenient access to multiple major transportation corridors with utilities located nearby.
- E. The proposed rezoning is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Community Node character area which encourages mixed-use developments. The 2040 Plan also encourages pedestrian-oriented developments, vertically-mixed buildings, and live-work units—all of which are incorporated into the proposed development.
- F. The Property's close proximity to multiple regional transportation corridors and the proposed large, publicly-accessible park space provide additional supporting grounds for approval of the Application.

RECEIVED

10/6/2022



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

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

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION OF  
MIDDLE STREET PARTNERS, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of Middle Street Partners, LLC (the “Applicant”), relative to a proposed mixed-use development on an approximately 23.97-acre tract of land (the “Property”) located at the intersection of Lawrenceville Highway (State Route 8) and Lawrenceville-Suwanee Road (U.S. Route 29). The Property is currently zoned R-75 and is located within the newly-established Community Node Character Area as set forth in the Gwinnett 2040 Unified Plan Appendix F: 2022 Plan Amendment (the “2040 Plan”).

The proposed development would include a mix of land uses including multifamily residential, live/work units, commercial/retail/office, and a large publicly-accessible green space. Commercial/retail/office uses are focused at the intersection of Lawrenceville-Suwanee Road and Lawrenceville Highway with the residential component and park space located to the northeast and east interior to the Property. The proposed mixed-use development is designed to activate the existing node with additional commercial/retail/office uses while also adding residential critical mass to support both proposed and existing non-residential uses. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play in the immediate surrounding area. Sidewalks provided along Lawrenceville-Suwanee Road from its intersection with Lawrenceville Highway would fill a current gap and connect with existing sidewalks adjacent to Moore Middle School.

Access to the proposed development would be provided by full-access driveways located on both Lawrenceville-Suwanee Road and Lawrenceville Highway. Right-in-right-out driveways



**RECEIVED**

10/6/2013

are also proposed to provide additional immediate access to the non-residential components of the development. Interparcel access driveways are proposed internal to the Property to provide easy vehicular and pedestrian access within the proposed development. The proposed development would also feature a central, boulevard-style internal driveway with landscaped median and on-street parking to invite pedestrian travel into the site. Moreover, live/work units with ground floor retail and/or office space are proposed along this internal boulevard to enhance the mixed-use feel of the proposed development. Proposed buildings are designed with facades located along the right-of-way to enhance the aesthetics of external right-of-way and shield parking areas located to the rear. Internally, the development is designed to create a sense of place with “L-shaped” and “U-shaped” buildings that provide opportunities for amenity courtyards and additional green space for the use and enjoyment of residents. Active amenities for the residential component would include a pool and courtyard with patio space, grilling stations, and fire pits. Additional amenity courtyards are provided with passive amenities such as pocket parks and gardens. The larger, publicly-accessible park space would also provide recreational opportunities for residents including a dog park, a common green, and nature trails surrounding the proposed stormwater facility which is designed as a community amenity with trails, pedestrian amenities, and attractive landscaping.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the 2040 Plan, and is an appropriate land use due to the Property’s location on or in close proximity to major transportation corridors including Lawrenceville-Suwanee Road, Lawrenceville Highway, Sugarloaf Parkway, and University Parkway (State Route 316). The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, and residential. Intensity is focused at the major intersections of Lawrenceville Highway and Lawrenceville-Suwanee Road and gradually steps down to single-family detached uses moving away from the core of the node. The 2040 Plan designates the Property as within the Community Node Character Area and encourages “High-Density Mixed-Use” as a potential development type. Policies for this character area encourage mixed-use developments that incorporate “commercial, office, live-work, and similar ground floor uses with high-density residential uses.” As recommended by the 2040 Plan, ground floor non-residential uses are proposed with direct pedestrian access, outdoor patios, and plazas to encourage pedestrian activity.

**RECEIVED**

10/6/2022 In order to develop the Property as depicted on the site plan, the Applicant also requests the following relief from the Gwinnett County Unified Development Ordinance (the “UDO”):

- A waiver from UDO §610-20 (Table 610.1) to reduce the required 50-foot wide natural, undisturbed buffer adjacent to parcel R5082 216 to a 20-foot wide Landscaped Buffer.
- Relief from UDO §210-210.6(A)(2) to allow a maximum residential density of 14 units per acre.

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

Respectfully submitted this 6th day of October, 2022.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

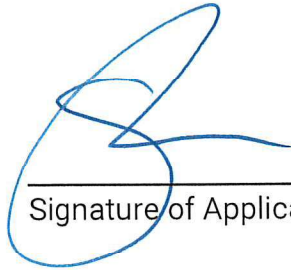
**RECEIVED**

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**REZONING APPLICANT'S CERTIFICATION**

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



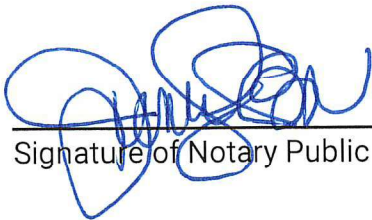
Signature of Applicant

10/3/22

Date

Shane Lanham, attorney for the Applicant

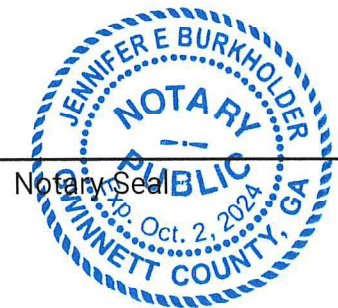
Type or Print Name and Title



Signature of Notary Public

10/3/22

Date



Notary Seal



RECEIVED

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**REZONING APPLICANT'S CERTIFICATION**

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

*C. Sistrunk*

Signature of Applicant

*10/06/2022*

Date

*Catherine Ann Sistrunk*

*Director Precon, Middle Street Partners*

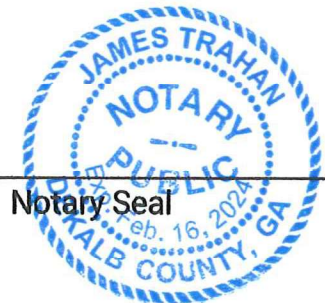
Type or Print Name and Title

*[Signature]*

Signature of Notary Public

*10/06/2022*

Date



Notary Seal

RECEIVED

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**REZONING PROPERTY OWNER'S CERTIFICATION**

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

*Laurie Ann Baggett*

Signature of Property Owner

*9-29-2022*

Date

*Laurie Ann Baggett, Manager, Babye Oakes Baggett Prop., LLLP*  
*Joe M. Baggett, Jr. Manager, Babye Oakes Baggett Prop., LLLP*

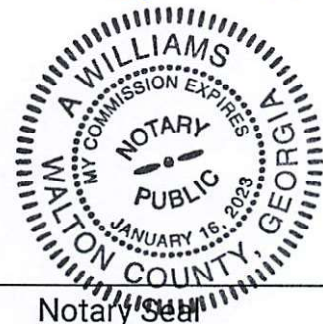
Type or Print Name and Title

*A Williams*

Signature of Notary Public

*9/29/2022*

Date



Notary Seal

RECEIVED

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**REZONING PROPERTY OWNER'S CERTIFICATION**

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

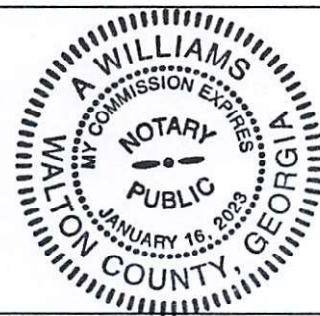
  
\_\_\_\_\_  
Signature of Property Owner

9/29/2022  
\_\_\_\_\_  
Date

Joe Baggett Jr.  
\_\_\_\_\_  
Type or Print Name and Title

Ant Williams  
\_\_\_\_\_  
Signature of Notary Public

9/29/2022  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal



**RECEIVED**

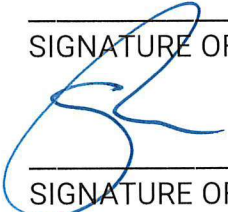
10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

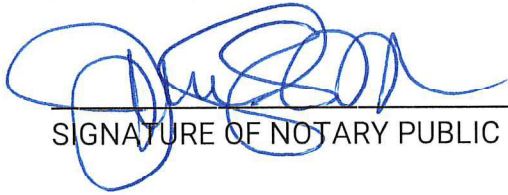
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE



10/3/22

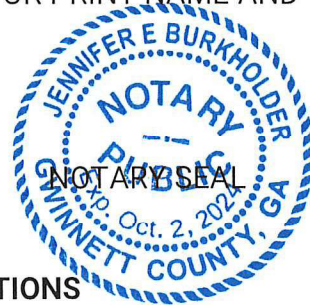
Shane Lanham, attorney for the Applicant

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



10/3/22

SIGNATURE OF NOTARY PUBLIC      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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



YES



NO

Please see attached

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)
Please see attached		

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



RECEIVED

10/6/2022

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

**MAHAFFEY PICKENS TUCKER, LLP**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden	\$2,800	11/18/2021
Marlene Fosque	\$1,500	06/15/2022
Ben Ku	\$1,500	10/03/2022

**SHANE LANHAM**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Gabe Okoye	\$500	09/14/2022

**LEE TUCKER**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Marlene Fosque	\$1,000	09/22/2022

RECEIVED

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

**PARCEL I.D. NUMBER:**      5      - 082      - 005  
(Map Reference Number)      District      Land Lot      Parcel

Signature of Applicant

Date

Shane Lanham, attorney for the 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)

Jessilyn Magdoffe

NAME

TSA

TITLE

10/4/22

DATE

2022 Taxes Due 11/01/22

RECEIVED

10/6/2022

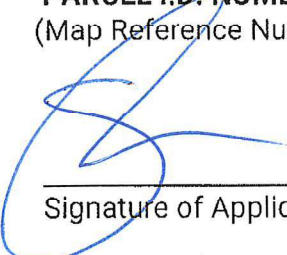
Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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

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

**PARCEL I.D. NUMBER:**      5      - 082      - 197  
(Map Reference Number)      District      Land Lot      Parcel

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

10/4/22  
\_\_\_\_\_  
Date

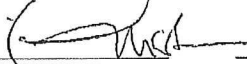
Shane Lanham, attorney for the Applicant

\_\_\_\_\_  
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)

Jessilyn McGoiffe 

NAME

TSA

TITLE

10-4-22

DATE

2022 Taxes Due 11/01/2022

