

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fall Leaf Residential, LLC c/o Andersen, Tate & Carr, P.C.</u>	NAME: <u>Paul and Deborah O'Shield</u>
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>2978 Hog Mountain Rd.</u>
CITY: <u>Duluth</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-822-0900</u>	PHONE: _____
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.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>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>R3001 050</u> ACREAGE: <u>6.5</u>	
ADDRESS OF PROPERTY: <u>2978 Hog Mountain Rd., Dacula</u>	
PROPOSED DEVELOPMENT: <u>Multi-family residential</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>48</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>per UDO</u>	Total Building Sq. Ft. _____
Gross Density: <u>7.4 units per acre</u>	Density: _____
Net Density: <u>7.4 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LETTER OF INTENT
AND
JUSTIFICATION FOR REZONING

Rezoning Application
Gwinnett County, Georgia

Applicant:
Fall Leaf Residential, LLC

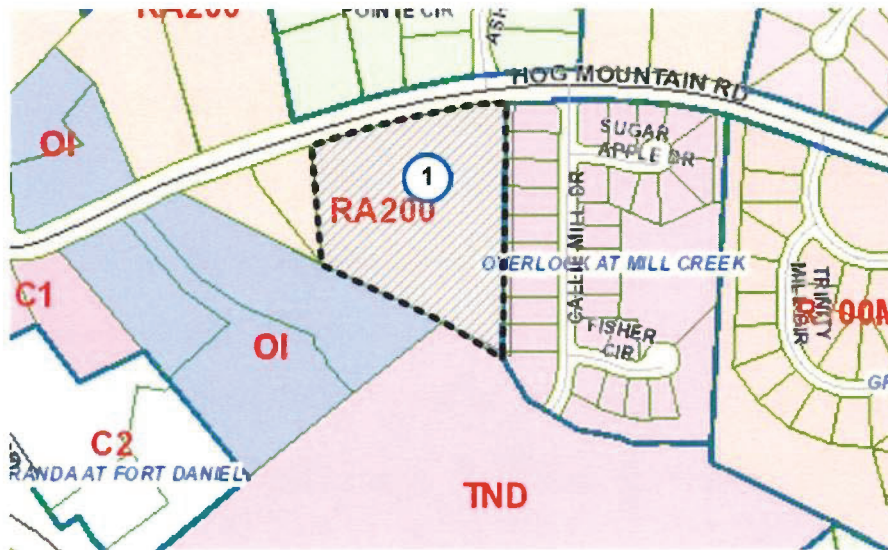
Property:
Tax Parcel ID: R3001 050
±6.5 Acres of Land
Located at 2978 Hog Mountain Rd., Dacula, Georgia 30019
Land Lot 001, 3rd District of Gwinnett County, Georgia
From RA-200 to R-TH

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

Location	Land Use	Zoning
Proposed Site	Townhome Community	R-TH (Single-Family Residence Townhome District)
North	Single family homes	R-100 (Single-Family Residence District)
South	Undeveloped, wooded land	O-I; TND (Office-Institutional; Traditional Neighborhood Development)
East	Under construction	TND (Traditional Neighborhood Development)(includes mixture of single family homes and townhomes)
West	Residential Daycare facility Medical office	RA-200 (Agriculture-Residence) O-I (Office-Institutional District) C-1 (Neighborhood Business District)

The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Established Neighborhoods Character Area,” of the Gwinnett County Future Development Map. The policies for this Character Area encourage a variety of land uses including mixed-residential developments, townhomes, and retail. To the East, the Property adjoins a parcel that was recently rezoned to TND, which includes the development of both single family homes and townhomes. As such, the R-TH zoning is consistent with the surrounding uses and provides a natural transition in zoning classifications with the existing land uses.

The surrounding area is characterized by residential uses and office-institutional. Below is a map of the surrounding zoning classifications to the Property:



III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by Watts & Browning Engineers, Inc. dated August 11, 2021, and revised on September 28, 2021, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive

and attractive residential townhome community with approximately 48 units, for a net density of 7.4 units per acre. The proposed net density of 7.4 units per acre is well below the 10.0 units per acre permitted under the R-TH zoning classification. The Applicant's proposed development also meets or exceeds the buffer and setback requirements of the R-TH zoning classification.

The proposed townhome community would consist of homes at a size and quality commensurate with or exceeding homes in the surrounding area. The proposed townhomes would be a minimum heated area of 1,600 square feet, and include two car garages as well as attractive architectural elements which are compatible with the surrounding area. The proposed elevations of the townhome development are filed with this Application. The buildings would be constructed of brick, board and batten, fiber-cement siding, or stacked stone on at least three sides with a minimum three-foot water table. A mandatory Homeowners Association would be established and be responsible for maintenance of all building exterior/roofs, common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance of the overall development.

Fall Leaf Residential is a full-service AD&C pipeline for the homebuilding industry in Atlanta, GA that has been instrumental in the design and development of nearly 2,000 residential lots across the metropolitan Atlanta area since 2016. Initially formed as an advisory outlet for Norman White, who had been consulting national and regional homebuilders after retiring from a 40-year corporate career with PulteGroup (PHM), Fall Leaf brings a unique ability to recognize market trends and create cohesive communities that strike a balance between efficient and creative development and design. These practices quickly established Fall Leaf as the premier acquisition, development and vertical design firm in the Atlanta metropolitan area. More information about Fall Leaf Residential can be found at www.fallleafresidential.com.

IV. RESPONSE TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

The Applicant provides the following information in response to the required analysis:

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

Yes, 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 Property is located on Hog Mountain Road. The proposed development would provide additional housing options to the Established Neighborhoods Character Area.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential and commercial uses of adjacent property. In fact, the proposed development would provide an appropriate residential infill development by providing additional housing choices.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Hog Mountain Road and Hog Mountain Church Road. The proposed development would complement the existing uses along Hog Mountain Road by providing necessary residential density and housing choices to support those uses.

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

The proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Established Neighborhoods Character Area of the 2040 Future Development Map. Encouraged land uses for the Established Neighborhoods Character Area specifically include townhomes. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

(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 ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to Hog Mountain Road provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

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 that would preclude development of a residential townhome community, 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 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, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property Owner of any reasonable use and development 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 developed 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 between the existing zoning and the zoning requested hereunder would constitute an 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 classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, 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 rezoning change 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.

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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).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from RA-200 to R-TH 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 17th day of November, 2021.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

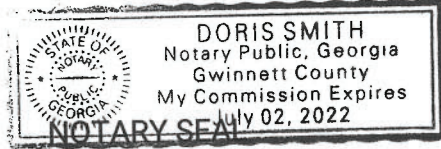
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Norman White 11-9-21 NORMAN WHITE
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Doris Smith 11/09/2021
 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 Norman White - Manager, Fall Leaf Residential
 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
 12/14/2021

Gwinnett County Planning Division
 Rezoning Application
 Last Updated 12/2015

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

Melody A. Glouton 12/14/21 Melody A. Glouton, Esq., Attorney for Applicant

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

Angela Gratz 12-14-21
 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 Andersen, Tate & Carr, PC (Attorney for Applicant)

 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, Chairwoman	\$1,000	9/30/2020

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

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.

FALL LEAF RESIDENTIAL LLC
Norman White

11-9-21

Signature of Applicant *NORMAN WHITE*

Date

NORMAN WHITE, MANAGER

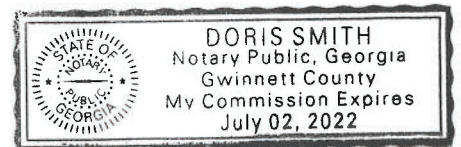
Type or Print Name and Title

Doris Smith

Signature of Notary Public

11/09/2021

Date



Notary Seal

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.

Deborah Oshield Paul Oshield 11-4-21

Signature of Property Owner

Date

DEBORAH O'SHIELD

PAUL O'SHIELD

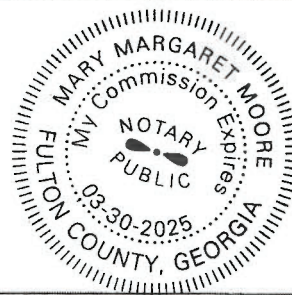
Type or Print Name and Title

Mary Margaret Moore

11/04/2021

Signature of Notary Public

Date



Notary Seal



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: 3 - 1 - 050
(Map Reference Number) District Land Lot Parcel

Norman B. White
Signature of Applicant

11-9-22
Date

NORMAN WHITE MANAGER
Type or Print Name and Title

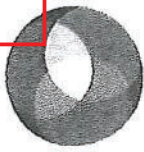
*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Tomia Harmon
NAME
11.17.2021
DATE

TSA
TITLE



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440

678.518.6000

GwinnettCounty.com

PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: Tommy Barnes

Company: Fall Leaf Residential LLC

Mailing Address: 3280 Pointe Drwy Suite 2300

City, State, Zip Code: Norcross GA 30092

Phone Number: 404 683 4551 Email Address: twbjr45@aol.com

Project Summary:

Address of Project: 2918 Hog Mountain Road

Name of Project: Hog Mountain Townhomes

Application Type (Rezoning, Change In Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Rezoning

Total Project Acreage: 6.5 A. Total Square Footage: _____ Total Number of Lots/Units: 48

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Townhouse development 48 units

Pre-Application Information Form Submittal Checklist:

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 9/30/21

Staff Printed Name: Gabrielle Carrau Signed:

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Legal Description 6.5 acres Hog Mountain Road

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Gwinnett County, Georgia and being more particularly described as Follows:

To find the True Point of Beginning commence at the point marked by the intersection of the centerline of Hog Mountain Road with the centerline of Ashton Point Drive; Thence running South 55 14' 33" East for a distance of 63.99 feet to a point on the southeasterly Right of Way Line of Hog Mountain road (80 foot Right of Way) and being the True Point of Beginning; Thence running South 00 45' 57" West for a distance of 719.22 feet to a point; Thence running North 62 33' 57" West for a distance of 209.25 feet to a point; Thence running North 63 55' 43" West for a distance of 179.85 feet to a point; Thence running North 64 20' 03" West for a distance of 183.23 feet to a point; Thence running North 02 43' 48" West for a distance 338.19 feet to a point on the southeasterly Right of Way Line of Hog Mountain Road; Thence running northeasterly along the southeasterly Right of Way Line of Hog Mountain Road and following the curvature thereof for a distance of 554 feet, more or less, to a point and being the True Point of Beginning.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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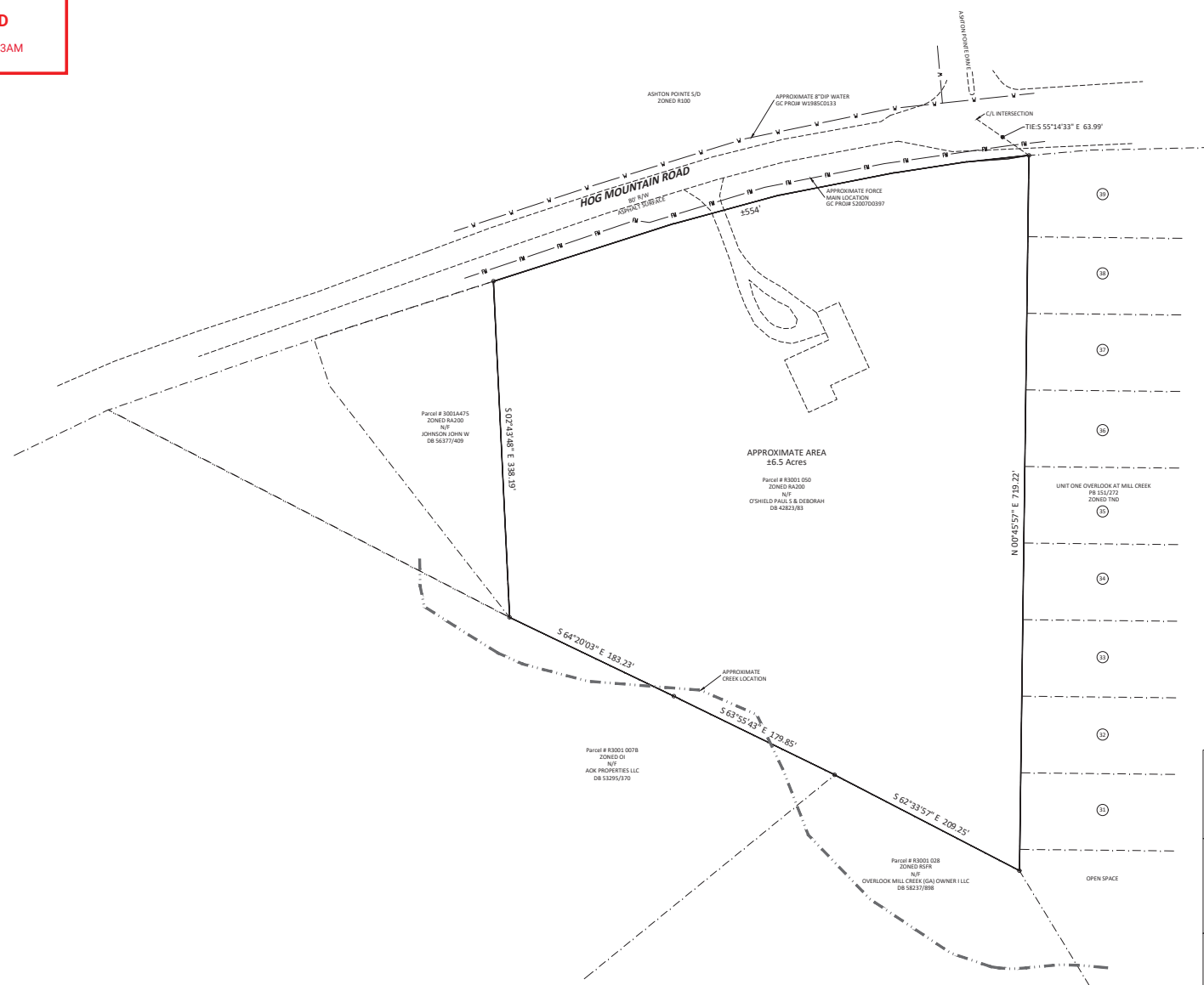
NOTES:

1.) NO BOUNDARY SURVEY WAS PREPARED BY CLARKCANADAY, LLC. BOUNDARY INFORMATION SHOWN WAS COMPILED FROM RECORD INFORMATION.

2.) UTILITY AND ZONING INFORMATION WAS TAKEN FROM GWINNETT COUNTY GIS.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBER 15135C0276, EFFECTIVE ON 03/04/2013.



- TEXT LEGEND**
- OTFP = OPEN TOP FOUND
 - OTB = CENTER TOP FOUND
 - BB = BENCH FOUND
 - CMF = CONCRETE MONUMENT
 - WF = WOOD PIN SET (1/2" REBAR)
 - BLW = RIGHT OF WAY
 - BL = BOUNDARY LINE
 - N/F = NOW OR FORMERLY
 - DB = DEED BOOK
 - PD = PAGE
 - Q.E. = QUANTITY
 - R.T.S. = NOT TO SCALE
 - F.O.C. = POINT OF COMMENCEMENT
 - C.L. = CENTER LINE
 - P.L. = PROPERTY LINE
 - F.F.E. = FINISH FLOOR ELEVATION
 - EL = ELEVATION
- SYMBOL LEGEND**
- LIGHT POLE
 - WATER LATERAL
 - WATER METER
 - POWER BOX
 - CABLE TV BOX
 - TELEPHONE CO. BOX
 - FIRE HYDRANT
 - WATER VALVE
 - FENCE
 - FENCE LINE
 - U.S. COMMUNICATION LINE
 - GAS LINE
 - WATER LINE
 - TELEPHONE CABLES & CABLE
 - UNDERGROUND POWER
 - SANITARY SEWER
 - SET 1/2" REBAR
 - STREET MARK
 - STREET OR TRAFFIC SIGN
 - RECORD CALL

COMPILATION EXHIBIT PLAT FOR:
(NOT FOR RECORDING OR CONVEYANCE PURPOSES)

TOMMY BARNES

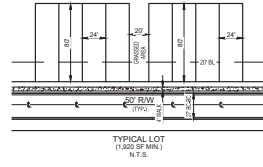
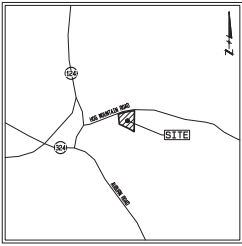
DUNCANS G.M.D. 1749
GWINNETT COUNTY, GEORGIA

CLARK CANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543
678.630.2039
clarkcanaday@gmail.com

Grid North - GA WEST
Scale: 1" = 50'

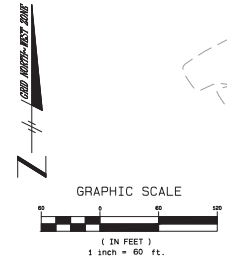
PLAT DATE:	9/14/21
PROJECT #:	2978HOGMTNRD
DRAWN BY:	PDC
FIELD DATE:	N/A
CHECKED BY:	PDC

Sheet
1 of 1

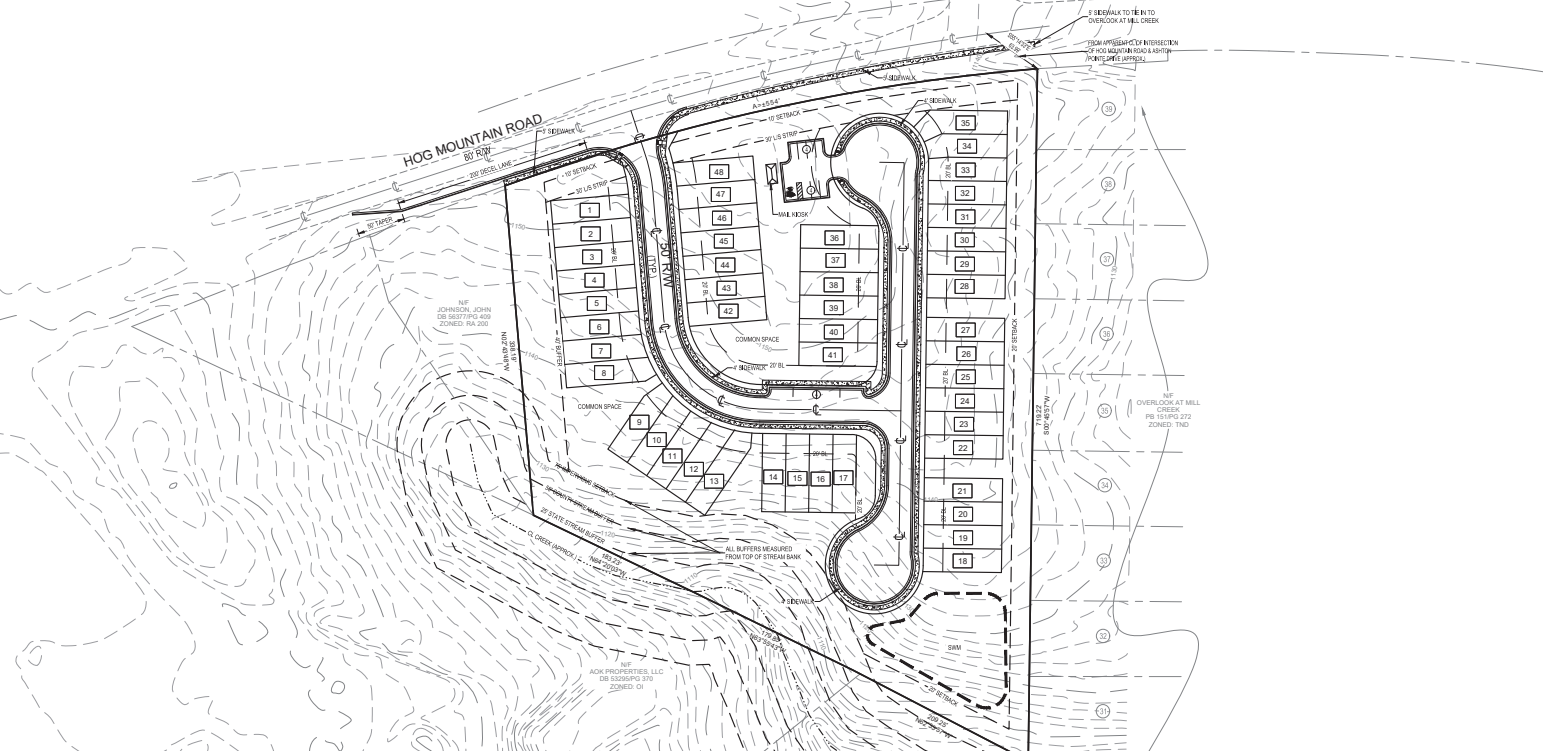


LOCATION MAP
N.T.S.

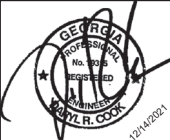
TYPICAL LOT
(1,500 SF MIN.)
N.T.S.



DEVELOPMENT DATA	
TOTAL SITE AREA:	± 6.5 AC
TOTAL PROPOSED TOWNHOMES:	48
EXISTING ZONING:	RA-200
PROPOSED ZONING:	RTH
MINIMUM UNIT WIDTH:	22' DOUBLE CAR GARAGE 18' SINGLE CAR GARAGE
PROPOSED UNIT WIDTH:	24'
MAXIMUM HEIGHT:	30'
MAXIMUM DENSITY:	8.0 UNITS/AC
PROPOSED GROSS DENSITY:	7.4 UNITS/AC
PROPOSED NET DENSITY:	7.4 UNITS/AC
COMMON SPACE ALLOWED:	15% (1.0 AC)
COMMON SPACE PROVIDED:	41% (2.7 AC, NOT INCLUDING LOTS OR SWM)
EXTERNAL SETBACK REQUIREMENTS:	FRONT - 30' SIDE - 20' REAR - 20'
PARKING SPACE REQUIREMENTS:	MINIMUM 3 OFF-STREET PARKING SPACES PER UNIT (144-288)
PARKING SPACES PROVIDED:	2 IN GARAGE/2 IN DRIVEWAY (4 PER UNIT=192)
GUEST PARKING SPACES REQUIRED:	12
GUEST PARKING SPACES PROVIDED:	12



ZONING EXHIBIT
 FOR
2978 HOG MOUNTAIN ROAD TRACT
 G.M.D. 1749
 GWINNETT COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
 EXPIRES: 01/22/2022

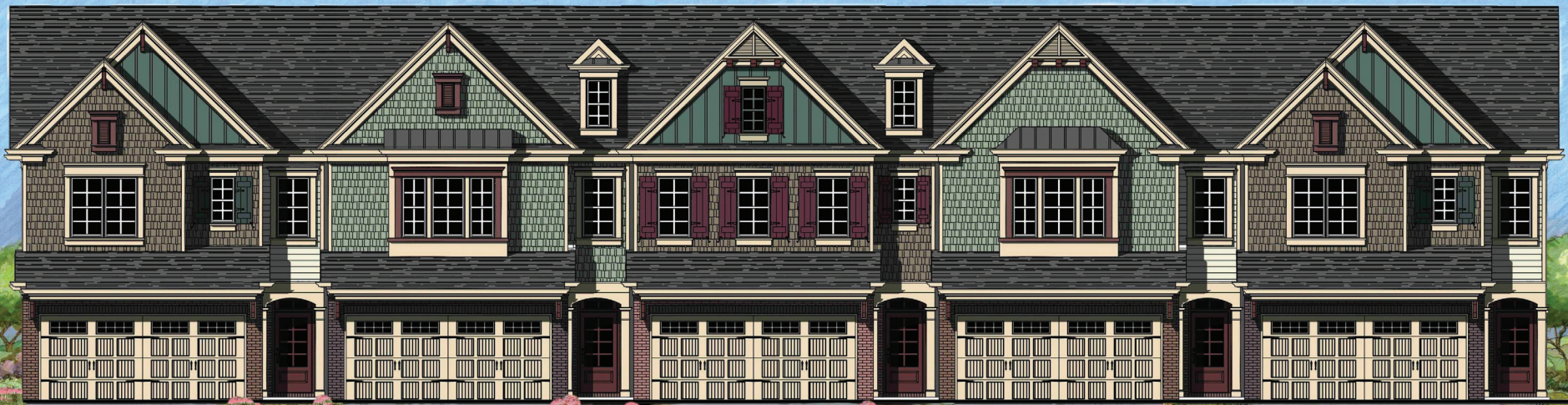
NO.	DATE	BY	DESCRIPTION
1.	08/26/21	JAT	REVISE BUFFERS & AD CREEK
2.	07/26/21	JAT	ADDRESS COUNTY COMMENTS
3.	07/26/21	JAT	REVISE BUILDING
4.	07/14/21	JAT	ADDRESS COUNTY COMMENTS

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW, SUITE #225
 MARIETTA, GEORGIA 30060
 PHONE: (770) 384-6155
 FAX: (770) 384-6670
 WWW.WBENG.COM
 LSE000426 - REG000714

SCALE:	1" = 60'
DESIGNED BY:	JAT
DRAWN BY:	DJC
CHECKED BY:	ERC
INITIAL ISSUE DATE:	08/11/2021
JOB NUMBER:	210804
SHEET NUMBER:	1

HOG MOUNTAIN TOWNHOMES

24' x 50' Front Entry Product Townhome



G. Casapicci '17

Minimum Square footage: 1600 Square Feet
Townhomes: 24 feet x 50 feet
Maximum Height: 35 feet

Building Materials: Mixtures of brick, stone, shake and fiber cement
Two foot brick water table on sides and rear
Front elevations will meet Design Category 3 of the UDO

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11/18/2021 10:03AM



LEFT SIDE ELEVATION

G. Casapu '17



REAR ELEVATION

G. Casapu '17



RIGHT SIDE ELEVATION

epu '17

24' x 50' Front Entry Product
Typical Side & Rear Ele

Lawrenceville South Lawn.