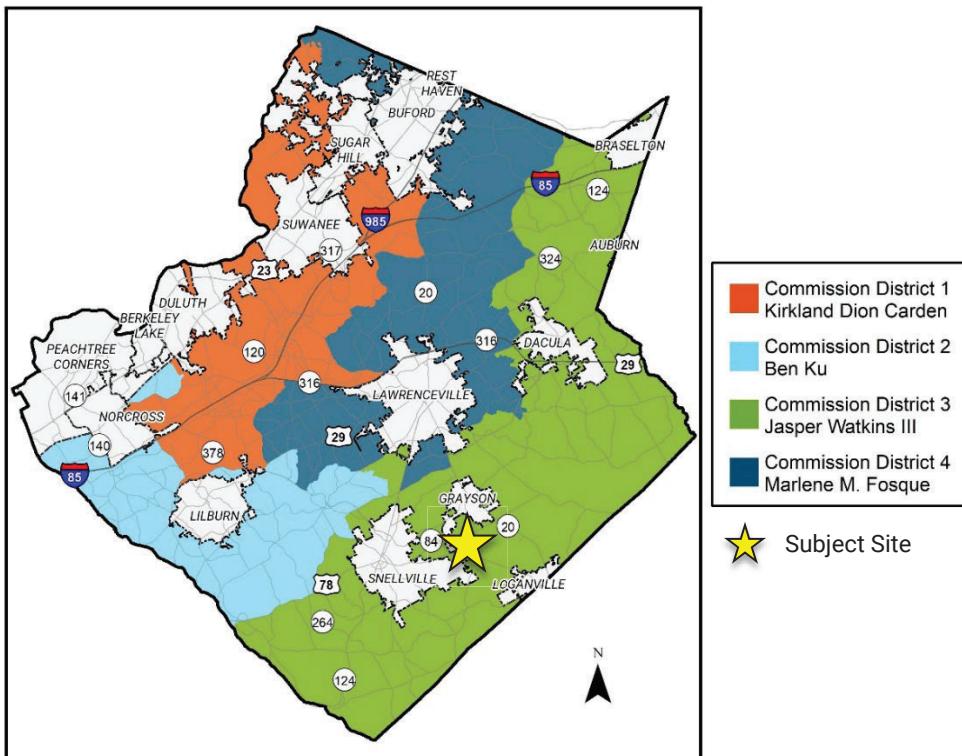




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2022-00011
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Address:	2785 and 2805 Rosebud Road
Map Number:	R5124 003 and 004
Site Area:	8.02 acres
Units	37
Proposed Development:	Townhouses
Commission District:	District 3 - Commissioner Watkins
Character Area:	Community Mixed-Use
Staff Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Gwinnett Housing Corporation
c/o Thompson, O'Brien, Kappler &
Nasuti, PC
2 Sun Court, Suite 400
Peachtree Corners, GA 30092

Owner: Gwinnett Housing Corporation
502 Glenn Edge Drive
Lawrenceville, GA 30046

Contact: William J. Diehl

Contact Phone: 470.554.7937

Zoning History

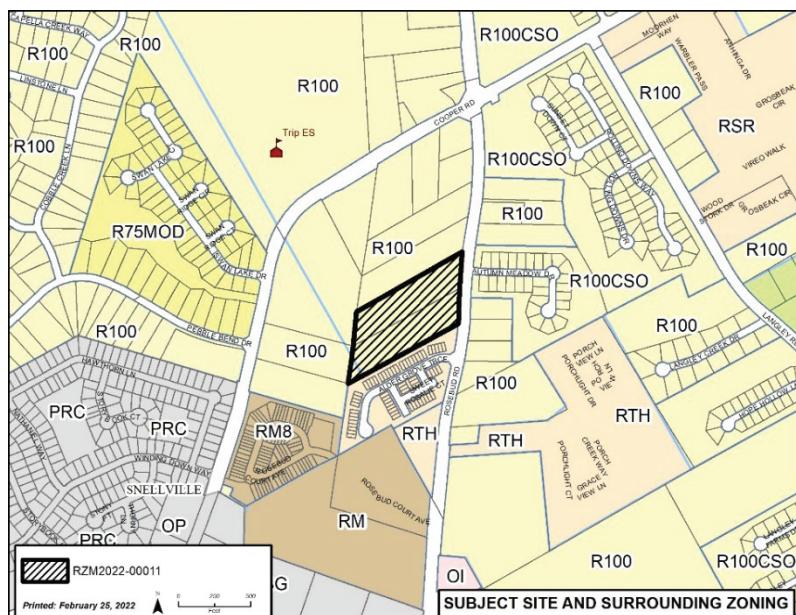
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is an 8.02-acre assemblage of two parcels located along the west side of Rosebud Road. One of the two parcels is developed with a single-family residence. A curb cut is present along Rosebud Road and a long driveway leads to the existing residence. The second parcel is undeveloped. The rear portions of both parcels are heavily wooded. The site is encumbered by wetlands, a creek, and associated buffers and impervious setback. The overall site gradually slopes down towards the southwest by approximately 24 feet. Rosebud Road is classified as a minor arterial street and a sidewalk is not present along the property frontage. The nearest Gwinnett County Transit stop is approximately 6.1 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by townhouses and detached single-family residential developments. The development pattern progressively increases in density and intensity traveling southward along Rosebud Road toward Athens Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	4.6 units per acre
North	Single-family Residential	R-100	N/A
East	Single family Residential Single-family Residential	R-100 CSO R-100	2.56 units per acre 1.09 units per acre
South	Townhouses	R-TH	7.53 units per acre
West	Single-family Residential Single-family Residential	R-100 R-100	0.10 units per acre 0.26 units per acre

Project Summary

The applicant requests rezoning of an 8.02-acre site zoned R-100 to R-TH for a townhouses, including:

- 37 single-family attached townhouses with a minimum heated floor area of 1,800 square feet and maximum building height of 35 feet, yielding a net density of 4.6 units per acre.
- One full access entrance from Rosebud Road with a 200-feet deceleration lane proposed at the entrance.
- Double car garages and driveways for each unit.
- 11 guest parking spaces located in a small parking lot near the proposed entrance on Rosebud Road.
- 4-foot-wide sidewalks located on both sides of internal streets throughout the development.
- A 30-foot landscape setback located along Rosebud Road.
- A 10-foot landscape strip located along Rosebud Road.
- A 35-foot undisturbed buffer along the northern and western property lines adjacent to properties zoned R-100.
- A stormwater management facility located on the northwestern corner of the property.
- Building materials combined of brick and Hardie-plank siding or a similar cement fiber siding product.
- 27-foot-wide private internal streets with sidewalks on both sides.
- The required mailbox kiosk is not indicated on the site plan and no common amenities are proposed.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH, Single-Family Residence Townhouse District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
External Front Yard Setback	Rear Facing – Minimum 30'	>30	YES
External Side Yard Setback	Minimum 20'	20'	YES
External Rear Yard Setback	Minimum 20'	30'	YES
Off-Street Parking	Minimum 111 spaces Maximum 222 spaces	148 spaces	YES
Guest Parking	Minimum 0.25 per dwelling or 10 spaces	11 spaces	YES

Zoning Buffer	35' adjacent to R-100	35'	YES
Maximum Density	10 units per acre	4.6 units per acre	YES
Common Area	15% or 1.20 acres	>15%	YES
Minimum Dwelling Size	1,400 square feet	1,800 square feet	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). The 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

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, the staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by residentially zoned property on all sides. The adjacent property to the south is developed with townhouses. In the same direction, along Rosebud Road, properties are developed with apartments. To the east, across Rosebud Road, is a detached single-family subdivision. Therefore, the proposed zoning will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the zoning change to R-TH. A rezoning request for the development of townhouses on adjoining property was approved in 2021. There is a mix of housing types in the area, including apartments, single-family detached homes, and townhouses. The proposed development will allow for the appropriate development of underutilized land with the density limited by the preservation of existing natural features. The proposed development adheres to the required buffers therefore minimizing possible adverse effects of the development.

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

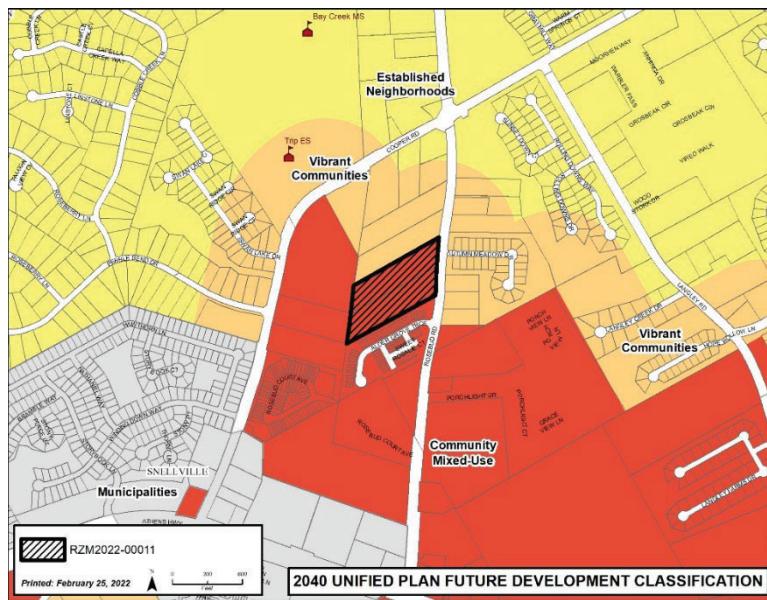
The property has reasonable economic use as currently zoned.

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

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

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 property is within the Community Mixed-Use Character Area, which is intended for activity nodes and connecting areas located along major corridors. Future development and redevelopment should focus on making these corridors more pedestrian-oriented with intensity focused on specific nodes. The proposed townhouse development aligns with the Unified Plan recommendation and would be consistent with the development patterns of the surrounding area. Previously approved townhouse developments have provided sidewalks along Rosebud Road. The proposed development would extend sidewalks north along Rosebud Road creating a more pedestrian-friendly street, which is consistent with the policy and intent of the Unified Plan and Future Development Map.



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

Recent developments and rezoning approvals for townhouses have allowed for higher-density residential development along Rosebud Road. The proposed development will provide additional housing supply in an appropriate location. Therefore, the proposed development is compatible with the surrounding area and it would be located along a minor arterial street giving supporting grounds for approval of the proposed rezoning.

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 rezoning request.

Staff Recommended Conditions

Approval as R-TH (Single-Family Residence Townhouse District) for townhouses, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 15, 2022, and Exhibit C: Building Elevations dated received February 15, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Uses shall be limited to single-family attached townhouses and accessory uses, not to exceed 37 units.
3. All townhouses shall comply with Architectural Design Category 3. Façade oriented towards the external right of way shall also comply with Architecture Design Standard for category 3, per section 6.5.0 - Attached Residential Buildings.
4. The road frontage and subdivision entrance shall be landscaped by the developer and maintained by homeowners association or property management company. Entrances shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Planning and Development Department.
5. All dwellings shall have at least a double-car garage.
6. Natural vegetation shall remain on the property until the issuance of a development permit
7. All grassed areas shall be sodded.
8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Planning and Development Department.
9. Guest parking shall be distributed throughout the site instead of within a single parking lot along Rosebud Road subject to the review and approval of Department of Planning and Development.
10. An onsite property management office shall be provided with regularly scheduled business hours for the convenience of residents, if rental units are provided.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos

[attached]



Existing house on the site



View of adjacent subdivision



View of single family homes across Rosebud Road



View of the site

Exhibit B: Site Plan

[attached]

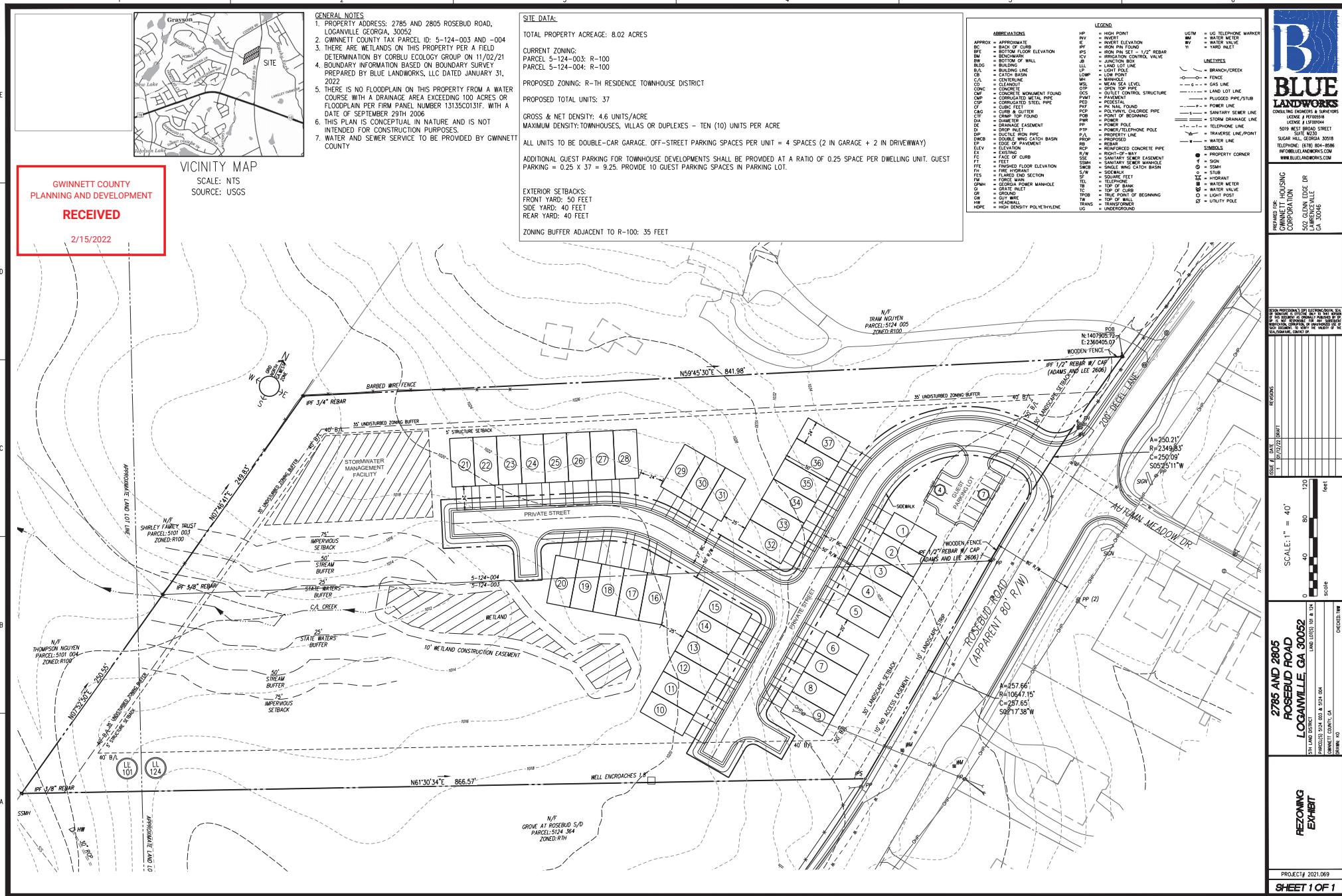


Exhibit C: Building Elevations

[attached]

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PLANNING AND DEVELOPMENT

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ROSEBUD ROAD REZONING APPLICATION
PROPOSED BUILDING ELEVATIONS

William J. Diehl
On behalf of the Gwinnett Housing Corporation
THOMPSON, O'BRIEN, KAPPLER & NASUTI, PC
2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092
WDiehl@TOKN.com // (770) 925-0111

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Other information concerning the proposed development and design features:

- Lot sizes per unit will be approximately twenty-four feet by fifty feet.
- Building materials will be a combination of brick and Hardie-plank siding (or a similar cement fiber siding product).
- The development will include green space that will offer recreational activities.

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

[attached]

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GWINNETT HOUSING CORPORATION'S RESPONSE TO
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes. The Development is consistent with the surrounding uses and developments. Immediately to the south of the Development is another RTH residential development, Grove at Rosebud, which contains approximately 60 units. The Villas at Loganville Townhomes is also within close proximity to the Development; that development is zoned RM8, a similar zoning designation, and contains multi-family and single-family attached housing products. Across Athens Highway (U.S. 78) and within approximately a half of a mile of the Development is another single-family attached housing development, Cooper Springs (located within the City of Snellville).

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

No. The Development will not affect existing uses or usability of adjacent or nearby property. As discussed above, the proposed use is consistent with the surrounding uses. The site plan has been developed in accordance with the Unified Development Code, so as to provide adequate zoning buffers and setbacks. The Development also proposes to maintain greenspace, to preserve the natural landscape as much as possible.

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

The Property has limited reasonable economic use as currently zoned. While an R100 zoning designation allows for single family residential development, the housing demands in this market limit the marketability of such a development. Furthermore, environmental concerns—including stream setbacks, and wetland areas—greatly limit the extent of developable land. A zoning with greater density allows for a use that is consistent with the surrounding market and allows for economic development consistent with environmental policies and concerns.

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

No. The development contains 37 units, which is not expected to materially impact the existing streets, transportation facilities, utilities, or schools. The applicant has been assured of sewer capacity by the County and will work with the Gwinnett County Department of Transportation to ensure that the development meets county standards along Rosebud Road.

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

Yes. The Development is in the Community Mixed-Use Character Area, which the 2040 Comprehensive Plan recognizes as being appropriate for various higher density residential developments. The Comprehensive plan notes that, while high density development may be “concentrated at major intersections,” other residential developments with lower density uses, including townhomes, should be used to transition from higher intensity nodes to lower density uses. The Development is located less than half a mile from the intersection of Rosebud Road and Athens Highway. The two parcels to the north of the Property on Rosebud Road are located within the Vibrant Communities Character Area, which envisions residential townhome developments.

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.

Yes. Recent development and rezoning applications in the area have tended toward higher density housing products to meet the growing housing demands of the County. A recent housing study conducted by the County also identified a substantial amount of unmet housing demand. Furthermore, the housing study indicated that housing for “workforce” households was limited and that higher-density housing options could be used to bridge the County’s housing gap.

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TOKN 3:00PM

THOMPSON
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.
Attorneys at Law

William J. Diehl
WDiehl@tokn.com

February 1, 2022

VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT

The Board of Commissioners
for Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

The Planning Commission
of Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

The Gwinnett County Planning
and Development Department
446 W. Crogan Street, Suite 150
Lawrenceville, GA 30046

Re: Application for Rezoning for 2785 and 2805 Rosebud Road, Loganville, Georgia 30052 (the “Application”) seeking rezoning from R100 to R-TH for the development of a townhome community (the “Development”)

To the Board of Commissioners, the Planning Commission, and Staff:

This office has the privilege of representing the Gwinnett Housing Corporation (“GHC”), a non-profit development organization formed in 1997 to address the housing needs of Gwinnett County residents. As an organization, GHC has helped hundreds of Gwinnettians address their housing needs and has invested millions of dollars in Gwinnett through housing programs and developments. The Development proposed in this Application continues this history of success and the mission of this organization by developing housing specifically constructed for working-families.

The Application seeks rezoning from R100 to R-TH. The change in zoning designation permits GHC to develop thirty-seven (37) townhomes on slightly more than eight (8) acres, resulting in net and gross densities of 4.6 units per acre. The Development’s net density is substantially lower than the maximum allowed density permitted by the Unified Development Ordinance (“UDO”) for R-TH zoned properties, that being eight (8) units per acre. The Development

Letter to Clerk
Rosebud Road
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February 1, 2022 3:00PM
2/1/2022 3:00PM
Page 2 of 3

includes a large amount of green space and was developed to respect existing environmental concerns such as the perennial stream and wetland.

Environmental impacts on the Property will be maintained by a stormwater management facility located at the rear (northwest corner) of the development. This facility is designed to divert storm water away from the existing wetland and perennial stream in accordance with state and local regulations.

The Development is consistent with surrounding uses and developments. Within a one-half mile radius of the Development there are three (3) existing townhome developments. The Development is adjoined by one such development immediately to the south. The Development is also consistent with the 2040 Comprehensive Plan and the Future Land Use Map. The Development is located in the Community Mixed Use Character Area, which envisions townhome developments among other denser residential developments.

GHC provides Gwinnettians with quality housing that meets or exceeds those design and quality standards set by Gwinnett County. The townhomes will be developed with a mixture of building materials and a variety of architectural components that produce an attractive product. Proposed elevations are included in the Application and show the design-oriented housing product to be offered. The homes will use a variety of brick cladding and siding. Rooflines and facades are broken up by architectural features to add dimension to the homes. All homes will include a two car garage and a driveway, collectively providing sufficient area to park four (4) vehicles per unit.

The Development proposed allows for construction of workforce homes for Gwinnett residents. GHC offers two programs designed to assist Gwinnettians in pursuing homeownership. One program, the Welcome Home Program, assists homeowners with purchasing homes through various financial incentives. GHC's Pathway Home Program offers rental homes to qualified families to assist them into their transition into homeownership. The Development will primarily offer homes for sale through the Welcome Home Program, although a small subset of homes (less than 20%) will be reserved for rental through the Pathway Home Program.

In short, this project fills a substantial need for Gwinnett County and, in particular, the residents of the surrounding area. As this County indicated in its recent study of housing trends, there is a substantial gap between Gwinnett's current housing inventory and the expected demands. This gap has driven increases in housing prices that preclude many of Gwinnett's residents from participating in homeownership. GHC's development model address that issue of access to housing and homeownership.

We look forward to working with the County on this project. Should you have any questions about the Development, please contact me.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Letter to: **RECEIVED**
Rosebud Road
February 1, 2022 3:00PM
Page 3 of 3

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI,
P.C.



William J. Diehl

Exhibit E: Internal and External Agency Review Comments

[attached]

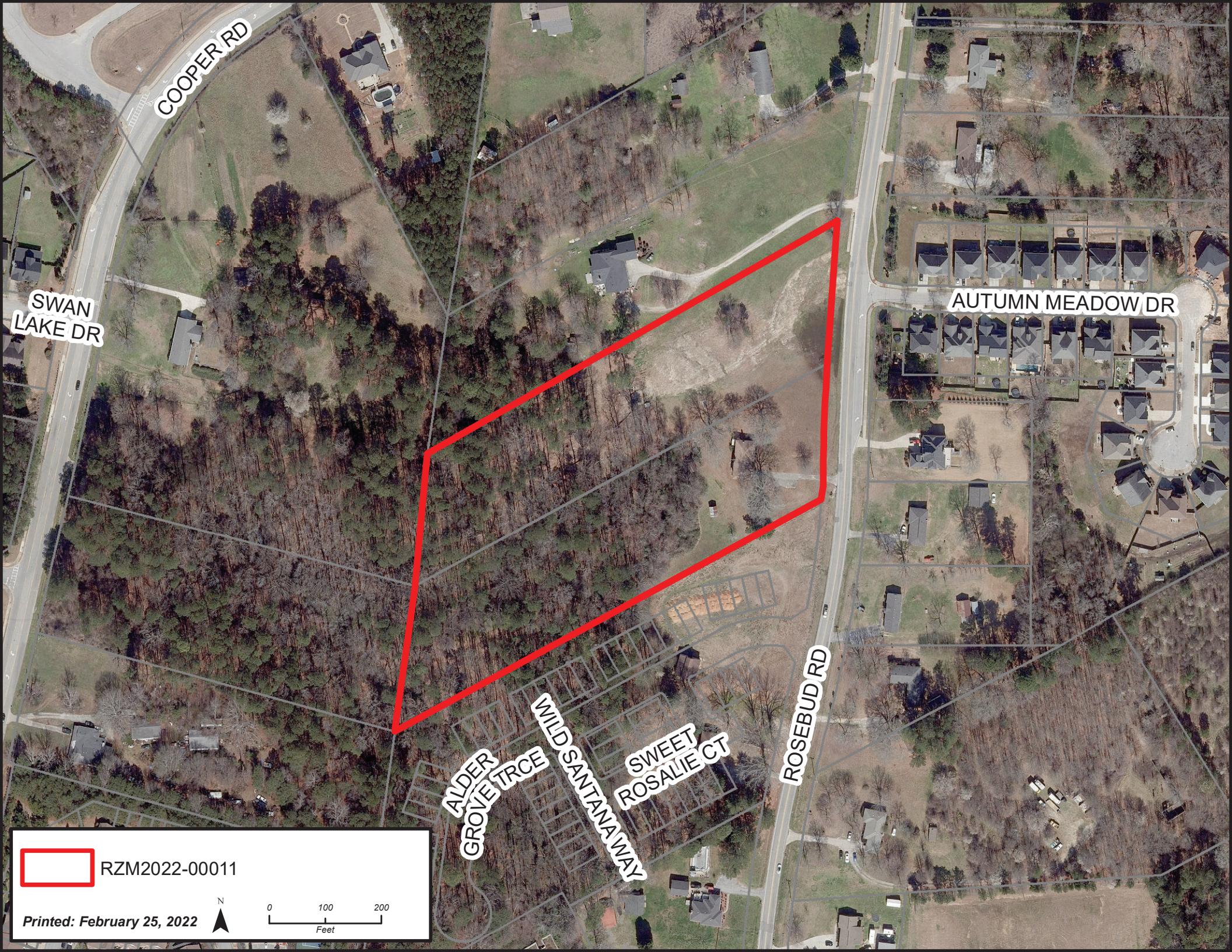
TRC Meeting Date:		3.16.22
Department/Agency Name:		Transportation
Reviewer Name:		Brent Hodges
Reviewer Title:		Construction Manager 1
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com
Case Number:		RZM2022-00011
Case Address:		2785 and 2805 Rosebud Road
Comments:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Rosebud Road is a Minor Arterial. ADT = 9,705. Nearest Transit Facility is 6.1 miles away at #2335042 Johnson Road and Landing Plaza Ob.	
2	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.	
3	Standard 200' deceleration lane with 50' taper required for all proposed entrances with adequate right-of-way for an 11' shoulder required.	
4	Sidewalks shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public, per UDO Section 900-90.1.	
5	For private internal streets, remove label of R/W and replace with U.E. (Utility Easement).	
6		
7		
Recommended Zoning Conditions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Developer shall extend curb and sidewalk along entire frontage of property.	
2		
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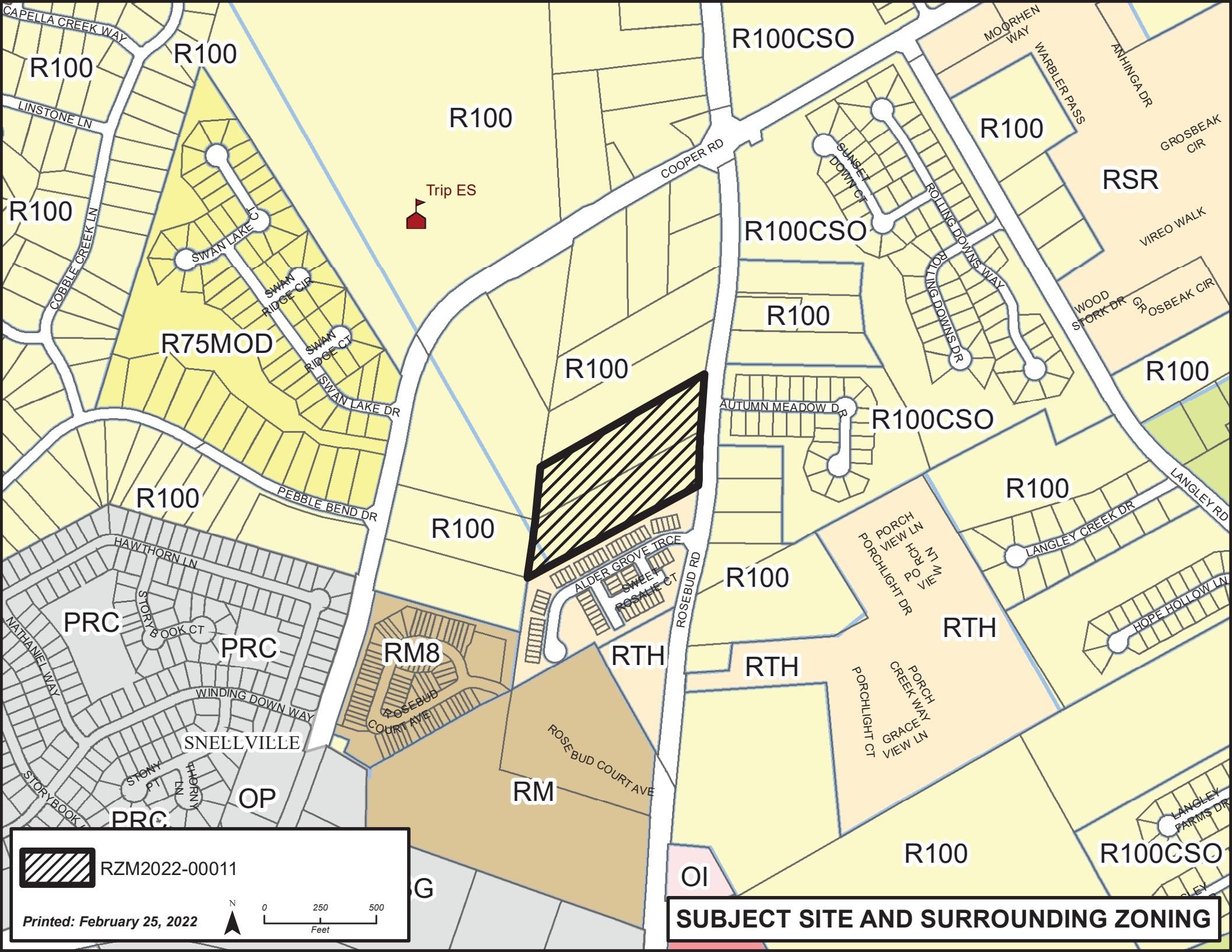
TRC Meeting Date:	April 16, 2022		
Department/Agency Name:	DWR		
Reviewer Name:	Mike Pappas		
Reviewer Title:	GIS Planning Manager		
Reviewer Email Address:	Michael.pappas@gwinnettcounty.com		
Case Number:	RZM2022-00011		
Case Address:	2785 and 2805 Rosebud Road		
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The development may connect to either an existing 8-inch or an existing 12-inch water main located on the west right-of-way of Rosebud Rd.		
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.		
3	Sewer: Pending available sewer capacity, the development may connect to an existing 8-inch sanitary sewer main located approximately 40 feet south on parcel 5124 364.		
4	Sewer: An easement to access this sewer is provided via The Grove at Rosebud Final Plat.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES
1			
2			
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Residential Rezoning Impact on Local Schools											
Prepared for Gwinnett County BOC, April, 2022											
Proposed Zoning: R-TH											
2021-22			2022-23			2023-24			Approximate Student Projections from Proposed Developments		
RZM2022-00011	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
	Bay Creek MS	1,282	1,150	132	1,320	1,150	170	1,360	1,150	210	5
	Trip ES	1,238	1,200	38	1,263	1,200	63	1,301	1,200	101	8
	Discovery HS	2,785	2,525	260	2,813	2,525	288	2,841	2,525	316	8

Exhibit F: Maps

[attached]



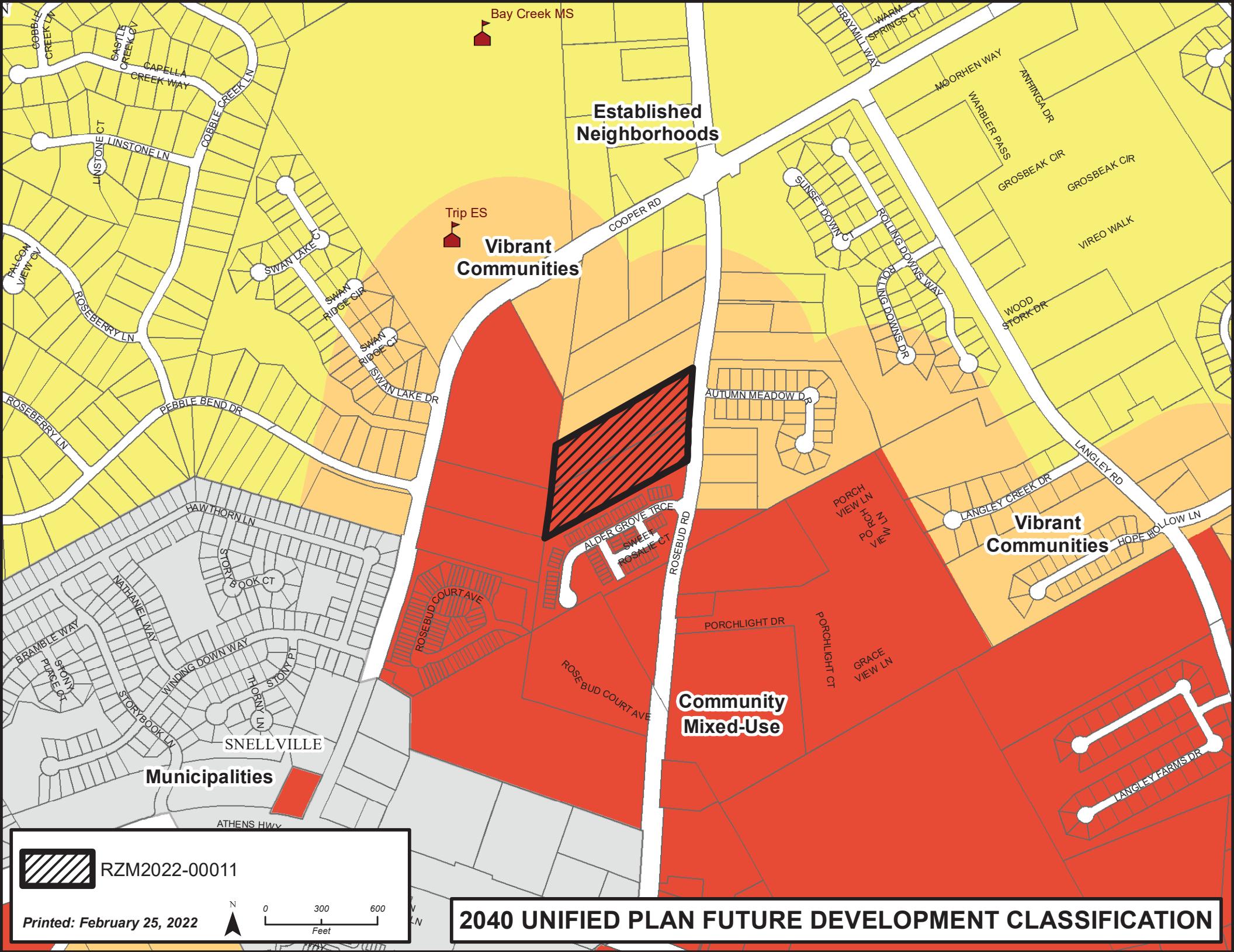


RZM2022-00011

A horizontal number line starting at 0 and ending at 500. There is a tick mark in the middle of the line labeled '500'.

Printed: February 25, 2022

SUBJECT SITE AND SURROUNDING ZONING



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2/1/2022 3:00PM

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gwinnett Housing Corp.</u> C/O Thompson, O'Brien, Kappler & Nasuti, PC ADDRESS: <u>2 Sun Court, Suite 400</u>	NAME: <u>Gwinnett Housing Corp.</u> ADDRESS: <u>502 Glenn Edge Drive</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>(770) 925-0111</u>	PHONE: <u>(470) 361-1070</u>
EMAIL: <u>wdiehl@tokn.com</u>	EMAIL: <u>denise@lhainfo.com</u>
CONTACT PERSON: <u>William J. Diehl</u>	PHONE: <u>(470) 554-7937</u>
CONTACT'S E-MAIL: <u>wdiehl@tokn.com</u>	
APPLICANT IS THE: <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>5-124-003; 5-124-004</u> ACREAGE: <u>8.02</u>	
ADDRESS OF PROPERTY: <u>2785 and 2805 Rosebud Road, Loganville, Georgia 30052</u>	
PROPOSED DEVELOPMENT: <u>Townhouse Development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>37</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,200</u>	Total Building Sq. Ft. _____
Gross Density: <u>4.6 Units/Acre</u>	Density: _____
Net Density: <u>4.6 Units/Acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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2/1/2022 3:00PM

ROSEBUD ROAD REZONING APPLICATION

LEGAL DESCRIPTION

William J. Diehl
On behalf of the Gwinnett Housing Corporation
THOMPSON, O'BRIEN, KAPPLER & NASUTI, PC
2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092
WDiehl@TOKN.com // (770) 925-0111

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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2/1/2022 3:00PM

Property commonly known as 2805 Rosebud Road Loganville, Ga 30052

All that tract and or parcel of land lying and being in the 5th district land lots 101 and 124 Gwinnett County Georgia and being more particularly described as follows.

Beginning at an iron pin found (1/2" rebar with Adams and Lee cap) said pin being on the northwestern margin of Rosebud Road (Apparent 80' R/W) having a state plane coordinate of **N:1407656.75 E:2360381.45** Georgia West Zone.

Thence continuing along said margin along the arc of a curve to the right 257.66 feet having a radius of 10647.15 feet and chord bearing and distance of South 02 degrees 17 minutes 38 seconds West 257.65 feet to an iron pin set (1/2" rebar with cap).

Thence departing said margin South 61 degrees 30 minutes 34 seconds West 866.57 feet to an iron pin found (3/8" rebar).

Thence North 07 degrees 52 minutes 50 seconds East 250.55 feet to an iron pin found (3/8" rebar).

Thence North 60 degrees 11 minutes 16 seconds East 850.08 feet to an iron pin found (1/2" rebar with Adams and Lee cap) said pin being the **True Point of Beginning**.

Containing 4.14 acres as shown as "Tract 2" on a boundary survey prepared by **Blue Landworks** and dated 01/19/2022.

and

Property commonly known as 2785 Rosebud Road Loganville, Ga 30052

All that tract and or parcel of land lying and being in the 5th district land lot 124 Gwinnett County Georgia and being more particularly described as follows.

Beginning at an iron pin found (1/2" rebar with Adams and Lee cap) said pin being on the northwestern margin of Rosebud Road (Apparent 80' R/W) having a state plane coordinate of **N:1407905.72 E:2360405.07** Georgia West Zone.

Thence continuing along said margin 250.21 feet having a radius of 2349.83 feet and a chord bearing and distance of South 05 degrees 25 minutes 11 seconds West 250.09 feet to an iron pin found (1/2" rebar with Adams and Lee cap).

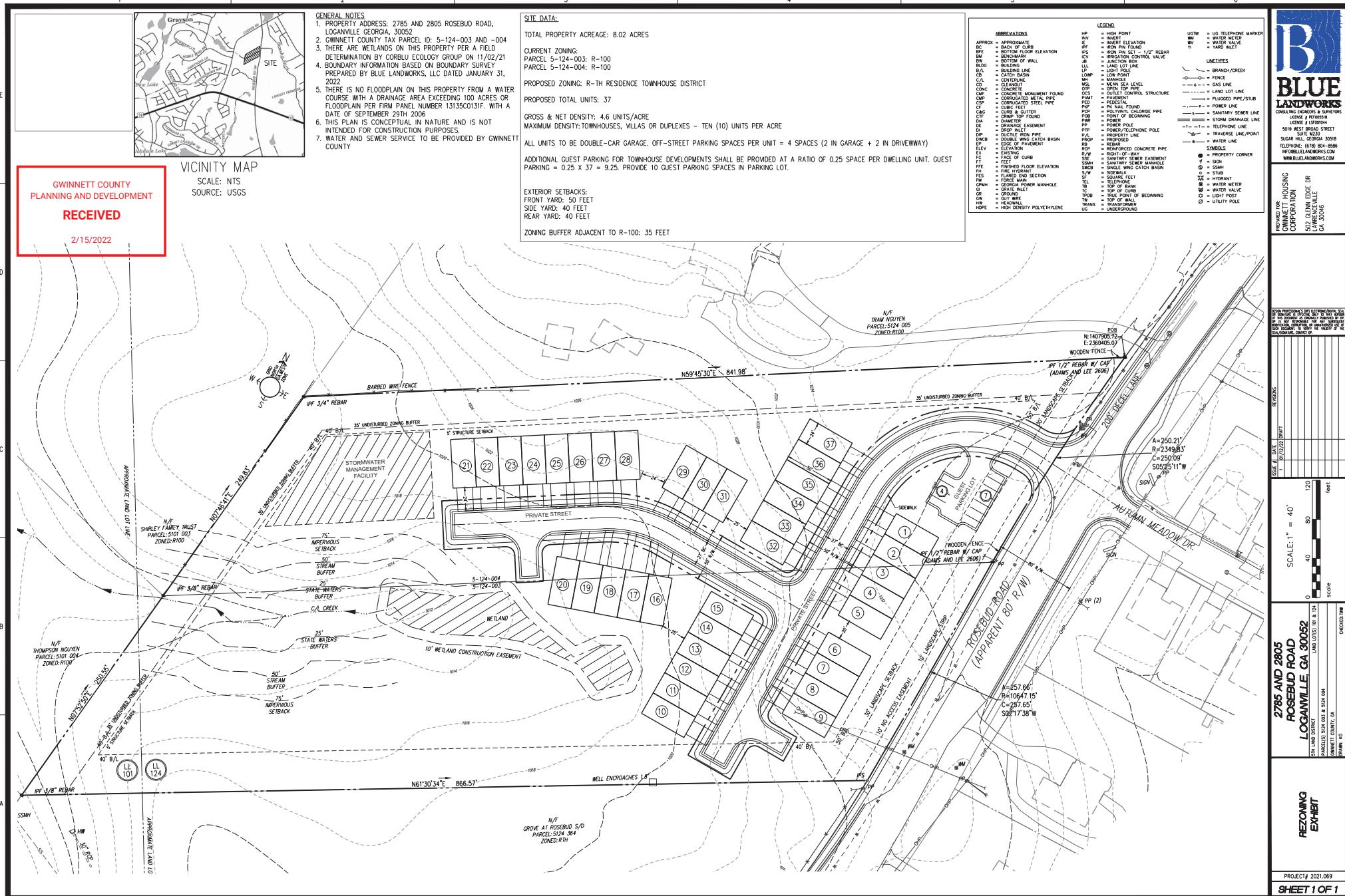
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2/17/2022 3:00 PM
Thence departing said margin South 60 degrees 11 minutes 16 seconds West 850.08 feet to an iron pin found (3/8" rebar).

Thence North 07 degrees 46 minutes 41 seconds East 249.83 feet to an iron pin found (3/4" rebar).

Thence North 59 degrees 45 minutes 30 seconds East 841.98 feet to an iron pin found (1/2" rebar with Adams and Lee cap) said pin being the **True Point of Beginning**.

Containing 3.88 acres as shown as "Tract 1" on a boundary survey prepared by Blue Landworks dated 01/19/2022



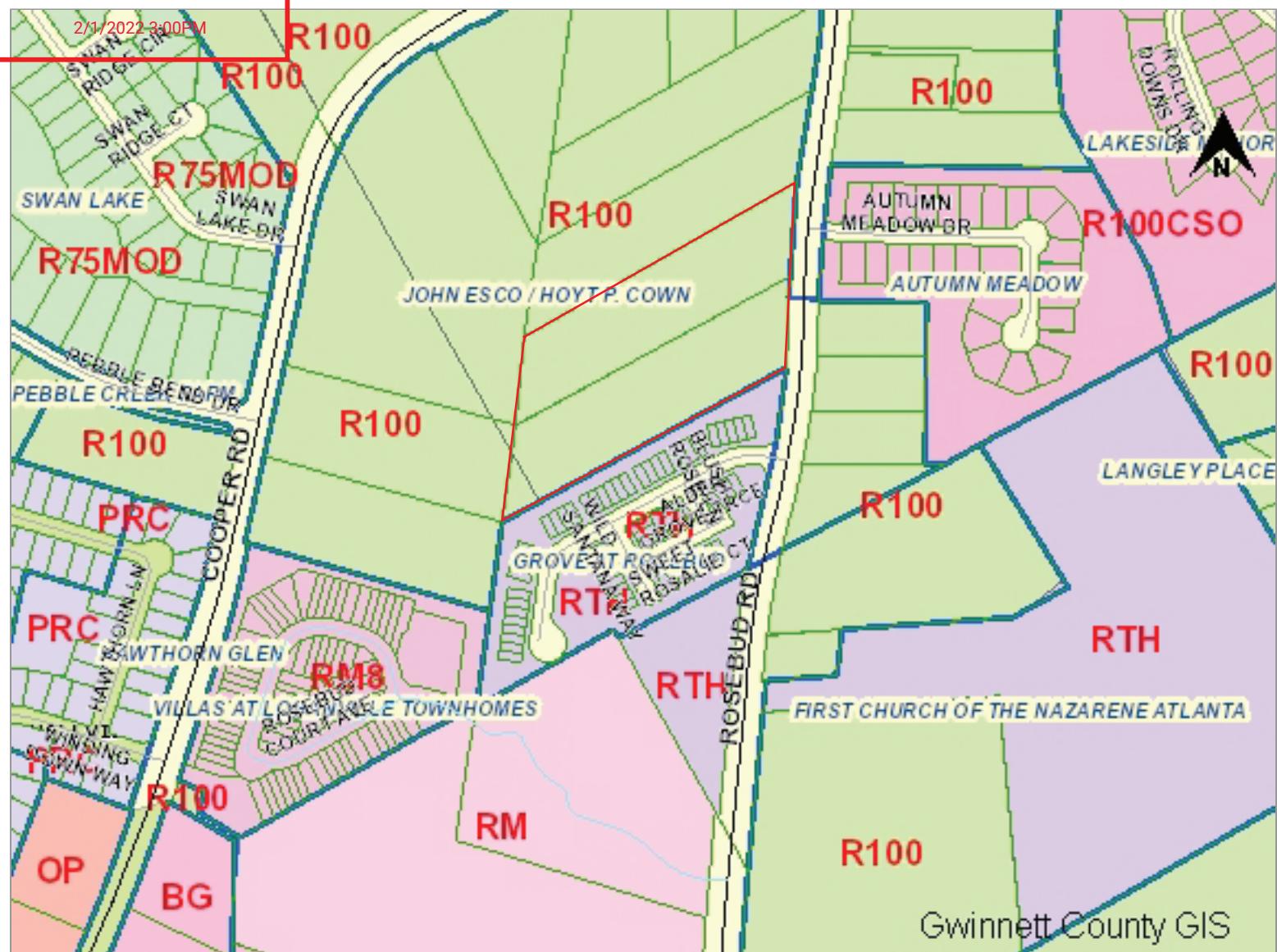
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ROSEBUD REZONING

Rezoning Application Exhibit



COMMENTS Subject property is marked in red.

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ROSEBUD ROAD REZONING APPLICATION
PROPOSED BUILDING ELEVATIONS

William J. Diehl
On behalf of the Gwinnett Housing Corporation
THOMPSON, O'BRIEN, KAPPLER & NASUTI, PC
2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092
WDiehl@TOKN.com // (770) 925-0111

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2/15/2022



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2/15/2022



Other information concerning the proposed development and design features:

- Lot sizes per unit will be approximately twenty-four feet by fifty feet.
- Building materials will be a combination of brick and Hardie-plank siding (or a similar cement fiber siding product).
- The development will include green space that will offer recreational activities.

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**GWINNETT HOUSING CORPORATION'S RESPONSE TO
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

Yes. The Development is consistent with the surrounding uses and developments. Immediately to the south of the Development is another RTH residential development, Grove at Rosebud, which contains approximately 60 units. The Villas at Loganville Townhomes is also within close proximity to the Development; that development is zoned RM8, a similar zoning designation, and contains multi-family and single-family attached housing products. Across Athens Highway (U.S. 78) and within approximately a half of a mile of the Development is another single-family attached housing development, Cooper Springs (located within the City of Snellville).

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

No. The Development will not affect existing uses or usability of adjacent or nearby property. As discussed above, the proposed use is consistent with the surrounding uses. The site plan has been developed in accordance with the Unified Development Code, so as to provide adequate zoning buffers and setbacks. The Development also proposes to maintain greenspace, to preserve the natural landscape as much as possible.

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

The Property has limited reasonable economic use as currently zoned. While an R100 zoning designation allows for single family residential development, the housing demands in this market limit the marketability of such a development. Furthermore, environmental concerns—including stream setbacks, and wetland areas—greatly limit the extent of developable land. A zoning with greater density allows for a use that is consistent with the surrounding market and allows for economic development consistent with environmental policies and concerns.

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

No. The development contains 37 units, which is not expected to materially impact the existing streets, transportation facilities, utilities, or schools. The applicant has been assured of sewer capacity by the County and will work with the Gwinnett County Department of Transportation to ensure that the development meets county standards along Rosebud Road.

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2/1/2022 3:00PM
E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. The Development is in the Community Mixed-Use Character Area, which the 2040 Comprehensive Plan recognizes as being appropriate for various higher density residential developments. The Comprehensive plan notes that, while high density development may be “concentrated at major intersections,” other residential developments with lower density uses, including townhomes, should be used to transition from higher intensity nodes to lower density uses. The Development is located less than half a mile from the intersection of Rosebud Road and Athens Highway. The two parcels to the north of the Property on Rosebud Road are located within the Vibrant Communities Character Area, which envisions residential townhome developments.

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.

Yes. Recent development and rezoning applications in the area have tended toward higher density housing products to meet the growing housing demands of the County. A recent housing study conducted by the County also identified a substantial amount of unmet housing demand. Furthermore, the housing study indicated that housing for “workforce” households was limited and that higher-density housing options could be used to bridge the County’s housing gap.

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TOKN 3:00PM

THOMPSON
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.
Attorneys at Law

William J. Diehl
WDiehl@tokn.com

February 1, 2022

VIA SUBMISSION TO THE PLANNING AND DEVELOPMENT DEPARTMENT

The Board of Commissioners
for Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

The Planning Commission
of Gwinnett County
75 Langley Drive
Lawrenceville, GA 30046

The Gwinnett County Planning
and Development Department
446 W. Crogan Street, Suite 150
Lawrenceville, GA 30046

Re: Application for Rezoning for 2785 and 2805 Rosebud Road, Loganville, Georgia 30052 (the “Application”) seeking rezoning from R100 to R-TH for the development of a townhome community (the “Development”)

To the Board of Commissioners, the Planning Commission, and Staff:

This office has the privilege of representing the Gwinnett Housing Corporation (“GHC”), a non-profit development organization formed in 1997 to address the housing needs of Gwinnett County residents. As an organization, GHC has helped hundreds of Gwinnettians address their housing needs and has invested millions of dollars in Gwinnett through housing programs and developments. The Development proposed in this Application continues this history of success and the mission of this organization by developing housing specifically constructed for working-families.

The Application seeks rezoning from R100 to R-TH. The change in zoning designation permits GHC to develop thirty-seven (37) townhomes on slightly more than eight (8) acres, resulting in net and gross densities of 4.6 units per acre. The Development’s net density is substantially lower than the maximum allowed density permitted by the Unified Development Ordinance (“UDO”) for R-TH zoned properties, that being eight (8) units per acre. The Development

GWINNETT COUNTY
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Letter to Clerk
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includes a large amount of green space and was developed to respect existing environmental concerns such as the perennial stream and wetland.

Environmental impacts on the Property will be maintained by a stormwater management facility located at the rear (northwest corner) of the development. This facility is designed to divert storm water away from the existing wetland and perennial stream in accordance with state and local regulations.

The Development is consistent with surrounding uses and developments. Within a one-half mile radius of the Development there are three (3) existing townhome developments. The Development is adjoined by one such development immediately to the south. The Development is also consistent with the 2040 Comprehensive Plan and the Future Land Use Map. The Development is located in the Community Mixed Use Character Area, which envisions townhome developments among other denser residential developments.

GHC provides Gwinnettians with quality housing that meets or exceeds those design and quality standards set by Gwinnett County. The townhomes will be developed with a mixture of building materials and a variety of architectural components that produce an attractive product. Proposed elevations are included in the Application and show the design-oriented housing product to be offered. The homes will use a variety of brick cladding and siding. Rooflines and facades are broken up by architectural features to add dimension to the homes. All homes will include a two car garage and a driveway, collectively providing sufficient area to park four (4) vehicles per unit.

The Development proposed allows for construction of workforce homes for Gwinnett residents. GHC offers two programs designed to assist Gwinnettians in pursuing homeownership. One program, the Welcome Home Program, assists homeowners with purchasing homes through various financial incentives. GHC's Pathway Home Program offers rental homes to qualified families to assist them into their transition into homeownership. The Development will primarily offer homes for sale through the Welcome Home Program, although a small subset of homes (less than 20%) will be reserved for rental through the Pathway Home Program.

In short, this project fills a substantial need for Gwinnett County and, in particular, the residents of the surrounding area. As this County indicated in its recent study of housing trends, there is a substantial gap between Gwinnett's current housing inventory and the expected demands. This gap has driven increases in housing prices that preclude many of Gwinnett's residents from participating in homeownership. GHC's development model address that issue of access to housing and homeownership.

We look forward to working with the County on this project. Should you have any questions about the Development, please contact me.

GWINNETT COUNTY
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Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI,
P.C.



William J. Diehl

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2/1/2022 3:00PM

CONFFLICT 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.

 2/1/22 **Denise Kleinman, Development Manager**

SIGNATURE OF APPLICANT

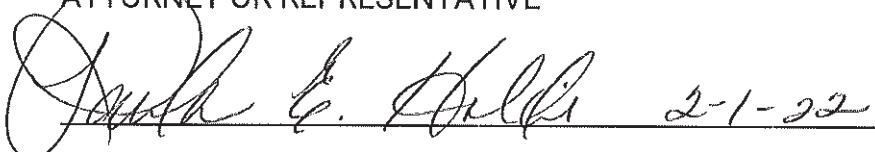
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

 2-1-22

Paula E Hollis
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022

SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

Gwinnett Housing Corporation

YOUR NAME

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

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

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

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SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



2/1/22

William J. Diehl, Applicant's Representative

SIGNATURE OF APPLICANT'S

DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

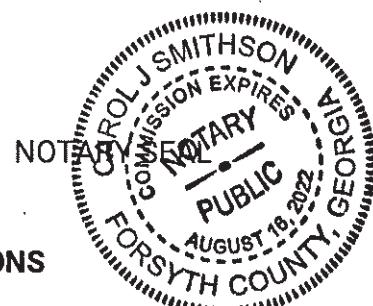


2/1/22

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO

William J. Diehl, Thompson, O'Brien, Kappler & Nasuti, PC

YOUR NAME

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

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

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

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REZONING 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.



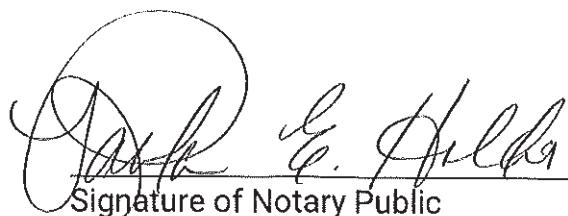
Signature of Applicant



Date

Denise Kleinman, Development Manager For Gwinnett Housing Corp.

Type or Print Name and Title

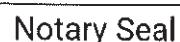


Signature of Notary Public



Date

Paula E Hollis
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022

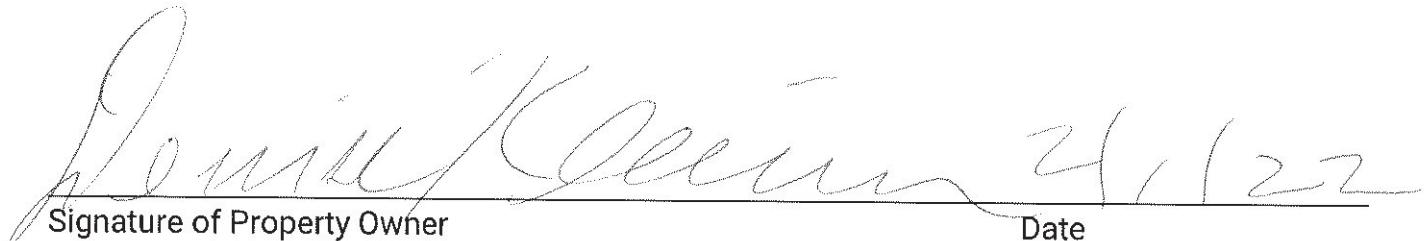


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REZONING PROPERTY OWNER'S CERTIFICATION

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



Denise Kleinman 2/1/22

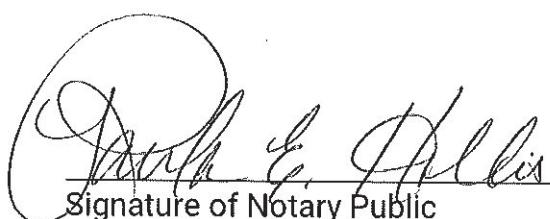
Signature of Property Owner

Date

Denise Kleinman, Development Manager for Gwinnett Housing Corp.

Type or Print Name and Title

Paula E Hollis
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/01/2022



Paula E. Hollis

Signature of Notary Public

2-1-22

Date

Notary Seal

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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: 05 - 124 - 003
(Map Reference Number) District Land Lot Parcel



21.122

Signature of Applicant

Date

William J. Drehl, Applicants Rep.

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)

Anita Flowers
NAME

2-1-22

DATE

Tax SERVICES ASSOC. II
TITLE

Taxes are current

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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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: 05 - 124 - 004
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

21.12.2

Date

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Anita Flowers

NAME

2-1-22

DATE

Tax Services Assoc II

TITLE

TAXES ARE CURRENT