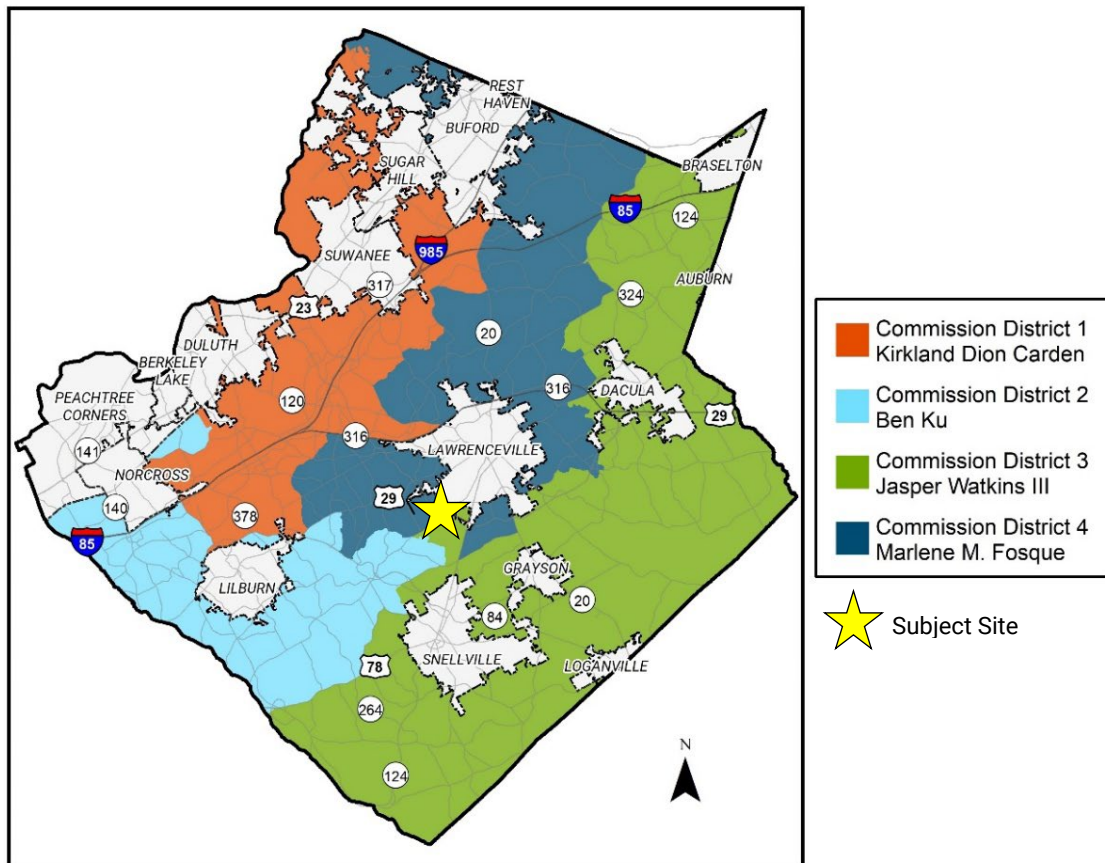


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZM2022-00012  
**Current Zoning:** R-75 (Single-Family Residence District)  
**Request:** Rezoning to **RM-13** (Multifamily Residence District)  
**Additional Request:** Buffer Reduction Waiver  
**Address:** 3535 Sugarloaf Parkway  
**Map Numbers:** R5084 039  
**Site Area:** 5.23 acres  
**Units:** 67  
**Proposed Development:** Apartments  
**Commission District:** District 4 – Commissioner Fosque  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** **APPROVAL WITH CONDITIONS**



Location Map

**Applicant:** Parkland Communities, Inc.  
c/o Alliance Engineering and Planning  
299 South Main Street  
Alpharetta, GA 30009

**Owners:** Virginia Matthews Cloudt  
3535 Sugarloaf Parkway  
Lawrenceville, GA 30044

**Contact:** Tyler Lasser

**Contact Phone:** 770.225.4730 ext. 819

## Zoning History

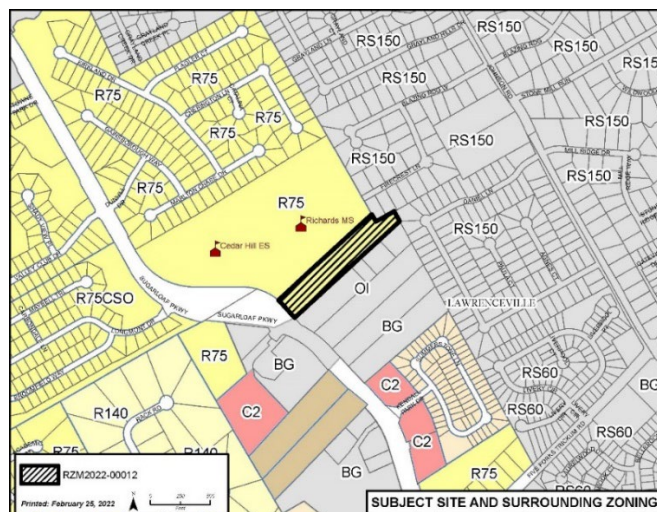
The subject property is zoned R-75 (Single-Family Residence District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject site is a 5.22-acre parcel located along Sugarloaf Parkway and north of Five Forks Trickum Road. A large Gwinnett County right of way is located along the frontage of the property. The property contains a one-story single-family residence built in 1986. The rear of the property is heavily wooded while the front yard is open lawn with a few trees. The property slopes down to the center of the site from Sugarloaf Parkway approximately 14 feet. A sidewalk and overhead utilities run the length of the property frontage. Access to the residence is provided by a narrow driveway located along the southern property line. The nearest Gwinnett County Transit stop is located 180 feet from the subject site.

## Surrounding Use and Zoning

The surrounding areas to the west, east, and south of the property are within the City of Lawrenceville and consist primarily of single-family residences and commercial businesses. Richards Middle School and Cedar Hill Elementary School are located north of the site. Mill Ridge and Stone Mill subdivisions are located east of the site within the City of Lawrenceville. Across from the site is a grocery store located in the City of Lawrenceville. Southwest of the site, across Sugarloaf Parkway, is a proposed stacked townhouse style multifamily development that was approved in October of 2021. The following is a summary of surrounding uses and zoning:



*Surrounding Zoning*

Location	Land Use	Zoning	Density
Subject Property	Multifamily Residential	RM-13	12.82 units per acre
North	Single-Family Residential Gwinnett County Schools	RS 150 (City of Lawrenceville) R-75	1.68 units per acre N/A
East	Single-Family Residential	RS 150 (City of Lawrenceville)	2.86 units per acre
South	Commercial	OI (City of Lawrenceville)	N/A
West	Commercial	BG (City of Lawrenceville)	N/A

## Project Summary

The applicant requests a rezoning of a 5.22-acre site from R-75 to RM-13 to construct multifamily apartments, including:

- Seven, three-story stacked townhouse style buildings with 67 apartment units at a density of 12.82 units per acre.
- Two and three-bedroom units with a 1,600 square foot minimum heated floor area.
- Rear entry units with single-car garages, accessible by dead-end 20-foot-wide alleys.
- A total of 29 guest parking spaces along interior streets and near the amenity area.
- Access onto the right of way that connects Sugarloaf Parkway and the schools north of the site.
- An amenity area located at the rear of the site that includes a playground, outdoor furniture, and a mail kiosk.
- An underground stormwater management facility located at the center of the site under the community green.
- A 10-foot landscape strip planted to buffer standards along the northern property line, adjacent to the school.
- A 20-foot landscape strip planted to buffer standards along the eastern property lines, adjacent to the subdivisions located in the City of Lawrenceville.
- A 10-foot landscape strip along the property frontage.
- Architectural renderings depicting exterior materials consisting of a mixture of brick, stone, and concrete siding on the front façade.

## Zoning and Development Standards

The applicant is requesting a rezoning from R-75 to RM-13, Multi-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 50'	Maximum 35'	YES
Front Yard Setback	Minimum 15'	Minimum 15'	YES
Side Yard Setback	Minimum 10'	Minimum 10'	YES
Rear Yard Setback	Minimum 30'	Minimum 30'	YES
Parking	Minimum 101 spaces Maximum 201 spaces	165 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Density	Maximum 13 units per acre	12.82 units per acre	YES
Minimum Heated Floor Area	Minimum 800 square feet for 2-bedroom Minimum 1,000 square feet for three-bedroom	Minimum 1,600 square feet for two and three-bedrooms	YES

Common Area	Minimum 15%	15%	YES
Zoning Buffer	North: 50'	0'	NO*

\*The applicant is proposing to provide a graded and replanted landscape strip planted to buffer standards.

## Waiver Request

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

1. Section 610-20.5. Minimum Buffer Requirements:
  - A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

### ***A 50-foot undisturbed zoning buffer adjacent to R-75 zoned property.***

A 50-foot undisturbed zoning buffer is required adjacent to all property zoned R-75. This zoning buffer is required along the northern property line, adjacent to the school. The applicant is requesting to eliminate this buffer and provide a 10-foot-wide graded landscape strip planted to buffer standards in lieu of the undisturbed buffer.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

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

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

The proposed development is compatible with other uses in the surrounding area. The site is surrounded by the City of Lawrenceville to the northeast, east, south, and a portion of the west. The properties to the northeast and east are subdivisions in the City of Lawrenceville. Although not required, the applicant proposes a 20-foot buffer adjacent to these properties. To the south is a learning center in the City of Lawrenceville. In 2021, a similar development was approved across Sugarloaf Parkway, southwest of the site. Therefore, the proposed rezoning will permit a use that is suitable in view of the use and development of 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 adversely impacted by the zoning change. The proposed development would provide an additional housing option along a main thoroughfare within close proximity to schools, retail, and service establishments.

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

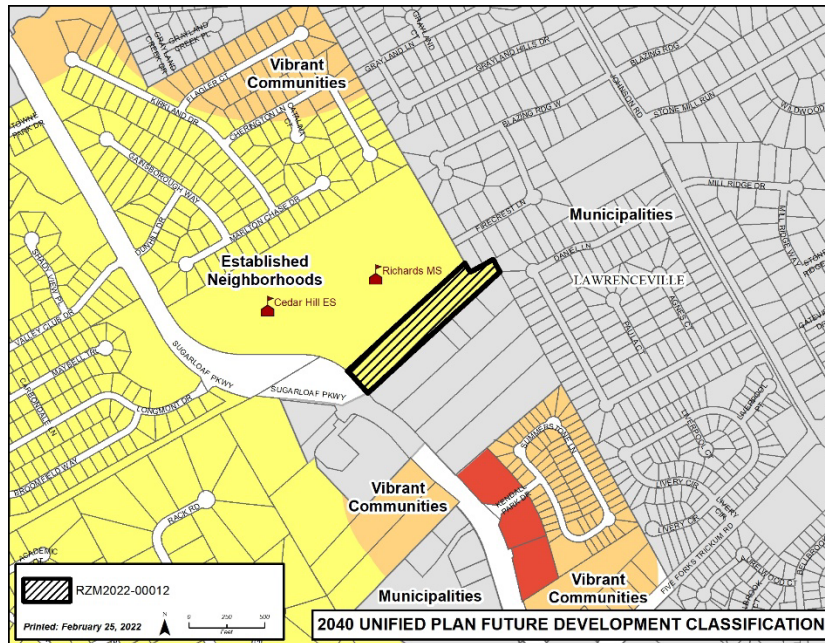
The property as currently zoned has a reasonable economic use.

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

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

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

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Established Neighborhoods Character area. This character area is designated for well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The Plan specifies that residential infill properties should be consistent in scale, architecture, and use with surrounding properties. Multifamily apartments are not a development type that is encouraged in this area. The character area is meant for larger single-family style lots. However, the location and size of the property would make it difficult to develop this property into a large lot single-family subdivision. The property is along Sugarloaf Parkway which is a principal arterial road with a number of commercial uses. Additionally, the schools located north of the site create high traffic volume to the area. Further, although this development is for apartments, these buildings will appear as townhouses, as they are stacked flats with single-car garages. Allowing the construction of a townhouse style multifamily development on a narrow lot like this property, would provide a transition between the major roadway and commercial uses to the west and the residences to the east.



*Surrounding Future Land Use*

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

The nearby areas are primarily developed with commercial uses to the west and single-family residences to the east. Two schools are located north of the site and a learning center to the south. Rezoning the site to allow a multifamily development would be consistent with the zoning pattern and will provide an alternative housing option, centrally located to commercial services and educational institutions. Further, a substantially similar development was recently approved across Sugarloaf Parkway, southwest from the site. These factors give supporting grounds for approval of the proposed rezoning.

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

The requested buffer reduction is located along the northern property line of the subject property. The applicant proposes to reduce the buffer to 0 feet and install a 10-foot-wide graded and replanted landscape strip in lieu of a 50-foot undisturbed zoning buffer. The property to the north of the site is a school parking lot. Allowing the buffer to be reduced to 0 feet and graded and replanted to 10 feet would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

**Staff Recommendation**

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

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

1. The required 50-foot zoning buffer adjacent to R-75 zoned property shall be reduced to a 10-foot landscape strip planted to buffer standards.

**Staff Recommended Conditions:**

Approval as RM-13 (Multifamily Residence District), subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, and Exhibit C: Building Elevations dated received February 14, 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. Development shall be limited to multifamily residential units and accessory uses and structures, not to exceed 67 units.
3. The minimum heated floor area per dwelling unit shall be 1,600 square feet.
4. The buildings shall comply with Category 3, Multi-Family Residential Buildings of the Gwinnett County Architectural Standards.
5. Road frontage and the entrance shall be landscaped by the developer and maintained by the property management company. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to the review and approval of the Department of Planning and Development.
6. A property management company shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance, decks, roofs, painting of exteriors, and other property maintenance.
7. The development shall include amenities including but not limited to a playground, outdoor furniture, green space, etc. Final amenity plan shall be reviewed and approved by the Department of Planning and Development.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas shall be sodded.
10. An access and construction easement shall be provided from all dead end streets and alleys to meet the requirements of Section 900-20.2.F of the Unified Development Ordinance subject to the review and approval of the Department of Planning and Development.
11. The developer shall make improvements to and/or replace the existing sidewalk (if necessary) along the right of way. The developer shall provide a crosswalk to the western portion of the right of way. Said sidewalk shall be maintained by the property management company.
12. The developer shall have a Traffic Impact Study conducted to show the interaction between proposed traffic from the development with existing school related traffic that includes an analysis of both entrances to school property on Sugarloaf Parkway. Developer shall implement recommended improvements in coordination with Gwinnett County Public Schools and the Gwinnett County Department of Transportation.
13. The developer shall coordinate with Gwinnett County Public Schools on the proposed entrance.

14. The developer shall provide two (2) inbound lanes for the school driveway from Sugarloaf Parkway (Signal #748 – across from Lidl) subject to the review and approval of the Gwinnett Department of Transportation.
15. The developer shall provide two (2) outbound lanes from the school driveway onto Sugarloaf Parkway to include an exclusive left-turn lane and a shared through and right turn lane (Signal #748 – across from Lidl) subject to the review and approval of the Gwinnett Department of Transportation.
16. The developer shall modify Traffic Signal #748 subject to the review and approval of the Gwinnett Department of Transportation.

**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



**Existing residence on the site**



**Frontage of the site along Sugarloaf Parkway**





**Intersection of Sugarloaf Parkway and the Gwinnett County Schools Right of Way**



**Existing conditions of the sidewalk along the frontage of the site**





**Location of zoning buffer**

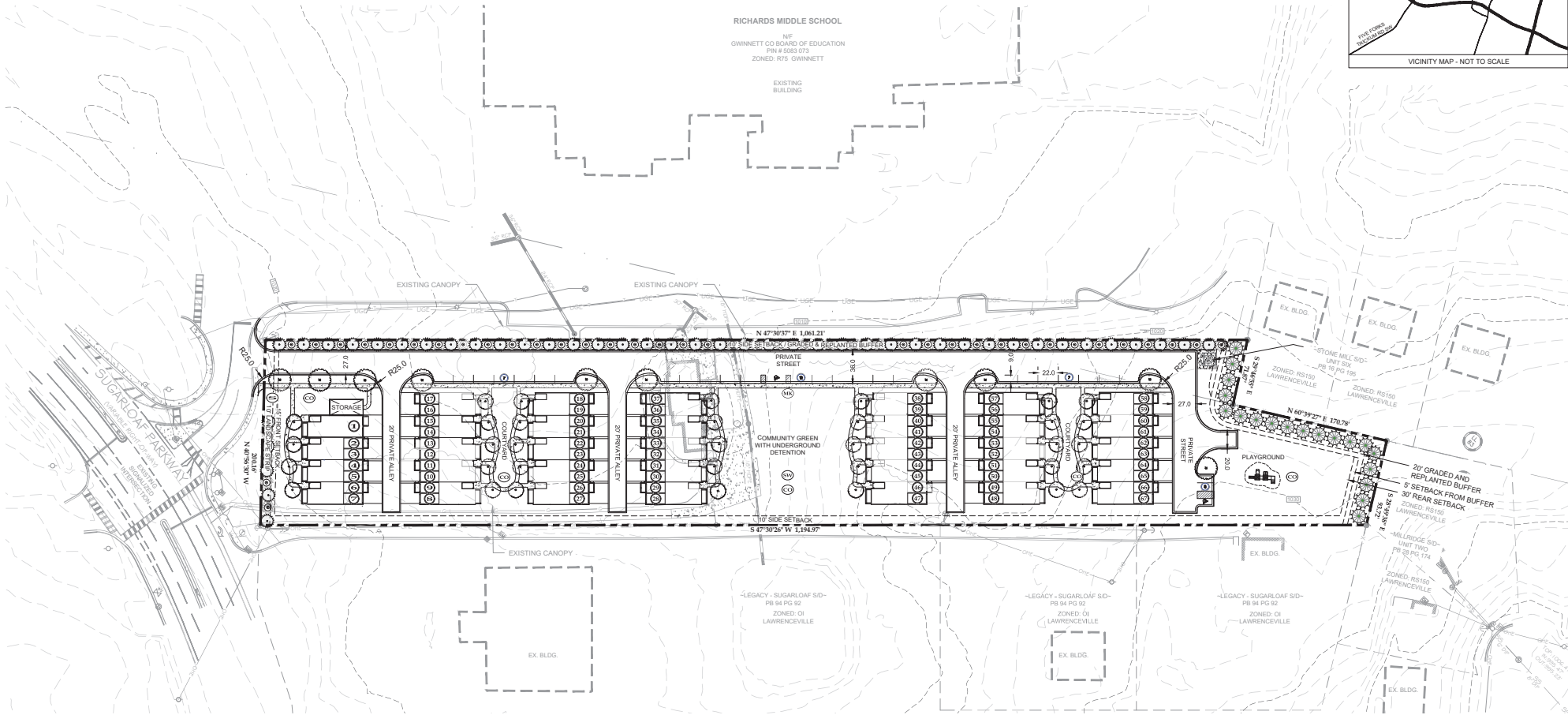
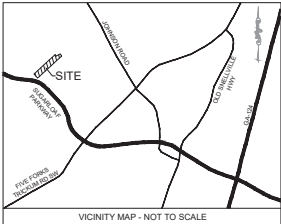


**School parking lot adjacent to the buffer**

**Exhibit B: Site Plan**

**[attached]**

# Sugarloaf Crest



DEVELOPER / APPLICANT  
PARKLAND COMMUNITIES, INC.  
Jim@ParklandCo.com  
404.456.5562

PROPERTY ADDRESS:  
3535 SUGARLOAF PARKWAY  
LAWRENCEVILLE, GA 30044-5403

PROPERTY OWNERS:  
P/O 5086 039  
VIRGINIA CLOUDT MATTHEWS ET AL.

WATER NOTE:  
WATER IS PROVIDED BY WINNETT COUNTY AND  
IS AVAILABLE WITHIN THE SUGARLOAF PARKWAY  
RIGHT OF WAY.

SEWER NOTE:  
SANITARY SEWER LINE IS TO CONNECT WITH  
AN EXISTING SEWER MANHOLE.

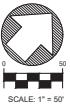
STORMWATER NOTE:  
STORMWATER WILL BE MANAGED ON SITE  
WITH AN UNDERGROUND DETENTION SYSTEM.

FEMA NOTE:  
ACCORDING TO FIRM NUMBER 13135C0103F,  
DATED 08/20/2008 FOR WINNETT COUNTY  
GEORGIA, THE PROPERTY SHOWN DOES NOT  
LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

GROSS / NET ACRES:	5.225 AC
EXISTING ZONING:	R75
PROPOSED ZONING:	RM-13
TOTAL UNITS:	67 UNITS
GROSS / NET DENSITY:	12.823 U/A
BUILDING SETBACKS:	
FRONT:	15'
REAR:	30'
SIDE:	10'
FRONT LANDSCAPE SETBACK:	10'
LANDSCAPED BUFFER:	20' GRADED AND REPLANTED AS SHOWN
MAX BUILDING HEIGHT:	50'
COMMON AREA:	15% OR 0.78375 SQ. FT. PROVIDED

PARKING ANALYSIS				TOTAL PER		TOTAL	
REAR ENTRY	GARAGE/DRIVEWAY	UNIT	UNITS	UNITS	SPACES	UNITS	SPACES
UNIT # 1	2	2		4	1	4	
UNIT # 2-67	1	1		2	66	132	
GUEST, PARALLEL, 90 DEGREE, KIOSK PARKING				25			
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				165			
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				101			

SITE LEGEND	
(S)	STORMWATER MANAGEMENT AREA
(K)	MAIL KIOSK
(C)	COMMON AREA
(E)	ENTRANCE SIGN



2/11/2022



## **Exhibit C: Building Renderings**

**[attached]**







Existing Sweetwater Springs  
townhouse-style apartments.  
Rezoned to RM-13  
(RZM2019-00005)



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

**[attached]**

## **Applicant's Letter of Intent**

Sugarloaf Crest  
3535 Sugarloaf Parkway (Parcel # 5084 039)  
R-75 to RM-13

The applicant, Parkland Communities Inc., requests a rezoning on a 5.2-acre lot on Sugarloaf Parkway between Five Forks Trickum Road and Lawrenceville Highway for the purpose of constructing a 67-unit (12.823 units per acre) stacked townhouse-style apartment community. To develop the site as proposed, the applicant requests to rezone the property from R-75 to RM-13.

Each of the seven multifamily buildings will contain three-story apartments that have the external appearance of individual attached townhomes. Each unit will have a private entrance at the front of the structure as well access through the garage at the rear. As proposed, each unit will include a rear-entry single-car garage, accessible via alley, with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior street and adjacent to the amenity area at the rear of the site. Overall site access will be provided by tying into the existing road and sidewalks that currently service the adjoining schools. Due to the narrow shape of the lot, the applicant requests to reduce the buffer adjacent to the school parcel (R5083 073) to a 10-foot wide graded and replanted buffer. The buffer will provide year-round screening from the school's parking lot. Each unit will front a portion of the development's abundant open space including the community green, landscaped courtyards and other common area. The amenity area, which will be screened year-round by a 20-foot graded and replanted buffer, will include a playground, outdoor furniture, and mail kiosk. Residents will have access to the site's open space, amenity area and the Sugarloaf Parkway frontage by way of sidewalks adjacent to the internal street and throughout the site. Units will have a minimum heated floor area of 1,600 square feet and include two (2) or three (3) bedrooms with two-and-a-half bathrooms. Each building will be a maximum of 35 feet in height and have exterior materials consisting of a mixture of brick, stone, and concrete siding on the front façade. The site is positioned at the edge of a commercial node centered around the intersection of Five Forks Trickum Road and Sugarloaf Parkway. Notably Included within the node is a newly constructed Lidl grocery store and a commercial strip consisting of a Publix grocery store, restaurants, offices, and a variety of retail. Across Sugarloaf Parkway is Parkland's Sugarloaf Springs development; a comparable RM-13 stacked townhouse-style apartment community that was approved for rezoning by the Board of Commissioners in October 2021. In an ideal location, the proposed development will produce a natural transition from the schools to the north into the commercial node. Further, complemented by the existing uses around the subject site, the proposed development will support and maintain the gradual transformation of the area into a livelier mixed-use node with increased foot traffic and improved walkability.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.



## **Standards Governing the Exercise of the Zoning Power**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to RM-13 for the purpose of constructing townhouse-style apartments is suitable in relation to the adjacent and nearby properties and will act as a natural transition into the adjacent commercial node. To the north is Richards Middle School and Cedar Hill Elementary School, the parking lot of both schools adjoin the northern property line of the subject site. The adjoining properties to the south comprise three O-I zoned properties including two office buildings and a church. Across Sugarloaf Parkway is a newly built Lidl Grocery store and under-construction commercial strip. Also, across Sugarloaf Parkway, is Parkland's Sugarloaf Springs stacked townhouse-style apartment community, which was approved for rezoning by the Board of Commissioners in October 2021. At the corner of Five Forks Trickum and Sugarloaf Parkway is a commercial strip and outparcels that includes a Publix grocery store, restaurants, offices, retail, and various services.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is adjacent to a commercial node, which would benefit from the foot traffic as a result of the proposed development.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

### **(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:**

The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

### **(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 intent of the 2040 Unified Plan. The subject property is located within the Established neighborhoods character area and adjacent to the Community Mixed-Use and vibrant communities character areas of the 2040 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:**

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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

**[attached]**



# Department of Planning and Development TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		3.16.22
Department/Agency Name:		Transportation
Reviewer Name:		Brent Hodges
Reviewer Title:		Construction Manager 1
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>
Case Number:		RZM2022-00012
Case Address:		3535 Sugarloaf Parkway
<b>Comments:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Sugarloaf Parkway is a Principal Arterial. ADT = 34,599. Nearest Transit Facility is 180 feet away at #2335341 Sugarloaf Parkway and Prodigy Point.	
2	Developer shall coordinate with GC Traffic Signals on any needed upgrades/improvements to TS_748 Sugarloaf Parkway at Richards Middle School driveway.	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Developer shall have a Traffic Impact study conducted to show the interaction between proposed traffic from development with existing school related traffic that includes an analysis of both entrances to school property on Sugarloaf Parkway. Developer shall implement recommended improvements in coordination with Gwinnett County Public Schools and the Gwinnett County Department of Transportation.	
2	Developer shall coordinate with Gwinnett County Board of Education on proposed entrance.	
3	Developer shall provide (2) inbound lanes for school driveway from Sugarloaf Parkway (Signal #748 – across from Lidl).	
4	Developer shall provide (2) outbound lanes from school driveway onto Sugarloaf Parkway to include an exclusive left-turn and a shared through and right turn (Signal #748 – across from Lidl).	
5	Modify Traffic Signal #748 appropriately.	
6		

**Note:** Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, April, 2022											
											Proposed Zoning
	School	2021-22			2022-23			2023-24			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2022-00007	<b>Mountain View HS</b>	2,801	2,300	501	2,555	2,300	255	2,432	2,300	132	19
	<b>Twin Rivers MS</b>	2,076	2,150	-74	1,688	2,150	-462	1,739	2,150	-411	16
	Woodward Mill ES	974	1,200	-226	1,013	1,200	-187	1,053	1,200	-147	29
RZR2022-00006	<b>Mountain View HS</b>	2,801	2,300	501	2,555	2,300	255	2,432	2,300	132	39
	<b>Twin Rivers MS</b>	2,076	2,150	-74	1,688	2,150	-462	1,739	2,150	-411	33
	Woodward Mill ES	974	1,200	-226	1,013	1,200	-187	1,053	1,200	-147	59
RZM2022-00008*	<b>Mountain View HS/Seckinger HS*</b>	2,801	2,300	501	1,100	2,800	-1,700	1,550	2,800	-1,250	20
	<b>Twin Rivers MS/Jones MS*</b>	2,076	2,150	-74	1,526	1,575	-49	1,572	1,575	-3	17
	Patrick ES	791	1,025	-234	831	1,025	-194	872	1,025	-153	30
RZM2022-00010	<b>South Gwinnett HS</b>	2,636	2,750	-114	2,689	2,750	-61	2,742	2,750	-8	5
	<b>Grace Snell MS</b>	1,207	1,200	7	1,213	1,200	13	1,237	1,200	37	4
	Magill ES	1,110	1,525	-415	1,121	1,525	-404	1,143	1,525	-382	8
RZM2022-00011	<b>Grayson HS</b>	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	6
	<b>Bay Creek MS</b>	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
RZM2022-00012	<b>Discovery HS</b>	2,785	2,525	260	2,813	2,525	288	2,841	2,525	316	8
	<b>Richards MS</b>	2,135	2,200	-65	2,156	2,200	-44	2,178	2,200	-22	7
	Cedar Hill ES	910	1,000	-90	919	1,000	-81	928	1,000	-72	12

\*Seckinger HS Cluster Opening 2022-2023 School Year





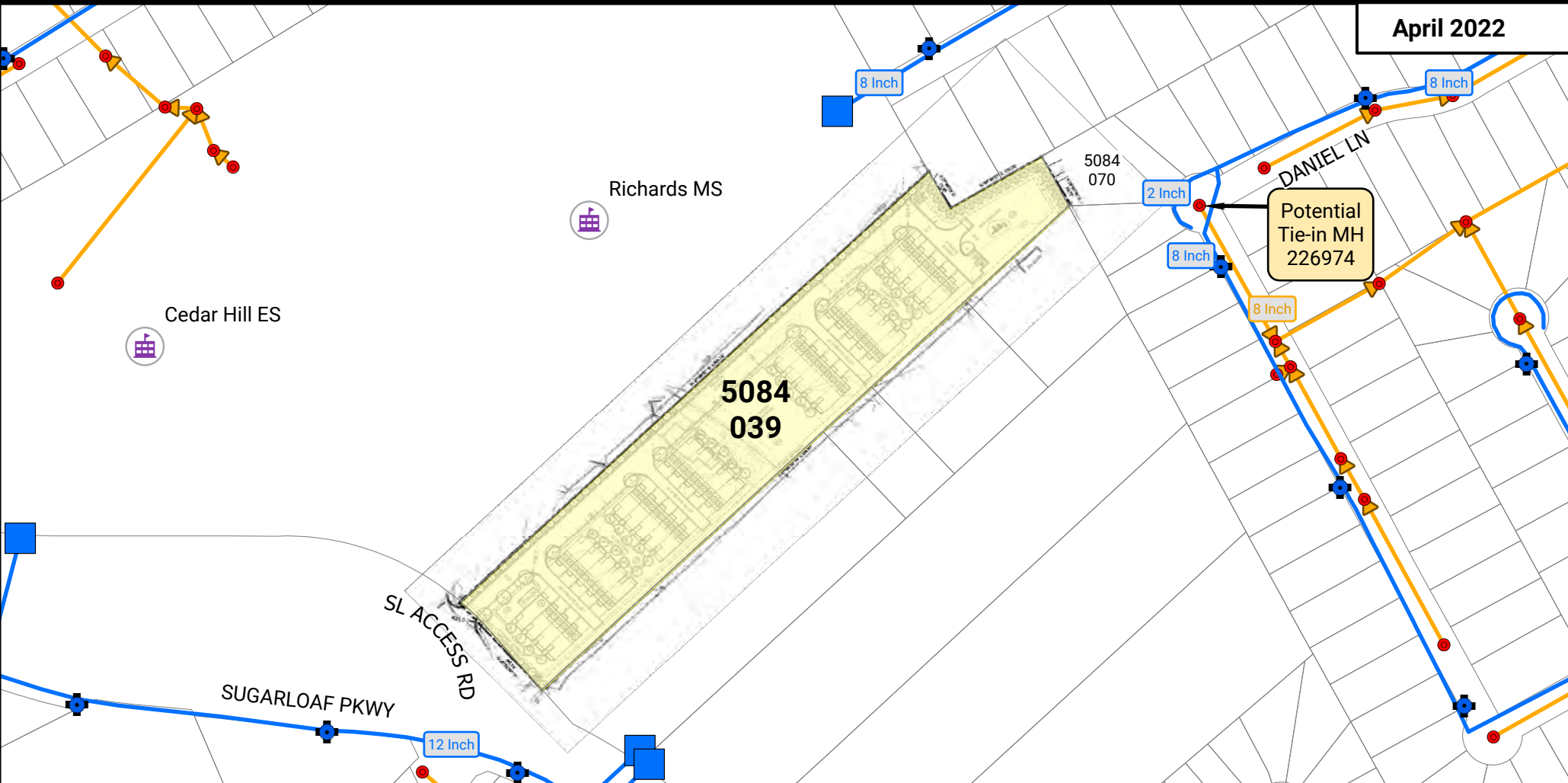
Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		3/16/2022	
<b>Department/Agency Name:</b>		DWR	
<b>Reviewer Name:</b>		Mike Pappas	
<b>Reviewer Title:</b>		GIS Planning Manager	
<b>Reviewer Email Address:</b>		Michael.pappas@gwinnettcountry.com	
<b>Case Number:</b>		RZM2022-00012	
<b>Case Address:</b>		3535 Sugarloaf Parkway	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	Water: The development may connect to an existing 12-inch water main located on the southwest right-of-way of Sugarloaf Pkwy.		
2	Sewer: Sewer Capacity Certification C2021-12-346 is approved for 84 residences (59 peak GPM).		
3	Sewer: Per the Sewer Capacity Certification, the development may connect to an existing 8-inch sanitary sewer main located approximately 225 feet east in the right-of-way of Daniel Ln.		
4	Sewer: An easement through parcel 5084 070 will be required to access this sewer.		
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

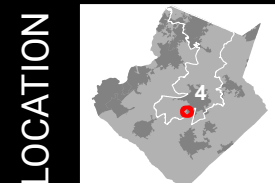
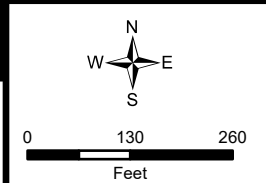
April 2022



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

**RZM2022-00012**  
R-75 to RM-13

## Water & Sewer Utility Map



**Water Comments:** The development may connect to an existing 12-inch water main located on the southwest right-of-way of Sugarloaf Pkwy.

**Sewer Comments:** Sewer Capacity Certification C2021-12-346 is approved for 84 residences (59 peak GPM). Per the Sewer Capacity Certification, the development may connect to an existing 8-inch sanitary sewer main located approximately 225 feet east in the right-of-way of Daniel Ln. An easement through parcel 5084 070 will be required to access this sewer.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit F: Maps**

**[attached]**






FIRECREST LN

DANIEL LN

SUGARLOAF PKWY

SUGARLOAF PKWY

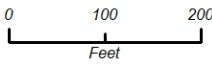

SUMMERSTONE LN



RZM2022-00012

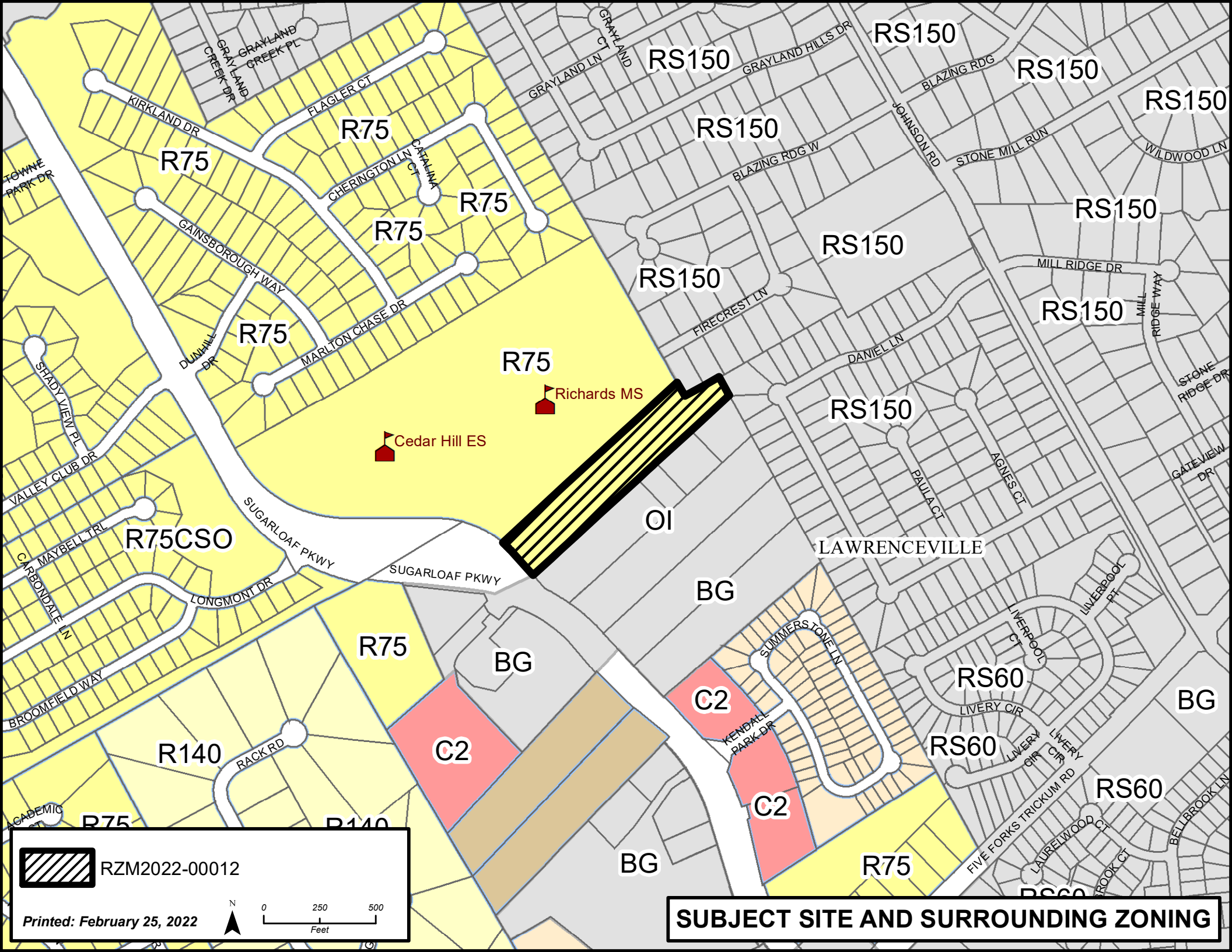
Printed: February 25, 2022

N



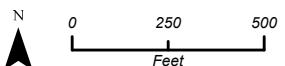
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Feet





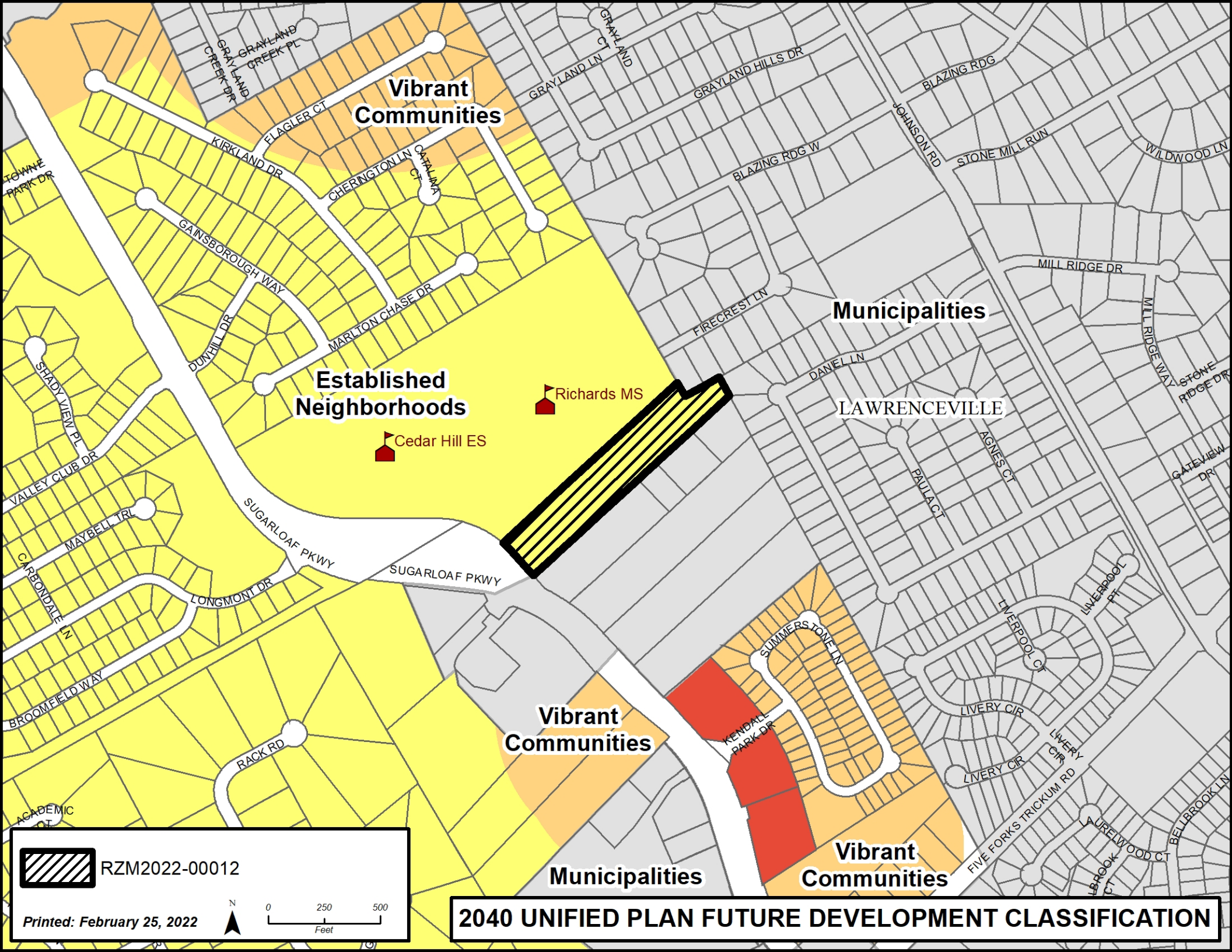
 RZM2022-00012

Printed: February 25, 2022



**SUBJECT SITE AND SURROUNDING ZONING**





**Vibrant  
Communities**

**Established  
Neighborhoods**

**Municipalities**

LAWRENCEVILLE


**Vibrant  
Communities**

**Municipalities**

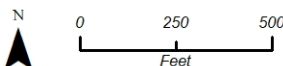
**Vibrant  
Communities**

Richards MS

Cedar Hill ES

 RZM2022-00012

Printed: February 25, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Communities Inc., c/o Alliance Engineering and Planning</u> ADDRESS: <u>299 S. Main Street</u> CITY: <u>Alpharetta</u> STATE: <u>GA</u> ZIP: <u>30009</u> PHONE: <u>770-225-4730 ext. 819</u> EMAIL: <u>Tylerl@allianceco.com</u>	NAME: <u>Virginia Matthews Cloudt</u> ADDRESS: <u>3535 Sugarloaf Parkway</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30044</u> PHONE: <u>770-225-4730 ext. 819</u> EMAIL: <u>tylerl@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext. 819</u> CONTACT'S E-MAIL: <u>770-225-4730 ext. 819</u>	
<div> <div>APPLICANT IS THE:</div> <div> <input type="checkbox"/> OWNER'S AGENT               <input type="checkbox"/> PROPERTY OWNER               <input checked="" type="checkbox"/> CONTRACT PURCHASER             </div> </div>	
PRESENT ZONING DISTRICTS(S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>RM-13</u> PARCEL NUMBER(S): <u>5084 039</u> ACREAGE: <u>5.225</u> ADDRESS OF PROPERTY: <u>3535 Sugarloaf Parkway, Lawrenceville, GA 30044</u> PROPOSED DEVELOPMENT: <u>Apartments (Stacked Townhomes)</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>67</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,600</u>	Total Building Sq. Ft. _____
Gross Density: <u>12.82</u>	Density: _____
Net Density: <u>12.82</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

## **Applicant's Letter of Intent**

Sugarloaf Crest  
3535 Sugarloaf Parkway (Parcel # 5084 039)  
R-75 to RM-13

The applicant, Parkland Communities Inc., requests a rezoning on a 5.2-acre lot on Sugarloaf Parkway between Five Forks Trickum Road and Lawrenceville Highway for the purpose of constructing a 67-unit (12.823 units per acre) stacked townhouse-style apartment community. To develop the site as proposed, the applicant requests to rezone the property from R-75 to RM-13.

Each of the seven multifamily buildings will contain three-story apartments that have the external appearance of individual attached townhomes. Each unit will have a private entrance at the front of the structure as well access through the garage at the rear. As proposed, each unit will include a rear-entry single-car garage, accessible via alley, with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior street and adjacent to the amenity area at the rear of the site. Overall site access will be provided by tying into the existing road and sidewalks that currently service the adjoining schools. Due to the narrow shape of the lot, the applicant requests to reduce the buffer adjacent to the school parcel (R5083 073) to a 10-foot wide graded and replanted buffer. The buffer will provide year-round screening from the school's parking lot. Each unit will front a portion of the development's abundant open space including the community green, landscaped courtyards and other common area. The amenity area, which will be screened year-round by a 20-foot graded and replanted buffer, will include a playground, outdoor furniture, and mail kiosk. Residents will have access to the site's open space, amenity area and the Sugarloaf Parkway frontage by way of sidewalks adjacent to the internal street and throughout the site. Units will have a minimum heated floor area of 1,600 square feet and include two (2) or three (3) bedrooms with two-and-a-half bathrooms. Each building will be a maximum of 35 feet in height and have exterior materials consisting of a mixture of brick, stone, and concrete siding on the front façade. The site is positioned at the edge of a commercial node centered around the intersection of Five Forks Trickum Road and Sugarloaf Parkway. Notably Included within the node is a newly constructed Lidl grocery store and a commercial strip consisting of a Publix grocery store, restaurants, offices, and a variety of retail. Across Sugarloaf Parkway is Parkland's Sugarloaf Springs development; a comparable RM-13 stacked townhouse-style apartment community that was approved for rezoning by the Board of Commissioners in October 2021. In an ideal location, the proposed development will produce a natural transition from the schools to the north into the commercial node. Further, complemented by the existing uses around the subject site, the proposed development will support and maintain the gradual transformation of the area into a livelier mixed-use node with increased foot traffic and improved walkability.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.



**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:

See attached

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

See attached

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

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:

See attached

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

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:

See attached

## **Standards Governing the Exercise of the Zoning Power**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to RM-13 for the purpose of constructing townhouse-style apartments is suitable in relation to the adjacent and nearby properties and will act as a natural transition into the adjacent commercial node. To the north is Richards Middle School and Cedar Hill Elementary School, the parking lot of both schools adjoin the northern property line of the subject site. The adjoining properties to the south comprise three O-I zoned properties including two office buildings and a church. Across Sugarloaf Parkway is a newly built Lidl Grocery store and under-construction commercial strip. Also, across Sugarloaf Parkway, is Parkland's Sugarloaf Springs stacked townhouse-style apartment community, which was approved for rezoning by the Board of Commissioners in October 2021. At the corner of Five Forks Trickum and Sugarloaf Parkway is a commercial strip and outparcels that includes a Publix grocery store, restaurants, offices, retail, and various services.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is adjacent to a commercial node, which would benefit from the foot traffic as a result of the proposed development.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

### **(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:**

The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

### **(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 intent of the 2040 Unified Plan. The subject property is located within the Established neighborhoods character area and adjacent to the Community Mixed-Use and vibrant communities character areas of the 2040 Future Development Map.

WINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

2/14/2022

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

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Survey Legal Description

A parcel of land lying in land lots 83 and 84 of the 5th district, Gwinnett county, Georgia, being lot 18, Venable Valley Farms Subdivision, as per plat recorded in Plat Book 4, Page 244, Gwinnett County, Georgia records and being more particularly describes as follows:

Begin at a found 1/2" rebar being the Northerly corner common to Lot 18 of the aforementioned Venable Valley Farms Subdivision and Lot 3 of Legacy - Sugarloaf Subdivision as recorded in Plat Book 94, Page 92 Gwinnett County, Georgia records; thence run South 47 degrees 30 minutes 26 seconds West for a distance of 1,194.97 feet to a found 1/2" rebar on the Northerly right-of-way of sugarloaf parkway (variable public right-of-way); thence run North 40 degrees 56 minutes 30 seconds West along said right-of-way for a distance of 200.16 feet to a found 1-inch open top pipe; thence leaving said right-of-way, run North 47 degrees 30 minutes 37 seconds East for a distance of 1,061.21 feet to a found capped rebar (L.S.F. #1160); thence run South 29 degrees 46 minutes 55 seconds East for a distance of 71.87 feet to a found 2" open top pipe; thence North 60 degrees 39 minutes 27 seconds East for a distance of 170.78 feet to a found 1/2" rebar; thence run South 28 degrees 49 minutes 38 seconds East for a distance of 93.72 feet to the POINT OF BEGINNING.

Said parcel containing 227,603 square feet, or 5.225 acres

ZONING

THE SUBJECT PROPERTY IS ZONED R75 PER GWINNETT COUNTY ZONING MAP DATED JANUARY 16, 2022. THE SETBACKS SHOWN HEREON ARE BASED ON PLAT BOOK 4, PAGE 244.

FRONT: 50 FEET  
SIDE: 10 FEET  
REAR: 10 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

Title Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 AND 84 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACT #16, VENABLE VALLEY FARMS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 244, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION; SAID PROPERTY CONTAINING 5.223 ACRES.

Survey Legal Description

A parcel of land lying in land lots 83 and 84 of the 5th district, Gwinnett County, Georgia, being lot 16, Venable Valley Farms Subdivision, as per plat recorded in Plat Book 4, Page 244, Gwinnett County, Georgia records and being more particularly describes as follows:

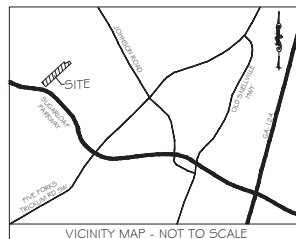
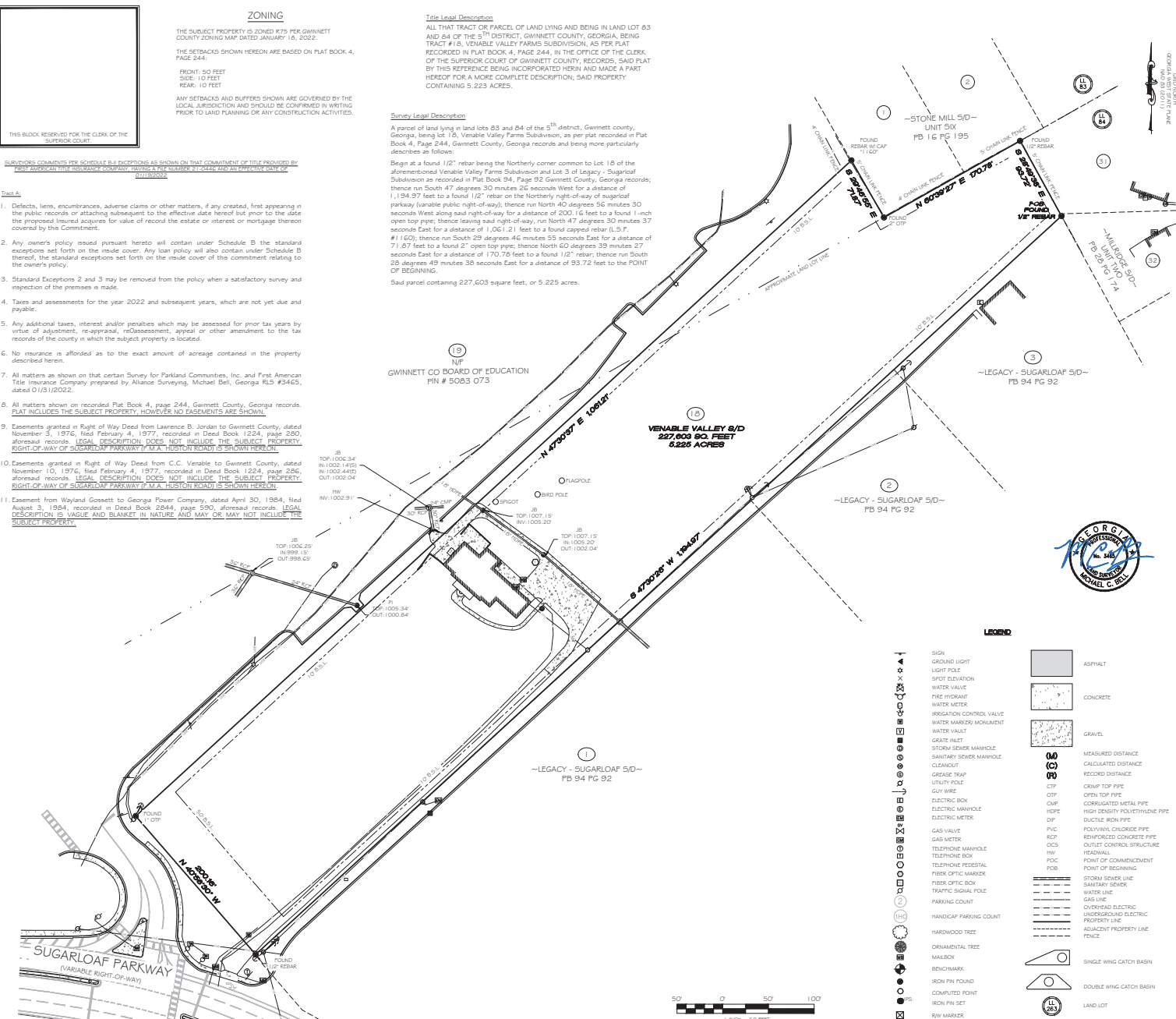
Begin at a found 1/2" rebar being the Northerly corner common to Lot 16 of the aforementioned Venable Valley Farms Subdivision and Lot 3 of Legacy - Sugarloaf Subdivision as recorded in Plat Book 94, Page 92 Gwinnett County, Georgia records; thence run South 47 degrees 30 minutes 26 seconds West for a distance of 1,194.97 feet to a found 1/2" rebar on the Northerly right-of-way of sugarcloaf parkway (variable public right-of-way); thence run North 40 degrees 56 minutes 30 seconds West along said right-of-way for a distance of 200.16 feet to a found 1-inch open top pipe; thence leaving said right-of-way, run North 47 degrees 30 minutes 37 seconds East for a distance of 1,061.21 feet to a found capped rebar (L.S.P. #1160); thence run South 29 degrees 46 minutes 55 seconds East for a distance of 71.67 feet to a found 2" open top pipe; thence North 60 degrees 39 minutes 27 seconds East for a distance of 170.78 feet to a found 1/2" rebar; thence run South 25 degrees 49 minutes 36 seconds East for a distance of 93.72 feet to the POINT OF BEGINNING.

Said parcel containing 227,603 square feet, or 5.223 acres.

SUBJECT'S COMMENTS: ITS SCHEDULE B-1 EXCEPTIONS AS SHOWN ON THAT COMMITMENT OF TITLE PROVIDED BY THIS SURVEYOR'S RESOLUTIONS EXCEPT WHERE SHOWN OTHERWISE.

Table A

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2022 and subsequent years, are not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for not yet due by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
7. All matters as shown on that certain Survey for Farland Communities, Inc. and First American Title Insurance Company prepared by Alliance Surveying, Michael Bell, Georgia RLS #3465, dated 01/13/2022.
8. All matters shown on recorded Plat Book 4, page 244, Gwinnett County, Georgia records. PLAT INCLUDES THE SUBJECT PROPERTY. HOWEVER NO EASEMENTS ARE SHOWN.
9. Easements granted in Right of Way Deed from Lawrence B. Jordan to Gwinnett County, dated November 3, 1976, filed February 4, 1977, recorded in Deed Book 1224, page 286, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. RIGHT-OF-WAY OF SUGARLOAF PARKWAY (VARIABLE RIGHT-OF-WAY) IS SHOWN HEREON.
10. Easements granted in Right of Way Deed from C.C. Venable to Gwinnett County, dated November 10, 1976, filed February 4, 1977, recorded in Deed Book 1224, page 286, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. RIGHT-OF-WAY OF SUGARLOAF PARKWAY (VARIABLE RIGHT-OF-WAY) IS SHOWN HEREON.
11. Easement from Wayland Gossett to Georgia Power Company, dated April 30, 1984, filed August 3, 1984, recorded in Deed Book 2644, page 250, aforesaid records. LEGAL DESCRIPTION IS VAGUE AND BLANKET IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.



SURVEY NOTES

1. All easements and rights of way which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, Community-panel number 13135C0201, dated September 29, 2005, all of the subject property lies within Zone X, defined as "areas determined to be outside the 1% annual chance floodplain".
4. The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any digging or construction.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 01-23-2022 using the Leica Smartest System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 40,293 feet and an angular error of 0.2 seconds per angle point and was not adjusted.
7. This plat has been calculated for closure and is found to be accurate within one foot in 429,121 feet.
8. Equipment used for measurement: Leica TS16 Total Station, Leica GS18 GPS Receiver.
9. The plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unrelated person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and local buffers and setbacks might exist on the subject property that are not shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
13. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
14. At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
15. CURRENT PROPERTY OWNER: VIRGINIA MATTHEWS CLOUD ET AL
16. CURRENT SITE ADDRESS: 3535 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA, 30044



**SURVEYOR CERTIFICATION**  
TO: FARLAND COMMUNITIES, INC., A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP/LAND, AND FIELDS ITEMS 1, 2, 3, 4, 5, 11, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY OF 2022.

*Michael C. Bell* 01/31/2022  
Michael C. Bell, GA P.L.S. #3465 Date

**SURVEYOR CERTIFICATION**  
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-67.

*Michael C. Bell* 01/31/2022  
Michael C. Bell, GA P.L.S. #3465 Date

**ALLIANCE LAND SURVEYING**  
L.S.P. #1322  
6095 ATLANTA HWY. STE. 100  
DUBLIN, GA 31006  
678-825-9424 J WWW.ALSA.COM

LOCATED IN: LOT 16 - VENABLE VALLEY FARMS S/D  
PLAT BOOK 4, PAGE 244  
LAND LOT 83 & 84 - 5TH DISTRICT  
GWINNETT COUNTY, GEORGIA

ALTA / NSP/LAND TITLE SURVEY FOR  
FARLAND COMMUNITIES, INC., A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY

ISSUE	DATE	REVISION
1	01/31/2022	REV. 1
2	01/31/2022	REV. 2
3	01/31/2022	REV. 3
4	01/31/2022	REV. 4
5	01/31/2022	REV. 5

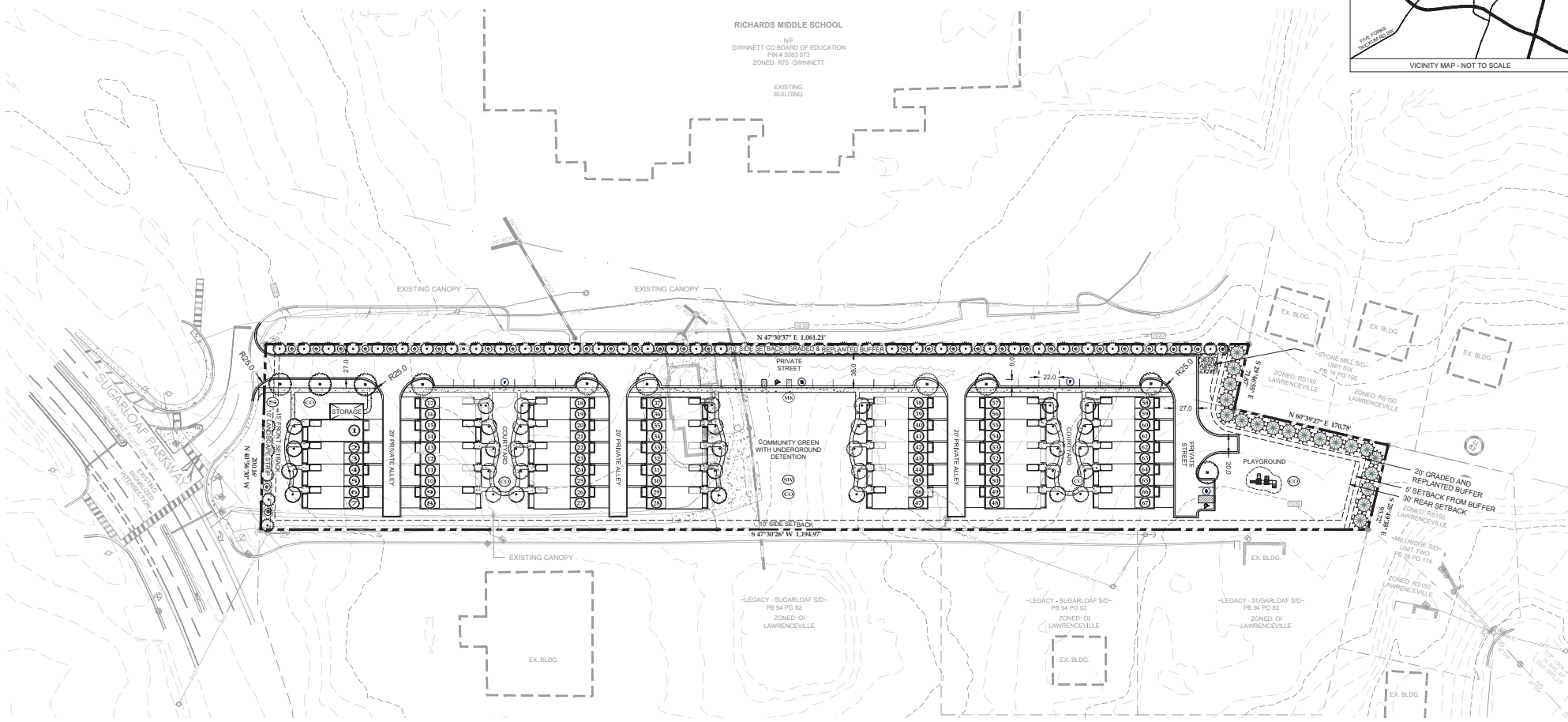
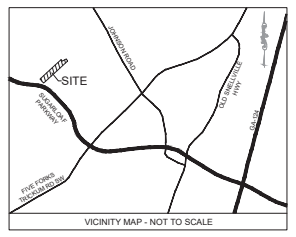
DRAFTED BY: MAS  
CHECKED BY: MCB  
PROJECT #: 21263

**811**  
Know what's below.  
Call before you dig.  
A national network of professionals and volunteers who provide information on the location and depth of underground utilities to help prevent excavation-related incidents. For more information, visit 811.org or call 811.

COMPILED AND DRAWN BY: MICHAEL C. BELL  
CHECKED BY: MICHAEL C. BELL  
DATE: 01/31/2022  
SCALE: AS SHOWN  
PROJECT: 21263

SHEET NO: 1 OF 1

# Sugarloaf Crest



DEVELOPER / APPLICANT  
PARKLAND COMMUNITIES, INC.  
Jim@ParklandCo.com  
404.456.5562

PROPERTY ADDRESS:  
3535 SUGARLOAF PARKWAY  
LAWRENCEVILLE, GA 30044-5403

PROPERTY OWNERS:  
PD 5086 039  
VIRGINIA CLOUDT MATTHEWS ET AL.

WATER NOTE:  
WATER IS PROVIDED BY WINNETT COUNTY AND  
IS AVAILABLE WITHIN THE SUGARLOAF PARKWAY  
RIGHT OF WAY.

SEWER NOTE:  
SANITARY SEWER LINE IS TO CONNECT WITH  
AN EXISTING SEWER MANHOLE.

STORMWATER NOTE:  
STORMWATER WILL BE MANAGED ON SITE  
WITH AN UNDERGROUND DETENTION SYSTEM.

FEMA NOTE:  
ACCORDING TO FIRM NUMBER 13135C0103F,  
DATED 08/20/2008 FOR WINNETT COUNTY  
GEORGIA, THE PROPERTY SHOWN DOES NOT  
LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

GROSS / NET ACRES:	5.225 AC
EXISTING ZONING:	R75
PROPOSED ZONING:	RM-13
TOTAL UNITS:	67 UNITS
GROSS / NET DENSITY:	12.823 U/A
BUILDING SETBACKS:	
FRONT:	15'
REAR:	30'
SIDE:	10'
FRONT LANDSCAPE SETBACK:	10'
LANDSCAPED BUFFER:	20' GRADED AND REPLANTED AS SHOWN
MAX BUILDING HEIGHT:	50'
COMMON AREA:	15% OR 0.78375 SQ. FT. PROVIDED

PARKING ANALYSIS				TOTAL PER		TOTAL	
REAR ENTRY	GARAGE/DRIVEWAY	UNIT	UNITS	UNITS	SPACES	UNITS	SPACES
UNIT # 1	2	2	4	1	4		
UNIT # 2-67	1	1	2	66	132		
GUEST, PARALLEL, 90 DEGREE, KIOSK PARKING				25			
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				165			
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				101			

SITE LEGEND	
(S)	STORMWATER MANAGEMENT AREA
(K)	MAIL KIOSK
(C)	COMMON AREA
(E)	ENTRANCE SIGN

**ALLIANCE**  
ENGINEERING • PLANNING • LAND SURVEYING  
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING  
299 South Main St., Suite A | Alpharetta, GA 30009  
770.225.4750 | www.allalliance.com

0 50  
SCALE: 1" = 50'  
2/11/2022







Existing Sweetwater Springs  
townhouse-style apartments.  
Rezoned to RM-13  
(RZM2019-00005)





**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

12/29/2021

Date

JAMES D. JACOBI / PRESIDENT

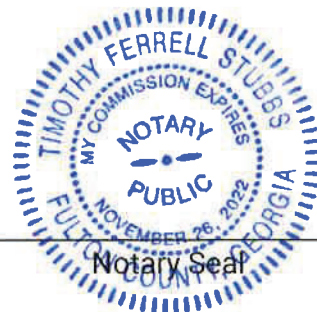
Type or Print Name and Title



Signature of Notary Public

01-12-2022

Date



Notary Seal

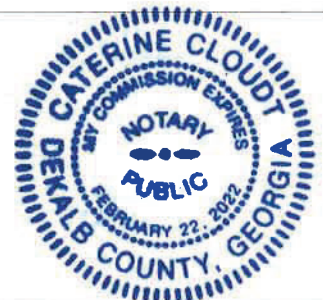
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Virginia Matthews Cloudt 1-25-2022  
Signature of Property Owner Date

Virginia Matthews Cloudt Owner  
Type or Print Name and Title

Catherine Cloudt 1/25/2022  
Signature of Notary Public Date





**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

-

084

-

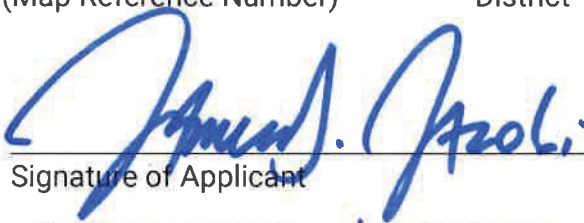
039

(Map Reference Number)

District

Land Lot

Parcel



Signature of Applicant

12/29/2021

Date

JAMES D. JACOBI / PRESIDENT

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)

Jacqueleen Garcia

Tax Associate I

NAME

TITLE

01/27/2022

DATE