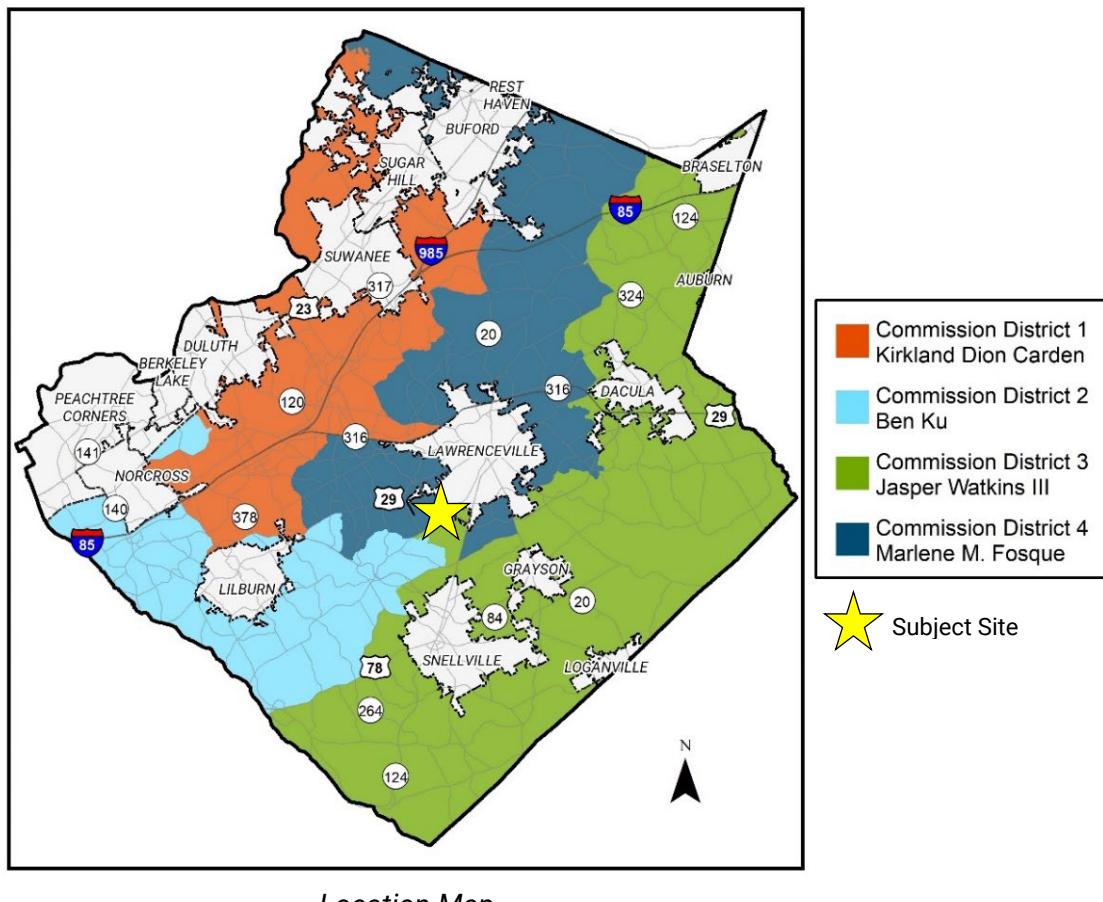




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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



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

Owners: Virginia Matthews Cludt
3535 Sugarloaf Parkway
Lawrenceville, GA 30044

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

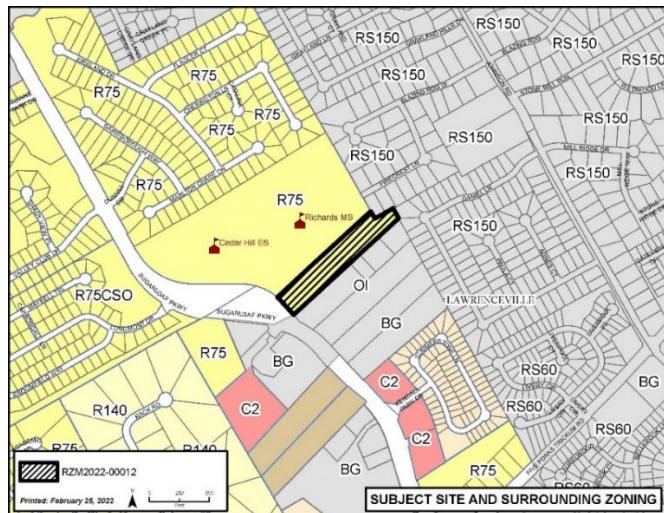
The subject property is zoned R-75 (Single-Family Residence District). No prior zoning requests are on record for this property.

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:



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.

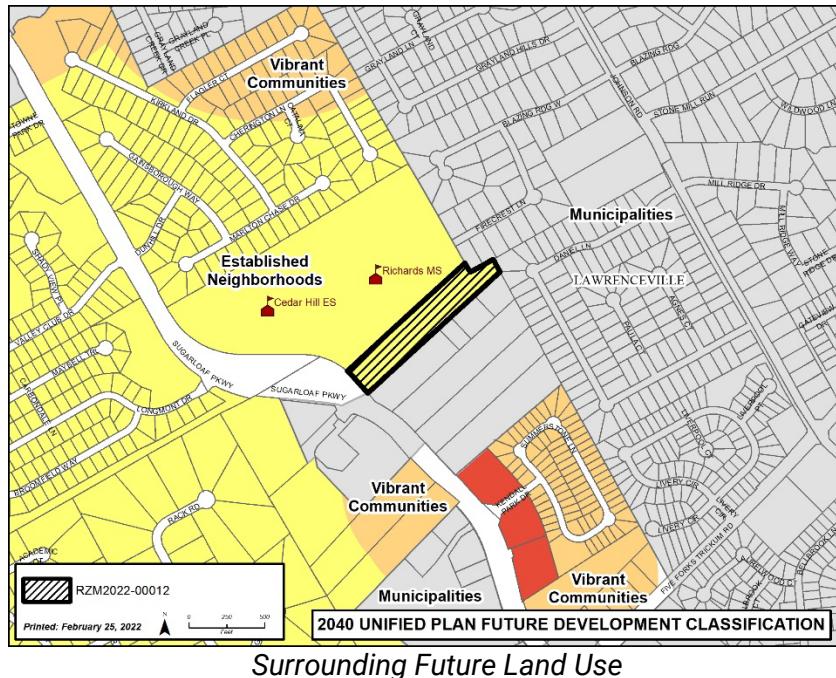
The property as currently zoned has a reasonable economic use.

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.

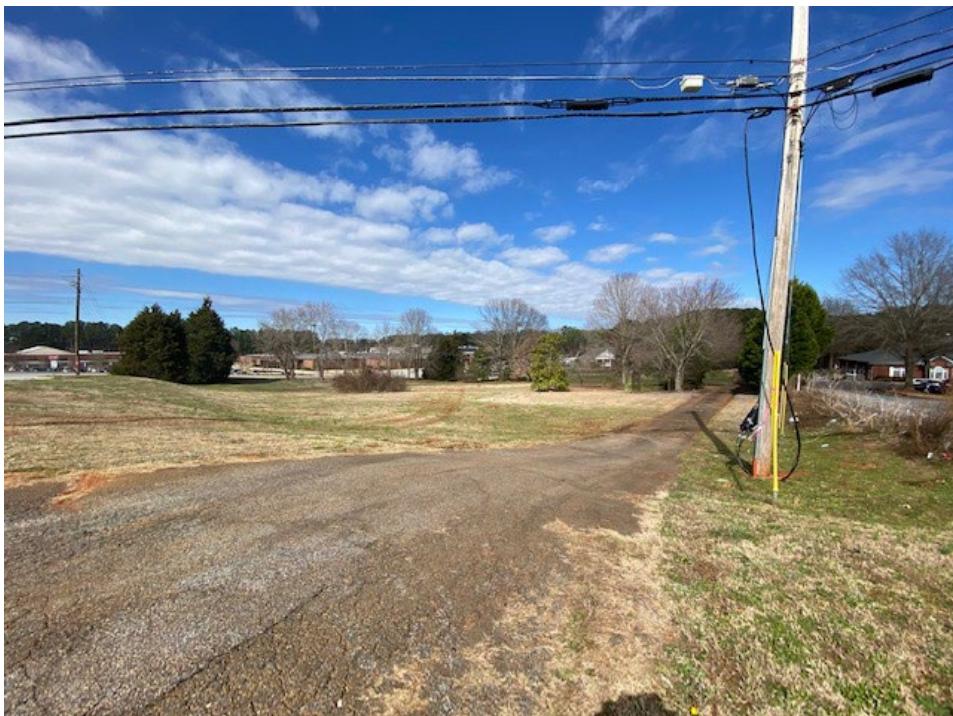
Exhibits:

- 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



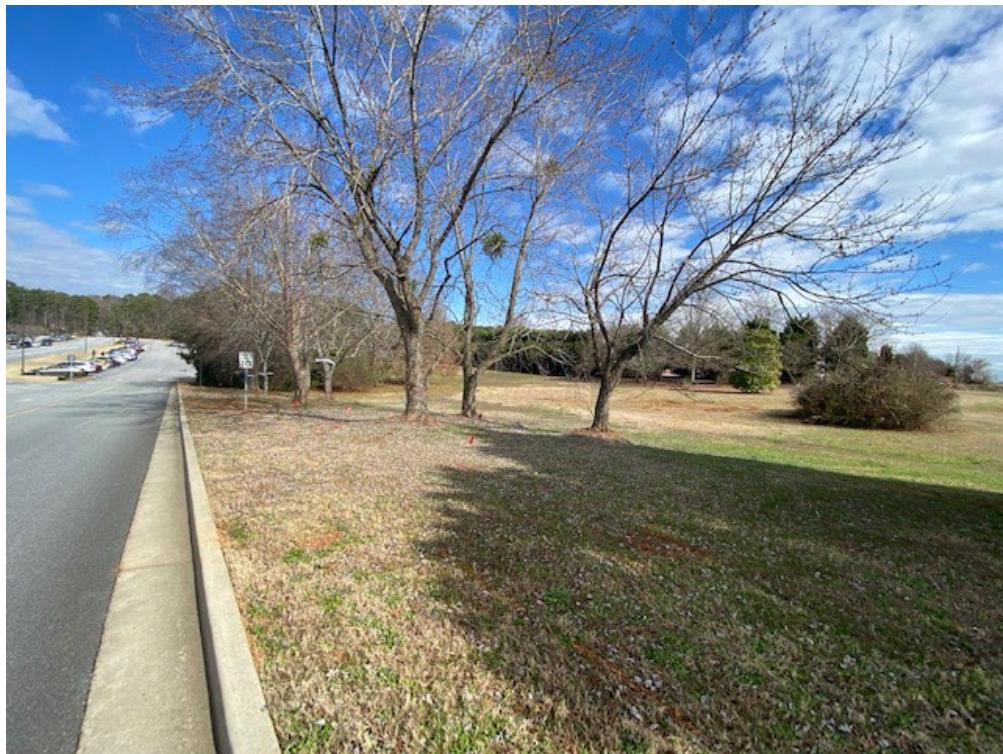
Frontage of the site along Sugarloaf Parkway



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

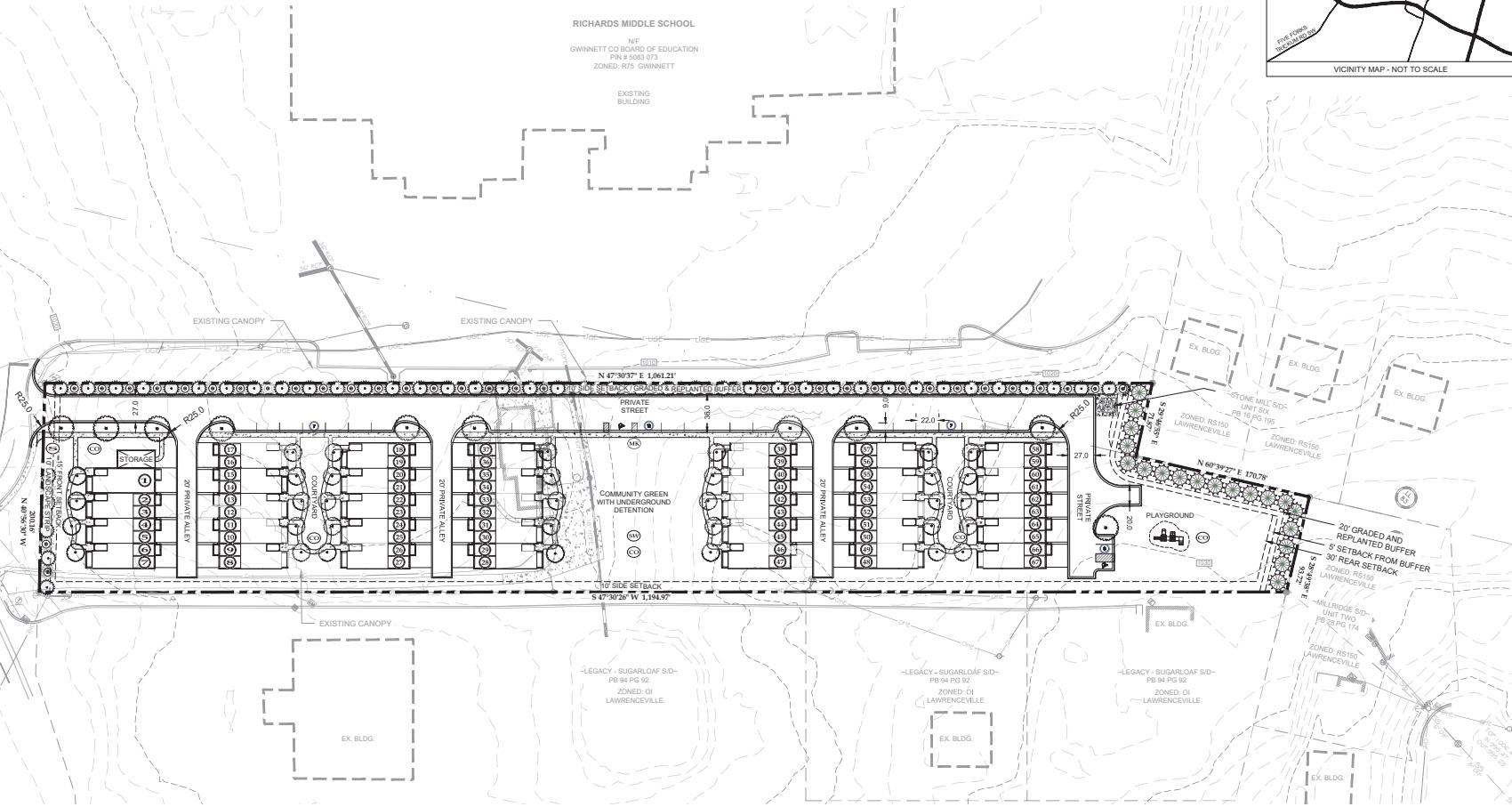
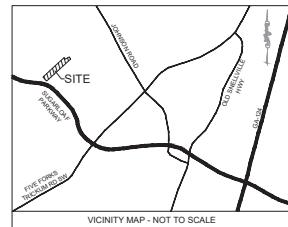
Exhibit B: Site Plan

[attached]

Sugarloaf Crest

RICHARDS MIDDLE SCHOOL
NIF
GWINNETT CO BOARD OF EDUCATION
PIN # 5083 073
ZONED: R75 GWINNETT

EXISTING BUILDING



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

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

PROPERTY OWNERS:
PID 5084 039
VIRGINIA CLOUD MATTHEWS ET AL.

WATER NOTE:
WATER IS PROVIDED BY GWINNETT 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 1313500105F,
DATE 12/10/2006 FOR GWINNETT 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 UNIT	TOTAL SPACES
REAR ENTRY	GARAGE	DRIVeway	UNIT
UNIT # 1	2	2	4
UNITS # 2 & 3	1		66
GUEST PARKED, 90 DEGREE, ROCK PARKING			132
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			165
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			101

SITE LEGEND	
●	STORMWATER MANAGEMENT AREA
●	COMMON AREA
●	ENTRANCE SIGN



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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 as 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-feet 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 BURDENOME 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 ANDINTENT 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.

GWINNETT 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.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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:		RZM2022-00012	
Case Address:		3535 Sugarloaf Parkway	
Comments:		<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			
Recommended Zoning Conditions:		<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	Forecast	2021-22 Capacity	+/- Cap.	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2022-00007	Mountain View HS	2,801	2,300	501	2,555	2,300	255	2,432	2,300	132	19
	Twin Rivers MS	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	Mountain View HS	2,801	2,300	501	2,555	2,300	255	2,432	2,300	132	39
	Twin Rivers MS	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*	Mountain View HS/Seckinger HS*	2,801	2,300	501	1,100	2,800	-1,700	1,550	2,800	-1,250	20
	Twin Rivers MS/Jones MS*	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	South Gwinnett HS	2,636	2,750	-114	2,689	2,750	-61	2,742	2,750	-8	5
	Grace Snell MS	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	Grayson HS	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	6
	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
RZM2022-00012	Discovery HS	2,785	2,525	260	2,813	2,525	288	2,841	2,525	316	8
	Richards MS	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

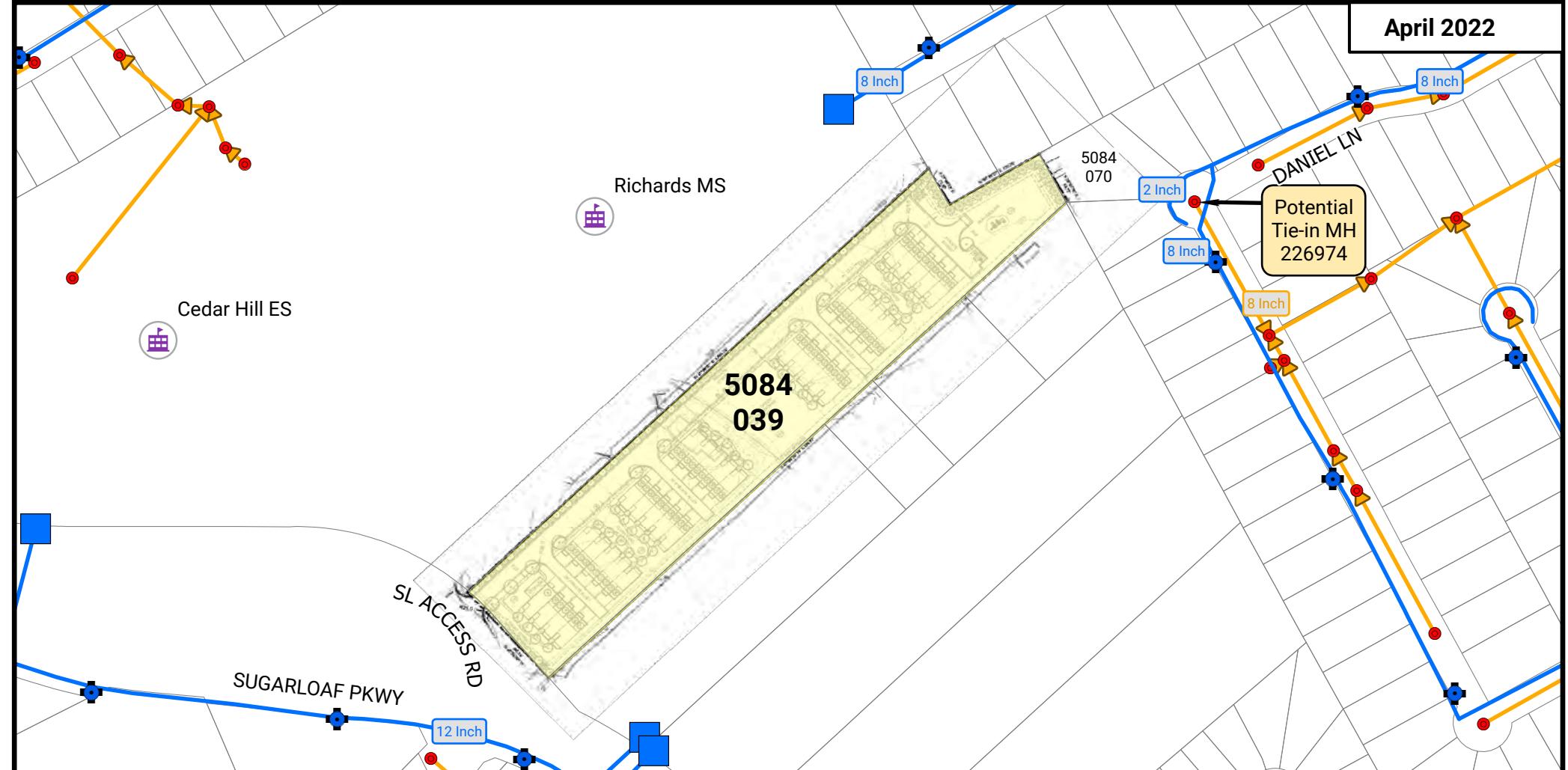


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 3/16/2022		
Department/Agency Name: DWR		
Reviewer Name: Mike Pappas		
Reviewer Title: GIS Planning Manager		
Reviewer Email Address: Michael.pappas@gwinnettcounty.com		
Case Number: RZM2022-00012		
Case Address: 3535 Sugarloaf Parkway		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
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		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1		
2		
3		
4		
5		
6		
7		

Note: Attach additional pages, if needed

Revised 7/26/2021



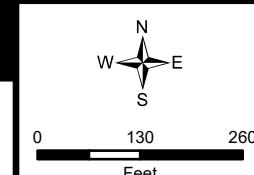
LEGEND

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

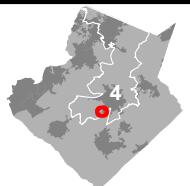
RZM2022-00012

R-75 to RM-13

Water & Sewer Utility Map



LOCATION



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]

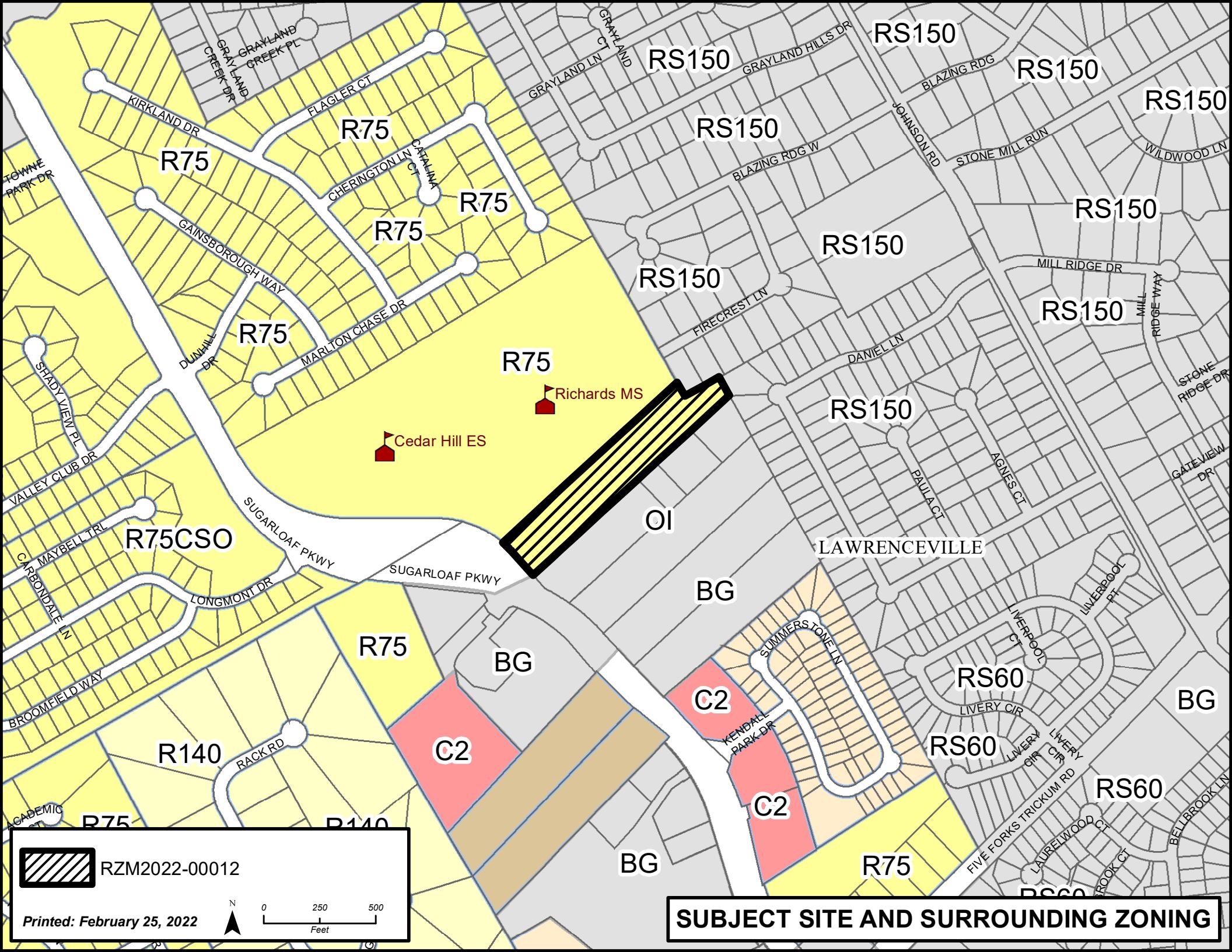


RZM2022-00012



0 100 200
Feet

Printed: February 25, 2022

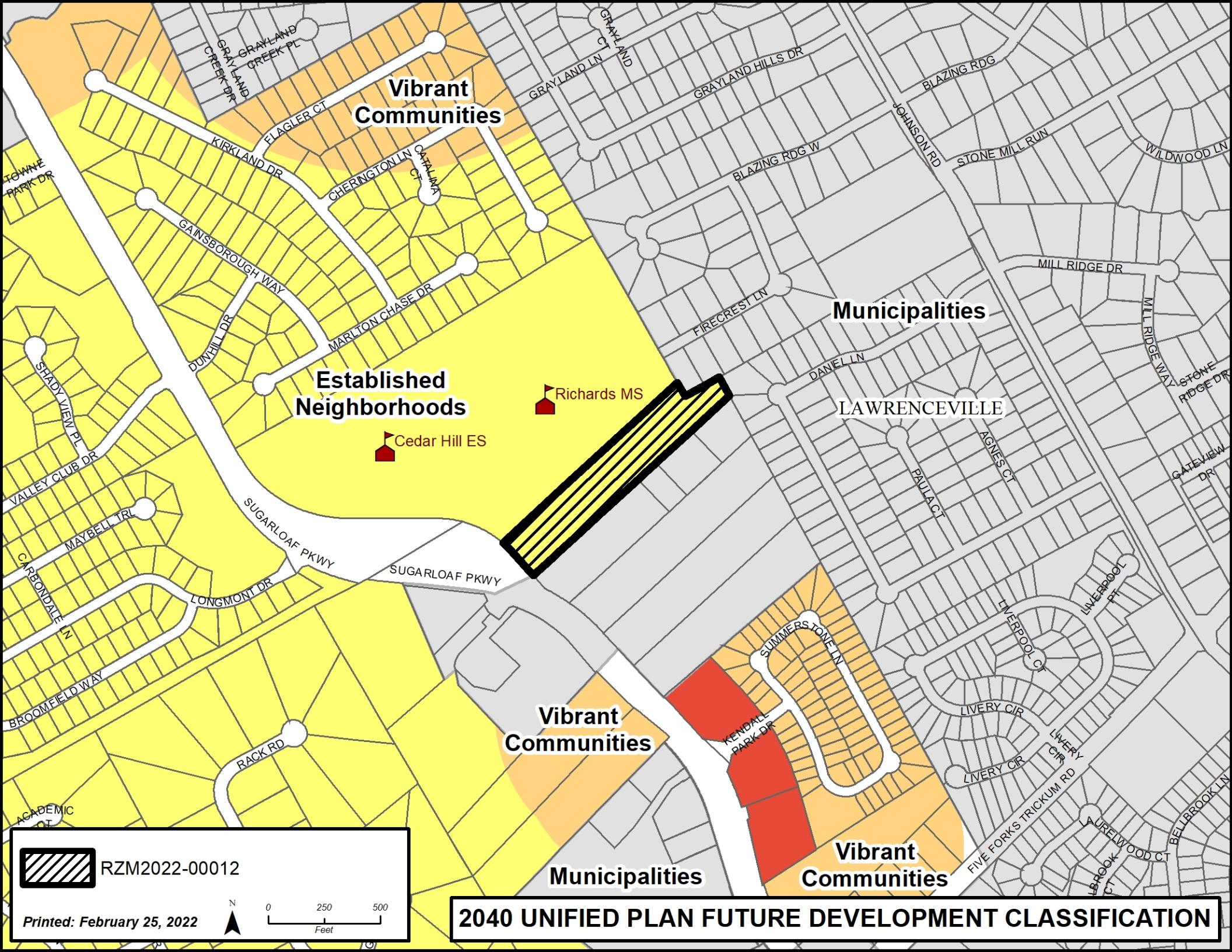


RZM2022-00012

A number line diagram for a distance problem. The line starts at 0 and ends at 500. There are tick marks at 0, 250, and 500. The segment from 0 to 250 is labeled '250'. The segment from 250 to 500 is labeled '250'. Below the line, the word 'Feet' is written.

Printed: February 25, 2022

SUBJECT SITE AND SURROUNDING ZONING



REZONING APPLICATION

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

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

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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2/14/2022

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 as 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-feet 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 BURDENOME 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 BURDENOME 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 ANDINTENT 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.

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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(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.

GWINNETT COUNTY

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2/14/2022

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 described as follows:

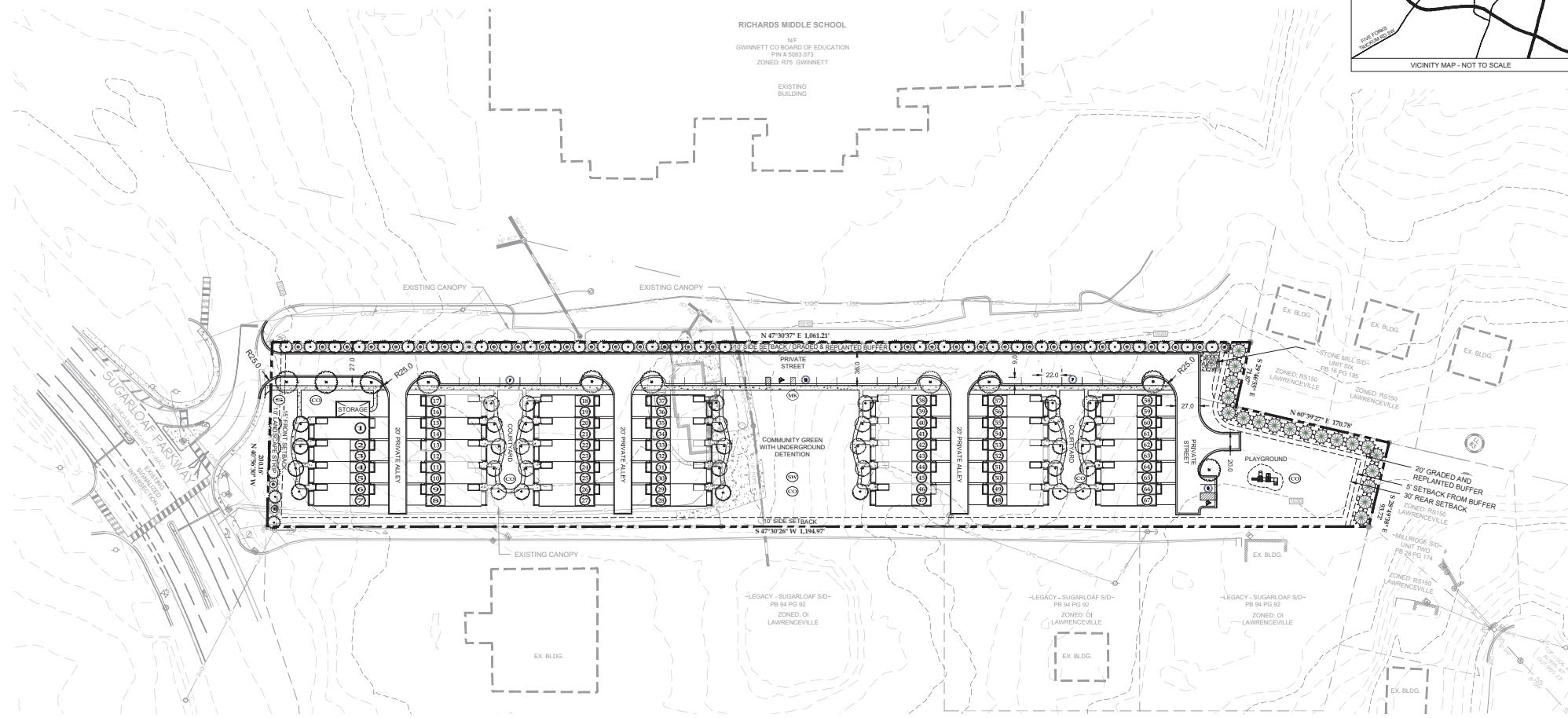
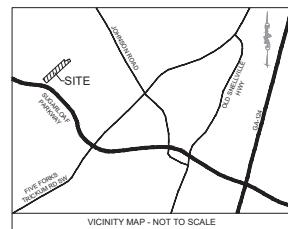
Begin at a found 1/2" rebar being the Northerly corner common to Lot 18 of the aforementioned Venable Valley Farms Subdivision and Lot 3 of Legacy - Sugarloaf Subdivision as recorded in Plat Book 94, Page 92 Gwinnett County, Georgia records; thence run South 47 degrees 30 minutes 26 seconds West for 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

Sugarloaf Crest

RICHARDS MIDDLE SCHOOL
NIF
GWINNETT CO BOARD OF EDUCATION
PIN # 5083 073
ZONED: R75 GWINNETT

EXISTING BUILDING



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

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

PROPERTY OWNERS:
PID 5084 039
VIRGINIA CLOUD MATTHEWS ET AL.

WATER NOTE:
WATER IS PROVIDED BY GWINNETT 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 1313500105,
DATE 12/10/2006 FOR GWINNETT 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 UNIT	TOTAL SPACES
REAR ENTRY	GARAGE	DRIVeway	UNIT
UNIT # 1	2	2	4
UNITS # 2 & 3	1		66
			132
GUEST PARKED, 90 DEGREE, ROCK PARKING			20
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			165
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			101

SITE LEGEND	
●	STORMWATER MANAGEMENT AREA
●	COMMON AREA
●	ENTRANCE SIGN



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2/11/2022

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2/14/2022





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

GWINNETT COUNTY

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2/14/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

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

Signature of Applicant

12/29/2021

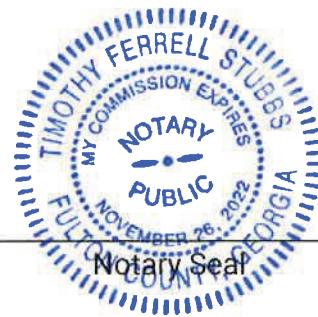
Date

JAMES D. JACOBI / PRESIDENT
Type or Print Name and Title

Signature of Notary Public

Date

01-12-2022



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

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2/14/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

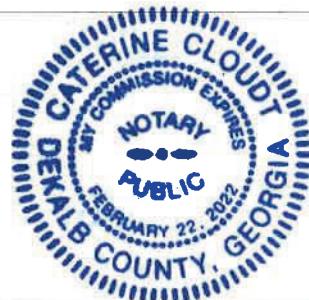
REZONING PROPERTY OWNER'S CERTIFICATION

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

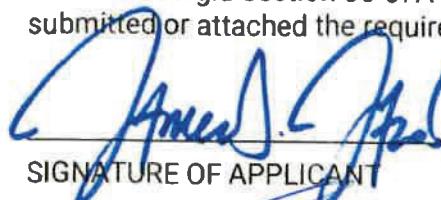
Virginia Matthews Cloudt Owner
Type or Print Name and Title

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



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.

 12/29/2021 JAMES D. JACOBI / PRESIDENT
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

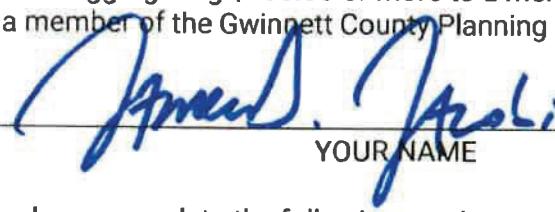
 2/3/22 TYLER LASER
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 2/3/2022
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


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)

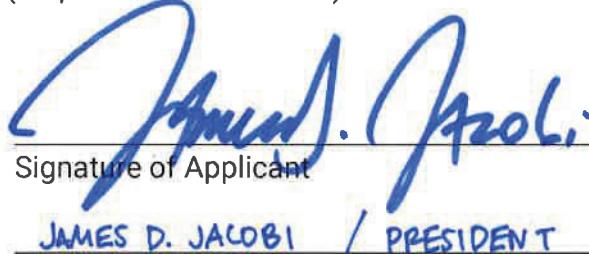
Attach additional sheets if necessary to disclose or describe all contributions.

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
JAMES D. JACOBI / PRESIDENT

12/29/2021

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)

Jacqueleen Garcia

Tax Associate I

NAME

TITLE

01/27/2022

DATE