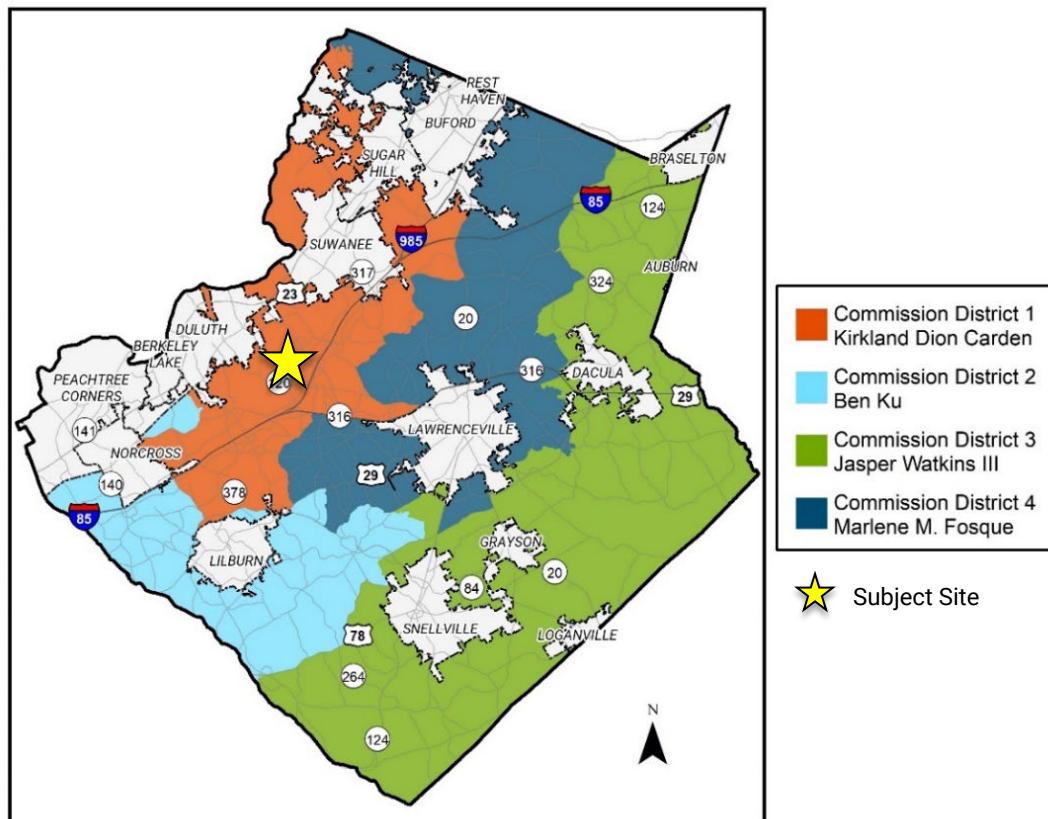




# PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Number:</b>	<b>RZM2022-00015</b>
<b>Current Zoning:</b>	<b>O-I (Office-Institutional District)</b>
<b>Request:</b>	<b>Rezoning to RM-24 (Multifamily Residence District)</b>
<b>Additional Requests:</b>	<b>Buffer Reduction Waiver</b>
<b>Address:</b>	2534, 2540, 2549 Meadow Church Road, and 2500 Block of Meadow Church Road
<b>Map Numbers:</b>	R7121 013, 014, 174, and 093
<b>Site Area:</b>	7.56 acres
<b>Units</b>	181
<b>Proposed Development:</b>	Apartments
<b>Commission District:</b>	District 1 - Commissioner Carden
<b>Character Area:</b>	Established Neighborhoods
<b>Staff Recommendation:</b>	<b>DENIAL</b>



**Planning Commission Advertised Public Hearing Date: 5/4/2022**  
**Board of Commissioners Advertised Public Hearing Date: 5/24/2022**

**Applicant:** Brand Properties  
3328 Peachtree Road NE, Suite 100  
Atlanta, GA 30326

**Owners:** Diplomat Infraprop Sugarloaf LLC  
5675 Jimmy Carter Blvd, Suite 109  
Norcross, GA 30071

**Contact:** Chuck Ross

**Contact Phone:** 770.962.0100

## **Zoning History**

The subject site is an assemblage of four properties. In 1985, Parcel R7121 093 was rezoned from RA-200 (Agriculture-Residence District) to RM-13 (Multifamily Residence District) for a multifamily apartment development, pursuant to REZ1985-00049. In 1994, the same property was rezoned to R-100 for a 1,377-acre mixed-use development that included single-family residences and a golf course. In 2009, rezoning case RZC2009-00026 and special use permit case SUP2009-00043 were denied. The rezoning and special use permit requests were to allow for the construction of a 115,000 square foot assisted living facility and medical office.

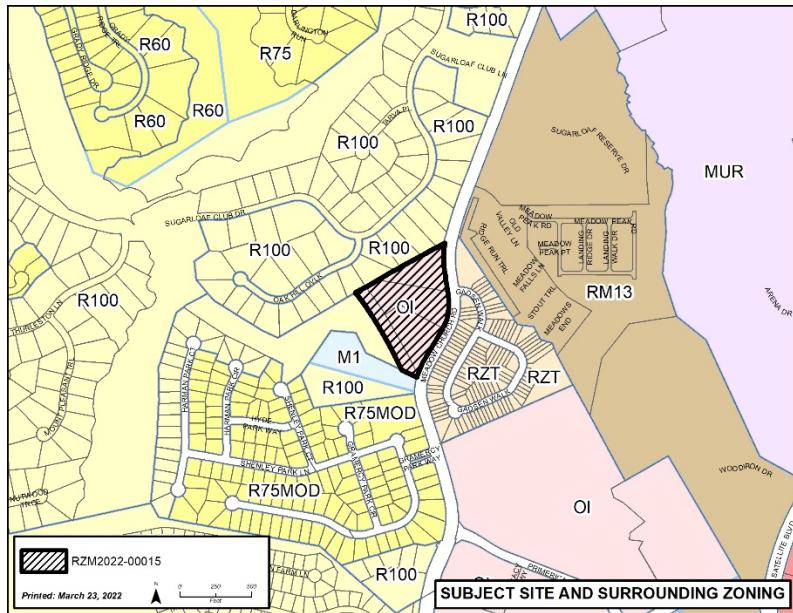
In 2019, rezoning case RZC2019-00014 and special use case SUP2019-00065 were approved. These applications rezoned the site from R-100 (Single-Family Residence District) to O-I (Office-Institutional District) for a three-story, 178,600 square foot independent and assisted living facility. This development was not constructed.

## **Existing Site Condition**

The subject site is an assemblage of four parcels totaling 7.56 acres. An asphalt driveway, ending in a cul de sac is located on the site. Sanitary sewer lines and concrete walls are located throughout the site. The front of the site is graded and contains overhead powerlines and a sidewalk. The topography of the site slopes downward from Meadow Church Road by an elevation of approximately 24 feet. A small segment of a stream is located on the southwest portion of the site. The nearest Gwinnet County Transit stop is 1.2 miles from the subject site.

## **Surrounding Use and Zoning**

The subject site is located on the west side of Meadow Church Road, west of Interstate I-85 and north of Duluth Highway. Land uses on the east side of Meadow Church Road are more intense than on the west side of the road. A townhouse development, multifamily developments and intense commercial and office uses are located across Meadow Church Road. The Gas South District and the Primerica Headquarters office building are also located east of Meadow Church Road. The west side of Meadow Church Road consists of Sugarloaf Country Club, Sugarloaf Park, and Bentwood at Sugarloaf – all single-family detached subdivisions. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments	RM-24	23.93 units per acre
North	Single-Family Residential	R-100	1.23 units per acre
East	Townhouses	R-ZT	7.45 units per acre
South	Single-Family Residential	M-1	0.16 units per acre
	Single-Family Residential	R-100 MOD	N/A (Open Space)
West	Single-Family Residential	R-100	1.23 units per acre
	Single-Family Residential	R-100 MOD	2.37 units per acre

## Project Summary

The applicant requests the rezoning of a 7.56-acre site from O-I to RM-24 for a multifamily apartment development, including:

- 181 apartment units in a single four-story building yielding a net density of 23.93 units per acre.
- A unit mix of one and two bedrooms ranging between 750 square feet to 980 square feet.
- Two gated entrances from Meadow Church Road.
- A total of 20% or 1.5 acres of common area
- Amenities that will include a landscaped courtyard, pool, and pavilion. Indoor amenities will include a club room, ride share lobby, cyber cafe, and fitness studio.
- A total of 276 surface parking spaces surrounding the building on all sides.
- A stormwater management facility located on the southern portion of the site, adjacent to Meadow Church Road. An additional underground stormwater detention facility is located below the rear parking area.
- Building materials of stone veneer and siding.
- A dumpster located at the rear of the site, adjacent to the northern property line.
- A 10-foot landscape strip along Meadow Church Road.
- A 50-foot undisturbed buffer along the northern property line and a 25-foot buffer adjacent to the western property line. A buffer reduction waiver has been requested by the applicant.

## Zoning and Development Standards

The applicant is requesting a rezoning to RM-24, Multifamily 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 65'	4 stories	YES
Front Yard Setback	Minimum 15'	> 15'	YES
Side Yard Setback	Minimum 15'	> 15'	YES
Rear Yard Setback	Minimum 30'	> 30'	YES
Minimum Heated Floor Area	1-Bedroom: 600 sq. ft. 2-Bedroom: 800 sq. ft.	1-Bedroom: 750 sq. ft. 2-Bedroom: 980 sq. ft.	YES
Off-Street Parking	Minimum: 272 spaces Maximum: 543 spaces	276 spaces	YES
Landscape Strip	10'	10'	YES
Common Area	20%	20%	YES
Density	24 units per acre	23.93 units per acre	YES
Zoning Buffer	50'	North: 50' West: 25'	NO*

\*The applicant is proposing to reduce the required 50-foot wide zoning buffer to a 25-foot wide undisturbed buffer.

## 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 wide undisturbed zoning buffer adjacent to R-100 and R-100MOD zoned property.***

A 50-foot wide undisturbed zoning buffer is required adjacent to all property zoned R-100 and R-100MOD. The applicant is requesting to reduce the buffer adjacent to the R-100MOD property, located to the southwest, to a 25-foot wide 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

transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## **Staff Analysis**

**Rezoning Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, 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 site is surrounded by residential uses. More intense residential uses such as townhouses and condominiums are located across Meadow Church Road. These more intense residential developments are adjacent to non-residential properties, whereas, the subject site is directly adjacent to Sugarloaf Country Club and Sugarloaf Park, single-family subdivisions. The introduction of a four-story multifamily development with a buffer reduction adjacent to single-family homes is not 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 west side of Meadow Church Road is characterized by low density single-family detached homes. The density and height of the proposed multifamily building is not in character with the immediate area and would adversely affect the existing homes in the adjacent subdivisions.

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

The property has reasonable economic use as currently zoned.

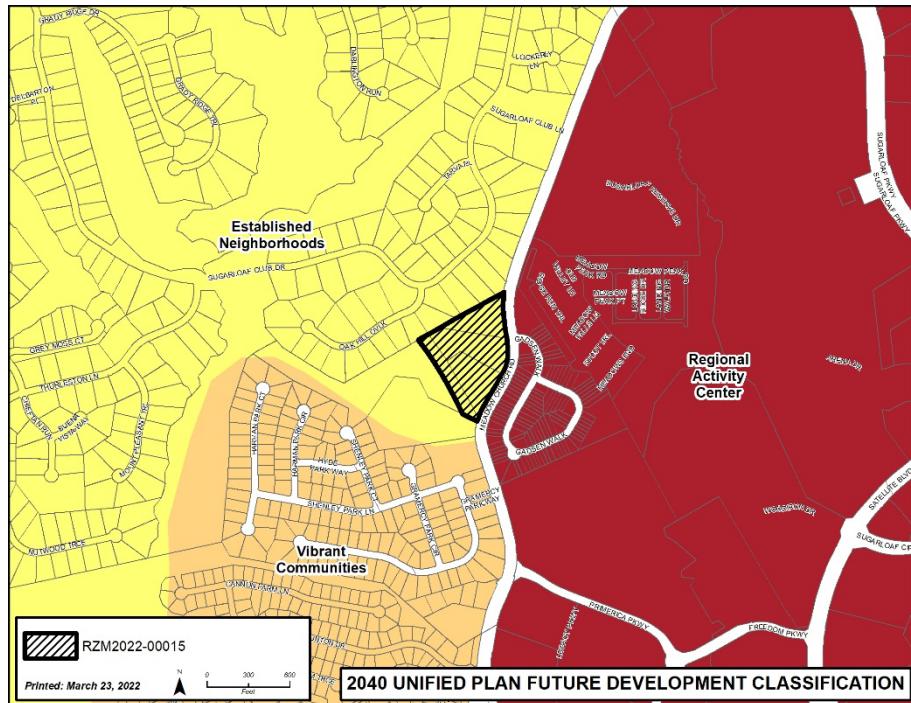
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

This rezoning request would likely create impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. The rezoning would impact 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.**

The 2040 Unified Plan and Future Development Map indicate the subject property is within the Established Neighborhoods Character Area. This Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant

changes or redevelopment in the next 20 years. Residential infill properties should be consistent in scale, architecture, and use with surrounding properties. Building height should be limited to no more than three stories with higher densities of housing close to (and with access to) County parks. The proposed development would not be in conformity with the policy and intent of the Unified Plan and Future Development Map. The size, scale, and use of the development is not consistent with the single-family residences located adjacent to the site.



**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.**

Meadow Church Road is the dividing line between the Regional Activity Center Character Area and the Established Neighborhood and Vibrant Communities Character Areas. It is also the border of the Civic Center Overlay District. The vision of the Unified Plan is to encourage intense residential developments within the Regional Activity Center Character Area and to ensure development within the Established Neighborhood Character Area is appropriate in size, scale, and density. While the subject site is located near the Regional Activity Center, it is not located within and the dividing line between the two character areas should be adhered to. The inconsistent size, scale, and density of the development with the adjacent properties gives supporting grounds for denial of the rezoning request.

**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 southern property line, adjacent to the Sugarloaf Park subdivision's open space area. There is also an existing single-family home located along this property line. The proposed use and the requested waiver are not compatible with the area.

## **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 **DENIAL** of the rezoning request.

In addition, the staff recommends **DENIAL** of the following waivers:

1. To reduce the required buffer along the south property line, from 50 feet to 25 feet.

## **Staff Recommended Conditions**

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as RM-24 (Multifamily residence District) for the development of multifamily residential community, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 21, 2022, and Exhibit C: Building Elevations dated received March 21, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to a single multifamily residential building, not to exceed 160 units.
3. The building shall be limited to no more than three stories, measured at a total height of 44 feet tall.
4. The minimum heated floor area per dwelling unit shall be in compliance with Table 230.2 of the Unified Development Ordinance.
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. Sidewalk connections to pedestrian entrances shall be located along the frontage Meadow Church Road, connecting external sidewalks to internal sidewalks, and building entrances.
8. Amenity areas shall consist of, at minimum, a landscaped courtyard, swimming pool, and pocket a pavilion. The design and location of all amenity areas shall be subject to the review and approval of the Department of Planning and Development.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas shall be sodded.

11. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall cover no more than twice per calendar year and last no longer than seven day each.
12. The stormwater management facility located along the frontage of the site shall be relocated to the rear of the site. If not possible, the facility shall be constructed and designed in a way to be a water feature. Final design shall be reviewed and approved by the Department of Planning and Development.
13. No parking shall be located along Meadow Church Road. All parking shall be located to the rear of the site. Parking visible from the right of way shall be screened by landscaping or other means. Final parking plan shall be reviewed and approved by the Department of Planning and Development.
14. The dumpster shall be located 150 feet away from all residentially zoned properties.
15. The developer shall make improvements to and/or replace the existing sidewalk (if necessary) along the right of way.
16. The development shall include a decorative wrought iron-style perimeter fence around the developed portions of the property. Fencing along Meadow Church Road and within the front yard setback shall be a decorative wrought iron-style fence with brick or stone columns spaced 30-feet on-center. Fence location, design and materials shall be subject to review and approval by the Department of Planning and Development.
17. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within 48 hours.
18. A left-turn lane into the development shall be installed. The left-turn lane shall extend along the entire frontage of the property. Final design shall be reviewed and approved by the Gwinnett Department of Transportation.
19. All gated entrances shall have a turnaround and include a minimum of 30' of stacking space between the gate and the right-of-way. Final design shall be reviewed and approved by the Gwinnett Department of Transportation.
20. Provide at no cost to the County a 12' wide sidewalk/trail within the right of way or dedicated easement along Meadow Church Road according to the UDO Section 900 and 910 as this is shown as a future trail according to the Gwinnett Trails Master Plan. Final approval must be given by both Gwinnett County Department of Community Services and Gwinnett County 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



**Frontage along Meadow Church Road**



**Existing driveway along Meadow Church Road**

**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**

# Meadow Church Rd Proposed Concepts



# Meadow Church Rd Proposed Concepts



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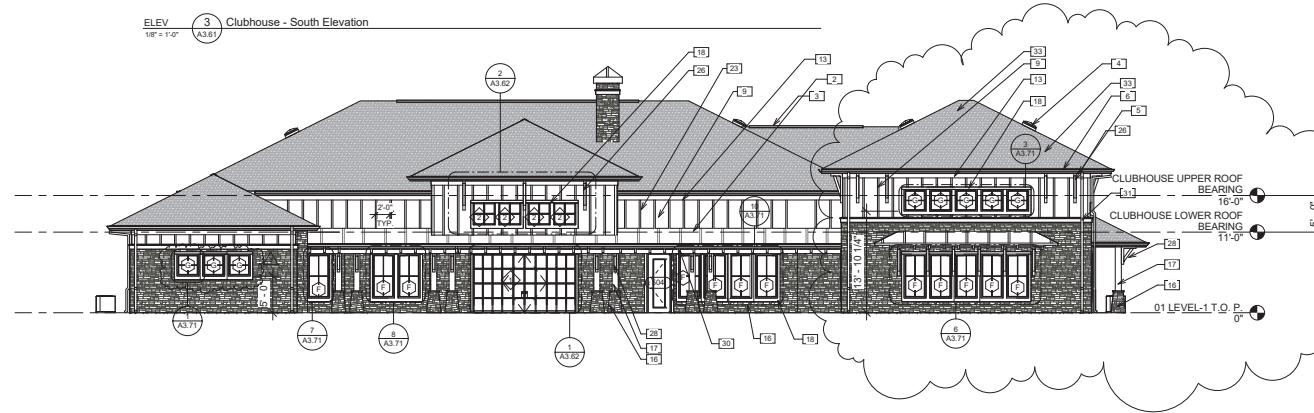
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## CONCEPT PLANS

BRAND PROPERTIES  
Real Estate Investment Group

## KEY NOTES

- 1 FIBERGLASS SHINGLE ROOF, TYP.
- 2 STANDING SEAM METAL ROOF
- 3 RIDGE VENT PROVIDING 12.7 SQ. IN. OF OPEN AREA PER LINEAR FOOT
- 4 OFF-RIDGE VENT PROVIDING 150 SQ. IN. OF OPEN AIR, SEE ROOF PLANS
- 5 1X8 FC FASCIA, TYP.
- 6 PREFINISHED 5" ALUMINUM GUTTER
- 7 PREFINISHED 4" ALUMINUM ROUND DOWNSPOUT
- 8 FC 6" EXPOSURE LAP SIDING
- 9 FC PANEL BOARD
- 10 FC VERTICAL BOARD AND BATTENS
- 11 4" FC CORNER TRIM
- 12 FC WRAPPED COLUMN
- 13 1X8 FC TRIM BOARD
- 14 1X10 FC TRIM BOARD
- 15 NOT USED
- 16 STONE VENEER
- 17 CEDAR POST
- 18 FC WINDOW SURROUND TRIM
- 19 BRICK SOLDIER HEADER / ROWLOCK SILL
- 20 FC HEADER / BRICK ROWLOCK SILL
- 21 FC DOOR SURROUND TRIM
- 22 FC POST WRAPPED W/ FC TRIM
- 23 2.5" FC BATTEN STRIP
- 24 STANDING SEAM METAL AWNING
- 25 VINYL RAILING, TYP.
- 26 CEDAR BRACKET -PROFILE A - SEE A3.70
- 27 CEDAR BRACKET -PROFILE B - SEE A3.70
- 28 CEDAR BRACKET -PROFILE C - SEE A3.70
- 29 BRICK SOLDIER COURSE
- 30 EXPOSED RAFTER TAILS
- 31 FC TRIM
- 32 ROWLOCK BRICK WATERTABLE
- 33 CEDAR SHAKE ROOF
- 34 PRECAST STONE CAP
- 35 METAL ENTRY GATE
- 36 SEE-THROUGH FIREPLACE INSERT
- 37 CEDAR BEAM
- 38 STONE CHIMNEY CAP
- 39 PRE-MANUFACTURED CEDAR TRUSS



ELEV 1 18'-1" A3.61 Clubhouse - North Elevation



ELEV 4 18'-1" A3.61 Clubhouse - East Elevation



ELEV 2 18'-1" A3.61 Clubhouse - West Elevation

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DRAWN BY: JACQUELINE A. BROWN



ELEV 5 CLUBHOUSE - FRONT - COLOR REFERENCE  
A3.63



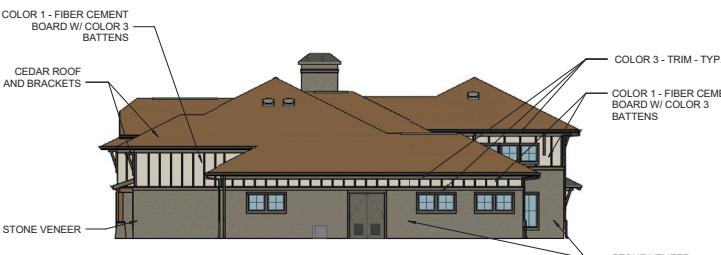
ELEV 6 CLUBHOUSE - REAR - COLOR REFERENCE  
A3.63



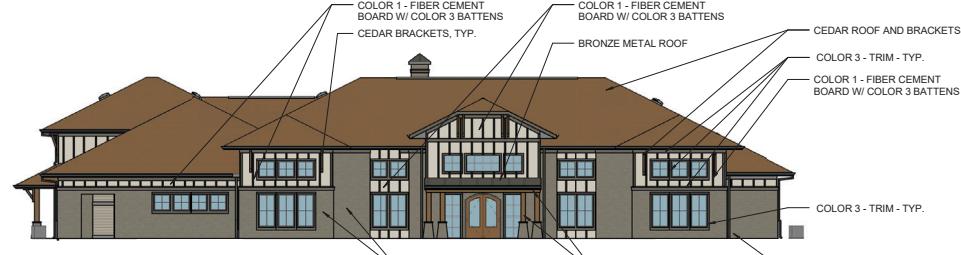
ELEV 1 Clubhouse - Color Reference - West Elevation  
3/32" = 1'-0" A3.63



ELEV 3 Clubhouse - Color Reference - North Elevation  
3/32" = 1'-0" A3.63



ELEV 4 Clubhouse - Color Reference - East Elevation  
3/32" = 1'-0" A3.63



ELEV 2 Clubhouse - Color Reference - South Elevation  
3/32" = 1'-0" A3.63

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## COLOR LEGEND

COLOR 1 - SW 7343 - 'WORLDLY GRAY' R:266, G:200, B:187
COLOR 2 - SW 7042 - 'INTELLECTUAL GRAY' R:207, G:163, B:148
COLOR 3 - SW 7047 - 'PORPOISE' R:106, G:101, B:91
CEDAR - OLYMPIC STAIN 707
STONE VENEER - NATIVE CUSTOM STONE 'CUMBERLAND STACK'

## NOTES

1. TRIM, FASCIAS, COLUMNS, GUTTERS AND DOWNSPOUTS TO BE SW 7047 - 'PORPOISE', TYP.
2. METAL STAIR RAILING AND HANDRAIL COLOR TO BE SW 7020 - 'BLACK FOX'.
3. STAIR ENTRY DOORS, CLUBHOUSE ENTRY DOORS AND UNIT PATIO DOOR COLOR TO BE SW 6099 JUTE BROWN UNLESS OTHERWISE NOTED.
4. ASPHALT SHINGLE ROOF - TIMBERLINE 'WEATHERED WOOD'

SHEET TITLE  
CLUBHOUSE ELEVATIONS - COLOR REFERENCE

SHEET NUMBER

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## COLOR LEGEND

COLOR 1 - SW 7043 - 'WORLDLY GRAY' R:206, G:200, B:187
COLOR 2 - SW 7042 - 'INTELLECTUAL GRAY' R:170, G:163, B:148
COLOR 3 - SW 7047 - 'PORPOISE' R:106, G:101, B:91
CEDAR - OLYMPIC STAIN 707
STONE VENEER - NATIVE CUSTOM STONE - 'CUMBERLAND STACK'

## NOTES

1. TRIM, FASCIA, COLUMNS, GUTTERS AND DOWNSPOUTS TO BE SW 7047 - 'PORPOISE, TYP.'
2. METAL STAIR RAILING AND HANDRAIL COLOR TO BE SW 7020 - 'BLACK FOX'.
3. STAIR ENTRY DOORS, CLUBHOUSE ENTRY DOORS AND UNIT 911 DOOR COLOR TO BE SW 6096 - 'JET BLACK' UNLESS OTHERWISE NOTED.
4. ASPHALT SHINGLE ROOF - TIMBERLINE 'WEATHERED WOOD'

SHEET TITLE  
ELEVATIONS - BUILDING TYPE  
COLOR REFERENCE

SHEET NUMBER

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## CONCEPT PLANS

BRAND PROPERTIES  
Real Estate Investment Group

## KEY NOTES

1	FIBERGLASS SHINGLE ROOF, TYP.
2	STANDING SEAM METAL ROOF
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37	CEDAR BEAM
38	STONE CHIMNEY CAP
39	PRE-MANUFACTURED CEDAR TRUSS



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

**[attached]**

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## Applicant's Letter of Intent

Rezoning O-I to RM-24

Parcel # 7121 013, 7121 014, 7121 174, 7121 093

The Applicant, Brand Properties, LLC, requests a rezoning and buffer reduction on an approximately 7.563-acre lot located on Meadow Church Road for the purpose of constructing a luxury apartment community. To develop the site as proposed, the applicant requests to rezone the subject site from O-I (Office-Institutional District) to RM-24 (Multifamily Residence District). The site is located on the west side of Meadow Church Road between Duluth Highway and Sugarloaf Parkway, directly across from the Charleston Row townhomes and the Landings at Sugarloaf apartments. As illustrated on the submitted site plan, the Applicant proposes to construct a 181-unit luxury multifamily residential building with an extensive amenity area featuring a landscaped courtyard, resort-style pool, and pavilion. Indoor amenities will include a club room, ride share lobby, cyber cafe, and fitness studio. The apartments will comprise of one-bedroom units averaging 750 square feet in size and two-bedroom units averaging 980 square feet in size. No three-bedroom units will be provided. Each unit will include luxury flooring, granite countertops and stainless-steel appliances. Site access will be provided via two gate-accessed driveways on Meadow Church Road, leading to a sufficient amount of parking to accommodate all residents. Avoiding further land disturbance due to site constraints, underground stormwater detention will be located below the parking area at the rear of the site. All parking will be thoroughly screened year-round by a 50-foot undisturbed buffer along the northern property line, and a 10-foot landscape strip along the frontage of Meadow Church Road. Along the western property line, adjacent to the densely wooded homeowner's association parcel of the Sugarloaf Park subdivision, the applicant requests to reduce the buffer to 25 feet. Where sparsely vegetated within the 50-foot buffer, supplemental plantings will be provided. In addition to efficient access for motorists, sidewalks and abundant open space will establish comfortable walkability throughout the site and provide safe and convenient access to the Meadow Church Road frontage. Sidewalks currently exist on both sides of Meadow Church Road. The subject site is within the Established Neighborhoods character area of the 2040 Future Development Map, however, is adjacent to the Regional Activity Center character area. The character area encourages a pedestrian friendly, walkable, live/work/play environment around the activity centers and encourages midrise developments, including apartments, which is consistent with the proposed development. In addition to its convenient proximity to some of the County's most prominent thoroughfares, the subject site is positioned between two commercial nodes at Meadow Church's intersections with Duluth Highway and Sugarloaf Parkway. Both nodes are within walking distance and comprise of a variety of grocery stores, restaurants, retail, and services. Furter, the site is within walking distance to the Gas South District comprising of the Gas South Arena, convention center and the future Revel mixed-use development. Consistent with the 2040 Unified Plan's strategy to enhance walkability throughout the county, the proposed development will provide the opportunity for residents to live within a convenient walking distance of daily needs in a safe setting. The additional foot-traffic generated from the development will leave a positive and lasting impact on the area's local businesses. In 2019 an SUP (SUP2019-00065) was approved to construct an independent living facility. However, because of the financial impact from the COVID-19 pandemic, the use as an independent facility is no longer feasible. With a comparable layout as the approved residential independent living facility, the applicant is now requesting to rezone the property from O-I to RM-24 to allow a multi-family use that is not age restricted.

Please refer to the attached documents for additional details regarding the layout and appearance of the proposed apartment community. 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.

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## **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-24 for the purpose of constructing apartments is suitable and consistent in relation to the adjacent and nearby properties. The land uses on the east side of Meadow Church between Sugarloaf Parkway and Duluth Highway include apartments, mixed use developments with apartments and commercial, large commercial strips, large office buildings, and townhomes. Additionally, the adjacent site to the south is zoned for industrial uses.

**(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 near multiple commercial nodes as well as the Gas South District including the arena and convention center. The foot traffic produced from the proposed development will help support those uses.

**(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:** Due to the size, shape 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 and intent of the 2040 Unified Plan.

**(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 AND INTENT OF THE LAND USE PLAN:** The proposed rezoning is in conformity with the intent of the 2040 Unified Plan.

**(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 nearby properties are amongst 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 Clause of the Fourteenth Amendment to the Constitution of the United States, 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> 4/13/2022			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: Brent.Hodges@GwinnettCounty.com			
Case Number: RZM2022-00015			
Case Address: 2534 and 2549 Meadow Church Road			
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
1	Meadow Church Road is a Major Collector. ADT = 11,718. 1.2 miles to nearest Transit facility #2335270 at 2180 Satellite Boulevard.		
2	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.		
3	Standard 200' deceleration lane with 50' taper required with adequate right-of-way for an 11' shoulder required.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
1	A left-turn lane into the development shall be installed. The left-turn lane shall extend along the entire frontage of the property.		
2	All gated entrances shall have a turnaround and include a minimum of 30' of stacking space between the gate and the right-of-way.		
3			
4			
5			
6			
7			

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

Revised 7/26/2021



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		4/13/2022	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Deputy Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		Glenn.Boorman@GwinnettCounty.com	
Case Number:		RZM2022-00015	
Case Address:		2534 and 2549 Meadow Church Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	This portion along Meadow Church Road is designated on the Gwinnett Trails Master Plan as a future trail and as such a sidewalk/trail 12' in width shall be provided within the right of way or dedicated easement shall be provided according to UDO Chapter Section 900-100 and 110 Multi-Use Path Requirements and Greenway Requirements.		
2			
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1	Provide at no cost to the County a 12' wide sidewalk/trail within the right of way or dedicated easement along Meadow Church Road according to the UDO Section 900 and 910 as this is shown as a future trail according to the Gwinnett Trails Master Plan. Final approval must be given by both Gwinnett County Department of Community Services and Gwinnett County Department of Transportation.		
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*

**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, May, 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
CIC2022-00014	<b>Peachtree Ridge HS</b>	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	4
	<b>Northbrook MS</b>	934	1,025	-91	953	1,025	-72	972	1,025	-53	4
	Jackson ES	1,475	1,475	0	1,490	1,475	15	1,505	1,475	30	7
RZM2022-00013	<b>Grayson HS</b>	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	9
	<b>Bay Creek MS</b>	1,282	1,150	132	1,320	1,150	170	1,360	1,150	210	8
	Trip ES	1,238	1,200	38	1,263	1,200	63	1,301	1,200	101	14
CIC2022-00013	<b>Grayson HS</b>	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	20
	<b>Bay Creek MS</b>	1,282	1,150	132	1,320	1,150	170	1,360	1,150	210	18
	Trip ES	1,238	1,200	38	1,263	1,200	63	1,301	1,200	101	32
RZM2022-00015	<b>Peachtree Ridge HS</b>	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	13
	<b>Hull MS</b>	1,342	1,750	-408	1,355	1,750	-395	1,383	1,750	-367	12
	Mason ES	976	1,150	-174	1,005	1,150	-145	1,025	1,150	-125	20
RZM2022-00016	<b>Lanier HS</b>	1,942	1,900	42	2,000	1,900	100	2,060	1,900	160	20
	<b>Lanier MS</b>	1,430	1,700	-270	1,473	1,700	-227	1,517	1,700	-183	17
	Sugar Hill ES	1,119	1,075	44	1,153	1,075	78	1,187	1,075	112	31
RZM2022-00017	<b>Discovery HS</b>	2,785	2,525	260	2,813	2,525	288	2,841	2,525	316	7
	<b>Richards MS</b>	2,135	2,200	-65	2,156	2,200	-44	2,178	2,200	-22	6
	Baggett ES	970	1,125	-155	980	1,125	-145	989	1,125	-136	10
RZR2022-00012	<b>Dacula HS</b>	2,479	2,550	-71	2,553	2,550	3	2,630	2,550	80	7
	<b>Dacula MS</b>	1,786	1,900	-114	1,822	1,900	-78	1,858	1,900	-42	6
	Alcova ES	1,419	1,150	269	1,447	1,150	297	1,491	1,150	341	10
RZR2022-00013	<b>Peachtree Ridge HS</b>	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	1
	<b>Hull MS</b>	1,342	1,750	-408	1,355	1,750	-395	1,383	1,750	-367	1
	Parsons ES	805	700	105	829	700	129	854	700	154	1

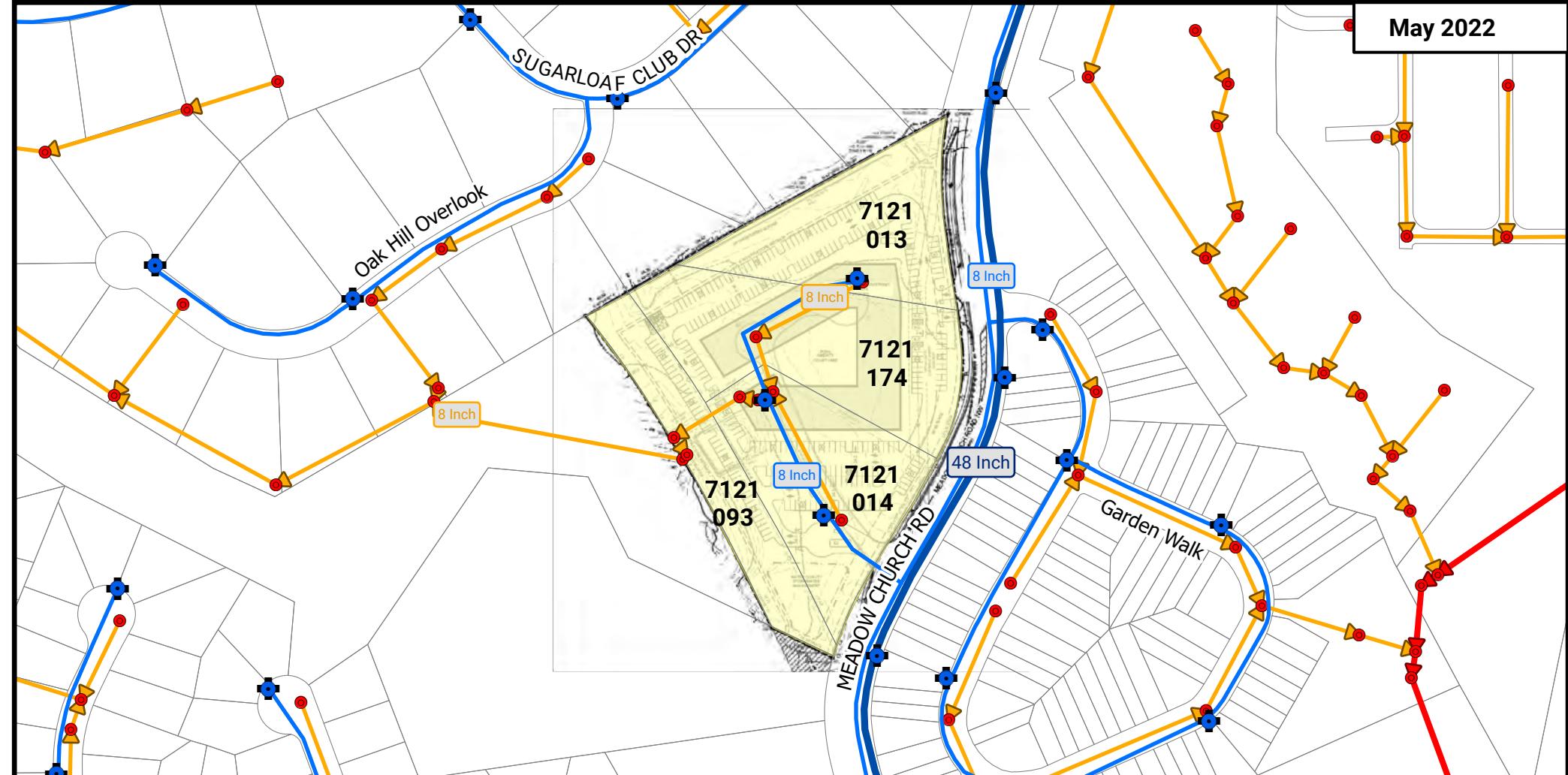


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b> 4/13/2022	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: Michael.Pappas@GwinnettCounty.com	
Case Number: RZM2022-00015	
Case Address: 2534 and 2549 Meadow Church Road	
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The development may connect to an existing 8-inch water main located on subject property.
2	Water: The existing 48-inch water main located on the east right-of-way of Meadow Church Road must be avoided during all phases of construction.
3	Sewer: A Sewer Capacity Certification is required to confirm capacity.
4	Sewer: Pending available capacity, the development may connect to an existing 8-inch sanitary sewer main located on subject property.
5	
6	
7	
<b>Recommended Zoning Conditions:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
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**Note:** Attach additional pages, if needed

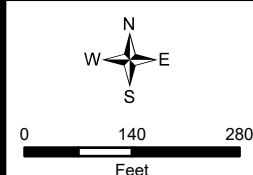
*Revised 7/26/2021*



## LEGEND

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

**RZM2022-00015**  
O-I to RM-24  
**Water & Sewer**  
**Utility Map**



## LOCATION



**Water Comments:** The development may connect to an existing 8-inch water main located on subject property. The existing 48-inch water main located on the east right-of-way of Meadow Church Rd must be avoided during all phases of construction.

**Sewer Comments:** A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the development may connect to an existing 8-inch sanitary sewer main located on subject property.

**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.

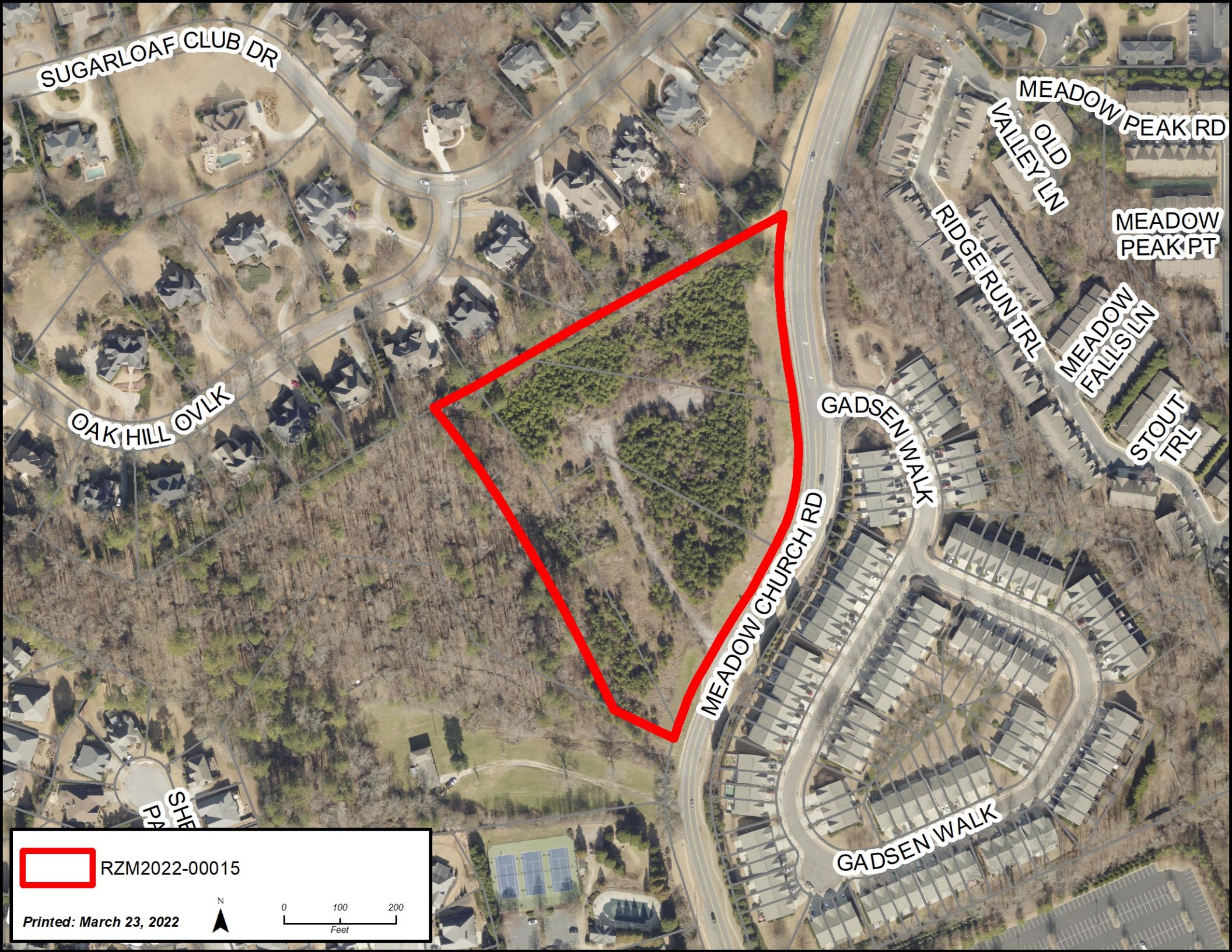
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump 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.

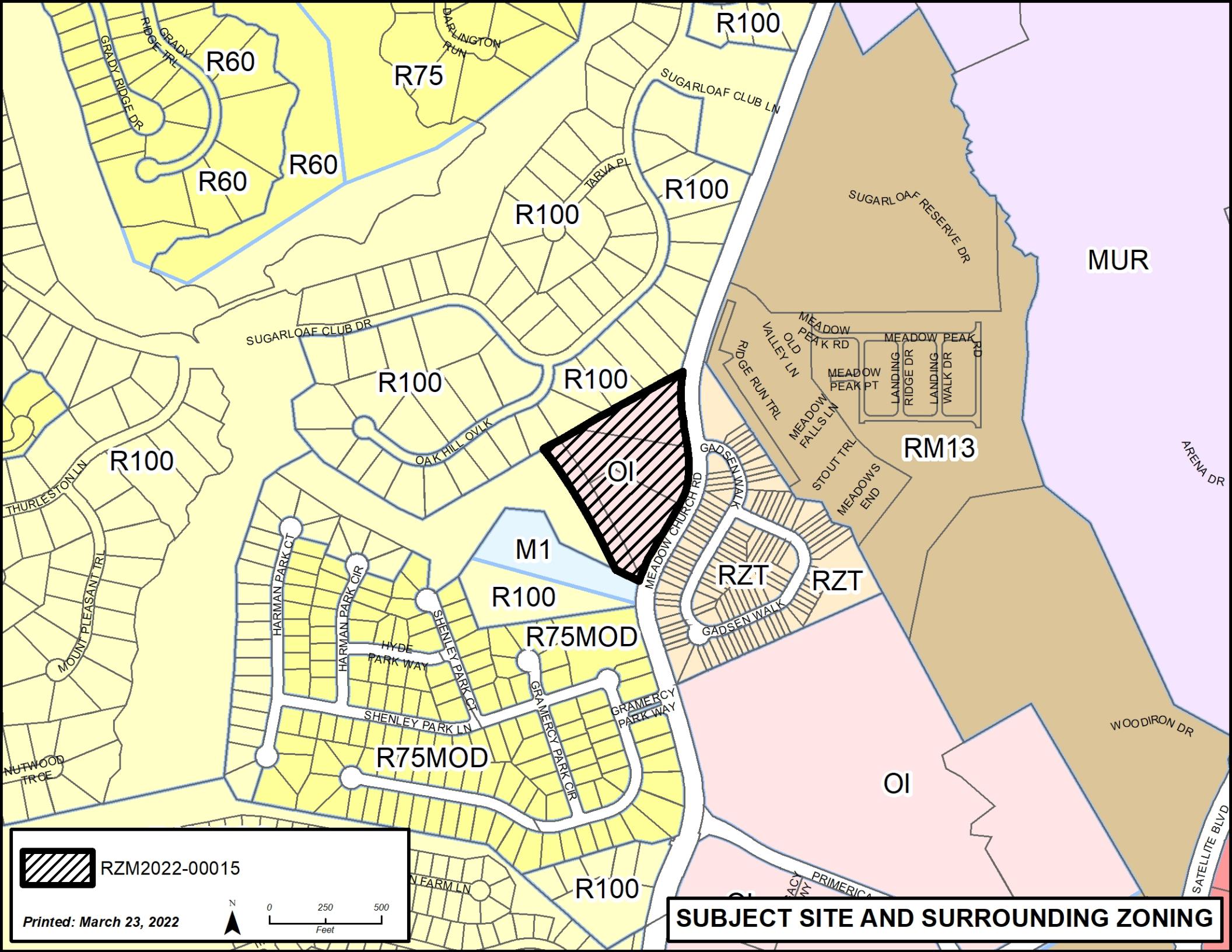
**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, 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]**



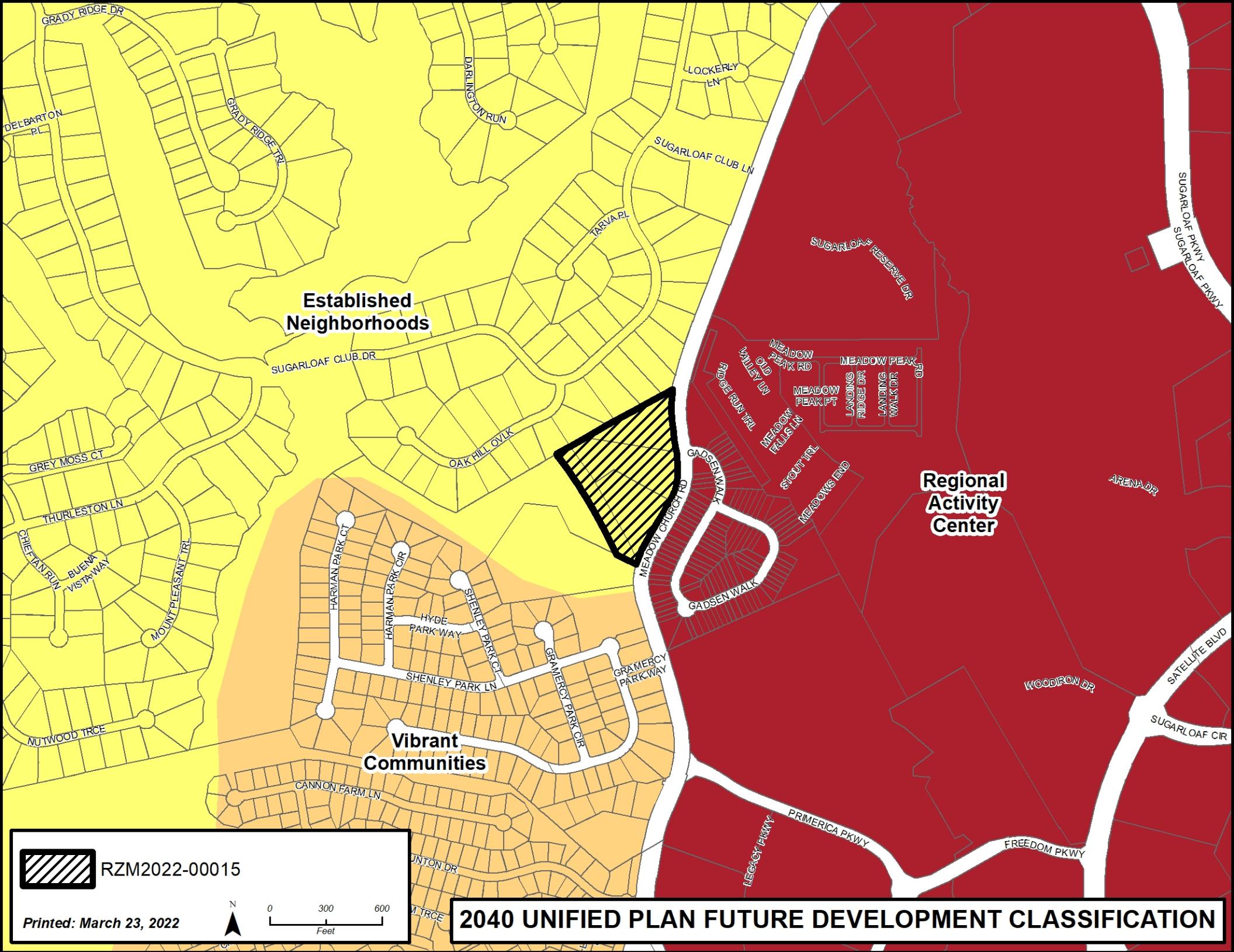


RZM2022-00015

N

## **SUBJECT SITE AND SURROUNDING ZONING**

Printed: March 23, 2022



RZM2022-00015

N

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Printed: March 23, 2022

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## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Brand Properties	NAME: Diplomat Infraprop Sugarloaf LLC
ADDRESS: 3328 Peachtree Road, NE, Suite 100	ADDRESS: 5675 Jimmy Carter Blvd STE 109
CITY: Atlanta	CITY: Norcross
STATE: GA ZIP: 30326	STATE: GA ZIP: 30071-4661
PHONE: 770-962-0100	PHONE: _____
CONTACT PERSON: Chuck Ross	PHONE: 770-962-0100
CONTACT'S E-MAIL: cross@powelledwards.com	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): O-I	REQUESTED ZONING DISTRICT: RM-24 /Buffer Reduction
PARCEL NUMBER(S): 7121 013, 7121 014, 7121 174, 7121 093	ACREAGE: 7.563
ADDRESS OF PROPERTY: 2534 and 2549 Meadow Church Road	
PROPOSED DEVELOPMENT: Multifamily	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 181	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 750 S $\square$ Ft	Total Building Sq. Ft. _____
Gross Density: 23.93	Density: _____
Net Density: 23.93	

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

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3/3/2022 4:43PM

**REZONING APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

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

Please see attached

---

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

Please see attached

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## Applicant's Letter of Intent

Rezoning O-I to RM-24

Parcel # 7121 013, 7121 014, 7121 174, 7121 093

The Applicant, Brand Properties, LLC, requests a rezoning and buffer reduction on an approximately 7.563-acre lot located on Meadow Church Road for the purpose of constructing a luxury apartment community. To develop the site as proposed, the applicant requests to rezone the subject site from O-I (Office-Institutional District) to RM-24 (Multifamily Residence District). The site is located on the west side of Meadow Church Road between Duluth Highway and Sugarloaf Parkway, directly across from the Charleston Row townhomes and the Landings at Sugarloaf apartments. As illustrated on the submitted site plan, the Applicant proposes to construct a 181-unit luxury multifamily residential building with an extensive amenity area featuring a landscaped courtyard, resort-style pool, and pavilion. Indoor amenities will include a club room, ride share lobby, cyber cafe, and fitness studio. The apartments will comprise of one-bedroom units averaging 750 square feet in size and two-bedroom units averaging 980 square feet in size. No three-bedroom units will be provided. Each unit will include luxury flooring, granite countertops and stainless-steel appliances. Site access will be provided via two gate-accessed driveways on Meadow Church Road, leading to a sufficient amount of parking to accommodate all residents. Avoiding further land disturbance due to site constraints, underground stormwater detention will be located below the parking area at the rear of the site. All parking will be thoroughly screened year-round by a 50-foot undisturbed buffer along the northern property line, and a 10-foot landscape strip along the frontage of Meadow Church Road. Along the western property line, adjacent to the densely wooded homeowner's association parcel of the Sugarloaf Park subdivision, the applicant requests to reduce the buffer to 25 feet. Where sparsely vegetated within the 50-foot buffer, supplemental plantings will be provided. In addition to efficient access for motorists, sidewalks and abundant open space will establish comfortable walkability throughout the site and provide safe and convenient access to the Meadow Church Road frontage. Sidewalks currently exist on both sides of Meadow Church Road. The subject site is within the Established Neighborhoods character area of the 2040 Future Development Map, however, is adjacent to the Regional Activity Center character area. The character area encourages a pedestrian friendly, walkable, live/work/play environment around the activity centers and encourages midrise developments, including apartments, which is consistent with the proposed development. In addition to its convenient proximity to some of the County's most prominent thoroughfares, the subject site is positioned between two commercial nodes at Meadow Church's intersections with Duluth Highway and Sugarloaf Parkway. Both nodes are within walking distance and comprise of a variety of grocery stores, restaurants, retail, and services. Furter, the site is within walking distance to the Gas South District comprising of the Gas South Arena, convention center and the future Revel mixed-use development. Consistent with the 2040 Unified Plan's strategy to enhance walkability throughout the county, the proposed development will provide the opportunity for residents to live within a convenient walking distance of daily needs in a safe setting. The additional foot-traffic generated from the development will leave a positive and lasting impact on the area's local businesses. In 2019 an SUP (SUP2019-00065) was approved to construct an independent living facility. However, because of the financial impact from the COVID-19 pandemic, the use as an independent facility is no longer feasible. With a comparable layout as the approved residential independent living facility, the applicant is now requesting to rezone the property from O-I to RM-24 to allow a multi-family use that is not age restricted.

Please refer to the attached documents for additional details regarding the layout and appearance of the proposed apartment community. 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.

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## **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-24 for the purpose of constructing apartments is suitable and consistent in relation to the adjacent and nearby properties. The land uses on the east side of Meadow Church between Sugarloaf Parkway and Duluth Highway include apartments, mixed use developments with apartments and commercial, large commercial strips, large office buildings, and townhomes. Additionally, the adjacent site to the south is zoned for industrial uses.

**(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 near multiple commercial nodes as well as the Gas South District including the arena and convention center. The foot traffic produced from the proposed development will help support those uses.

**(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:** Due to the size, shape 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 and intent of the 2040 Unified Plan.

**(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 AND INTENT OF THE LAND USE PLAN:** The proposed rezoning is in conformity with the intent of the 2040 Unified Plan.

**(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 nearby properties are amongst 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 Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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3/3/2022 4:43PM

## Overall Parcel – As-Surveyed Description

A parcel of land lying and being located in 121 of the 7<sup>th</sup> district of Gwinnett County, Georgia and being more particularly described as follows:

Begin at a found 1/2" rebar being the located at the intersection between the southerly property line of Sugarloaf Country Club as recorded in Plat Book 69, Page 58 in the Gwinnett County Clerk of Courts Office, and the Westerly Right-of-way of Meadow Church Road (80' right-of-way), said point lying on a non-tangent curve to the left, having a radius of 613.20 feet, a central angle of 18 Degrees 50 Minutes 19 Seconds, a chord bearing of South 00 Degrees 56 Minutes 43 Seconds West and a chord length of 200.71 feet; thence along the arc of said curve and said right-of-way for a distance of 201.62 feet to a point; thence run South 08 Degrees 28 Minutes 27 Seconds East along said right-of-way for a distance of 153.99 feet to a point; thence run South 08 Degrees 28 Minutes 27 Seconds East along said right-of-way for a distance of 20.74 feet to a point, said point lying on a non-tangent curve to the right, having a radius 342.11 feet, a central angle of 38 Degrees 48 Minutes 00 Seconds, a chord bearing of South 10 Degrees 55 Minutes 33 Seconds West and a chord length of 227.27 feet; thence run along the arc of said curve and said right-of-way for a distance of 231.67 feet to a point; thence run South 30 Degrees 19 Minutes 33 Seconds West along said right-of-way for a distance of 19.08 feet to a point; thence run South 30 Degrees 19 Minutes 33 Seconds West along said right-of-way for a distance of 195.14 feet to a point; said point lying on a non-tangent curve to the left, having a radius of 858.86 feet, a central angle of 08 Degrees 39 Minutes 01 Seconds, a chord bearing of South 26 Degrees 00 Minutes 03 Seconds West and a chord length of 129.54 feet; thence run along the arc of said curve and said right-of-way for a distance of 129.67 feet to a point, said point lying on a non-tangent curve to the left, having a radius of 358.45 feet, a central angle of 04 Degrees 56 Minutes 33 Seconds, a chord bearing of South 19 Degrees 12 Minutes 16 Seconds West and a chord length of 30.91 feet; thence run along the arc of said curve and said right-of-way for a distance of 30.92 feet to a point, said point lying on a non-tangent curve to the left, having a radius of 405.25 feet, a central angle of 01 Degrees 53 Minutes 52 Seconds, a chord bearing of South 14 Degrees 19 Minutes 10 Seconds West and a chord length of 13.42 feet; thence run along the arc of said curve and said right-of-way for a distance of 13.42 feet to a set 5/8" capped rebar (L.S.F. 1322); thence leaving said right-of-way run North 63 Degrees 44 Minutes 37 Seconds West for a distance of 116.66 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 26 Degrees 04 Minutes 01 Seconds West for a distance of 95.35 feet to a found 1/2" rebar, said point lying on a non-tangent curve to the left, having a radius of 2,822.76 feet, a central angle of 05 Degrees 50 Minutes 00 Seconds, a chord bearing of North 29 Degrees 00 Minutes 43 Seconds West, and a chord length of 287.26 feet; thence run along the arc of said curve for a distance of 287.38 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 31 Degrees 55 Minutes 43 Seconds West for a distance of 57.71 feet to a set 5/8" capped rebar (L.S.F. 1322), said point lying on a non-tangent curve to the left, having a radius of 1,391.41 feet, a central angle of 07 Degrees 46 Minutes 30 Seconds, a chord bearing of North 35 Degrees 43 Minutes 35 Seconds West and a chord length of 188.67 feet; thence run along the arc of said curve for distance of 188.81 feet to a found 1/2" rebar; thence run North 60 Degrees 06 Minutes 32 Seconds East for a distance of 80.84 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 60 Degrees 05 Minutes 42 Seconds East for a distance of 96.55 feet to a point; thence run North 60 Degrees 05 Minutes 42 Seconds East for a distance of 118.42 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 61 Degrees 18 Minutes 01 Seconds East for a distance of 420.88 feet to the POINT OF BEGINNING.

Said parcel being 329,432 Square Feet, or 7.563 Acres.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3/3/2022 4:43PM

THIS BLOCK RESERVED FOR THE CLERK OF THE  
SUPERIOR COURT

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-I EXEMPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE  
ISSUED BY CHICAGO TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER  
2019-150, AND A COMMITMENT DATE OF OCTOBER 26, 2020.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Record or otherwise comes to the attention of the Committee between the Commitment Date and the date on which the Schedule B, Part I requirements are met.
- All taxes for the year 2020 and subsequent years, not yet due and payable, and any additional taxes for the year or years for which the Committee is responsible from a reassessment, amendment or re-levying of city or county taxes subsequent to the Commitment Date.
- Any encroachment, easement, violation, variance, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements or claims of easements, not shown by the public records.

5. Rights or claims of parties in possession not shown by the public records.

6. Lures or rights to a lever, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes or special assessments which are not shown as existing taxes by the public records.

8. This policy does not insure the exact amount of acreage contained within the Land.

9. Rights of upper and lower riparian owners in and into the waters of creeks or branches crossing or adjoining the Land, and the natural flow thereof, free from diminution and pollution.

As to Parcel 1:

10. All matters disclosed on a plat recorded in Plat Book 1, page 85, Gwinnett County, Georgia records. PLAT IS BLANKET AND INCLUDES PARCEL 1 OF THE SUBJECT PROPERTY. PLAT SHOWS A POWER LINE THAT DOES APPEAR TO STILL EXIST TODAY.

11. All matters disclosed on a plat recorded in Plat Book 1, page 44C, aforementioned records. PLAT APPEARS TO INCLUDE A SMALL PORTION OF PARCEL 1.

12. Right of Way Deed from The Sherrerdah Corporation, et. al. to Gwinnett County dated June 28, 1925, recorded in Deed Book 259, Page 626, Gwinnett County, Georgia records. PLAT DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. 80' RIGHT OF WAY MEADOW CHURCH ROAD SHOWN HERON.

13. Easement from Marvin E. Jackson to Gwinnett County dated February 25, 1980, filed for record March 3, 1980 and recorded in Deed Book 1904, page 143, aforementioned records. LEGAL DESCRIPTION IS VAUGE IN NATURE AND MAY OR MAY NOT AFFECT. POWDER THESE HIDE SODA STRUCTURES FOUND DURING OUR SURVEY.

As to Parcel 2:

14. All matters disclosed on a plat recorded in Plat Book 32, Page 145B, aforementioned records. PLAT IS BLANKET IN NATURE AND INCLUDES PARCELS 2.

15. Right of Way Deed from C.D. Jackson, et. al. to Gwinnett County dated June 28, 1925, filed for record September 3, 1926 and recorded in Deed Book 259, Page 626, Gwinnett County, Georgia records. PLAT DESCRIPTION INCLUDES THE SUBJECT PROPERTY. 80' RIGHT OF WAY FOR MEADOW CHURCH ROAD SHOWN HERON.

16. Easement from Marvin E. Jackson to Gwinnett County dated February 25, 1980, filed for record March 3, 1980 and recorded in Deed Book 1904, Page 143, aforementioned records. DESCRIPTION IS VAUGE IN NATURE AND INCLUDES PARCELS 3 AND 4. 40' BUILDING LINE SHOWN HERON.

17. Right of Way Easement from Kevin L. Jackson & Lisa L. Jackson, prepared by Hamos, Meeks & Baggett, Surveyors and Engineers, Inc., dated August 2, 1991 and recorded in Plat Book 253, Page 263, Gwinnett County, Georgia records. Said plat being incorporated herein by reference.

As to Parcels 4:

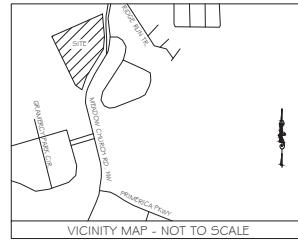
18. All matters disclosed on a plat recorded in Plat Book 65, Page 27, aforementioned records. PLAT IS BLANKET IN NATURE AND INCLUDES PARCELS 4.

19. Right of Way Deed from C.D. Jackson et. al. to Gwinnett County dated June 28, 1925, filed for record September 3, 1926 and recorded in Deed Book 259, Page 626, Gwinnett County, Georgia records. PLAT DESCRIPTION INCLUDES THE SUBJECT PROPERTY. 80' RIGHT OF WAY FOR MEADOW CHURCH ROAD SHOWN HERON.

20. Easement from Marvin E. Jackson to Gwinnett County dated February 25, 1980, filed for record March 3, 1980 and recorded in Deed Book 1904, Page 143, aforementioned records. DESCRIPTION IS VAUGE IN NATURE AND MAY OR MAY NOT AFFECT. POWDER THESE HIDE SODA STRUCTURES FOUND DURING OUR SURVEY.

21. Right of Way Easement from C. Lamar Jackson to Jackson Electric Membership Corporation dated April 4, 1991, filed for record June 4, 1991 and recorded in Deed Book 2543, Page 277, aforementioned records. LEGAL DESCRIPTION IS VAUGE IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.

22. Right of Way Easement from C. Lamar Jackson to Jackson Electric Membership Corporation dated April 4, 1991, filed for record June 4, 1991 and recorded in Deed Book 2543, Page 277, aforementioned records. LEGAL DESCRIPTION IS VAUGE IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.



**ALLIANCE**  
LAND SURVEYING

1.5 F. 1322  
1000 ATLANTA HWY. STE. 100  
FLOWERY BRANCH, GA. 30542  
770-226-4720 | www.apat1.com

LOCATED IN:  
LAND LOT 121  
7TH DISTRICT  
GWINNETT COUNTY, GEORGIA

ALTANSP'S LAND TITLE SURVEY  
MEADOW CHURCH ROAD TRACT  
DULUTH, GEORGIA  
FOR  
OM DUGALD  
ATLANTA, GEORGIA



THE LOCATION OF EXISTING  
UNDERGROUND UTILITIES IS UNKNOWN.  
AN APPROPRIATE WAY TO DETERMINE  
THE LOCATION OF EXISTING UTILITIES IS TO  
CONTACT THE OWNER OR ITS REPRESENTATIVE  
FOR THE EXACT LOCATION OF THE UTILITIES.  
THE OWNER OR ITS REPRESENTATIVE  
MAY NOT BE ABLE TO PROVIDE THIS INFORMATION.  
IF YOU ARE UNABLE TO LOCATE UTILITIES  
FOR ANY REASON, CALL 811.  
FOR ANY UTILITIES WHICH  
CONTRACTORS FAILED TO EXACTLY  
LOCATE, CALL 811.  
DO NOT DIG OVER EXISTING  
UNDERGROUND UTILITIES.

2 OF 2



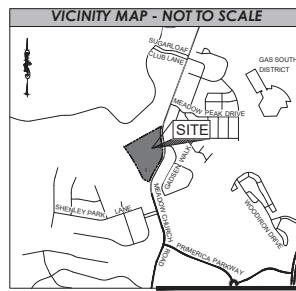
# GWINNETT COUNTY

## PLANNING AND DEVELOPMENT

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3/21/2022

SITE DATA	
OVERALL DATA:	
EXISTING ZONING:	CI
PROPOSED ZONING:	CI-24
GROSS LAND AREA:	+/-. 7.543 ACRES
NET LAND AREA:	+/-. 7.543 ACRES (WITH MOVEMENT OF PROPERTY LINE FROM R7/W)
PROPOSED UNITS:	+/-. 181 APARTMENT UNITS
PROPOSED GROSS DENSITY:	6051.1-BR A1720 S.F.
PROPOSED NET DENSITY:	23.93 UNITS PER ACRE
MAX. UNIT DENSITY:	24 UNITS PER ACRE
MIN. LOT SIZE:	18,000 SQ. FT.
MIN. LOT WIDTH:	100'
SETBACKS:	
FRONT:	35'
SIDE:	15'
REAR:	30'
MIN. HEATED FLOOR AREA:	
1-BEDROOM:	400 SQ. FT.
2-BEDROOM:	800 SQ. FT.
3-BEDROOM:	1,000 SQ. FT.
MIN. COMMON AREA:	20%
COMMON AREA PROVIDED:	20%
MAX. BUILDING HEIGHT:	65'
MIN. BUILDING SEPARATION:	10'
PARKING:	
MIN. PARKING REQ'D (AT 1.5 SPACES/UNIT):	272 SPACES
MAX. PARKING REQ'D (AT 1.5 SPACES/UNIT):	714 SPACES
PARKING PROVIDED:	274 SPACES
LANDSCAPE STRIP ALONG MEADOW CHURCH ROAD:	10'
BUFFER ALONG R100MOD & R100:	50'



PLAN NOTE:  
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT.

PROPERTY ADDRESS:  
MEADOW CHURCH  
DULUTH, GA 30097

PROPERTY OWNER:  
PID: 7121013, 7121114, 7121014, & 7121093 -  
NAME: SUGARLOAF PARK HOMEOWNERS ASSOCIATION LLC  
ADDRESS: 5675 JIMMY CARTER BLVD STE 109, NORCROSS, GA

STORMWATER NOTE:  
STORMWATER WILL BE PROVIDED ON SITE.

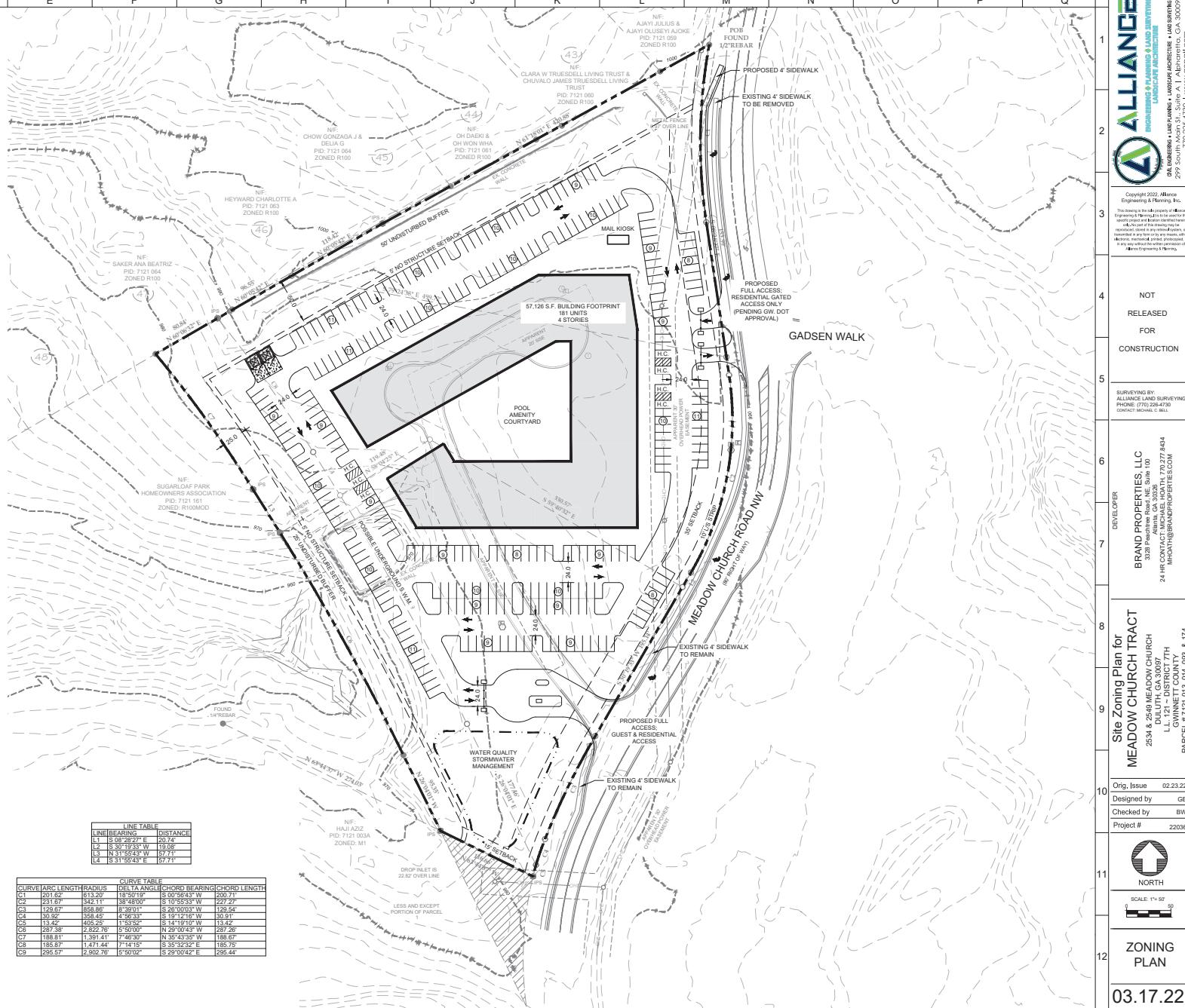
WATER NOTE:  
WATER PROVIDED GWINNETT COUNTY;  
AVAILABLE WITHIN SEVER ROAD RIGHT OF WAY.

SEWER NOTE:  
SANITARY LINE TO CONNECT TO EXISTING LINE SHOWN IN ZONING PLAN.

FLOOD HAZARD NOTE:  
THIS PLAN SHOWS SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0057F, SEPTEMBER 29, 2006. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INDICATION OF THE FLOOD HAZARD STATUS OF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE PROVIDED. FURTHER INFORMATION MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

LINE TABLE		
L1	S 30°19'33" E	19.08'
L2	S 30°19'33" W	19.08'
L3	N 31°59'43" W	57.71'
L4	N 31°59'43" E	57.71'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELT A ANGLE
C1	129.67'	1342.11'	S 28°48'00" W 227.27'
C2	231.67'	1342.11'	S 26°55'33" W 129.54'
C3	129.67'	858.86'	S 26°39'01" W 129.54'
C4	13.42'	355.44'	S 26°39'01" W 13.42'
C5	13.42'	405.25'	S 15°53'32" W 13.42'
C6	28.38'	2,822.76'	S 05°00'00" W 287.26'
C7	13.42'	1,037.00'	S 05°00'00" W 13.42'
C8	188.87'	1,471.44'	S 35°32'22" E 188.75'
C9	295.57'	2,902.76'	S 29°00'42" E 295.44'



# Meadow Church Rd Proposed Concepts



# Meadow Church Rd Proposed Concepts



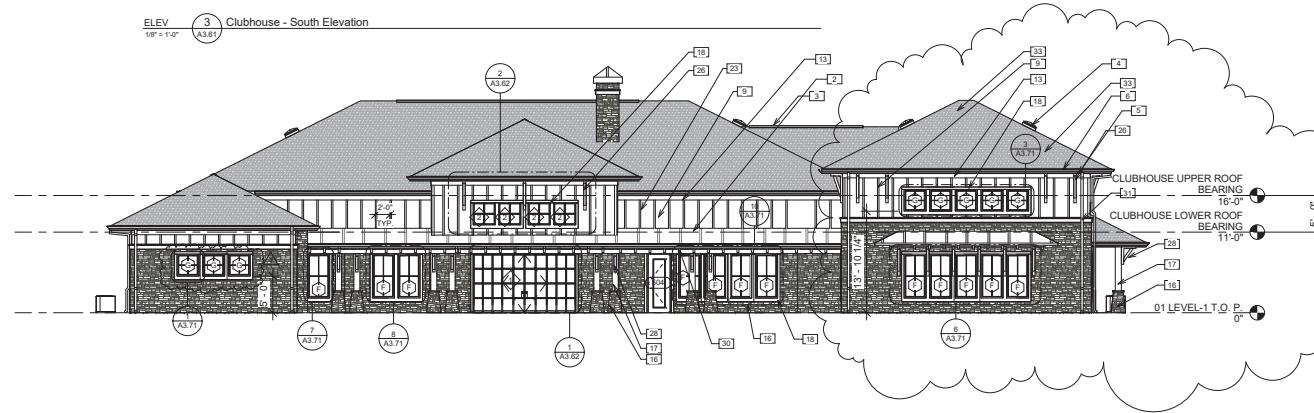
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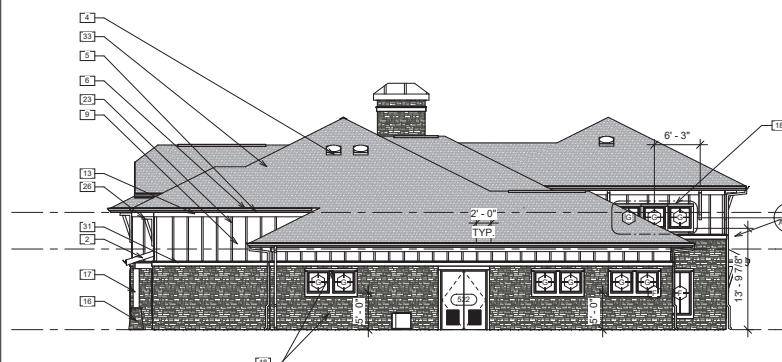
## CONCEPT PLANS

## KEY NOTES

- 1 FIBERGLASS SHINGLE ROOF, TYP.
- 2 STANDING SEAM METAL ROOF
- 3 RIDGE VENT PROVIDING 12.7 SQ. IN. OF OPEN AREA PER LINEAR FOOT
- 4 OFF-RIDGE VENT PROVIDING 150 SQ. IN. OF OPEN AIR, SEE ROOF PLANS
- 5 1X8 FC FASCIA, TYP.
- 6 PREFINISHED 5" ALUMINUM GUTTER
- 7 PREFINISHED 4" ALUMINUM ROUND DOWNSPOUT
- 8 FC 6" EXPOSURE LAP SIDING
- 9 FC PANEL BOARD
- 10 FC VERTICAL BOARD AND BATTENS
- 11 4" FC CORNER TRIM
- 12 FC WRAPPED COLUMN
- 13 1X8 FC TRIM BOARD
- 14 1X10 FC TRIM BOARD
- 15 NOT USED
- 16 STONE VENEER
- 17 CEDAR POST
- 18 FC WINDOW SURROUND TRIM
- 19 BRICK SOLDIER HEADER / ROWLOCK SILL
- 20 FC HEADER / BRICK ROWLOCK SILL
- 21 FC DOOR SURROUND TRIM
- 22 FC POST WRAPPED W/ FC TRIM
- 23 2.5" FC BATTEN STRIP
- 24 STANDING SEAM METAL AWNING
- 25 VINYL RAILING, TYP.
- 26 CEDAR BRACKET -PROFILE A - SEE A3.70
- 27 CEDAR BRACKET -PROFILE B - SEE A3.70
- 28 CEDAR BRACKET -PROFILE C - SEE A3.70
- 29 BRICK SOLDIER COURSE
- 30 EXPOSED RAFTER TAILS
- 31 FC TRIM
- 32 ROWLOCK BRICK WATERTABLE
- 33 CEDAR SHAKE ROOF
- 34 PRECAST STONE CAP
- 35 METAL ENTRY GATE
- 36 SEE-THROUGH FIREPLACE INSERT
- 37 CEDAR BEAM
- 38 STONE CHIMNEY CAP
- 39 PRE-MANUFACTURED CEDAR TRUSS



ELEV 18'-0" A3.61 Clubhouse - North Elevation



ELEV 18'-0" A3.61 Clubhouse - East Elevation



ELEV 18'-0" A3.61 Clubhouse - West Elevation

SHEET TITLE  
CLUBHOUSE ELEVATIONS

SHEET NUMBER

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DRAWN BY: JACQUELINE A. BROWN



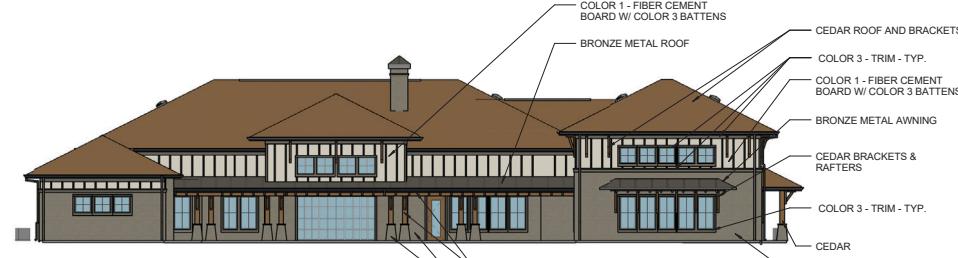
ELEV 5 CLUBHOUSE - FRONT -  
COLOR REFERENCE  
A3.63



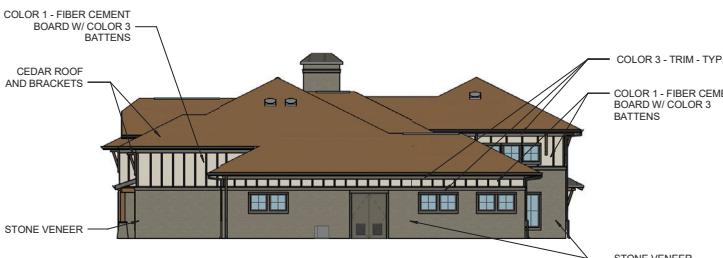
ELEV 6 CLUBHOUSE - REAR -  
COLOR REFERENCE  
A3.63



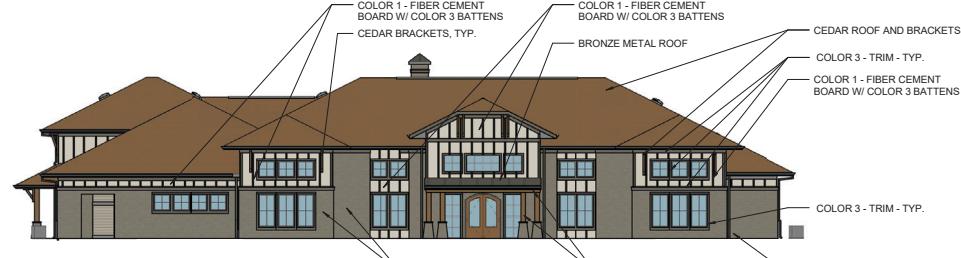
ELEV 1 Clubhouse - Color Reference -  
West Elevation  
3/32" = 1'-0" A3.63



ELEV 3 Clubhouse - Color Reference -  
North Elevation  
3/32" = 1'-0" A3.63



ELEV 4 Clubhouse - Color Reference -  
East Elevation  
3/32" = 1'-0" A3.63



ELEV 2 Clubhouse - Color Reference -  
South Elevation  
3/32" = 1'-0" A3.63

8/20/2015 8:19:19 PM C:\Users\brownj\Documents\118304\_SugarloafCommons\A14\_Brown.mif

## COLOR LEGEND

COLOR 1 - SW 7343 - 'WORLDLY GRAY' R:266, G:200, B:187
COLOR 2 - SW 7042 - 'INTELLECTUAL GRAY' R:170, G:163, B:148
COLOR 3 - SW 7047 - 'PORPOISE' R:106, G:101, B:91
CEDAR - OLYMPIC STAIN 707
STONE VENEER - NATIVE CUSTOM STONE 'CUMBERLAND STACK'

## NOTES

1. TRIM, FASCIAS, COLUMNS, GUTTERS AND DOWNSPOUTS TO BE SW 7047 - 'PORPOISE', TYP.
2. METAL STAIR RAILING AND HANDRAIL COLOR TO BE SW 7020 - 'BLACK FOX'.
3. STAIR ENTRY DOORS, CLUBHOUSE ENTRY DOORS AND UNIT PATIO DOOR COLOR TO BE SW 6090 'JUTE BROWN' UNLESS OTHERWISE NOTED.
4. ASPHALT SHINGLE ROOF - 'TIMBERLINE' 'WEATHERED WOOD'

SHEET TITLE  
CLUBHOUSE ELEVATIONS -  
COLOR REFERENCE

SHEET NUMBER

RECEIVED

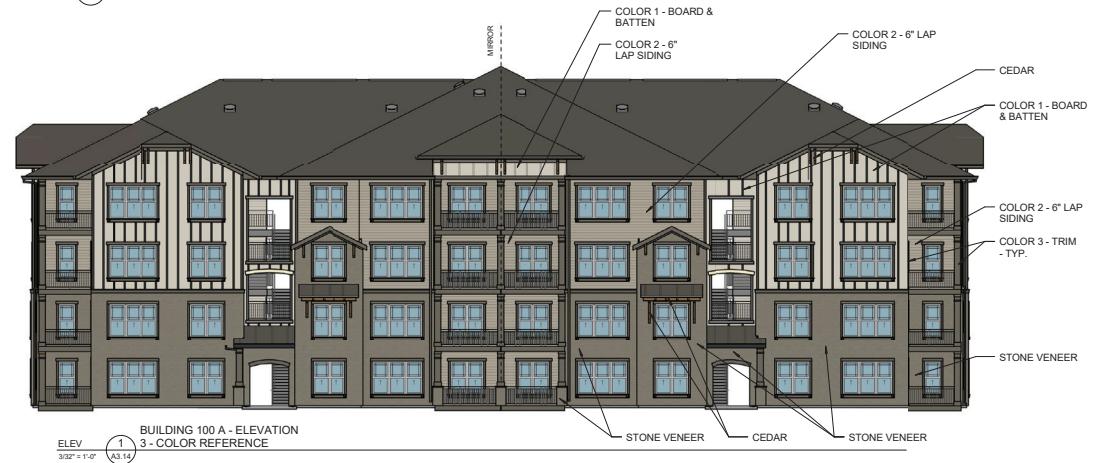
3/21/2022

## COLOR LEGEND

COLOR 1 - SW 7043 - 'WORLDLY GRAY' R:206, G:200, B:187
COLOR 2 - SW 7042 - 'INTELLECTUAL GRAY' R:170, G:163, B:148
COLOR 3 - SW 7047 - 'PORPOISE' R:106, G:101, B:91
CEDAR - OLYMPIC STAIN 707
STONE VENEER - NATIVE CUSTOM STONE - 'CUMBERLAND STACK'

## NOTES

1. TRIM, FASCIA, COLUMNS, GUTTERS AND DOWNSPOUTS TO BE SW 7047 - 'PORPOISE, TYP.'
2. METAL STAIR RAILING AND HANDRAIL COLOR TO BE SW 7020 - 'BLACK FOX'.
3. STAIR ENTRY DOORS, CLUBHOUSE ENTRY DOORS AND UNIT 501 DOOR COLOR TO BE SW 6096 - 'UTTERLY GRAY' UNLESS OTHERWISE NOTED.
4. ASPHALT SHINGLE ROOF - TIMBERLINE 'WEATHERED WOOD'

SHEET TITLE  
ELEVATIONS - BUILDING TYPE  
COLOR REFERENCE

SHEET NUMBER

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## CONCEPT PLANS

BRAND PROPERTIES  
Real Estate Investment Group

## KEY NOTES

1	FIBERGLASS SHINGLE ROOF, TYP.
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36	SEE-THROUGH FIREPLACE INSERT
37	CEDAR BEAM
38	STONE CHIMNEY CAP
39	PRE-MANUFACTURED CEDAR TRUSS

SHEET TITLE  
ELEVATIONS - BUILDING TYPE

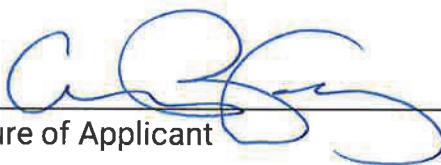
SHEET NUMBER

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3/3/2022 4:43PM

**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.



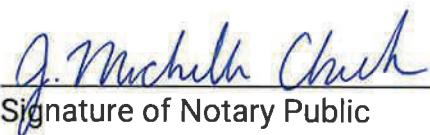
Signature of Applicant

2/28/22

Date

Anna Forsey, Development Partner Brand Properties

Type or Print Name and Title



Signature of Notary Public

2/28/22

Date



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3/3/2022 4:43PM

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**REZONING PROPERTY OWNER'S CERTIFICATION**

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



February 28, 2022

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Signature of Property Owner

Date

Om Duggal

---

Type or Print Name and Title

Signature of Notary Public

2-28-22

Date



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3/3/2022 4:43PM

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.


  
SIGNATURE OF APPLICANT
2/28/22  
DATEAnna Forsey, Development Partner  
TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE
2/28/22  
DATEW. Charles Ross, Attorney for Applicant  
TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF NOTARY PUBLIC  
DATE
2/28/22  
DATE**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

 YES NO

Anna Forsey on behalf of Brand Properties  
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)
Jasper Watkins, District III Comm.	\$2,000	9/23/20
Kirkland Carden, District I Commissioner	\$2,800	11/1/21
Ben Ku, District II Commissioner	\$2,800	12/1/21
Nicole Hendrickson, Chairwoman	\$2,500	11/1/20

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

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

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

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

**PARCEL I.D. NUMBER:** 7 - 121 - 013  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

2/28/22  
Date

Type or Print Name and Title

Anna Forney, Development Partner @ Brand Properties

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

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**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

---

03/02/2022

---

DATE

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3/3/2022 4:43PM

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

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

**PARCEL I.D. NUMBER:** \_\_\_\_\_ 7 \_\_\_\_\_ - \_\_\_\_\_ 121 \_\_\_\_\_ - \_\_\_\_\_ 174 \_\_\_\_\_  
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

2/28/22

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**

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Jacqueleen Garcia

Tax Associate I

NAME

TITLE

03/02/2022

DATE

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

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

**PARCEL I.D. NUMBER:** 7 - 121 - 014  
(Map Reference Number)      District      Land Lot      Parcel

QSG  
Signature of Applicant

2/28/22  
Date

Anna Forney, Development Partner @ Brand Properties  
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.\*\*\***

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**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)

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Jacqueleen Garcia

NAME

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Tax Associate I

TITLE

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03/02/2022

DATE

RECEIVED

3/3/2022 4:43PM

**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:**  
(Map Reference Number)

7 - 121 - 093  
District Land Lot Parcel

  
Signature of Applicant

2/28/22  
Date

  
Anna Forney, Development Partner @ Brand Properties  
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.\*\*\***

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Jacqueleen Garcia  
NAME

Tax Associate I  
TITLE

03/01/2022

DATE