

RECEIVED

4/27/22

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

**REZONING APPLICATION**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>KEN WOOD, PEC+</u>	SEE ATTACHMENT A FOR NAME: <u>BOTH OWNERS</u>
ADDRESS: <u>350 RESEARCH CT, STE 200</u>	ADDRESS: _____
CITY: <u>PEACHTREE CORNERS</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: _____ ZIP: _____
PHONE: <u>770-451-2741 ; 757-508-6593</u>	PHONE: _____
EMAIL: <u>KEN@PEC.PLUS ; HTODD@PEC.PLUS</u>	EMAIL: _____
CONTACT PERSON: <u>HAYLEY TODD, PEC+</u>	PHONE: <u>757-508-6593</u>
CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS</u>	
<p><b>APPLICANT IS THE:</b></p> <p><input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
R7075 016, R7075 086, R7075 008	
PARCEL NUMBER(S): <u>(TRACTS 1A, 1B, 1C)</u> ACREAGE: <u>9.108</u>	
ADDRESS OF PROPERTY: <u>1537, 1587 HERRINGTON ROAD</u>	
PROPOSED DEVELOPMENT: <u>A NEW, SINGLE-FAMILY ATTACHED SUBDIVISION</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>74 HOMES</u> AT LEAST MIN.	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>PER CODE</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>8.12 UPA</u>	Density: <u>N/A</u>
Net Density: <u>8.12 UPA</u>	

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

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**REZONING APPLICATION**

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<p>CONTACT PERSON: <u>HAYLEY TODD, PEC+</u></p> <p>CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS</u></p>	<p>PHONE: <u>757-508-6593</u></p>
<p><b>APPLICANT IS THE:</b></p> <p><input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
<p>PRESENT ZONING DISTRICT(S): <u>M-1</u> REQUESTED ZONING DISTRICT: <u>R-TH</u></p>	
<p>PARCEL NUMBER(S): <u>R7075 006 (Tract 2)</u> ACREAGE: <u>2.997</u></p>	
<p>ADDRESS OF PROPERTY: <u>1557 HERRINGTON ROAD</u></p>	
<p>PROPOSED DEVELOPMENT: <u>A NEW, SINGLE-FAMILY ATTACHED SUBDIVISION</u></p>	

<p><b>RESIDENTIAL DEVELOPMENT</b></p> <p>No. of Lots/Dwelling Units <u>24 HOMES</u> AT LEAST MIN.</p> <p>Dwelling Unit Size (Sq. Ft.): <u>PER CODE</u></p> <p>Gross Density: <u>8 UPA</u> <u>8 UPA</u></p> <p>Net Density: _____</p>	<p><b>NON-RESIDENTIAL DEVELOPMENT</b></p> <p>No. of Buildings/Lots: <u>N/A</u></p> <p>Total Building Sq. Ft. <u>N/A</u></p> <p>Density: <u>N/A</u></p>
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**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

4/6/22

ATTACHMENT A  
PROPERTY OWNERS AND INFORMATION

NO.	PIN	ADDRESS	OWNER PER GIS	OWNERS PER ESTATE/TRUST	OWNER ADDRESS	ACREAGE
1	R7075 006	1557 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON	KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON	3911 JULIENTON DR. NE TOWNSEND, GA 31331	3 AC
2	R7075 016	1587 HERRINGTON ROAD	EVELYN D THOMPSON		3911 JULIENTON DR. NE TOWNSEND, GA 31331	6.63 AC
3	R7075 086	1587 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON		3911 JULIENTON DR. NE TOWNSEND, GA 31331	2.04 AC
4	R7075 008	1537 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON		3911 JULIENTON DR. NE TOWNSEND, GA 31331	1 AC

4/7/2022

Re: **Letter of Intent**  
**Herrington Road Rezoning (+/-12 acres)**  
PEC+ Project No. 21145.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant. This application proposes to rezone the approximately 12-acre property located on either side of Herrington Road at University Parkway from M-1 and R-100 to R-TH. This rezoning would facilitate the development of a new 98-unit single-family attached community.

**Existing Conditions:**

The uses surrounding the property include:

- North: a church, townhomes
- East: single-family detached homes on small lots
- South: University Parkway and undeveloped land
- West: Herrington Mill Apartments

As it currently exists, the subject property is located on both sides of Herrington Road, on the north side of the University Parkway intersection. The western tract is undeveloped, and the eastern tract has a few low-density structures. The site is bordered by University Parkway to the south. The subject property is split on two sides of Herrington Road, but the proposal would be one single development.

**Proposed Development**

The proposed development consists of 98 single-family attached homes (townhomes). There would be 24 homes on the western side, with a net density of 8 units per acre. On the eastern side, there would be 74 homes with a net density of 8.12 units per acre. Both sides of the development would have net densities lower than the permitted net density of 10 units per acre, which is in conformance with the Gwinnett County comprehensive plan.

The proposed development would be accessed from Herrington Road, with no vehicular access to the surrounding neighborhoods. There would be emergency access only along Pinecrest to the south. These access points have been informed by the comments received by the community members to the east. There would be several shared courtyards and pocket parks within the community. The proposed buildings would be buffered from the surrounding development by the substantial natural features (vegetation and streams) existing on site along the property lines. There are two stormwater facilities proposed on the site that would collect runoff during significant rain events.

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from M-1 and R-100 to R-TH. This would facilitate the development of a new, single-family attached community that would contribute to the advancement of the purpose and intent of the Gwinnett County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,  
Planners and Engineers Collaborative, Inc.



4/7/2022

Re: **Zoning Standards Analysis**  
**Herrington Road Rezoning (+/-12 acres)**  
PEC+ Project No. 21145.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

**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 rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal is a new, 98-unit townhome community on two parcels located on either side of Herrington Road near the 316 intersection. Given the site's location along a major thoroughfare (316/University Parkway), the proposed land use of medium-density residential attached homes is reasonable at this location. The proposal also matches the density and intensity of nearby developments, which include apartments, townhomes, and detached homes on small lots. The proposal would maintain all stream buffers, and would have access only onto Herrington Road, so as not to disturb the properties to the east. Nearby properties will not be affected by the proposal.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed with medium-to-high density residential uses or light industrial uses, such as warehousing. These uses are compatible with the medium-density residential attached subdivision that is being proposed. Additionally, the proposal includes measures to ensure compatibility to have as few effects on neighboring properties as possible, including widening border lots, maintaining a 20' setback along adjoining lot lines, and keeping the stream buffer and floodplain areas undisturbed.

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

The proposal loses much of its economic use because of factors that are outside of the applicant's control. The properties are split on two sides of Herrington Road and both currently have different zoning designations. The smaller, western tract is currently zoned M-1 for industrial uses, however, the site is far too small to be able to accommodate a light industrial/warehouse-type building which typically require large footprints and a lot of area for parking. The larger eastern tract is zoned R-100, but is severely limited for potential development under this designation due to the presence of streams, stream buffers, and harsh topography on site. The proposal would unite the two sides of Herrington Road and create a 'gateway' residential development which is a far more reasonable economic use of the site than the current zoning.

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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The smaller size of the lots and the proposed homes are targeted toward younger families, young professionals, and older persons looking to downsize. Because of this diverse market, it is not anticipated that the development will cause an excessive burden on nearby schools. Utilities on-site are being explored by the development team; the developer will make upgrades (if any) to facilitate the development. The site plan includes a master stormwater pond to collect runoff from significant rain events, so nearby properties will not experience flooding from this site.

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4/6/22

**E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:**

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The Plan identifies the site as part of the 'Established Neighborhoods' character area, but it is also directly on the cusp of Workplace Centers and Vibrant Communities designations. The proposed use would support the workplace centers and nearby innovation districts, which contribute to the overall health of the two regional activity centers that are just down the road from 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:**

The site should be rezoned to facilitate the proposed development for several reasons, but perhaps the most compelling is the site's location. The area surrounding the site has become a major activity center in Gwinnett County, and is only going to continue to grow as the County itself grows. This plan is a forward-thinking proposal that will provide additional high-quality housing in an area that already has similar land use densities and intensities, while balancing the need to support the growth.

Sincerely,  
Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP  
President

For the Firm

kjw/ht/dp

**RECEIVED**

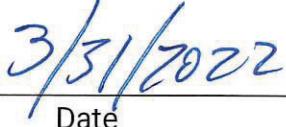
4/6/22

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.

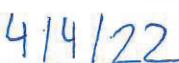
  
Signature of Applicant

  
Date

KEN WOOD, PEC+

Type or Print Name and Title

  
Signature of Notary Public

  
Date

Notary Seal



RECEIVED

4/6/22

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Kathy T. Carey SIGNATURE OF APPLICANT

3/1/2022 DATE

KATHY T CAREY TYPE OR PRINT NAME AND TITLE

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

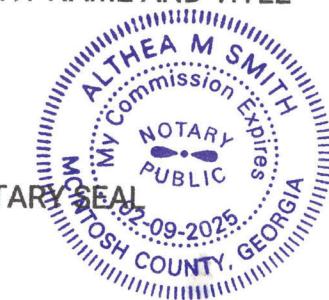
DATE

TYPE OR PRINT NAME AND TITLE

John D. Smith SIGNATURE OF NOTARY PUBLIC

3/1/2022 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

KATHY T CAREY

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.

RECEIVED

4/6/22

## **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  
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REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST  
ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

Date \_\_\_\_\_

KATHY T. CAREY, as Executor of the Last Will and Testament of Evelyn D. Thompson  
KATHY T. CAREY, as Successor Trustee of the Trust under July 1, 1996 Last Will and Testament of  
A.L Thompson

Type or Print Name and Title

**Signature of Notary Public**

Date



**RECEIVED**

4/6/22

**REZONING PROPERTY OWNER'S CERTIFICATION**

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ACTION BY THE BOARD OF COMMISSIONERS.

Kenneth L. Thompson

Signature of Property Owner

3/2/22

Date

KENNETH L. THOMPSON, as Executor of the Last Will and Testament of Evelyn D. Thompson  
KENNETH L. THOMPSON, as Successor Trustee of the Trust under the July 1, 1996 Last Will and  
Testament of A.L Thompson

Kenneth L. Thompson

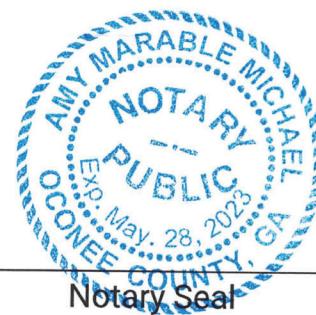
Type or Print Name and Title

Dixie Hulley King

Signature of Notary Public

3/2/22

Date



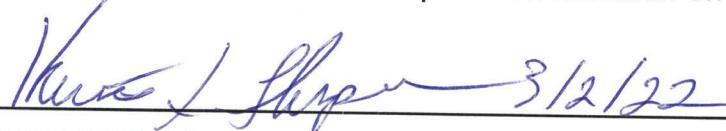
Notary Seal

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 3/2/22

KENNETH L THOMPSON

SIGNATURE OF APPLICANT

DATE

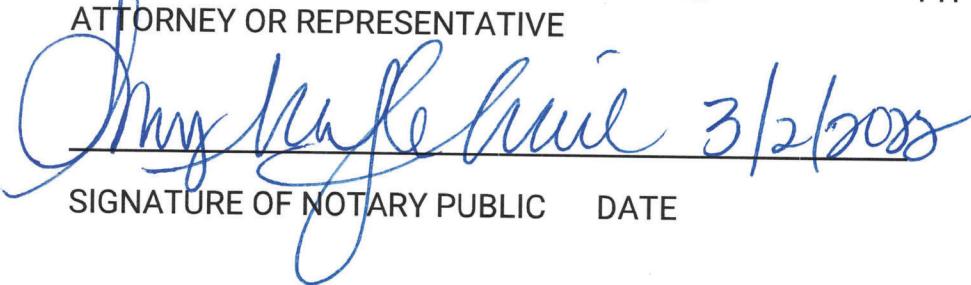
TYPE OR PRINT NAME AND TITLE

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

 3/2/2022

DATE



SIGNATURE OF NOTARY PUBLIC

**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

KENNETH L THOMPSON

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.

**RECEIVED**

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KENNETH L THOMPSON

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



3/30/2022

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S

DATE

TYPE OR PRINT NAME AND TITLE

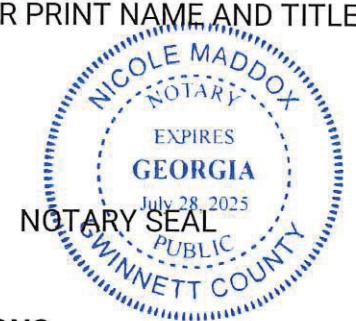
ATTORNEY OR REPRESENTATIVE



4/4/22

SIGNATURE OF NOTARY PUBLIC

DATE



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YES

NO

KENNETH L THOMPSON

YOUR NAME

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### CONFLICT OF INTEREST CERTIFICATION FOR REZONING

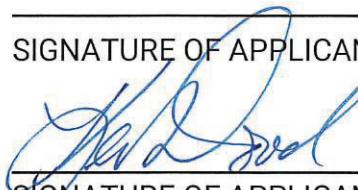
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KATHY T CAREY

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

 3/31/2022

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S

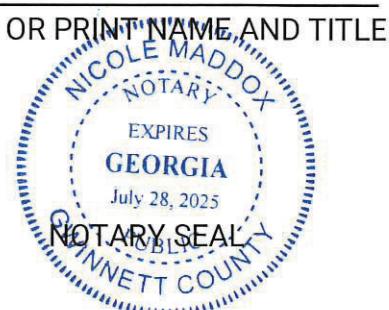
DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

SIGNATURE OF NOTARY PUBLIC

DATE



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YES

NO

KATHY T CAREY

YOUR NAME

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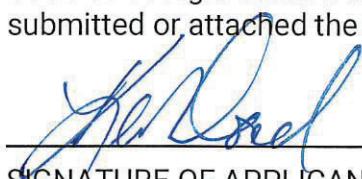
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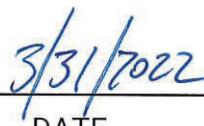
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SIGNATURE OF APPLICANT

  
DATE

TYPE OR PRINT NAME AND TITLE

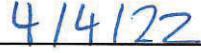
KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF NOTARY PUBLIC

  
DATE



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YES

NO

KEN WOOD

YOUR NAME

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

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

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

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4/6/22

**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)      07      075      006  
                                    District      Land Lot      Parcel

Signature of Applicant

KEN WOOD, P.E., PEC+

Type or Print Name and Title

3/31/2022

Date

**\*\*\*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)

Tonia Harmon

NAME

4.1.2022

DATE

TSA

TITLE

RECEIVED

4/6/22

## **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:** 07 - 075 - 016  
(Map Reference Number)      District      Land Lot      Parce

Signature of Applicant

Date \_\_\_\_\_

KEN WOOD, P.E., PEC

Type or Print Name and Title

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

**TAX COMMISSIONERS USE ONLY**

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

Tomia Harmon

NAME \_\_\_\_\_

4.1.22

DATE

TSA

**TITLE**

**RECEIVED**

4/6/22

**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) 07 075 086  
\_\_\_\_\_  
District Land Lot Parcel

   
Signature of Applicant Date

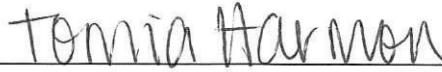
KEN WOOD, P.E., PEC+  
\_\_\_\_\_  
Type or Print Name and Title

**\*\*\*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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NAME

4.1.2022

DATE



TITLE

RECEIVED

4/6/22

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<b>PARCEL I.D. NUMBER:</b> (Map Reference Number)	07	075	008
	—	—	—
	District	Land Lot	Parcel
			
Signature of Applicant	Date		
KEN WOOD, P.E., PEC+			
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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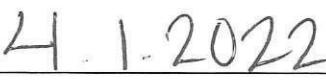
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**TAX COMMISSIONERS USE ONLY**

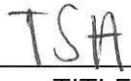
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

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NAME  
  
DATE

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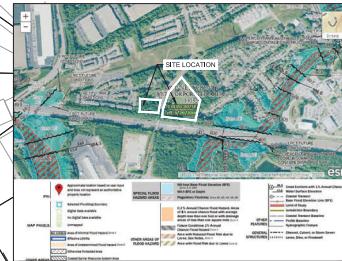
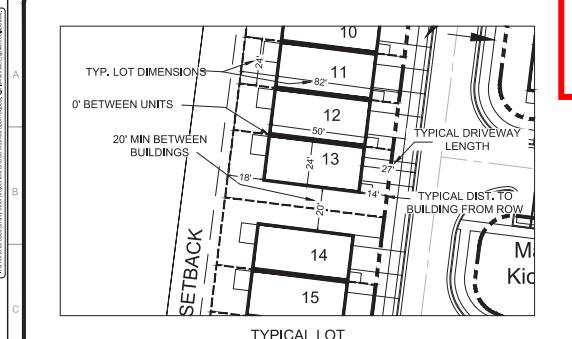
  
TITLE

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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

4/27/22



P: (770) 451-2741 F: (770) 451-3915  
WWW.PEC.PLUS



LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORETS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT SITE 200  
PEACHTREE CORNERS, GA 30092

PROJECT  
**HERRINGTON  
ROAD**

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
1537 HERRINGTON ROAD AT  
UNIVERSITY PARKWAY 316

GWINNETT COUNTY JURISDICTION

FOR  
**SILVER HILL HOMES**

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	HT	ADD/TYPE/CHG	DESCRIPTION
1	04/27/2022			PER ZONING STAFF

SITE DATA	
TOTAL LAND AREA EAST TRACT	6.108 ACRES
TOTAL LAND AREA WEST TRACT	2.007 ACRES
ZONING	
EXISTING ZONING	
PROPOSED ZONING - WEST TRACT	RDU (RESIDENTIAL DENSE) / RDU (TOWNSHOES)
PROPOSED ZONING - EAST TRACT	RDU (TOWNSHOES)
ZONING ADVICE	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
NET TOTAL SITE AREA EAST SIDE	6.108 ACRES
NET TOTAL SITE AREA WEST SIDE	2.007 ACRES
SETBACK REQUIREMENTS	
FRONT PROPERTY SETBACK	10 FEET (HERRINGTON)
FRONT PROPERTY SETBACK	20 FEET (HERRINGTON)
REAR YARD SETBACK	20 FEET
TRANSITIONAL BUFFER	N/A (NEITHER EAST OR WEST)
MAX BUILDING HEIGHT	35 FEET
DEVELOPMENT STANDARDS	
TOTAL EAST SIDE TOWNSHOES	74 HOMES
TOTAL EAST SIDE DENSITY	6.12 UPA
TOTAL WEST SIDE TOWNSHOES	24 HOMES
TOTAL WEST SIDE DENSITY	6.00 UPA
MAX. NET SITE AREA ALLOWED	10.00 UPA (HTH)
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	1.37 AC & 4.40 AC (10% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	2.70 ACRES (20% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	294 SPACES (3 SP/ DWELLING UNIT)
OPEN SPACE PROVIDED	688 SPACES (2 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	300 SPACES (3 SP/ DWELLING UNIT)
OPEN SPACE PROVIDED	26 SPACES (2 SP/ DWELLING UNIT)
GUEST PARKING PROVIDED	418 SPACES (2 SP/ DWELLING UNIT)
TOTAL PARKING SPACES PROVIDED	

VARIANCES TO ZONING:

1. 20' FRONTAGE LANDSCAPE STRIP PROVIDED ON THE EASTERN SIDE OF HERRINGTON ROAD. REDUCTION FROM REAR OF HOME FACING EXTERNAL STREET OF 30 FEET. SEE LANDSCAPE PLAN PROVIDED AS SUPPLEMENTAL INFORMATION FOR COMPLIANCE WITH LANDSCAPE STRIP.



ZONING SITE PLAN



1" = 60'  
3/15/2022  
21145.00

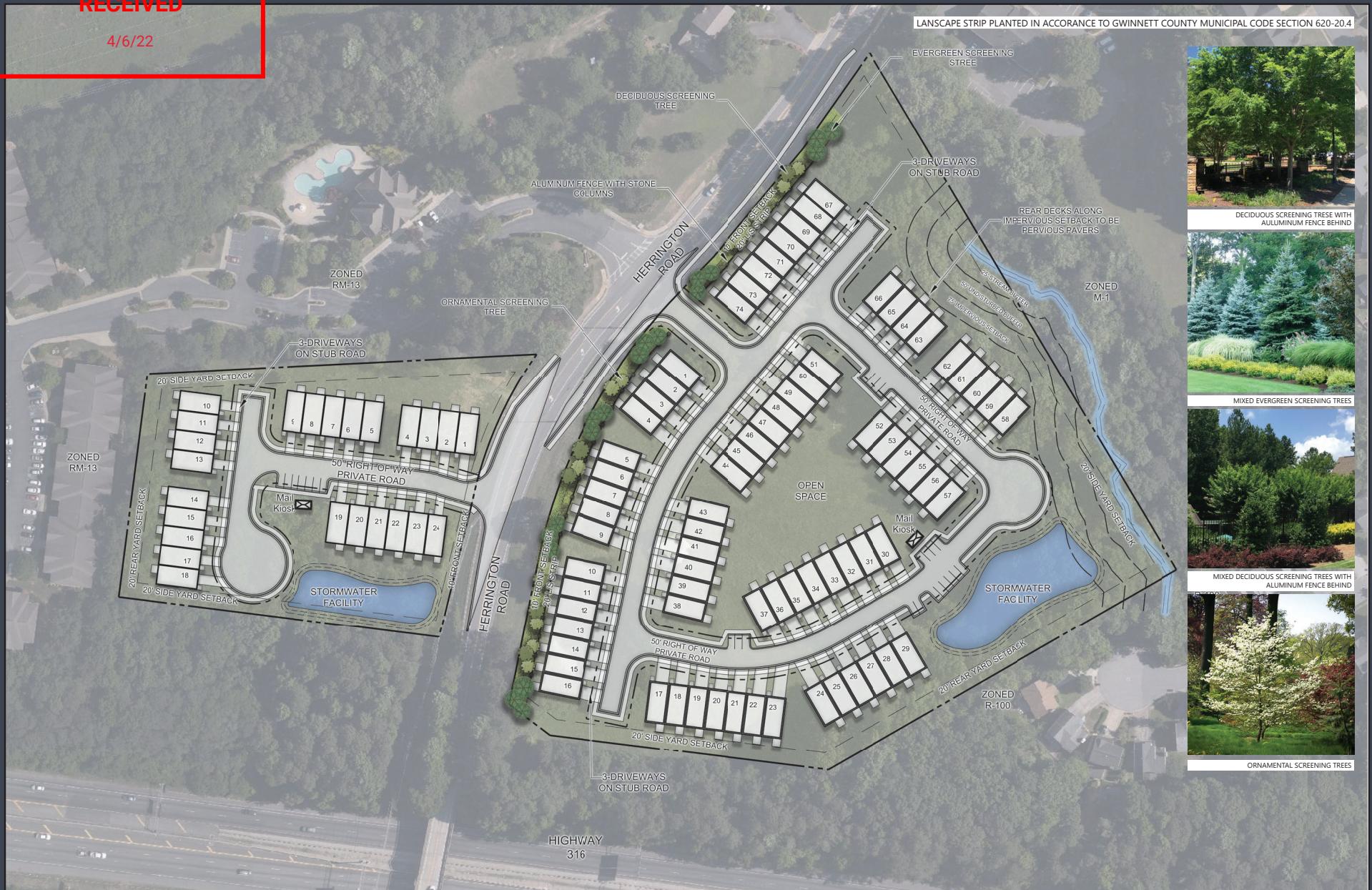
SCALE:  
DATE:  
PROJECT:



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

4/6/22



RECEIVED



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

4/6/22



This is an artist rendering for conceptual purposes.  
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

4/6/22



This is an artist rendering for conceptual purposes.  
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

4/6/22



This is an artist rendering for conceptual purposes.  
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.



**RECEIVED**

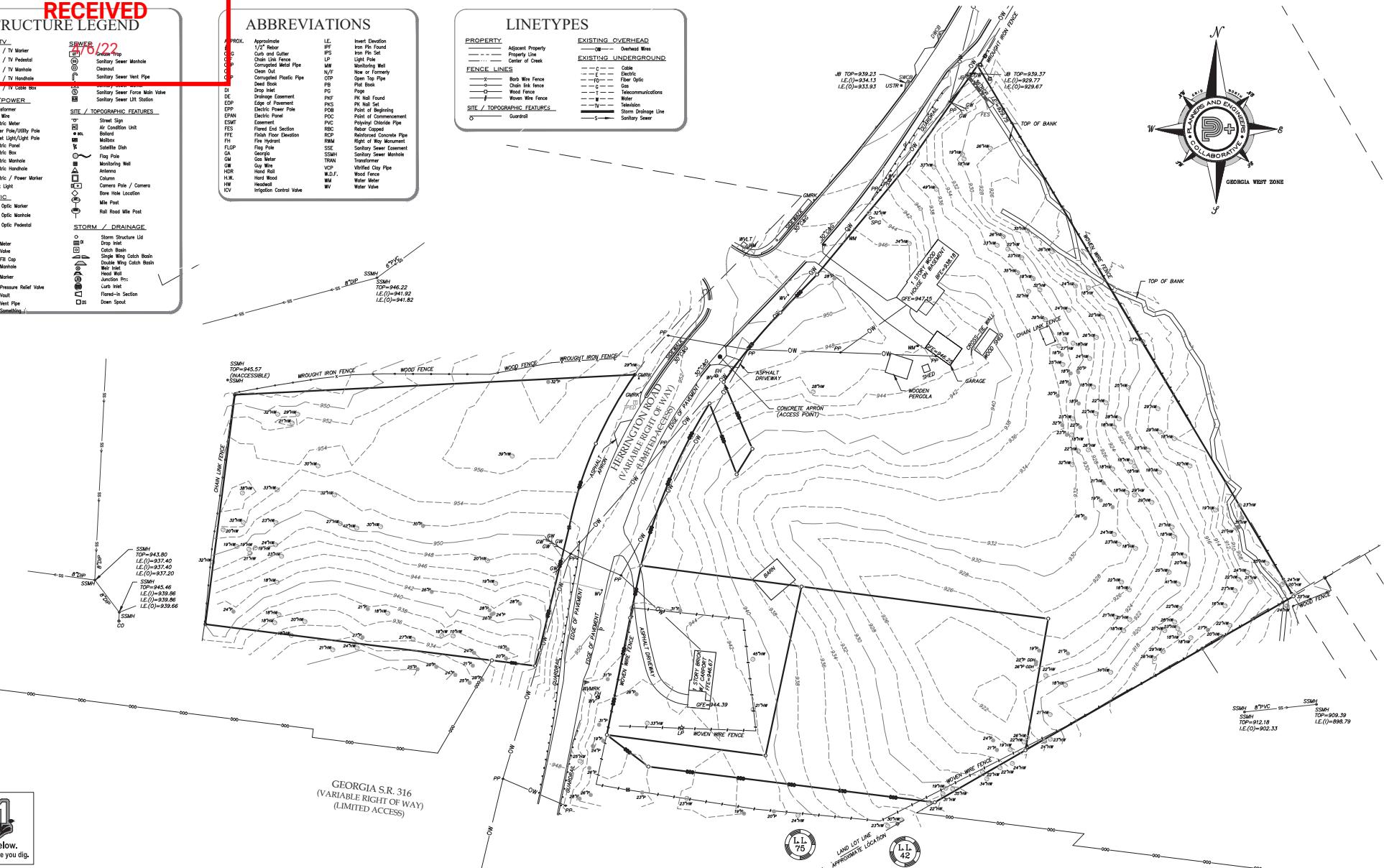
**STRUCTURE LEGEND**

## ABBREVIATIONS

PROX	Apparatus	LE	Insert, Dowel
1/2" Rbor	IPF	IPF	IPF Found
1/2" Rbor	IPS	IPS	IPS Found
1/2" Rbor	LD	LD	LD Found
1/2" Duct Seal Tape	LP	LP	Light Pole
Corrugated Metal Pipe	MW	MW	Monitoring Well
Corrugated Metal Pipe	NT	NT	NT Found
Corrugated Plastic Pipe	OTP	OTP	Open Top Pipe
DI	PP	PP	PP Found
Drop Inlet	PP	PP	PP Found
DR	Dragee Element	PKF	PKF Found
EDP	Emergency Power	PSD	PSD Found
EPS	Emergency Power	POS	Point of Beginning
EPW	Emergency Power	POB	Point of Beginning
ESMT	Emergency	PVC	Point of Commencement
FEST	Final End Section	RBC	Rebar Coped
FEST	Final End Section	RBC	Rebar Coped
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SE	Surveyor's Equipment
GM	Gas Meter	SSMH	Surveyor's Standard Monile
GM	Gas Meter	TRANS	Transformer
HDW	Hand Rail	W.D.F.	Welding Dry Box
HDW	Hand Rail	W.M.	Wood Fence
HW	Heated	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve

## LINETYPES

PROPERTY	EXISTING / OVERHEAD
— Adjacent Property	— Overhead Wires
— Property Line	—
— Center of Creek	—
FENCE LINES	EXISTING / UNDERGROUND
— A	— C Cables
— B	— D Electric
— Chain Link Fence	— F Fiber Optic
— C	— G Gas
— D	— H Telephone
— E	— I Water
— F	— J Sewer
— G	— K Storm Drainage
— H	— L Sanitary Sewer
— W	— S Utility
SITE / TOPOGRAPHIC FEATURES	
— I	—
— J	—
— K	—
— L	—
— M	—
— N	—
— O	—
— P	—
— Q	—
— R	—
— S	—
— T	—
— U	—
— V	—
— W	—
— X	—
— Y	—
— Z	—



Know what's below.  
Call before you dig.

GEORGIA S.R. 316  
(VARIABLE RIGHT OF WAY)  
(LIMITED ACCESS)

REVISIONS			
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BY LAND LOT(S) 11  
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY

FOR  
SILVER HILL HOMES, LLC  
and  
ST. AMERICAN TITLE INSURANCE COMPANY

and  
FIRST AMERICAN TITLE INSURANCE COMPANY

GWINNETT COUNTY

SHEET 2 OF 3

PAWN BY: MS  
CHECKED BY: INH

SEARCHED BY: JUN  
FILE NO.: 21145.00  
DATE: 03/07/2022

DATE: 02/07/2022  
SCALE: 1" = 50'

DATE OF FIELD WORK: 1/31/20

2 25 50 100



**RECEIVED**

4/6/22

LEGAL DESCRIPTION

TRACT 1A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way), said point being the TRUE POINT OF BEGINNING;

THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 189.81 feet to a point; thence North 12 degrees 02 minutes 36 seconds East a distance of 205.00 feet to a point; thence South 82 degrees 34 minutes 24 seconds East a distance of 295.00 feet to a point; thence South 09 degrees 50 minutes 16 seconds West a distance of 158.43 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 123.98 feet to a point located on said northerly right of way of Georgia State Route 316; thence along said Georgia State Route 316 North 82 degrees 53 minutes 28 seconds West a distance of 342.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 71,408 square feet or 1.639 acres.

**RECEIVED**

4/6/22

**LEGAL DESCRIPTION**

**TRACT 1B**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 75 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 192.06 feet to a point; thence South 12 degrees 02 minutes 36 seconds West a distance of 205.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 189.81 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 39,056 square feet or 0.897 acres.

RECEIVED

4/6/22

LEGAL DESCRIPTION

TRACT 1C

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection; thence proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence continue along said easterly right of way of Herrington Road the following courses and distances: along a curve turning to the right with an arc length of 209.68 feet, having a radius of 660.00 feet, being subtended by a chord bearing of North 22 degrees 54 minutes 56 seconds East, and a chord length of 208.80 feet, to a point; South 20 degrees 55 minutes 03 seconds East a distance of 90.02 feet to a point; North 31 degrees 41 minutes 35 seconds East a distance of 35.50 feet to a point; North 23 degrees 16 minutes 48 seconds West a distance of 86.28 feet to a point; along a curve turning to the right with an arc length of 106.42 feet, having a radius of 618.31 feet, being subtended by a chord bearing of North 39 degrees 16 minutes 25 seconds East, and a chord length of 106.29 feet, to a point; North 43 degrees 52 minutes 52 seconds East a distance of 62.70 feet to a point; North 39 degrees 36 minutes 36 seconds East a distance of 171.13 feet to a point; North 34 degrees 56 minutes 52 seconds East a distance of 141.86 feet to a found 1/2 inch rebar; thence leaving said easterly right of way of Herrington Road and proceed South 30 degrees 45 minutes 03 seconds East a distance of 732.77 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 366.59 feet to a point; thence North 09 degrees 50 minutes 16 seconds East a distance of 158.43 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 295.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 192.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 286,283 square feet or 6.572 acres.

**RECEIVED**

4/6/22

**LEGAL DESCRIPTION**

**TRACT 2**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 75 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point located at the intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the westerly right of way of Herrington Road (variable public right of way); thence along said northerly right of way of Georgia State Route 316 North 82 degrees 48 minutes 34 seconds West a distance of 51.69 feet to a point; thence leaving said right of way and proceed North 82 degrees 48 minutes 34 seconds West a distance of 342.40 feet to a found angle iron; thence North 07 degrees 18 minutes 27 seconds East a distance of 274.39 feet to a found 1/2 inch rebar; thence North 87 degrees 07 minutes 17 seconds East a distance of 474.97 feet to a found 1/2 inch rebar on said westerly right of way of Herrington Road; thence along said westerly right of way of Herrington Road the following course and distances: along a curve turning to the left with an arc length of 94.08 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 29 degrees 29 minutes 27 seconds West, and a chord length of 93.93 feet to a point; along a curve turning to the left with an arc length of 104.57 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 17 degrees 39 minutes 11 seconds West, and a chord length of 104.36 feet, to a found right of way monument; South 13 degrees 34 minutes 18 seconds West a distance of 149.82 feet to a point; South 15 degrees 48 minutes 53 seconds West a distance of 19.23 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

CONTAINS 130,546 square feet or 2.997 acres.