



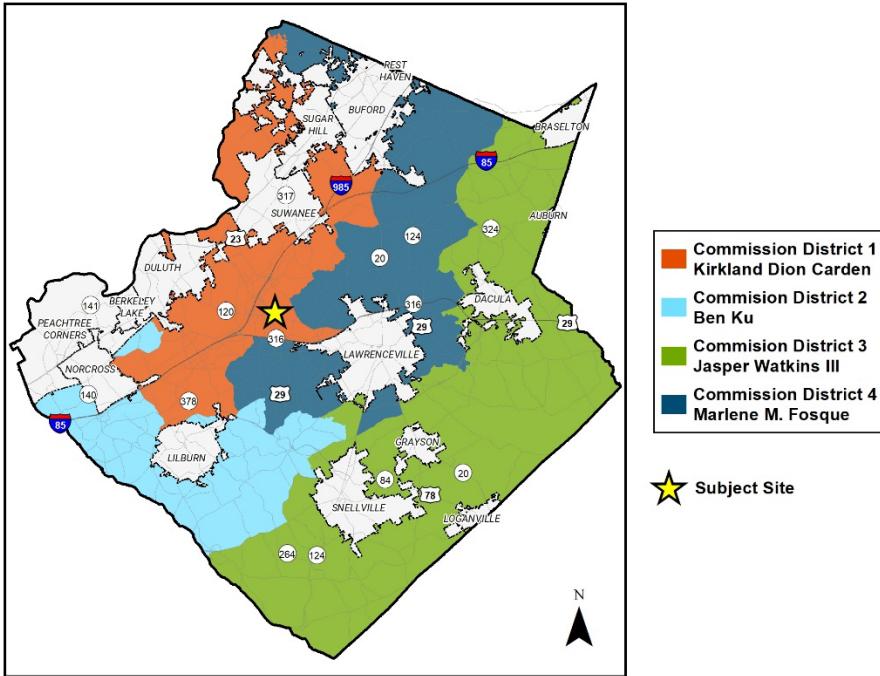
PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00024
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to RM-13 (Multifamily Residence District)
Address: 1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Highway
Map Number: R7073 001, 002, 010, 086, 087, 155, 157, and 165
Site Area: 5.54 acres
Units 72
Proposed Development: Apartments
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS

Case Number: RZM2022-00025
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Address: 1735 and 1741 Duluth Highway
Map Number: R7073 086 and 087
Site Area: 7.05 acres
Units 54
Proposed Development: Townhouses
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Brand Properties
c/o Anderson, Tate & Carr, P.C.
1960 Satellite Blvd, Ste 4000
Duluth, GA 30097

Owner: Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1729, 1731, 1733, 1735, Duluth Hwy
Lawrenceville, GA 30043

Karen Tullis Nicholson, Executor of the Estate of Judy Tullis
1741 Duluth Hwy
Lawrenceville, GA 30043

Karen Tullis Nicholson
1745 Duluth Hwy
Lawrenceville, GA 30043

Darla Everett, Executor of the Estate of Opal Bruce
1747 Duluth Hwy
Lawrenceville, GA 30043

Contact: Melody A. Glouton, Esq.

Contact Phone: 770.822.0900

Zoning History

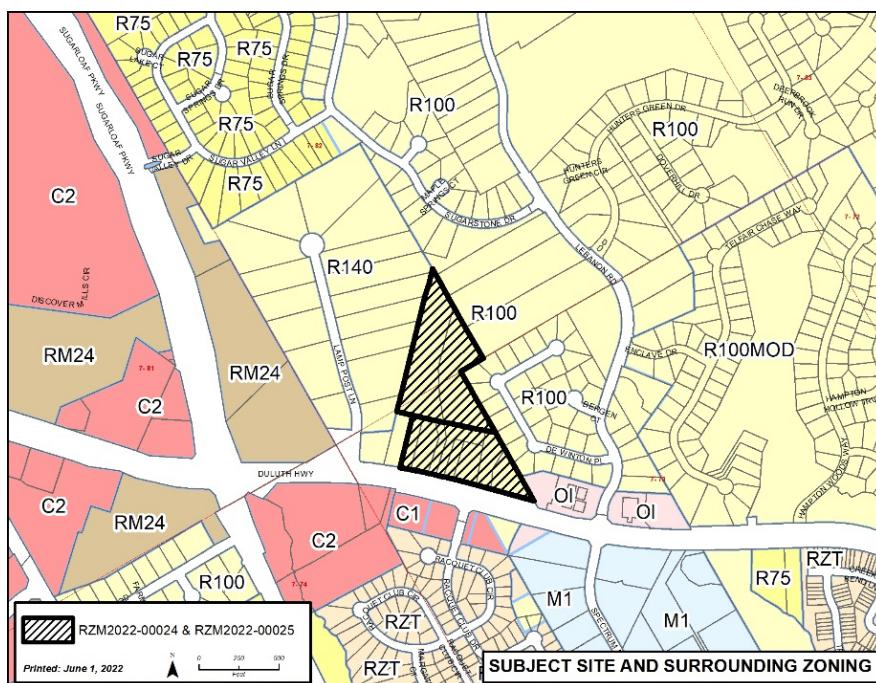
The subject properties are zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 12.59-acre assemblage of eight properties. The site includes several residential structures and accessory buildings, including five, one-story single-family residences. Three curbcuts exist on the site as well as a sidewalk along Duluth Highway. Overhead powerlines are also present along the road frontage. Most of the rear portion of the site is undeveloped and contains a heavy tree canopy, while the front of the site includes grassed areas around each of the existing single-family homes. The property slopes up 72 feet from Duluth Highway to the rear portion of the site. The nearest Gwinnett County Transit stop is located 0.6 miles from the subject site.

Surrounding Use and Zoning

The subject site is located on the north side of Duluth Highway east of its intersection with Sugarloaf Parkway. The property is adjacent to large lot single-family residences, a single-family detached subdivision and offices. Across Duluth Highway is a convenience store with fuel pumps. West of the site is an apartment development that is currently under construction. Further west is the heavily commercialized Sugarloaf Mills area. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments Townhouses	RM-13 R-TH	13 units per acre 8 units per acre
North	Single-Family Residential	R-100	0.29 units per acre
East	Single-Family Residential Offices	R-100 O-I	2.16 units per acre N/A
South	Commercial Vacant	C-1 and C-2 C-1, C-2, and R-100	N/A N/A
West	Single-Family Residential Single-Family Residential	R-100 R-140	1.19 units per acre 0.52 units per acre

Project Summary

The applicant requests a rezoning of a 12.59-acre assemblage of properties zoned R-100 to RM-13 and R-TH for an apartment and townhouse development, including:

- Construction of a 126-unit multifamily apartment and townhouse development.
- A total of 72 apartments units, within two, three-story apartment buildings located at the front of the site, along Duluth Highway yielding a net density of 13 units per acres.
- A total of 54 townhouse units yielding a density of 8 units per acre, located at the rear of the development.
- Average unit sizes of 875 square feet for apartment units and 1,200 square feet for the townhouses.
- A total of 284 parking spaces.
- 108 parking spaces dedicated to the apartment portion of the development within a surface parking lot behind the apartment buildings.
- A total of 162 parking spaces for the attached townhouses within driveways and double car garages.
- 14 on-street guest parking spaces for the townhouse portion of the site.
- A trash collection area located on the R-TH portion of the site.
- An onsite leasing center and amenity area located on the RM-13 portion of the site.
- A total of 2.86 acres or 22.7 percent of common area, which will include a courtyard and park area, two-story clubhouse, pool, and outdoor patio space.
- 4-foot internal sidewalks throughout the development.
- A single full access driveway along Duluth Highway.
- A 10-foot landscape strip and a sidewalk located on Duluth Highway.
- Two stormwater management facilities on the site. The largest is located along the frontage of the site, adjacent to Duluth Highway. Another is to be located adjacent to the trash collector and bioswales along the western portion of the site.
- A 50-foot zoning buffer between the RM-13 and R-100 single-family residences. A 35-foot undisturbed zoning buffer between the townhouses and the single-family residences in the R-100 and R-140 zoning districts. A 20-foot zoning buffer between the two proposed portions of the site.
- Architectural elevations and renderings show buildings constructed of brick and fiber cement siding.

Zoning and Development Standards

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

RM-13: Multifamily Residence District

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 50'	44'	YES
Front Yard Setback	Minimum 15'	50.99'	YES
Side Yard Setback	Minimum 15'	64.12'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 108 spaces Maximum: 216 spaces	108 spaces	YES
Density	13 units per acre	13 units per acre	YES
Heated Floor Area	1 Bedroom – 600 sq. ft. 2 Bedroom – 800 sq. ft. 3 Bedroom – 1,200 sq. ft.	1 Bedroom – 800 sq. ft. 2 Bedroom – 1,100 sq. ft. 3 Bedroom – 1,350 sq. ft.	YES
Common Area	15%	23%	YES
Zoning Buffer	East and West: 50' North: 20'	East and West: 50' North: 20'	YES YES
Landscape Strip	10'	10'	YES

R-TH: Single-Family Residence Townhouse District

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35	YES
Front Yard Setback	Minimum 10'	69'	YES
Side Yard Setback	Minimum 20'	26'	YES
Rear Yard Setback	Minimum 20'	> 20'	YES
Off-Street Parking	Minimum: 162 spaces Maximum: 324 spaces	162 spaces	YES
Guest Parking	14 spaces	14 spaces	YES
Density	10 units per acre	8 units per acre	YES
Heated Floor Area	2 Bedroom – 1,000 sq. ft. 3 Bedroom – 1,200 sq. ft. 4 Bedroom – 1,400 sq. ft.	1,700 sq. ft. to 2,000 sq. ft.	YES
Common Area	15%	23%	YES
Zoning Buffer	West: 40' North and East: 35'	West: 40' North: 40' East: 35'	YES YES YES
Landscape Strip	10'	10'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). 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 large lot single-family residences, an office park, and commercial properties across Duluth Highway. The applicant proposes apartments along Duluth Highway and townhouses to the rear of the site, adjacent to the existing single-family residences. As this area continues to expand and grow, this development as designed, will provide a transition between the denser uses along Duluth Highway and the single-family residences to the north. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the zoning change. The proposed development would provide an additional housing option along a main thoroughfare within close proximity to commercial, retail, and service establishments.

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

The property has a reasonable economic use as currently zoned.

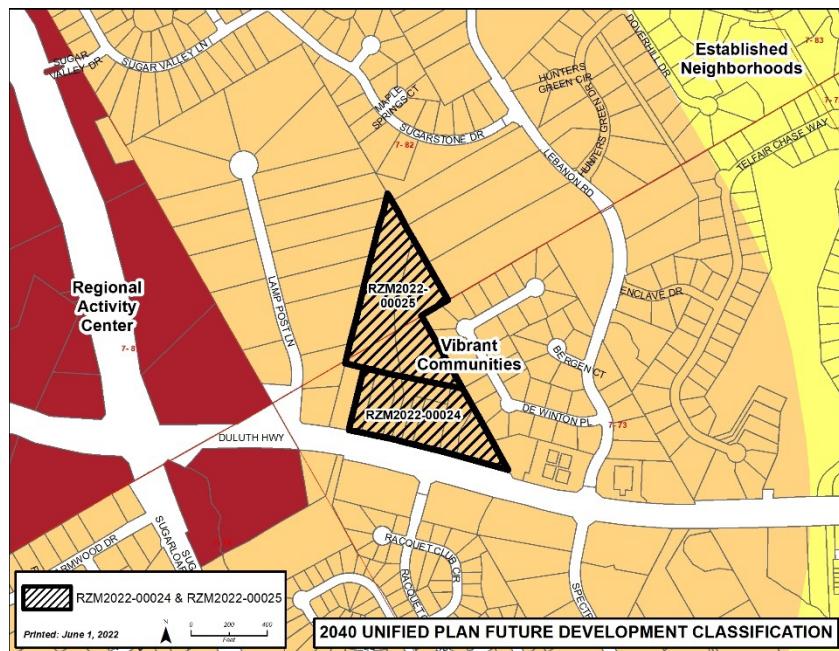
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Vibrant Communities Character Area. This Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development in Vibrant Communities may contain a mix of housing types, including multifamily housing and townhomes. These communities will function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas.

The rezoning request is in conformity with the policy and intent of the Unified Plan and Future Development Map. Although the lots directly adjacent to the site are single-family residences, the location of the property would make it difficult to develop into a single-family detached subdivision. The property is located along the highly commercialized Duluth Highway corridor, a major corridor with a number of intense commercial uses and multifamily developments. The Regional Activity Center Character Area is three parcels away from the subject site. The Regional Activity Center is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Because of the proximity to the Regional Activity Center and its location on Duluth Highway, the request would meet the policy and intent of the Vibrant Communities Character Area to serve as a transition of uses, with a mix of housing types in a walkable and pedestrian friendly environment.



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.

Although this site is adjacent to single-family detached subdivisions, the location of the site gives supporting grounds for approval of the rezoning request. The site is located along Duluth Highway, west of Sugarloaf Parkway and Interstate 85. It is also adjacent to the Regional Activity Center Character Area and the Civic Center Overlay District. Further, the site is adjacent to commercially zoned properties. West of the site is a recently approved multifamily apartment development that is currently under construction. The area is rapidly changing and becoming increasingly denser. Therefore, these rapidly changing conditions of the area, provides supporting grounds for the approval of the rezoning request.

Staff Recommendation:

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

Staff Recommended Conditions:

RZM2022-00024:

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received June 22, 2022, and Exhibit C: Building Elevations, dated received May 20, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Development shall be limited to multifamily residential units and accessory uses and structures, not to exceed 72 units.
3. The minimum heated floor area per dwelling unit shall be 800 square feet for one-bedroom units, 1,100 square feet for two-bedroom units, and 1,350 square feet for three-bedroom units.
4. The buildings shall comply with Category 3, Multi-Family Residential Buildings, of the Gwinnett County Architectural Standards.
5. The final common area and amenity plan shall be subject to the review and approval of the Department of Planning and Development.
6. The stormwater management facility located along Duluth Highway shall be constructed as an attractive water feature and community amenity. The final design and layout shall be reviewed and approved by the Department of Planning and Development and the Department of Water Resources.
7. 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.
8. 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.
9. An onsite property management office shall be provided with regularly scheduled business

hours for the convenience of residents if rental units are provided.

10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. All grassed areas shall be sodded.
12. The developer shall construct a 10-foot multi-use path along the frontage of Lawrenceville Highway, subject to the review and approval of the Gwinnett County Department of Transportation.
13. The developer shall conduct a Traffic Impact Study (TIS) including a signal warrant analysis and an Intersection Control Evaluation (ICE) analysis at the proposed full access entrance at Duluth Highway (SR 120) and Racquet Club Drive.
14. The Developer shall also conduct ICE analyses at the intersections of Duluth Highway and Sugarloaf Parkway and Lebanon Road, and shall coordinate with Gwinnett County Department of Transportation and Georgia Department of Transportation on each ICE.

RZM2022-00025:

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received June 22, 2022, and Exhibit C: Building Elevations, dated received May 20, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Development shall be limited to single-family attached residences and accessory uses and structures, not to exceed 54 units.
3. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
4. The final common area and amenity plan shall be subject to the review and approval of the Department of Planning and Development.
5. The buildings shall comply with Category 3, Attached Residential Buildings of the Gwinnett County Architectural Standards.
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. An onsite property management office shall be provided with regularly scheduled business hours for the convenience of residents if rental units are provided.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas shall be sodded.

Exhibits:

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

Exhibit A: Site Visit Photos



Existing Single-Family Residence Visible from Duluth Highway



Driveway Located Along Duluth Highway



Existing Sidewalk and Deceleration Lane Along Duluth Highway



Overhead Utilities Along Duluth Highway



Frontage of the site along Duluth Highway

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]



RM-13

CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH, THE BALANCE OF
THE FACADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING

3 STORIES = 33'-0"

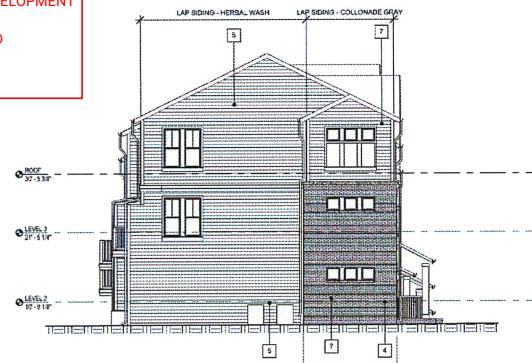
4 STORIES = 44'-0"

CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH. THE BALANCE OF
THE FAÇADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING

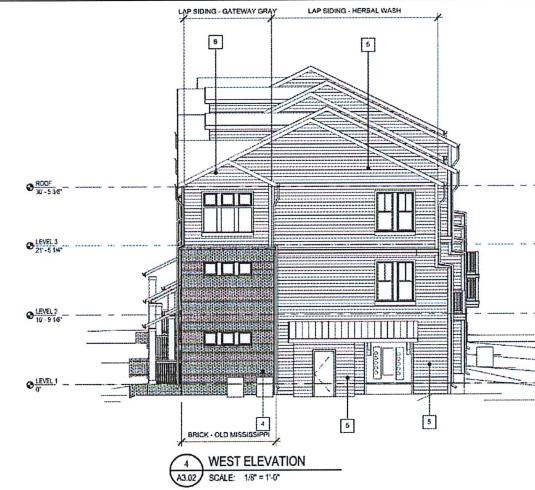


CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH, THE BALANCE OF
THE FACADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING





3 EAST ELEVATION
A3.02 SCALE 1/8" = 1'-0"



4 WEST ELEVATION
A3.02 SCALE 1/8" = 1'-0"

EXTERIOR FINISH KEY

NUMBER	DESCRIPTION	COLOR
1	ASPHALT ARCHITECTURAL ROOF SHINGLES - TANNO	HERITAGE PREMIUM
2	BRICK - CHEROKEE BRICK	AUGUSTA
3	BRICK - CHEROKEE BRICK	SAVANNAH GRAYS
4	BRICK - CHEROKEE BRICK	OLD MISSISSIPPI
5	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7735 - HERBAL WASH
6	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7644 - GATEWAY GRAY
7	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7044 - COLONNADE GRAY
8	TRIM - HARDIE	SHERVIN WILLIAMS 7044 - SNOWBROWN
9	METAL ROOF - PAC CLAD	MIDNIGHT BRONZE
10	SHINGLE SIDING - HARDIE	TEO
11	DOOR	SHERVIN WILLIAMS 6222-RIVERWAY
12	DOOR	SHERVIN WILLIAMS 6046-TERRA BROWN
13	DOOR	SHERVIN WILLIAMS 6256-TR-CORN BLACK
14	DOOR	SHERVIN WILLIAMS 6139-ANCESY GOLD
15	EXTERIOR WALL LOUVER	TEO
16		TEO

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

[attached]

June 21, 2022

REVISED
LETTER OF INTENT AND JUSTIFICATION FOR REZONINGS

Rezoning Applications
Gwinnett County, Georgia

Applicant:
Brand Properties, LLC

Property:

Tax Parcel IDs

R7073 001, R7073 002, R7073 086, R7073 087, R7073 010, R7035 155, 7073 157, 7073 165
±5.54 Acres of Land (Tract 1)

Located at 1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Highway
Lawrenceville, Georgia 30043

From R-100 to RM-13

and

Tax Parcels IDs

R7073 086 and R7073 087
±7.054 Acres of Land (Tract 2)
Located at 1735 and 1741 Duluth Highway
Lawrenceville, Georgia 30043
From R-100 to R-TH

Total Acreage Tracts 1 & 2 = 12.594

Submitted for Applicant by:

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Duluth, Georgia 30097
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I. INTRODUCTION

These Applications for Rezoning are submitted for 12.594-acre parcel of land located in Land Lots 73 and 82 of the 7th District of Gwinnett County, Georgia, and generally known as 1735 Duluth Highway (hereinafter the “Property”). The Property is an assemblage of eight (8) parcels currently developed with several single family residential homes and accessory structures on the site. The overall Property is a total of approximately 12.594 acres as shown on the survey prepared by Technical Survey Services dated, May 4, 2022, and filed with these Applications. The Property that is the subject of these rezoning applications is further identified as shown below from the Gwinnett County GIS:



The Property currently is currently zoned R-100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Brand Properties, LLC (the “Applicant”) now seeks approval to rezone Tract 1 (5.54 acres) of the Property to RM-13 (Multifamily Residence District) to develop a distinctive and attractive multifamily residential community with 72 units. The Applicant seeks further approval to rezone Tract 2 (7.054 acres) of the Property to R-TH (Single Family Residence Townhouse District) to develop a complementary, townhouse community with 56 units.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

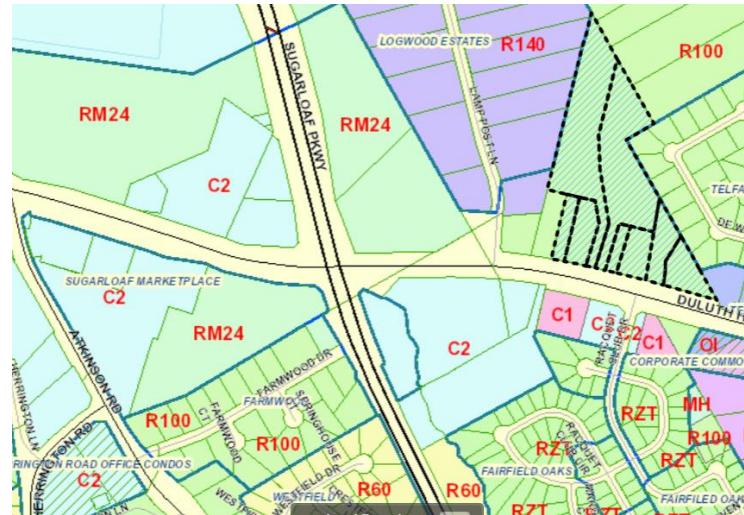
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a diamond shaped tract fronting Duluth Highway near the intersection of Sugarloaf Parkway in Lawrenceville, Georgia. It is bounded on the North, Northeast, and West by residentially zoned properties, including R-100 and R-140. Traveling south on

Duluth Highway toward the intersection of Sugarloaf Parkway, the Property is in close proximity to additional multifamily developments and commercial uses zoned C-2 (General Business District). The surrounding parcels are improved with service and retail businesses, including gas stations, fast food restaurants, apartments, drug stores, and financial institutions.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Vibrant Communities Character Area,” of the Gwinnett County Future Development Map. The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. These communities are anticipated to function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas. The UDO provides that new development and redevelopment in Vibrant Communities may contain a mix of housing types, including multifamily housing and townhomes.

Below is a map of the surrounding zoning classifications:



As such, the proposed developments are in line with the encouraged land use and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” The proposed developments would provide residential in-fill development at a density and with architectural character that is compatible with the surrounding uses and zoning patterns. Accordingly, the proposed developments satisfy the intent of the 2040 Plan, especially when considering the Property is in close proximity to commercial uses. There is currently a healthy supply of commercial uses surrounding the area and the proposed developments would support those existing uses and provide additional housing options in the area. The proposed multifamily buildings would include attractive architectural designs and building materials as set forth in the elevations preserving the aesthetics of the proposed development and enhancing the resident’s experience. The residents would also have convenient access to Duluth Highway, Sugarloaf Parkway, and Interstate 85.

III. PROJECT SUMMARY

As shown on the overall site plan dated June 16, 2022, and filed with these Applications (hereinafter the “Site Plans”), the Applicant proposes to develop the Property into two distinctive and attractive residential communities.

Tract 1: RM-13 (Multifamily Residence District)

The Applicant is proposing to rezone Tract 1 (5.54 acres) from R-100 to RM-13 in order to accommodate the development of a multifamily residential community with approximately 72 units. The proposed multifamily development would provide attractive, high-end residences with various amenities including, courtyard and park area, a two-story clubhouse, pool and outdoor patio space. Residential buildings would include internal, unconditioned corridors and attractive architectural elements to maintain the aesthetics of the Duluth Highway and Sugarloaf Parkway corridor.

The proposed multifamily community would include a mixture of one, two, and three-bedroom units, with residences ranging in size from 800 to 1,350 square feet. The centrally located amenity would also create an activity center and gathering place for residents to foster a sense of community. The multifamily development would be a gated community with connectivity to the proposed R-TH development. The proposed elevations of the multifamily development are filed with this Application. The Applicant has also included renderings of other representative multifamily projects. The Applicant submits the multifamily development will be compatible with the surrounding uses and will blend harmoniously into the area.

Tract 2: R-TH (Single Family Residence Townhouse District)

The Applicant is proposing to rezone Tract 2 (7.054 acres) from R-100 to R-TH in order to accommodate the development of a townhome community with approximately 56 units. The proposed townhome development would include units with two-car garages and attractive architectural stylings to compliment the surrounding residential developments. The proposed townhomes would range in size from 1,700 to 2,000 square feet. The proposed building elevations are submitted with this Application. The townhome community would have shared access to the multifamily amenities, including the clubhouse, pool, and outdoor patio area. The townhome development includes additional courtyard and open space for the residents to enjoy.

Both developments are compatible with the use and development of adjacent and nearby properties and would provide residential housing options for citizens.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to RM-13 and R-TH, satisfies UDO § 270-20.5, entitled “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:

Yes, approval of the proposed Rezoning Applications will permit uses that are suitable in view of the use and development of adjacent and nearby properties. The Property is located on Duluth Highway in Lawrenceville near the intersection of Duluth Highway (120) and Sugarloaf Parkway. The Property is adjacent to other multifamily developments, as well as intense, large-scale commercial developments.

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

No, the proposed Rezoning Applications will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classifications are compatible with both existing residential and commercial uses of adjacent property. Rather the proposed developments would complement existing commercial and employment centers.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would allow the property to be developed into a more viable and compatible use with surrounding properties.

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

No, the proposed rezonings will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Duluth Highway, Sugarloaf Parkway, and Interstate 85. Access to the proposed site is via one entrance onto Duluth Highway. The proposed developments would complement the existing commercial and nearby residential uses. More importantly, the developments would provide the necessary residential critical mass to support the existing commercial uses.

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

The proposed rezoning applications are in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Vibrant Communities Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically include apartments and townhomes. The proposed developments would be compatible with and successfully co-exist with the surrounding uses.

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

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning applications. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to Sugarloaf Parkway and Interstate 85 provide further support for approval of the proposed rezoning applications.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a multifamily residential community (RM-13) and single family residence townhouse district (R-TH), is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the

existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that these Applications to Rezone from R-100 to R-13 and R-TH be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 21st day of June, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:	6.15.22		
Department/Agency Name:	Transportation		
Reviewer Name:	Brent Hodges		
Reviewer Title:	Construction Manager 1		
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com		
Case Number:	RZM2022-00024 and RZM2022-00025		
Case Address:	1729 – 1747 Duluth Highway		
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Duluth Highway is a major arterial. ADT = 20,300.		
2	0.6 miles to nearest transit facility (#2334773) Atkinson Road and Rite-Aid (Dollar Tree).		
3	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access.		
4	Developer shall coordinate with Gwinnett County Traffic Signals on upcoming fiber project proposed along the property frontage.		
5	Developer shall construct a minimum 5' sidewalk along the entire frontage of the property.		
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Developer shall conduct a Traffic Impact Study (TIS) including a signal warrant analysis and an Intersection Control Evaluation (ICE) analysis at the proposed full access entrance at Duluth Highway (SR 120) and Racquet Club Drive.		
2	The Developer shall also conduct ICE analyses at the intersections of Duluth Highway at Sugarloaf Parkway and Lebanon Road, and shall coordinate with GCDOT and GDOT on each ICE.		
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, July, 2022

Proposed Zoning

	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2022-00014	Meadowcreek HS (or McClure Health)	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	12
	Radloff MS	1,377	1,575	-198	1,391	1,575	-184	1,405	1,575	-170	9
	Meadowcreek ES	923	925	-2	946	925	21	970	925	45	16
RZM2022-00020	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	48
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	36
	Arcado ES	889	750	139	898	750	148	907	750	157	64
RZM2022-00024 & RZM2022-00025	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	20
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	14
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	26
RZM2022-00029	Lanier HS	1,994	1,900	94	2,034	1,900	134	2,075	1,900	175	20
	Lanier MS	1,387	1,700	-313	1,395	1,700	-305	1,423	1,700	-277	14
	Sugar Hill ES	1,198	1,075	123	1,222	1,075	147	1,246	1,075	171	26
RZM2022-00030	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	41
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	30
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	53
RZR2022-00019	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	5
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	3
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	6

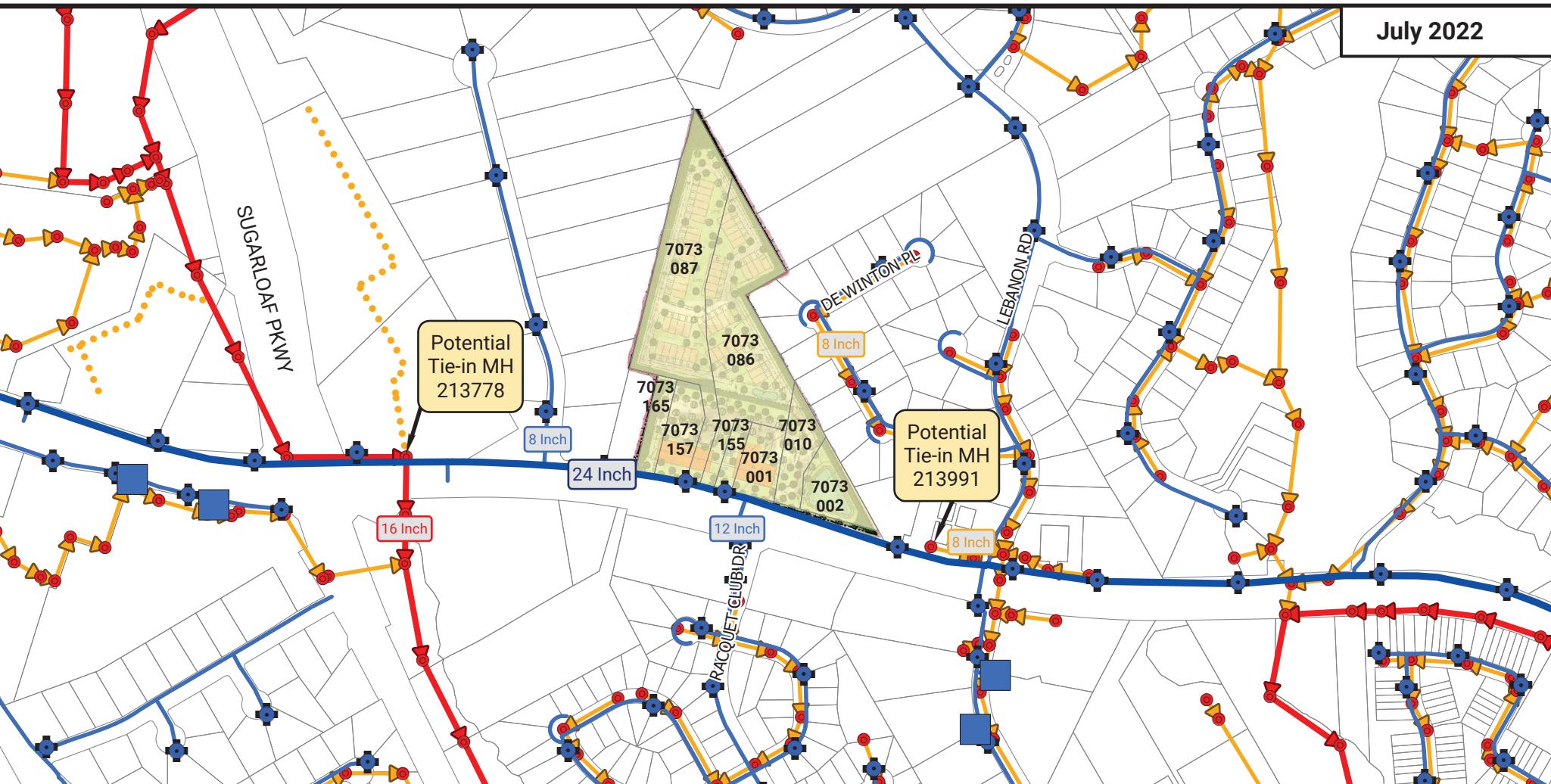


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		June 15, 2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com	
Case Number:		RZM2022-00024 and RZM2022-00025	
Case Address:		1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Hwy	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The development may connect to an existing 8-inch water main that crosses Duluth Highway at the intersection of Racquet Club Drive.		
2	Water: The existing 24-inch water main on Duluth Highway must be avoided during all phases of construction including the installation of acceleration and deceleration lanes.		
3	Sewer: The developer should contact DWR to discuss potential sewer connection options.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



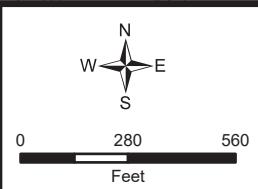
LEGEND

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

RZM2022-00024 & RZM2022-00025

R-100 to RM-13 and R-TH

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 8-inch water main that crosses Duluth Highway at the intersection of Racquet Club Drive. The existing 24-inch water main on Duluth Highway must be avoided during all phases of construction including the installation of acceleration and deceleration lanes.

Sewer Comments: The developer should contact DWR to discuss potential sewer connection options.

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.

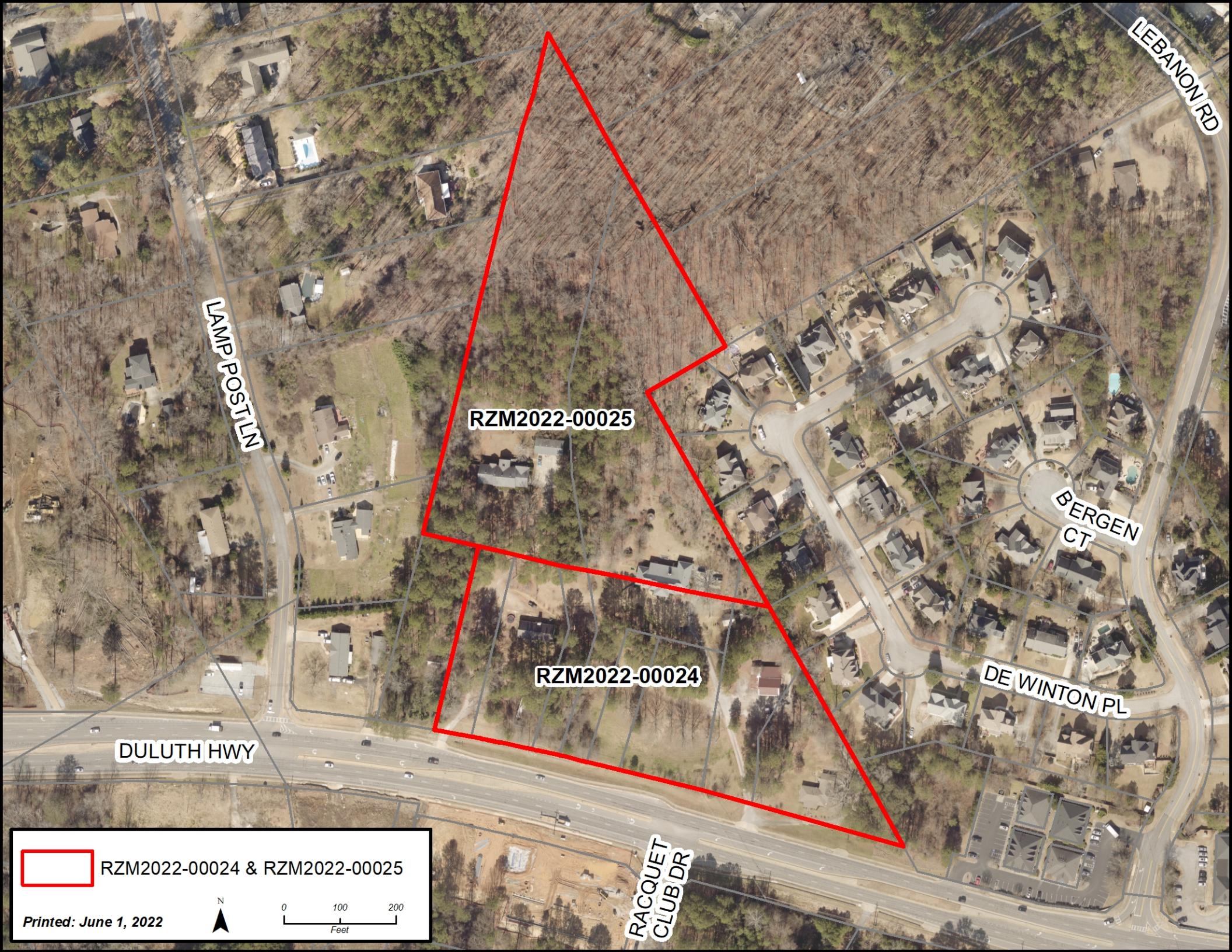
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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

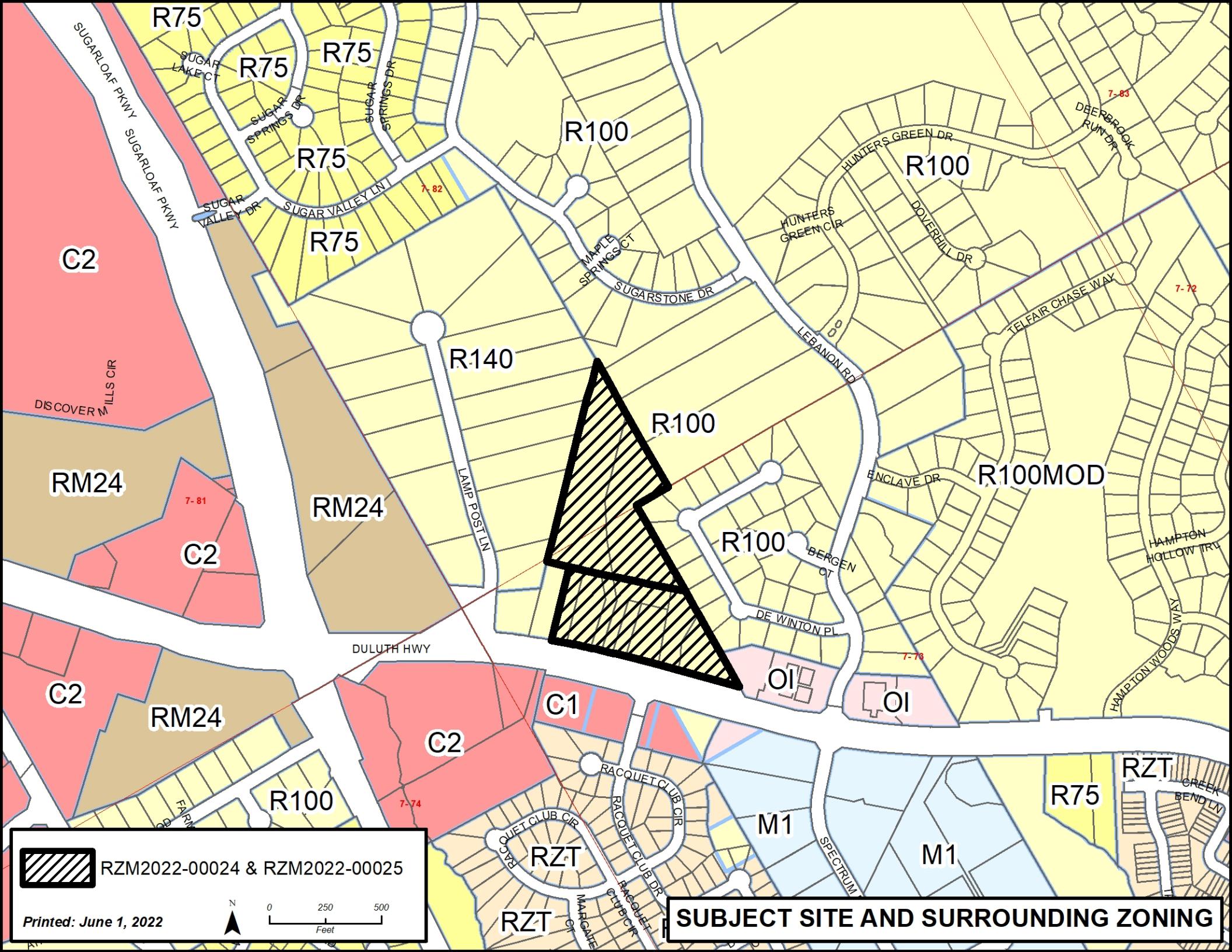
Water and Sewer Design and Construction Requirements: Existing and new water and sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards. Upon completion of construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

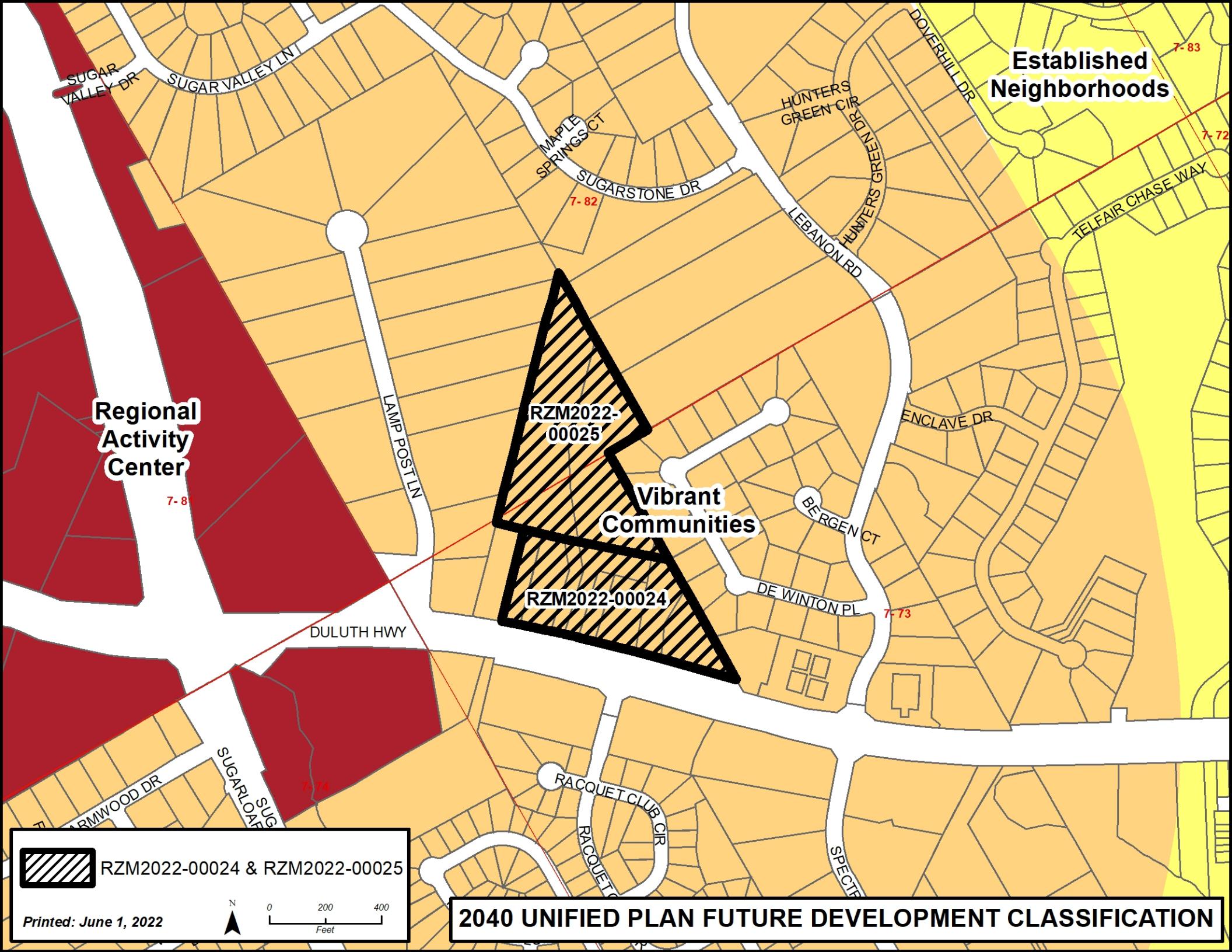
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Exhibit F: Maps

[attached]







REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Brand Properties c/o Andersen, Tate & Carr</u>	NAME: <u>see attached</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: _____
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: _____ ZIP: _____
PHONE: <u>770-822-0900</u>	PHONE: <u>404-213-7452</u>
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: <u>rdmeeks@hotmail.com</u>
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>RM13</u> <u>R7073 002, R7073 010, R7073 001, R7073 155</u>	
PARCEL NUMBER(S): <u>R7073 086, R7073 087, R7073 157 & R7073 165</u> ACREAGE: <u>5.540</u>	
ADDRESS OF PROPERTY: <u>1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Highway, Lawrenceville, GA (assemblage)</u>	
PROPOSED DEVELOPMENT: <u>multifamily development with carriage home units</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>72</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>per UDO</u>	Total Building Sq. Ft. _____
Gross Density: <u>13</u>	Density: _____
Net Density: <u>13</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

5/20/22

Parcel No. R7073 001

Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1731 Duluth Highway
Lawrenceville, GA 30043

Parcel No. R7073 002, R7073 086

Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1735 Duluth Highway
Lawrenceville, GA 30043

Parcel No. R7073 010

Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1729 Duluth Highway
Lawrenceville, GA 30043

R7035 155

Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1733 Duluth Highway
Lawrenceville, GA 30043

Parcel No. R7073 087

Karen Tullis Nicholson, Executor of the Estate of Judy Tullis
1741 Duluth Highway
Lawrenceville, GA 30043

Parcel 7073 157

Karen Tullis Nicholson
1745 Duluth Highway
Lawrenceville, GA 30043

Parcel 7073 165

Darla Everett, Executor of the Estate of Opal Bruce
1747 Duluth Highway
Lawrenceville, GA 30043

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Brand Properties c/o Andersen, Tate & Carr</u>	NAME: <u>see attached</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: _____
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: _____ ZIP: _____
PHONE: <u>770-822-0900</u>	PHONE: <u>404-213-7452</u>
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: <u>rdmeeks@hotmail.com</u>
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>R7073 086 & R7073 087</u> ACREAGE: <u>7.054</u>	
ADDRESS OF PROPERTY: <u>1735 and 1741 Duluth Highway, Lawrenceville, GA (assemblage)</u>	
PROPOSED DEVELOPMENT: <u>townhouses</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>56</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>per UDO</u>	Total Building Sq. Ft. _____
Gross Density: <u>8/upa</u>	Density: _____
Net Density: <u>8/upa</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

5/20/22

R7073 086

Marie Meeks, Co-Executor of the Estate of Shirley Cooper
1735 Duluth Highway
Lawrenceville, GA 30043

Parcel No. R7073 087

Karen Tullis Nicholson, Executor of the Estate of Judy Tullis
1741 Duluth Highway
Lawrenceville, GA 30043

June 21, 2022

REVISED
LETTER OF INTENT AND JUSTIFICATION FOR REZONINGS

Rezoning Applications
Gwinnett County, Georgia

Applicant:
Brand Properties, LLC

Property:

Tax Parcel IDs

R7073 001, R7073 002, R7073 086, R7073 087, R7073 010, R7035 155, 7073 157, 7073 165
±5.54 Acres of Land (Tract 1)

Located at 1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Highway
Lawrenceville, Georgia 30043

From R-100 to RM-13

and

Tax Parcels IDs

R7073 086 and R7073 087
±7.054 Acres of Land (Tract 2)
Located at 1735 and 1741 Duluth Highway
Lawrenceville, Georgia 30043
From R-100 to R-TH

Total Acreage Tracts 1 & 2 = 12.594

Submitted for Applicant by:

Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

These Applications for Rezoning are submitted for 12.594-acre parcel of land located in Land Lots 73 and 82 of the 7th District of Gwinnett County, Georgia, and generally known as 1735 Duluth Highway (hereinafter the “Property”). The Property is an assemblage of eight (8) parcels currently developed with several single family residential homes and accessory structures on the site. The overall Property is a total of approximately 12.594 acres as shown on the survey prepared by Technical Survey Services dated, May 4, 2022, and filed with these Applications. The Property that is the subject of these rezoning applications is further identified as shown below from the Gwinnett County GIS:



The Property currently is currently zoned R-100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Brand Properties, LLC (the “Applicant”) now seeks approval to rezone Tract 1 (5.54 acres) of the Property to RM-13 (Multifamily Residence District) to develop a distinctive and attractive multifamily residential community with 72 units. The Applicant seeks further approval to rezone Tract 2 (7.054 acres) of the Property to R-TH (Single Family Residence Townhouse District) to develop a complementary, townhouse community with 56 units.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

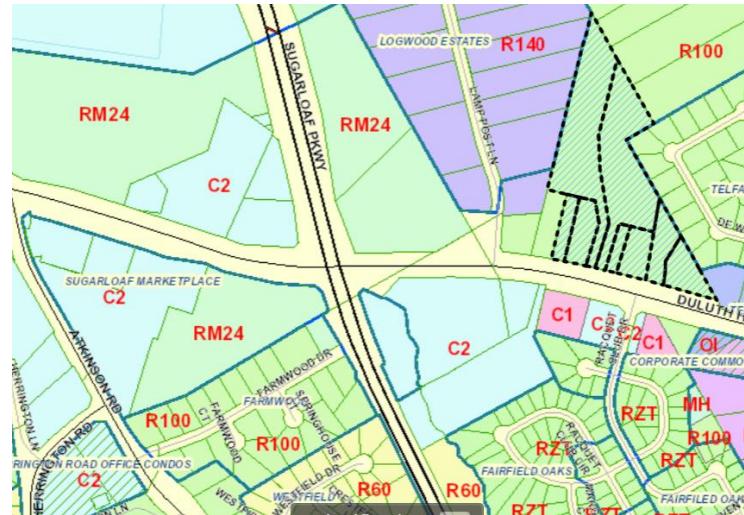
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a diamond shaped tract fronting Duluth Highway near the intersection of Sugarloaf Parkway in Lawrenceville, Georgia. It is bounded on the North, Northeast, and West by residentially zoned properties, including R-100 and R-140. Traveling south on

Duluth Highway toward the intersection of Sugarloaf Parkway, the Property is in close proximity to additional multifamily developments and commercial uses zoned C-2 (General Business District). The surrounding parcels are improved with service and retail businesses, including gas stations, fast food restaurants, apartments, drug stores, and financial institutions.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Vibrant Communities Character Area,” of the Gwinnett County Future Development Map. The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. These communities are anticipated to function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas. The UDO provides that new development and redevelopment in Vibrant Communities may contain a mix of housing types, including multifamily housing and townhomes.

Below is a map of the surrounding zoning classifications:



As such, the proposed developments are in line with the encouraged land use and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” The proposed developments would provide residential in-fill development at a density and with architectural character that is compatible with the surrounding uses and zoning patterns. Accordingly, the proposed developments satisfy the intent of the 2040 Plan, especially when considering the Property is in close proximity to commercial uses. There is currently a healthy supply of commercial uses surrounding the area and the proposed developments would support those existing uses and provide additional housing options in the area. The proposed multifamily buildings would include attractive architectural designs and building materials as set forth in the elevations preserving the aesthetics of the proposed development and enhancing the resident’s experience. The residents would also have convenient access to Duluth Highway, Sugarloaf Parkway, and Interstate 85.

III. PROJECT SUMMARY

As shown on the overall site plan dated June 16, 2022, and filed with these Applications (hereinafter the “Site Plans”), the Applicant proposes to develop the Property into two distinctive and attractive residential communities.

Tract 1: RM-13 (Multifamily Residence District)

The Applicant is proposing to rezone Tract 1 (5.54 acres) from R-100 to RM-13 in order to accommodate the development of a multifamily residential community with approximately 72 units. The proposed multifamily development would provide attractive, high-end residences with various amenities including, courtyard and park area, a two-story clubhouse, pool and outdoor patio space. Residential buildings would include internal, unconditioned corridors and attractive architectural elements to maintain the aesthetics of the Duluth Highway and Sugarloaf Parkway corridor.

The proposed multifamily community would include a mixture of one, two, and three-bedroom units, with residences ranging in size from 800 to 1,350 square feet. The centrally located amenity would also create an activity center and gathering place for residents to foster a sense of community. The multifamily development would be a gated community with connectivity to the proposed R-TH development. The proposed elevations of the multifamily development are filed with this Application. The Applicant has also included renderings of other representative multifamily projects. The Applicant submits the multifamily development will be compatible with the surrounding uses and will blend harmoniously into the area.

Tract 2: R-TH (Single Family Residence Townhouse District)

The Applicant is proposing to rezone Tract 2 (7.054 acres) from R-100 to R-TH in order to accommodate the development of a townhome community with approximately 56 units. The proposed townhome development would include units with two-car garages and attractive architectural stylings to compliment the surrounding residential developments. The proposed townhomes would range in size from 1,700 to 2,000 square feet. The proposed building elevations are submitted with this Application. The townhome community would have shared access to the multifamily amenities, including the clubhouse, pool, and outdoor patio area. The townhome development includes additional courtyard and open space for the residents to enjoy.

Both developments are compatible with the use and development of adjacent and nearby properties and would provide residential housing options for citizens.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to RM-13 and R-TH, satisfies UDO § 270-20.5, entitled “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:

Yes, approval of the proposed Rezoning Applications will permit uses that are suitable in view of the use and development of adjacent and nearby properties. The Property is located on Duluth Highway in Lawrenceville near the intersection of Duluth Highway (120) and Sugarloaf Parkway. The Property is adjacent to other multifamily developments, as well as intense, large-scale commercial developments.

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

No, the proposed Rezoning Applications will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classifications are compatible with both existing residential and commercial uses of adjacent property. Rather the proposed developments would complement existing commercial and employment centers.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would allow the property to be developed into a more viable and compatible use with surrounding properties.

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

No, the proposed rezonings will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Duluth Highway, Sugarloaf Parkway, and Interstate 85. Access to the proposed site is via one entrance onto Duluth Highway. The proposed developments would complement the existing commercial and nearby residential uses. More importantly, the developments would provide the necessary residential critical mass to support the existing commercial uses.

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

The proposed rezoning applications are in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Vibrant Communities Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically include apartments and townhomes. The proposed developments would be compatible with and successfully co-exist with the surrounding uses.

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

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning applications. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to Sugarloaf Parkway and Interstate 85 provide further support for approval of the proposed rezoning applications.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a multifamily residential community (RM-13) and single family residence townhouse district (R-TH), is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the

existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that these Applications to Rezone from R-100 to R-13 and R-TH be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 21st day of June, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

Legal Tract 1

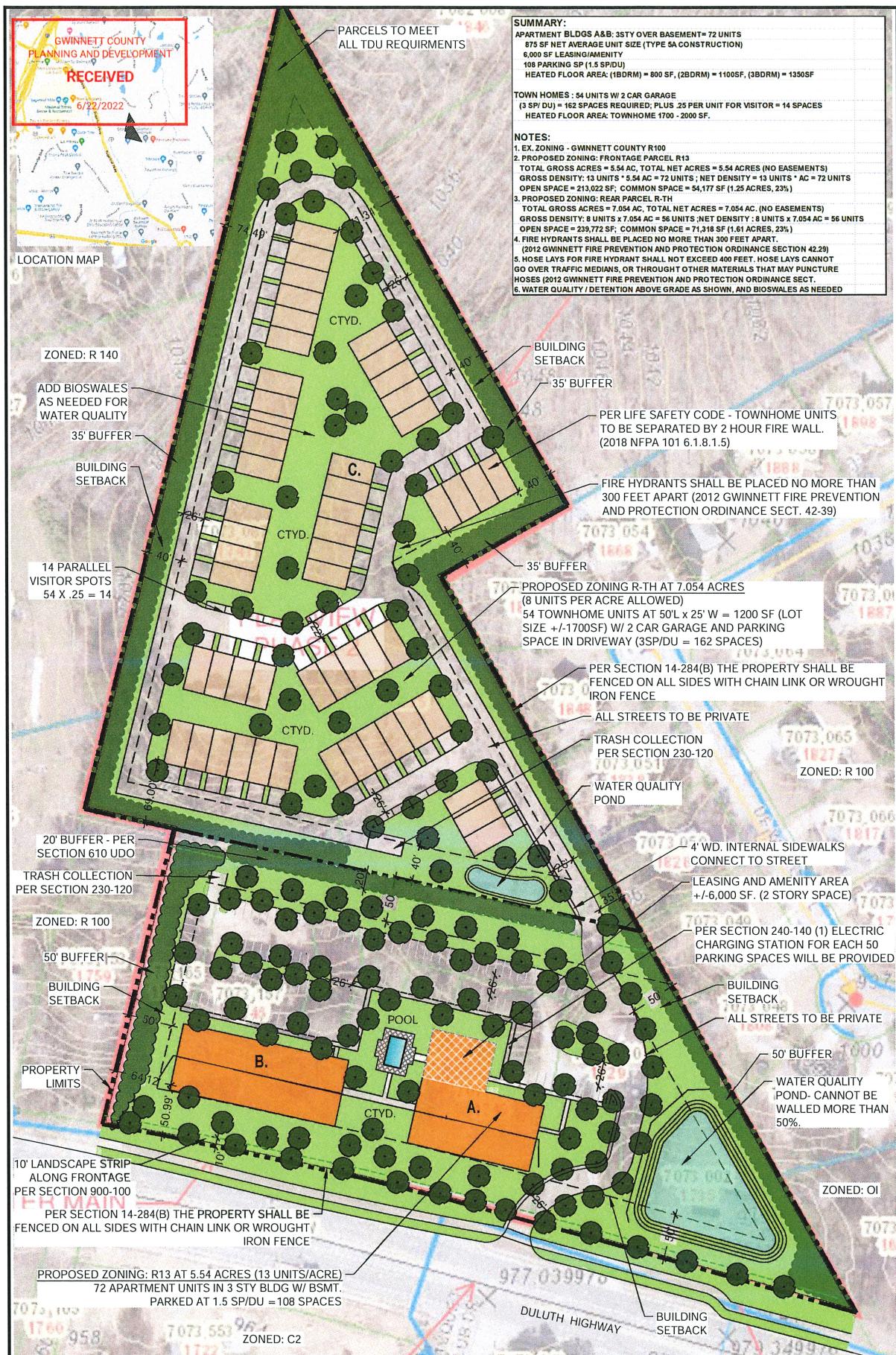
All that tract or parcel of land lying and being in Land Lot 73 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a right of way monument found at the southerly end of the mitered intersection of the northerly right of way of Duluth Highway aka State Route 120 (Variable Right of Way) and the southeasterly right of way of Lamp Post Lane (60 foot Right of Way); thence running along said northerly right of way of Duluth Highway and along a curve to the right an arc length of 247.85 feet, (said curve having a radius of 2939.79 feet, with a chord bearing of South 82° 50' 07" East, and a chord length of 247.77 feet) to an iron pin set and the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way of Duluth Highway North 13° 38' 32" East a distance of 338.20 feet to an iron pin set; thence South 78° 37' 22" East a distance of 515.97 feet to an iron pin set; thence South 29° 38' 40" East a distance of 511.45 feet to an iron pin set on the northerly Right of Way of Duluth Highway aka State Route 120; thence running along said Right of Way North 74° 31' 45" West a distance of 578.12 feet to a Right of Way monument found; thence running along a curve to the left an arc length of 12.30 feet, (said curve having a radius of 2670.88 feet, with a chord bearing of North 74° 38' 36" West, and a chord length of 12.30 feet) to an iron pin set; thence along a curve to the left an arc length of 50.38 feet, (said curve having a radius of 5364.43 feet, with a chord bearing of North 75° 12' 55" West, and a chord length of 50.38 feet) to an iron pin set; thence along a curve to the left an arc length of 225.89 feet, (said curve having a radius of 2939.79 feet, with a chord bearing of North 77° 54' 28" West, and a chord length of 225.83 feet) to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 5.540 Acres (241,322 Square Feet).

Legal Tract 2

All that tract or parcel of land lying and being in Land Lots 73 and 82 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a right of way monument found at the southerly end of the mitered intersection of the northerly right of way of Duluth Highway aka State Route 120 (Variable Right of Way) and the southeasterly right of way of Lamp Post Lane (60 foot Right of Way); thence running along said northerly right of way of Duluth Highway and along a curve to the right an arc length of 247.85 feet, (said curve having a radius of 2939.79 feet, with a chord bearing of South 82° 50' 07" East, and a chord length of 247.77 feet) to an iron pin set; thence leaving said Right of Way of Duluth Highway North 13° 38' 32" East a distance of 338.20 feet to an iron pin set and the TRUE POINT OF BEGINNING; from the point thus established and running North 77° 04' 33" West a distance of 106.33 feet to a 1/2" rebar found; thence North 13° 58' 18" East a distance of 106.70 feet to a 1/2" rebar found; thence North 13° 39' 28" East a distance of 158.98 feet to a 1/2" rebar found; thence North 13° 46' 11" East a distance of 475.92 feet to a 1/2" rebar found; thence North 13° 48' 14" East a distance of 158.20 feet to a 1/2" rebar found; thence North 13° 27' 55" East a distance of 21.81 feet to a 1" open top pipe found; thence South 29° 57' 51" East a distance of 57.23 feet to a 5/8" rebar found; thence South 29° 51' 13" East a distance of 150.03 feet to a 1/2" rebar found; thence South 29° 53' 53" East a distance of 447.26 feet to a point on the Land Lot line common to Land Lots 82 and 73; thence running along said Land Lot line South 59° 45' 13" West a distance of 168.69 feet to a rock found; thence leaving said Land Lot line and running South 29° 38' 40" East a distance of 423.73 feet to an iron pin set; thence North 78° 37' 22" West a distance of 515.97 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 7.054 Acres (307,269 Square Feet).



PROJECT: PLAINVIEW II
Gwinnett County, Ga
Brand
PROJ. NO. PR-22-021
Property of Studio Architects, LLC. All Rights Reserved

CASE #:
RZM2022-00024



NUMBER:

**RM-13**

CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH, THE BALANCE OF
THE FACADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING

3 STORIES = 33'-0"

4 STORIES = 44'-0"

CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH. THE BALANCE OF
THE FAÇADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING



CATEGORY 3 DESIGN STANDARDS:
ALL FRONT, SIDES AND REAR FACADES
SHALL HAVE A MINIMUM OF 50% BRICK
OR STONE FINISH, THE BALANCE OF
THE FACADE MAY BE FINISHED WITH
STUCCO, EIFS, WOOD SIDING, WOOD
SHAKE, OR FIBER CEMENT SIDING

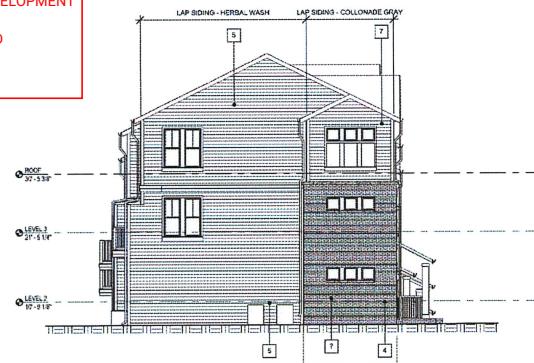


GWINNETT COUNTY

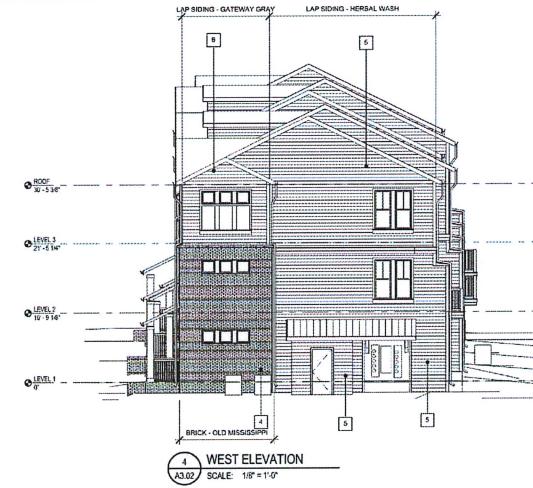
PLANNING AND DEVELOPMENT

RECEIVED

6/1/2022



3 EAST ELEVATION
A3.02 SCALE 1/8" = 1'-0"



4 WEST ELEVATION
A3.02 SCALE 1/8" = 1'-0"

EXTERIOR FINISH KEY

NUMBER	DESCRIPTION	COLOR
1	ASPHALT ARCHITECTURAL ROOF SHINGLES - TANNO	HERITAGE PREMIUM
2	BRICK - CHEROKEE BRICK	AUGUSTA
3	BRICK - CHEROKEE BRICK	SAVANNAH GRAYS
4	BRICK - CHEROKEE BRICK	OLD MISSISSIPPI
5	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7135 - HERBAL WASH
6	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7644 - GATEWAY GRAY
7	LAP SIDING - HARDIE	SHERVIN WILLIAMS 7044 - COLLONADE GRAY
8	TRIM - HARDIE	SHERVIN WILLIAMS 7044 - SNOWBROWN
9	METAL ROOF - PAC CLAD	MIDNIGHT BRONZE
10	SHINGLE SIDING - HARDIE	TEO
11	DOOR	SHERVIN WILLIAMS 6222 RIVERWAY
12	DOOR	SHERVIN WILLIAMS 6046 TERRA BROWN
13	DOOR	SHERVIN WILLIAMS 6256 TR-CORN BLACK
14	DOOR	SHERVIN WILLIAMS 6139-ANCESY GOLD
15	EXTERIOR WALL LOUVER	TEO
16		TEO

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.



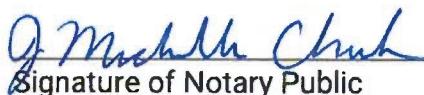
Signature of Applicant



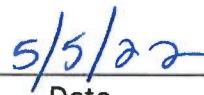
Date



Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

REZONING PROPERTY OWNER'S CERTIFICATION

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

*Karen Tullis Nicholson - as the
Executor of the Estate of Judy Tullis*
3/2/22

Signature of Property Owner

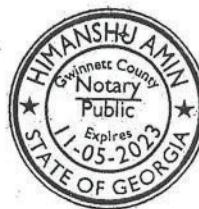
Date

KAREN TULLIS NICHOLSON – AS THE EXECUTOR OF THE ESTATE OF JUDY TULLIS

Type or Print Name and Title

signature

3/2/22



Signature of Notary Public

Date

Notary Seal

REZONING PROPERTY OWNER'S CERTIFICATION

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CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
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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.

Marie Meeks - as co-executor of the estate of Shirley Cooper 3-3-22
Signature of Property Owner Date

MARIE MEEKS – AS CO-EXECUTOR OF THE ESTATE OF SHIRLEY COOPER

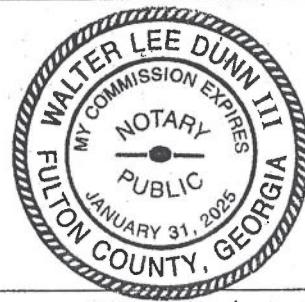
Type or Print Name and Title

WL III

Signature of Notary Public

3/3/2022

Date



Notary Seal

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.

DATE

TYPE OR PRINT NAME AND TITLE

Wendy A. Houston 5/5/22
SIGNATURE OF APPLICANT/S DATE

Melody A. Glouton, Esq.

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

Design 5/5/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO _____ Melody A. Glouton

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)
Nicole Love Hendrickson	\$1,000	09/30/2020
Kirkland Carden	\$2,800	11/16/2021
Commissioner Ben Ku	\$1,000	03/25/2022

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

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.



SIGNATURE OF APPLICANT

5/5/22

DATE

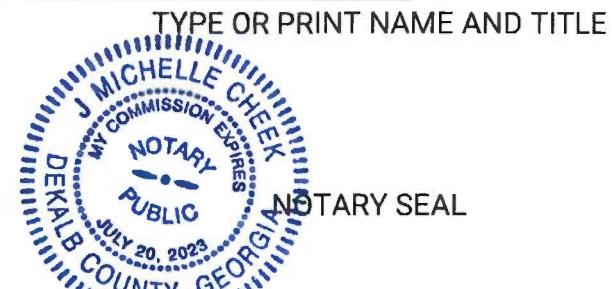
JONATHAN BARGE, ASST REP

TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE DATE


 5/5/22

SIGNATURE OF NOTARY PUBLIC DATE



TYPE OR PRINT NAME AND TITLE

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

JONATHAN BARGE

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)
J. WATKINS, DIST. III Comm	\$2,000	9/22/20
K. GARDEN, DIST. I Comm	\$2,800	11/1/21
B. KU, DIST. II Comm	\$2,800	12/1/21
N. LOVE Headlines, Contributor	\$2,500	11/1/20

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

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: (Map Reference Number)	7	073	086
	—	—	—
	District	Land Lot	Parcel

Melody A. Glouton
Signature of Applicant04/01/2022
Date

Melody A. Glouton, Esq. - Attorney for Applicant
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)

Tonia Harmon
NAME

TSA
TITLE

4.1.2022
DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: (Map Reference Number)	7	073	087
	District	Land Lot	Parcel

Melody A. Gloton 04/01/2022
Signature of Applicant Date

Melody A. Gloton, Esq. -Attorney for Applicant
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.

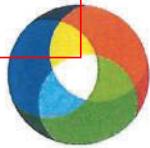
TAX COMMISSIONERS USE ONLY

(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)

Tonia Harmon
NAME

TSA
TITLE

4.1.2022
DATE

**PRE-APPLICATION INFORMATION FORM**

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:Name: Melody A. Glouton, Esq.Company: Andersen Tate & CarrMailing Address: 1960 Satellite Blvd., Suite 4000City, State, Zip Code: Duluth, Georgia, 30097Phone Number: 770-339-0475Email Address: mglouton@atclawfirm.com**Project Summary:**Address of Project: 1735 Duluth Highway, Lawrenceville, Georgia (assemblage)Name of Project: Brand Properties

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Rezoning (R100 to RM24)Total Project Acreage: 12.4 Total Square Footage: Per UDO Total Number of Lots/Units: 278

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Multifamily development with carriage home units**Pre-Application Information Form Submittal Checklist:**

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 2/17/2022Staff Printed Name: Gabrielle Cazeau Signed: G.C.