

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00026
Current Zoning: R-TH (Single-Family Residence Townhouse District)
Overlay District: Mall of Georgia Overlay District
Request: Rezoning to **RM-24** (Multifamily Residence District)
Address: 1151 Rock Springs Road
Map Number: R7147 407
Site Area: 7.39
Units: 177
Proposed Development: Apartments
Commission District: District 4 – Commissioner Holtkamp
Character Area: Regional Activity Center

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **DENIAL**

Case Number: RZM2022-00027
Current Zoning: C-2 (General Business District)
Overlay District: Mall of Georgia Overlay District
Additional Requests: Variances and Alternative Architectural Review
Request: Rezoning to **MU-R** (Regional Mixed-Use District)
Addresses: 1117, 1173 Tech Center Drive, and 2672 Buford Drive
Map Numbers: R7132 006, 043, and R7147 193
Site Area: 6.37
Units: 93
Proposed Development: Mixed-Use Development
Commission District: District 4 – Commissioner Holtkamp
Character Area: Regional Activity Center

Staff Recommendation: **APPROVAL WITH CONDITIONS**

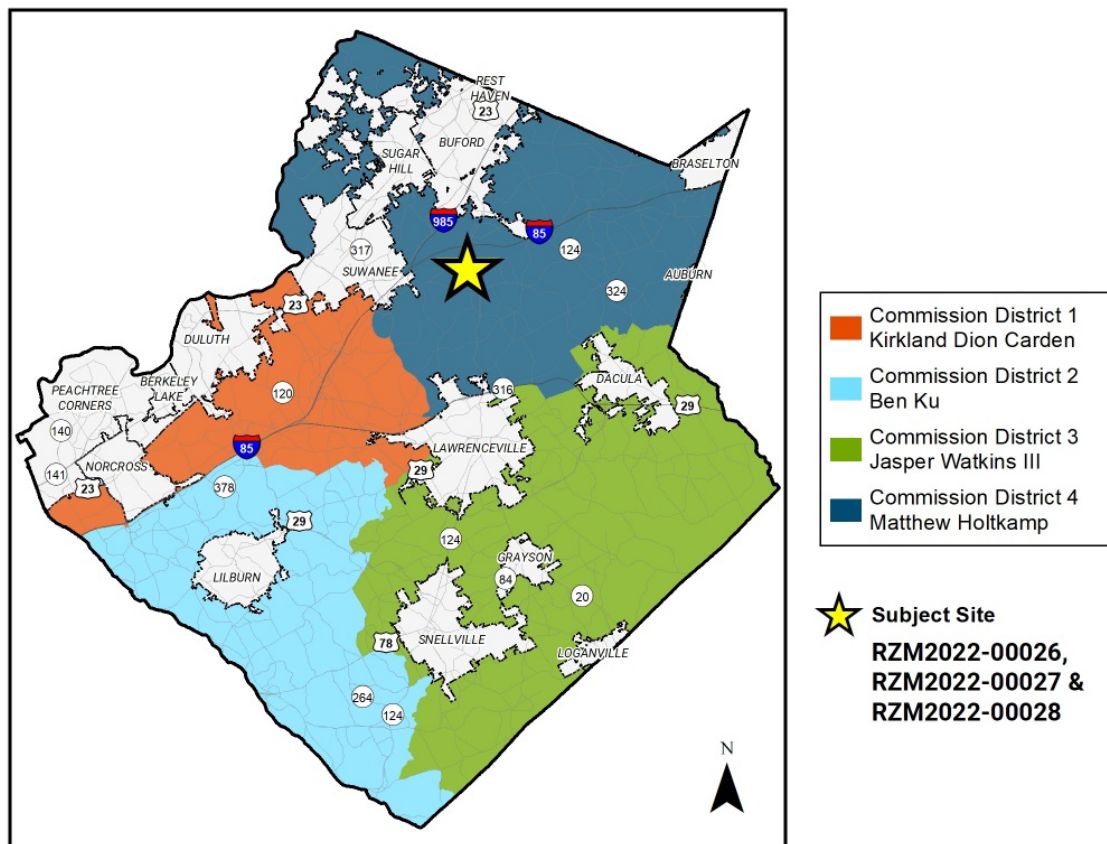
**Planning Commission
Recommendation:** **DENIAL**

Planning Commission Advertised Public Hearing Date: 8/2/2022 (Public Hearing Tabled to 10/4/2022)
Board of Commissioners Advertised Public Hearing Date: 8/23/2022 (Public Hearing Tabled to 11/15/2022)
Remanded to Planning Commission
Planning Commission Readvertised Public Hearing Date: 5/2/2023 (Public Hearing Tabled to 6/6/2023)
Board of Commissioners Readvertised Date: 5/23/2023 (Public Hearing Tabled to 6/27/2023)

Case Number: RZM2022-00028
Current Zoning: C-2 (General Business District)
Overlay District: Mall of Georgia Overlay District
Request: Rezoning to **RM-24** (Multifamily Residence District)
Address: 2445 and 2455 Tech Center Parkway
Map Number: R7132 003 and 044
Site Area: 2.92
Units: 37
Proposed Development: Apartments
Commission District: District 4 – Commissioner Holtkamp
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: DENIAL



Applicant: Brand Properties, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: TCG Office, LLC
3328 Peachtree Road NE, Suite 400
Atlanta, GA 30326

First Covenant Bank
PO Box 210
Commerce, GA 30529

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

RZM2022-00026 - Parcel R7147 407 is zoned R-TH (Single-Family Residence Townhouse District). The parcel was rezoned from R-100 (Single-Family Residence District) to M-1 (Light Industry District), as part of a larger rezoning, for office/warehouse/distribution use in 2000, pursuant to RZ-00-137. In 2008, the parcel was rezoned to MUO (Mixed Use Overlay) for a mixed-use development, as part of a larger rezoning, pursuant to MUO-08-004. In 2021, the parcel was rezoned from MUO to R-TH for a single-family detached and townhouse development.

RZM2022-00027 - Parcels R7132 006, R7132 043 and R7147 193 are zoned C-2 (General Business District). Parcel R7132 006 was rezoned in 1976, as part of a larger rezoning, from R-100 to M-1 for a light industrial park, pursuant to RZ-45-76. In 1998 the parcel was rezoned from M-1 to C-2, as part of a larger rezoning, for commercial/retail uses, pursuant to RZ-98-064. Special use permit SUP-06-110 was denied in 2006 on a majority of the site for a mini-warehouse. There are no prior zoning requests on file for parcel R7132 043. Parcel R7147 193 was rezoned from R-100, C-2, and M-1 as part of a larger rezoning, to C-2 for commercial/retail uses in 2000, pursuant to RZ-00-136. Special use permit SUP-06-110 was denied in 2006 for a mini-warehouse.

RZM2022-00028 - Parcels 7132 003 and R7132 044 are zoned C-2. A small western portion of parcel 7132 003 was rezoned in 1976, as part of a larger rezoning, from R-100 to M-1 for a light industrial park, pursuant to RZ-45-76. In 1998 this same portion was rezoned from M-1 to C-2, as part of a larger rezoning, for commercial/retail uses, pursuant to RZ-98-064. In 1998, the majority of the parcel excluding the previously rezoned western portion was rezoned from R-100 to O-I, pursuant to RZ-98-038. In 2000, the western portion was rezoned from R-100, C-2, and M-1, as part of a larger rezoning, to C-2 for commercial/retail uses, pursuant to RZ-00-136. The entire parcel was rezoned from O-I to C-2 in 2009, pursuant to RZC-09-025. Parcel R7132 044 was originally State right-of-way that was abandoned and became an extension of the adjacent O-I zoned parcel to the west. A change in conditions was approved for increased sign height in 2004, pursuant to CIC-04-003. This parcel was rezoned to C-2 as part of RZC-09-025 in 2009.

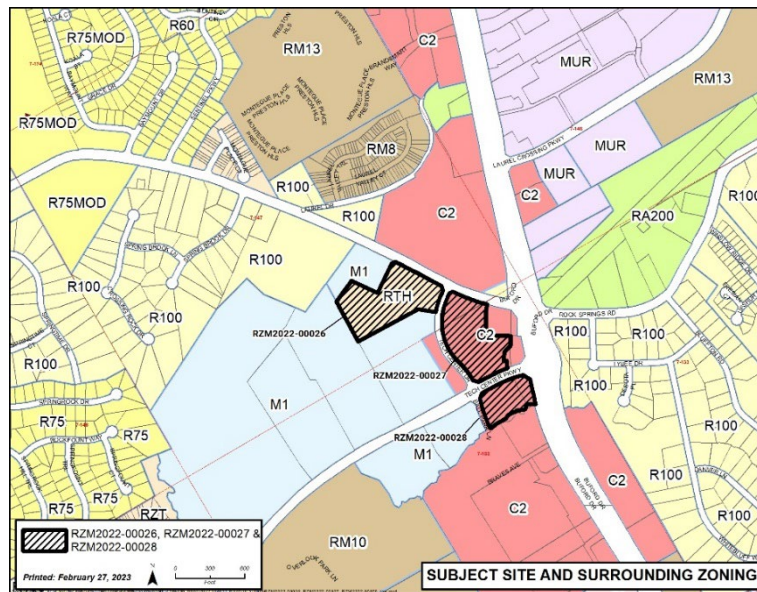
Existing Site Condition

The subject site is an assemblage of six parcels located along Rock Springs Road, Ball Park Lane, Tech Center Parkway, and Buford Drive. The properties are vacant and contain 17.46 acres. Some portions of the properties have been graded while other portions have mature tree canopy. The site is encumbered by several utility easements including overhead power, sanitary sewer, and water lines. There are additional ingress/egress and parking easements as well. A detention pond and a detention pond easement are located within the center of the site. Two temporary ponds are located on the southern

portion of the site, on either side of Tech Center Parkway. A stream with its associated buffer and setback zone is located within the southern property. Sidewalks are located along all street frontages. The nearest Gwinnett County Transit stop is located 4.1 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by a mix of intense commercial, industrial, and residential uses. The property to the north of the subject site is under construction with two, four-story, 100,000 square foot medical office/hospital buildings (Northside Hospital). Farther north of the site is a mix of intense commercial uses including the Exchange and the Mall of Georgia. The properties to the west and south contain a mixed-use development that surrounds Coolray Field. This development, The Village at Gwinnett Stadium, was part of an original plan that included 617,000 square feet of office, 351,000 square feet of commercial, 610 apartment units, 300 hotel rooms, and 7,798 structured parking spaces. West of the site, along Rock Springs Road, is a Gwinnett County Fire Station, light industrial uses, a place of worship, and detached single-family residences. East of the site is a convenience store with fuel pumps. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|----------|---|---|--|
| Proposed | Apartments | RM-24 (Parcel 1) MU-R (Parcel 2) RM-24 (Parcel 4) | 23.93 units per acre 20.62 units per acre 12.69 units per acre |
| North | Institutional | C-2 | N/A |
| East | Single-Family Residential Commercial | R-100 C-2 | 1.23 units per acre N/A |
| South | Mixed-Use Development | C-2 | 8.44 units per acre |
| West | Institutional Multi-Family Residential Office | M-1 M-1 M-1 | N/A 22.00 units per acre N/A |

Project Summary

The applicant requests rezoning of an assemblage of six parcels, totaling 16.68-acres from C-2 and R-TH to MU-R and RM-24 for a mixed-use development, including:

- A total of 307 apartment units within seven, 3-4 story apartment buildings.
- A density of 23.93 units per acre on the RM-24 zoned properties (parcel 1), 20.62 units per acre on the MU-R zoned properties (parcel 2), and 12.69 units per acre on the RM-24 zoned property (parcel 4).
- A 4-story vertically mixed-use building along Rock Springs Road in the proposed MU-R zoning district with approximately 6,000 square feet of commercial space and approximately 9,000 square feet of amenity space on the ground floor with 39 residential units above. Proposed amenities on the ground floor include a leasing office, fitness center, and other community space.
- Renderings depict buildings constructed of brick, fiber cement, prefinished rails, and vinyl windows.
- An average heated floor area of 875 square feet for the parcels proposed to be zoned RM-24. A breakdown of the number of one, two, and three-bedroom units was not provided by the applicant.
- Minimum heated floor area of 600 square feet, 800 square feet, and 1,000 square feet for one, two, and three-bedroom units respectively, for the parcels proposed to be zoned MU-R.
- A total of 3.93 acres, or 22.43% of common area which will include a pool, lounge spaces, leasing office, amenity space, pocket parks, and dog parks.
- A total of 500 surface parking spaces located throughout the site. Most of the parking will be located behind the buildings. Building G in the proposed RM-24 zoning district will include individual garages on the backside of the building.
- Site access from three full access driveways located along Ball Park Lane.
- 4-foot-wide internal sidewalks located throughout portions of the site.
- A 10-foot-wide multiuse path located along the frontage of Buford Drive, Rock Springs Road, Ball Park Road, and Tech Center Parkway.
- A 10-foot-wide landscape strip located along Rock Springs Road, Ball Park Road, Buford Drive, and Tech Center Parkway.
- Two stormwater management facilities. One located on the rear side of proposed Parcel #1 at the west side of the property. The second located on the southwestern portion of proposed Parcel #2, within the 150-foot-wide power easement.
- As a part of the overall development, a 0.78-acre parcel is proposed to remain zoned C-2 and will include 3,500 square feet of retail space and 18 parking spaces with interparcel access to the adjoining MU-R zoned property to the west.

Zoning and Development Standards

The applicant is requesting a rezoning for apartments and a mixed-use development in RM-24 and MU-R, Multifamily Residence District and Regional Mixed-Use District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Parcel 1: RM-24 (Multi-Family Residence District)

| Standard | Required | Proposed | Meets Standard? |
|--------------------|-------------|----------------|-----------------|
| Building Height | Maximum 65' | 3 to 4 stories | YES |
| Front Yard Setback | Minimum 15' | 35' and 50' | YES |

| | | | |
|--------------------|--|----------------------|-----|
| Side Yard Setback | Minimum 15' | 15' | YES |
| Rear Yard Setback | Minimum 30' | 35' | YES |
| Density | 24 units per acre | 23.93 units per acre | YES |
| Common Area | 20% | 16.89% | NO* |
| Off-Street Parking | Minimum: 266 spaces Maximum: 531 spaces | 266 spaces | YES |
| Landscape Strip | 10' | 10' | YES |

*The proposed common area for parcel 1 does not meet the minimum requirement. The applicant must demonstrate compliance with this requirement during the permitting process.

Parcel 2: MU-R (Regional Mixed-Use District)

| Standard | Required | Proposed | Meets Standard? |
|--------------------------------|---|---|-----------------|
| Building Height | Maximum 45' | 3 to 4 stories | YES |
| Front Yard Setback | Minimum 20' | 35' and 50' | YES |
| Side Yard Setback | Minimum 25' | 15' | YES |
| Rear Yard Setback | Minimum 30' | 35' | YES |
| Density | Maximum 8 units per acre | 20.62 units per acre | YES* |
| FAR | Maximum 0.40 | 0.55 | YES* |
| Common Area | 15% | 31.48% | YES |
| Off-Street Parking | Minimum: 140 spaces Maximum: 279 spaces | 140 spaces | YES |
| Landscape Strip | 10' | 10' | YES |
| Acreage | Minimum 15 acres | 6.37 acres | NO** |
| Commercial Space | Minimum 20 percent | 9.68 percent | NO*** |
| Minimum Heated Floor Area | 750 square feet (1 Bedroom) 1,000 square feet (2 Bedroom) 1,200 square feet (3 Bedroom) | 600 square feet 800 square feet 1,000 square feet | NO**** |
| Architectural Design Standards | Category 4 | Category 3 | NO***** |

*Bonus achieved through amount of common area provided in excess of the minimum.

**Applicant requests to reduce the minimum lot area from 15 acres to 6.37 acres.

***Applicant requests to reduce the percentage required for one land use category (commercial) from 20 percent of the gross floor area to 9.68 percent of gross floor area.

****Applicant requests to reduce the required minimum heated floor area for one-, two- and three-bedroom units to be more aligned with RM-24 requirements.

***** Per Appendix Section 3.0.0, alternative building designs, architectural materials, or color of sections that vary from the architectural design standards of category 2,3, and 4, shall be reviewed and approved by the Planning Commission.

Parcel 4: RM-24 (Multi-Family Residence District)

| Standard | Required | Proposed | Meets Standard? |
|--------------------|---|----------------------|-----------------|
| Building Height | Maximum 65' | 3 to 4 stories | YES |
| Front Yard Setback | Minimum 15' | 35' and 50' | YES |
| Side Yard Setback | Minimum 15' | 15' | YES |
| Rear Yard Setback | Minimum 30' | 35' | YES |
| Density | 24 units per acre | 12.69 units per acre | YES |
| Common Area | 20% | 23.46% | YES |
| Off-Street Parking | Minimum: 56 spaces Maximum: 111 spaces | 56 spaces | YES |
| Landscape Strip | 10' | 10' | YES |

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 210-220.6.C. Minimum Specifications for development of the MU-R Regional Mixed-Use District.

No single land use category shall constitute less than 20 percent of the gross floor area.

Applicant requests to reduce the percentage required for one land use category (commercial) from 20 percent of the gross floor area to 9.68 percent of gross floor area.

2. Section 210-225.8.A, Dimensional Standards (MUR, Regional Mixed Use District)

The development shall have a minimum of 15 acres of the project area standard.

Applicant requests to reduce the minimum project area from 15 acres to 6.37 acres for the tract proposed to be zoned MU-R.

3. Section 210-225.8.A, Dimensional Standards

Minimum heated floor area for 1-bedroom, 2-bedroom, and 3-bedroom units are 750, 1,000, and 1,200 square feet respectively.

Applicant requests to reduce the required minimum heated floor area for one-, two- and three-bedroom units to 600 square feet for 1 bedroom units, 800 square feet for 2 bedroom units, and 1,000 square feet for 3 bedroom units.

Alternative Architectural Review Request

In addition to the rezoning request, the applicant is seeking Alternative Architectural Review from the following provisions of Appendix Section 1.0 of the UDO:

1. Section 10.0.0 - Architectural Design Standards for Zoning Districts

Buildings shall be designed per Architectural Design Standards Category 4.

Applicant requests a variation from Appendix Section 1.0 of the UDO to allow the category 3 architectural design standards instead of category 4 architectural design standards.

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 F). 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 property is adjacent to a mix of office, retail, commercial, and residential uses. The surrounding area is rapidly transitioning into a mixed-use node with active uses, including a baseball stadium and several mixed-use developments. A large medical office complex, that will generate a substantial number of employees and visitors, is currently under construction and directly north of the site, across Rock Springs Road. Farther north of the site is the Mall of Georgia, the Exchange, and a recently approved mixed use development. These active uses demand a high quality, aesthetic design for the area. The site, as currently located, should be developed with a high density, mixed-use development that relates to adjacent streets and sidewalks. The applicant's rezoning request for the construction of a mixed-use development is consistent with the existing mixed-use developments along the corridor. The proposed site plan includes a mixture of uses including apartments and commercial space with buildings which are located close to the streets. Therefore, the proposed development 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. Sites adjacent to the proposed development have developed the area into a commercial and mixed-use node with pedestrian friendly and active uses. Allowing the rezoning for a mixed-use development would be consistent with existing and proposed uses adjacent to the site and would be beneficial for the existing use or usability of adjacent or nearby property.

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.

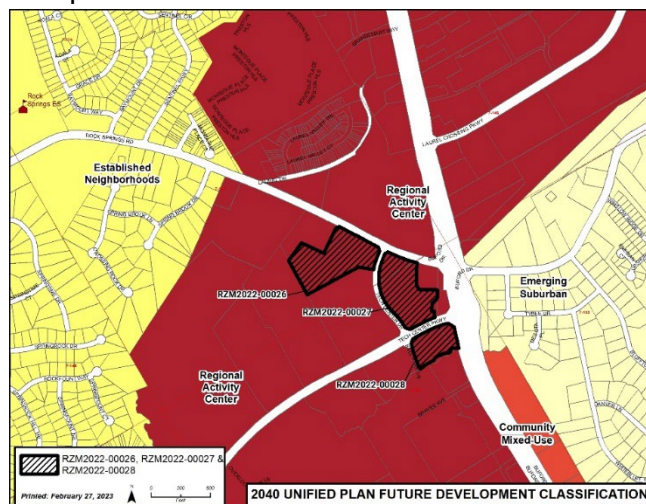
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increased impact 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 regulations, and planning. Impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request is attached (Exhibit F).

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 Regional Activity Center. This Character Area is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Regional Activity Centers are to be the major activity centers for Gwinnett County and the region and should include a combination of retail, office, and residential uses at high densities. Buildings should be set close to the street for pedestrian orientation and engagement. Uses should include a mix of uses to be easily accessible in a walkable distance, including in the same building.

The proposed development meets the policy and intent of the Unified Plan and Future Development Map. The Regional Activity Center is meant for intense, dense, and vertically mixed-use development. The applicant proposes a mixed-use development with residential and commercial components. With its close proximity to the Northside Hospital project, Coolray Field, the Exchange and the Mall of Georgia, the site should be reserved for high quality mixed-use development with regional appeal. The proposed apartments will provide additional housing options for these employment centers. With relatively few undeveloped parcels remaining in the County's Regional Activity Centers, these areas should better reflect the intent of the Unified Plan. Therefore, the proposed rezoning would meet the policy and intent of the Unified Plan and Future Development Map.



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

The proposed development is located within the Mall of Georgia Overlay District and the Regional Activity Center Character Area. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic and visual quality in landscaping, architecture, and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit. The applicant requests a rezoning for a mixed-use development on three tracts of land totaling approximately 17 acres. This area of the County is recommended to contain active, urban uses as indicated in the 2040 Unified Plan. The site layout is oriented towards the street with a multi-use path along all road frontages and internal sidewalks throughout, providing safe pedestrian access. The proposed mixture of uses including 307 apartments and 9,500 square feet of commercial space will support the Northside Hospital expansion currently under construction nearby. The apartments and commercial space of this development aligns with the existing developments in the area as well as provides an additional housing option, giving supporting grounds for the approval of the proposed rezoning.

Variance Requests Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting several variances for the subject property. The first variance is to reduce the percentage required for one land use category (commercial) from 20 percent of the gross floor area to 9.68 percent of gross floor area, which includes 6,000 square feet of retail and 9,000 square feet of leasing, fitness, and amenity spaces. This request is due to the relatively narrow frontage on Buford Drive. Also, a large powerline easement splits the property for RZM2022-00027 limiting its ability to accommodate more robust ground floor commercial uses. The second variance is to reduce the minimum lot area from 15 acres to 6.37 acres for the tract proposed to be zoned MU-R. However, the total land area of the cumulative development is 16.68 acres. The third variance is to reduce the required minimum heated floor area for one-, two- and three-bedroom units to be aligned with RM-24 requirements.

Alternative Architectural Review Analysis: Alternate building designs, architectural materials or color selections that vary from the architectural design standards of Category 2, 3, or 4 shall be reviewed and approved by the Planning Commission.

The applicant is also proposing to construct buildings according to the UDO's Architectural Design Standards for Category 3, for more flexibility in architectural design and building materials. Approval of the requested relief would allow consistency of dwelling unit sizes across the proposed development.

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.

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

1. To reduce the percentage required for one land use category (commercial) from 20 percent of the gross floor area to 9.68 percent of gross floor area.
2. To reduce the minimum lot area from 15 acres to 6.37 acres for the tract proposed to be zoned MU-R.
3. To reduce the required minimum heated floor area for one-, two- and three-bedroom units to be aligned with RM-24 requirements.

In addition, staff recommends **APPROVAL** of the Alternative Architectural Review:

1. To allow the development to be designed to Architectural Design Standards Category 3. **Staff**

Recommended Conditions:

RZM2022-00026:

Approval as RM-24 (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, March 7, 2023, and Exhibit C: Building Renderings, dated received February 6, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Director of Planning and Development.
2. No parking shall be located between the building and the street. Parking visible from the right of way shall be screened by landscaping or other means. A final parking plan shall be reviewed and approved by the Department of Planning and Development.
3. Sidewalk connections to pedestrian entrances shall be located along the frontage of Rock Springs Road, Ball Park Lane, and Tech Center Parkway connecting external sidewalks to internal sidewalks, and building entrances.
4. To promote pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site, subject to the review and approval of the Department of Planning and Development.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
7. The developer shall conduct an intersection control evaluation (ICE) analyses for the following intersections with Ballpark Lane: Rock Springs Road and Tech Center Parkway.
8. The developer shall make any project access improvements recommended by the ICE analyses, subject to the approval of the Gwinnett County Department of Transportation (GCDOT).
9. The developer shall coordinate with Gwinnett County Transit to accommodate a future transit stop.

10. Any proposed fencing within the development shall be wrought iron style.

RZM2022-00027:

Approval as MU-R (Regional Mixed-Use District), subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received, March 7, 2023, and Exhibit C: Building Renderings, dated received February 6, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Director of Planning and Development.
2. No parking shall be located between the building and the street. Parking visible from the right of way shall be screened by landscaping or other means. A final parking plan shall be reviewed and approved by the Department of Planning and Development.
3. The stormwater management facility shall be designed as an amenity which may include a water feature, trails, enhanced landscaping, benches, gazebos, etc., subject to the review and approval of the Department of Planning and Development.
4. Sidewalk connections to pedestrian entrances shall be located along the frontage of Rock Springs Road and Ball Park Lane connecting external sidewalks to internal sidewalks and building entrances.
5. The sidewalk along Ball Park Lane shall be constructed as a 10-foot-wide multiuse path. Final design shall be subject to the review and approval of the Gwinnett County Department of Transportation and Department of Planning and Development.
6. To promote pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site, subject to the review and approval of the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
9. The developer shall conduct intersection control evaluation (ICE) analyses for the following intersections with Ballpark Lane: Rock Springs Road and Tech Center Parkway.
10. The developer shall make any improvements recommended by the ICE analyses, subject to the approval of the Gwinnett County Department of Transportation (GCDOT).
11. The developer shall coordinate with Gwinnett County Transit to accommodate a future transit stop.
12. Any proposed fencing within the development shall be wrought iron style.

RZM2022-00028:

Approval as RM-24 (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, March 7, 2023, and Exhibit C: Building Renderings, dated received February 6, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Director of Planning and Development.
2. No parking shall be located between the building and the street. Parking visible from the right of way shall be screened by landscaping or other means. A final parking plan shall be reviewed and approved by the Department of Planning and Development.
3. Sidewalk connections to pedestrian entrances shall be located along the frontage of Rock Springs Road, Ball Park Lane, and Buford Drive connecting external sidewalks to internal sidewalks, and building entrances.
4. The sidewalk along Ball Park Lane shall be constructed as a 10-foot-wide multiuse path. Final design shall be subject to the review and approval of the Gwinnett County Department of Transportation and Department of Planning and Development.
5. To promote pedestrian connectivity between uses, the applicant shall provide a pedestrian circulation plan for the site, subject to the review and approval of the Department of Planning and Development.
6. No encroachment on the stream buffers or flood plains shall be permitted.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.
9. The developer shall conduct intersection control evaluation (ICE) analyses for the following intersections with Ballpark Lane: Rock Springs Road and Tech Center Parkway.
10. The developer shall make any project access improvements recommended by the ICE analyses, subject to the approval of the Gwinnett County Department of Transportation (GCDOT).
11. The developer shall coordinate with Gwinnett County Transit to accommodate a future transit stop.
12. Any proposed fencing within the development shall be wrought iron style.

Planning Commission Recommendation

Based on the staff's evaluation of the request, the information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL** of the rezoning requests.

In addition, the Planning Commission recommends **DENIAL** of the following variance requests:

1. To reduce the percentage required for one land use category (commercial) from 20 percent of the gross floor area to 9.68 percent of gross floor area.
2. To reduce the minimum lot area from 15 acres to 6.37 acres for the tract proposed to be zoned MU-R.
3. To reduce the required minimum heated floor area for one-, two- and three-bedroom units to be aligned with RM-24 requirements.

In addition, the Planning Commission recommends **DENIAL** of the Alternative Architectural Review:

1. To allow the development to be designed to Architectural Design Standards Category 3.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Renderings
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Traffic Impact Study
- H. Maps

Exhibit A: Site Visit Photos



Tech Center Parkway and Buford Drive facing south



Parcel 4 along Tech Center Parkway



Frontage of Parcel 2 at Tech Center Parkway and Buford Drive



Parcel 2 frontage along Tech Center Parkway



Parcel 2 frontage at Tech Center Parkway and Ball Park Road



Parcel 2 frontage at Tech Center Parkway and Ball Park Road



View of existing multi-family across Ball Park Road from Parcel 2



Corner of Rock Springs Road and Ball Park Road at Parcel 1



View across Rock Springs Road at Ball Park Road



Frontage of Parcel 2 along Rock Springs road facing east

Exhibit B: Site Plan

[attached]

RECEIVED

3.7.2023



SUMMARY:
TOTAL ACRES = 17.52 ACRES (4) PARCELS EXISTING ZONING: C2
PROPOSED REZONING: RM-24 (PARCEL #1 & #4); MUR (PARCEL #2)
PARCEL #1: TOTAL GROSS ACRES = 7.398 AC, TOTAL NET ACRES = 7.398 AC
GROSS DENSITY = 24 UNITS / ACRE ; NET DENSITY = 24 UNITS / ACRE
COMMON SPACE = 230,510 SF ; OPEN SPACE = 54,450 SF
177 TOTAL UNITS PARKED AT 1.55P/DU = 266 SPACES
PARCEL #2: TOTAL GROSS ACRES = 6.365 AC, TOTAL NET ACRES = 4.51 ACRES (80,358 SF EASEMENT)
GROSS DENSITY = 14.61 UNITS / ACRE ; NET DENSITY = 20.62 UNITS / ACRE
COMMON SPACE = 211,167 SF ; OPEN SPACE = 87,300 SF
93 TOTAL UNITS PARKED @ 1.55P/DU = 140 SPACES
6,000 SF RETAIL PARKED AT 5/1000SF = 30 SPACES
BLDG A @ 63,592 SF GROSS + BLDG B @ 91,384 SF GROSS = 154,976 SF GROSS
6,000 SF COMMERCIAL / 154,976 SF GROSS = 4% COMMERCIAL
FAR = 38,745 GROSS BLDG SF x 4 STY = 154,980 GSF / 277,259SF (6.365 ACRES) = 0.55 FAR
PARCEL #3: (NO REZONING) TOTAL GROSS ACRES = 0.78 AC, TOTAL NET ACRES = 0.56 ACRES
PROPOSED 3,500SF RETAIL BUILDING AND 18 PARKING SPACES
REQUIRED PARKING IS 1/500 SF = 8 SPACES, INTERPARCEL DRIVE SHARED WITH NEIGHBOR
PARCEL #4: TOTAL GROSS ACRES = 2.916 AC, TOTAL NET ACRES = 2.916 ACRES
GROSS DENSITY = 12.6 UNITS / ACRE ; NET DENSITY = 12.6 UNITS / ACRE
COMMON SPACE = 109,600 SF ; OPEN SPACE = 29,810 SF
37 TOTAL UNITS PARKED AT 1.55P/DU = 56 SPACES
307 X 1.5 SP/DU = 461 SPACES REQUIRED. 500 SPACES SHOWN (ADDITIONAL FOR RETAIL)
BLDG A INCLUDES +/- 9,000 SF OF LEASING AND AMENITY SPACE WITH OUTDOOR POOL
PORTION OF THE LEASING CENTER SPACE AND AMENITY TO BE OPEN (2) STORY SPACE

1. ZONING: ASSUMED REZONE TO RM-24 (24 UNITS PER ACRE ALLOWED) AND MUR.
2. COMPLIANCE WITH SECTION 230-30.3.8 PARKING AND ACCESSORY STRUCTURES
3. DEVELOPMENT SHALL COMPLY WITH 2010 ADA 36.401/223 ANSI A117.1
4. FIRE HYDRANTS SHALL BE PLACED NO MORE THAN 300 FT APART. (2012 GWINNETT FIRE PREVENTION AND PROTECTION ORDINANCE SECT. 42-29)
5. HOSE LAYS, AS MEASURED VIA ROAD TRAVEL, SHALL NOT EXCEED 400 FT. HOSE LAYS CANNOT GO OVER TRAFFIC MEDIANS, OR THROUGH OTHER MATERIALS THAT MAN PUNCTURE HOSE. SECT.42-29
6. FIRE DEPARTMENT ACCESS ROADS OVER 150 FT REQUIRE FIRE TURNAROUND (2018 IFC 503)
7. THE FIRE DEPARTMENT ACCESS RD SHALL BE ABLE TO REACH ALL PORTIONS OF BLDG WITHIN 150FT.
8. SITE PLAN SHOWS NO IMPACT ON THE 100 YEAR FLOOD ZONE - CIVIL ENGINEER REVIEW NEEDED
9. EXISTING DETENTION PONDS ON SITE TO BE USED, AND NEW SURFACE DRAINAGE WATER QUALITY PONDS TO BE USED FOR STORM DRAINAGE ASSUMED.

PROJECT: FCB
Gwinnett County, Ga
Brand
PROJ. NO. PR-22-047
Property of Studio Architects, LLC. All Rights Reserved.



FEASIBILITY STUDY
SCALE: 1" = 200'-0"
PROJECT NORTH
DATE: February 6, 2023

NUMBER:
FS7

Exhibit C: Building Renderings

[attached]

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BUILDING TYPE A (SOUTH ELEVATION)

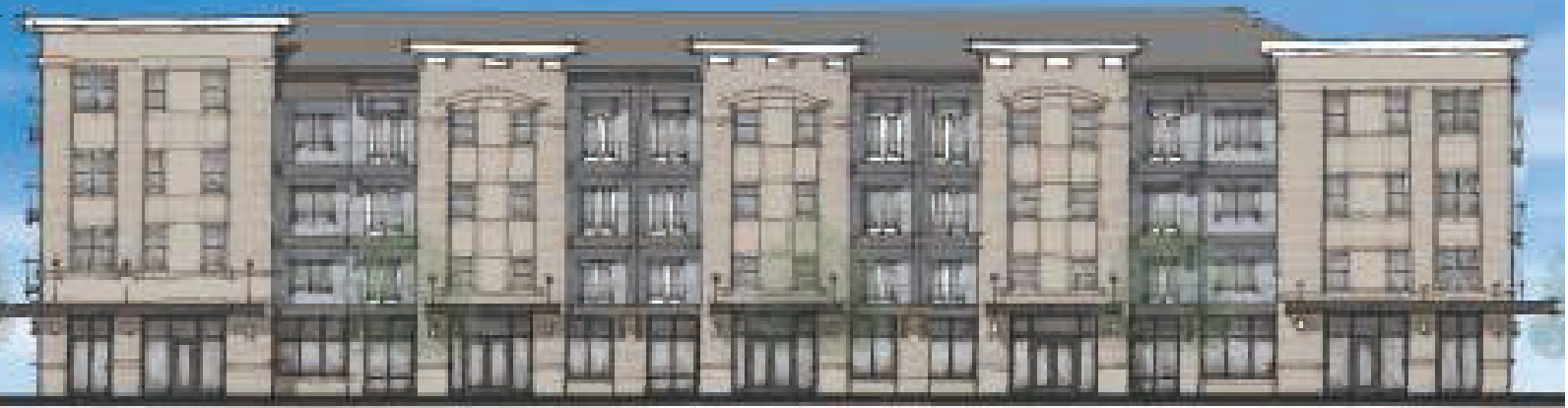
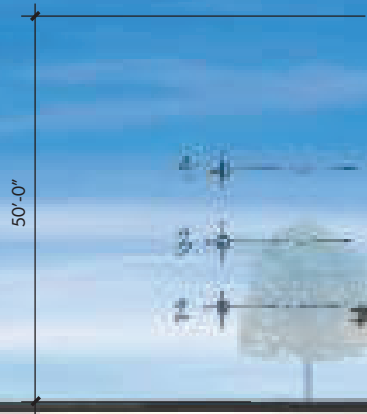
2.6.2023

NOTES:

- ALL BUILDINGS TO MEET GWINNETT COUNTY UDO DESIGN CATEGORY 3 REQUIREMENTS
- MATERIALS TO INCLUDE BRICK, FIBER CEMENT, STOREFRONT OPENINGS (RETAIL), PREFINISHED RAILS, AND VINYL WINDOWS
- HVAC UNITS TO BE ROOF MOUNTED AND SCREENED



BUILDING TYPE A (ROCK SPRINGS RD ELEVATION)



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BUILDING TYPE B
(TYPICAL RESIDENTIAL BUILDING)

NOTES:

- ALL BUILDINGS TO MEET GWINNETT COUNTY UDO DESIGN CATEGORY 3 REQUIREMENTS
- MATERIALS TO INCLUDE BRICK, FIBER CEMENT, STOREFRONT OPENINGS (RETAIL), PREFINISHED RAILS, AND VINYL WINDOWS
- HVAC UNITS TO BE ROOF MOUNTED AND SCREENED

36'-0"



EAST ELEVATION

WEST ELEVATION



BRAND FCB
GWINNETT COUNTY, GA
FEB 3, 2023



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BUILDING TYPE B
(TYPICAL RESIDENTIAL BUILDING)
2.6.2023

NOTES:

- ALL BUILDINGS TO MEET GWINNETT COUNTY UDO DESIGN CATEGORY 3 REQUIREMENTS
- MATERIALS TO INCLUDE BRICK, FIBER CEMENT, STOREFRONT OPENINGS (RETAIL), PREFINISHED RAILS, AND VINYL WINDOWS
- HVAC UNITS TO BE ROOF MOUNTED AND SCREENED

36'-0"



SOUTH ELEVATION

36'-0"



NORTH ELEVATION

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2.6.2023



RECEIVED

2.6.2023



THE HAVEN AT COSNER

Fredricksburg, Virginia

3 Story Garden Apartments with
tuck-under garage parking

120 units

2014-2015

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2.6.2023

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

[attached]

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2.6.2023
Matthew P. Benson
~~C. Tyler Boyd~~
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook



Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

AMENDED LETTER OF INTENT FOR REZONING APPLICATION
BRAND PROPERTIES, LLC

Mahaffey Pickens Tucker, LLP submits this amended Letter of Intent and attached amended rezoning application (the “Application”) materials on behalf of Brand Properties, LLC (the “Applicant”), relative to case numbers RZM2022-00026, RZM2022-00027, and RZM2022-00028. The amended Application materials are provided in response to comments received by the Applicant during the rezoning process provided by staff of the Gwinnett County Planning and Development Department (“Staff”), as well as interested community members and stakeholders. Specifically, Staff’s case report for the proposed rezoning expressed concern with the single-use nature of the proposed development and encouraged the Applicant to diversify the proposed mix of land uses and to provide alternative site design and land planning that activated streetscapes and provided a more pedestrian-friendly design.

Accordingly, the amended Application materials reflect a proposed zoning classification of MU-R for a portion of RZM2022-00027 and updated building elevations. A revised site plan is also included that incorporates the following design elements:

- A 0.78-acre tract (“Parcel #3”) has been carved out of RZM2022-00027 along Buford Drive (State Route 20) to provide a commercial pad under the current C-2 zoning. Parcel #3, as set forth on the amended site plan, could accommodate approximately 3,500 square feet of commercial space. Parcel 3 would be accessed by an existing shared driveway connecting to Buford Drive.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

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Page 30 of 61

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- The remaining 6.365 acres of RZM2022-00027 (“Parcel #2”) now includes a vertically-mixed building (“Building A”) along Rock Springs Road with approximately 6,000 square feet of commercial space and approximately 9,000 square feet of amenity space on the ground floor. Proposed amenities on the ground floor include a leasing office, fitness center, and other community space. Building A is proposed as a 4-story building with 39 residential units above the non-residential space on the ground floor.
- Building B has been relocated closer to the right-of-way of Ballpark Lane with street level pedestrian access. This design will enhance the streetscape of Ballpark Lane and enhance the pedestrian connectivity of residential units.
- The 10-foot wide multi-use trail along Buford Drive has been extended across the development’s frontage on Rock Springs Road, along the easterly side of Ballpark Lane, and both sides of Tech Center Parkway. This design enhances internal connectivity, but also enhances the walkability of the surrounding area.
- On RZM2022-00026, Building C has been pushed closer to the right-of-way of Ballpark Lane with additional street level access for residential units.

In order to accommodate the proposed development as set forth in the amended Application materials, the Applicant respectfully requests the following relief from the requirements of the Gwinnett County Unified Development Ordinance (the “UDO”):

- Allow the MU-R zoning classification on a parcel of land less than 15 acres in size. When taken together, the subject property of RZM2022-00026, RZM2022-00027, the excepted commercial pad, and RZM2022-00028, has a total land area of 17.459 acres, which exceeds the UDO requirement. The proposed development is broken into three case numbers because right-of-way separates component parcels.
- Provide less than 20% of the gross floor area as commercial space. The subject property’s odd shape, physical encumbrances, and relatively narrow frontage on Buford Drive frustrate the inclusion of a more significant commercial component. A large powerline easement also splits RZM2022-00027 limiting its ability to accommodate more robust ground floor commercial uses.
- The Applicant is also proposing to construct buildings according the UDO’s Architectural Design Standards for Category 3. Category 3 design standards allow

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more flexibility in architectural design and building materials, but still require attractive building materials and accommodate the proposed building design. Facades facing Rock Springs Road would include enhanced features such as storefront openings.

- Allow minimum heated floor areas for dwelling units per the RM-24 standards. That is, 600 square feet for 1-bedroom units, 800 square feet for 2-bedroom units, and 1,000 square feet for 3-bedroom units. The MU-R zoning classification requires larger square footages for units than RM-24. However, the majority of units are provided on tracts of land proposed for rezoning to RM-24. Approval of the requested relief would allow consistency of dwelling unit sizes across the proposed development. Units would be designed with attractive interior finishes and ample living space.

Overall, the proposed development would include 307 residential units and 9,500 square feet of commercial space. Additionally, the proposed amenity space in Building A is designed to contribute to a mixed-use aesthetic by providing more active space on the ground floor of that building. The proposed development would activate an underutilized property by providing a mix of uses that would complement the surrounding area. The proposed development would enhance the walkability of Buford Drive, Tech Center Parkway, Ballpark Lane, and Rock Springs Road by providing high-quality residential uses which would have essentially immediate pedestrian access to large-scale employment centers such as Tech Center Parkway and the upcoming Northside Hospital medical office campus located to the north directly across Rock Springs Road. Additional commercial space would serve residents and employees of the surrounding area.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”). The Property is adjacent to commercial uses at the intersection of Rock Springs Road and an existing multifamily residential community to the west. The Property is located in the Regional Activity Center character area which encourages mixed-use developments and higher residential densities. The proposed development would complement the existing mixed-use nature of the surrounding area and provide additional residential critical mass to support existing commercial, employment, and entertainment uses. The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address

GWINNETT COUNTY
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any concerns relating to the matters set forth in this letter or in the Rezoning Application filed
2.6.2023
herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 6th day of February, 2023.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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5/5/2022

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of residential, office/industrial, and commercial uses. The proposed residential development would complement this existing land use mix and provide residential critical mass to support nearby employment and entertainment uses located along the Buford Drive corridor.
- B. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of Gwinnett County.
- C. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. Approval of 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 property has convenient access to Buford Drive (State Route 20), Rock Springs Road, and Tech Center Parkway.
- E. The proposed rezoning is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Regional Activity Center character area which encourages an intense mixture of land uses. The proposed residential development would complement the existing mixed-use nature of the surrounding area, activate streetscapes, and enhance the pedestrian experience.
- F. The Property's frontage on Buford Drive and its close proximity to intense commercial, employment, and entertainment uses provide additional supporting grounds for approval of the Application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---|
| NAME: Brand Properties, LLC c/o Mahaffey Pickens <u>Tucker, LLP</u> | NAME: <u>TCG Office, LLC</u> |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | ADDRESS: <u>3328 Peachtree Rd NE, Ste 400</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Atlanta</u> |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | STATE: <u>Georgia</u> ZIP: <u>30326</u> |
| PHONE: <u>770 232 0000</u> | PHONE: <u>770 232 0000</u> |
| CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u> | |
| CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u> | |

| APPLICANT IS THE: | |
|--|---|
| <input checked="" type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER |
| PRESENT ZONING DISTRICTS(S): <u>R-TH</u> REQUESTED ZONING DISTRICT: <u>RM-24</u> | |
| PARCEL NUMBER(S): <u>7147 407</u> ACREAGE: <u>+/- 7.398</u> | |
| ADDRESS OF PROPERTY: <u>1151 Rock Springs Road</u> | |
| PROPOSED DEVELOPMENT: <u>Multifamily residential development</u> | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|----------------------------------|
| No. of Lots/Dwelling Units <u>177</u> | No. of Buildings/Lots: <u>NA</u> |
| Dwelling Unit Size (Sq. Ft.): <u>varies per UDO</u> | Total Building Sq. Ft. <u>NA</u> |
| Gross Density: <u>+/- 23.93 units per acre</u> | Density: <u>NA</u> |
| Net Density: <u>+/- 23.93 units per acre</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| Brand Properties, LLC c/o Mahaffey Pickens NAME: <u>Tucker, LLP</u> | NAME: <u>First Covenant Bank</u> |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | ADDRESS: <u>PO Box 210</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Commerce</u> |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | STATE: <u>Georgia</u> ZIP: <u>30529</u> |
| PHONE: <u>770 232 0000</u> | PHONE: <u>770 232 0000</u> |
| CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u> | |
| CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u> | |

APPLICANT IS THE:

☐ OWNER'S AGENT
 ☐ PROPERTY OWNER
 ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 **REQUESTED ZONING DISTRICT:** RM-24

PARCEL NUMBER(S): 7147 193, 7132 006, & 7132 043 **ACREAGE:** +/- 7.145

ADDRESS OF PROPERTY: 1173 Tech Center Dr; 1117 Tech Center Dr; 2672 Buford Dr

PROPOSED DEVELOPMENT: Multifamily residential development

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|--|---|
| No. of Lots/Dwelling Units <u>112</u> | No. of Buildings/Lots: <u>NA</u> |
| Dwelling Unit Size (Sq. Ft.): <u>varies per UDO</u> | Total Building Sq. Ft. <u>NA</u> |
| Gross Density: <u>+/- 15.68 units per acre</u> | Density: <u>NA</u> |
| Net Density: <u>+/- 17.74 units per acre</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---|
| Brand Properties, LLC c/o Mahaffey Pickens NAME: <u>Tucker, LLP</u> | NAME: <u>First Covenant Bank</u> |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | ADDRESS: <u>PO Box 210</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Commerce</u> |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | STATE: <u>Georgia</u> ZIP: <u>30529</u> |
| PHONE: <u>770 232 0000</u> | PHONE: <u>770 232 0000</u> |
| CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u> | |
| CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u> | |

| APPLICANT IS THE: | |
|---|--|
| <input type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER |
| PRESENT ZONING DISTRICTS(S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>RM-24</u> | |
| PARCEL NUMBER(S): <u>7132 003 & 7132 044</u> ACREAGE: <u>+/- 2.916</u> | |
| ADDRESS OF PROPERTY: <u>2445 Tech Center Pkwy; 2455 Tech Center Pkwy</u> | |
| PROPOSED DEVELOPMENT: <u>Multifamily residential development</u> | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|----------------------------------|
| No. of Lots/Dwelling Units <u>37</u> | No. of Buildings/Lots: <u>NA</u> |
| Dwelling Unit Size (Sq. Ft.): <u>varies per UDO</u> | Total Building Sq. Ft. <u>NA</u> |
| Gross Density: <u>+/- 12.69</u> | Density: <u>NA</u> |
| Net Density: <u>+/- 12.69</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

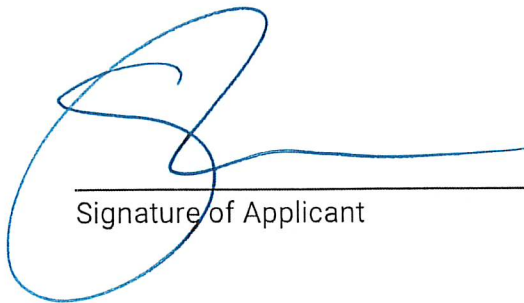
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/5/2022

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

5/3/22

Date

Shane Lanham, attorney for the Applicant

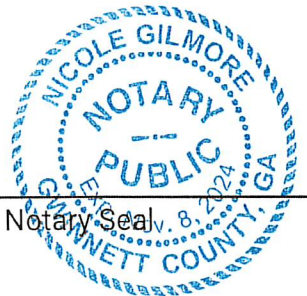
Type or Print Name and Title



Signature of Notary Public

5/3/22

Date



Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

REZONING APPLICANT'S CERTIFICATION

5/5/2022
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Signature of Applicant

5/5/22
Date

JONATHAN BARGE AUTH. REP

Type or Print Name and Title



Signature of Notary Public

5/5/22
Date



Notary Seal

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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5/5/2022


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.


Signature of Property Owner

5/5/22
Date

Jonathan BARGE Asst Rep
Type or Print Name and Title


Signature of Notary Public

5/5/22
Date



Notary Seal

RECEIVED

5/5/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

REZONING PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

05/04/2022

Date

Jeff Blair, Vice President

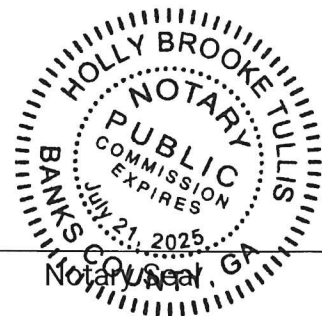
Type or Print Name and Title



Signature of Notary Public

5/4/2022

Date

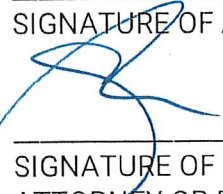



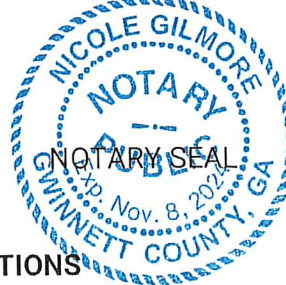
RECEIVED

5/3/22

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.

| | | |
|---|--------|--|
| SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE |
|  | 5/3/22 | Shane Lanham, attorney for the Applicant |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE | DATE | TYPE OR PRINT NAME AND TITLE |
|  | 5/3/22 | |
| 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 Mahaffey Pickens Tucker, LLP
YOUR NAME

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

| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|--|--|---|
| Kirkland Carden | \$2,800 | |
| | | |
| | | |

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

WINNETT COUNTY
PLANNING AND DEVELOPMENT

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

RECEIVED

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] 5/5/22 JONATHAN BARGE, Asst Rep
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

J. Michelle Cheek 5/5/22
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☒ YES ☐ NO JONATHAN BARGE
YOUR NAME

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

| NAME AND OFFICAL 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 | 9/23/20 |
| K. GARDEN, DIST. I Comm | \$2,800 | 11/1/21 |
| B. KU, DIST II Com | \$2,800 | 12/1/21 |
| N. LOVE HENDRICKSON, CHAIRPERSON | \$2,500 | 11/1/20 |

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

Ball Ref


RECEIVED VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

5/5/2022

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

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

PARCEL I.D. NUMBER: 7 - 147 - 407
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

5/4/22
Date

Shane Lanham, attorney for the 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)

Tomia Harmon
NAME

TSA
TITLE

5.4.2022
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

| | | | |
|---------------------------------------|--|---|-------------------------------------|
| TRC Meeting Date: | | 7.13.22 | |
| Department/Agency Name: | | Transportation | |
| Reviewer Name: | | Brent Hodges | |
| Reviewer Title: | | Construction Manager 1 | |
| Reviewer Email Address: | | Brent.Hodges@gwinnettcountry.com | |
| Case Number: | | RZM2022-00026, RZM2022-00027, and RZM2022-00028 | |
| Case Address: | | 1151, 1173 Rock Springs Road, 2650 Buford Drive, 1117 Ballpark Lane, and 2445, 2455 Tech Center Parkway | |
| Comments: | | <input checked="" type="checkbox"/> X | <input type="checkbox"/> YES |
| 1 | Buford Drive is a principal arterial. ADT = 42,700. Rock Springs Road is a minor collector. ADT = 7,453. Tech Center Parkway and Ballpark Lane are both local streets with not ADT listed. | <input type="checkbox"/> NO | |
| 2 | 4.1 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride. | | |
| 3 | Prior to the issuance of a Development Permit, a sight distance certification shall be provided for all proposed access points. | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| Recommended Zoning Conditions: | | <input checked="" type="checkbox"/> X | <input type="checkbox"/> YES |
| 1 | The developer shall conduct intersection control evaluation (ICE) analyses for the following intersections with Ballpark Lane: Rock Springs Road and Tech Center Parkway. | <input type="checkbox"/> NO | |
| 2 | The developer shall make any improvements recommended by the ICE analyses, subject to the approval of the Gwinnett County Department of Transportation (GCDOT). | | |
| 3 | The developer shall coordinate with GC Transit and show designs for a future transit stop. | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

Note: Attach additional pages, if needed

Revised 7/26/2021



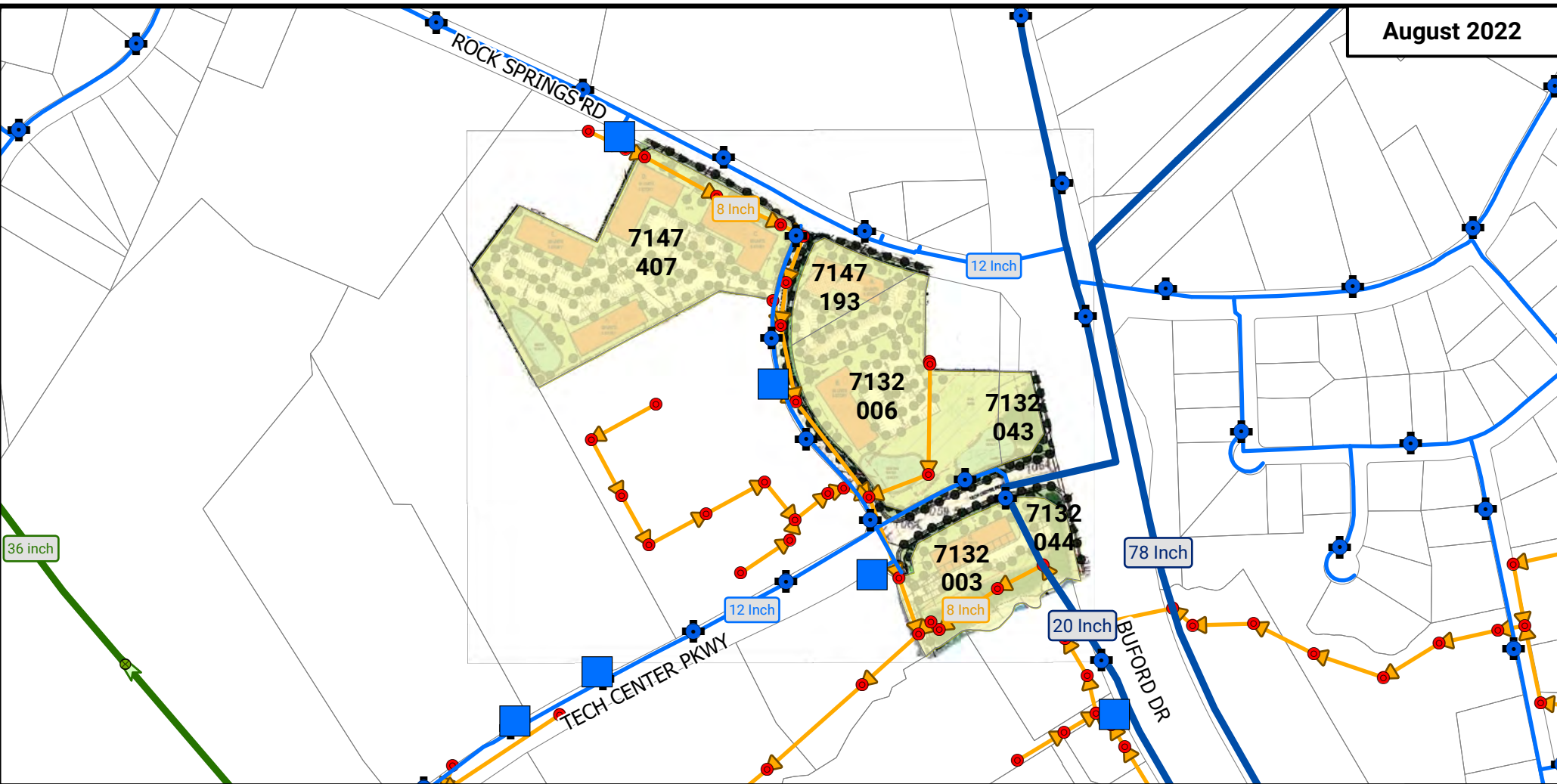
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

| | | | |
|---------------------------------------|--|--|--|
| TRC Meeting Date: | | 7/13/2022 | |
| Department/Agency Name: | | DWR | |
| Reviewer Name: | | Mike Pappas | |
| Reviewer Title: | | GIS Planning Manager | |
| Reviewer Email Address: | | Michael.pappas@gwinnettcountry.com | |
| Case Number: | | RZM2022-00026, RZM2022-00027 & RZM2022-00028 | |
| Case Address: | | 1151 Rock Springs Road | |
| Comments: | | <input checked="" type="checkbox"/> X | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 1 | Water: The development may connect to a 12-inch water main located on the west right-of-way of Ball Park Drive or the north right-of-way of Tech Center Parkway. | | |
| 2 | Sewer: The proposed development is located within an area targeted by GCDWR for a capacity expansion project. The project is currently under design. | | |
| 3 | Sewer: Sewer capacity shall be available after completion of the project. | | |
| 4 | Sewer: The developer should contact GCDWR for further information. A sewer capacity request is required to reserve future available capacity. | | |
| 5 | Sewer: . A sewer capacity request is required to reserve future available capacity. | | |
| 6 | | | |
| 7 | | | |
| Recommended Zoning Conditions: | | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> X NO |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

Note: Attach additional pages, if needed

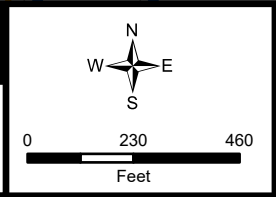
Revised 7/26/2021

August 2022



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

RZM2022-00026, RZM2022-00027 & RZM2022-00028
R-TH, C-2 to RM-24
**Water & Sewer
Utility Map**



Water Comments: The development may connect to a 12-inch water main located on the west right-of-way of Ball Park Drive or the north right-of-way of Tech Center Parkway.

Sewer Comments: The proposed development is located within an area targeted by GCDWR for a capacity expansion project. The project is currently under design. Sewer capacity shall be available after completion of the project. The developer should contact GCDWR for further information. A sewer capacity request is required to reserve future available capacity.

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

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

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 6th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

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

| Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, August, 2022 | | | | | | | | | | | Proposed Zoning |
|--|---------------------------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|---|
| | School | Forecast | 2022-23 Capacity | +/- Cap. | Forecast | 2023-24 Capacity | +/- Cap. | Forecast | 2024-25 Capacity | +/- Cap. | Approximate Student Projections from Proposed Developments |
| RZC2022-00001 & RZC2022-00002 | Duluth HS | 2,643 | 2,650 | -7 | 2,696 | 2,650 | 46 | 2,736 | 2,650 | 86 | 25 |
| | Duluth MS | 1,286 | 1,775 | -489 | 1,312 | 1,775 | -463 | 1,331 | 1,775 | -444 | 19 |
| | Harris ES | 680 | 750 | -70 | 687 | 750 | -63 | 694 | 750 | -56 | 33 |
| RZM2022-00026 & RZM2022-00027 & RZM2022-00028 | Collins Hill HS | 2,730 | 2,625 | 105 | 2,773 | 2,625 | 148 | 2,800 | 2,625 | 175 | 27 |
| | Creekland MS | 1,911 | 2,100 | -189 | 1,892 | 2,100 | -208 | 1,915 | 2,100 | -185 | 20 |
| | Rock Springs ES | 792 | 1,325 | -533 | 808 | 1,325 | -517 | 824 | 1,325 | -501 | 35 |
| RZM2022-00031 | Collins Hill HS | 2,730 | 2,625 | 105 | 2,773 | 2,625 | 148 | 2,800 | 2,625 | 175 | 24 |
| | Creekland MS | 1,911 | 2,100 | -189 | 1,892 | 2,100 | -208 | 1,915 | 2,100 | -185 | 19 |
| | Taylor ES | 826 | 1,300 | -474 | 817 | 1,300 | -483 | 809 | 1,300 | -491 | 32 |
| RZM2022-00032 | Peachtree Ridge HS | 3,262 | 3,050 | 212 | 3,295 | 3,050 | 245 | 3,271 | 3,050 | 221 | 6 |
| | Hull MS | 1,258 | 1,750 | -492 | 1,271 | 1,750 | -479 | 1,290 | 1,750 | -460 | 5 |
| | Mason ES | 937 | 1,150 | -213 | 924 | 1,150 | -226 | 912 | 1,150 | -238 | 9 |
| RZM2022-00033 | Parkview HS | 3,208 | 2,900 | 308 | 3,240 | 2,900 | 340 | 3,224 | 2,900 | 324 | 8 |
| | Trickum MS | 2,160 | 1,775 | 385 | 2,182 | 1,775 | 407 | 2,170 | 1,775 | 395 | 7 |
| | Camp Creek ES | 1,323 | 1,325 | -2 | 1,336 | 1,325 | 11 | 1,350 | 1,325 | 25 | 11 |
| RZM2022-00034 | Discovery HS | 2,862 | 2,525 | 337 | 2,905 | 2,525 | 380 | 2,949 | 2,525 | 424 | 5 |
| | Richards MS | 2,052 | 2,200 | -148 | 2,093 | 2,200 | -107 | 2,124 | 2,200 | -76 | 4 |
| | Benefield ES | 1,216 | 1,375 | -159 | 1,204 | 1,375 | -171 | 1,192 | 1,375 | -183 | 6 |
| RZM2022-00036 | Grayson HS | 3,277 | 3,000 | 277 | 3,375 | 3,000 | 375 | 3,477 | 3,000 | 477 | 14 |
| | Bay Creek MS | 1,318 | 1,150 | 168 | 1,345 | 1,150 | 195 | 1,385 | 1,150 | 235 | 10 |
| | Trip ES | 1,241 | 1,200 | 41 | 1,266 | 1,200 | 66 | 1,291 | 1,200 | 91 | 18 |
| RZM2022-00037 | Mill Creek HS | 2,915 | 2,800 | 115 | 2,633 | 2,800 | -167 | 2,596 | 2,800 | -204 | 30 |
| | Osborne MS | 1,658 | 1,575 | 83 | 1,646 | 1,575 | 71 | 1,671 | 1,575 | 96 | 22 |
| | Fort Daniel ES | 727 | 925 | -198 | 749 | 925 | -176 | 764 | 925 | -161 | 39 |
| RZR2022-00020 | South Gwinnett HS | 2,735 | 2,750 | -15 | 2,790 | 2,750 | 40 | 2,832 | 2,750 | 82 | 37 |
| | Grace Snell MS | 1,262 | 1,200 | 62 | 1,281 | 1,200 | 81 | 1,300 | 1,200 | 100 | 26 |
| | Magill ES | 1,222 | 1,525 | -303 | 1,253 | 1,525 | -272 | 1,284 | 1,525 | -241 | 47 |
| RZR2022-00023 | Collins Hill HS | 2,730 | 2,625 | 105 | 2,773 | 2,625 | 148 | 2,800 | 2,625 | 175 | 37 |
| | Creekland MS | 1,911 | 2,100 | -189 | 1,892 | 2,100 | -208 | 1,915 | 2,100 | -185 | 26 |
| | Rock Springs ES | 792 | 1,325 | -533 | 808 | 1,325 | -517 | 824 | 1,325 | -501 | 47 |

Exhibit G: Traffic Impact Study

[attached]

**TRAFFIC IMPACT STUDY
FOR
BRAND BALL PARK LANE RESIDENTIAL DEVELOPMENT

GWINNETT COUNTY, GEORGIA**



Prepared for:

***Company Name
Company Address
City, State Zip***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areneg.com

June 14, 2022
A & R Project # 22-110

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development located on either sides of Ball Park Lane and along the Tech Center Parkway at the intersection of Ball Park Lane and Rock Spring Road and in the southwest corner of the intersection of Tech Center Parkway and SR 20 (Buford Drive) in Gwinnett County, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The proposed development will consist of:

- Multifamily Housing (Low Rise) – 214 Units
- Multifamily Housing (Mid Rise) – 112 Units



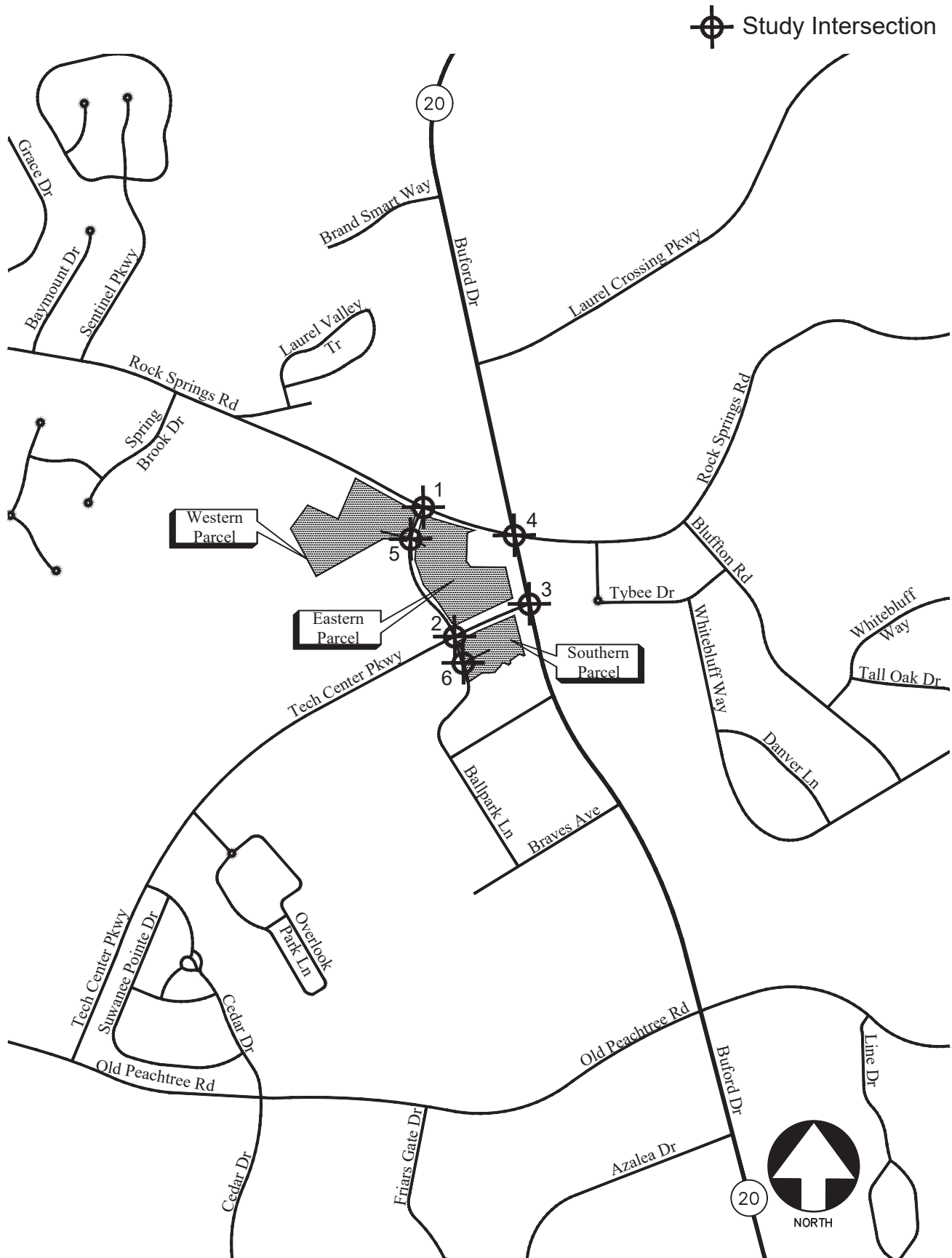
The development proposes access at the following locations:

- Site Driveway 1: Full Access Driveway on Ball Park Lane (Western)
- Site Driveway 2: Full Access Driveway on Ball Park Lane (Eastern)
- Site Driveway 3: Full Access Driveway on Ball Park Lane (Southern)

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

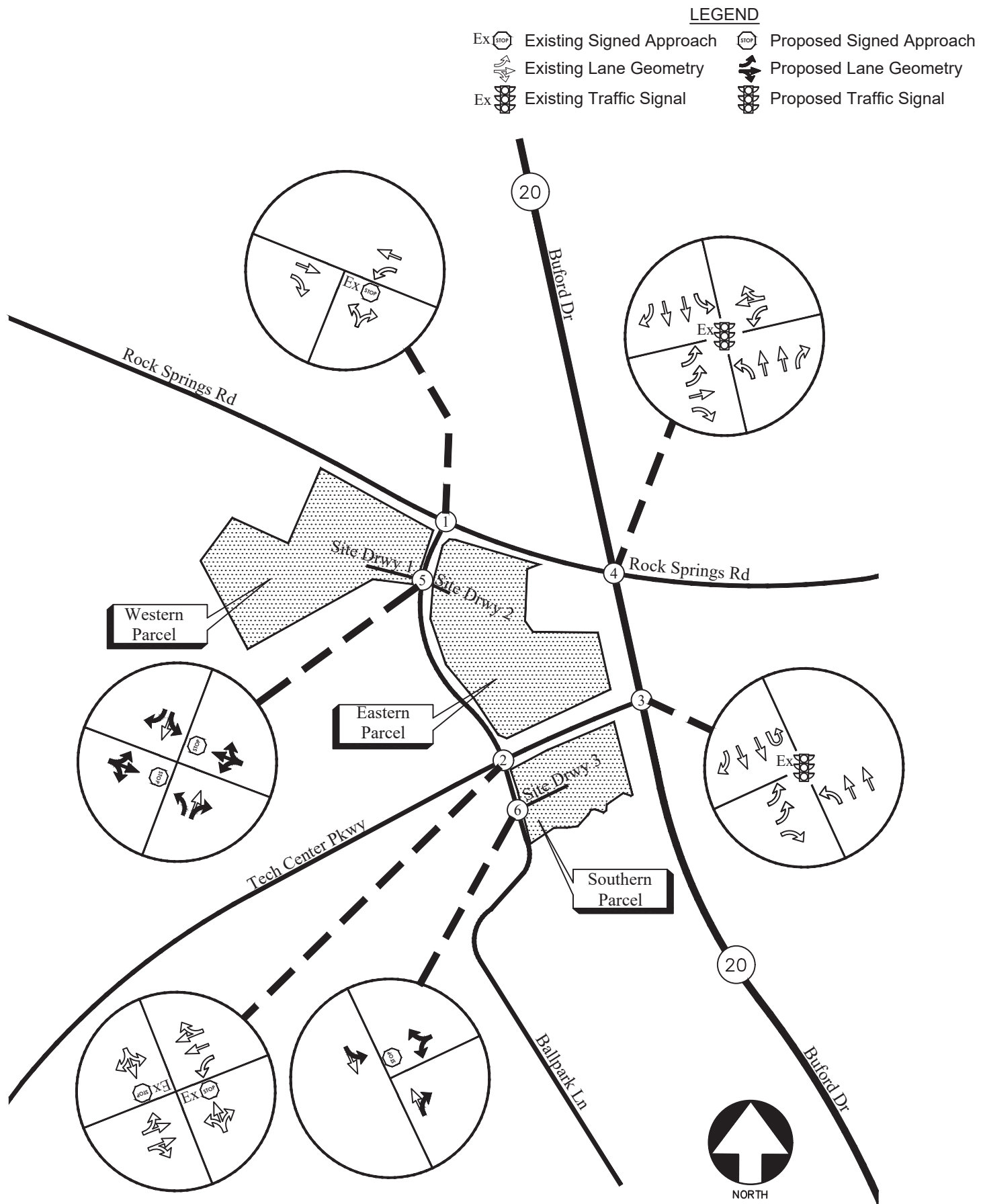
- Rock Springs Road at Ball Park Lane
- Ball Park Lane at Tech Center Parkway
- Tech Center Parkway at SR 20 (Buford Drive)
- Rock Springs Road at SR 20 (Buford Drive)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development located on either sides of Ball Park Lane and along the Tech Center Parkway at the intersection of Ball Park Lane and Rock Spring Road and in the southwest corner of the intersection of Tech Center Parkway and SR 20 (Buford Drive) in Gwinnett County, Georgia. The proposed development will consist of:

- Multifamily Housing (Low Rise) – 214 Units
- Multifamily Housing (Mid Rise) – 112 Units

The development proposes access at the following locations:

- Site Driveway 1: Full Access Driveway on Ball Park Lane (Western)
- Site Driveway 2: Full Access Driveway on Ball Park Lane (Eastern)
- Site Driveway 3: Full Access Driveway on Ball Park Lane (Southern)

Existing and future operations after completion of the project were analyzed at the intersections of:

- Rock Springs Road at Ball Park Lane
- Ball Park Lane at Tech Center Parkway
- Tech Center Parkway at SR 20 (Buford Drive)
- Rock Springs Road at SR 20 (Buford Drive)

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic. The results of future traffic operations analysis indicate that all the signalized intersections will be operating at an overall level of service “D” in both the AM and PM peak hours and unsignalized intersections approaches will be operating at level of service “C” or better in both AM and PM Peak hours. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections.

- Site Driveway 1: Full Access Driveway on Ball Park Lane (Western)
 - One entering and one exiting lane.
 - Stop-sign controlled on driveway approach with Ball Park Lane remaining free flow.
 - Left turn lane and Deceleration Lane for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 2: Full Access Driveway on Ball Park Lane (Eastern)
 - One entering and one exiting lane.
 - Stop-sign controlled on driveway approach with Ball Park Lane remaining free flow.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 3: Full Access Driveway on Ball Park Lane (Southern)
 - One entering and one exiting lane.
 - Stop-sign controlled on driveway approach with Ball Park Lane remaining free flow.
 - Provide adequate sight distance per AASHTO standards.

Exhibit H: Maps

[attached]



RZM2022-00026

RZM2022-00027

RZM2022-00028

ROCK SPRINGS RD

BUFORD DR

BUFORD DR

TECH CENTER DR

TECH CENTER PKWY

BALL PARK LN

BUFORD DR

BUFORD DR

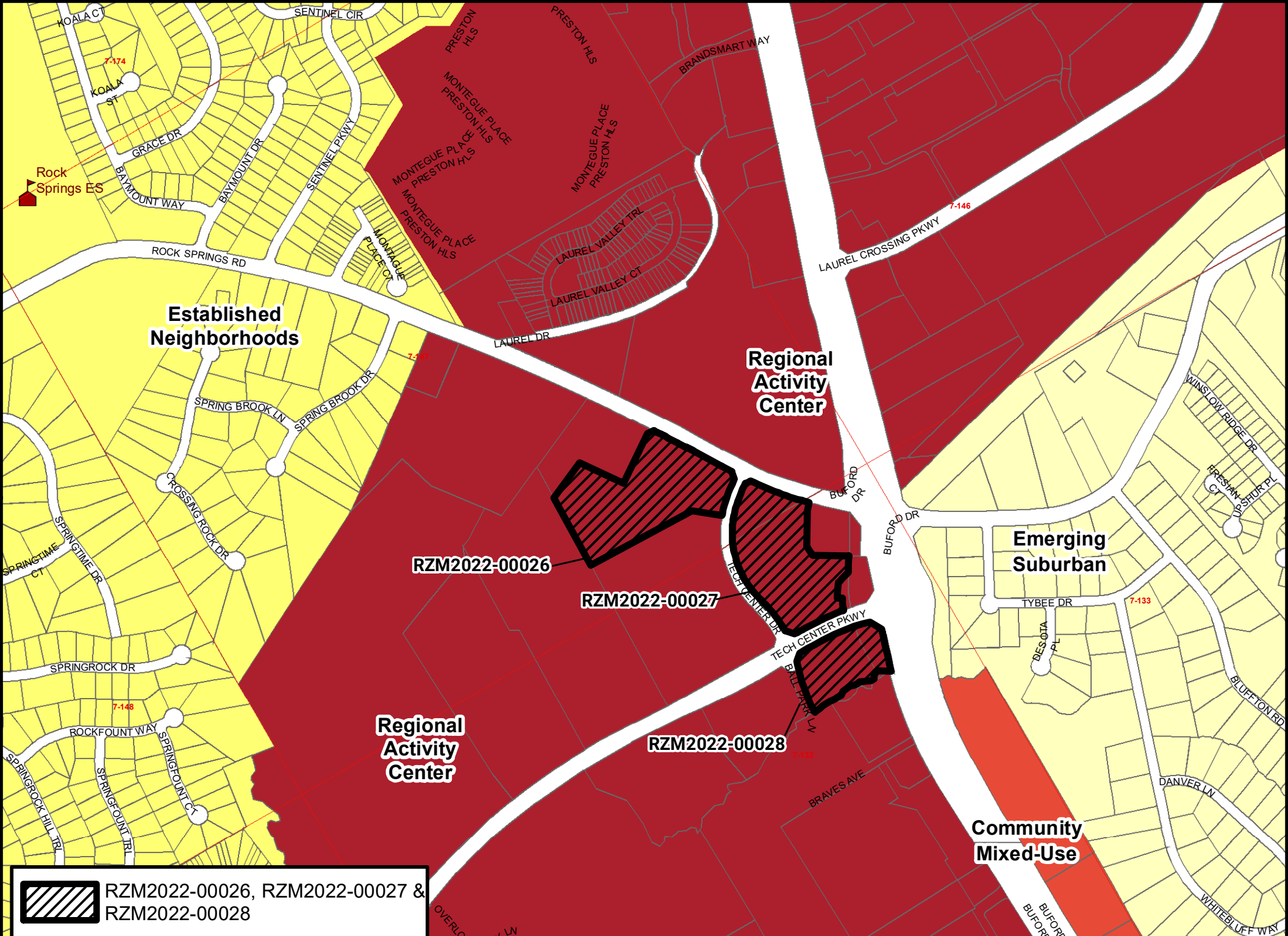


RZM2022-00026, RZM2022-00027 &
RZM2022-00028

Printed: February 27, 2023



0 100 200
Feet



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION