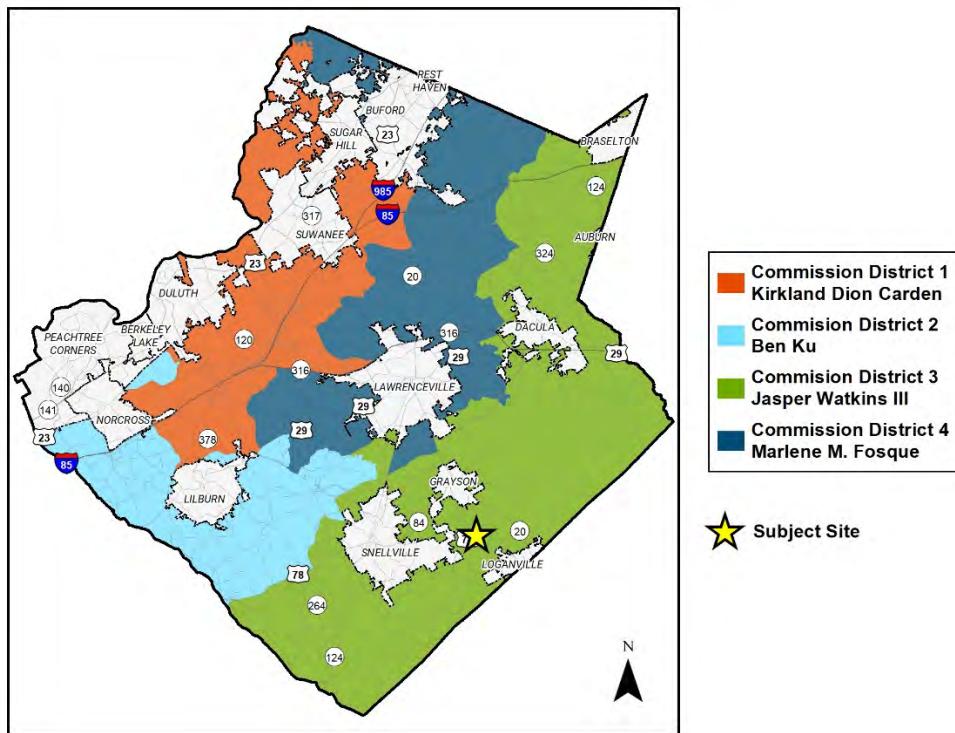




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2022-00036
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Address:	665 and 685 Athens Highway
Map Number:	R5126 004A, 138, and 140
Site Area:	10.94 acres
Units:	84
Proposed Development:	Townhouses
Commission District:	District 3 - Commissioner Watkins
Character Area:	Community Mixed-Use and Vibrant Communities
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Traton, LLC
c/o Alliance Engineering and Planning
299 South Main Street
Alpharetta, GA 30009

Owner: Nancy Marie Camp Supplemental
Needs
4811 Anvil Court
Jefferson, GA 30549

Alex D. Duncan
3819 Creek View Circle
Loganville, GA 30052

Jason H. Duncan
304 Annslee Circle
Loganville, GA 30052

Contact: Tyler Lasser **Contact Phone:** 770.225.4730 ext. 819

Zoning History

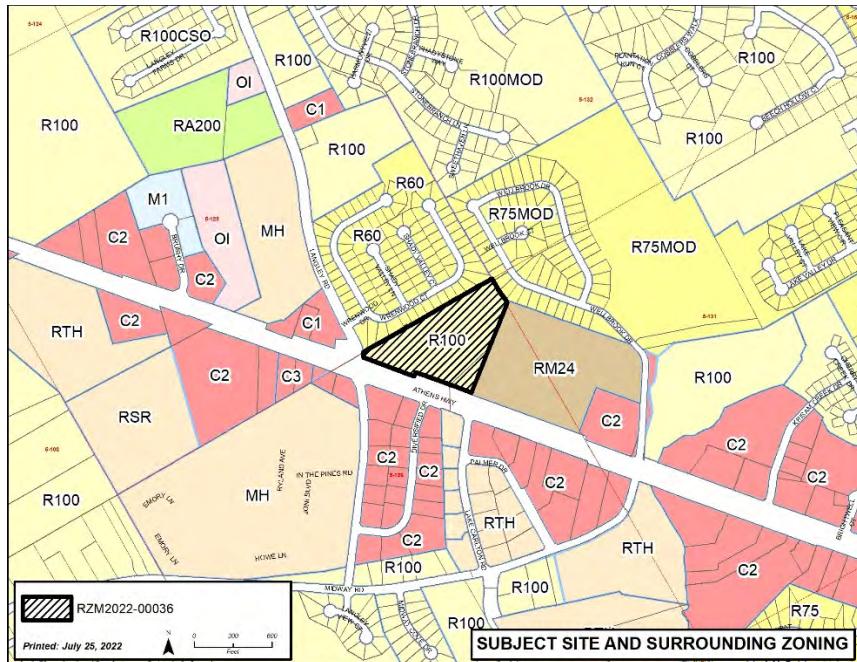
The subject property is zoned R-100 (Single-Family Residence District). A 1973 areawide rezoning amended the property's zoning from RA-200 (Agriculture-Residence District) to R-100.

Existing Site Condition

The subject site is a 10.94-acre assemblage of three parcels located along Athens Highway at its intersection with Langley Road. The property contains two single-family detached homes and accessory buildings accessed via a shared driveway from Athens Highway and a driveway from Langley Road. The site slopes downward approximately 40 feet from southwest to northeast where there is a large, wooded area. There are no streams or ponds on the property. No sidewalk exists along the property frontage. The nearest Gwinnett County Transit stop is 7.2 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions, a multifamily residential development, and commercial properties. Single-family detached homes are located to the north and west of the subject site. Apartments are located to the east. Auto related uses such as a convenience store with fuel pumps, an auto repair shop, and a used auto dealership are located across Athens Highway to the south. The Langley Business Park which contains light industrial uses is also located to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	7.68 units per acre
North	Single-family residential	R-60/R-75MOD	2.96 units per acre
East	Apartments	RM-24	20 units per acre
South	Commercial Townhouses	C-2 R-TH	N/A 8.75 units per acre
West	Single-family residential	R-60	4.31 units per acre

Project Summary

The applicant requests rezoning of a 10.94-acre site from R-100 to R-TH to construct a townhouse development, including:

- 84 townhouse units containing three bedrooms and a minimum heated floor area of 1,800 square feet, with a net density of 7.68 units per acre.
- Exterior building materials consist of brick, stone, and fiber cement siding.
- Front-loaded units with double car garages.
- A single entrance from Athens Highway with a deceleration lane.
- Internal public streets with 5-foot-wide sidewalks on both sides.
- 34 guest parking spaces located throughout the development.
- An external 5-foot-wide sidewalk along Athens Highway.
- A 30-foot-wide landscape strip along Athens Highway.
- A total of 2.84 acres (25.9 percent) common area, which would include a pool, clubhouse, and mail kiosk at the center of the development.
- Two stormwater management facilities located at the northeast and southwest corners of the development.
- A 25-foot-wide undisturbed buffer along the eastern and northern property lines.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	Two stories	YES
Landscape Setback	Minimum 30'	30'	YES
External Side Yard Setback	Minimum 20'	>20'	YES
External Rear Yard Setback	Minimum 20'	>20'	YES
Off-Street Parking	Minimum 252 spaces	252 spaces	YES
Guest Parking	Minimum 21 spaces	34 spaces	YES
Density	Maximum 10 units per acre	7.68 units per acre	YES
Common Area	Minimum 15% or 1.64 acres	25.9% or 2.84 acres	YES
Dwelling Size	Minimum 1,200 square feet	1,800 square feet	YES
Zoning Buffer	Minimum 25'	25'	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, the staff makes the following findings based on the standards from the UDO:

A. Whether a proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded entirely by residential and commercial uses. The Wrenwood Hills and Lake Wellbrook single-family detached subdivisions border the subject property to the northwest and northeast, respectively. A multifamily residential development is under construction to the east. Across Athens Highway to the south are a convenience store with fuel pumps, the Langley Business Park, and an approved townhouse subdivision. The rezoning request would be suitable considering the use and development of adjacent and nearby properties.

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

The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties. The townhouse subdivision would be consistent with the townhouses that were approved across Athens Highway and compatible with surrounding multifamily residences and single-family detached subdivisions. The recommended conditions of approval would mitigate potential adverse aesthetic, property maintenance, and stormwater impacts.

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

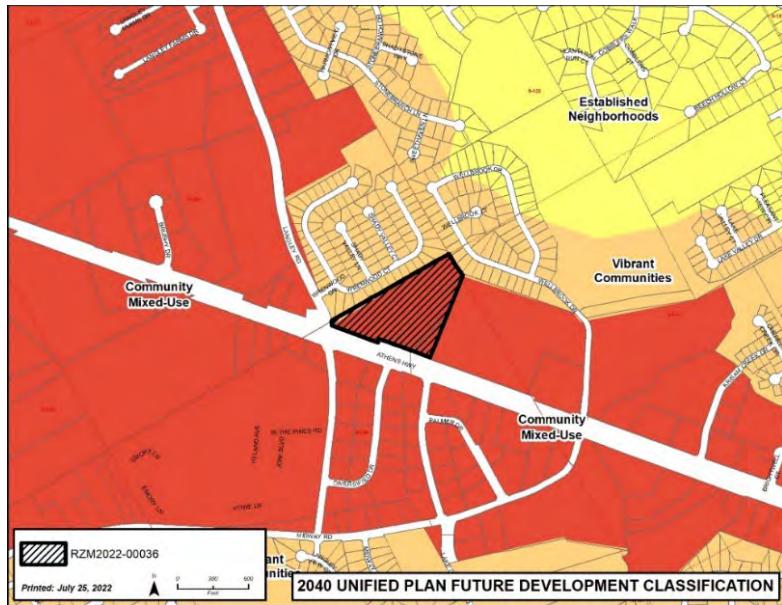
The property has reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. An 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 indicate the subject property lies within the Community Mixed-Use Character Area and a small portion of the western border is in the Vibrant Communities Character Area. This designation encompasses activity nodes and connecting areas along major corridors, including Athens Highway. The character area encourages medium to high density residential uses at major intersections, coupled with lower density residential uses in between. Townhouses are a recommended potential development type and represent an appropriate use along Athens Highway between nodes; therefore, the requested R-TH zoning conforms with 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.

A townhouse development of similar size was approved across Athens Highway in July 2021. The subject property's location across from another approved townhouse subdivision and surrounded by single-family detached subdivisions and multifamily residences, provides an appropriate setting for an infill townhouse subdivision and grounds for approval of the proposed rezoning.

Staff Recommendation

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

Planning Commission Recommendation

Based on the staff's evaluation of the rezoning application, information presented at the public hearing, and the Planning Commission's consideration of the standards governing exercise of zoning power, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommendation (includes Staff Recommended Conditions, as Amended)

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received June 15, 2022, and Exhibit C: Building Elevations dated received June 2, 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. The development shall be limited to single-family attached townhouses and accessory uses, not to exceed 84 units.
3. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
4. All townhouses shall comply with Architectural Design Category 3. The facades of units oriented toward Athens Highway shall meet the requirements for front facades.
5. All dwellings shall contain at least a double-car garage.
6. The Athens Highway frontage and subdivision entrance shall be landscaped by the developer and maintained by the homeowners association, or property management company if operated as a rental community. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. A mandatory homeowners association, or property management company if operated as a rental community, shall be established and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting. If operated as a rental community, the property management company shall also be responsible for maintenance on individual lots, attached decks, townhouse roofs, painting of townhouse exteriors, and other property maintenance.
8. If operated as a rental community, an onsite property management office shall be provided with regularly scheduled business hours.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas shall be sodded.
11. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
12. At no cost to the County, the developer shall coordinate with Gwinnett Department of Transportation to provide at 12' wide trail/ side path within the right of way along the parcel frontage of Athens Highway as required by the Unified Development Ordinance, Chapter 900.
13. The amenity area shall be constructed as indicated on Exhibit B: Site Plan received June 15, 2022, and shall at a minimum include a pool and clubhouse. Final design of the amenity area shall be subject to the review and approval of the Department of Planning and Development.

14. No more than 10 percent rental at any given time.

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



665 Athens Highway



685 Athens Highway



Wooded area of property

Exhibit B: Site Plan

[attached]

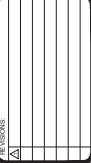
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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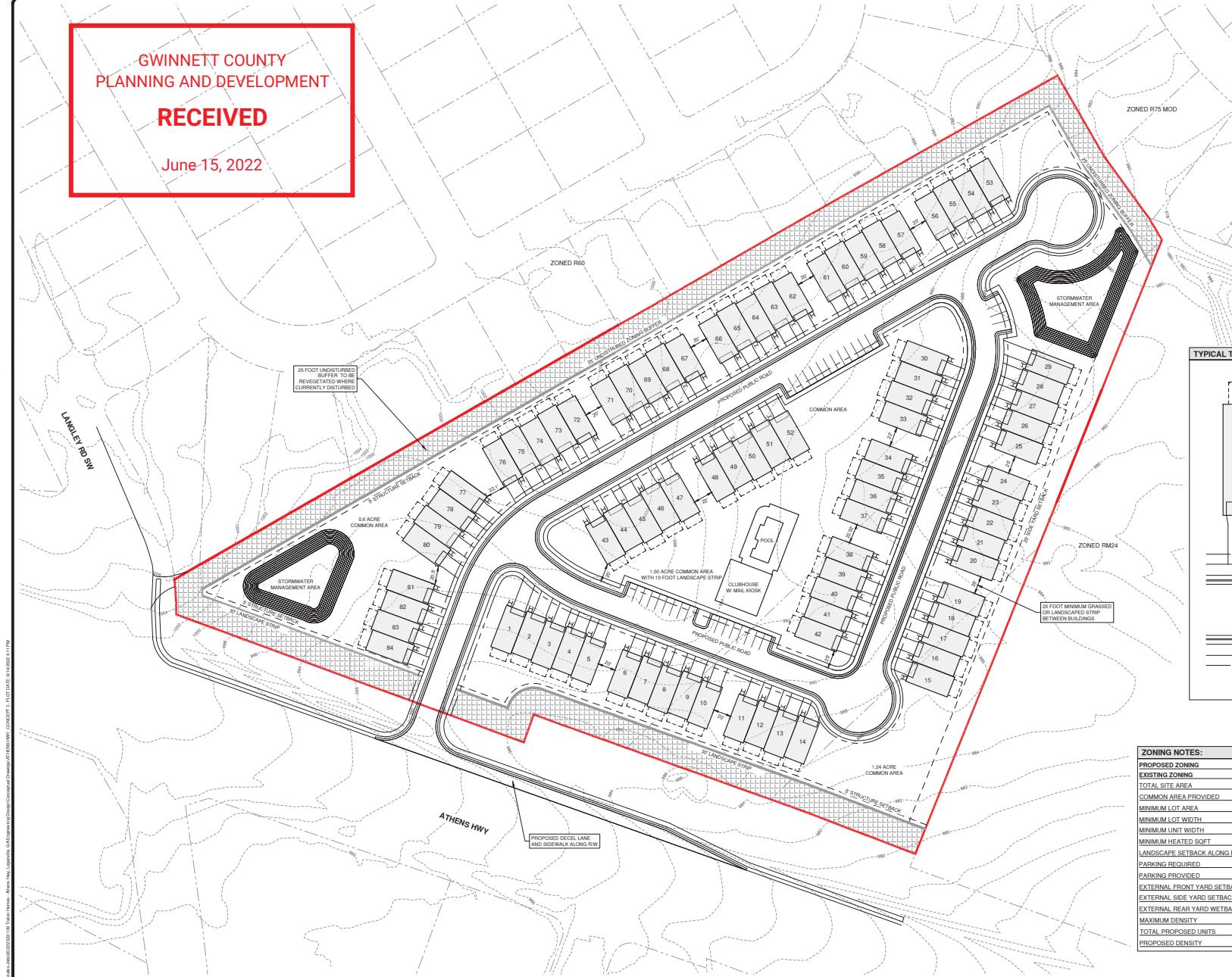
June 15, 2022

GENERAL NOTES:
 • PARCEL DATA BASED ON GWINNETT COUNTY GIS
 • THERE ARE VISIBLE ROCK OUT-CROPPINGS ON SITE

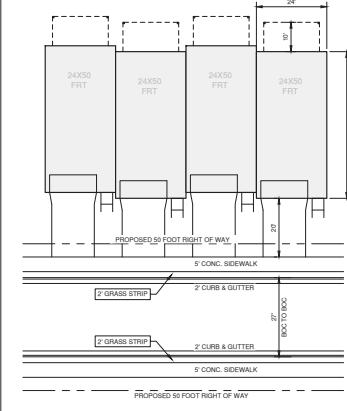
PRELIMINARY
NOT FOR
CONSTRUCTION



SHEET NUMBER 1



TYPICAL TOWNHOME LAYOUT:



ZONING NOTES:

PROPOSED ZONING	R-TH (SINGLE FAMILY RESIDENCE TOWNSCAPE DISTRICT)
EXISTING ZONING	R-100 (SINGLE FAMILY RESIDENCE DISTRICT)
TOTAL SITE AREA	41.094 AC
COMMON AREA PROVIDED	2.84 ACRES (25.9% OF TOTAL AREA)
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MINIMUM UNIT WIDTH	0.66 AC (6%)
MINIMUM HEATED SOFT	1,400 SQFT
LANDSCAPE SETBACK ALONG EXTERIOR STREET	30 FT
PARKING REQUIRED	3 PER DWELLING UNIT (252 SPACES)
PARKING PROVIDED	288 PARKING SPACES (252 AT DU AND 34 GUEST)
EXTERNAL FRONT YARD SETBACK	10 FT
EXTERNAL SIDE YARD SETBACK	20 FT
EXTERNAL REAR YARD SETBACK	20 FT
MAXIMUM DENSITY	10 DU/ACRE
TOTAL PROPOSED UNITS	84
PROPOSED DENSITY	7.68 DU/ACRE

HORIZONTAL SCALE
1" = 50'
50 0 50 100 150

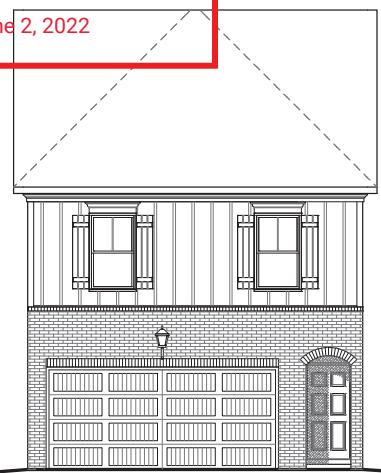
Exhibit C: Building Elevations

[attached]

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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June 2, 2022



ARTISTIC RENDITION, ACTUAL ELEVATION MAY VARY

NOTES

LOWER WALL HEIGHT:	n/a	SUBDIVISION/LOT	PERMIT #																												
MAIN WALL HEIGHT:	9'-1 1/8"	ADDRESS																													
UPPER WALL HEIGHT:	8'-1 1/8"	CITY/COUNTY	STATE ZIP CODE																												
ATTIC CEILING HEIGHT:	n/a	BUILDER	Ga.																												
GARAGE DROP:	.	PHONE																													
		E-MAIL																													
INDEX OF DRAWINGS																															
<p>0-1 – Cover Page 1-1 – Foundation Plan 2-2 – Main Level Plan 2-3 – Upper Level Plan 2-4 – Plan Options 3-1 – Stair / Building Section 4-1 – Roof Layout 5-1 – Front & Rear Elevations 5-2 – Left Elevation 5-3 – Right Elevation 5-4 – Rear Elevation 6-2 – Main Level Electrical Layout 6-3 – Upper Level Electrical Layout 6-4 – Lighting Options</p>																															
EXPECTED POUR DATE:																															
Square Footage Chart for : Brooks																															
<table border="1"> <thead> <tr> <th>Optional Heated Area</th> <th>Opt. Unheated Area</th> <th>Heated Area</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Main Level: 412 SF</td> <td>6409 CF</td> </tr> <tr> <td></td> <td></td> <td>Upper level: 1093 SF</td> <td>10705 CF</td> </tr> <tr> <td></td> <td></td> <td>Total: 1805 SF</td> <td>17114 CF</td> </tr> <tr> <td></td> <td></td> <td>2 car Garage: 398 SF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Front Stoop: 37 SF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Rear Patio: 64 SF</td> <td></td> </tr> </tbody> </table>				Optional Heated Area	Opt. Unheated Area	Heated Area				Main Level: 412 SF	6409 CF			Upper level: 1093 SF	10705 CF			Total: 1805 SF	17114 CF			2 car Garage: 398 SF				Front Stoop: 37 SF				Rear Patio: 64 SF	
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PROJECT

Brooks - A

ISSUE DATE: 05/05/21

FIRST ISSUE DATE: 08/28/19
PRINTED BY: Traton
TO SCALE: 1/4" = 1'-0" (1/4" = 120mm)
FILE NUMBER: 2022-00036
DRAWING NUMBER: Brooks - A
TRATON HOMES, INC. © 2022. All rights reserved. No unauthorized use allowed.

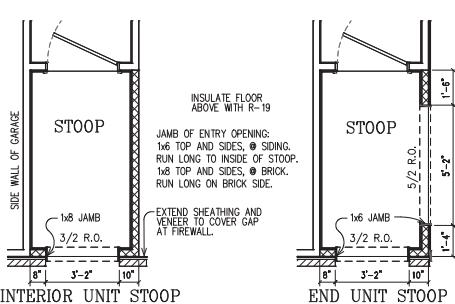
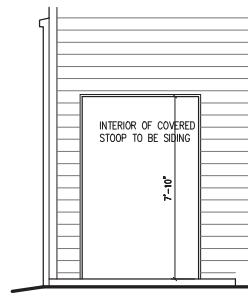
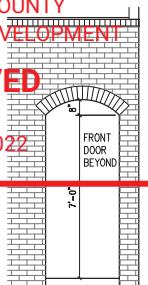
Designed for TRATON HOMES by	
CALDWELL • CLINE	
<small>ARCHITECTS ♦ DESIGNERS</small> <small>2222 Cresswell Circle - Marietta, GA 30064</small> <small>Phone: (770) 427-9064</small> <small>Fax: (770) 427-2714</small>	
Traton Homes	
<small>720 Kennesaw Avenue</small> <small>Marietta, GA 30060</small> <small>Phone: (770) 427-9064</small> <small>Fax: (770) 427-2714</small>	
Brooks	A
TD	TD

ISSUED FOR CONSTRUCTION	
Cover Page	
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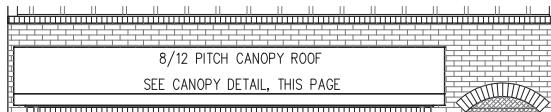
GWINNETT COUNTY PLANNING AND DEVELOPMENT

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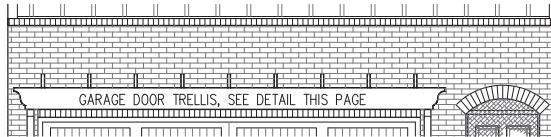
June 2, 2022



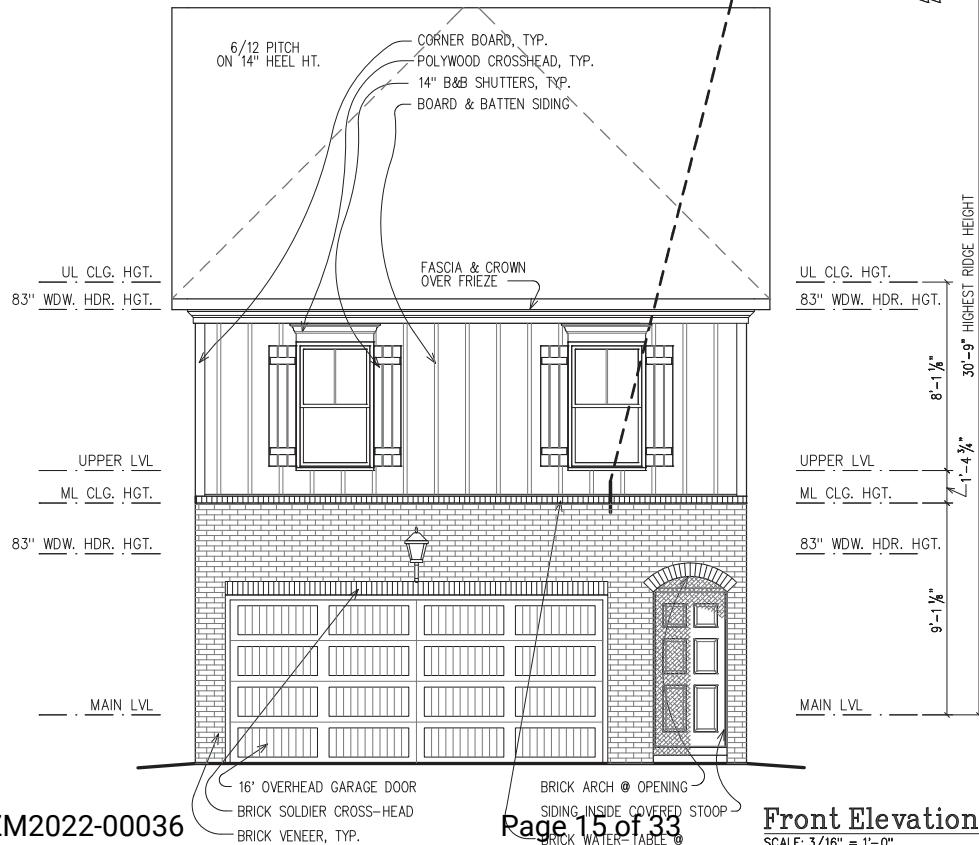
FRONT ENTRY BEHIND PORCH FINISHES DETAIL



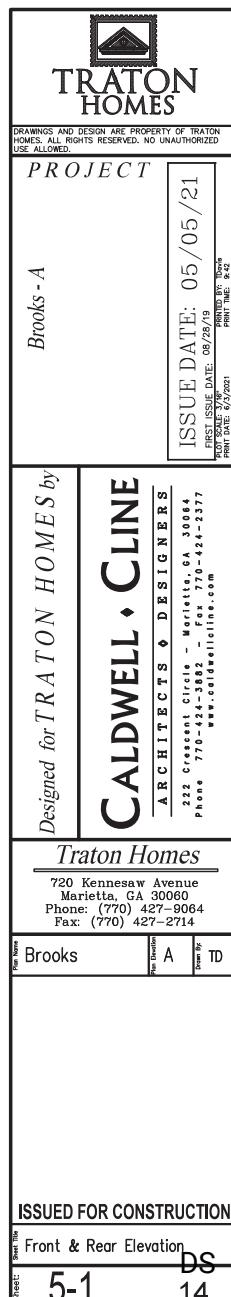
Opt. Canopy Above Garage Doors



Opt. Trellis Above Garage Doors



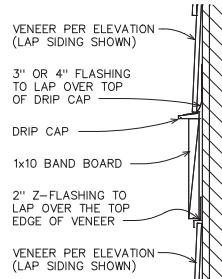
SIDING INSIDE COVERED STOOP
Page 15 of 33 **Front Elevation**
BRICK WATER-TABLE @
UPPER FLOOR LEVEL
SCALE: 3/16" = 1'-0"



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June 2, 2022

THIS ELEVATION TO BE
BUILT AS AN INTERIOR
UNIT ONLY WITHIN
MARIETTA CITY LIMITS



BAND BOARD DETAIL

Left Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

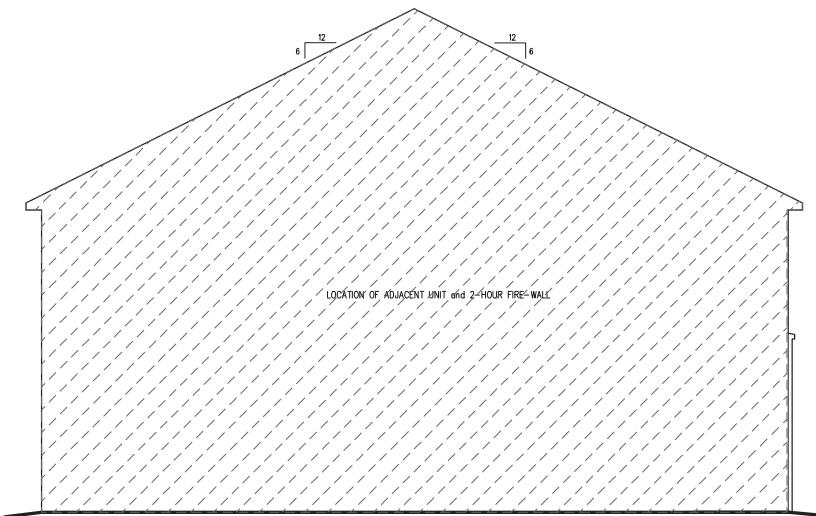
Marietta Zoning Exterior Finishes



Left Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

Standard Exterior Finishes

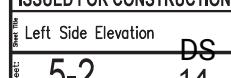
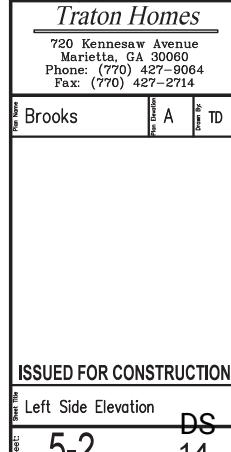
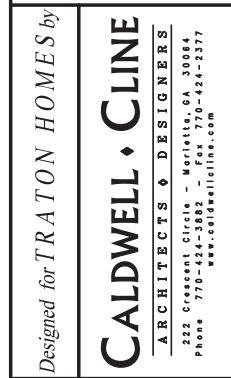


Left Elevation, Interior Wall

SCALE: 1/8" = 1'-0"

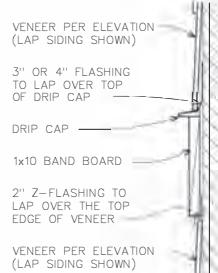
Page 16 of 33

RZM2022-00036



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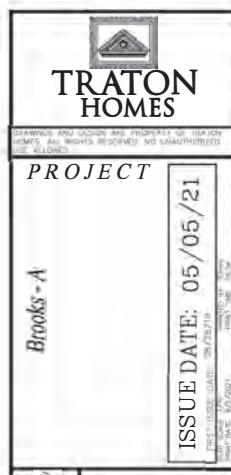
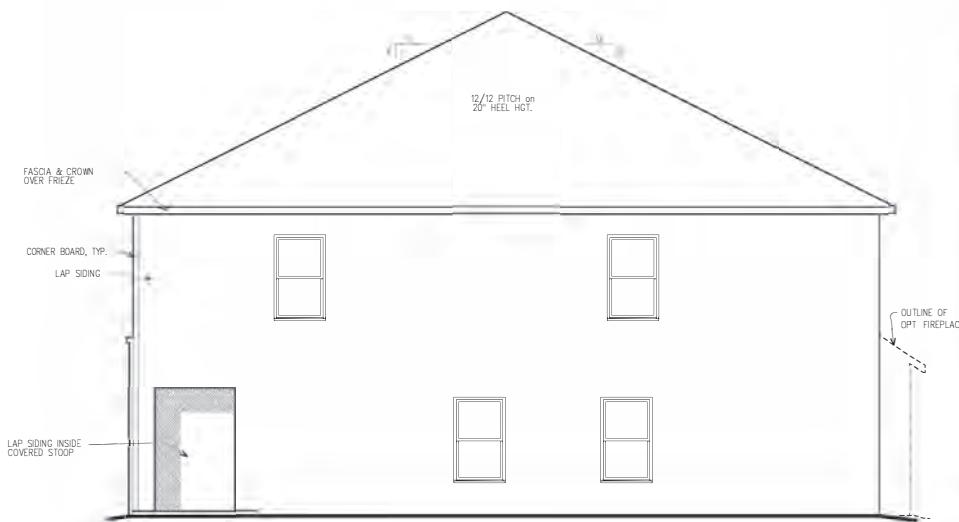


BAND BOARD DETAIL

Right Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

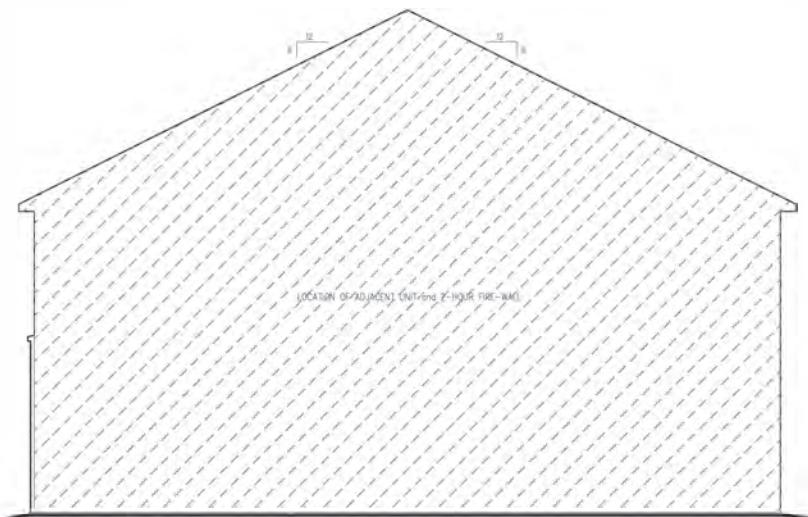
Marietta Zoning Exterior Finishes



Right Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

Standard Exterior Finishes



Right Elevation, Interior Wall

SCALE: 1/8" = 1'-0"

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

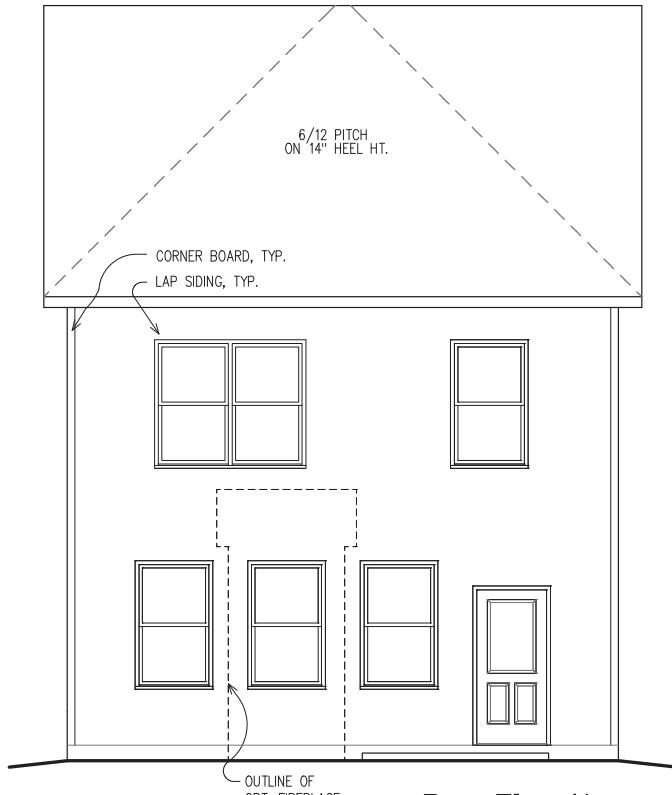
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June 2, 2022



Rear Elevation

SCALe: 3/16" = 1'-0"
Marietta Zoning Exterior Finishes



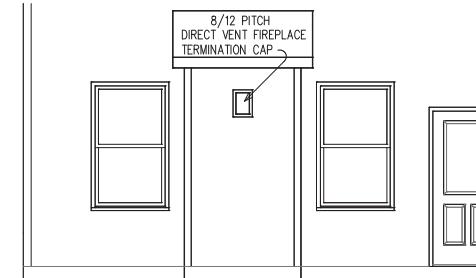
Rear Elevation

SCALe: 3/16" = 1'-0"
Standard Exterior Finishes



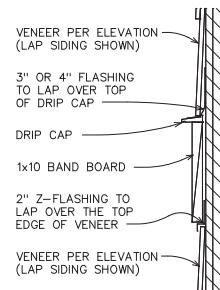
Partial Rear Elevation @ Opt. Fireplace

SCALe: 3/16" = 1'-0"
Marietta Zoning Exterior Finishes



**Partial Rear Elev.
@ Opt. Fireplace**

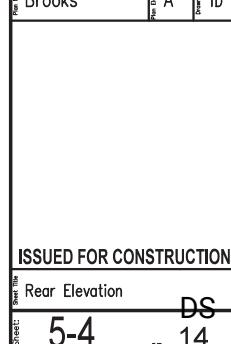
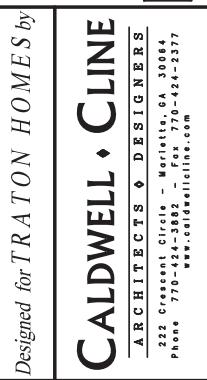
SCALe: 3/16" = 1'-0"
Standard Exterior Finishes



BAND BOARD DETAIL



ISSUE DATE: 05/05/21
FIRST ISSUE DATE: 08/28/19
PRINTED BY: Brooks
FILE NUMBER: 2022-00036
TRATON HOMES, INC. - A Division of Traton Homes, Inc.
720 Kennesaw Avenue
Marietta, GA 30060
Phone: (770) 427-9064
Fax: (770) 427-2714



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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June 2, 2022



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

[attached]

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June 15, 2022

Applicant's Letter of Intent

685 and 665 Athens Highway (Parcel #5126 004A, 5125 140, 5126 138)

R-100 to R-TH

The applicant, Traton Homes, requests to rezone an approximately 10.9-acre site located at the corner of Athens Highway and Langley Road for the purpose of constructing an attached townhouse community. Along the Athens Highway corridor, there is a variety of office, commercial and light industrial uses within proximity of the subject site along Athens Highway. Notably, the site is adjacent to the Emblem at Grayson multifamily development and across the street from a pending townhouse development approved as R-TH in July 2021. The rear of the site abuts the Wrenwood Hills and Lake Wellbrook subdivisions. To develop the site as proposed, the applicant requests to rezone the property from R-100 (Single-Family Residence District) to R-TH (Single-Family Residence Townhouse District). As illustrated on the submitted site plan, the Applicant proposes to construct 84 attached townhomes with a large, centralized amenity area. At 84 units, the development will have a density of approximately 7.68 units per acre. Each unit will have a floor area of approximately 1,800 square feet and include three bedrooms and two-and-a-half bathrooms. Standing two stories tall, the townhomes will be constructed with a mixture of brick, stone, and fiber cement siding. Each unit will have private front door access and a front-entry two-car garage. In addition to garage and driveway spaces, additional parking spaces for guests will be provided along the interior street; a portion of which will be strategically located near the main common area with amenities and mail kiosk. The amenity area will consist of a clubhouse and pool with outdoor furniture and landscaping, which will be easily accessible to residents by way of new sidewalks throughout the site. Sidewalks will further be extended to the Langley Road and Athens Highway rights-of-way. The Applicant projects units to be sold starting in the mid \$300s. The subject site is within the Community Mixed-Use character area of the 2040 Comprehensive Plan, which lists townhomes as one of the encouraged uses. The proposed development meets the intent of the character area as it is pedestrian oriented, with a lower density and lighter intensity than other residential developments in the areas major intersections. Further, the use as townhomes will create a natural transition between the subdivisions along Langley Road and the intense uses across Athens Highway.

The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.

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June 15, 2022

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

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

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

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

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

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

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

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

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

RECEIVED

Standards Governing the Exercise of the Zoning Power

June 2, 2022
To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to R-TH for the purpose of constructing townhomes is suitable in relation to the adjacent and nearby properties. The site is across from another recently approved townhouse development and adjacent to a large multifamily development.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is on a primarily intense commercial and industrial portion of the 78 corridor. The proposed use will provide a natural transition to the single-family detached to the north.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

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

The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Community Mixed-Use character area of the 2040 Future Development Map, which encourages townhomes as a land use.

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

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		8/17/2022	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		Glenn.Boorman@GwinnettCounty.com	
Case Number:		RZM2022-00036	
Case Address:		665 and 685 Athens Highway	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

1	The Gwinnett County Trails Master Plan has identified this section of the Athens Highway corridor as a proposed trail location. Trails are to be planned for both sides of the road. The parcel for this proposed rezoning shall accommodate this requirement according to the Unified Development Ordinance, Chapter 900.
2	
3	
4	
5	
6	
7	

Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	At no cost to the County the developer shall coordinate with Gwinnett Department of Transportation to provide at 12' wide trail/ side path within the right of way along the parcel frontage of Athens Highway as required by the Unified Development Ordinance, Chapter 900.		
2			
3			
4			
5			

Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 8.17.22		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@GwinnettCounty.com		
Case Number: RZM2022-00036		
Case Address: 665 and 685 Athens Highway		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Athens Highway (SR 10) is a principal arterial. ADT = 30,700.	
2	7.2 miles to the nearest transit facility (#2454884) Grayson Highway and Veterans Organization.	
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access along Athens Highway (SR 10), to include the possibility of continuing the right-turn lane into the development, all the way through to Langley Road.	
4	Traffic Calming measures for new local streets are required to encourage 25mph vehicle operating speeds. Maximum length of the roadway between speed control points is 500 feet.	
5		
6		
7		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1		
2		
3		
4		
5		
6		

Note: Attach additional pages, if needed

Revised 7/26/2021

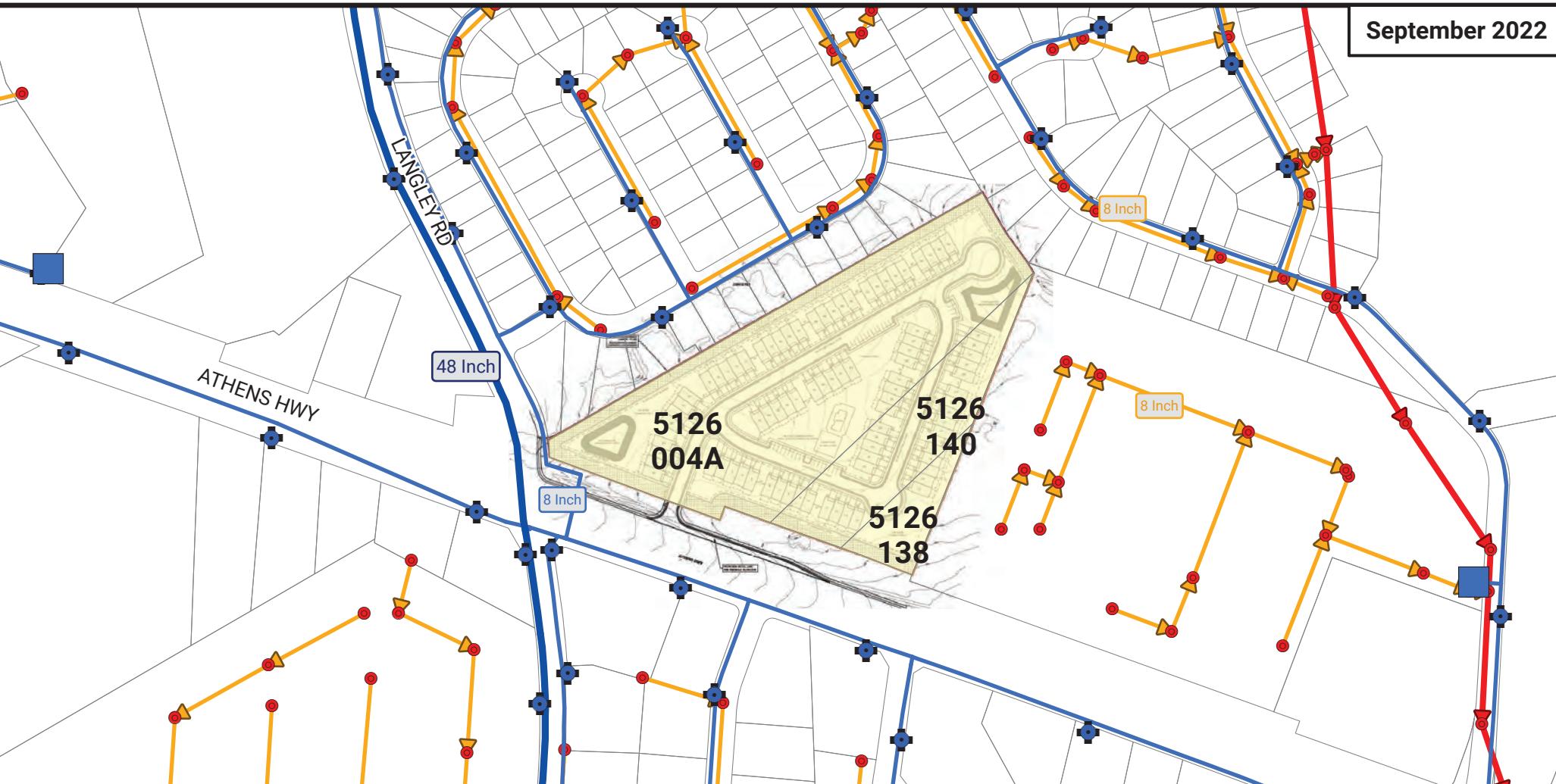


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	8/17/2022		
Department/Agency Name:	DWR		
Reviewer Name:	Mike Pappas		
Reviewer Title:	GIS Planning Manager		
Reviewer Email Address:	Michael.Pappas@GwinnettCounty.com		
Case Number:	RZM2022-00036		
Case Address:	665 and 685 Athens Highway		
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The development may connect to an existing 8-inch water main located on the north right-of-way of Stone Mountain Highway.		
2	Water: The 8-inch water main shall be extended approximately 150 feet across the frontage of the development.		
3	Sewer: A Sewer Capacity Certification is required to confirm capacity.		
4	Sewer: Pending available sewer capacity the proposed development may connect to sewer currently being installed for the LMC Grayson Apartments (once accepted as Gwinnett County Department of Water Resources asset).		
5	Sewer: An easement will be required to access the sewer.		
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



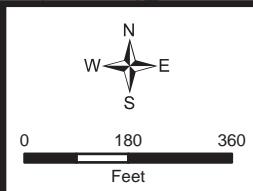
LEGEND

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

RZM2022-00036

R-100 to R-TH

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the north right-of-way of Stone Mountain Highway. The 8-inch water main shall be extended approximately 150 feet across the frontage of the development.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity the proposed development may connect to sewer currently being installed for the LMC Grayson Apartments (once accepted as GCDWR asset). An easement will be required to access the sewer.

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

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

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, September, 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	
RZM2022-00041 (East)	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	27	
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	19	
	Benfield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	35	
RZM2022-00042 (West)	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	37	
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	28	
	Baggett ES	1,062	1,125	-63	1,051	1,125	-74	1,040	1,125	-85	50	
RZM2022-00036	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16	
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	12	
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	22	
RZM2022-00038	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	12	
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	9	
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	16	
RZM2022-00039	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	26	
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	18	
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	33	
RZM2022-00040	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	3	
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	2	
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	4	

Exhibit F: Maps

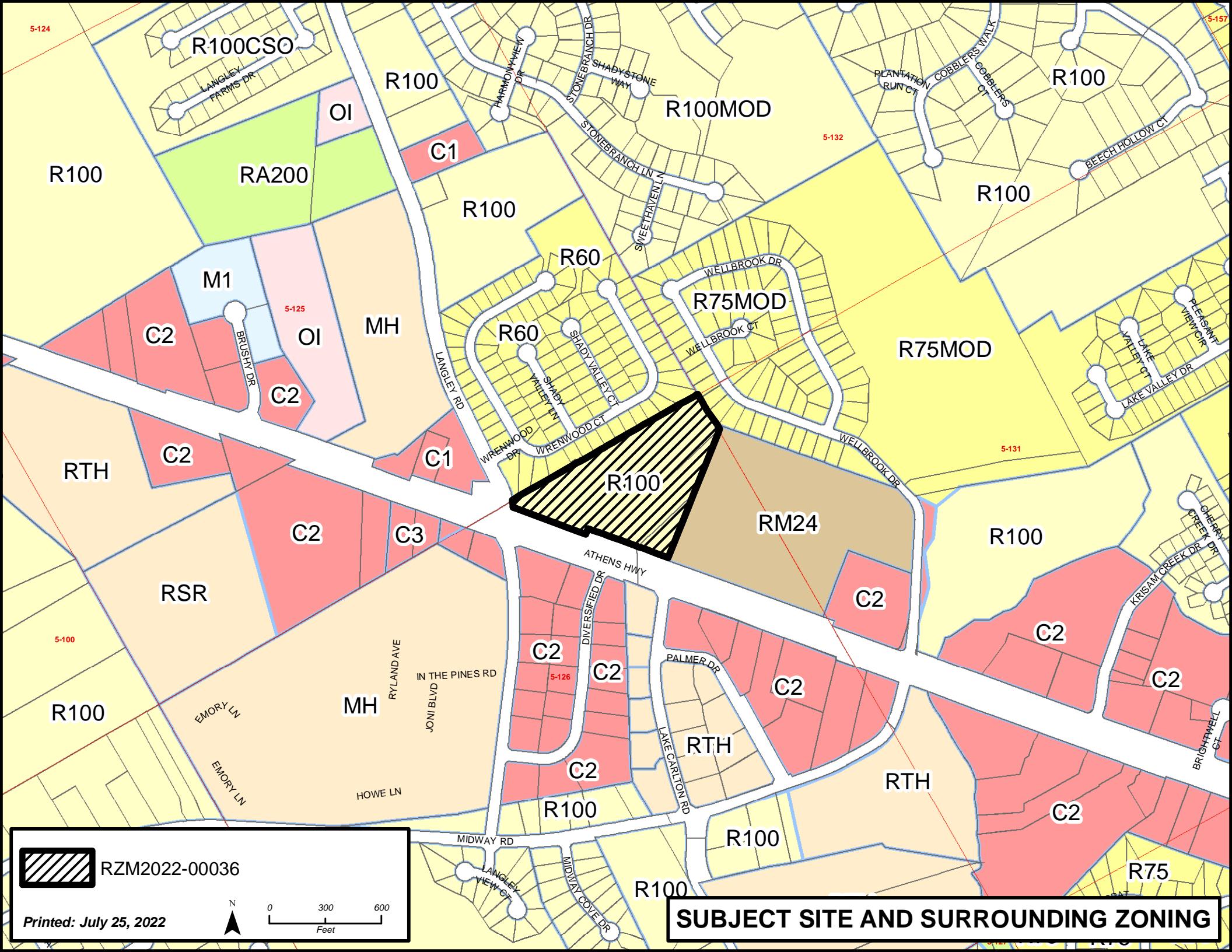
[attached]



RZM2022-00036



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Feet



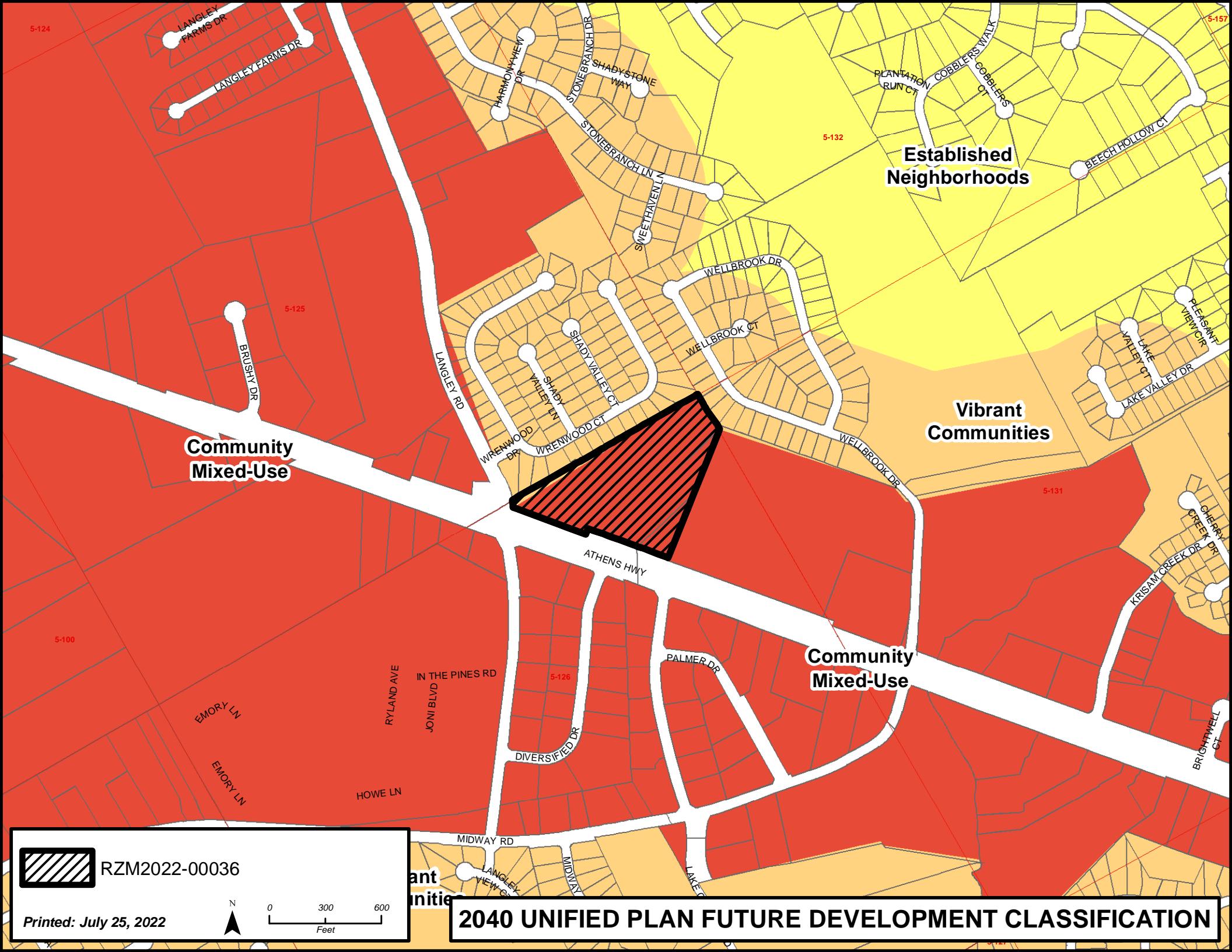
RZM2022-00036



0 300 600
Feet

Printed: July 25, 2022

SUBJECT SITE AND SURROUNDING ZONING



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June 15, 2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: <u>Traton LLC, c/o Alliance Engineering and Planning</u>	NAME: <u>Multiple - See Attached</u>	
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: _____	
CITY: <u>Alpharetta</u>	CITY: _____	
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: _____ ZIP: _____	
PHONE: <u>770-225-4730 ext. 819</u>	PHONE: <u>770-225-4730 ext. 819</u>	
EMAIL: <u>tylerl@allianceco.com</u>	EMAIL: _____	
CONTACT PERSON: <u>Tyler Lasser</u>	PHONE: <u>770-225-4730 ext. 819</u>	
CONTACT'S E-MAIL: <u>tylerl@allianceco.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>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>		
PARCEL NUMBER(S): <u>5126 004A, 5126 140, 5126 138</u> ACREAGE: <u>10.94</u>		
ADDRESS OF PROPERTY: <u>685 and 665 Athens Highway</u>		
PROPOSED DEVELOPMENT: <u>Townhomes</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>84</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800</u>	Total Building Sq. Ft. _____
Gross Density: <u>7.68</u>	Density: _____
Net Density: <u>7.68</u>	_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

June 2, 2022

Property Owners

5126 004A

NANCY MARIE CAMP SUPPLEMENTAL NEEDS
4811 ANVIL CT
JEFFERSON GA 30549-8858

5126 140

DUNCAN ALEX D
3819 CREEK VIEW CIR
LOGANVILLE GA 30052-5267

5126 138

DUNCAN JASON H
304 ANNSLEE CIR
LOGANVILLE GA 30052-7240

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June 15, 2022

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

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

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Please see attached

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

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Please see attached

RECEIVED

Standards Governing the Exercise of the Zoning Power

June 2, 2022
To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to R-TH for the purpose of constructing townhomes is suitable in relation to the adjacent and nearby properties. The site is across from another recently approved townhouse development and adjacent to a large multifamily development.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is on a primarily intense commercial and industrial portion of the 78 corridor. The proposed use will provide a natural transition to the single-family detached to the north.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

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The rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Community Mixed-Use character area of the 2040 Future Development Map, which encourages townhomes as a land use.

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

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

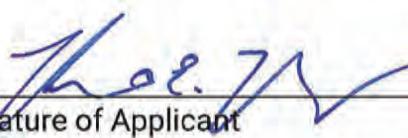
Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

RECEIVED

June 2, 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.

 for TRATON LLC 6-1-22
Signature of Applicant Date

RICHARD E. PARVEY for TRATON LLC, Vice President
Type or Print Name and Title

 6/1/2023
Signature of Notary Public Date



RECEIVED

June 2, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12
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Signature of Property Owner

06-01-2022

Date

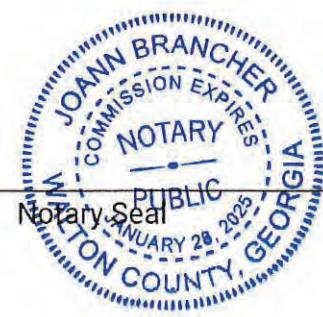
Alex D. Dunces
Type or Print Name and Title

Dunces


Signature of Notary Public

6/1/22

Date



RECEIVED

June 2, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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ACTION BY THE BOARD OF COMMISSIONERS.

Jason H. Duncan

Signature of Property Owner

6.1.22

Date

Jason H. Duncan - Owner

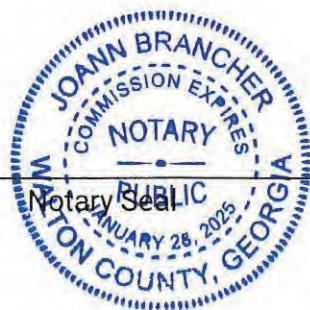
Type or Print Name and Title

Joann

Signature of Notary Public

6/1/22

Date



RECEIVED

June 2, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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ACTION BY THE BOARD OF COMMISSIONERS.

Mary Beth Carpenter, as agent 6/1/22
Signature of Property Owner Date

Mary Beth Carpenter as attorney-in-fact for Nancy N. Camp
Type or Print Name and Title

Susan Guillebeau 6/1/22
Signature of Notary Public Date



RECEIVED

June 2, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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ACTION BY THE BOARD OF COMMISSIONERS.

Mary Beth Carpenter 6/1/22
Signature of Property Owner Date

Mary Beth Carpenter as Trustee of the Nancy Marie Camp
Type or Print Name and Title
Supplemental Needs Trust under the Last Will and
Testament of Charles Edward Camp dated June 10, 2021.

Susan Guillebeau 6/1/22
Signature of Notary Public Date



RECEIVED

June 2, 2022

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.

Karen M. ree TRANTON LLC 6-1-22 VICE PRESIDENT
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

Tyler Lasser

6/1/22

Tyler Lasser

SIGNATURE OF APPLICANT'S

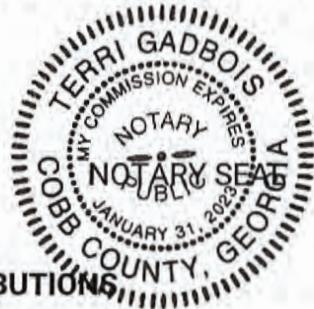
DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

SIGNATURE OF NOTARY PUBLIC

6/1/2022



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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 RICHARD E. PARKEY FOR TRATON LLC
YOUR NAME

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

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

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

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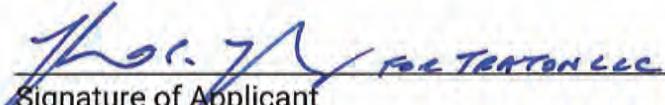
June 2, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 5 - 126 - 004A
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

6-1-22

Date

RICHARD E. PARLEY VICE PRESIDENT

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia

Tax Associate I

NAME

TITLE

06/02/2022

DATE

RECEIVED

June 2, 2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 5 - 126 - 140
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

6-1-22
Date

RICHARD E. PARNEY
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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Jacqueleen Garcia

Tax Associate I

NAME

TITLE

06/02/2022

DATE

RECEIVED

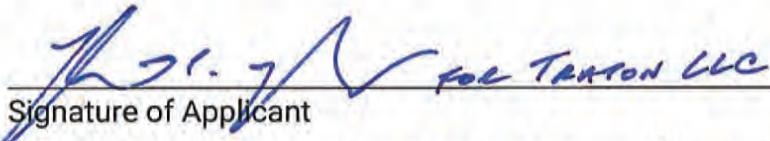
June 2, 2022

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

PARCEL I.D. NUMBER: 5 - 126 - 138
(Map Reference Number) District Land Lot Parcel

 for Teton LLC

6-1-22

Date

RICHARD E. PARVEY VICE PRESIDENT
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia

NAME

TITLE

06/02/2022

DATE

RECEIVED

June 15, 2022

Applicant's Letter of Intent

685 and 665 Athens Highway (Parcel #5126 004A, 5125 140, 5126 138)

R-100 to R-TH

The applicant, Traton Homes, requests to rezone an approximately 10.9-acre site located at the corner of Athens Highway and Langley Road for the purpose of constructing an attached townhouse community. Along the Athens Highway corridor, there is a variety of office, commercial and light industrial uses within proximity of the subject site along Athens Highway. Notably, the site is adjacent to the Emblem at Grayson multifamily development and across the street from a pending townhouse development approved as R-TH in July 2021. The rear of the site abuts the Wrenwood Hills and Lake Wellbrook subdivisions. To develop the site as proposed, the applicant requests to rezone the property from R-100 (Single-Family Residence District) to R-TH (Single-Family Residence Townhouse District). As illustrated on the submitted site plan, the Applicant proposes to construct 84 attached townhomes with a large, centralized amenity area. At 84 units, the development will have a density of approximately 7.68 units per acre. Each unit will have a floor area of approximately 1,800 square feet and include three bedrooms and two-and-a-half bathrooms. Standing two stories tall, the townhomes will be constructed with a mixture of brick, stone, and fiber cement siding. Each unit will have private front door access and a front-entry two-car garage. In addition to garage and driveway spaces, additional parking spaces for guests will be provided along the interior street; a portion of which will be strategically located near the main common area with amenities and mail kiosk. The amenity area will consist of a clubhouse and pool with outdoor furniture and landscaping, which will be easily accessible to residents by way of new sidewalks throughout the site. Sidewalks will further be extended to the Langley Road and Athens Highway rights-of-way. The Applicant projects units to be sold starting in the mid \$300s. The subject site is within the Community Mixed-Use character area of the 2040 Comprehensive Plan, which lists townhomes as one of the encouraged uses. The proposed development meets the intent of the character area as it is pedestrian oriented, with a lower density and lighter intensity than other residential developments in the areas major intersections. Further, the use as townhomes will create a natural transition between the subdivisions along Langley Road and the intense uses across Athens Highway.

The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.

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June 2, 2022

LEGAL DESCRIPTION

All that certain parcel of land located in Land Lot 126 of the 5th Land District of Gwinnett County, Georgia containing 10.94 acres and being more particularly described as follows:

BEGINNING at intersection of the northeastern right-of-way of U.S. Highway No. 78 (aka Athens Highway) ((right-of-way varies) and the eastern right-of-way of Langley Road (80' R/W); THENCE along the eastern right-of-way of Langley Road counterclockwise on the arc of a curve (Arc = 36.49', Radius = 321.00') which subtends a chord of North 12°30'41" West a distance of 36.47' to a point on the Land Lot line common to Land Lots 125 & 126; THENCE leaving the right-of-way of Langley Road on the Land Lot line common to Land Lots 125 & 126 North 60°23'57" East a distance of 34.04' to a capped rebar found (CRBF); THENCE along the Land Lot line common to Land Lots 125 & 126 North 60°23'57" East a distance of 406.27' to a point; THENCE along the Land Lot line common to Land Lots 125 & 126 North 60°23'57" East a distance of 224.46' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 125 & 126 North 60°23'57" East a distance of 483.00' to a point which is the Land Lot corner of Land Lots 125, 126, 131, 132; THENCE along the Land Lot line common to land lots 126 & 131 South 29°49'40" East a distance of 190.58' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 126 & 131 South 30°40'40" East a distance of 29.36' to a one half inch rebar found (1/2" RBF); THENCE South 21°54'19" West a distance of 346.59' to a point; THENCE South 21°54'19" West a distance of 413.44' to a one half inch rebar found (1/2" RBF) on the northeastern right-of-way of U.S. Highway No. 78 (r/w varies); THENCE along the right-of-way North 70°10'00" West a distance of 173.47' to a one half inch rebar found (1/2" RBF); THENCE along the right-of-way North 70°10'28" West a distance of 173.12' to a one half inch rebar found (1/2" RBF); THENCE along the right-of-way North 70°36'15" West a distance of 110.04' to a one half inch rebar found (1/2" RBF); THENCE along the right-of-way North 70°16'30" West a distance of 145.00' to a point; THENCE along the right-of-way North 70°10'14" West a distance of 265.73' to a point which is the POINT OF BEGINNING.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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June 2, 2022



GWINNETT COUNTY PLANNING AND DEVELOPMENT

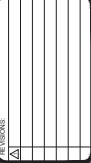
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June 15, 2022

PRELIMINARY
NOT FOR
CONSTRUCTION



**ENGINEERING &
LAND SURVEYING**
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912)469-7112 OFFICE
(912)469-7125 FAX
NORTHWINDS II
2500 NORTHWINDS PKWY.
SUITE 360
ALPHARETTA, GA 30009
(404)683-1618 OFFICE
www.maxred.com



**PROPOSED TOWNHOUSES
ATHENS HWY AND LANGLEY RD SW
GWINNETT COUNTY, GA**

CONCEPTUAL SITE LAYOUT

GENERAL NOTES:

- PARCEL DATA BASED ON GWINNETT COUNTY GIS
- THERE ARE VISIBLE ROCK OUT-CROPPINGS ON SITE

The diagram illustrates a typical townhome layout. It features four identical townhome units, each labeled '24X50 FRT', arranged side-by-side. The total width of the four units is 96 feet. A dashed line indicates a 'PROPOSED 50 FOOT RIGHT OF WAY' extending from the rear of the units. In front of the units, there is a '9' CONC. SIDEWALK' and a '2' CURB & GUTTER'. A '2' GRASS STRIP' is located between the sidewalk and the curb/gutter. A vertical dimension line on the right indicates a height of 24 feet. A horizontal dimension line at the bottom indicates a total length of 96' TO DOOR, with a 27' dimension also shown. A vertical dimension line on the far right indicates a height of 30 feet.

ZONING NOTES:	
PROPOSED ZONING	R-TH (SINGLE FAMILY RESIDENCE TOWNSHOUSE DISTRICT)
EXISTING ZONING	R-100 (SINGLE FAMILY RESIDENCE DISTRICT)
TOTAL SITE AREA	±1,150 AC
COMMON AREA PROVIDED	2.84 ACRES (25% OF TOTAL AREA)
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MINIMUM UNIT WIDTH	0.66 AC (6%)
MINIMUM HEATED SOFT	1,400 SOFT
LANDSCAPE SETBACK ALONG EXTERIOR STREET	30
PARKING REQUIRED	3 PER DWELLING UNIT (252 SPACES)
PARKING PROVIDED	288 PARKING SPACES (252 AT DU AND 34 GUEST)
EXTERNAL FRONT YARD SETBACK	10 FT
EXTERNAL SIDE YARD SETBACK	20 FT
EXTERNAL REAR YARD SETBACK	20 FT
MAXIMUM DENSITY	10 DU/ACRE
TOTAL PROPOSED UNITS	84
PROPOSED DENSITY	7.68 DU/ACRE

HORIZONTAL SCALE
1' = 50'

0 50 100 150

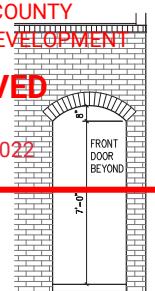
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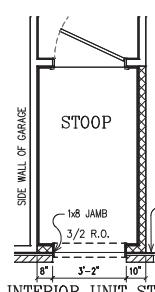
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FRONT

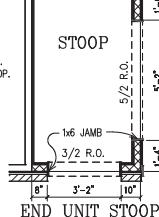


SIDE

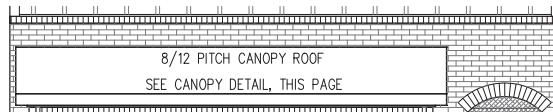


INSULATE FLOOR
ABOVE WITH R-19
JAMB OF ENTRY OPENING:
1x6 TOP AND SIDES, @ SIDING,
RUN LONG TO INSIDE OF STOOP.
1x6 TOP AND SIDES, @ BRICK,
RUN LONG ON BRICK SIDE.

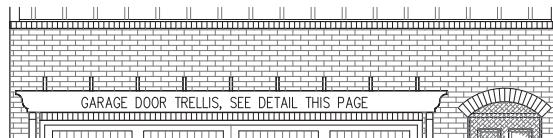
EXTEND SHEATHING AND
VENEER TO COVER GAP
AT FIREWALL.



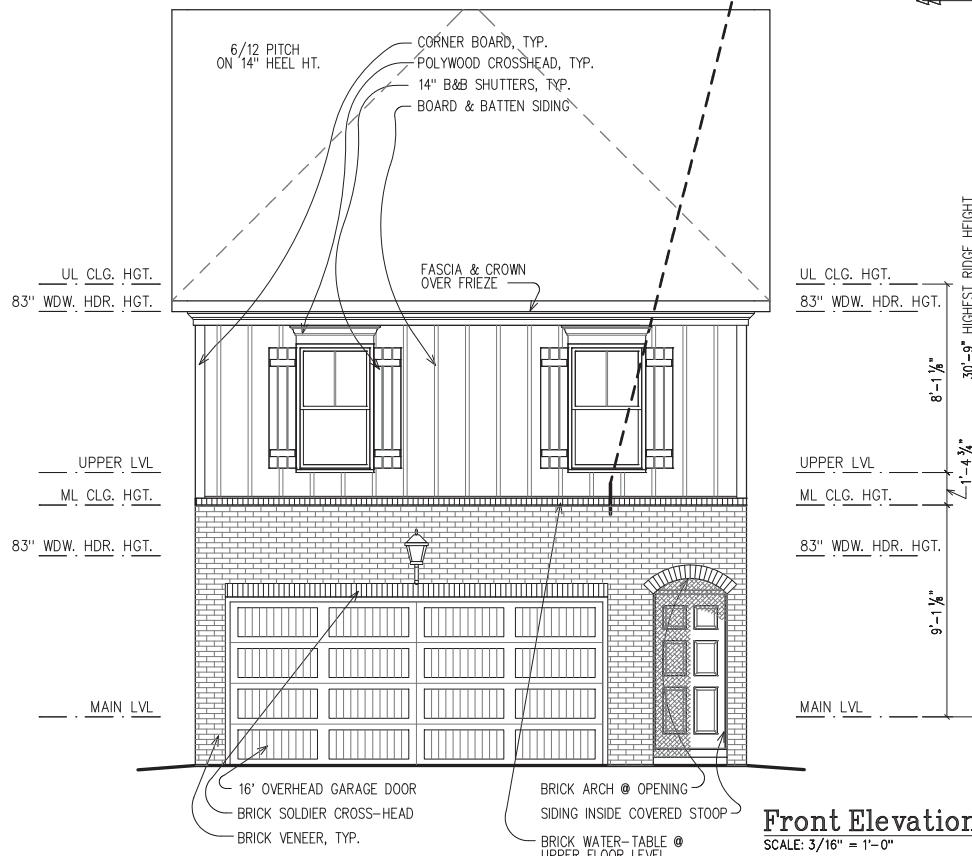
FRONT ENTRY BEHIND PORCH FINISHES DETAIL



Opt. Canopy Above Garage Doors



Opt. Trellis Above Garage Doors

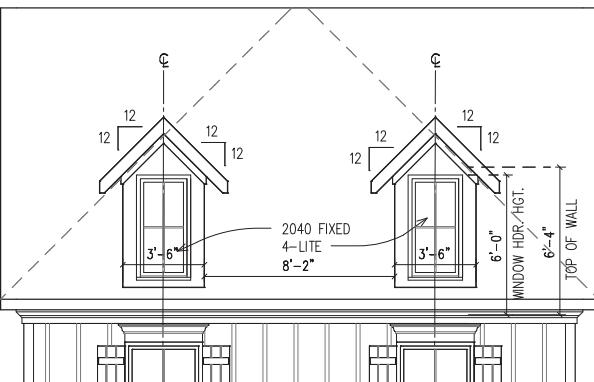


Front Elevation

SCALE: 3/16" = 1'-0"

SECTION: A-A

VIEW: TD



Opt. (2) Single Dormers

Interior Units Only

UNIT TO BE BUILT WITH GABLE
ROOF FRONT TO REAR, WHEN
ADJACENT TO ANOTHER UNIT.

UNIT TO BE BUILT WITH A HIP
ROOF ON BUILDING END WALL,
WHEN BUILT AS END UNIT.



Designed for TRATON HOMES by
CALDWELL • CLINE

ARCHITECTS & DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone: (770) 427-9064
Fax: (770) 427-2714
www.caldwellcline.com

Traton Homes

720 Kennesaw Avenue
Marietta, GA 30060
Phone: (770) 427-9064
Fax: (770) 427-2714

Brooks

Architect

TD

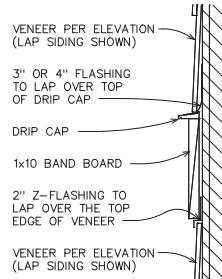
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Front & Rear Elevation

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THIS ELEVATION TO BE
BUILT AS AN INTERIOR
UNIT ONLY WITHIN
MARIETTA CITY LIMITS

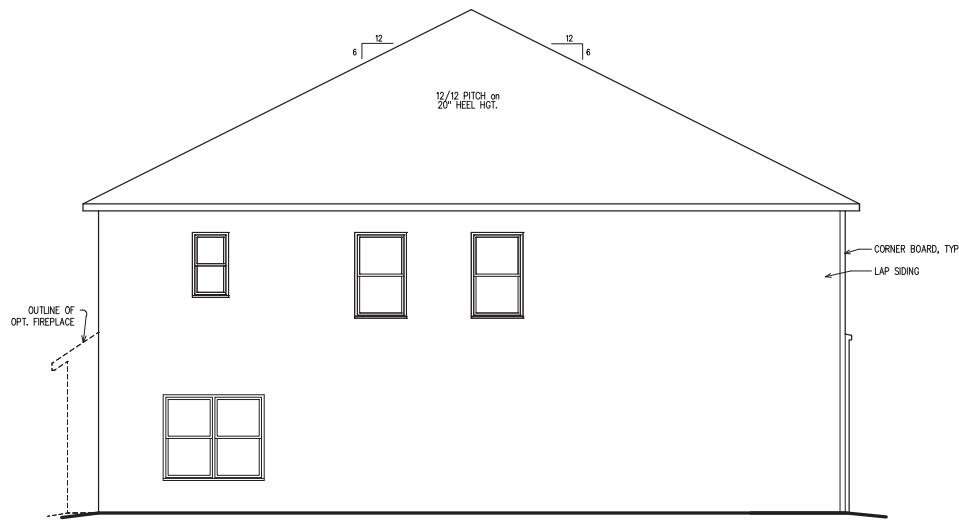


BAND BOARD DETAIL

Left Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

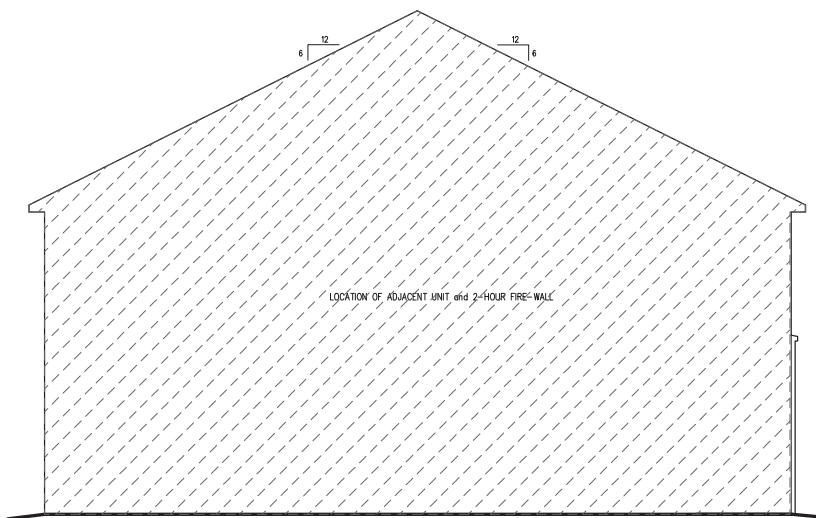
Marietta Zoning Exterior Finishes



Left Elevation, Exterior Wall

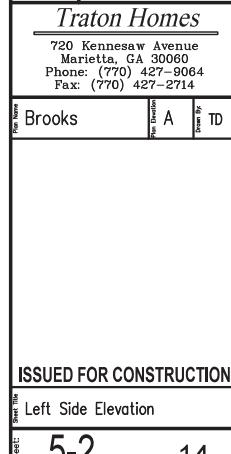
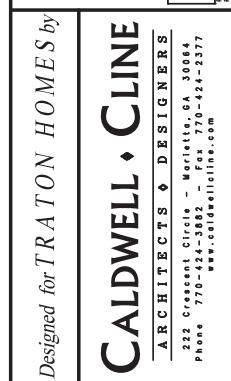
SCALE: 1/8" = 1'-0"

Standard Exterior Finishes



Left Elevation, Interior Wall

SCALE: 1/8" = 1'-0"



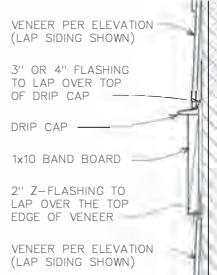
ISSUED FOR CONSTRUCTION

Left Side Elevation

5-2 14

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BAND BOARD DETAIL

Right Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

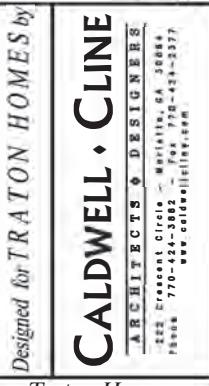
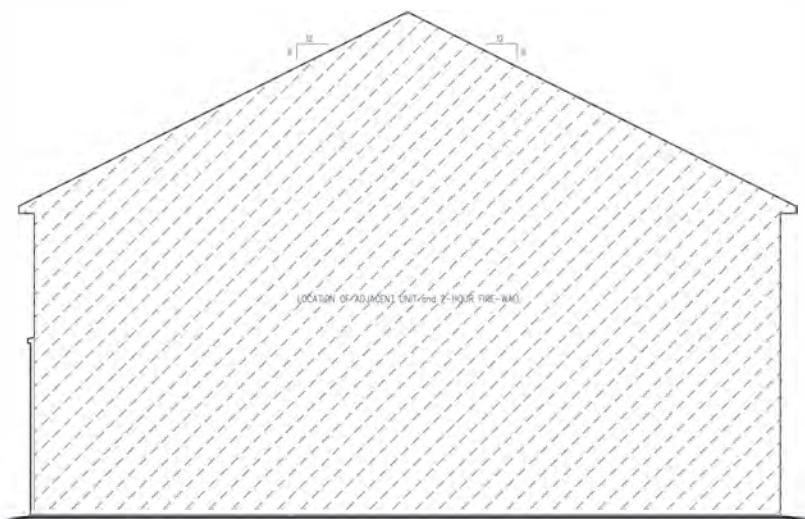
Marietta Zoning Exterior Finishes



Right Elevation, Exterior Wall

SCALE: 1/8" = 1'-0"

Standard Exterior Finishes



Right Elevation, Interior Wall

SCALE: 1/8" = 1'-0"

ISSUED FOR CONSTRUCTION

Right Side Elevation

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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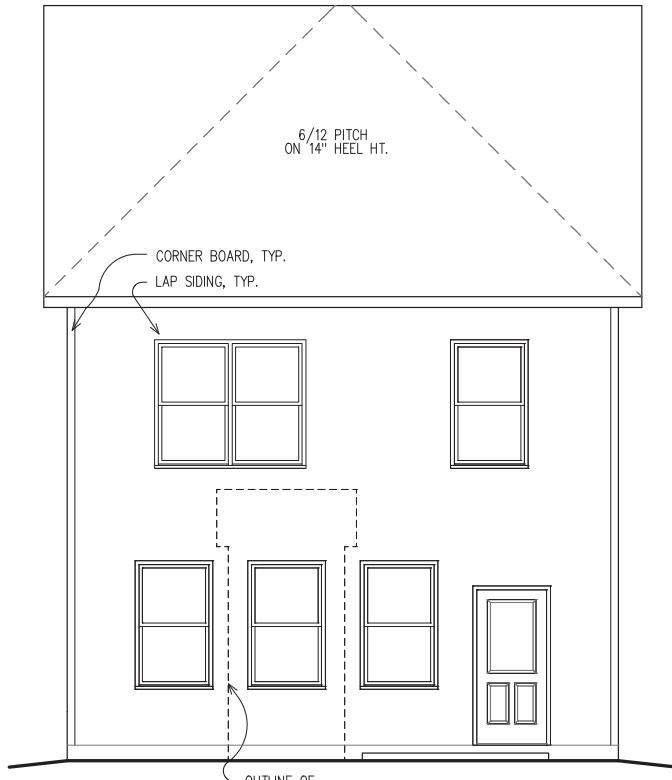
June 2, 2022



Rear Elevation

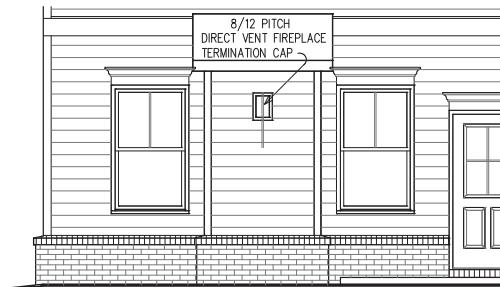
SCALE: 3/16" = 1'-0"

Marietta Zoning Exterior Finishes



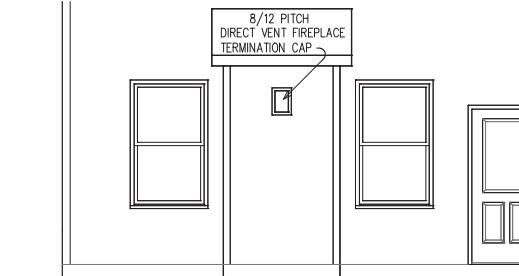
Rear Elevation

SCALE: 3/16" = 1'-0"



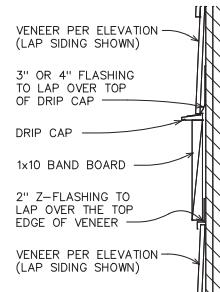
Partial Rear Elevation @ Opt. Fireplace

SCALE: 3/16" = 1'-0"
Marietta Zoning Exterior Finishes

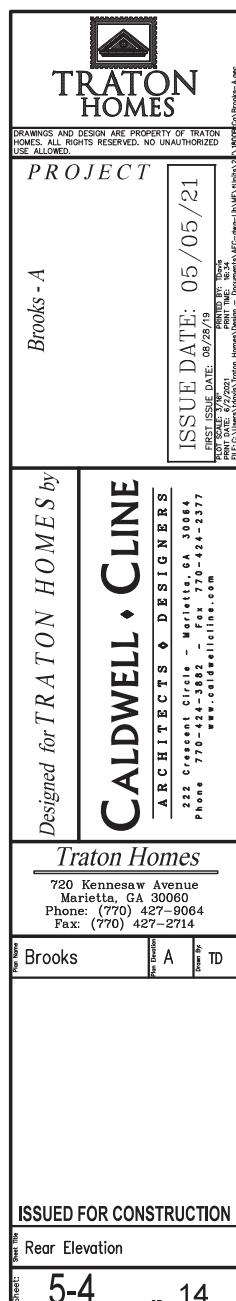


Partial Rear Elev. @ Opt. Fireplace

SCALE: 3/16" = 1'-0"
Standard Exterior Finishes



BAND BOARD DETAIL



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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June 2, 2022

