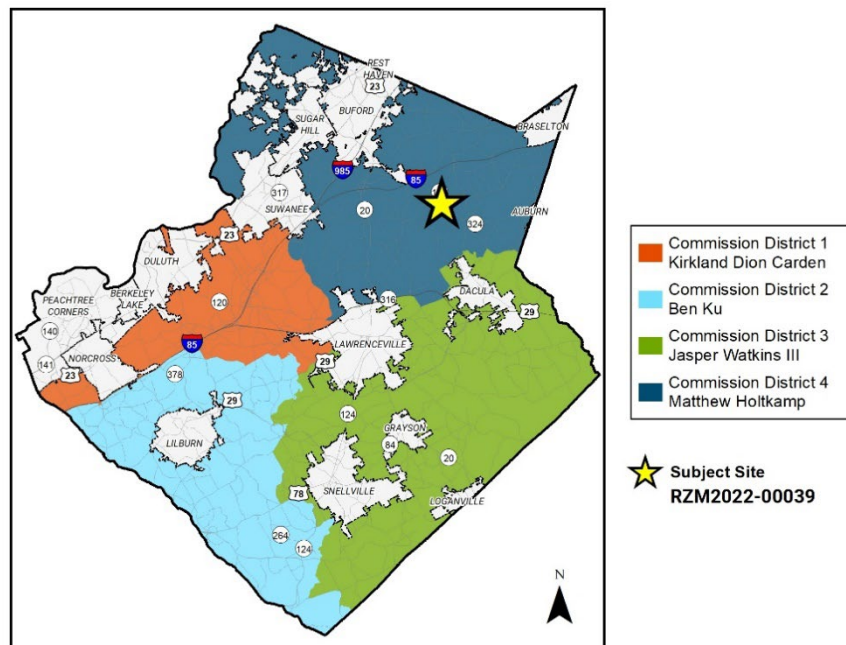


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00039
Current Zoning: C-1 (Neighborhood Business District) and RA-200 (Agriculture-Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Additional Requests: Variances and Waivers
Address: 1900 Block of Auburn Road
Map Number: R3001 021, 072, and 135
Site Area: 17.69 acres
Units: 93
Proposed Development: Townhouses
Commission District: District 4 - Commissioner Holtkamp
Character Area: Vibrant Communities and Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/7/2022 (Public Hearing Held/
Recommendation Tabled to 10/4/2022)
Board of Commissioners Advertised Public Hearing Date: 9/27/2022 (Public Hearing Tabled to
1/24/2023) Remanded to Planning Commission
Planning Commission Readvertised Public Hearing Date: 3/7/2023
Board of Commissioners Readvertised Public Hearing Date: 3/28/2023

Applicant: The Revive Land Group, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Kevin C. K. Chung
2878 Hawthorne Drive NE
Atlanta, GA 30345

RDM, LLC
950 Tullis Road
Lawrenceville, GA 30043

Gwinnett County Board of
Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

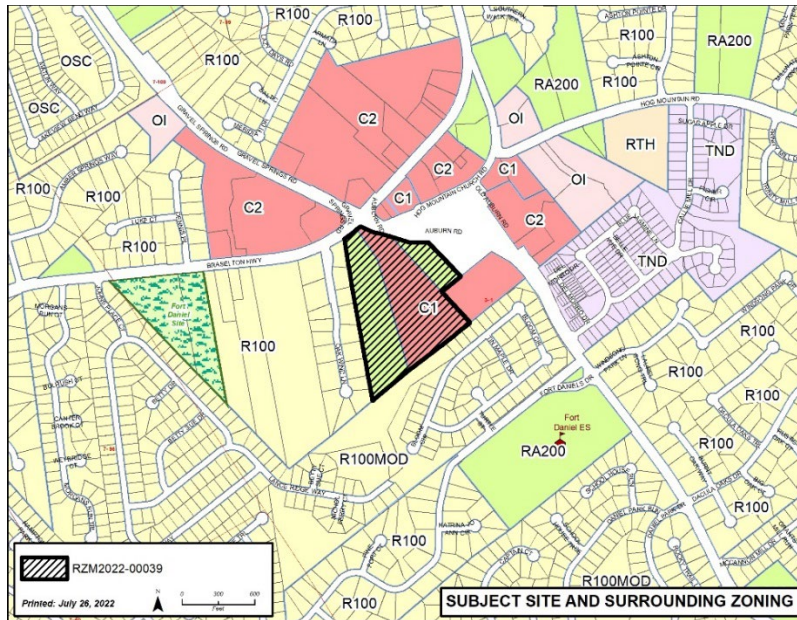
The subject site is an assemblage of three parcels with the larger, central parcel zoned C-1 (Neighborhood Business District) and the two surrounding parcels zoned RA-200 (Agriculture-Residence District). In 1987, the center parcel was rezoned from RA-200 to C-1 for a restaurant, pursuant to RZ-68-87. The property remains undeveloped. The subject site is in the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject site is a 17.69-acre assemblage of three parcels located along Auburn Road, east of its intersection with Braselton Highway. The site is undeveloped and heavily wooded, with substantial vegetation and tree canopy. There are significant topography changes throughout the site as it slopes down approximately 25 feet from the Auburn Road right-of-way to the eastern property line. The site also slopes down approximately 30 feet from Braselton Highway to the rear of the property. A stream with associated buffers traverses the site along the southern property line. There is an existing five-foot-wide sidewalk and overhead utilities along the property frontages of Auburn Road and Braselton Highway. A guard rail extends for a portion of the property on Auburn Road. Existing curb cuts with a small portion of paved driveway are on both road frontages. The nearest Gwinnett County Transit stop is 5.9 miles from the subject site.

Surrounding Use and Zoning

The subject site is located at the intersection of Auburn Road and Braselton Highway. Single-family subdivisions are to the south and west of the site. An undeveloped, commercially zoned parcel is located to the southeast of the site. Commercial businesses are to the north and east of the site across Auburn Road and Braselton Highway. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|----------|---------------------------|-------------|---------------------|
| Proposed | Townhouses | R-TH | 5.26 units per acre |
| North | Commercial | C-1 and C-2 | N/A |
| East | Undeveloped | C-1 | N/A |
| South | Single-Family Residential | R-100 MOD | 1.96 units per acre |
| | Single-Family Residential | R-100 MOD | 2.36 units per acre |
| West | Single-Family Residential | R-100 | 1.5 units per acre |

Project Summary

The applicant requests rezoning of a 17.96-acre assemblage of three parcels from RA-200 and C-1 to R-TH for townhouses, including:

- 73 front-loaded, two-car garage townhouse units and 20 detached single-family homes, yielding a net density of 5.26 units per acre.
- Exterior building materials of brick, stone, and/or fiber cement siding and shake.
- A total of 8.45 acres of common area.
- A centrally located amenity area with a pool and clubhouse.
- Five-foot-wide sidewalks throughout the site and along the Auburn Road frontage, connecting to an existing sidewalk.
- 24 on-street guest parking spaces located throughout the site.
- A deceleration lane along Auburn Road.
- Two bio-retention ponds and one detention pond located in the southwest portion of the site, behind the townhouses and adjacent to the existing stream.
- A 20-foot-wide landscape setback along the property frontage adjacent to the right-of-way of Auburn Road and Braselton Highway, in lieu of the required 30-foot-wide landscape setback.
- A 40-foot-wide graded and replanted buffer along the south property line and a 60-foot-wide buffer including a 40-foot-wide undisturbed buffer and a 20-foot-wide graded and replanted buffer along the west property lines adjacent to the R-100 and R-100 MOD zoned properties respectively, in place of the required 35-foot-wide undisturbed buffer.
- A required 50-foot-wide undisturbed stream buffer and a 75-foot no impervious setback

adjacent to the existing stream on the south of the property.

- A proposed land exchange for a northern portion of the property along Braselton Highway and Auburn Road with Gwinnett County for roadway/intersection improvements.

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' | <35' | YES |
| External Front Yard Setback | Minimum 10' | >10' | YES |
| External Side Yard Setback | Minimum 20' | >20' | YES |
| External Rear Yard Setback | Minimum 20' | >20' | YES |
| Off-Street Parking | Minimum: 279 spaces Maximum: 558 spaces | 279 spaces | YES |
| Guest Parking | Minimum 0.25 spaces per unit or 24 spaces | 24 spaces | YES |
| Landscaped Setback | Minimum 30' | 20' | NO* |
| Heated Floor Area (Townhouses) | Minimum 1,000 square feet (2-bedroom) Minimum 1,200 square feet (3-bedroom) | 1,700 square feet (2-bedroom) 2,100 square feet (3-bedroom) | YES |
| Heated Floor Area (Detached Single-Family) | Minimum 1,400 square feet (2-bedroom) Minimum 1,600 square feet (3-bedroom) Minimum 1,800 square feet (4+bedroom) | ≥1,400 square feet (2-bedroom) ≥2,100 square feet (3-bedroom) ≥1,800 square feet (4+bedroom) | YES |
| Common Area | 15% or 2.65 acres | >15% | YES |
| Density | 10 units per acre | 6.67 units per acre | YES |
| Zoning Buffer | 35' (R-100) 30' (R-100 MOD) | 40' 0' | YES NO* |
| Inter-parcel Access | Adjacent Commercial | Inter-parcel Access | YES |

*The applicant requests a variance to reduce the 30' landscaped setback and a zoning buffer waiver.

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 210-100.6.A.16, when the rear of buildings face external public streets, a 30-foot wide landscaped setback shall be provided along the exterior street frontage.

The applicant requests a variance to provide a 20-foot-wide landscaped setback along the property frontages of Auburn Road and Braselton Highway, rather than the required 30-foot-wide landscaped setback for the rear facing townhouses. The applicant is also requesting a variance to not provide interparcel access to the adjoining commercial property to the southeast, as is required by the Highway 124/324/Hamilton Mill Road Overlay District.

Waiver Requests

In addition to the change in conditions request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements:

A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

A 35-foot-wide undisturbed zoning buffer between the proposed R-TH and existing R-100 properties and a 30-foot-wide zoning buffer between the proposed R-TH and existing R-100 MOD properties.

2. Section 900-20.C.1. Cul-de-sac Streets:

B. Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 600 feet in length.

3. Section 900-20.F.3. Dead End Streets:

C. Where a dead-end street (other than a cul-de-sac) serves more than three lots, the developer shall be required to provide a temporary vehicular turnaround within the right-of-way.

The applicant requests to eliminate a portion of the 30-foot-wide undisturbed zoning buffer adjacent to R-100MOD zoned property to the south and replace it with a 40-foot-wide landscaped buffer. The applicant is also requesting to exceed the maximum 600 feet in length for a cul-de-sac street. An additional waiver is being requested to not provide a vehicular turnaround where a dead-end street serves more than three lots at the northwest corner of the site.

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 site is located adjacent to single-family detached residences to the south and west. Commercial businesses serving the community are located to the north and east of the site across Braselton Highway and Auburn Road. Construction has recently begun on a traditional neighborhood development that includes townhouses to the southeast of the site across Auburn Road. The subject parcel has remained vacant for an extensive period and a residential development with single-family detached homes and townhouses would offer an additional housing option along a major corridor. The proposed rezoning, with appropriate conditions, would be suitable at this location.

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 property. The proposed development would provide an additional housing option along a main thoroughfare within close proximity to ample goods and services. The proposed row of detached single-family homes along the western boundary would be more compatible with the single-family homes within the subdivision to the west. Additionally, the applicant has proposed a 40-foot-wide graded and replanted buffer along the south property line and a 60-foot-wide buffer including a 40-foot-wide undisturbed buffer and a 20-foot-wide graded and replanted buffer along the west property line, adjacent to the R-100 and R-100 MOD zoned properties respectively, in place of the required 35-foot-wide undisturbed buffer which would provide additional screening for the adjacent single-family detached subdivisions.

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

The property has a reasonable economic use as currently zoned.

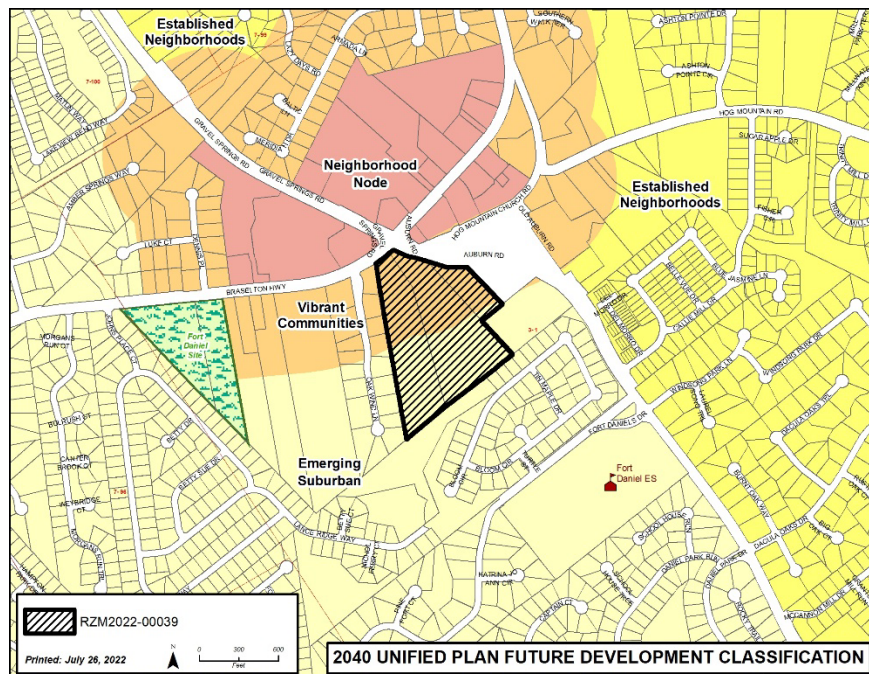
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request 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 Future Development Map indicates that the subject property lies within the Vibrant Communities and Emerging Suburban Character Areas. The Vibrant Communities Character Area intends to serve as a transition between neighborhood nodes and mixed-use

activity centers and surrounding, established single-family residential areas. The northern portion of the site along Braselton Highway and Auburn Road is located within this area and although development is intended to generally be located away from primary intersections, this character area may contain a mix of housing, including townhouses. The southern portion of the site is located within the Emerging Suburban Character Area. This area is currently mainly residential but has not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. These areas are expected to experience new development during the 20-year planning period contemplated by the Unified Plan and generally rely on the nearby activity centers to provide goods and services. The proposal of 93 units would provide an additional housing type in an area of primarily single-family detached residences, supported by commercial services that includes a grocery store, pharmacy, and other retail businesses. The proposed development, with appropriate conditions of approval, would be in conformity with the policy and intent of the 2040 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 site has remained vacant for an extensive period of time as a rezoning of the larger, central parcel was approved in 1987 for a restaurant and no development ever occurred. The applicant is proposing a land exchange to increase the Gwinnett County Department of Transportation right-of-way to over 100 feet from the intersection of Braselton Highway and Auburn Road. A single-family residential subdivision including detached homes and townhouses was approved in 2017 and is currently under construction across Auburn Road to the southeast of the site. The proposed residential development with single-family detached homes and townhouses development would provide additional housing for an area of the County with infill development taking place and will be served by existing community services and amenities along the Braselton Highway and Auburn Road corridors.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance requests:

The applicant is requesting to reduce the landscaped setback from 30 feet to 20 feet along the property frontage for the rear-facing townhouses. The land exchange with the County will increase the right-of-way and sufficient landscaping would screen the rear of the units from view in the right-of-way. It appears, based on the current site plan, that there is sufficient space to provide the 30-foot-wide landscaped setback. This variance request is in conflict with the intent of the ordinance.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant requests to eliminate the undisturbed zoning buffer adjacent to R-100 MOD zoned properties to the south. The applicant is proposing to grade and replant a 40-foot-wide landscape buffer along this property line. The proposed buffer is wider than required, allowing sufficient space for the five-foot-wide structure setback adjacent to a buffer. Reducing the buffers would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

The applicant requests a waiver to allow the development to include cul-de-sac streets that are longer than 600 feet in length. Topographical challenges exist on the site including a stream with associated buffers and an increased right-of-way, diminishing the developable area. However, the waiver request for the cul-de-sac streets to exceed 600 feet may not be required as the streets appear to be less than 600 feet in length on the site plan. Allowing the internal streets as proposed would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

The applicant requests a waiver to not provide a vehicular turnaround within the right-of-way on a dead-end street serving more than three lots. Topographical challenges exist on the site including a stream with associated buffers and an increased right-of-way, diminishing the developable area. Allowing the internal streets as proposed would not adversely affect the general public welfare or nullify the intent of the Development Regulations. The development will still need to meet all Fire Code safety requirements.

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.

In addition, staff recommends **DENIAL** of the following Variance request:

1. To not provide a 30-foot-wide landscaped setback when the rear of buildings faces external public streets.

Staff recommends **APPROVAL** of the following Waiver requests:

1. To reduce the required zoning buffers along the property lines between the proposed R-TH property and the existing R-100 MOD property from 35 feet to 0 feet respectively and replace with a 40-foot-wide landscaped buffer.
2. To allow dead-end streets to exceed 600 feet in length.
3. To not provide vehicular turnaround within the right-of-way on a street serving more than three lots.

Staff Recommended Conditions

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 10, 2023, and Exhibit C: Building Elevations dated received July 7, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The development shall be limited to single-family attached townhouses and accessory uses, not to exceed 73 units and single-family detached homes not to exceed 20 units.
3. The minimum heated floor area shall be 1,700 square feet.
4. All dwellings shall have at least a double-car garage.
5. All buildings shall meet the minimum requirements of Category 3 of the Architectural Design Standards for attached residential buildings.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas shall be sodded.
8. 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 Planning and Development Department.
9. An onsite property management office shall be provided with regularly scheduled business hours for the convenience of residents, if operated as a rental community.
10. The 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.

11. A mandatory homeowners association, or property management company, shall be established and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance.
12. If operated as a rental community, individual townhouse parcels may not be sold to separate owners.
13. If operated as a rental community, the property owner shall submit a code compliance certificate and inspection report for 25% of the units each year per the requirement as established by the Planning and Development Department.
14. If operated as a rental community, short-term rentals shall be prohibited.
15. Amenities shall be provided as shown on Exhibit B: Site Plan dated received February 10, 2023, and, shall at a minimum include a pool and club house.

Exhibits:

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

Exhibit A: Site Visit Photos



View of Braselton Highway facing north



View of subject site along Auburn Road



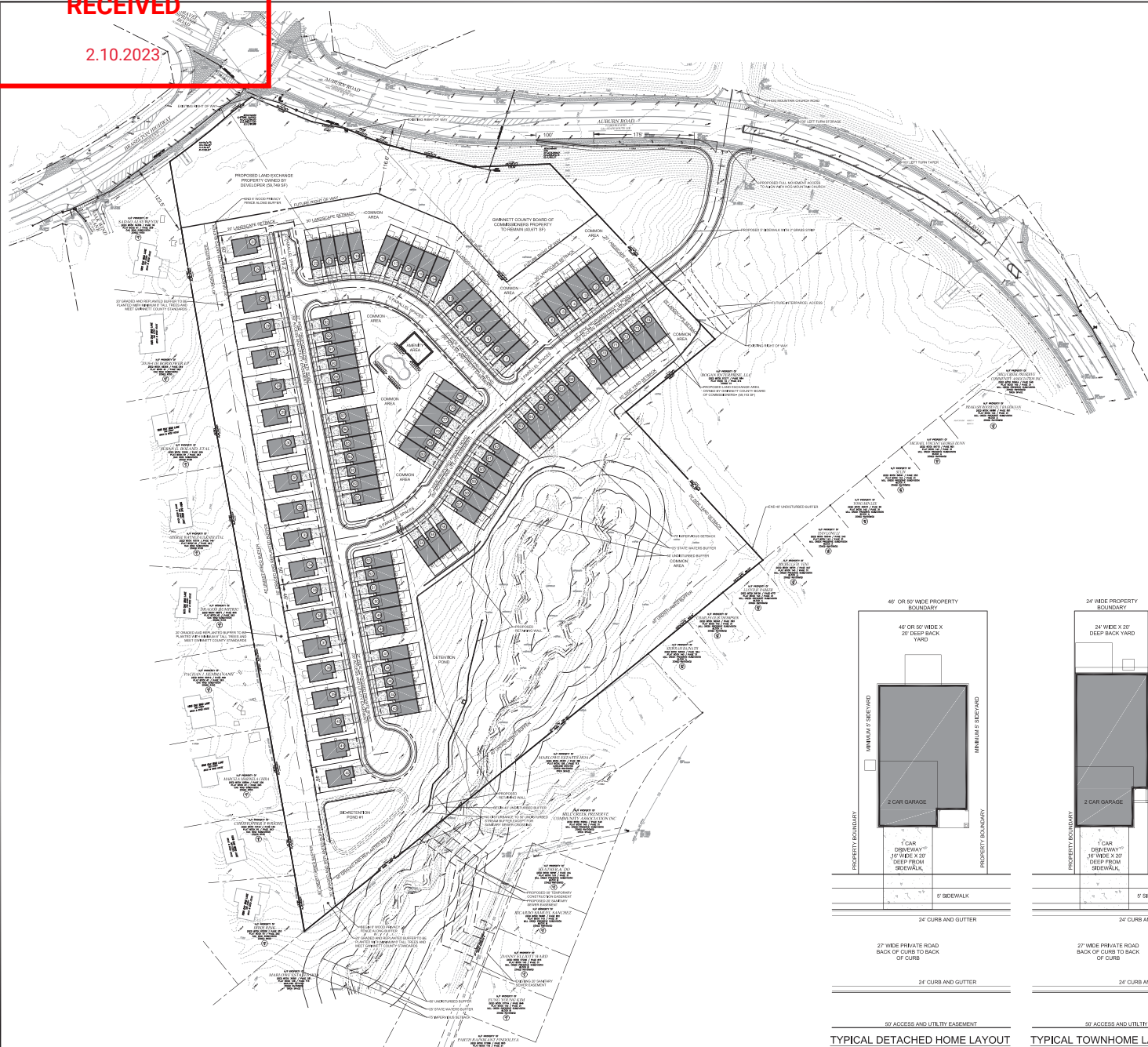
View of the subject site and adjoining property along Braselton highway

Exhibit B: Site Plan

[attached]

RECEIVED

2.10.2023

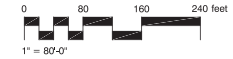


GENERAL NOTES:

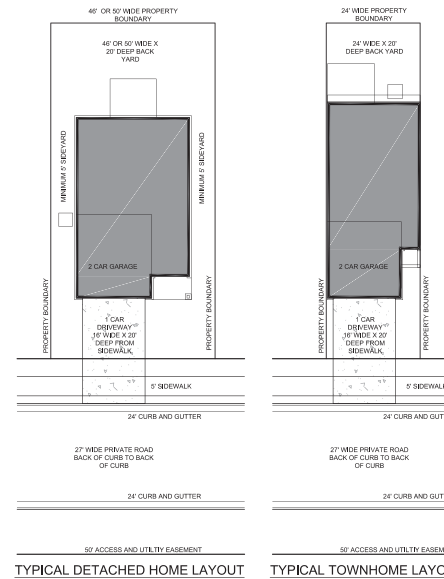
1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 100P-1 WITH A DATE OF REVISION OF SEPTEMBER 20, 2006 FOR COMMUNITY NO. 13135C, WINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROPERTY IS LOCATED
3. POWER AND GAS EASEMENTS ARE NOT LOCATED ON THE SITE
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON AUBURN ROAD (STATE ROUTE 324) IS 45 MPH
6. SPEED LIMIT ON BRIMLEY ROAD (STATE ROUTE 124) IS 45 MPH
7. WATER UTILITY PROVIDER IS WINNETT COUNTY
8. SANITARY SEWER PROVIDER IS WINNETT COUNTY



24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978



| SITE DATA | |
|--|---|
| OVERALL SITE AREA | 17.887 ACRES |
| FLOOD HAZARD AREA | N/A |
| TRANSMISSION & PIPELINE EASEMENTS AREA | N/A |
| NET SITE AREA | 17.887 ACRES |
| ZONING | |
| EXISTING ZONING | RA20 AND C-1 |
| PROPOSED ZONING | R-TH |
| ZONING JURISDICTION | WINNETT COUNTY |
| OVERLAY DISTRICT | GA HWY 124/324 HAMILTON MILL |
| SETBACK REQUIREMENTS | |
| EXTERNAL FRONT YARD | 20-FOOT |
| EXTERNAL SIDE YARD | 20-FOOT |
| EXTERNAL REAR YARD | 20-FOOT |
| BUFFER ALONG RESIDENTIAL | 20-FOOT GRADED AND REPLANTED 40-FOOT UNDISTURBED ALONG THE WESTERN PROPERTY BOUNDARY; 40-FOOT GRADED AND REPLANTED ALONG THE SOUTHERN PROPERTY BOUNDARY |
| FRONTAGE LANDSCAPE SETBACK | 20 OR 30 FEET LANDSCAPE SETBACK (AS SHOWN ON PLAN) |
| DEVELOPMENT STANDARDS | |
| MAXIMUM NET DENSITY ALLOWED | 10.00 UNITS PER ACRE OR 176 UNITS |
| PROPOSED NET DENSITY | 5.26 UNITS PER ACRE |
| 24' X 52' TOWNHOME (FRONT ENTRY) | 73 UNITS |
| DETACHED HOMES (40' OR 50' WIDE LOTS) | 20 UNITS |
| TOTAL HOMES | 93 UNITS |
| MINIMUM TRACT SIZE | NO MINIMUM |
| MINIMUM LOT WIDTH | NO MINIMUM |
| INTERNAL ROAD FRONTAGE | NO MINIMUM |
| MINIMUM EXTERNAL ROAD FRONTAGE | 50-FOOT |
| MINIMUM UNIT WIDTH | 22-FOOT FOR DOUBLE-CAR GARAGE |
| MAXIMUM HEIGHT | 35-FOOT |
| INTERNAL YARD REQUIREMENTS (TOWNHOMES) | 20-FOOT GRASSED/LANDSCAPED STRIP |
| UNITS PER TOWNHOME BUILDING | 3 MINIMUM AND 8 MAXIMUM |
| MINIMUM COMMON AREA | 15% (2.69 ACRES) |
| PROVIDED COMMON AREA | 48% (8.46 ACRES) (AS SHOWN ON PLAN) |
| PROPOSED RESIDENT SPACES | |
| REQUIRED RESIDENT SPACES | MINIMUM 100 (27% MAXIMUM 100) (500) |
| PROPOSED GUEST SPACES | 24 OR 0.25 SPACES PER UNIT |
| PROPOSED RESIDENT GARAGE SPACES | 2 PER DWELLING UNIT OR 186 SPACES |
| PROPOSED RESIDENT DRIVEWAY SPACES | 1 PER DWELLING UNIT OR 93 SPACES |
| TOTAL RESIDENT PARKING SPACES | 279 SPACES |



SITE LOCATION MAP
NOT TO SCALE



THE REVIVE
LAND GROUP

SOURCE: ENTITLE: REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

SOMERSET AT
AUBURN
A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

1900 BLOCK OF AUBURN RD
LAWRENCEVILLE, GEORGIA
30046

WINNETT COUNTY
GEORGIA
LAND LOT: 1
DISTRICT: 3RD



ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

| REVISION | DATE |
|----------|------|
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PROJECT NUMBER
22003



SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



DATE
DECEMBER 22,
2022

TITLE
CONCEPTUAL
SITE PLAN

SHEET

Z-01

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

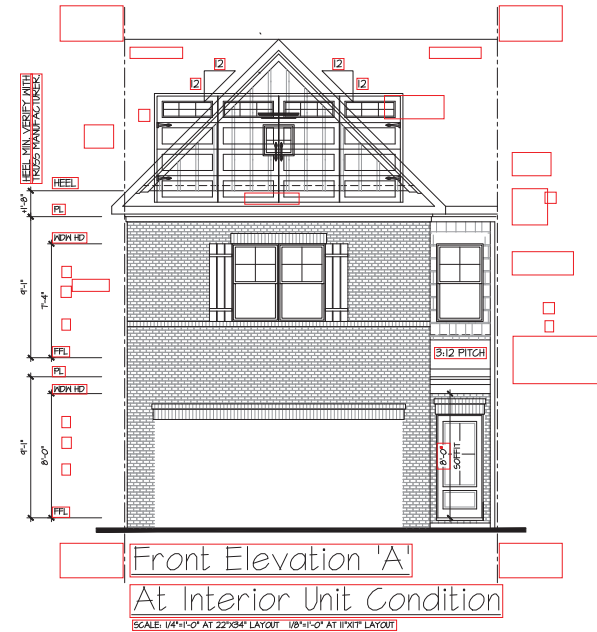
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7.7.2022



RECEIVED

7.7.2022



Front Elevation 'A'
At Interior Unit Condition
SCALE: 1/4\"=1'-0\" AT 22\"X34\" LAYOUT 1/8\"=1'-0\" AT 18\"X12\" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4\" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER; DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

KEY NOTES:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.

GMD-11103

**CHESHIRE
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:
February 06-2019

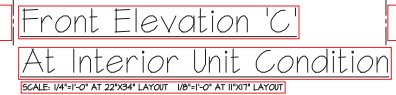
A1.5

7.7.2022



A1.6

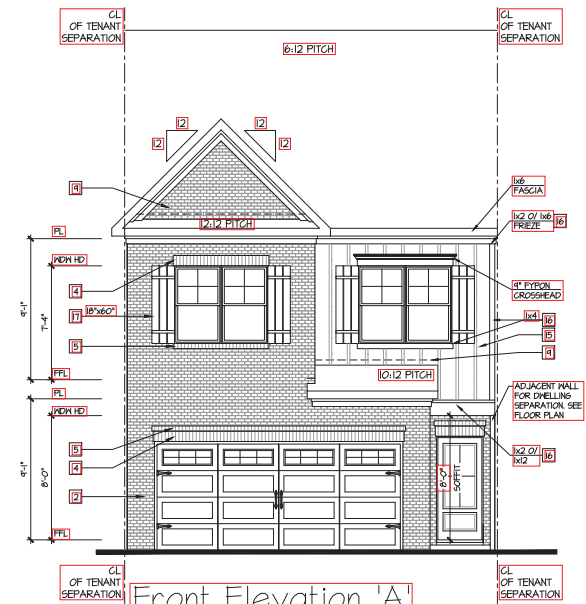
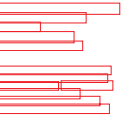
7.7.2022



A1.6.1

RECEIVED

7.7.2022



Front Elevation 'A'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 11'x17" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER; DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER; HEIGHT AS NOTED.

GMD-11103

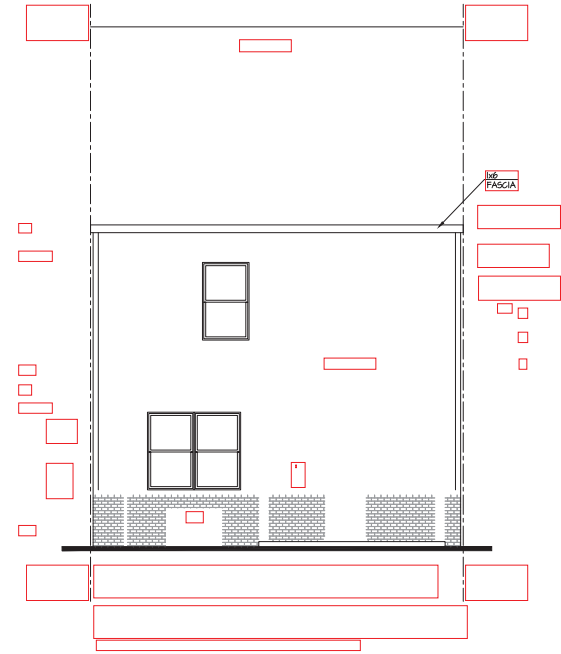
DURHAM
EXTERIOR
ELEVATIONS 'A'

PRINT DATE:
February 06-2019

A1.5

RECEIVED

7.7.2022

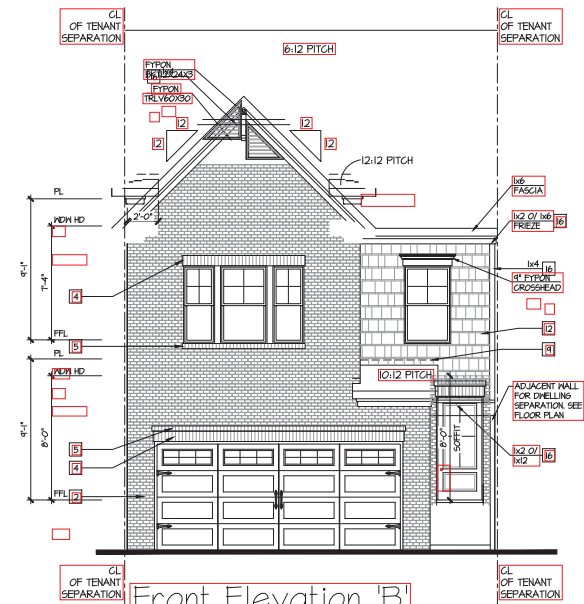


| NOTES: IRC | KEY NOTES: | GMD-1103 |
|---|---|--|
| <p>GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.</p> <p>WINDOW HEAD HEIGHTS: 2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.</p> <p>ROOFING: PITCHED SHINGLES PER DEVELOPER. WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.</p> | <p>ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.</p> | <p>DURHAM EXTERIOR ELEVATIONS 'A/B/C'</p> <p>PRINT DATE: February 06-2019</p> |

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Front Elevation 'B'

At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

GMD-11003

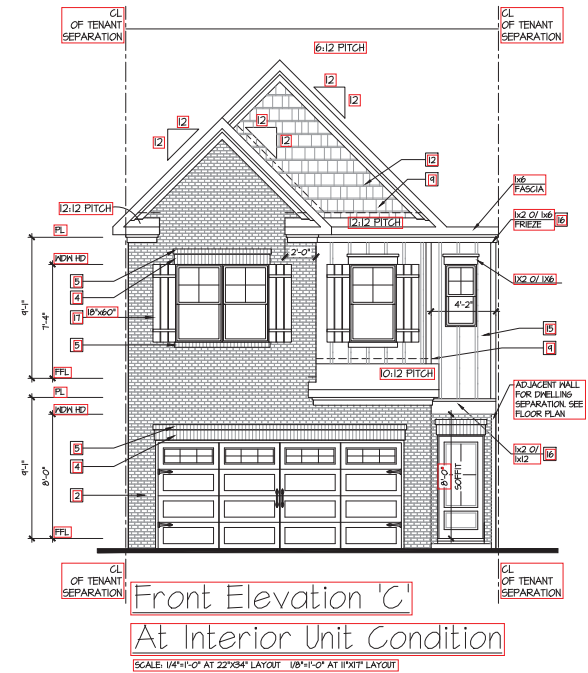
DURHAM
EXTERIOR
ELEVATIONS 'B'

PRINT DATE:
February 06-2019

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NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

GMD-11103

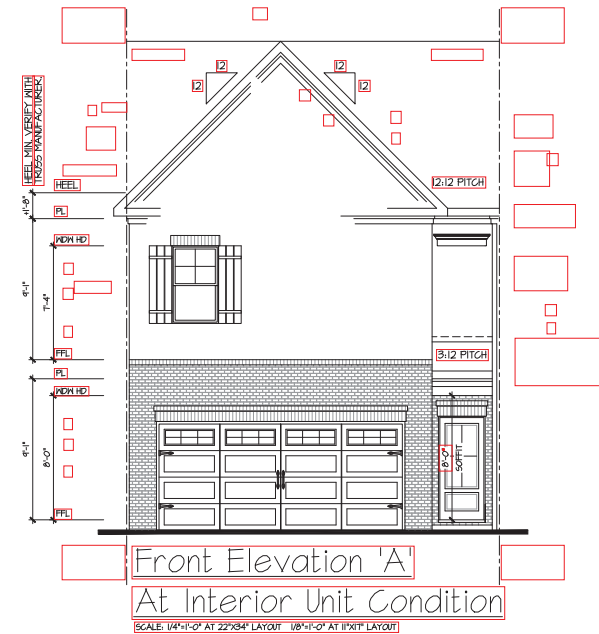
**DURHAM
EXTERIOR
ELEVATIONS 'C'**

PRINT DATE:
February 06-2019

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| NOTES: IRC | KEY NOTES: |
|---|---|
| <ul style="list-style-type: none"> GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. WINDOW HEAD HEIGHTS: 2ND FLOOR = 7'-4" UNO. ON ELEVATIONS. ROOFING: PITCHED SHINGLES PER DEVELOPER. WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS. | <ul style="list-style-type: none"> ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. |

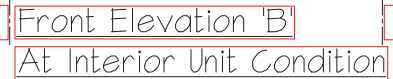
GMD-11023

**MEDLOCK
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:
February 06-2019

A1.5

7.7.2022



10. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.

11. WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNLO. ON ELEVATIONS.

12. ROOFING: PITCHED SHINGLES PER DEVELOPER.

13. WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

☐ ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

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16 GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.

17 WINDOW HEAD HEIGHTS:

2ND FLOOR = 7'-4" UNCL. ON ELEVATIONS.

18 ROOFING: PITCHED SHINGLES PER DEVELOPER.

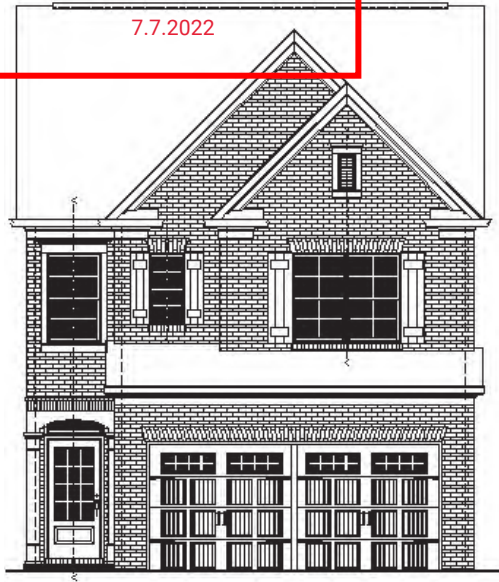
19 WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

[illegible]

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ELEV. A



ELEV. B



ELEV. C

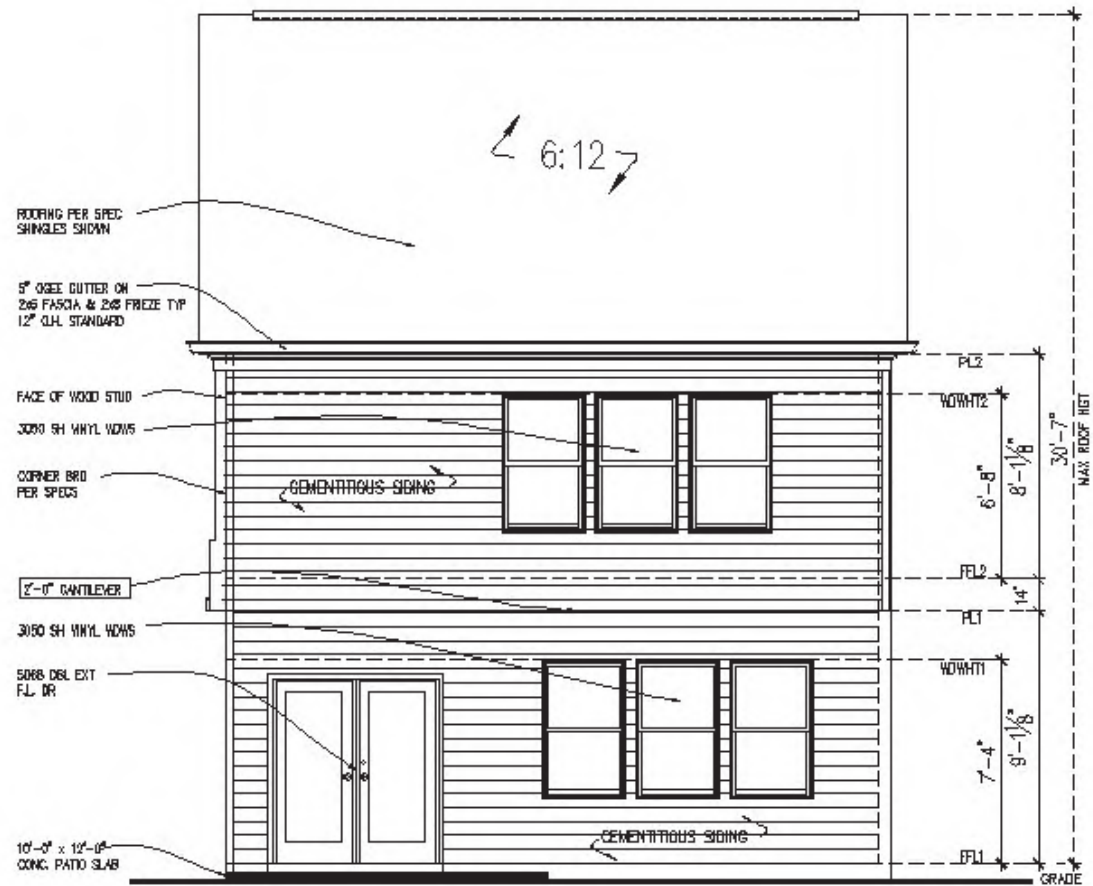
FRONT ELEVATIONS
ABCD



ELEV. D

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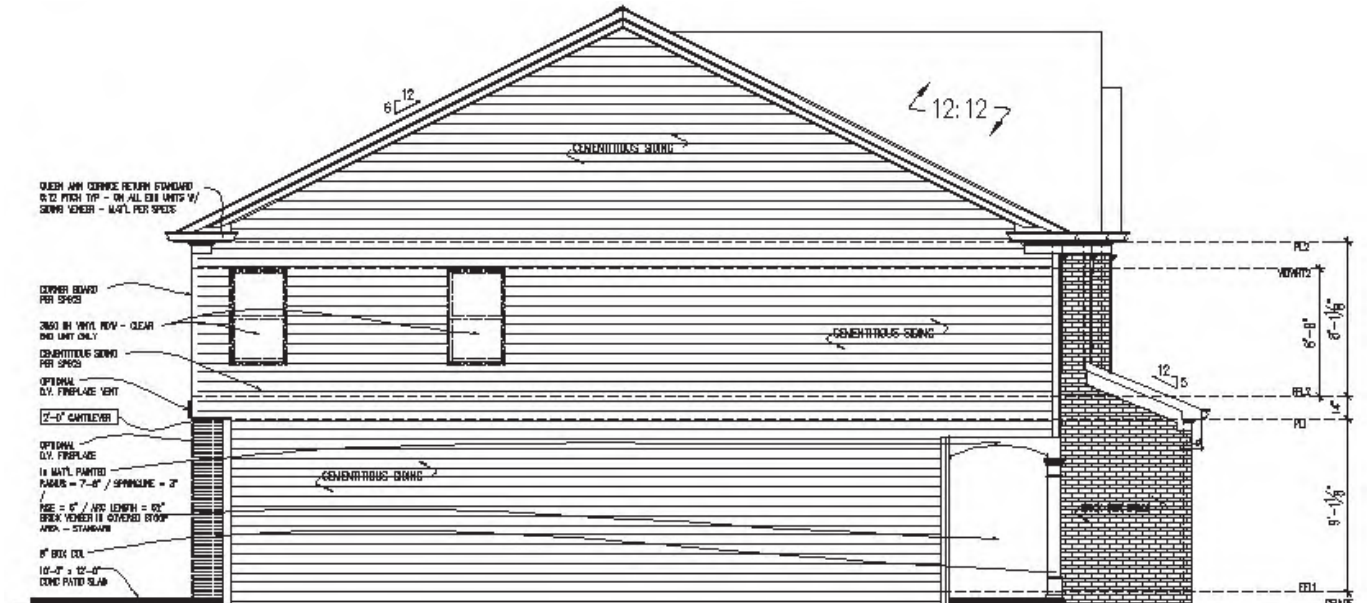


REAR

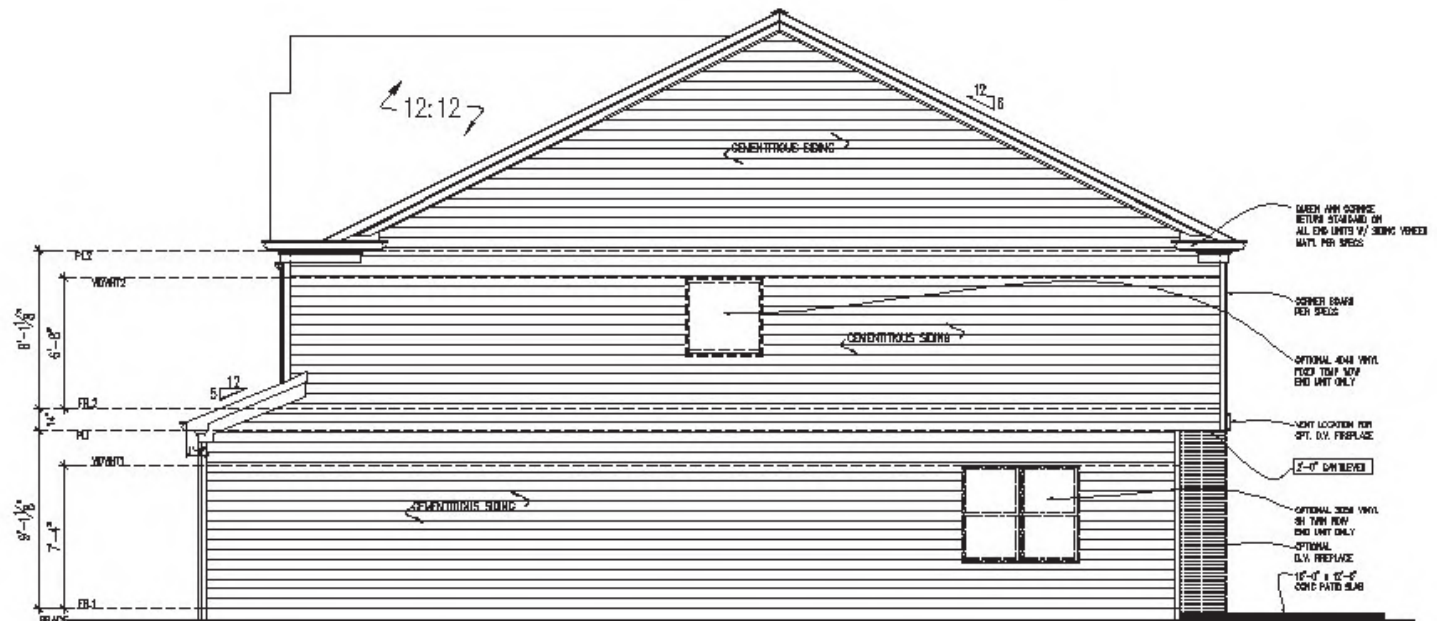
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LEFT SIDE



RIGHT SIDE



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Cementitious
Siding

Shake

Cementitious
Batten Board

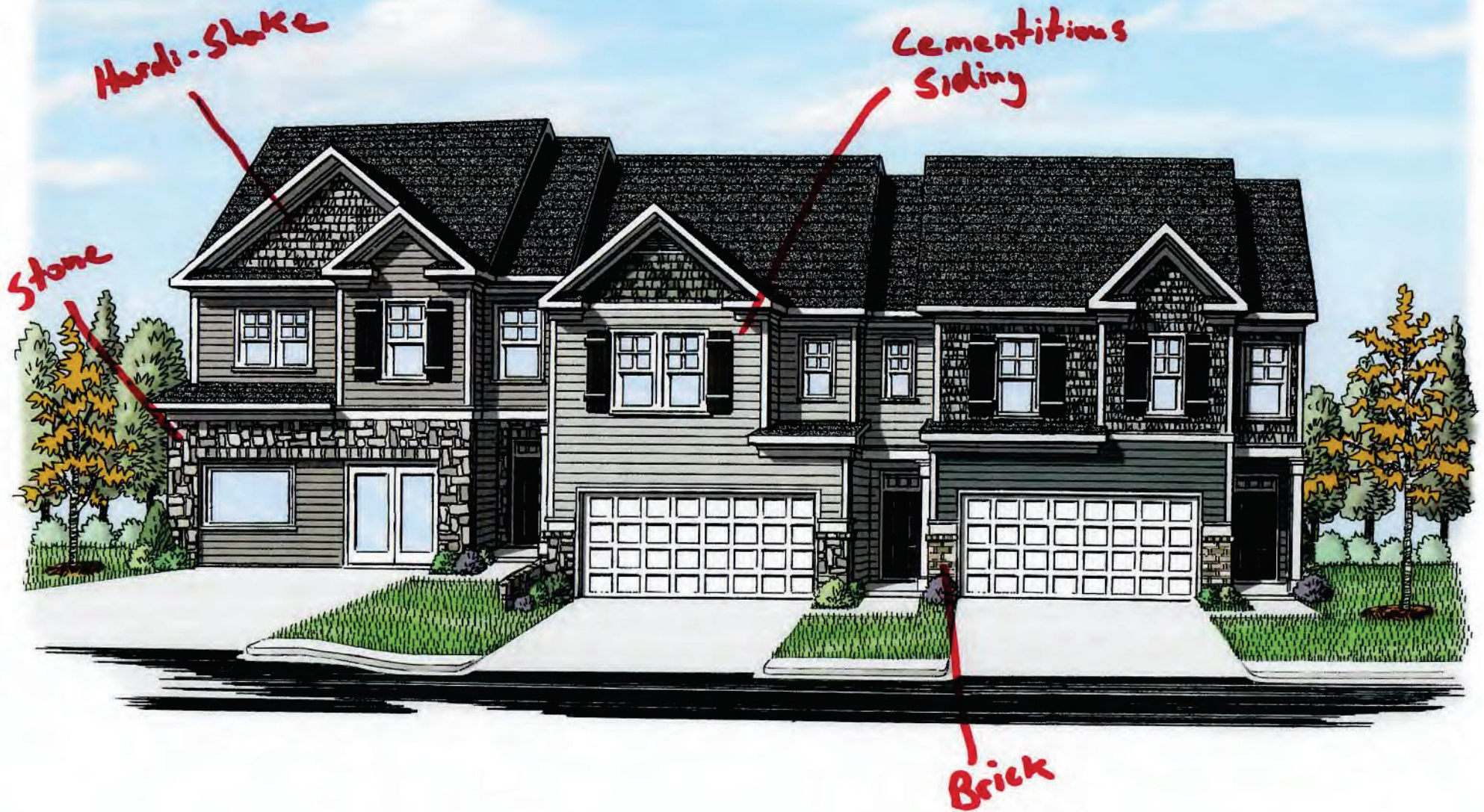
Brick

Stone

Brick

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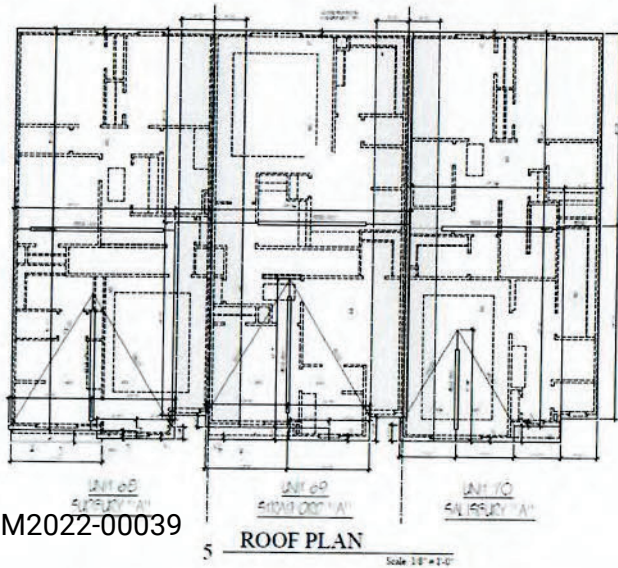
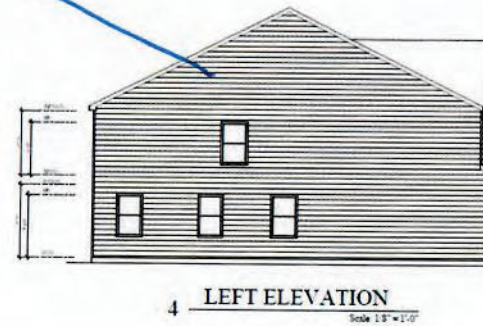
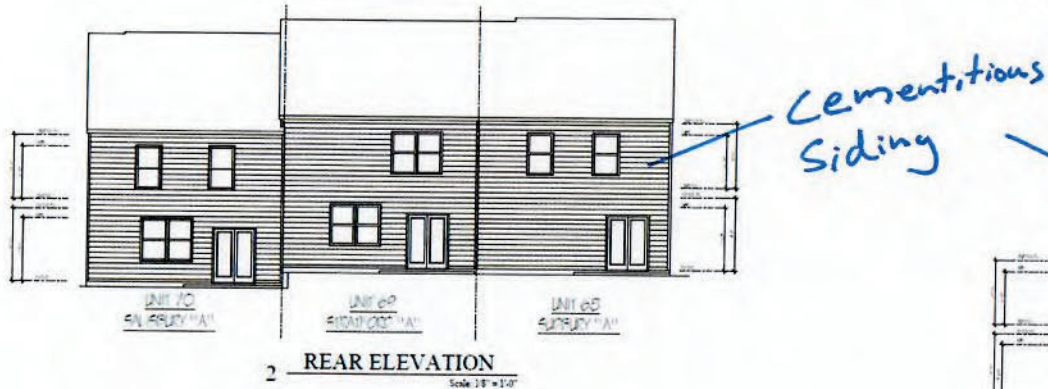
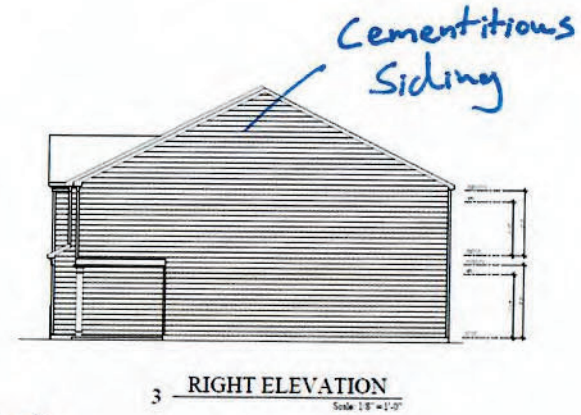
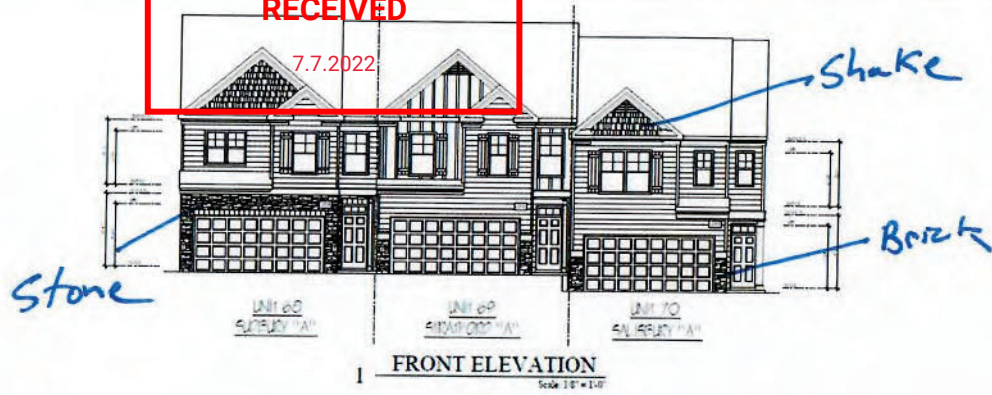


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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7/25/2022



Matthew P. Benson
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

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of The Revive Land Group, LLC (the “Applicant”) for the purpose of rezoning to the R-TH zoning classification an approximately 17.69-acre tract of land (the “Property”) located at the intersection of Braselton Highway (State Route 124) and Gravel Springs Road/Auburn Road (State Route 324). The Property is currently zoned C-1 and RA-200 and is located within the Vibrant Communities and Emerging Suburban Character Areas as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property for use as a single-family attached townhome community including a total of 118 homes with private streets. Residents of the proposed community would enjoy convenient vehicular access to major transportation corridors including Braselton Highway and Gravel Springs Road/Auburn Road as well as Interstate 85 via the newly constructed interchange at Gravel Springs Road. Residents would also have convenient access to the wide variety of commercial/retail and office uses located at the established Braselton Highway/Auburn Road/Hog Mountain Road activity node.

Homes in the proposed community would be constructed with attractive building materials including brick, stone, and/or fiber cement siding or shake. The proposed development would also

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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feature a centrally-located amenity area with additional common areas and green spaces spread throughout the community. An internal sidewalk network would connect to existing sidewalks located along Braselton Highway and Auburn Road which would promote an active lifestyle and enhance the walkability of the surrounding area. In order to develop the Property as shown in the application, the Applicant also request the following relief from the Gwinnett County Unified Development Ordinance (the “UDO”):

- Waiver from the requirements of UDO §610-20.5 to provide a 40-foot wide Landscaped Buffer adjacent to land zoned R-100 and R-100 Modified in lieu of the UDO-required 30-foot and 35-foot wide Natural, Undisturbed Buffers. The subject property contains steep topography which presents significant development challenges. The proposed Landscaped Buffer (as defined by the UDO) would allow limited grading in certain areas, but would require replanting to a buffer standard according to a landscape plan approved by the Director of Planning and Development.
- Waiver/Variance from UDO §220-30.3(A)(1) to remove the requirement to provide interparcel vehicle access points to contiguous parcels due to severe topography and traffic safety concerns.
- Waiver from UDO §900-20.2(C)(1) and UDO §900-20.2(F)(3) to allow the proposed street configuration depicted on the site plan submitted with the Application. The proposed stub street would serve not more than three lots and would not cause vehicular circulation issues.
- Variance from UDO Section 210-100.6(A)(16) to reduce the required 30-foot wide landscape setback where the rear of buildings face external right-of-way to 20 feet. The subject Property and adjacent parcels are the subject of a proposed land swap with Gwinnett County in order to provide additional right-of-way at the Braselton Highway and Gravel Springs Road/Auburn Road intersection. The requested variance is proposed in consideration of the post-land exchange scenario in which land dedicated to and/or already owned by the County is converted to right-of-way. Even with the reduced landscaped setback, significant separation would be provided from the rear lot lines to the future roadway location. Moreover, the Property sits below the elevation of the roadway and would be effectively screened from passing motorists.

The proposed development is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which encourage the development of a mix of land uses and housing types within the Vibrant Communities and Emerging Suburban Character Areas. The proposed development would also complement the existing land use mix at the existing activity

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node by providing additional residential critical mass to support existing retail/commercial and office 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 any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 7th day of July, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

- (A) Yes, 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 land uses including commercial, single-family attached, and single-family detached residential uses.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement the surrounding land use mix.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property is located at the intersection of two major thoroughfares (State Route 124 and State Route 324) with access to utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan which designates the Property as within both the Vibrant Communities and Emerging Suburban Character Areas. Land designated as within the Established Neighborhoods Character Area is located directly across Auburn Road (State Route 324) from the subject property. Policies of the 2040 Plan specifically encourage single-family residential development in these character areas including mixed-residential and townhome developments.
- (F) The Applicant submits that the subject Property's location in close proximity to other single-family attached residential developments, its location at an established node with commercial uses, and its convenient access to major transportation corridors including Braselton Highway (State Route 124), Auburn Road (State Route 324), and Interstate 85 provide additional supporting grounds for approval of the application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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2.10.2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|-------------------------------------|
| NAME: <u>The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP</u> | NAME: <u>Multiple--See attached</u> |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | ADDRESS: _____ |
| CITY: <u>Lawrenceville</u> | CITY: _____ |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | STATE: _____ ZIP: _____ |
| PHONE: <u>770 232 0000</u> | PHONE: _____ |
| 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 |
| C-1 & PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-TH</u> +/- 19.99 | |
| PARCEL NUMBER(S): <u>Multiple--See attached</u> ACREAGE: <u>+/- 17.69 (post row ded.)</u> | |
| ADDRESS OF PROPERTY: <u>1900 Block of Auburn Road</u> | |
| PROPOSED DEVELOPMENT: <u>Single-family detached and attached (townhomes)</u> | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|----------------------------------|
| No. of Lots/Dwelling Units <u>93</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>+/- 5.26 units per acre</u> | Density: <u>NA</u> |
| Net Density: <u>+/- 5.26 units per acre</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



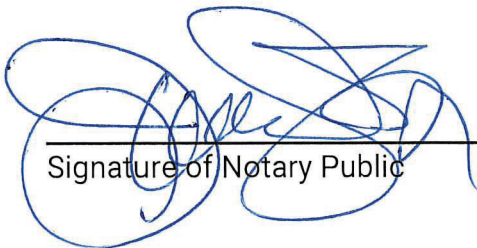
Signature of Applicant

7/6/22

Date

Shane Lanham, attorney for the Applicant

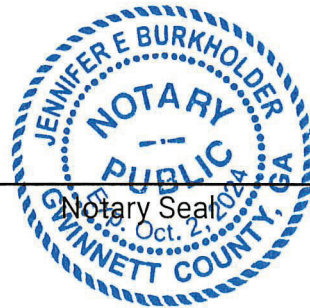
Type or Print Name and Title



Signature of Notary Public

7/6/22

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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.



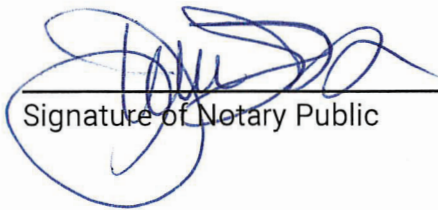
Signature of Applicant

7-6-22

Date

Neville Allison

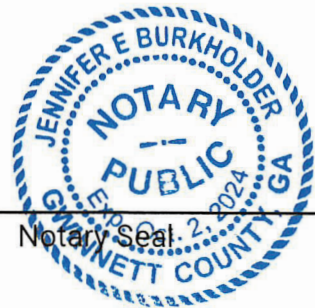
Type or Print Name and Title



Signature of Notary Public

7/6/2022

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING PROPERTY OWNER'S CERTIFICATION

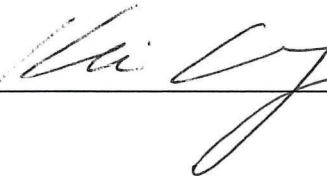
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

6/27/22
Date

Kevin Chung

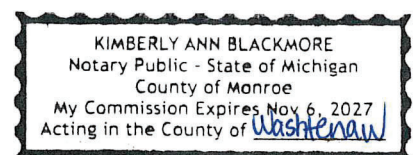
Type or Print Name and Title

 Owner

 6-27-2022
Signature of Notary Public

Date

Notary Seal



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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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.



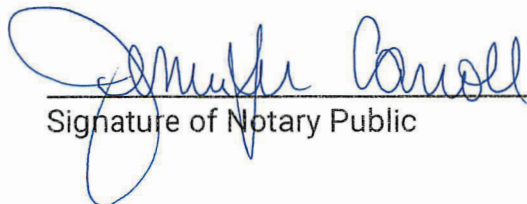
Signature of Property Owner

6/22/22

Date

Robert W. Marsh my partner RDM, LLC

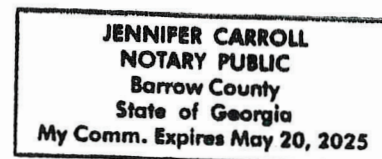
Type or Print Name and Title



Signature of Notary Public

6-22-22

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.

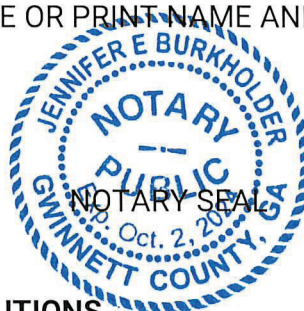
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 7/6/22 Shane Lanham, attorney for the Applicant

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

 7/6/22

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 OFFICIAL 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.

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Rezoning Application
Last Updated 12/2015

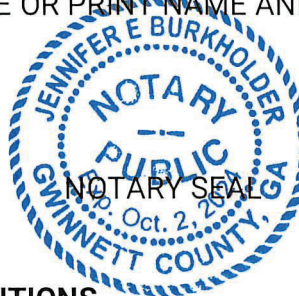
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The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 7-6-22 Neville Allison, Managing Partner.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 7/6/22
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 Neville Allison.
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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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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: 3 - 001 - 135
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7/6/22

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)

Amy Flowers

NAME

Tax Services Assoc. II

TITLE

7-6-22

DATE

RECEIVED

7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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: 3 - 001 - 021
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

7/6/22
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)



NAME

Tax Services Assoc. II

TITLE

7-6-22

DATE

RECEIVED

7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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: 3 - 001 - 072
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7/6/22

Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

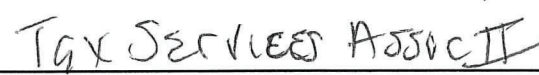
*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)



NAME



TITLE

7-6-22

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



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: | | RZM2022-00039 | |
| Case Address: | | 1900 Block of Auburn Road | |
| Comments: | | <input checked="" type="checkbox"/> X | <input type="checkbox"/> YES |
| | | <input type="checkbox"/> | <input type="checkbox"/> NO |
| 1 | Auburn Road/SR 324 is a minor arterial. ADT = 22,600. | | |
| 2 | 5.9 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride. | | |
| 3 | Coordinate with the Georgia Department of Transportation (DOT) regarding site access and potential improvements. | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| Recommended Zoning Conditions: | | <input type="checkbox"/> | <input type="checkbox"/> YES |
| | | <input checked="" type="checkbox"/> X | <input type="checkbox"/> NO |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development

TECHNICAL REVIEW COMMITTEE

| Residential Rezoning Impact on Local Schools | | | | | | | | | | | |
|---|-----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| Prepared for Gwinnett County BOC, September, 2022 | | | | | | | | | | | |
| | | | | | | | | | | | |
| Proposed Zoning | | | | | | | | | | | |
| | School | 2022-23 | | | 2023-24 | | | 2024-25 | | | Approximate Student Projections from Proposed Developments |
| | | Forecast | Capacity | +/- Cap. | Forecast | Capacity | +/- Cap. | Forecast | Capacity | +/- Cap. | |
| RZM2022-00041 (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 |
| | Benefield 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 |



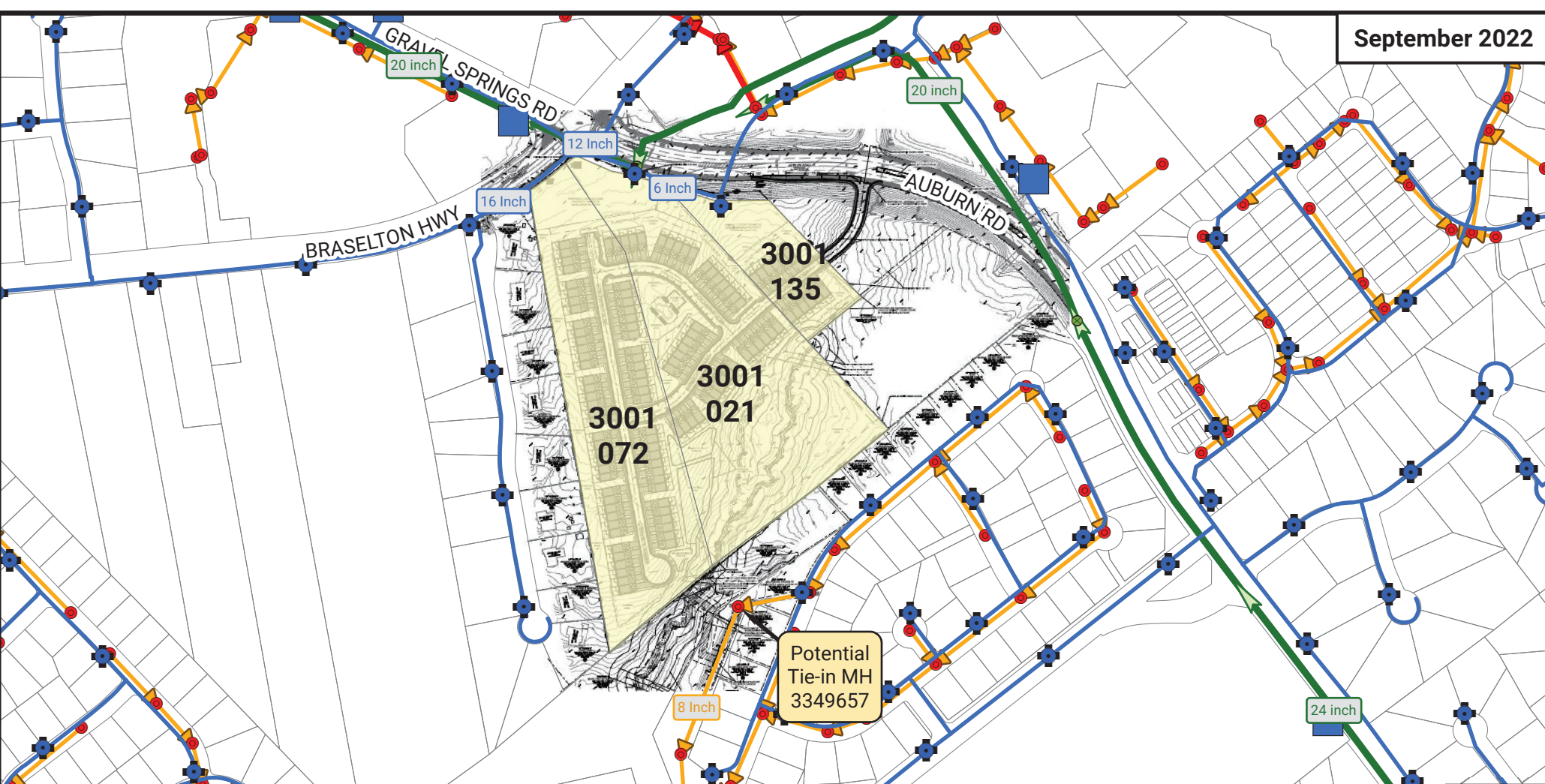
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

| | | | | |
|---------------------------------------|---|--|--------------------------|-------------------------------------|
| 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: | | RZM2022-00039 | | |
| Case Address: | | 1900 Block of Auburn Road | | |
| Comments: | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | Water: The development may connect to an existing 16-inch water main on Braselton Hwy or an existing 12-inch water main located at the intersection of Gravel Springs Road and Braselton Highway. A 6-inch water main will need to be extended approximately 500 feet across the frontage of the development. | | | |
| 2 | Water: An 8-inch water main will need to be extended approximately 500 feet across the frontage of the development. | | | |
| 3 | Sewer: A Sewer Capacity Certification C2022-205-07 was approved for 118 townhomes (83.68 peak gpm). | | | |
| 4 | Sewer: The proposed development may connect to an existing 8-inch sanitary sewer main located approximately 150 feet south on parcel 3001A465. | | | |
| 5 | Sewer: An easement will be required to access this sewer. | | | |
| 6 | | | | |
| 7 | | | | |
| Recommended Zoning Conditions: | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

Note: Attach additional pages, if needed

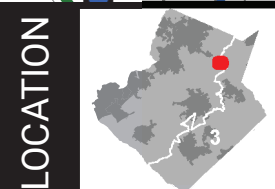
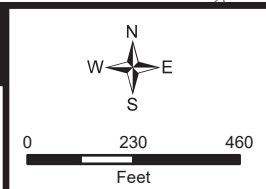
Revised 7/26/2021

September 2022



| | | |
|-------------------|--------------|---------------------|
| ▲ Flow Management | ⊕ Hydrant | ↗ Sewer Force Main |
| ▲ Pump Station | ⊕ City | ↗ Effluent Outfall |
| ▲ Regional | — Water Main | ↗ Sewer Collector |
| ● Manhole | — Reuse Main | ↗ Sewer Interceptor |

RZM2022-00039
 RA-200 & C-1 to R-TH
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 16-inch water main on Braselton Hwy or an existing 12-inch water main located at the intersection of Gravel Springs Road and Braselton Highway. An 8-inch water main will need to be extended approximately 500 feet across the frontage of the development.

Sewer Comments: A Sewer Capacity Certification C2022-205-07 was approved for 118 townhomes (83.68 peak gpm). The proposed development may connect to an existing 8-inch sanitary sewer main located approximately 150 feet south on parcel 3001A465. An easement will be required to access this 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 Comments: Extensions of the water and/or sanitary sewer systems within the site development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

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

Exhibit G: Maps

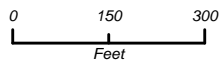
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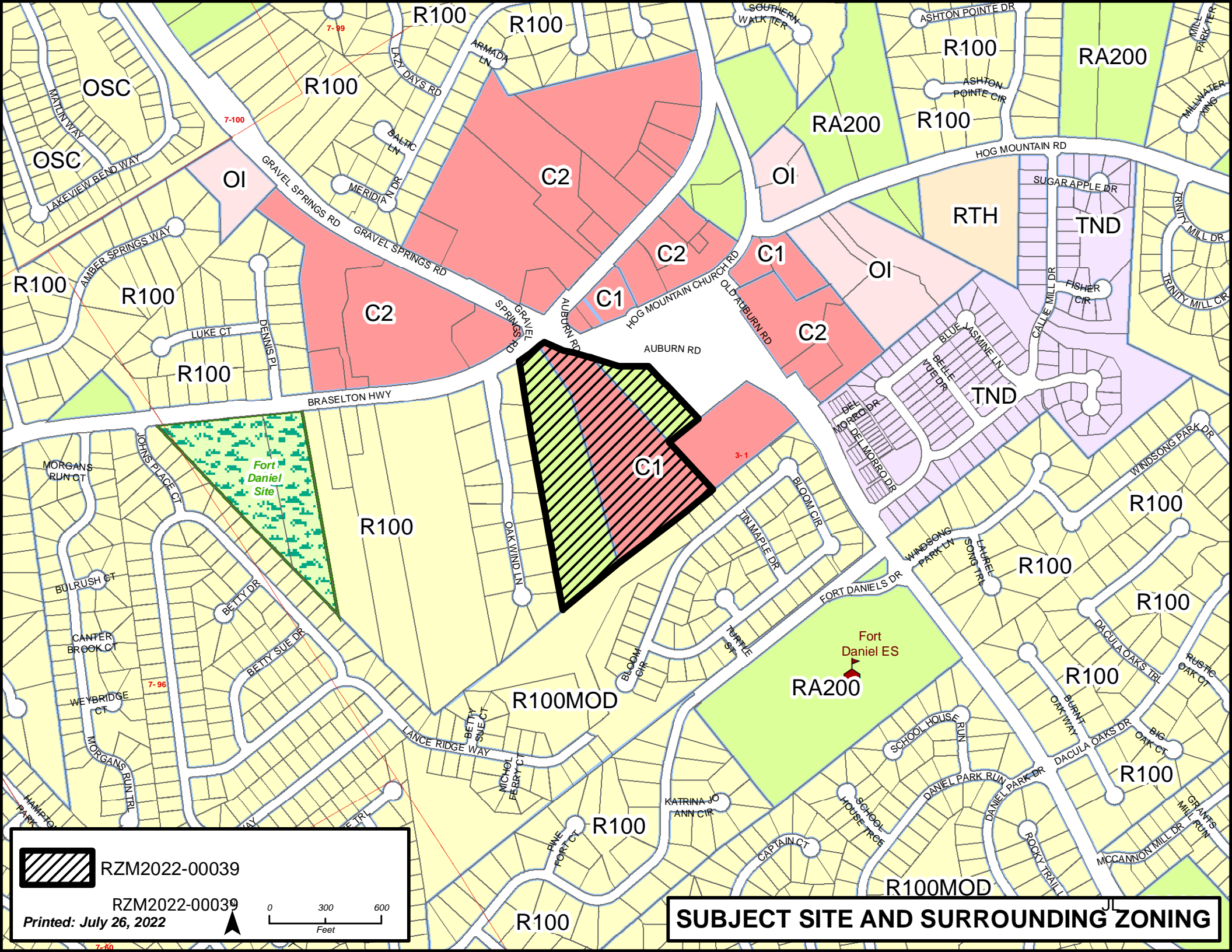


RZM2022-00039

RZM2022-00039

Printed: July 26, 2022

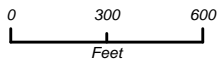




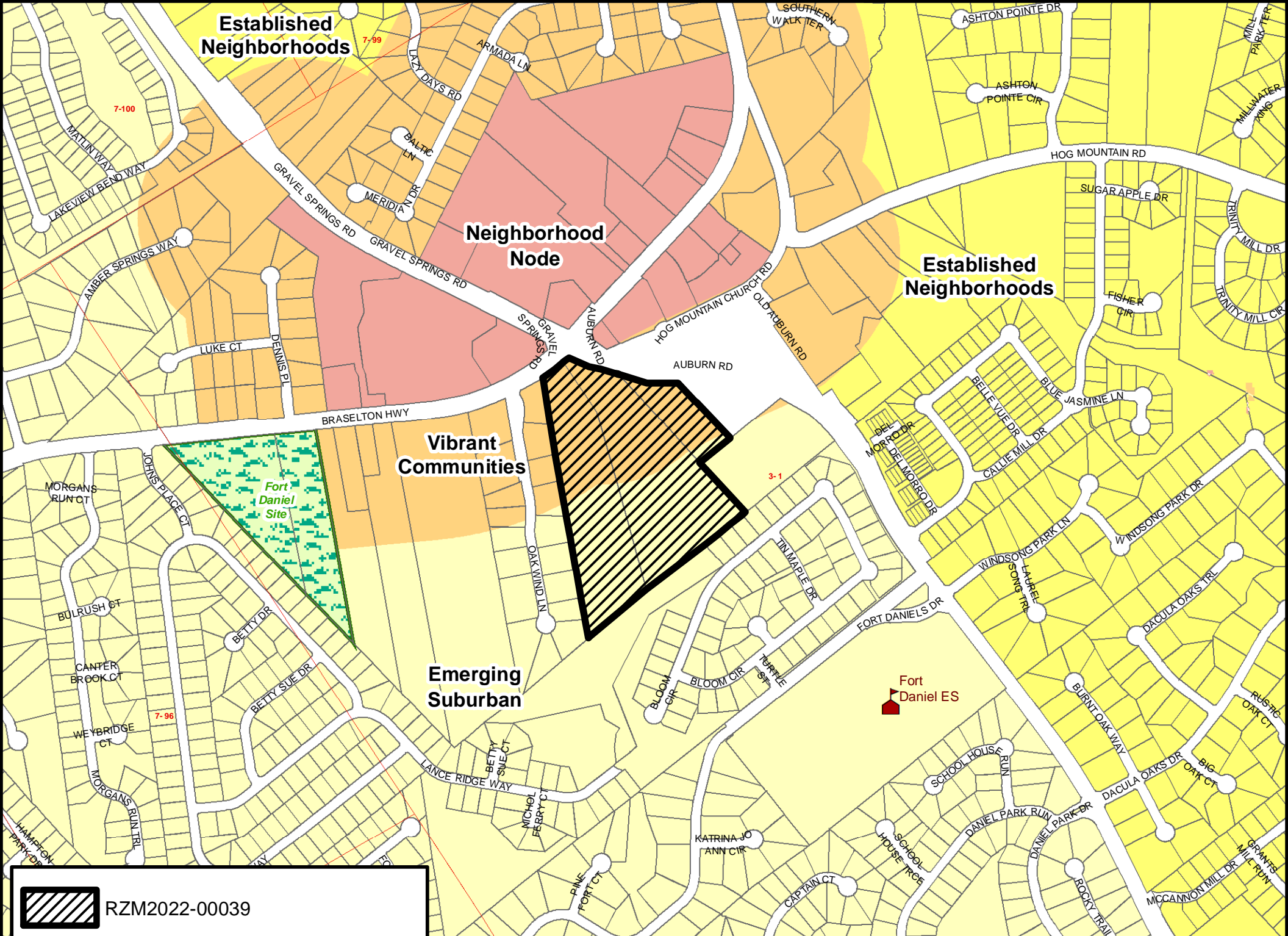
RZM2022-00039

RZM2022-00039

Printed: July 26, 2022



SUBJECT SITE AND SURROUNDING ZONING



**Established
Neighborhoods**

**Neighborhood
Node**

**Established
Neighborhoods**

**Vibrant
Communities**

**Emerging
Suburban**

Fort
Daniel
Site

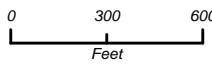
Fort
Daniel ES



RZM2022-00039

RZM2022-00039

Printed: July 26, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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7/20/22

REZONING APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|-------------------------------------|
| NAME: The Revive Land Group, LLC c/o Mahaffey <u>Pickens Tucker, LLP</u> | NAME: <u>Multiple--See attached</u> |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | ADDRESS: _____ |
| CITY: <u>Lawrenceville</u> | CITY: _____ |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | STATE: _____ ZIP: _____ |
| PHONE: <u>770 232 0000</u> | PHONE: _____ |
| 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

C-1 &

PRESENT ZONING DISTRICTS(S): RA-200 REQUESTED ZONING DISTRICT: R-TH
+/- 19.99

PARCEL NUMBER(S): Multiple--See attached ACREAGE: +/- 17.69 (post row ded.)

ADDRESS OF PROPERTY: 1900 Block of Auburn Road

PROPOSED DEVELOPMENT: Single-family attached (townhomes) residential

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|----------------------------------|
| No. of Lots/Dwelling Units <u>118</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>+/- 6.67 units per acre</u> | Density: <u>NA</u> |
| Net Density: <u>+/- 6.67 units per acre</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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7.7.2022

PROPERTY OWNER LIST

| Name/Address | Parcel Number |
|--|---------------|
| GWINNETT COUNTY BOARD OF COMMISSIONERS 75 LANGLEY DR LAWRENCEVILLE GA 30046 | 3001 135 |
| CHUNG KEVIN C K 2878 HAWTHORNE DR NE ATLANTA GA 30345 | 3001 021 |
| RDM LLC 950 TULLIS RD LAWRENCEVILLE GA 30043 | 3001 072 |

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7.7.2022

Property Line Description
Somerset at Auburn
(PINs 3001 072, 3001 021, 3001 135)
Gwinnett County, Georgia

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, 1749th Georgia Militia District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a nail set at the intersection of the eastern right-of-way of Braselton Highway (a.k.a. State Route 124)(variable right-of-way) and the southern right-of-way of Auburn Road (a.k.a. State Route 324)(variable right-of-way), said nail having State Plane Coordinate value of Northing:1,473,122.04; Easting:2,368,409.55; Georgia West Zone.

Thence continuing with said right-of-way of Auburn Road South 67 degrees 52 minutes 03 seconds East, a distance of 113.58 feet to a 5/8-inch rebar set; thence South 78 degrees 28 minutes 10 seconds East, a distance of 57.63 feet to a 5/8-inch rebar set; thence South 68 degrees 40 minutes 21 seconds East, a distance of 59.68 feet to a 5/8-inch rebar set; thence South 68 degrees 40 minutes 23 seconds East, a distance of 17.63 feet to a 5/8-inch rebar set; thence South 75 degrees 33 minutes 27 seconds East, a distance of 157.27 feet to a 5/8-inch rebar set; thence North 87 degrees 38 minutes 10 seconds East, a distance of 133.24 feet to a 5/8-inch rebar set; thence South 43 degrees 16 minutes 02 seconds East, a distance of 418.63 feet to a 1/2-inch open top pipe found; thence departing said right-of-way South 50 degrees 46 minutes 58 seconds West, a distance of 199.63 feet to a 5/8-inch rebar found; thence South 42 degrees 40 minutes 27 seconds East, a distance of 350.93 feet to a 5/8-inch rebar found; thence South 51 degrees 01 minutes 49 seconds West, a distance of 89.00 feet to a 1/2-inch rebar found; thence South 50 degrees 40 minutes 53 seconds West, a distance of 168.16 feet to a nail found; thence South 51 degrees 00 minutes 07 seconds West, a distance of 396.29 feet to a 1/2-inch rebar found; thence South 51 degrees 10 minutes 35 seconds West, a distance of 371.99 feet to a 1/2-inch open top pipe found; thence North 09 degrees 44 minutes 41 seconds West, a distance of 98.37 feet to a 1/2-inch rebar found; thence North 10 degrees 06 minutes 04 seconds West, a distance of 115.74 feet to a 1/2-inch rebar found; thence North 09 degrees 59 minutes 02 seconds West, a distance of 145.93 feet to a 1/2-inch rebar found; thence North 10 degrees 03 minutes 44 seconds West, a distance of 275.87 feet to a 1/2-inch rebar found; thence North 10 degrees 04 minutes 29 seconds West, a distance of 185.67 feet to a 1/2-inch rebar found; thence North 09 degrees 55 minutes 38 seconds West, a distance of 138.00 feet to a 1/2-inch rebar; thence North 09 degrees 43 minutes 06 seconds West, a distance of 399.00 feet to a 5/8-inch rebar set on the eastern right-of-way of Braselton Highway; thence continuing with said right-of-way along a curve to the left, said curve having an arc length of 134.42 feet with a radius of 1195.91 feet, being subtended by a chord bearing of North 51 degrees 34 minutes 47 seconds East, a distance of 134.35 feet to a 5/8-inch rebar set; thence North 52 degrees 02 minutes 44 seconds East, a distance of 46.46 feet to a nail set, said point being the **True Point of Beginning**.

Said tract of land contains 19.992 Acres and is more accurately depicted on a boundary survey prepared by GeoSurvey, Ltd., Project Number 20227352, dated 06-10-2022.

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7.7.2022

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 BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

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

Please see attached

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

Please see attached

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7.7.2022

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

- (A) Yes, 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 land uses including commercial, single-family attached, and single-family detached residential uses.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement the surrounding land use mix.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property is located at the intersection of two major thoroughfares (State Route 124 and State Route 324) with access to utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan which designates the Property as within both the Vibrant Communities and Emerging Suburban Character Areas. Land designated as within the Established Neighborhoods Character Area is located directly across Auburn Road (State Route 324) from the subject property. Policies of the 2040 Plan specifically encourage single-family residential development in these character areas including mixed-residential and townhome developments.
- (F) The Applicant submits that the subject Property's location in close proximity to other single-family attached residential developments, its location at an established node with commercial uses, and its convenient access to major transportation corridors including Braselton Highway (State Route 124), Auburn Road (State Route 324), and Interstate 85 provide additional supporting grounds for approval of the application.

RECEIVED

7/25/2022



Matthew P. Benson
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

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of The Revive Land Group, LLC (the “Applicant”) for the purpose of rezoning to the R-TH zoning classification an approximately 17.69-acre tract of land (the “Property”) located at the intersection of Braselton Highway (State Route 124) and Gravel Springs Road/Auburn Road (State Route 324). The Property is currently zoned C-1 and RA-200 and is located within the Vibrant Communities and Emerging Suburban Character Areas as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop the Property for use as a single-family attached townhome community including a total of 118 homes with private streets. Residents of the proposed community would enjoy convenient vehicular access to major transportation corridors including Braselton Highway and Gravel Springs Road/Auburn Road as well as Interstate 85 via the newly constructed interchange at Gravel Springs Road. Residents would also have convenient access to the wide variety of commercial/retail and office uses located at the established Braselton Highway/Auburn Road/Hog Mountain Road activity node.

Homes in the proposed community would be constructed with attractive building materials including brick, stone, and/or fiber cement siding or shake. The proposed development would also

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

www.mptlawfirm.com

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7/25/2022

feature a centrally-located amenity area with additional common areas and green spaces spread throughout the community. An internal sidewalk network would connect to existing sidewalks located along Braselton Highway and Auburn Road which would promote an active lifestyle and enhance the walkability of the surrounding area. In order to develop the Property as shown in the application, the Applicant also request the following relief from the Gwinnett County Unified Development Ordinance (the “UDO”):

- Waiver from the requirements of UDO §610-20.5 to provide a 40-foot wide Landscaped Buffer adjacent to land zoned R-100 and R-100 Modified in lieu of the UDO-required 30-foot and 35-foot wide Natural, Undisturbed Buffers. The subject property contains steep topography which presents significant development challenges. The proposed Landscaped Buffer (as defined by the UDO) would allow limited grading in certain areas, but would require replanting to a buffer standard according to a landscape plan approved by the Director of Planning and Development.
- Waiver/Variance from UDO §220-30.3(A)(1) to remove the requirement to provide interparcel vehicle access points to contiguous parcels due to severe topography and traffic safety concerns.
- Waiver from UDO §900-20.2(C)(1) and UDO §900-20.2(F)(3) to allow the proposed street configuration depicted on the site plan submitted with the Application. The proposed stub street would serve not more than three lots and would not cause vehicular circulation issues.
- Variance from UDO Section 210-100.6(A)(16) to reduce the required 30-foot wide landscape setback where the rear of buildings face external right-of-way to 20 feet. The subject Property and adjacent parcels are the subject of a proposed land swap with Gwinnett County in order to provide additional right-of-way at the Braselton Highway and Gravel Springs Road/Auburn Road intersection. The requested variance is proposed in consideration of the post-land exchange scenario in which land dedicated to and/or already owned by the County is converted to right-of-way. Even with the reduced landscaped setback, significant separation would be provided from the rear lot lines to the future roadway location. Moreover, the Property sits below the elevation of the roadway and would be effectively screened from passing motorists.

The proposed development is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which encourage the development of a mix of land uses and housing types within the Vibrant Communities and Emerging Suburban Character Areas. The proposed development would also complement the existing land use mix at the existing activity

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node by providing additional residential critical mass to support existing retail/commercial and office 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 any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 7th day of July, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



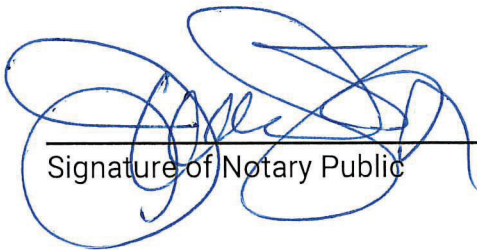
Signature of Applicant

7/6/22

Date

Shane Lanham, attorney for the Applicant

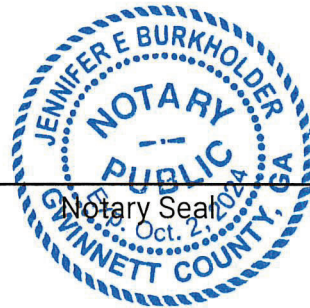
Type or Print Name and Title



Signature of Notary Public

7/6/22

Date



Notary Seal

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Rezoning Application
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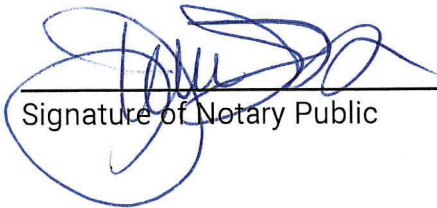
Signature of Applicant

7-6-22

Date

Neville Allison

Type or Print Name and Title



Signature of Notary Public

7/6/2022

Date



Notary Seal

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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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.



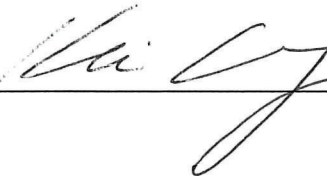
Signature of Property Owner

6/27/22

Date

Kevin Chung

Type or Print Name and Title

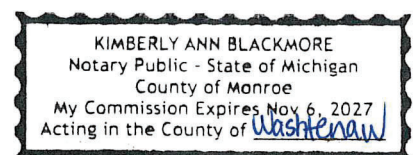
 Owner

 6-27-2022

Signature of Notary Public

Date

Notary Seal



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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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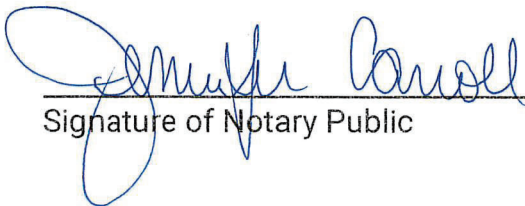
Signature of Property Owner

6/22/22

Date

Robert W. Marsh my partner RDM, LLC

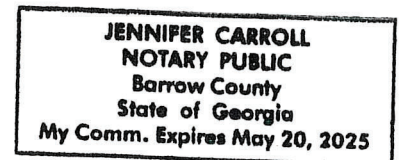
Type or Print Name and Title



Signature of Notary Public

6-22-22

Date



Notary Seal

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Gwinnett County Planning Division
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Signature of Property Owner

Date

Gwinnett County Board of Commissioners

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.

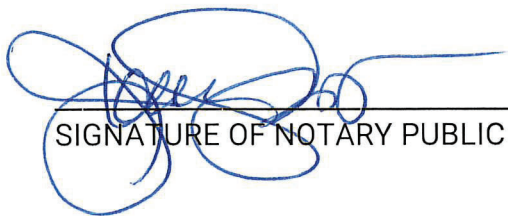
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE



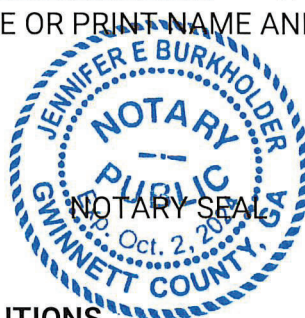
7/6/22

Shane Lanham, attorney for the Applicant

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



7/6/22



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 OFFICIAL 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.

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Rezoning Application
Last Updated 12/2015

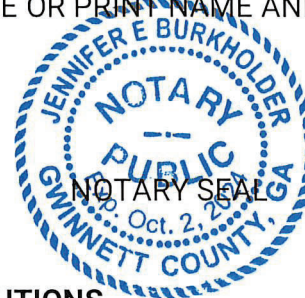
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[Signature] 7-6-22 Neville Allison, Managing Partner.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 7/6/22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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☐ YES ☒ NO Neville Allison.
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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Rezoning Application
Last Updated 5/2021

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: 3 - 001 - 135
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7/6/22

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)



NAME

Tax Services Assoc. II

TITLE

7-6-22

DATE

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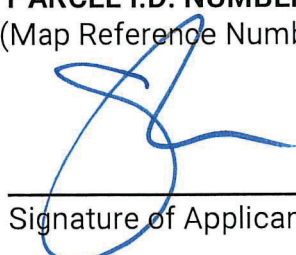
Gwinnett County Planning Division
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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 - 001 - 021
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

7/6/22
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)

Agnate Flowers

NAME

Tax Services Assoc. II

TITLE

7-6-22

DATE

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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: 3 - 001 - 072
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7/6/22

Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

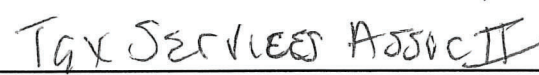
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TAX COMMISSIONERS USE ONLY

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



NAME



TITLE

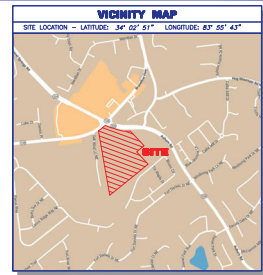
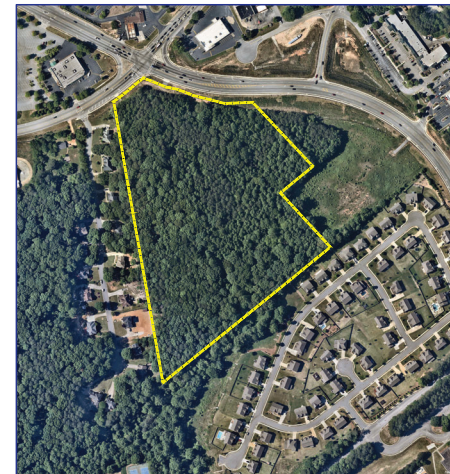
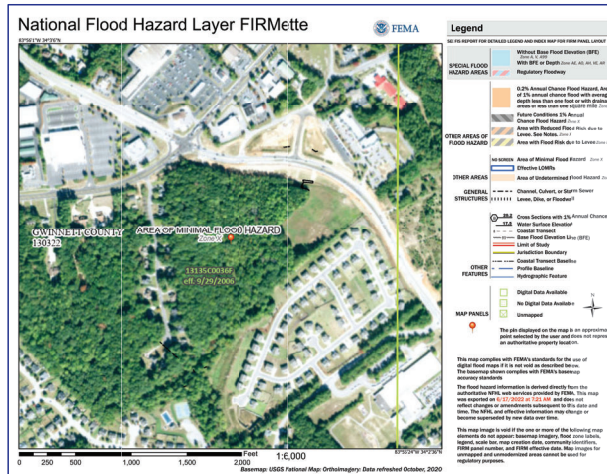
7-6-22

DATE

7.7.2022

FEMA FIRNETTE

AERIAL IMAGE



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0036F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: USES 20-INCH DBH (DIAMETER AT BREAST HEIGHT) AND
LARGER WERE LOCATED FOR THIS SURVEY.

CONTOUR INFORMATION DEPICTED HEREON WAS OBTAINED USING FIELD RAIN
AND LIQUID REMOTE SENSING COLLECTION METHODS. LIQUID DATA WAS OBTAINED
ON MAY 14, 2003, BY JACOB W. SEWRY & ASSOCIATES UTILIZING TELEVISION
OPTIC 7000 LIQUID SENSOR WITH A AMRO MAU AND FIVE GROUND CONTROL
POINTS. THE AVERAGE POSITIONAL CHECK IS LESS THAN 1/2 OF THE CONTOUR
INTERVAL.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY EPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DISTANCES SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1> SURVEY FOR SAMUEL JAMES WYRICK, SNR, ET AL, PREPARED BY HANNON, MEEDS, & BAGWELL, DATED JUNE 29, 1978, RECORDED IN PLAT BOOK 8, PAGE 150A, WITH THE OFFICE OF THE SUPERIOR COURT CLERK OF GWINNETT COUNTY, GEORGIA.

2> SURVEY FOR ORR'S FERRY ENTERPRISE, INC., PREPARED BY WALLACE LONG
HAMBROCK, DATED OCTOBER 26, 1987, RECORDED IN PLAT BOOK 43, PAGE 14
WITH THE OFFICE OF THE SUPERIOR COURT CLERK OF GWINNETT COUNTY,
GEORGIA.

3> SURVEY FOR DALE G. BROWN, ET AL, PREPARED BY BORDERS AND ASSOCIATES, DATED JANUARY 17, 1994, RECORDED IN PLAT BOOK 72, PAGE 214, WITH THE OFFICE OF THE SUPERIOR COURT CLERK OF GWINNETT COUNTY, GEORGIA.

4> FINAL PLAT FOR OAKWOOD, PREPARED BY RINGO ALBERTINATHY & ASSOCIATES, DATED JANUARY 26, 1993, RECORDED IN PLAT BOOK 61, PAGE 263, WITH THE OFFICE OF THE SUPERIOR COURT CLERK OF GWINNETT COUNTY, GEORGIA.

5> FINAL PLAT OF MARLOWE ESTATES, PREPARED BY PRECISION PLANNING
INC., DATED APRIL 29, 2003, LAST REVISED JANUARY 16, 2017, RECORDED IN
PLAT BOOK 138, PAGE 113, WITH THE OFFICE OF THE SUPERIOR COURT CLERK
OF GWINNETT COUNTY, GEORGIA.

65- FINAL PLAT WILL ORDER PRESERVE SUBDIVISION, PREPARED BY
PRECISION PLANNING INC., DATED MAY 24, 2017, LAST REVISED AUGUST 23,
2018, RECORDED IN PLAT BOOK 143, PAGE 31, WITH THE OFFICE OF THE
SUPERIOR COURT CLERK OF GWINNETT COUNTY, GEORGIA.

77 FINAL PLANS OF PROJECT HA 18-0000-07, ON STATE/LOCAL GRANTS ROAD AT SR 124/BRASELTON HIGHWAY, PREPARED BY GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 14, 2018, ON FILE WITH GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900

Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY

Somerset at Fort Daniel
ton Highway & Auburn Road

FOR

The Bayview Land Group



© 2014 Revive Land Group

| | | | |
|----|-------------------------|-------------------------------|-------------|
| 52 | DRAWING SCALE: 1" = 30' | SURVEY DATE: 06-10-2022 | |
| CN | CITY: BUFORD | REVISIONS (SEE GENERAL NOTES) | |
| AR | COUNTY: GWINNETT | No. | Date |
| | | | Description |

| | | | | |
|-----------|---------|--------|------|--|
| County: | SWINNEY | | | |
| Land Lot: | 1 | State: | GA | |
| District: | JRD | Qtr: | 1749 | |

[illegible]

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON LOCATION OF MANHOLES PROVIDED BY:

UTILITY SURVEY, LLC
 12722 NORTH REACHTREE PARKWAY, STE 178
 REACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, GAS AND NON-HAZARDOUS LIQUID (WATER, FUEL, OIL, HYDRAULIC FLUID, ETC.) TANKS) WERE LOCATED BY UTILITY SURVEY, LLC, UTILIZING RADAR FREQUENCY TECHNOLOGY. THIS TECHNOLOGY DOES NOT DETECT METALLIC UTILITIES AND TRACER WIRES. NO QUANTITIES, NOR NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) LOCATED.

THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION AND DATA SHOWN COMPREHENDS ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE INFORMATION AND DATA SHOWN IS NOT A GUARANTEE THAT UTILIZING THIS TECHNOLOGY MAY EXIST ON THIS SITE, BUT IT MAY NOT BE SHOWN. THE INFORMATION AND DATA SHOWN IS NOT A GUARANTEE THAT THE INFORMATION DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION SHOWN. THE INFORMATION AND DATA SHOWN DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GRAPHIC SCALE

0 15 30 75

1" = 30'

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE SCIENTIFIC SYSTEM, A TRIMBLE 5600, TO GROUND DATA COLLECTION, AND A GARMIN 60CSX FREQUENTLY USED WITH A SITE-CALIBRATED RTK NETWORK, AND HAS A RELATIVE POSITIONING ACCURACY OF 81 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .000000 FEET, .000000 FEET.

[illegible]

| | |
|------------------------------------|------------|
| BOUNDARY AND TOPOGRAPHY | |
| Somerset at F Braselton Highway | |
| FOR | |
| The Revolve L | |
| SS. JOB NO. | 20227352 |
| FIELD WORK: | MCN |
| CITY: | BUFORD |
| PROJ. MGR: | CAB |
| COUNTY: | GWINNETT |
| REVISOR: | DLH |
| DATE: | 12/11/2022 |
| UNCL. DESIG. | 3RD |
| STAGE: | 1 |


Certificate of Authorization KLSF-000621

PHIC SURVEY

St Daniel

Auburn Road

and Group

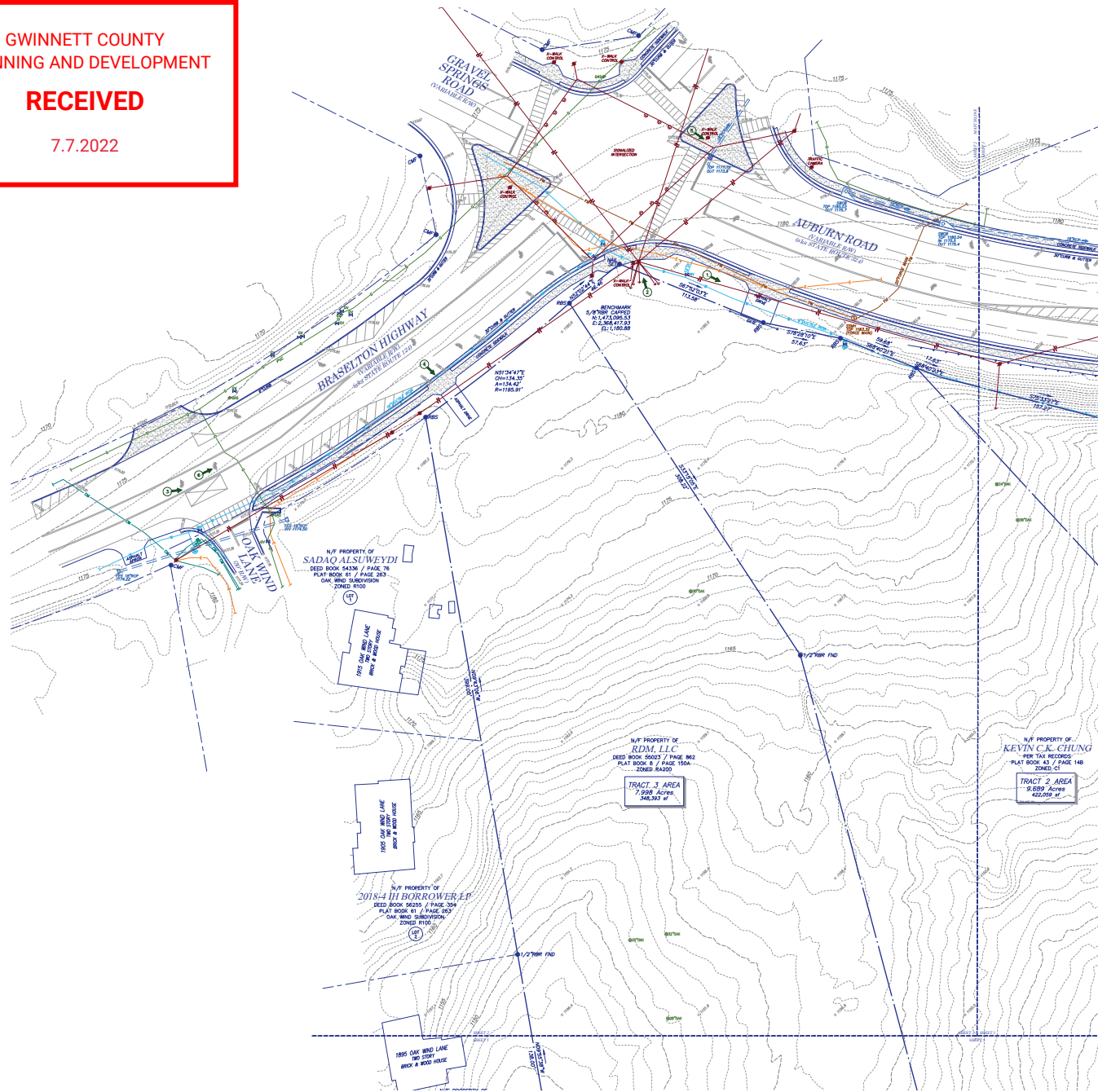


SURVEY DATE: 06-10-2022

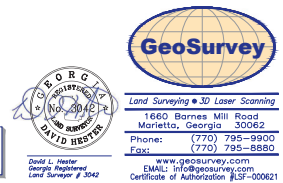
REVISIONS (SEE GENERAL NOTES)

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

7.7.2022



| STANDARD ABBREVIATIONS | STANDARD SYMBOLS |
|----------------------------|-----------------------------|
| AC AIR CONDITIONER | POWER POLE |
| AL ALUMINUM | OUT DRIVE |
| BBL BUILDING SEAPARK LINE | POWER LINE LINE |
| CB CONCRETE | LIGHT POLE |
| CC CORRUGATED METAL PANEL | CLIMATE CONTROL |
| CD CONCRETE FOUNDATION | WATER VALVE |
| CE CEMENT | GAS VALVE |
| CI CEMENT | GAS METER |
| CL CLIP | WATER METER |
| CM CEMENT | FIRE HYDRANT |
| CN CONCRETE | UNDERGROUND ELECTRIC LINE |
| CS DOUBLE BOND CATCH BASIN | UNDERGROUND GAS LINE |
| DO GAS METER | UNDERGROUND WATER LINE |
| DS DRIVE | REGULAR PARKING SPACE COUNT |
| EM EMERALD | HANDICAP PARKING SPACE |
| EN ENAMEL | TIRE POSITION INDICATOR |
| EQ EQUIPMENT | |
| OS OUT CONTROL STRUCTURE | |
| PC POLYMER CONCRETE | |
| PM POINT | |
| PO POINT OF COMMERCE | |
| PP POLYMER | |
| PS POINT OF COMMERCE | |
| PT POINT OF COMMERCE | |
| SE SINGLE BOND CATCH BASIN | |
| SP SINGLE BOND CATCH BASIN | |
| TRK TRAIL | |
| WBL WOOD | |



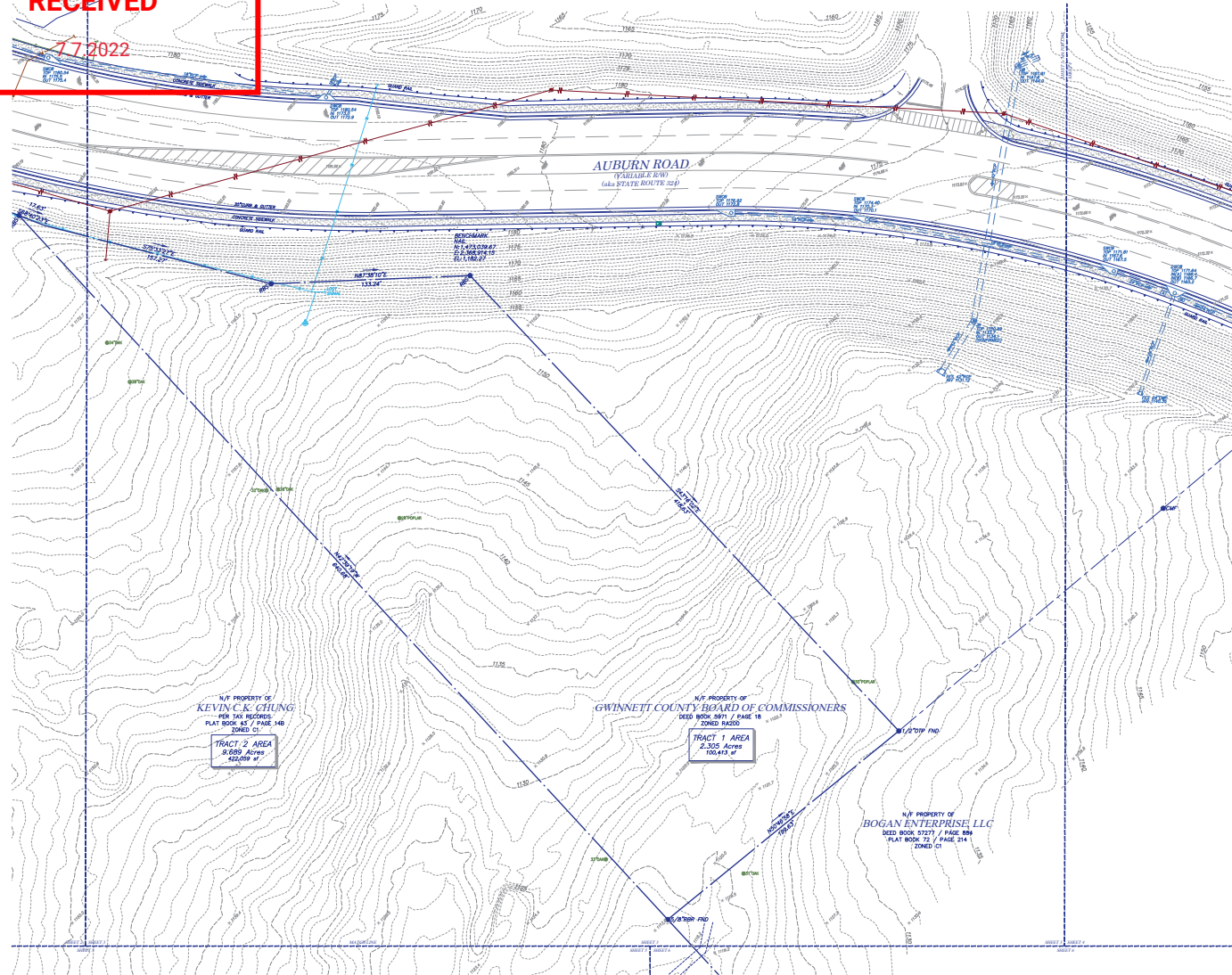
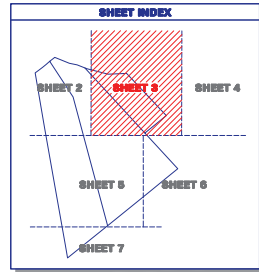
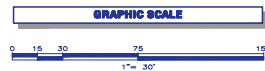
2 **SHEET**
OF **7**

Somerset at Fort Daniel
Braselton Highway & Auburn Road

The Revive Land Group

| | | | | | |
|-------------|-----------------|----------------|----------|-------------------------------|------------|
| GS JOB NO: | 20227352 | DRAWING SCALE: | 1" = 30' | SURVEY DATE: | 06-10-2022 |
| FIELD WORK: | MCON | CITY: | BUFFORD | REVISIONS (SEE GENERAL NOTES) | |
| PROJ MGR: | CAS | COUNTY: | CHANNETT | No. | Date |
| REVIEWED: | DLH | LAND LOT: | 1 | STATE: | GA |
| DWG FILE: | 20227352-01.dwg | DISTRICT: | JRD | QND: | 1749 |

7.7.2022

[illegible]

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



David L. Hester
Georgia Registered
Land Surveyor # 3042

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

3 **SHEET**
OF **7**

BOUNDARY AND TOPOGRAPHIC SURVEY

Somerset at Fort Daniel
Braselton Highway & Auburn Road

FOR

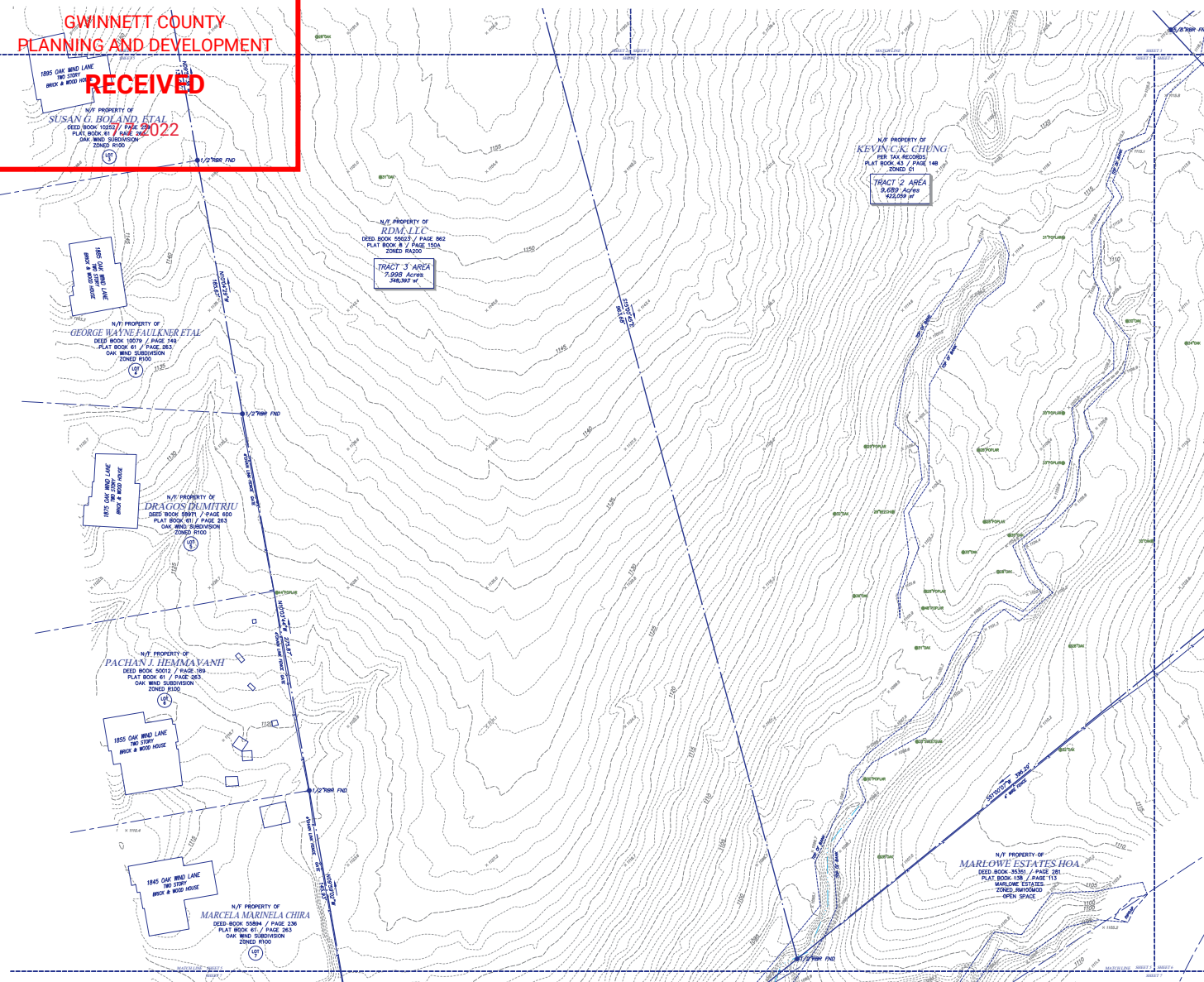
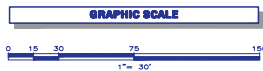
The Revive Land Group



| | | | | | |
|-------------|-----------------|----------------|---------|-----------------------------|------------|
| GS JOB NO: | 20227352 | DRAWING SCALE: | 1"= 30' | SURVEY DATE: | 06-10-2022 |
| FIELD WORK: | MCN | CITY: | BUFFORD | REMARKS (SEE GENERAL NOTES) | |
| PROJ MGR: | CAB | COUNTY: | WYOMING | No. | Date |
| REVIEWED: | DLH | LAND LOT: | 1 | DLH | DATE: GA |
| DWG FILE: | 20227352-01.dwg | DISTRICT: | 3RD | QMD: | 1749 |

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N/T PROPERTY OF
SUSAN G. BOLAND, ETAL
DEED BOOK 10252 // PAGE 239
PLAT BOOK 61 // PAGE 262
OAK HIND, SUBSIDIARY

[illegible]

A diagram showing the layout of seven sheets (SHEET 2, SHEET 3, SHEET 4, SHEET 5, SHEET 6, SHEET 7) arranged in a grid. SHEET 5 is highlighted with red diagonal lines.



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www.geosurvey.com

EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-00062



David L. Hester
Georgia Registered
Land Surveyor # 3042

5 **SHEET**
OF

BOUNDARY AND TOPOGRAPHIC SURVEY

Somerset at Fort Daniel
Braselton Highway & Auburn Road


FOR

The Revive Land Group



| | | | | | |
|---------------------------|--|-------------------------|--|-------------------------------|------|
| OS JOB NO: 20227352 | | DRAWING SCALE: 1" = 30' | | SURVEY DATE: 06-10-2022 | |
| FIELD WORK: MCN | | CITY: BRUFORD | | REVISIONS (SEE GENERAL NOTES) | |
| PROJ MGR: CAB | | COUNTY: GWINNETT | | No. | Date |
| REVISIONS: DLH | | LAND LOT: 1 STATE: GA | | | |
| DWG FILE: 20227352-01.dwg | | DISTRICT: 3RD | | DESCRIPTION: | |
| | | OMR: 1749 | | | |

7.7.2022

| | | | | |
|---|-------------------------|---------------------------------------|--------------------------------|---|
| BOUNDARY AND TOPOGRAPHIC SURVEY <i>Somerset at Fort Daniel</i> <i>Braselton Highway & Auburn Road</i> FOR <i>The Revive Land Group</i> | | | |  |
| JOB NO. 20227352 | DRAWING SCALE: 1" = 30' | SURVEY DATE: 06-10-2022 | REVISION SEE REVISION SHEET | |
| FIELD WORK: FIELD APPR. CAD | | COUNTY: CHARLTON TOWNSHIP: | | No. Date: |
| REVIEWED: DLH | | LAND LSR: 1 DATE: GA | | |
| DWG FILE: 20227352-01.dwg | | DESIGNED: DMO DATE: 06/14/2022 | | |

WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
7/26/2022



THE REVIVE
LAND GROUP

SOURCE: ENTITLE: REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

SOMERSET AT
AUBURN
A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

1900 BLOCK OF AUBURN RD
LAWRENCEVILLE, GEORGIA
30046

WINNETT COUNTY
GEORGIA
LAND LOT: 1
DISTRICT: 3RD



SOURCE: ENTITLE: REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

| REVISION | DATE |
|----------|------|
| | |
| | |
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| | |
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| | |
| | |
| | |

PROJECT NUMBER

22003

SEALED



SCALE IS ONLY VALID FOR COUNTER SIGNED
AND DATED WITHIN AN ORIGINAL SEAL/STAMP



DATE

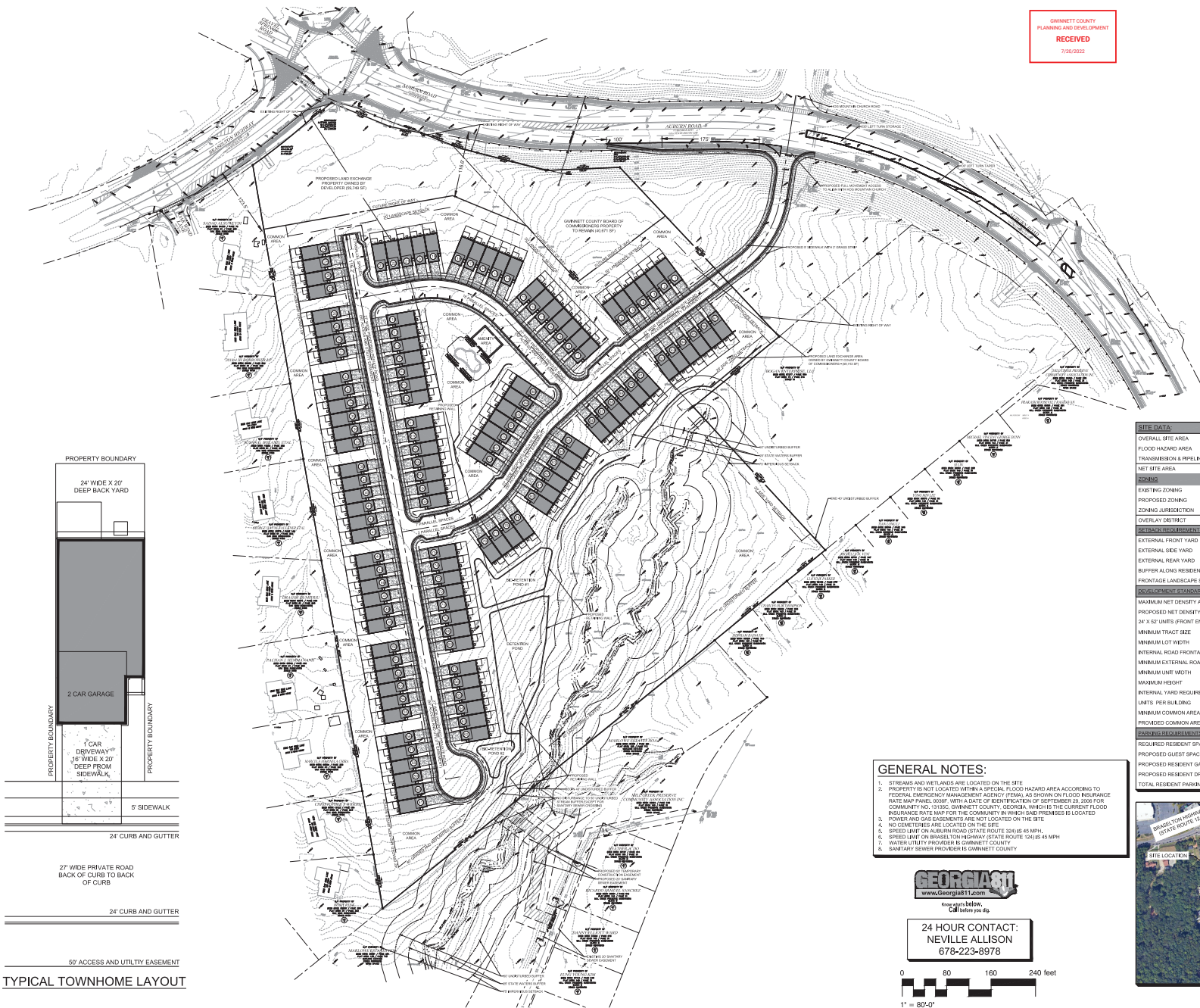
JULY 20, 2022

TITLE

CONCEPTUAL
SITE PLAN

SHEET

Z-01



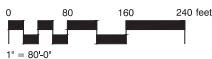
| SITE DATA | |
|---|---|
| OVERALL SITE AREA | 17.887 ACRES |
| FLOOD HAZARD AREA | N/A |
| TRANSMISSION & PIPELINE EASEMENTS' AREA | N/A |
| NET SITE AREA | 17.887 ACRES |
| ZONING | |
| EXISTING ZONING | RA-200 AND C-1 |
| PROPOSED ZONING | R-TH |
| ZONING JURISDICTION | WINNETT COUNTY |
| OVERLAY DISTRICT | GA HWY 124/249 HAWKTON MILL |
| SETBACK REQUIREMENTS | |
| EXTERNAL FRONT YARD | 20-FOOT LANDSCAPE SETBACK |
| EXTERNAL SIDE YARD | 20-FOOT |
| EXTERNAL REAR YARD | 20-FOOT |
| BUFFER ALONG RESIDENTIAL | 40-FOOT GRADED AND REPLANTED |
| FRONTAGE LANDSCAPE SETBACK | 25-FOOT LANDSCAPE SETBACK |
| DEVELOPMENT STANDARDS | |
| MAXIMUM NET DENSITY ALLOWED | 10.00 UNITS PER ACRE OR 176 UNITS |
| PROPOSED NET DENSITY | 6.87 UNITS PER ACRE |
| 24' X 52' UNITS (FRONT ENTRY) | 118 UNITS |
| MINIMUM TRACT SIZE | NO MINIMUM |
| MINIMUM LOT WIDTH | NO MINIMUM |
| INTERNAL ROAD FRONTAGE | NO MINIMUM |
| MINIMUM EXTERNAL ROAD FRONTAGE | 50-FOOT |
| MINIMUM UNIT WIDTH | 20-FOOT FOR DOUBLE-CAR GARAGE |
| MAXIMUM HEIGHT | 35-FOOT |
| INTERNAL YARD REQUIREMENTS | 20-FOOT GRASSED/LANDSCAPED STRIP |
| UNITS PER BUILDING | 3 MINIMUM AND 8 MAXIMUM |
| MINIMUM COMMON AREA | 15% (2.68 ACRES) |
| PROVIDED COMMON AREA | 49.8% (8.80 ACRES) (SEE PROJECT AND LOT SPECIFICATIONS) |
| PARKING REQUIREMENTS | |
| REQUIRED RESIDENT SPACES | MINIMUM 31UNT (354), MAXIMUM 61UNT (708) |
| PROPOSED GUEST SPACES | 30 OR 0.25 SPACES PER UNIT |
| PROPOSED RESIDENT GARAGE SPACES | 2 PER DWELLING UNIT OR 236 SPACES |
| PROPOSED RESIDENT DRIVEWAY SPACES | 1 PER DWELLING UNIT OR 118 SPACES |
| TOTAL RESIDENT PARKING SPACES | 354 SPACES |

- GENERAL NOTES:**
1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
 2. PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 5038P WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2006 FOR COMMUNITY NO. 31355, WINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
 3. POWER AND GAS EASEMENTS ARE NOT LOCATED ON THE SITE.
 4. NO CEMETERIES ARE LOCATED ON THE SITE.
 5. SPEED LIMIT ON AUBURN ROAD (STATE ROUTE 124) IS 45 MPH.
 6. SPEED LIMIT ON BRASELTON HIGHWAY (STATE ROUTE 124) IS 45 MPH.
 7. WATER UTILITY PROVIDER IS WINNETT COUNTY.
 8. SANITARY SEWER PROVIDER IS WINNETT COUNTY.

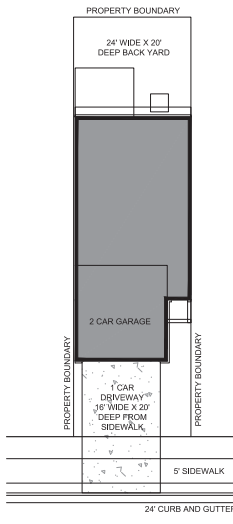


Have water below,
Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978



SITE LOCATION MAP
NOT TO SCALE

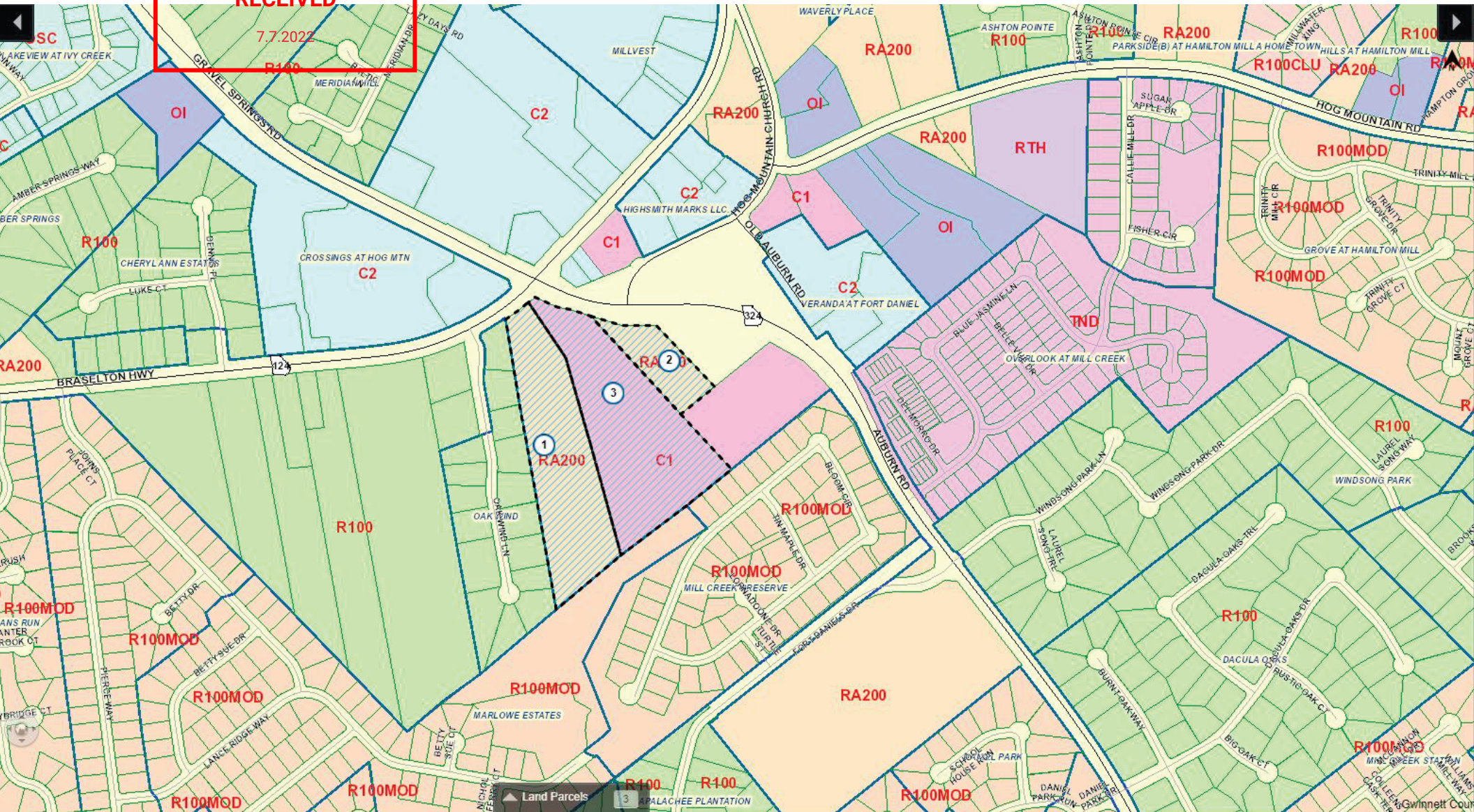


TYPICAL TOWNHOME LAYOUT

GWINNETT COUNTY
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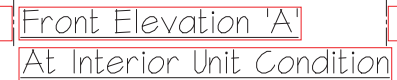
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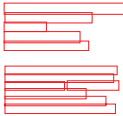


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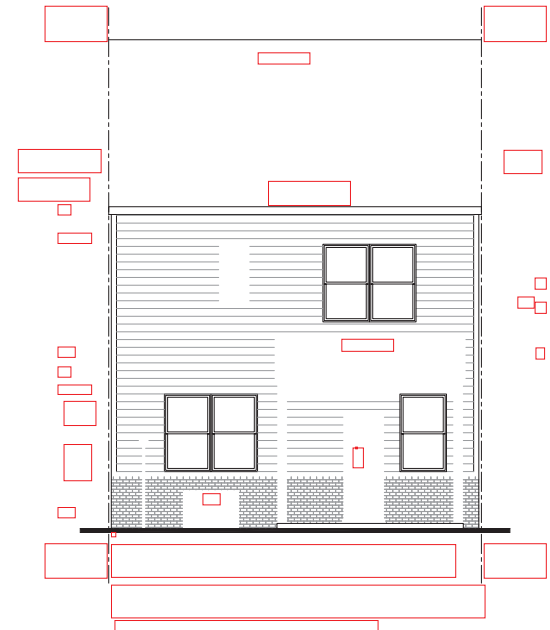
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A1.5

GWINNETT COUNTY
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-
- FIRST SUBMITTAL
- CLIENT REVISION
- BUILD SUBMITTALS



NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

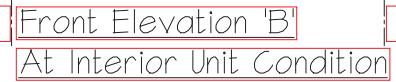
GMD-1103

CHESHIRE
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
February 06-2019

A1.5.1

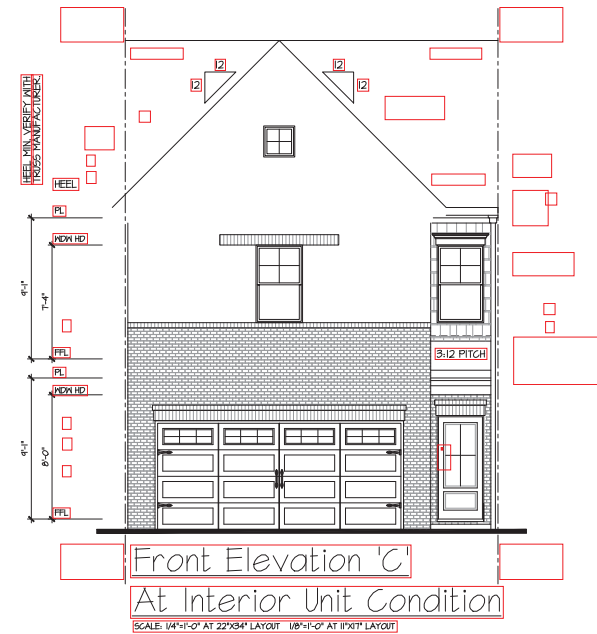
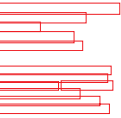
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A1.6

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| NOTES: IRC | KEY NOTES: |
|--|--|
| <ul style="list-style-type: none">GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.WINDOW HEAD HEIGHTS: 2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.ROOFING: PITCHED SHINGLES PER DEVELOPER.WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS. | <ul style="list-style-type: none">ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. |

GMD-1102

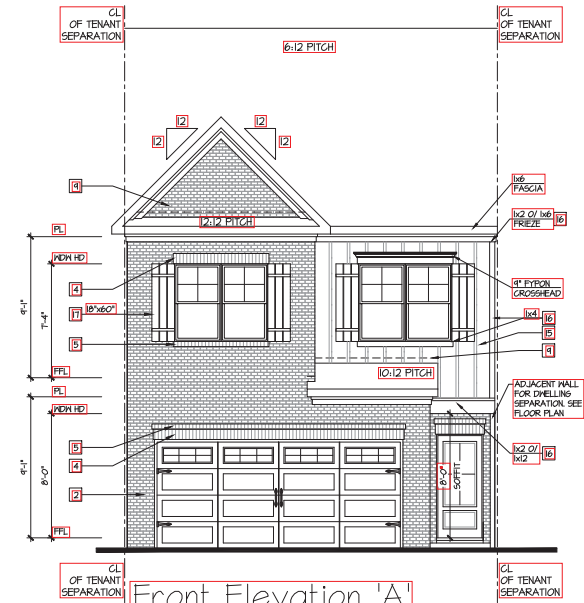
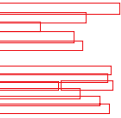
CHESHIRE
EXTERIOR
ELEVATIONS 'B'

PRINT DATE:
February 06-2019

A1.6.1

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7.7.2022



Front Elevation 'A'

At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 11'x11" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER; DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER; HEIGHT AS NOTED.

GMD-11003

DURHAM
EXTERIOR
ELEVATIONS 'A'

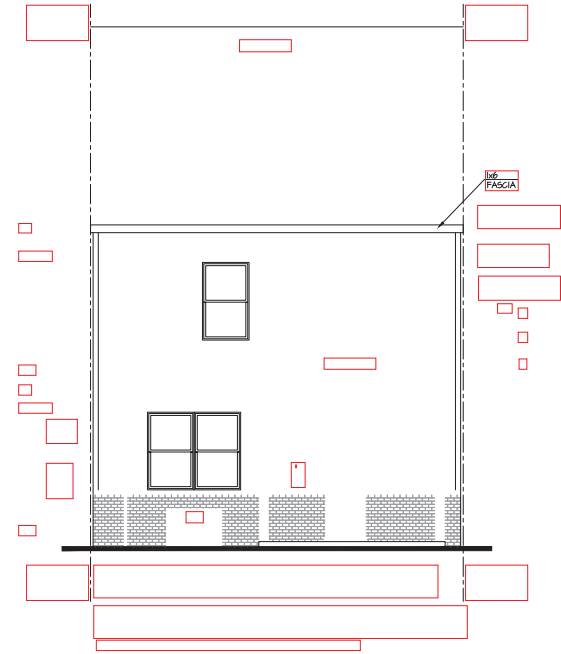
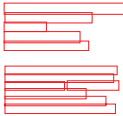
PRINT DATE:
February 06-2019

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NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS:
2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

KEY NOTES:

- ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

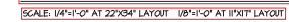
GMD-1103

**DURHAM
EXTERIOR
ELEVATIONS
'A/B/C'**

PRINT DATE:
February 06-2019

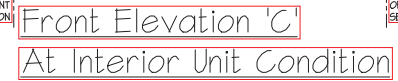
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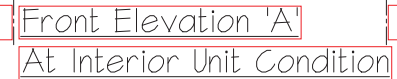
A1.6

7.7.2022



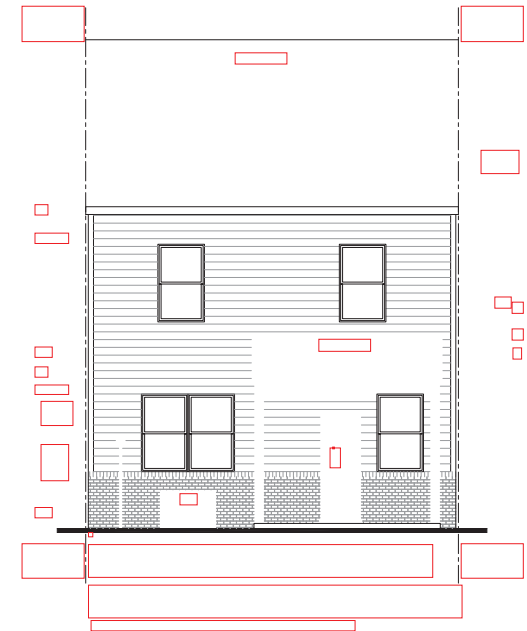
A1.6.1

7.7.2022



A1.5

7.7.2022

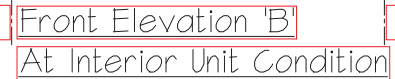


| Age Group | Very satisfied (Number of people) |
|-----------|-----------------------------------|
| 16-24 | ~4,500 |
| 25-34 | ~8,500 |
| 35-44 | ~9,000 |
| 45-54 | ~5,500 |
| 55-64 | ~9,500 |
| 65-74 | ~9,000 |
| 75-84 | ~9,500 |
| 85+ | ~5,500 |

| Government | Percentage |
|---------------------|------------|
| Current government | 80% |
| Previous government | 20% |

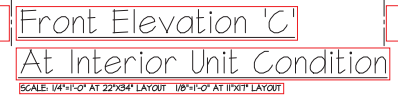
A1.5.1

7.7.2022



A1.6

7.7.2022



10. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.

11. WINDOW HEAD HEIGHTS:

2ND FLOOR = 7'-4" UNLO. ON ELEVATIONS.

12. ROOFING: PITCHED SHINGLES PER DEVELOPER.

13. WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

[illegible]

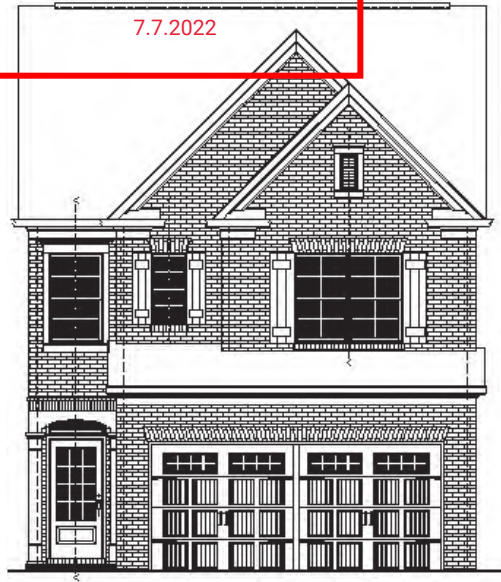
| Government | Percentage |
|---------------------|------------|
| Current government | 100% |
| Previous government | 0% |

A1.6.1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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ELEV. A



ELEV. B



ELEV. C

FRONT ELEVATIONS

ABCD

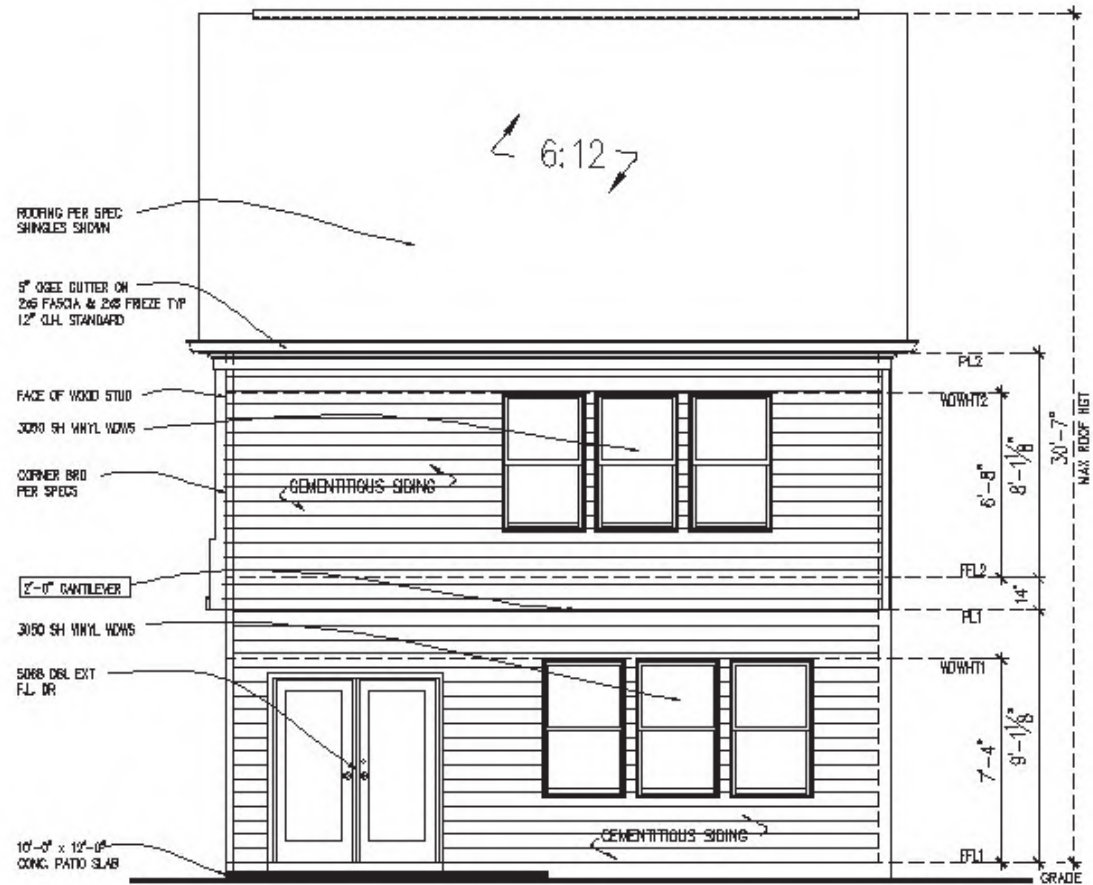


ELEV. D

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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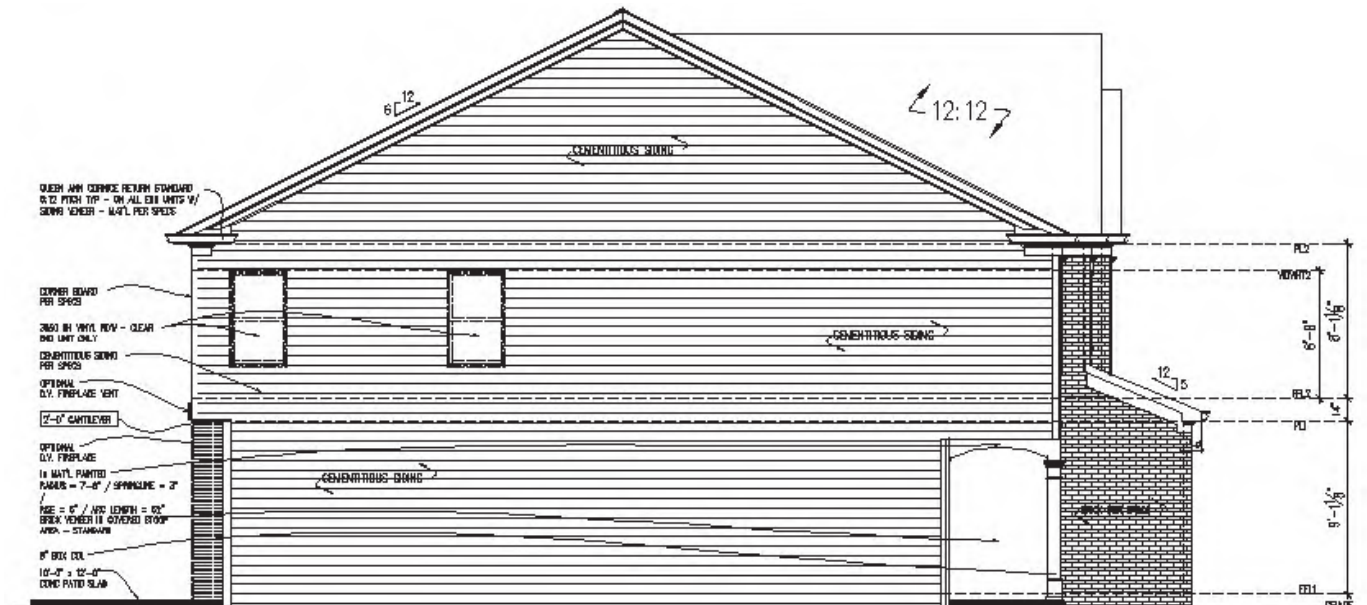
REAR

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

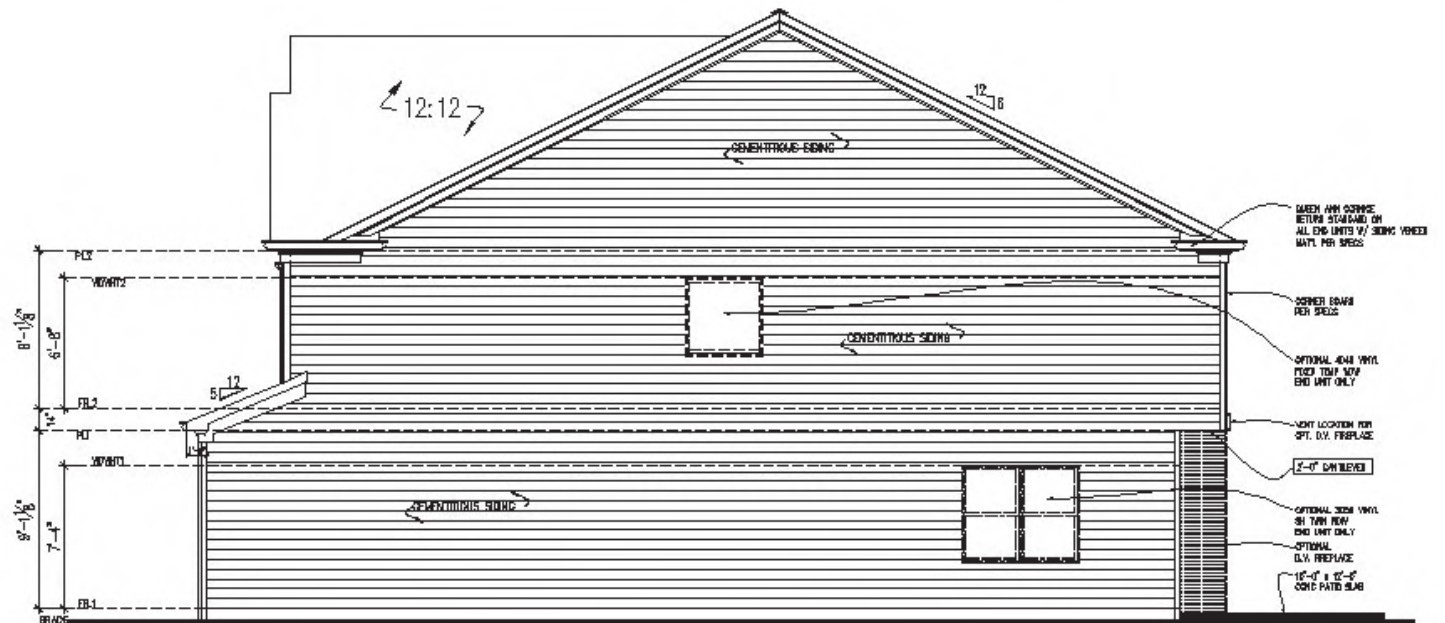
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LEFT SIDE



RIGHT SIDE



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Cementitious
Siding

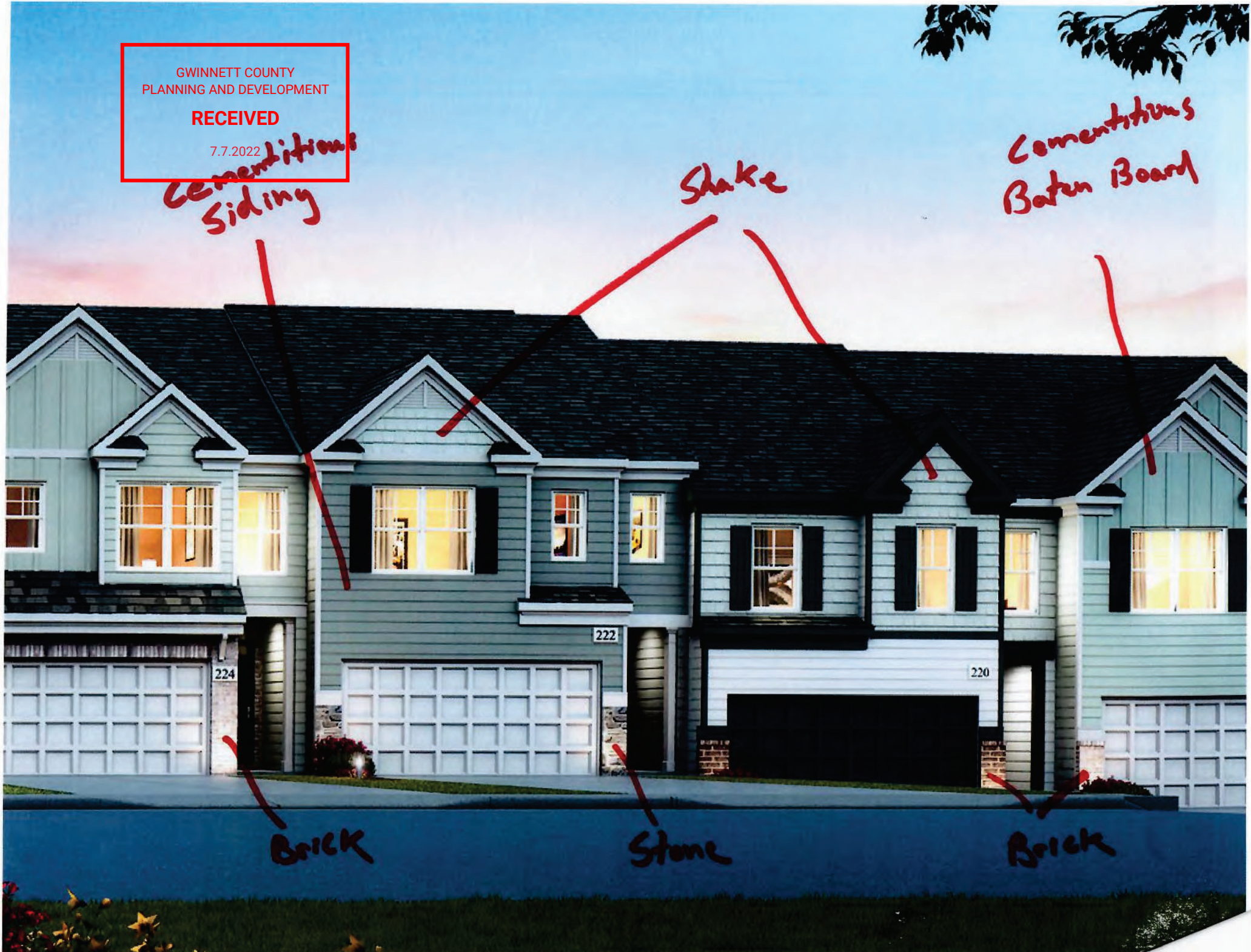
Shake

Cementitious
Batten Board

Brick

Stone

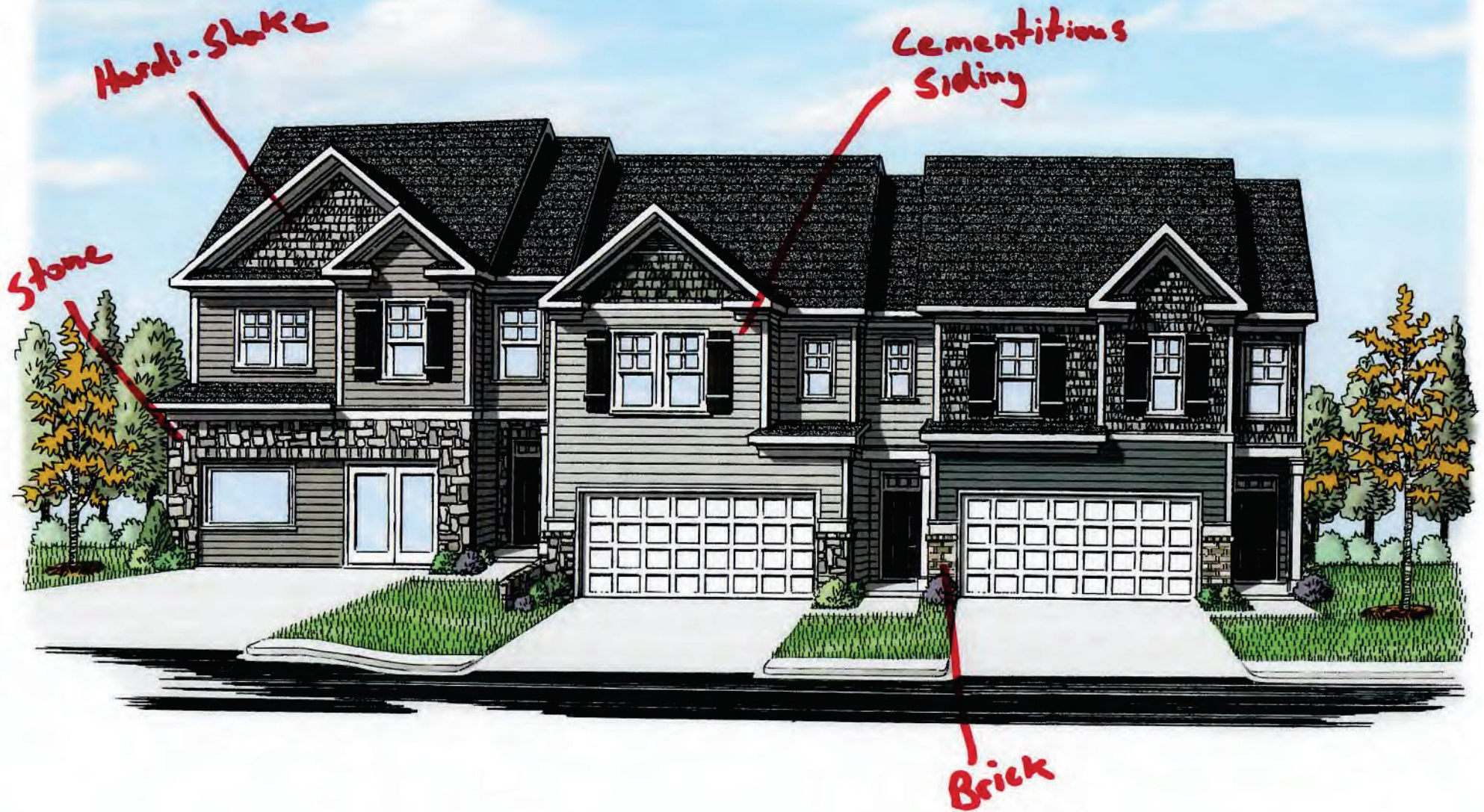
Brick



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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