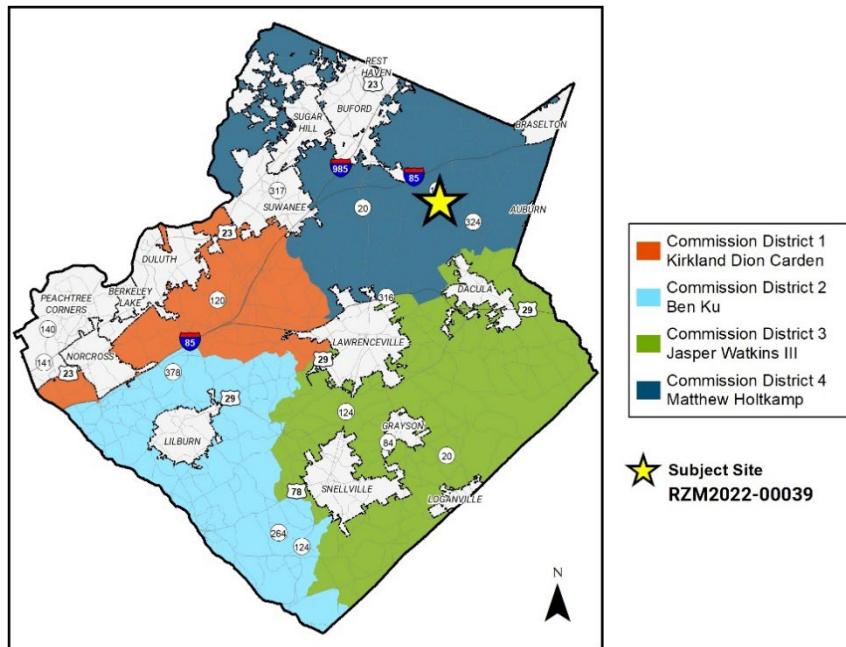




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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

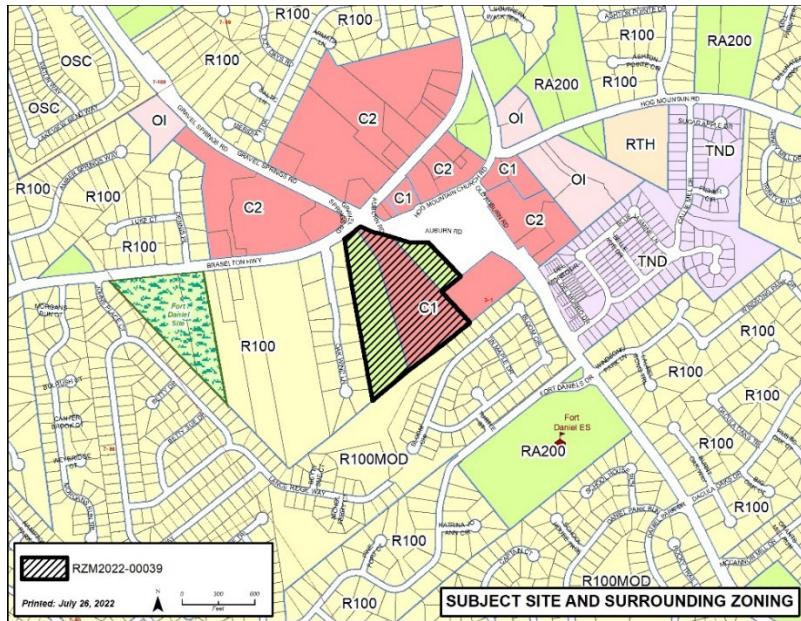
The subject site is an assemblage of three parcels with the larger, central parcel zoned C-1 (Neighborhood Business District) and the two surrounding parcels zoned RA-200 (Agriculture-Residence District). In 1987, the center parcel was rezoned from RA-200 to C-1 for a restaurant, pursuant to RZ-68-87. 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 Single-Family Residential	R-100 MOD R-100 MOD	1.96 units per acre 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.

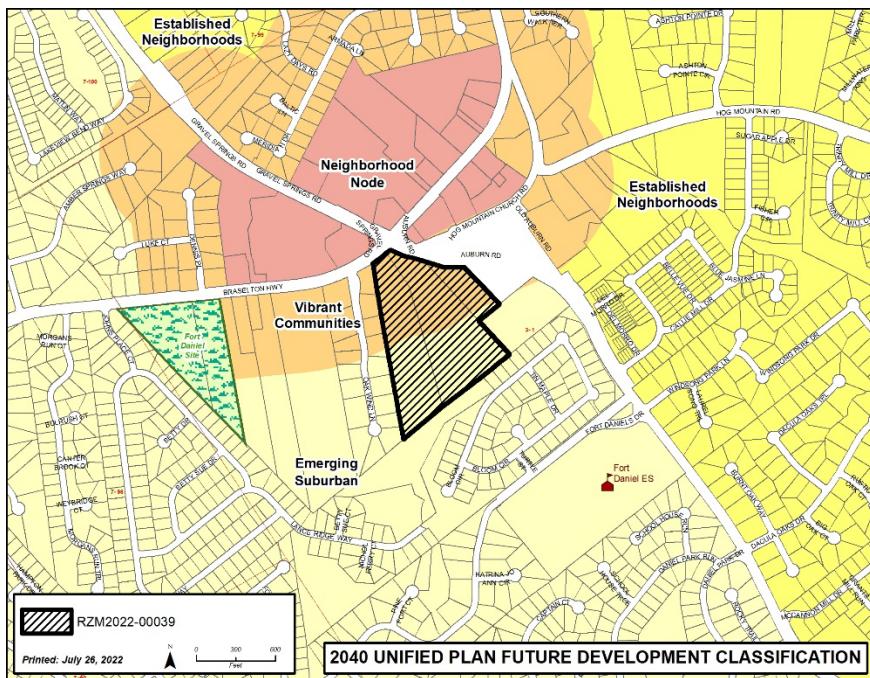
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

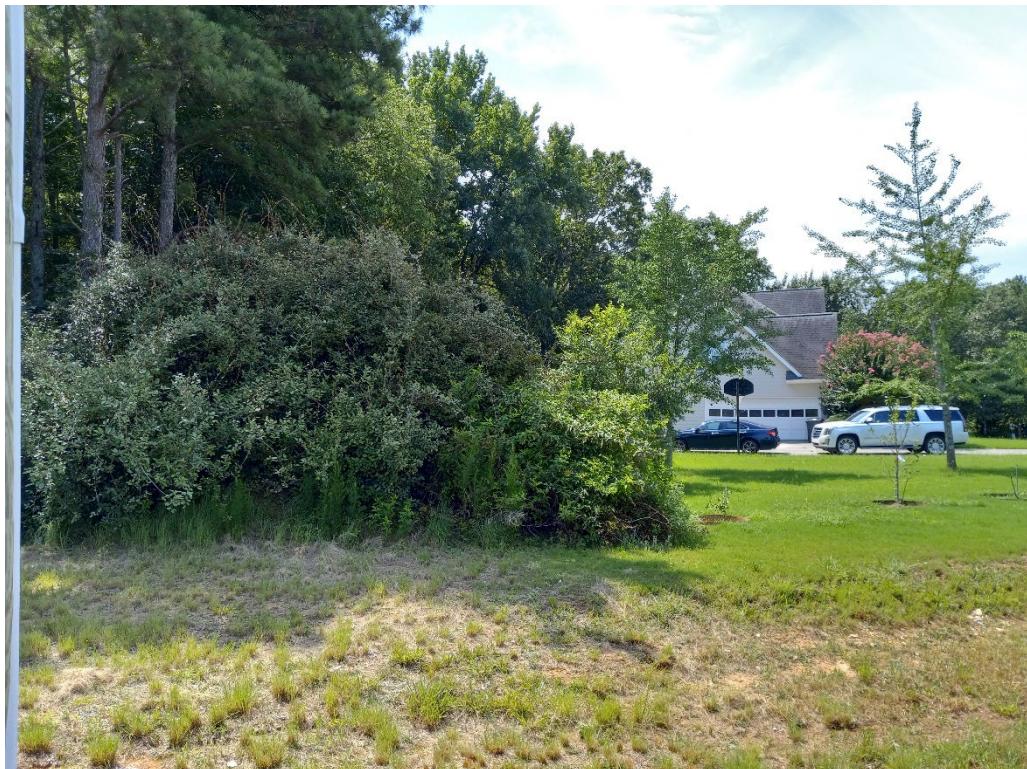
Exhibit A: Site Visit Photos



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]

Exhibit C: Building Elevations

[attached]

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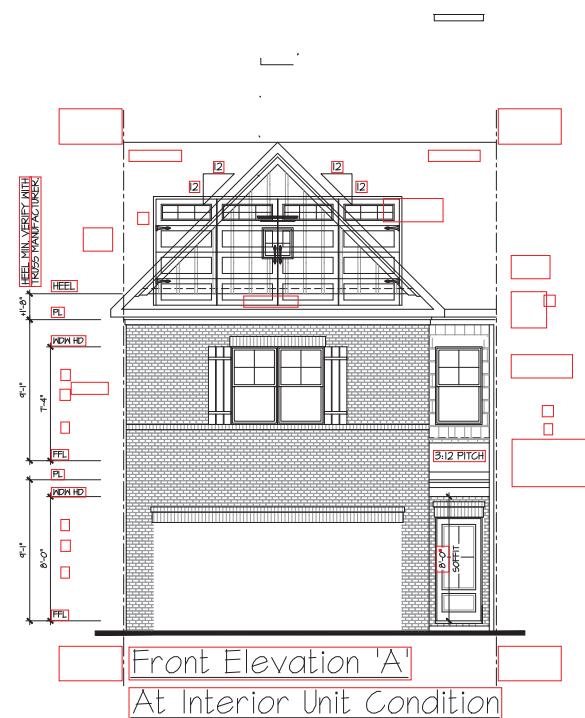
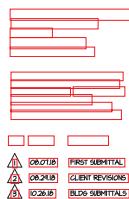


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NOTES: IRC	KEY NOTES:
GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.	
WINDOWS HEAD HEIGHTS.	
2ND FLOOR = T-4" UNO. ON ELEVATIONS.	
ROOFING: PITCHED SHINGLES PER DEVELOPER.	
WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN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

GMD-1103
CHESHIRE EXTERIOR ELEVATIONS 'A'
Print Date: February 06-2019

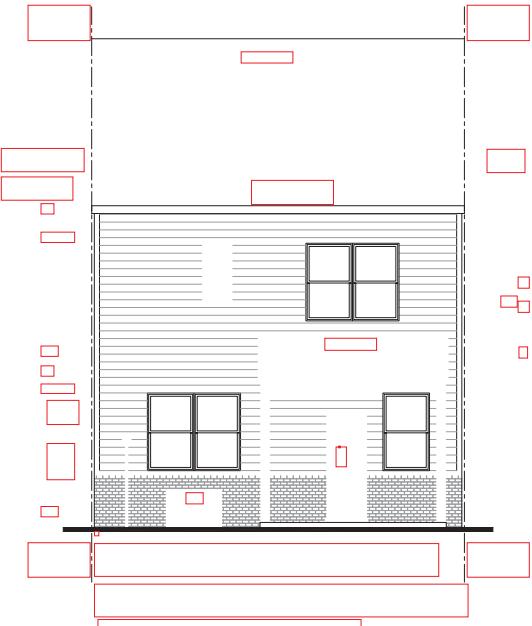
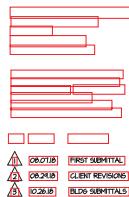
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KEY NOTES:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

GMD-1103

CHESHIRE
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
February 06-2019

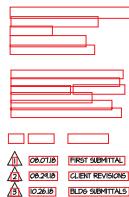
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08/01/18 FIRST SUBMITTAL
08/24/18 CLIENT REVIEWS
10/26/18 BLDG SUBMITTALS



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CHESHIRE
EXTERIOR
ELEVATIONS 'B'

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Front Elevation 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYO

GMD-17103

CHESHIRE EXTERIOR ELEVATIONS 'B'

PRINT DATE:
February 06-2019

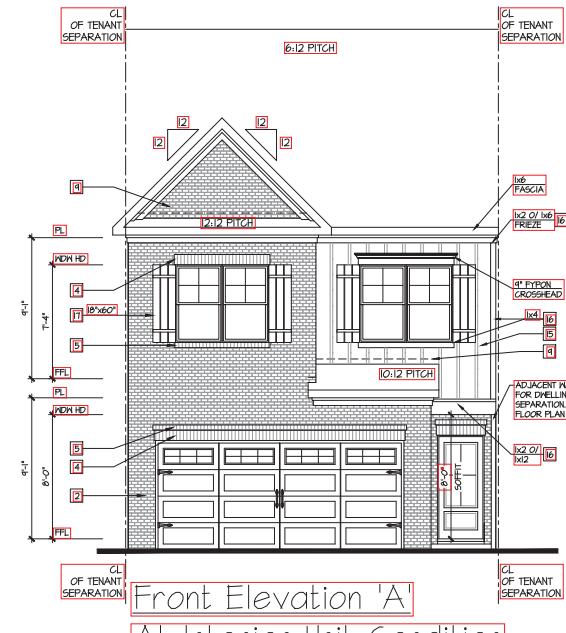
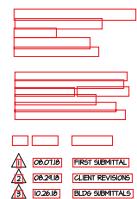
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SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 10'0"=1'-0" AT 11'X11' LAYOUT

NOTES: IRC	
GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.	
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KEY NOTES:

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GMD-1103

DURHAM
EXTERIOR
ELEVATIONS 'A'

PRINT DATE:
February 06-2019

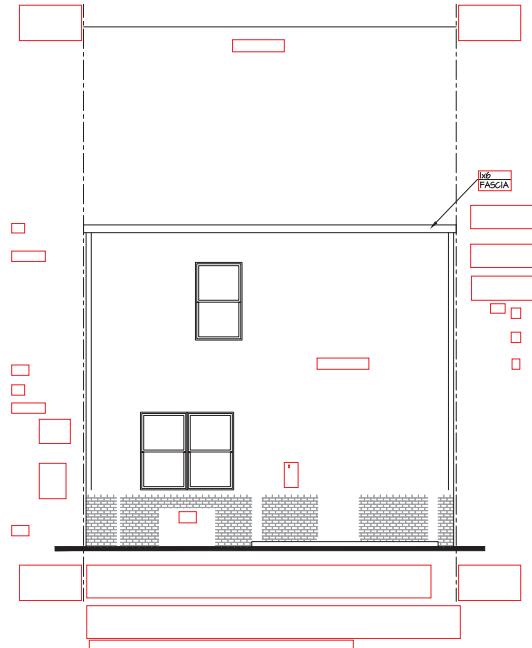
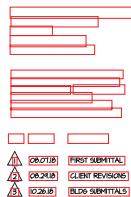
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KEY NOTES:

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GMD-1103

DURHAM
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
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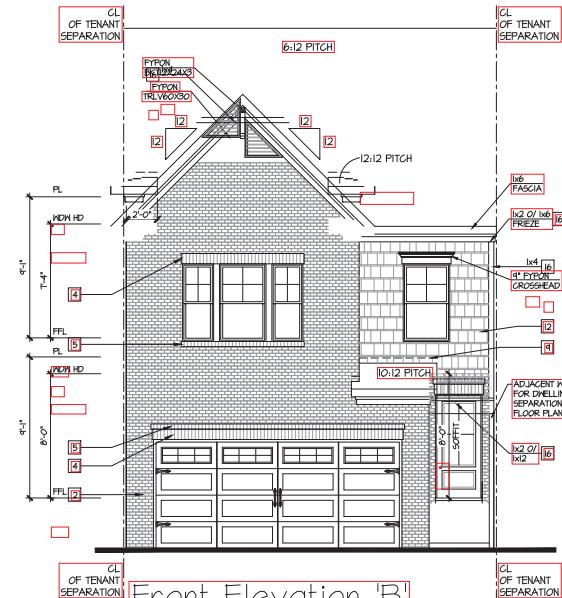
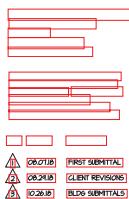
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GWINNETT COUNTY PLANNING AND DEVELOPMENT

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7.7.2022

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Front Elevation 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES: IRC

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

GMD-17103

**DURHAM
EXTERIOR
ELEVATIONS 'B'**

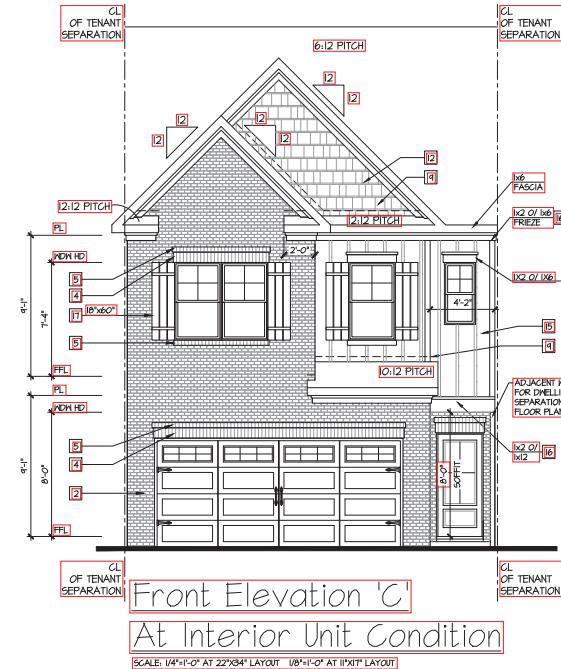
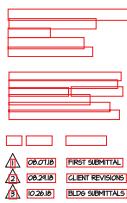
PRINT DATE:
February 06-2019

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.7.2022



NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS
- 2ND FLOOR = 1'-4" UNO. ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATION.

KEY NOTES:
ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.

GMD-17103

**DURHAM
EXTERIOR
ELEVATIONS 'C'**

PRINT DATE:
February 06-2019

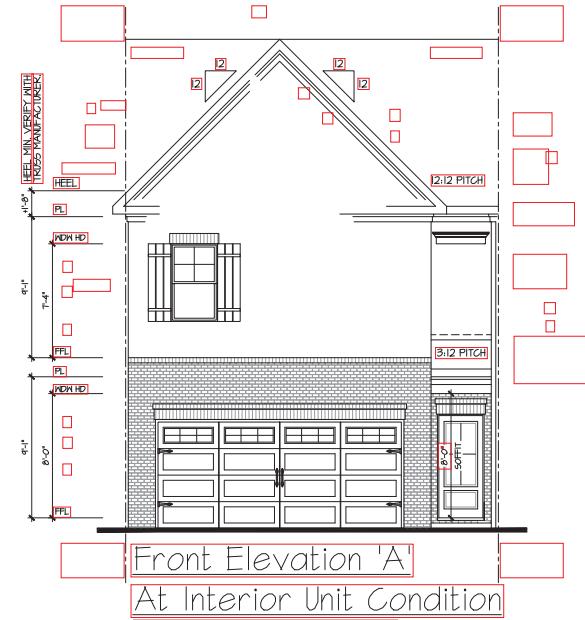
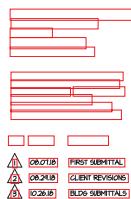
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design
group
of georgia



SCALE: 1/4"=1'-0" AT 22'9"4" LAYOUT 1/8"=1'-0" AT 11'6" LAYOUT

NOTES: IRC	KEY NOTES:
GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.	
WINDOW HEAD HEIGHTS	
2ND FLOOR = T-4" UNO. ON ELEVATIONS.	
ROOFING: PITCHED SHINGLES PER DEVELOPER.	ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.	

GMD-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'A'

Print Date:
February 06-2019

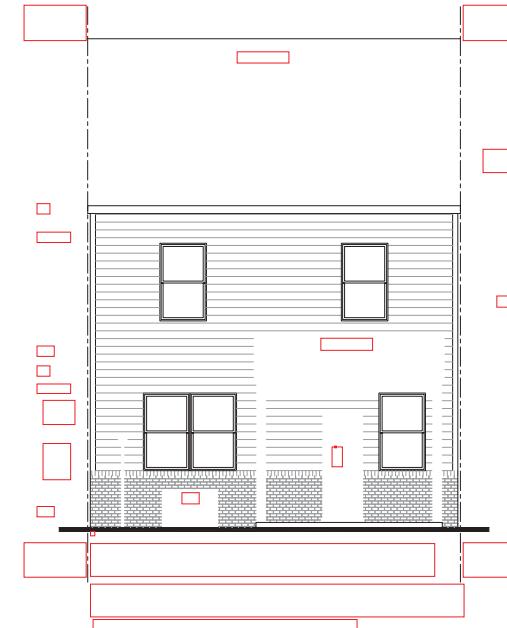
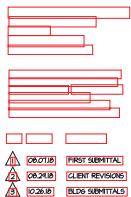
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KEY NOTES:

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

GMD-1103

MEDLOCK
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
February 06-2019

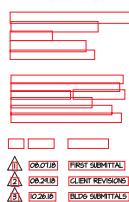
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

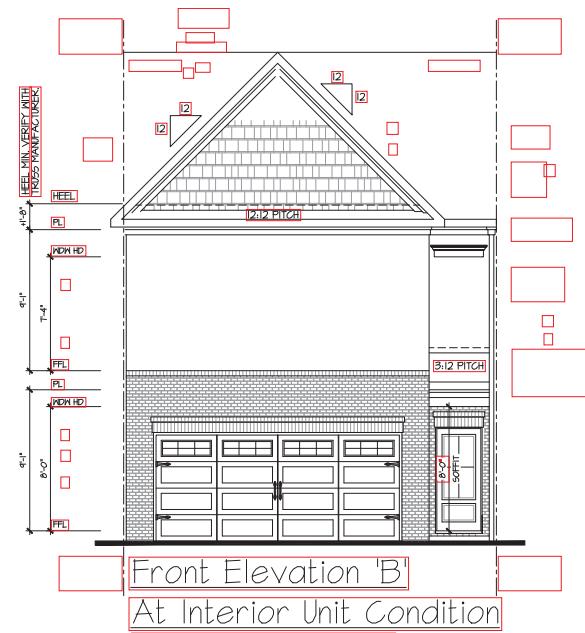
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design
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of georgia



08.01.18 FIRST SUBMITTAL
08.24.18 CLIENT REVIEWS
10.26.18 BLDG SUBMITTALS



NOTES: IRC	KEY NOTES:
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.	

GMD-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'B'

Print Date:
February 06-2019

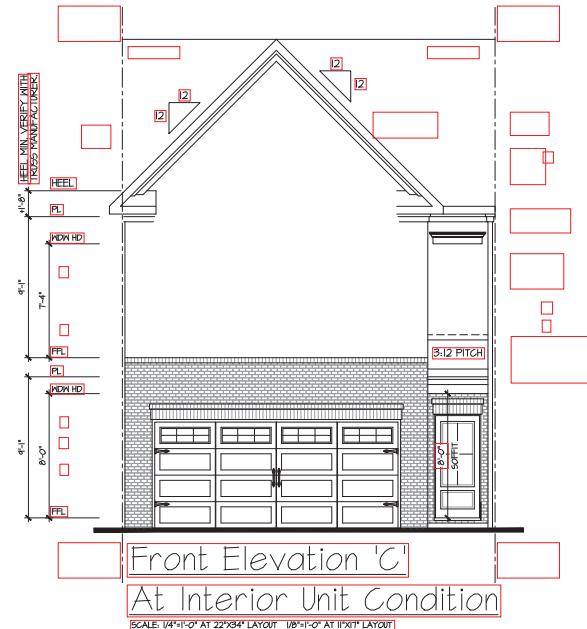
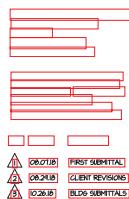
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of georgia



NOTES: IRC

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GMD-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'C'

PRINT DATE:
February 06-2019

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ELEV. A



ELEV. B



ELEV. C

FRONT ELEVATIONS
ABCD

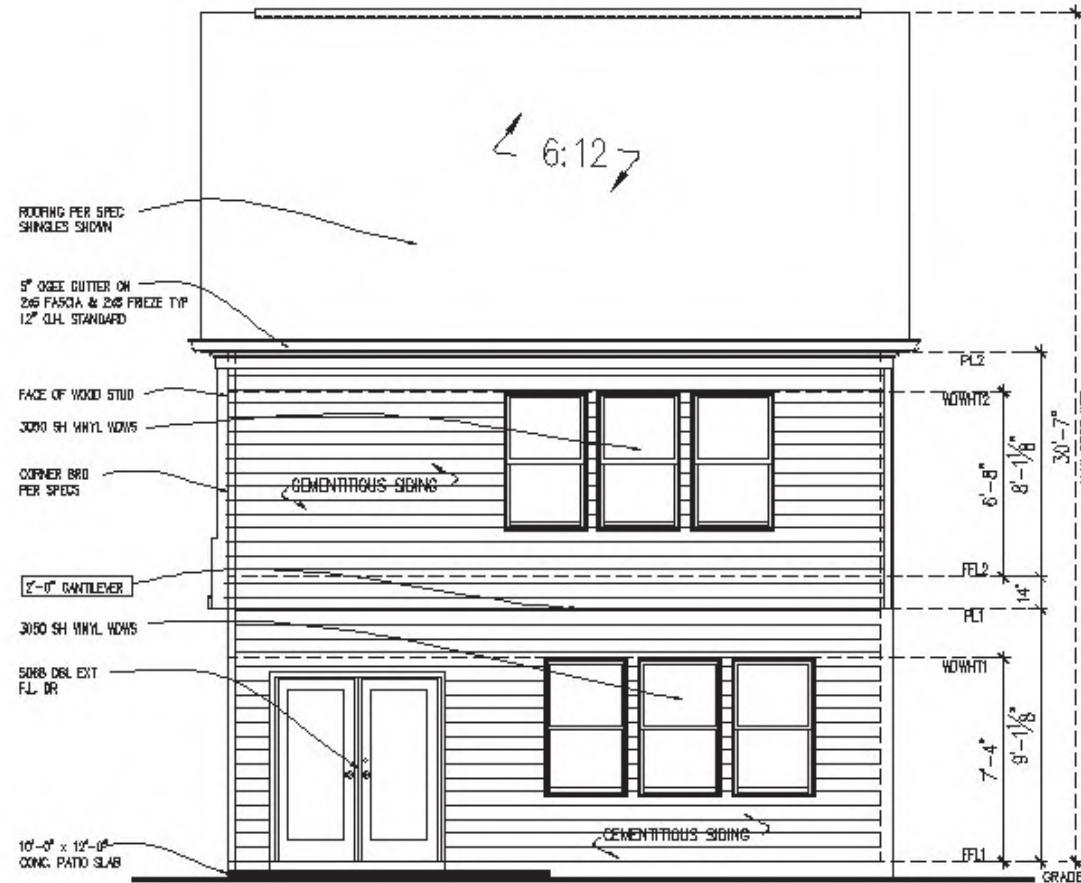


ELEV. D

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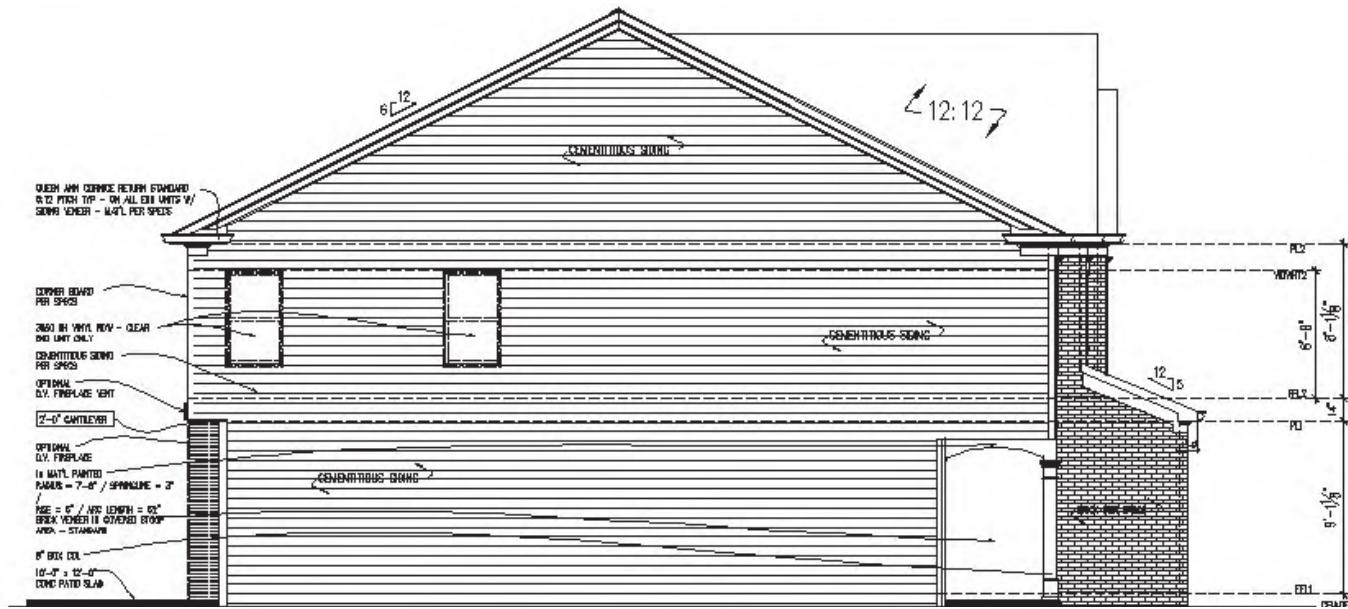
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GWINNETT COUNTY PLANNING AND DEVELOPMENT

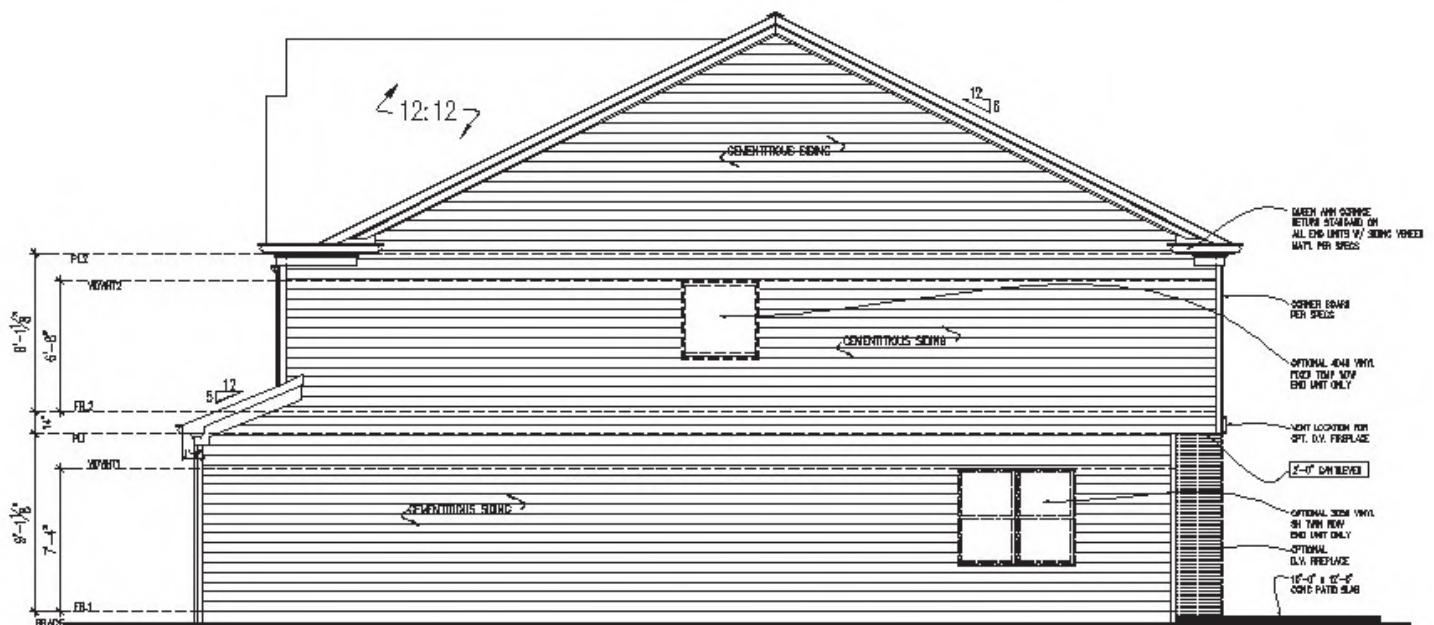
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LEFT SIDE



RIGHT SIDE

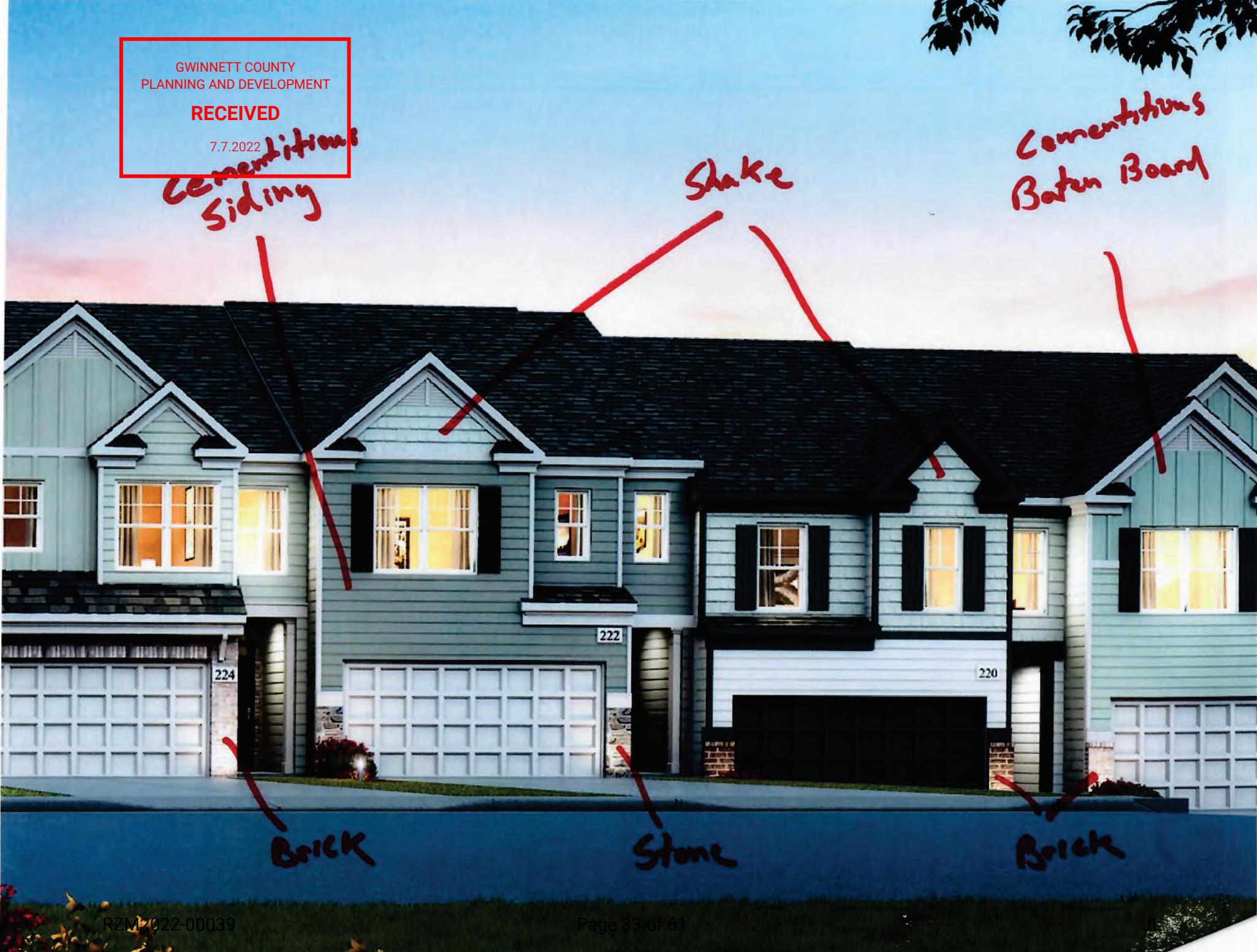


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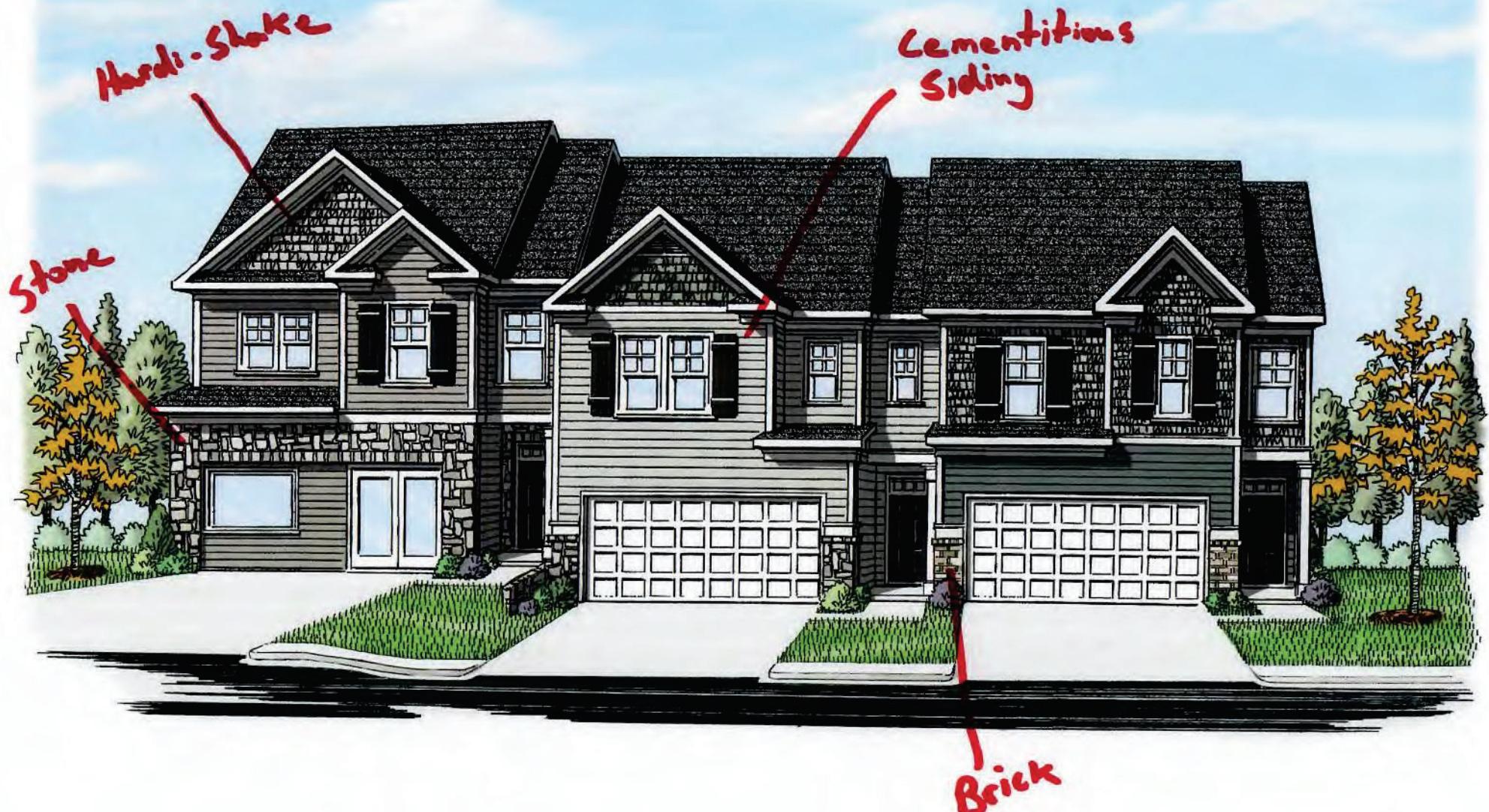
*Conventional
Siding*



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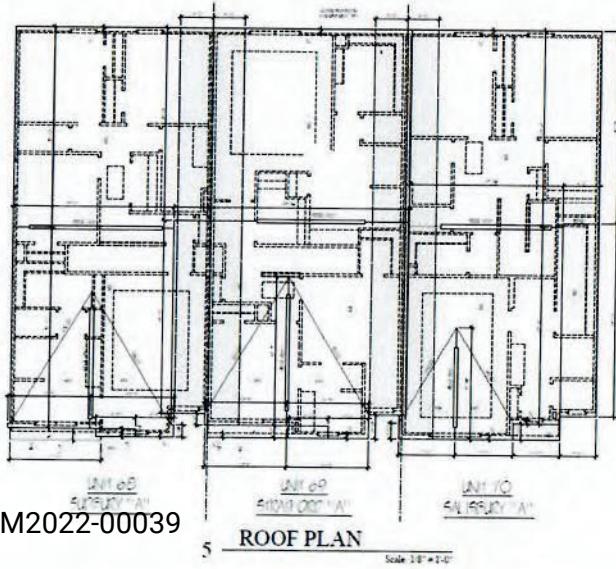
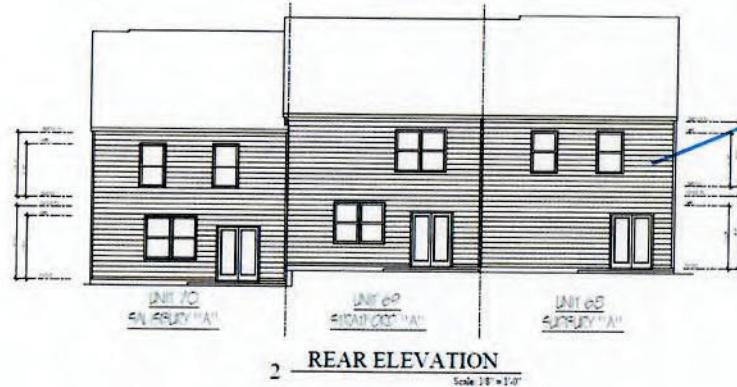
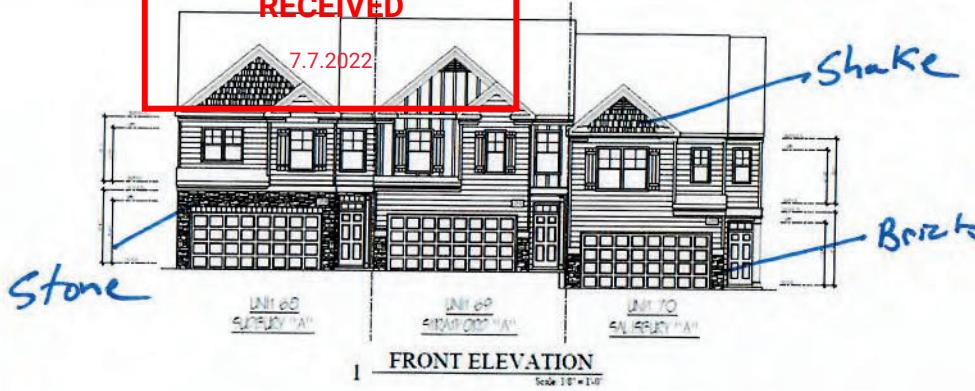
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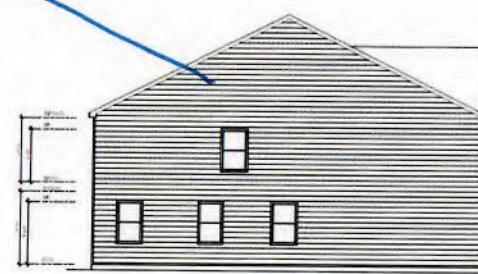
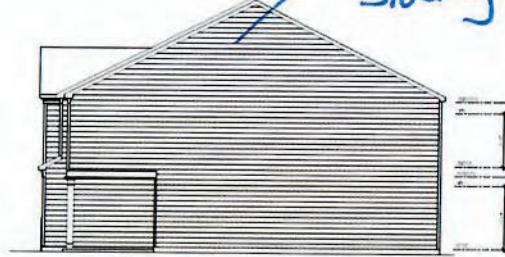
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Cementitious
Siding



RZM2022-00039

Page 35 of 61

JL

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

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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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7/25/2022 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

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 DISTRICT(S): <u>RA-200</u>	REQUESTED ZONING DISTRICT: <u>R-TH</u> <u>+/- 19.99</u>
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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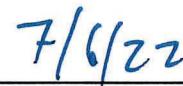
Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.



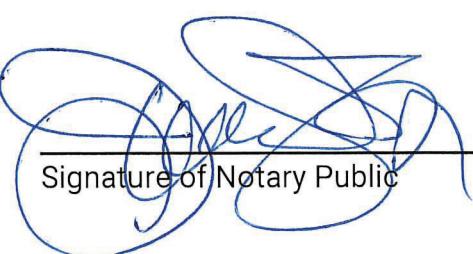
Signature of Applicant



Date

Shane Lanham, attorney for the Applicant

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 12/2015

REZONING APPLICANT'S CERTIFICATION

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[Handwritten signature]

Signature of Applicant

7-6-22

Date

Neville Allison

Type or Print Name and Title

Signature of Notary Public

7/6/2022
Date

Date



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Last Updated 12/2020

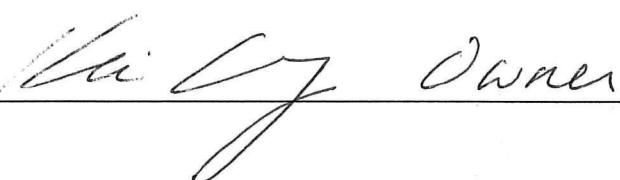
REZONING PROPERTY OWNER'S CERTIFICATION

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
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MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner


Date

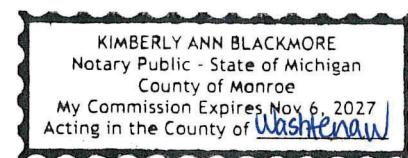
Kevin Chung
Type or Print Name and Title


Signature of Notary Public


Signature of Notary Public

Date

Notary Seal



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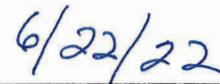
Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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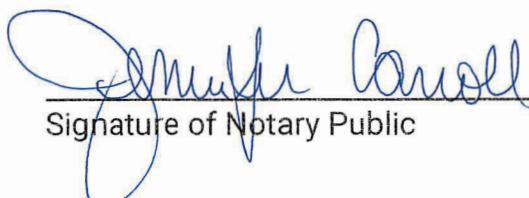
Signature of Property Owner



Date

Robert W. Marsh my partner RDM, LLC

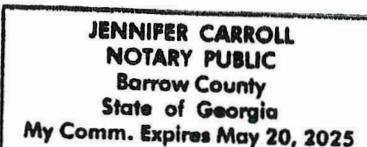
Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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7.7.2022

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.

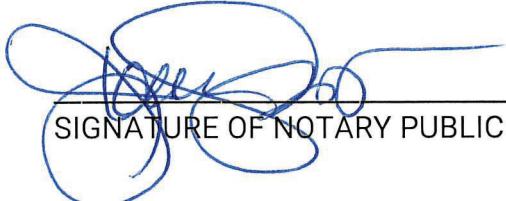
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE



7/6/22

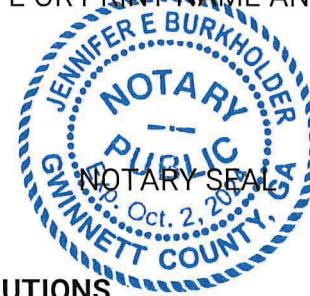
Shane Lanham, attorney for the Applicant

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



7/6/22

JENNIFER E. BURKHOLDER



SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO

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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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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SIGNATURE OF APPLICANT

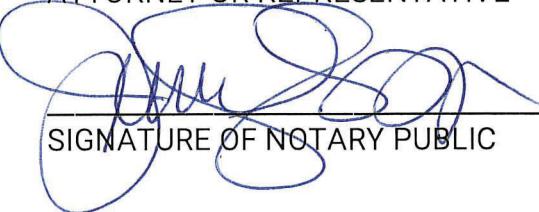
7-6-22
DATE

Neville Allison, Managing Partner.
TYPE OR PRINT NAME AND TITLE

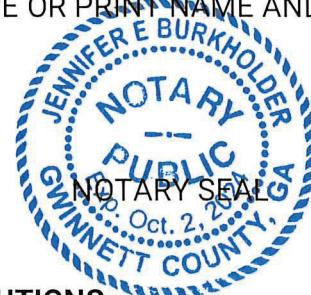
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


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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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

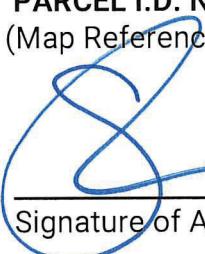
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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:
(Map Reference Number)

3 _____ - 001 _____ - 135 _____
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)

Amber Flowers

NAME

7/6/22

DATE

Tax Services Associate

TITLE

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7.7.2022

Gwinnett County Planning Division
Rezoning Application
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PARCEL I.D. NUMBER: 3 _____ - 001 _____ - 021 _____
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

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)

Annie Flowers

NAME

7-6-22

DATE

Tax Services Assoc II

TITLE

RECEIVED

7.7.2022

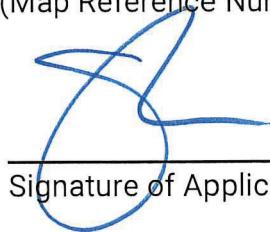
Gwinnett County Planning Division
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 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)

Amie Flowers

NAME

7-6-22

DATE

Tax Services Associate

TITLE

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"/> YES <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"/> YES <input checked="" 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	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments	
RZM2022-00041 (East)	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	27	
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	19	
	Benfield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	35	
RZM2022-00042 (West)	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	37	
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	28	
	Baggett ES	1,062	1,125	-63	1,051	1,125	-74	1,040	1,125	-85	50	
RZM2022-00036	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16	
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	12	
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	22	
RZM2022-00038	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	12	
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	9	
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	16	
RZM2022-00039	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	26	
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	18	
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	33	
RZM2022-00040	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	3	
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	2	
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	4	

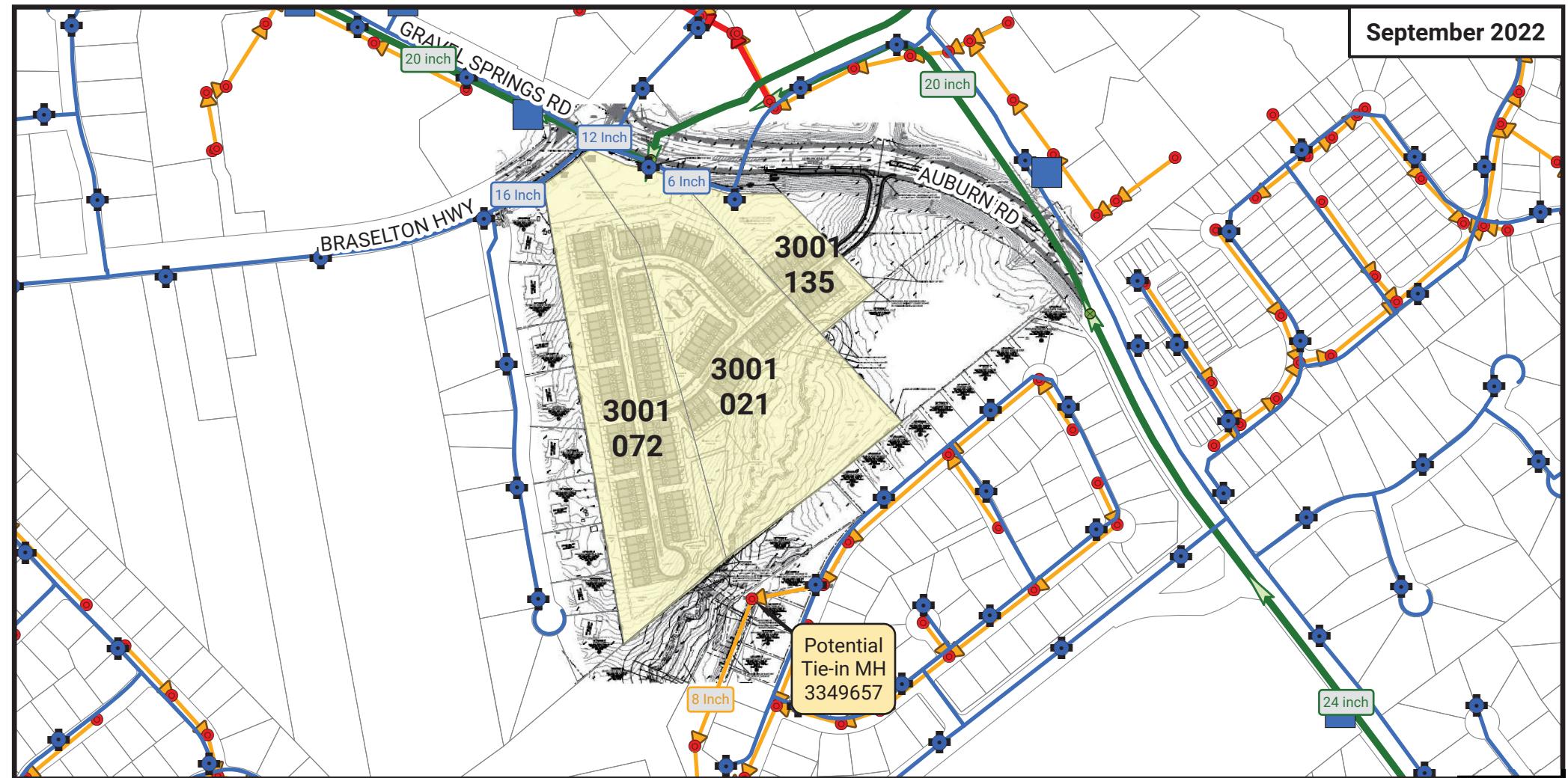


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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"/>	YES	<input type="checkbox"/>	NO
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"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021



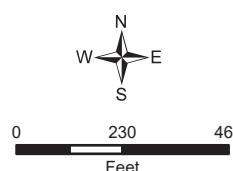
LEGEND

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

RZM2022-00039

RA-200 & C-1 to R-TH

Water & Sewer Utility Map



LOCATION



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.

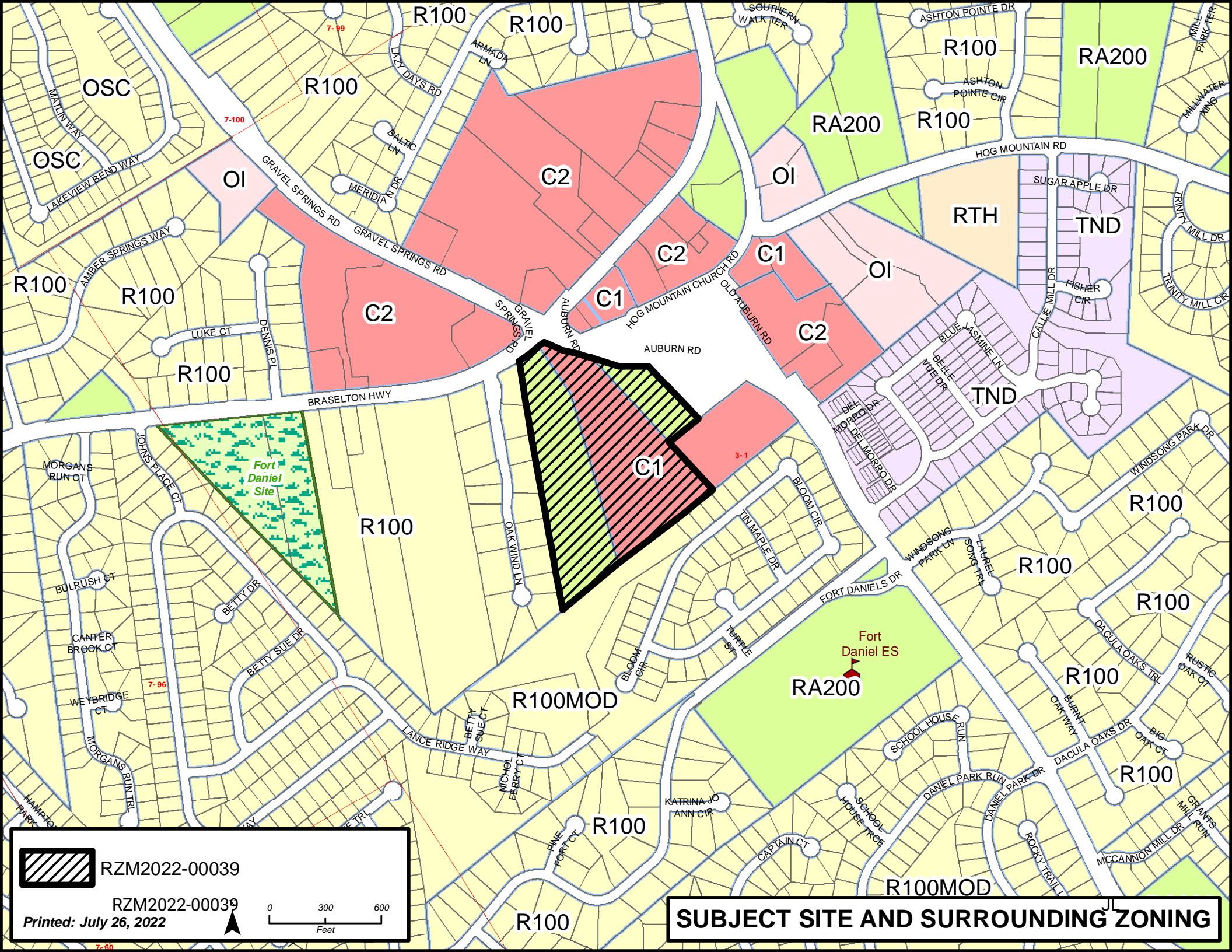
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications,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

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

Exhibit G: Maps

[attached]





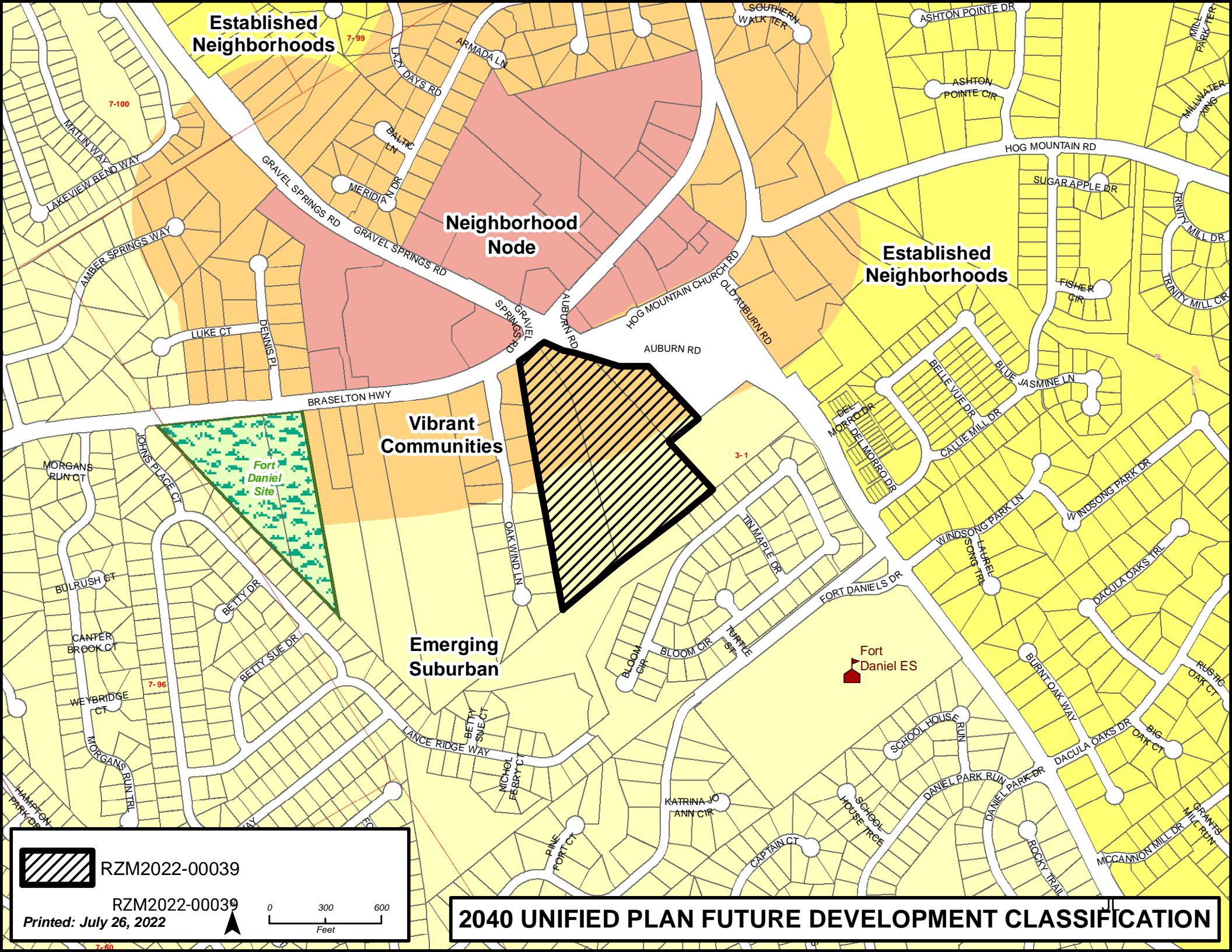
RZM2022-00039

RZM2022-0003
Printed: July 26, 2022

Printed: July 26, 2022

A horizontal number line starting at 0 and ending at 600. There is a tick mark at 300, which is labeled "East" below the line.

SUBJECT SITE AND SURROUNDING ZONING



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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: <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>	
<p>APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p> <p>C-1 &</p> <p>PRESENT ZONING DISTRICT(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-TH</u> +/- 19.99</p> <p>PARCEL NUMBER(S): <u>Multiple--See attached</u> ACREAGE: <u>+/- 17.69 (post row ded.)</u></p> <p>ADDRESS OF PROPERTY: <u>1900 Block of Auburn Road</u></p> <p>PROPOSED DEVELOPMENT: <u>Single-family attached (townhomes) residential</u></p>	

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

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

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

RECEIVED

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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7/25/2022 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

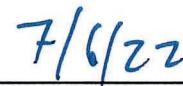
Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.



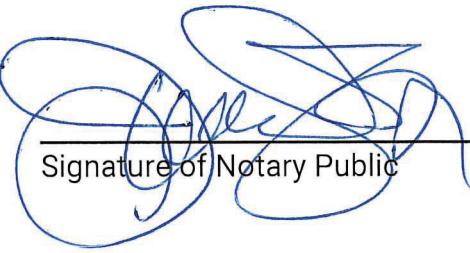
Signature of Applicant



Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

REZONING APPLICANT'S CERTIFICATION

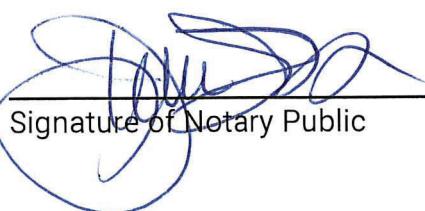
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Signature of Applicant

7-6-22

Date


Neville Allison

Type or Print Name and Title



Signature of Notary Public

7/6/2022

Date

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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
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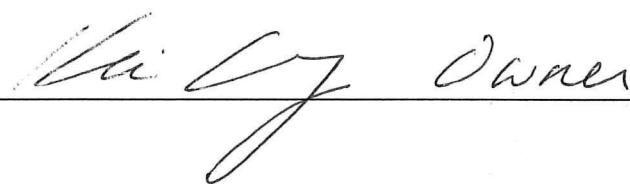
Signature of Property Owner



Date

Kevin Chung

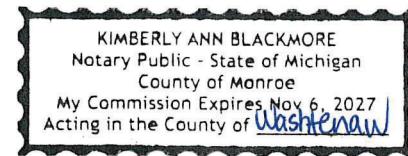
Type or Print Name and Title



Signature of Notary Public

Date

Notary Seal



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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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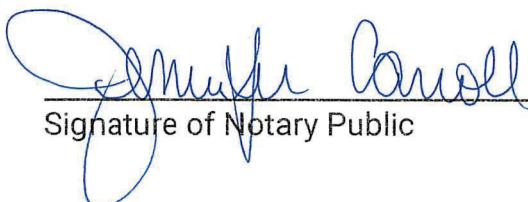
Signature of Property Owner



Date

Robert W. Marsh my partner RDM, LLC

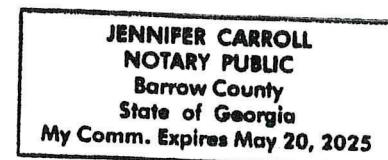
Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

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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7.7.2022

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.

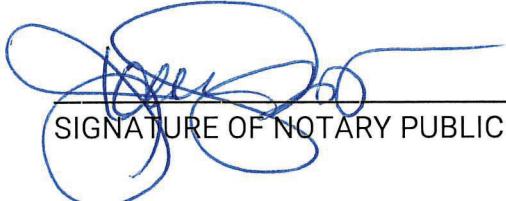
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE



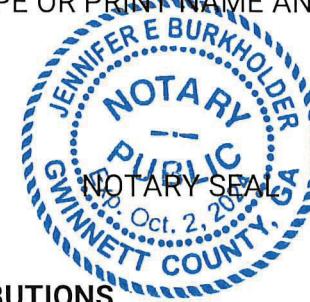
7/6/22

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

NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO

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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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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SIGNATURE OF APPLICANT

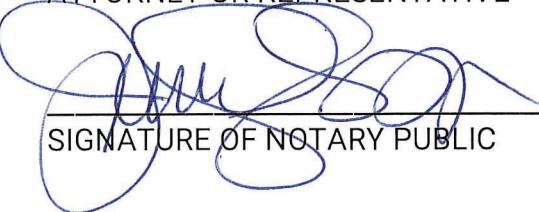
7-6-22
DATE

Neville Allison, Managing Partner.
TYPE OR PRINT NAME AND TITLE

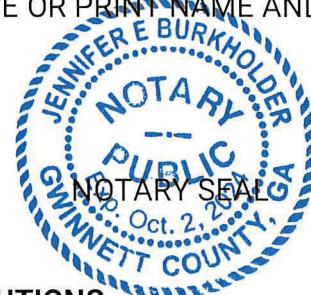
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


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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7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

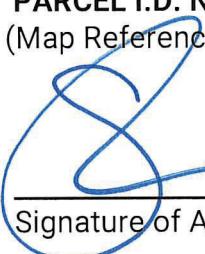
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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:
(Map Reference Number)

3 _____ - 001 _____ - 135 _____
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)

Amber Flowers

NAME

7/6/22

DATE

Tax Services Associate

TITLE

RECEIVED

7.7.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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

Signature of Applicant

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

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Annie Flowers

NAME

7-6-22

DATE

Tax Services Assoc II

TITLE

RECEIVED

7.7.2022

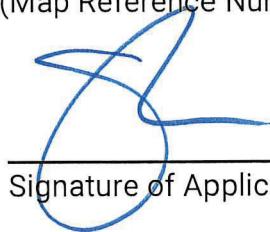
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Rezoning Application
Last Updated 5/2021

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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

*****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)

Amie Flowers

NAME

7-6-22

DATE

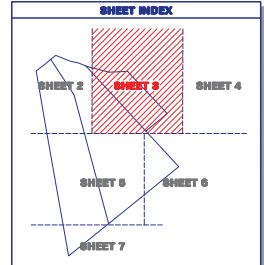
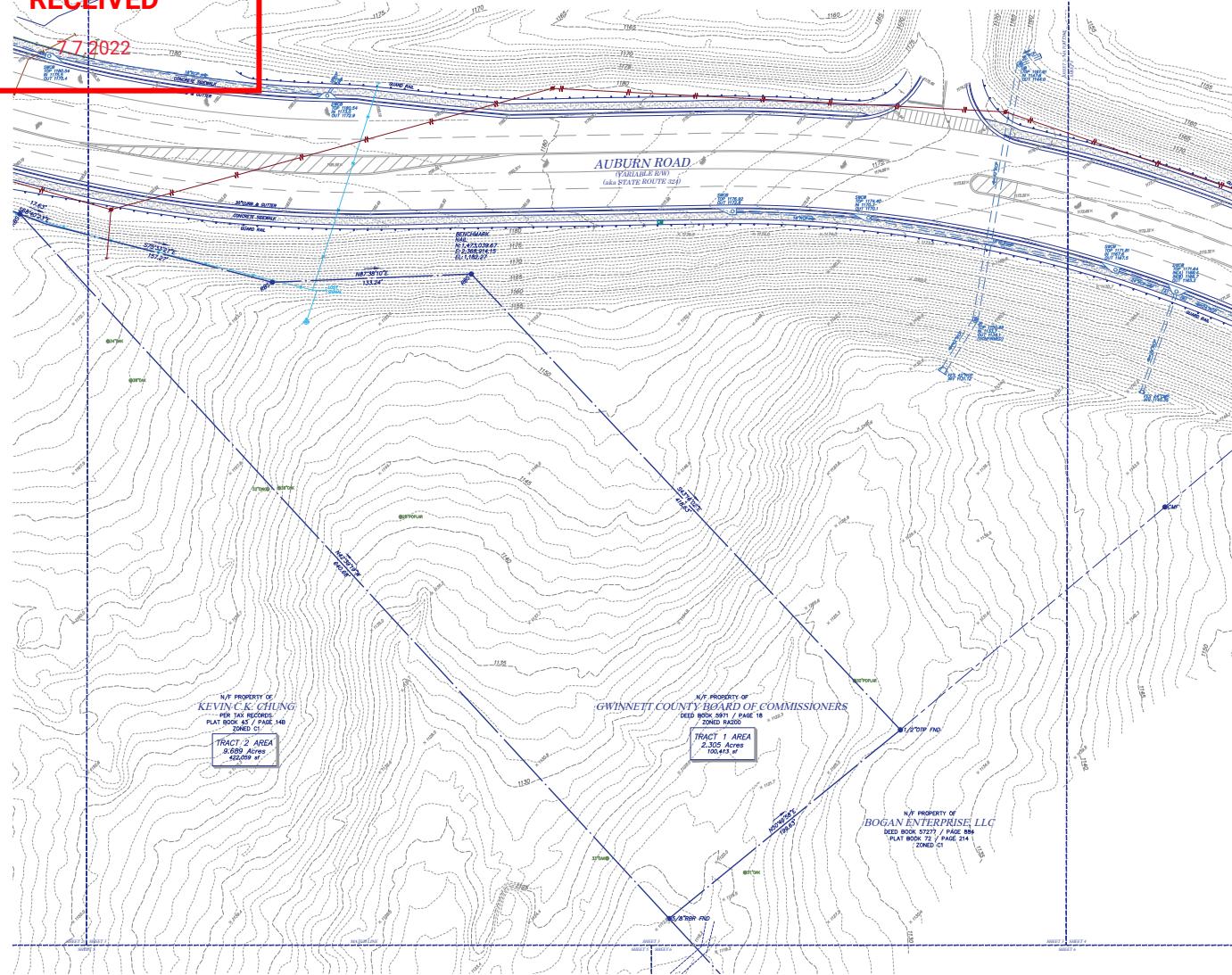
Tax Services Associate

TITLE

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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2022



3 SHEET
OF

BOUNDARY AND TOPOGRAPHIC SURVEY
Somerset at Fort Daniel

Branson High

The Revive Land Group



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 #LSLT-000621

BOUNDARY AND TOPOGRAPHIC SURVEY						
<i>Somerset at Fort Daniel</i> Braselton Highway & Auburn Road						
FOR						
<i>The Revive Land Group</i>						
IS JOB NO:	20227352	DAMNING SCALE:	1" = 30'	SURVEY DATE:	06-10-2023	
FIELD WORK:	MCN	CTY:	BUFDORD	RECORDS:	(SEE GENERAL NOTES)	
PROJ. NO.:	CAB	COUNTY:	GWINNETT	Alt. No.	Description	
REVIEWED:	DLH	LAND LOS. 1:	STATE: GA			
DWG FILE:	20227352-01.dwg		DISTRICT: 3RD	DMB:	1749	

GRAPHIC SCALE

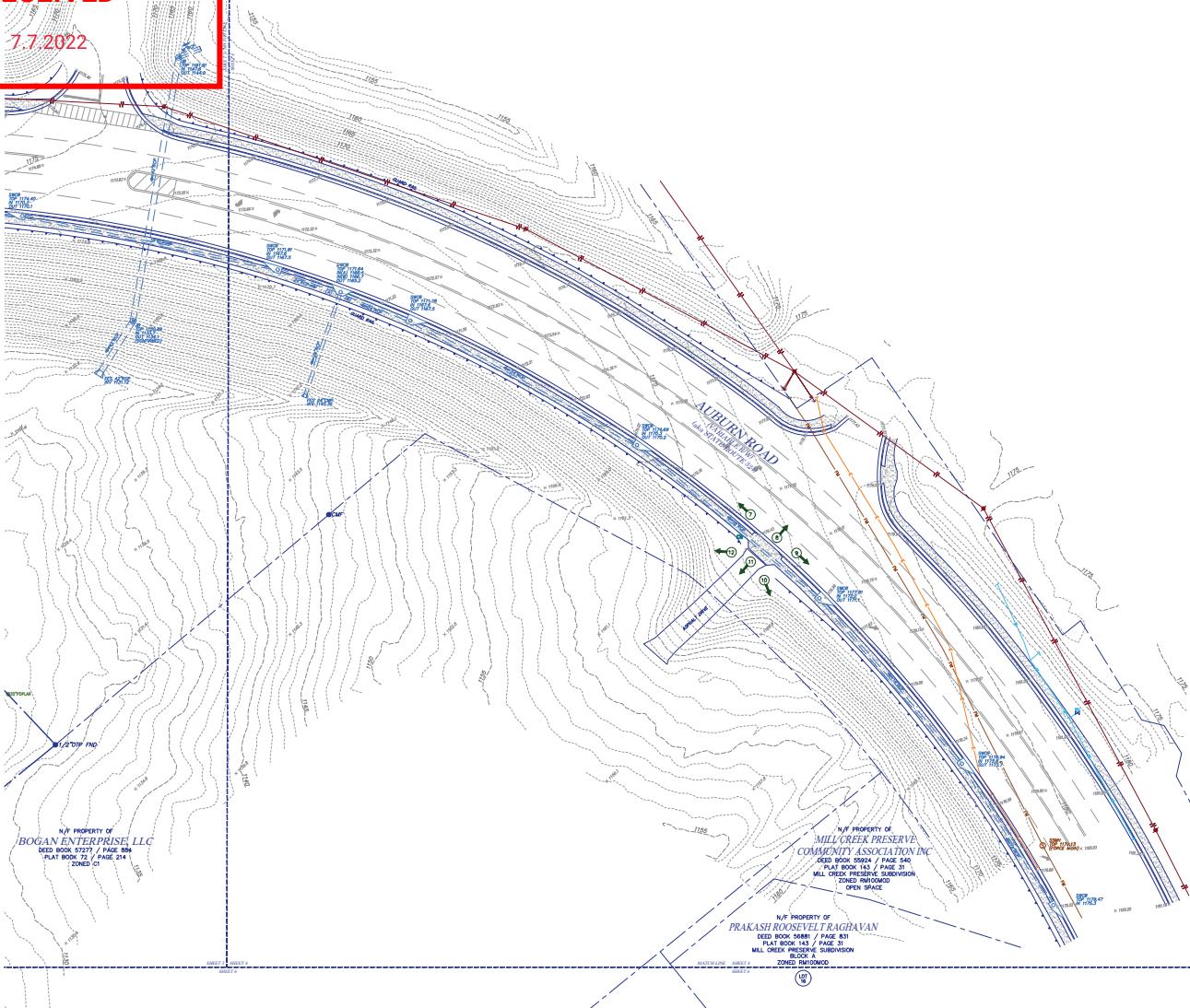
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.7.2022

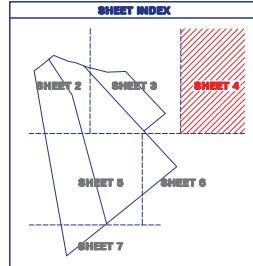
CLERK OF COURT RECORDING INFORMATION

GRID NORTH — GUL WEST ZONE



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC	AIR CONDITIONER
BLW	BACKLASH WHEEL
CB	CURB INLET
CM	CONCRETE METAL PIPE
CMF	CONCRETE MORTAR FED
CPD	COMMUNICATION PEDESTAL
CPW	COMMUNICATION POLE
DP	DROP PLATE
DPW	DROP PLATE WIRE
DWCB	DRINKABLE WING CATCH BASIN
FO	FOOT
HW	HWY
INVERT	INVERTER
MANL	MANUFACTURED HOME
MC	MANUFACTURED HOME
OC	OUTLET CONTROL STRUCTURE
PC	PIPE
POL	POINT OF BEGINNING
RC	REINFORCED CONCRETE
RCF	REINFORCED CONCRETE PIPE
RCS	REGULAR CATCH BASIN
RBS	5/8"THICK SET CAPE LF 421
SBW	SINGLE BING CATCH BASIN
SE	SEAL ELECTRIC TRANSFORMER
SOA	SOA
POWER POLE	
POWER LINE	
UNDERGROUND POWER LINE	
ELECTRIC TRANSFORMER	
WATER VAULT	
GAS VALVE	
WATER VALVE	
WATER METER	
UNDERGROUND ELECTRIC LINE	
UNDERGROUND COMMUNICATION LINE	
UNDERGROUND COMMUNICATION	
PHOTO POSITION INDICATOR	
REGULAR PARKING SPACE COUNT	
HANDICAP PARKING SPACE	
TREE POSITION INDICATOR	



SHEET
OF
7

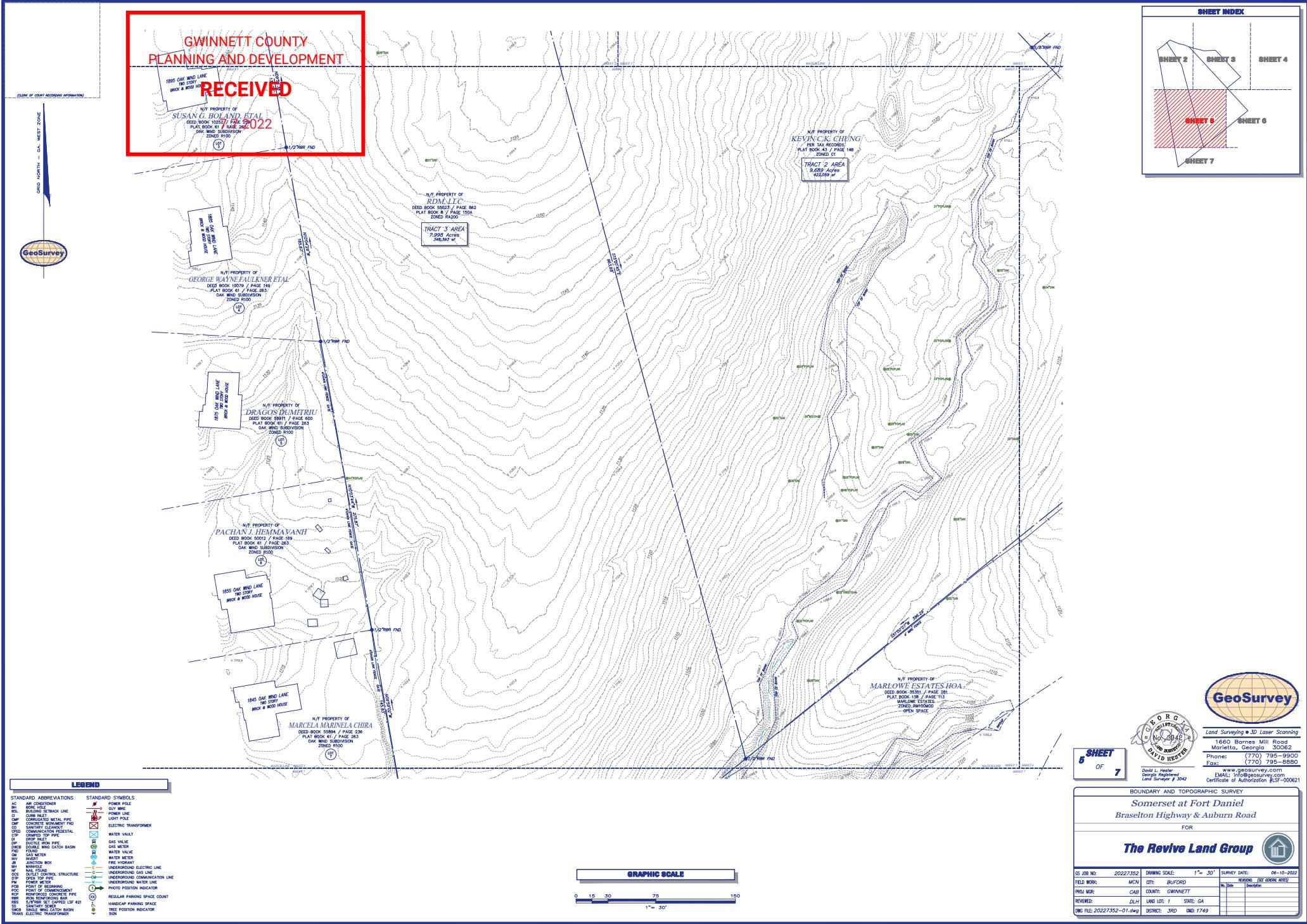
BOUNDARY AND TOPOGRAPHIC SURVEY
Somerset at Fort Daniel
Braselton Highway & Auburn Road

FOR

The Revive Land Group

IS Job No.	Drawing Scale	1" = 30'	Survey Date	08-06-10-2022
FIELD WORK:	MCN	GTR	Buford	No. Date Description
PRO WCR:	CAB	GTR	Gwinnett	No. Date Description
REVIEWED:	DLH	LAND LOT:	1 STATE: GA	No. Date Description
DRW FILE:	20227352-01.dwg	DISTRICT:	3RD	DMB: 1749







THE REVIVE
LAND GROUP

ONE ALLIANCE CENTER

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

PROJECT
**SOMERSET AT
AUBURN**
A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

1900 BLOCK OF AUBURN RD
LAWRENCEVILLE, GEORGIA
30046

GWINNETT COUNTY
GEORGIA

CLIENT
THE REVIVE

SOURCE. ENTITLE. REVIVE.

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

REVISION

PROJECT NUMBER
22003
COUNTRY
INDIA
EMPLOYMENT
LEVEL

A circular stamp with the words "REGISTERED TRADE MARK" around the top edge and "NOT TO BE RELEASED FOR CONSTRUCTION" in the center.

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

NORTH

TITLE

**CONCEPTUAL
SITE PLAN**

301

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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GENERAL NOTES:

- STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
- THE SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
- THE SITE IS LOCATED IN THE 100-YEAR FLOOD HAZARD.
- NO CEMETERIES ARE LOCATED ON THE SITE.
- THE SPEED LIMIT ON STATE ROUTE 130 IS 45 MPH.
- THE SPEED LIMIT ON BRASELTON HIGHWAY (STATE ROUTE 124) IS 45 MPH.
- THE SPEED LIMIT ON BRASELTON HIGHWAY (STATE ROUTE 124) IS 45 MPH.
- SAWYER SEWER PROVIDERS IS GWINNETT COUNTY.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GEORGIA 811
www.Georgia811.com
Know what's below.
Call before you dig.

0 80 160 240 feet

PROPERTY BOUNDARY
24' WIDE X 20' DEEP BACK YARD

PROPERTY BOUNDARY
2 CAR GARAGE

PROPERTY BOUNDARY
1 CAR DRIVEWAY 18' WIDE X 20' DEEP FROM SIDEWALK

5' SIDEWALK

24' CURB AND GUTTER

27' WIDE PRIVATE ROAD BACK OF CURB TO BACK OF CURB

24' CURB AND GUTTER

50' ACCESS AND UTILITY EASEMENT

L TOWNHOME LAYOUT

GENERAL SITE DATA:

- OVERALL SITE AREA
- FLOOD HAZARD AREA
- TRANSMISSION LINE
- NET SITE AREA
- ZONING
- EXISTING ZONING
- PROPOSED ZONING
- ZONING SUBJECT
- OVERLAY DISTRICT
- FRONTAGE REQUIREMENT
- EXTERNAL FRONT
- EXTERNAL SIDE YARD
- EXTERNAL REAR YARD
- BUFFER ALONG REAR
- FRONTAGE LANDSCAPE
- DEVELOPMENT SITE
- MAXIMUM NET DEPTH
- PROPOSED NET DEPTH
- 24' X 20' UNITS (FR)
- MINIMUM UNIT HEIGHT
- MINIMUM CURB
- MINIMUM EXTERIOR
- MINIMUM UNIT HEIGHT
- MAXIMUM HEIGHT
- INTERNAL YARD REQUIREMENT
- MINIMUM COMMON AREA PROVIDED
- PROVIDED COMMON AREA
- PROVIDED GUEST PARKING
- REQUIRED RESIDENTIAL
- PROPOSED RESIDENTIAL
- TOTAL RESIDENTIAL

BRASELTON (STATE ROUTE 124)

SITE LOCATION

GWINNETT COUNTY PLANNING AND DEVELOPMENT
RECEIVED
7/20/2022

24 HOUR CONTACT
NEVILLE ALLISON
678-223-8978

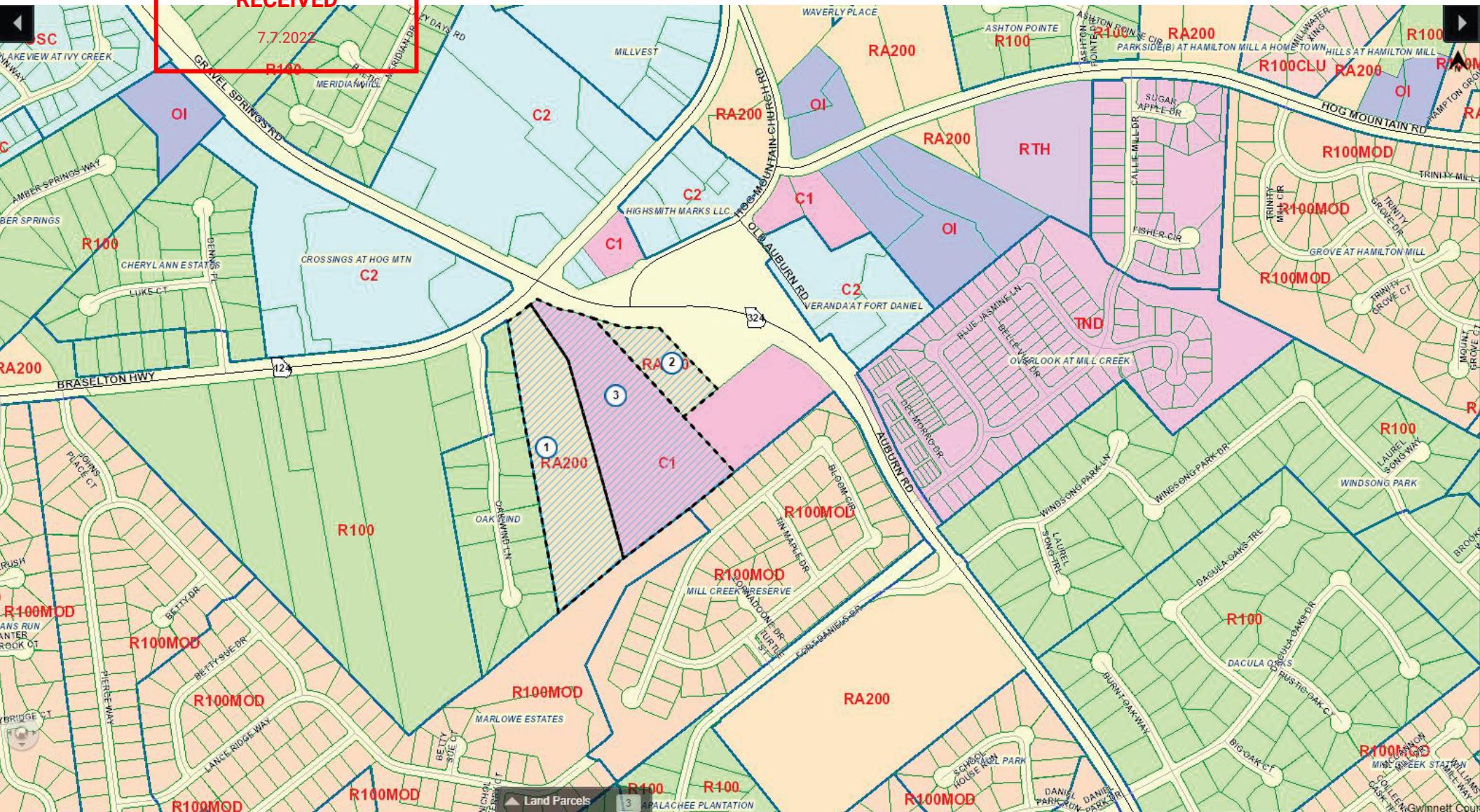


SITE LOCATION MAP
NOT TO SCALE

GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

7.2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

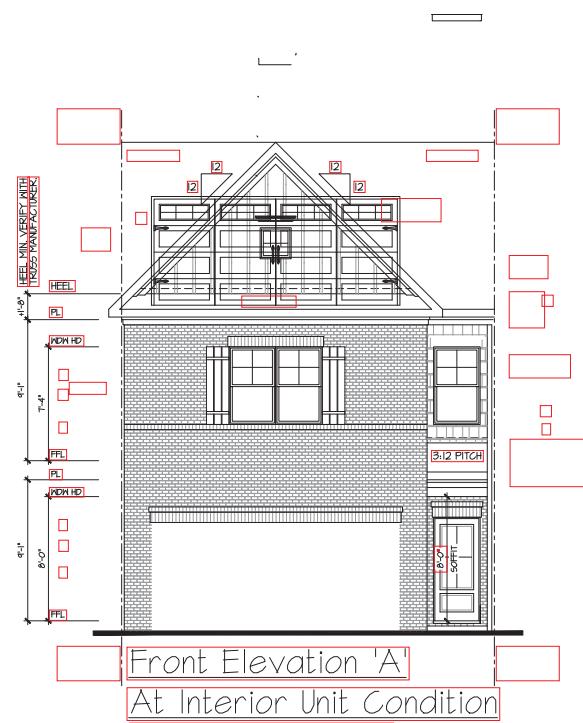
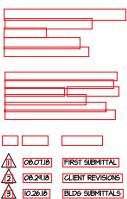
7.7.2022



GWINNETT COUNTY PLANNING AND DEVELOPMENT

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7.7.2022



Front Elevation 'A'

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:

- 11) ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 12)
- 13)
- 14)
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GMD-17103

CHESHIRE EXTERIOR ELEVATIONS 'A'

PRINT DATE:
February 06-2019

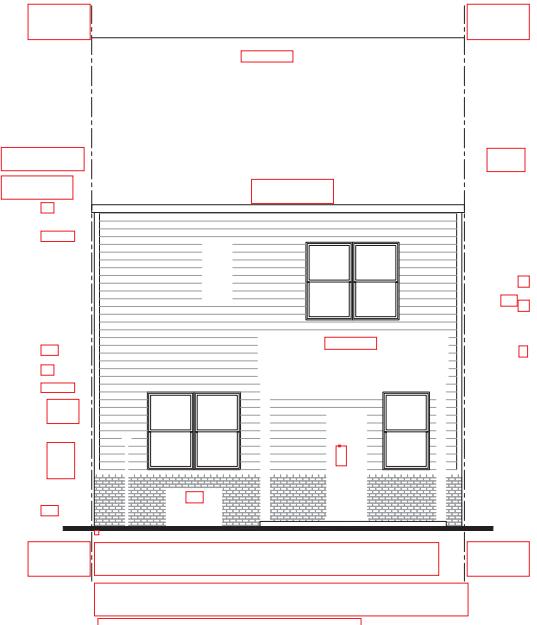
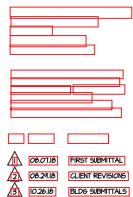
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PLANNING AND DEVELOPMENT

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NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS.
- 2ND FLOOR = T-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.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

GMD-1103

CHESHIRE
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
February 06-2019

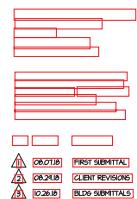
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

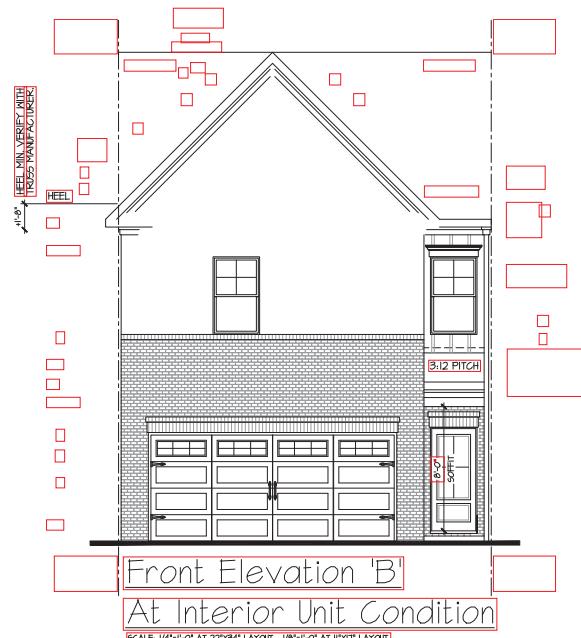
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08/01/18 FIRST SUBMITTAL
09/24/18 CLIENT REVIEWS
10/26/18 BLDG SUBMITTALS



NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS.
- 2ND FLOOR = T-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-1103

CHESHIRE
EXTERIOR
ELEVATIONS 'B'

PRINT DATE:
February 06-2019

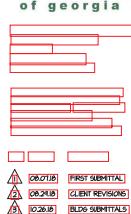
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Front Elevation 'C'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 10'-0" AT 11'x31' 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.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

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CHESHIRE
EXTERIOR
ELEVATIONS 'B'

PRINT DATE:
February 06-2019

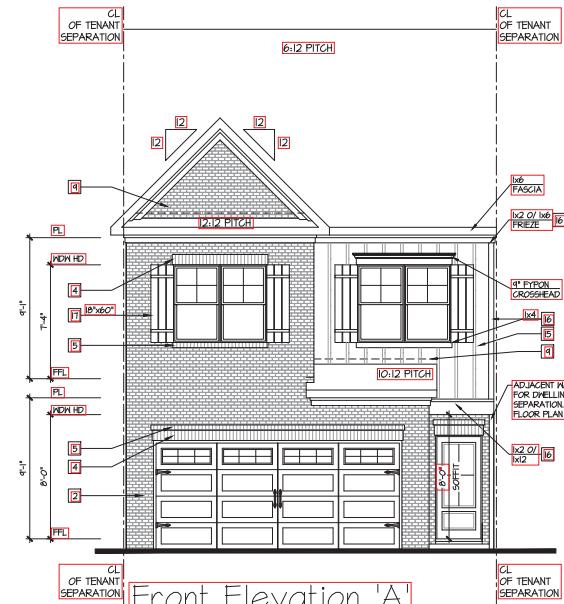
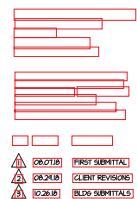
A1.6.1

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SCALE: 1/4"=1'-0" AT 22'34" LAYOUT 16'-0" AT 11'10" LAYOUT

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

KEY NOTES:

1) ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

GMD-1103

DURHAM
EXTERIOR
ELEVATIONS 'A'

PRINT DATE:
February 06-2019

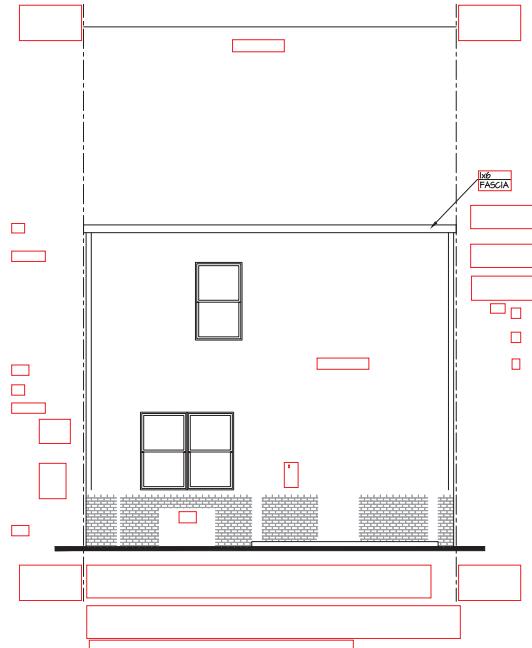
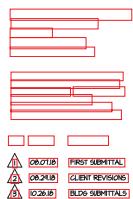
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NOTES: IRC
GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
WINDOW HEAD HEIGHTS.
2ND FLOOR = T-4" UNO. ON ELEVATIONS.
ROOFING: PITCHED SHINGLES PER DEVELOPER.
WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR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

KEY NOTES:
ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
WALLS: EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) AS SELECTED BY DEVELOPER.
DOORS: EXTERIOR DOORS AS SELECTED BY DEVELOPER.
ROOFING: PITCHED SHINGLES PER DEVELOPER.
WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

GMD-1103

DURHAM
EXTERIOR
ELEVATIONS
'A/B/C'

PRINT DATE:
February 06-2019

A1.5.1

GWINNETT COUNTY PLANNING AND DEVELOPMENT

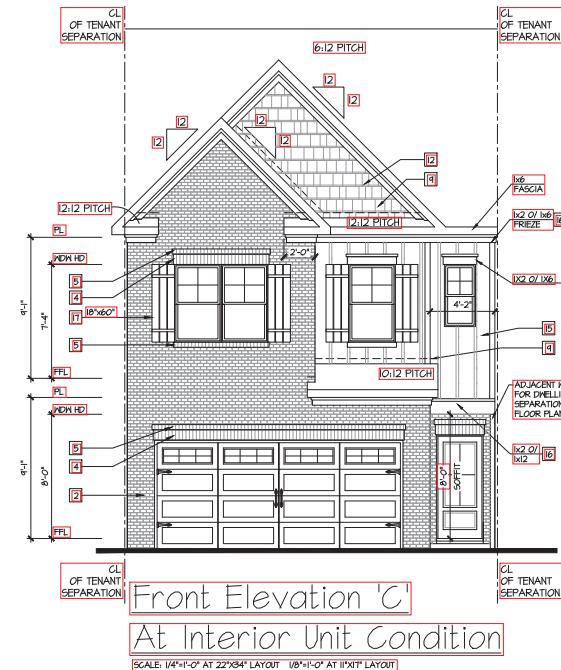
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graph TD
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    A --> C[REVISIONS]
    B --> D[FIRST SUBMITTAL]
    B --> E[SECOND SUBMITTAL]
    B --> F[THIRD SUBMITTAL]
    C --> G[CLIENT REVIEWS]
    C --> H[BLDG SUBMITTALS]
    D --> I[SUBMITTALS]
    E --> I
    F --> I
    G --> J[REVIEWS]
    H --> K[SUBMITTALS]
  
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NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS: [REDACTED]
- 2ND FLOOR = 1'-4" UNG. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

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DURHAM EXTERIOR ELEVATIONS 'C'

PRINT DATE:
February 06-2019

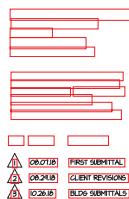
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

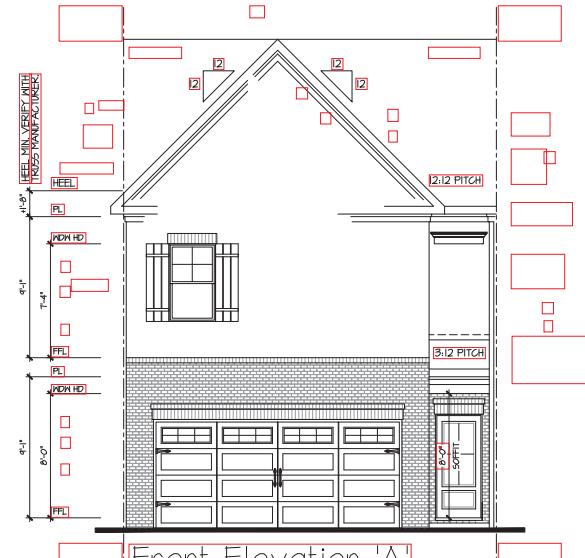
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08/01/18 FIRST SUBMITTAL
08/24/18 CLIENT REVIEWS
10/26/18 BLDG SUBMITTALS



Front Elevation 'A'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22'9"4" LAYOUT 1/8"=1'-0" AT 11'6"11" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS
- 2ND FLOOR = T-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-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'A'

PRINT DATE:
February 06-2019

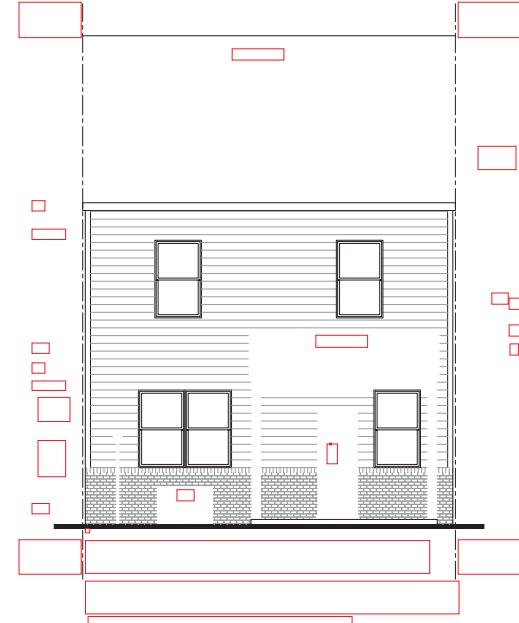
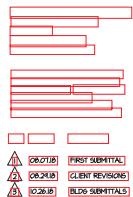
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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 VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

GMD-1103

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

PRINT DATE:
February 06-2019

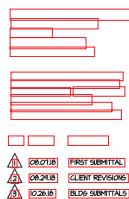
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

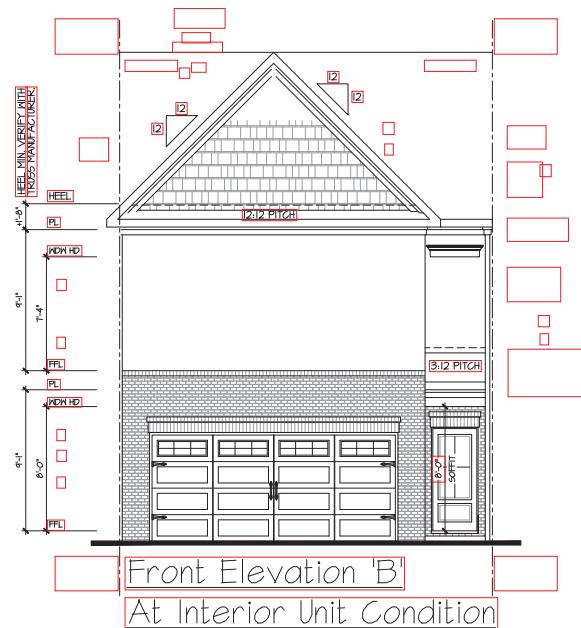
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gmd
design
group
of georgia



08/01/18 FIRST SUBMITTAL
08/24/18 CLIENT REVIEWS
10/26/18 BLDG SUBMITTALS



NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- WINDOW HEAD HEIGHTS.
- 2ND FLOOR = T-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-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'B'

PRINT DATE:
February 06-2019

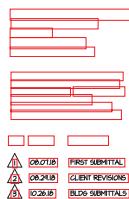
A1.6

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

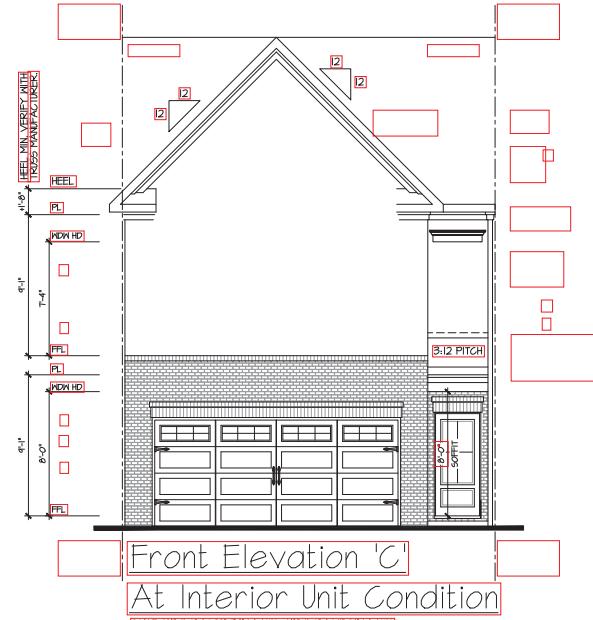
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08.01.18 FIRST SUBMITTAL
08.24.18 CLIENT REVIEWS
10.26.18 BLDG SUBMITTALS



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GMD-1103

MEDLOCK
EXTERIOR
ELEVATIONS 'C'

PRINT DATE:
February 06-2019

A1.6.1

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ELEV. A



ELEV. B



ELEV. C

FRONT ELEVATIONS
ABCD

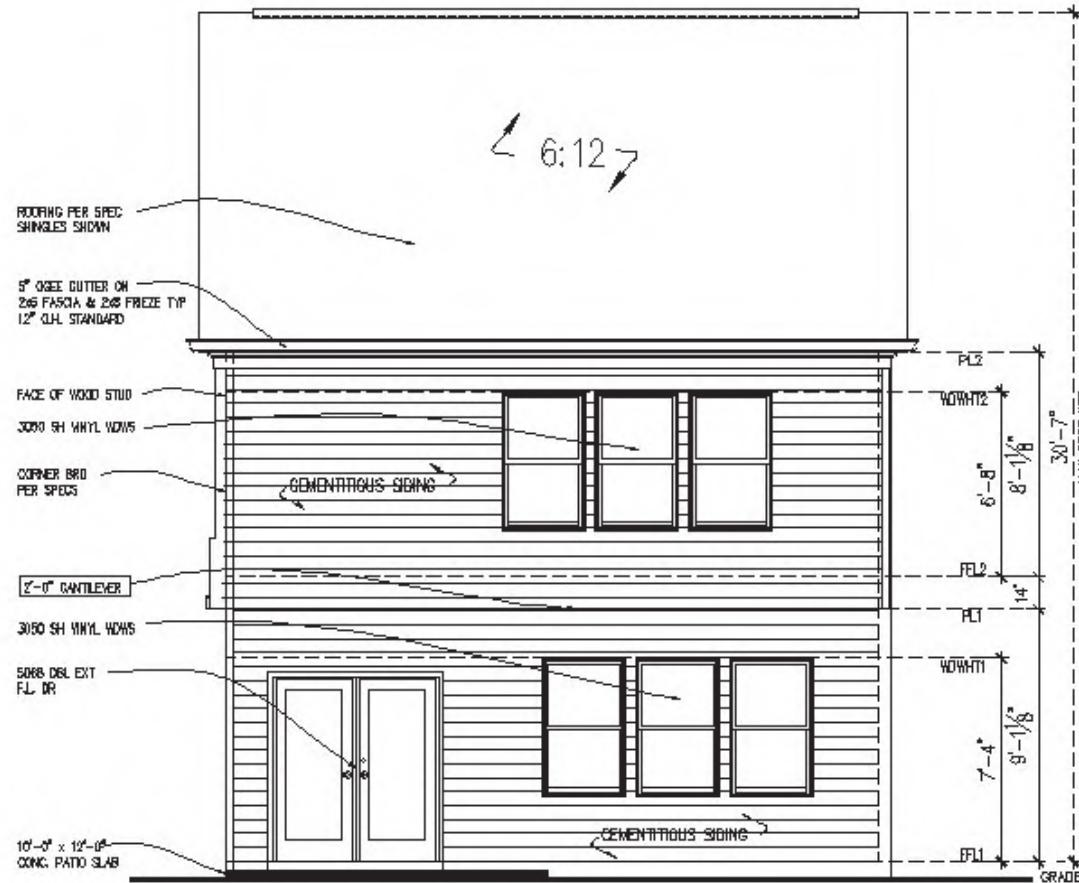


ELEV. D

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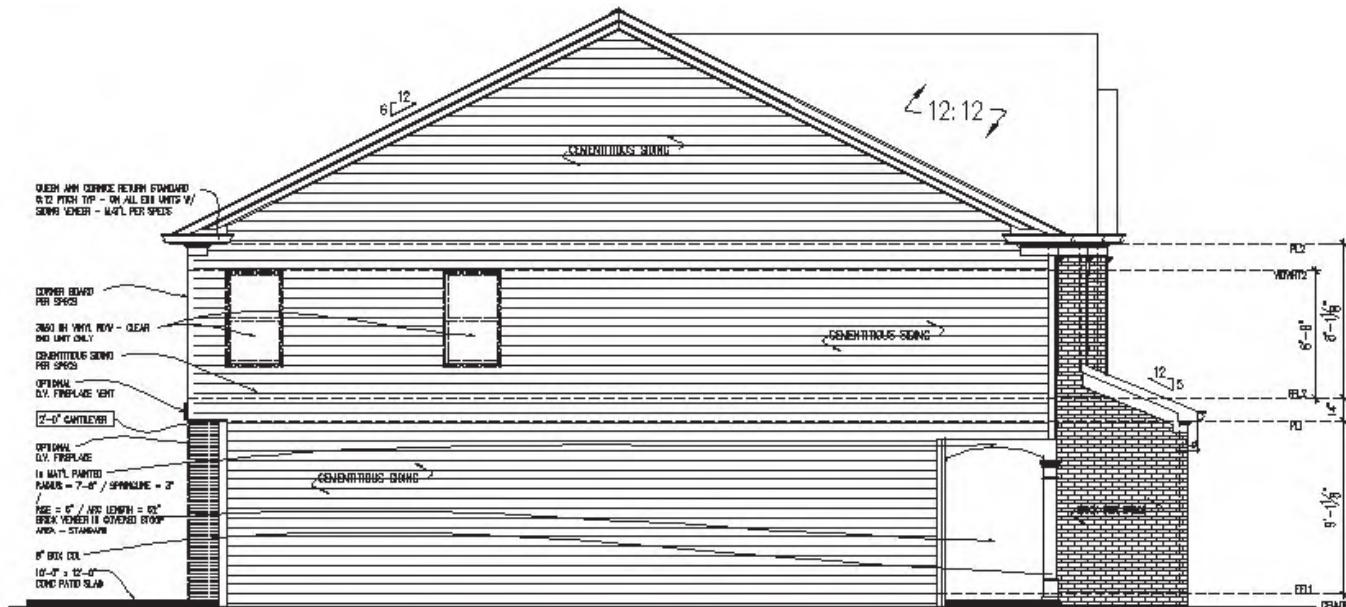
REAR

GWINNETT COUNTY PLANNING AND DEVELOPMENT

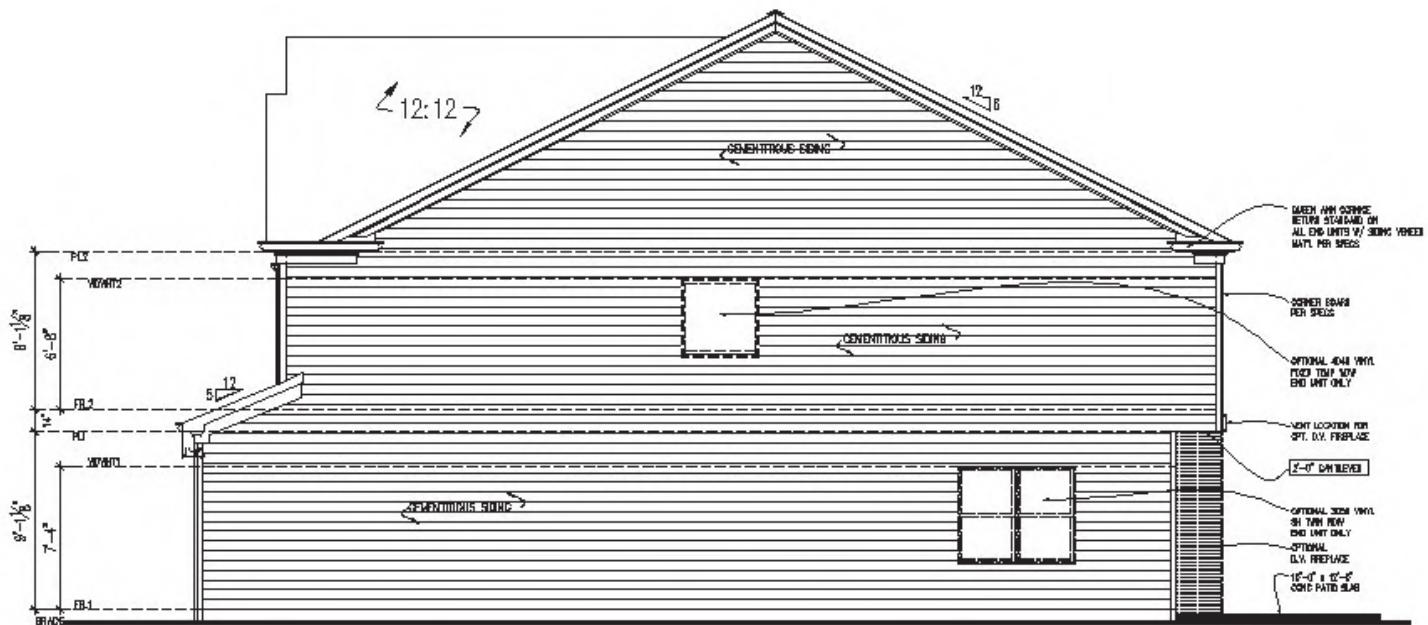
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LEFT SIDE



RIGHT SIDE

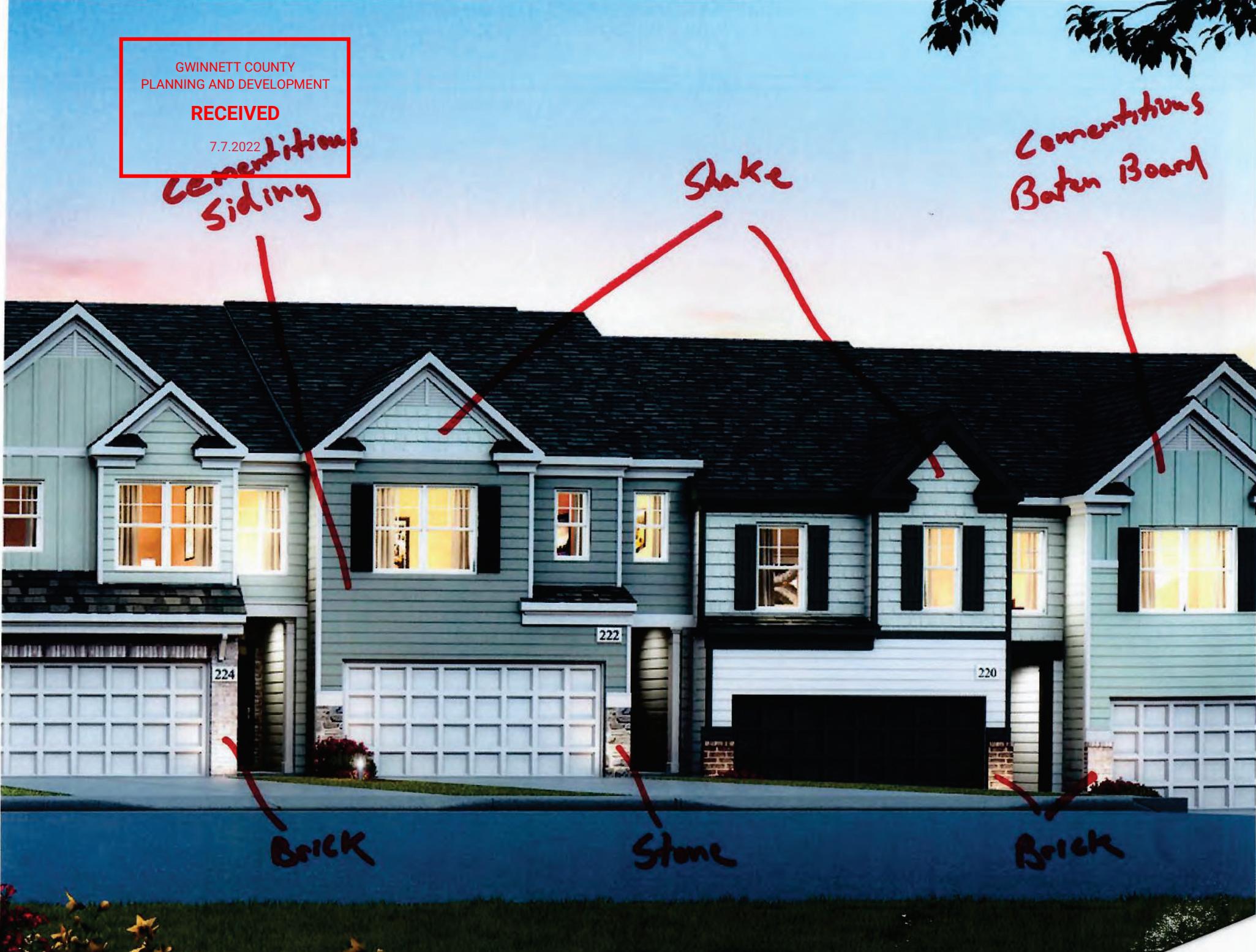


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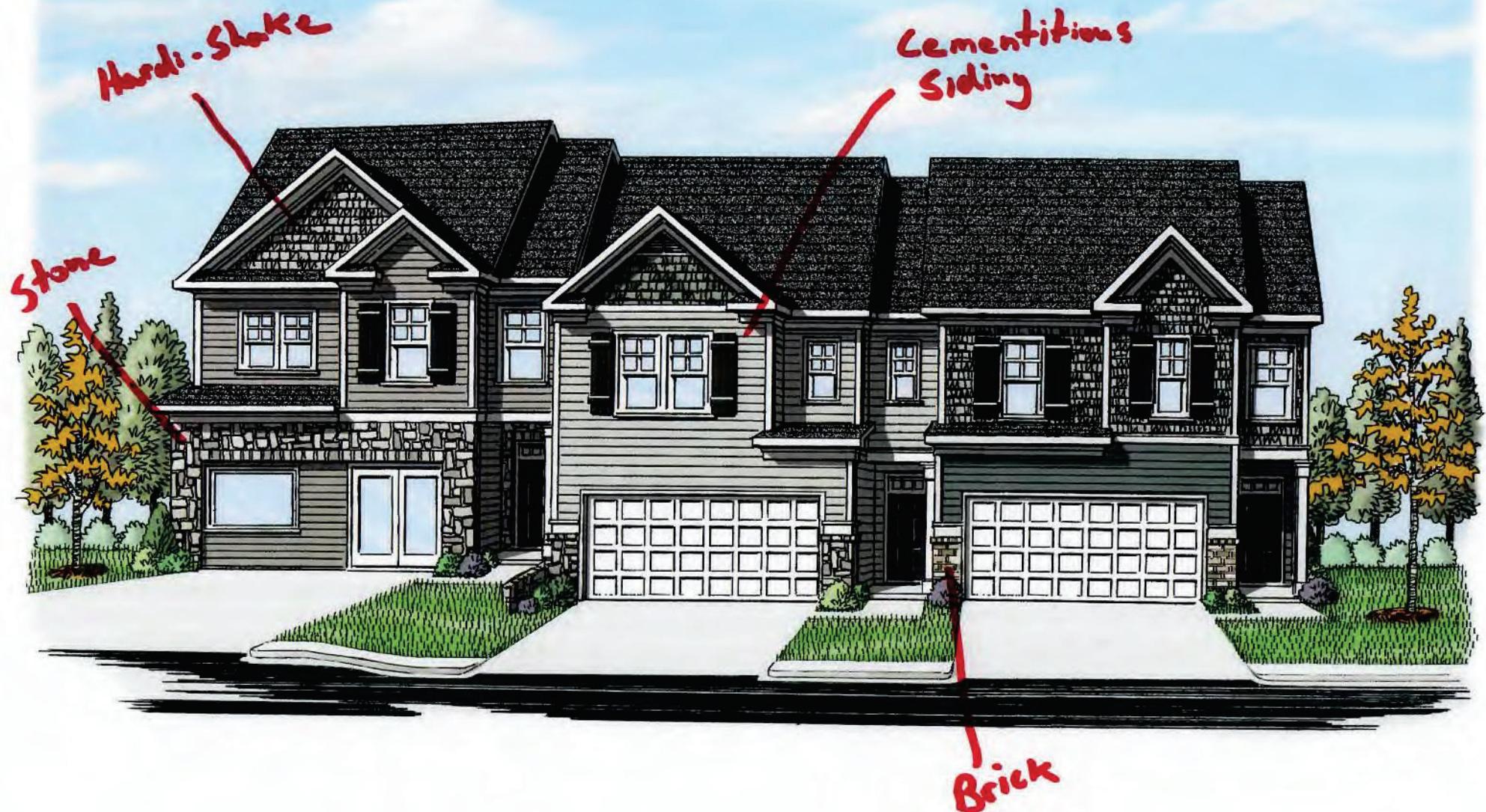
*Conventional
Siding*



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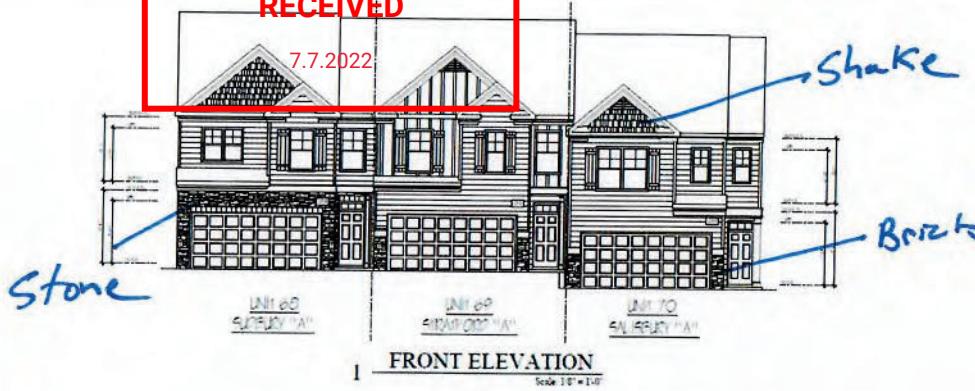
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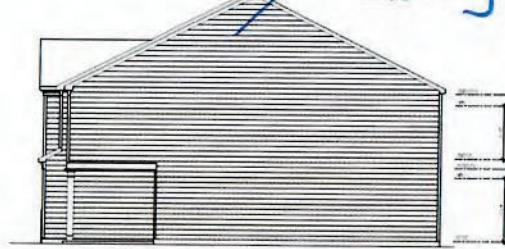
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PLANNING AND DEVELOPMENT

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7.7.2022



Cementitious
Siding



Cementitious
Siding

