



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

<b>Case Numbers:</b>	<b>RZM2022-00048</b>
<b>Current Zoning:</b>	<b>R-100</b> (Single-Family Residence District)
<b>Overlay District:</b>	Grayson/Georgia Highway 20 Overlay District
<b>Request:</b>	Rezoning to <b>RM-24</b> (Multifamily Residence District)
<b>Address:</b>	1144 Grayson Highway
<b>Map Number:</b>	R5139 002
<b>Site Area:</b>	9.82 acres
<b>Units:</b>	144
<b>Proposed Development:</b>	Apartments
<b>Commission District:</b>	District 3 - Commissioner Watkins
<b>Character Area:</b>	Community Mixed-Use
<b>Staff Recommendation:</b>	<b>APPROVAL AS RM-13 WITH CONDITIONS</b>

### Planning Commission

<b>Recommendation:</b>	<b>DENIAL</b>
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<b>Case Number:</b>	<b>RZM2022-00049</b>
<b>Current Zoning:</b>	<b>R-100</b> (Single-Family Residence District)
<b>Overlay District:</b>	Grayson/Georgia 20 Overlay District
<b>Request:</b>	Rezoning to <b>RM-24</b> (Multifamily Residence District)
<b>Addresses:</b>	1144 and 1200 Grayson Highway
<b>Map Numbers:</b>	R5139 002 and 116
<b>Site Area:</b>	5.28 acres
<b>Units:</b>	72
<b>Proposed Development:</b>	Apartments
<b>Commission District:</b>	District 3 – Commissioner Watkins
<b>Character Area:</b>	Community Mixed-Use

<b>Staff Recommendation:</b>	<b>APPROVAL AS RM-13 WITH CONDITIONS</b>
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### Planning Commission

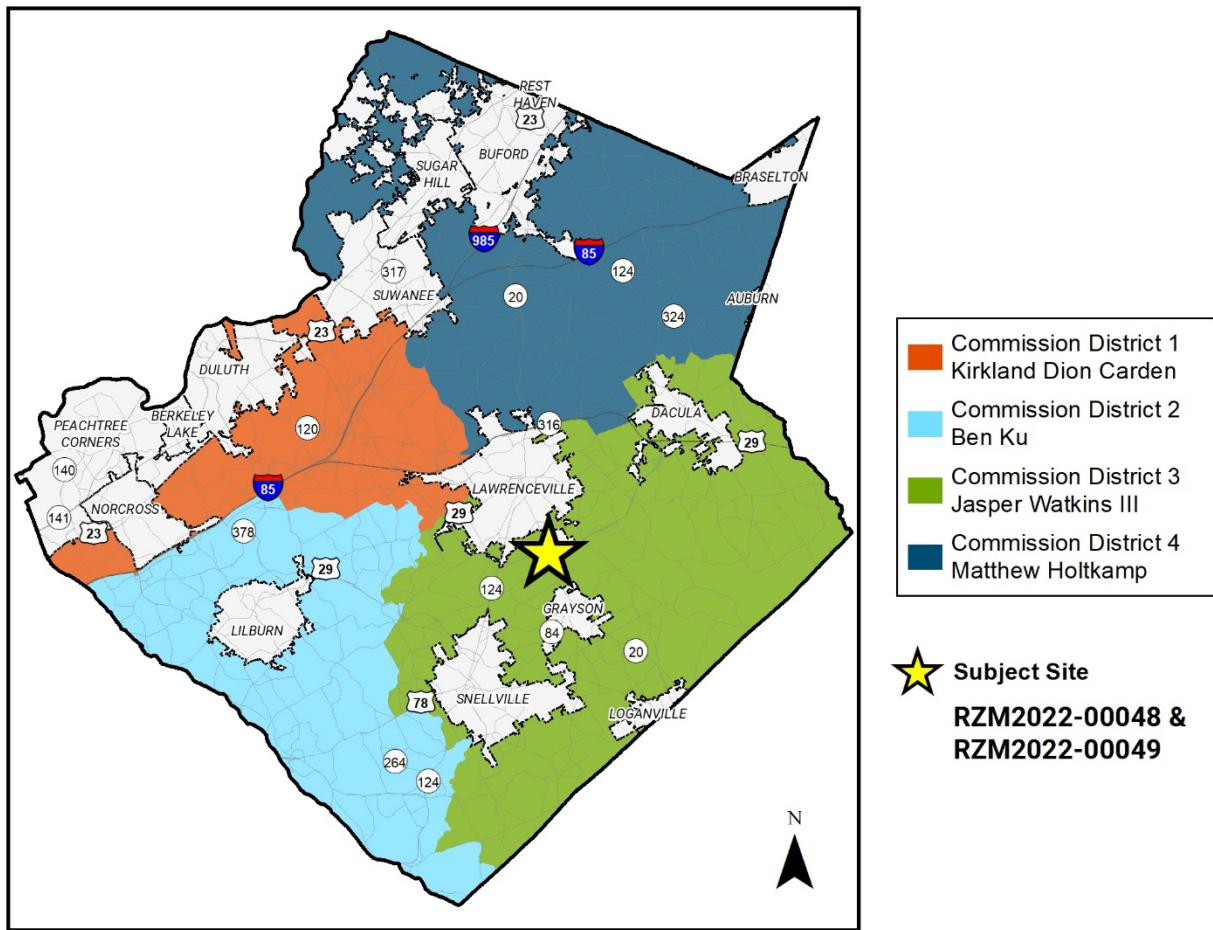
<b>Recommendation:</b>	<b>DENIAL</b>
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Note: See location map on next page.

**Planning Commission Advertised Public Hearing Date: 12/5/2022 (Public Hearing Held 12/5/2022/**

**Recommendation Tabled to 2/7/2023)**

**Board of Commissioners Advertised Public Hearing Date: 12/13/2022 (Public Hearing Tabled to 2/28/2023)**



**Applicant:** Pedcor Investments, A Limited Liability Company  
 c/o Mahaffey Pickens Tucker, LLP  
 1550 North Brown Road, Suite 125  
 Lawrenceville, GA 30043

**Owners:** Ernest M. Henderson  
 Nell S. Henderson  
 134 Crane Creek Road  
 Young Harris, GA 30582

**Contact:** Shane Lanham

**Contact** 770.232.0000  
**Phone:**

## **Zoning History**

The subject site is zoned R-100 (Single-Family Residence District). There are no previous zoning cases for the subject site.

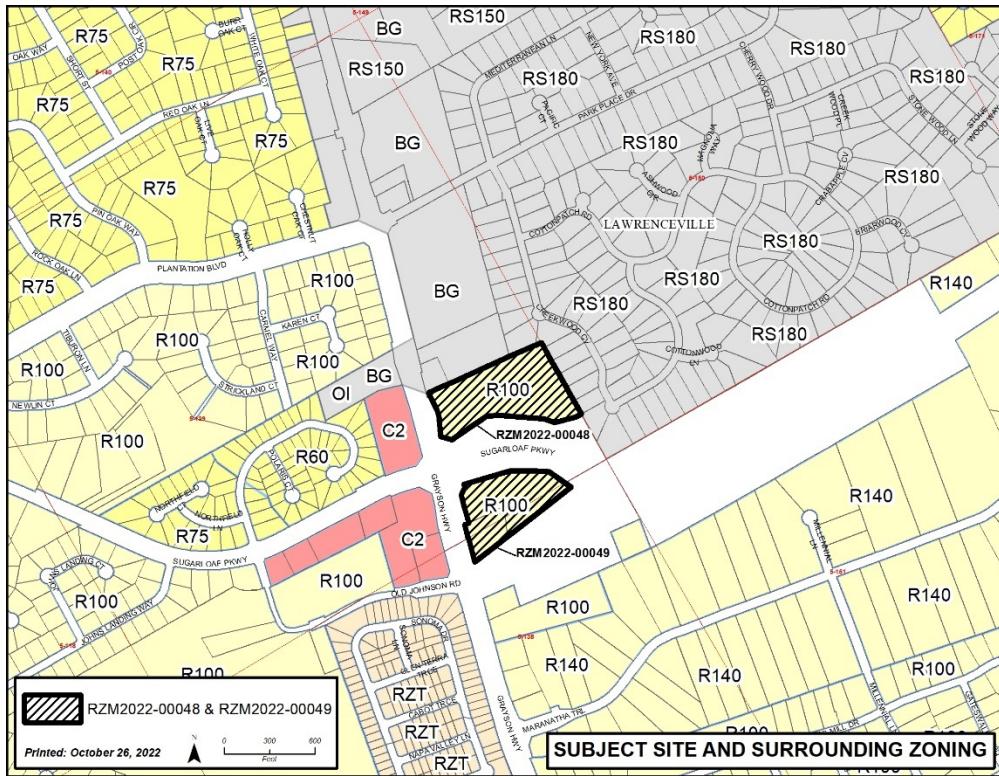
## **Existing Site Condition**

The subject site includes three tracts of land within two tax parcels totaling 15.1 acres at the intersection of Grayson Highway and Sugarloaf Parkway. Parcel R5139 002 was divided into two tracts when the Sugarloaf Parkway extension was completed. The portion of this parcel on the northern side of Sugarloaf Parkway is densely vegetated with a mature tree canopy and contains 9.82 acres. There is an abandoned brick building located at the northwest corner of the site that is accessed by a concrete driveway onto Grayson Highway. The property gradually rises roughly 12 feet from the road frontage to the center of the site before sloping down approximately 35 feet to the rear of the site. There are no streams, floodplain, or wetlands present on the site. Overhead powerlines and a sidewalk exist along the Grayson Highway property frontage.

The portion of the subject site to the south of Sugarloaf Parkway is 5.28 acres and contains the remaining portion of parcel R5139 002 and parcel R5139 116. The front half of this portion of the site has been cleared and contains a large, grassed area with several mature trees scattered around the property. A 3,742 square foot residence that was constructed in 1975 is located near the southern property line. The residence is accessed by a driveway from Grayson Highway. The site slopes down roughly 39 feet from its highest point at the southwestern corner of the site to the rear of the site. There are no streams, floodplain, or wetlands present on the site. Overhead powerlines and a sidewalk exist along the Grayson Highway property frontage. The nearest Gwinnett County Transit stop is located approximately 1.0 mile from the site.

## **Surrounding Use and Zoning**

The subject site is located at the intersection of Grayson Highway and Sugarloaf Parkway and is surrounded by a mixture of land uses. Commercial uses are located to the north of the subject property along Grayson Highway. A self-serve car wash and roller-skating facility is located directly north of the subject property. These commercial uses are located within the city limits of Lawrenceville. To the east is St. Lawrence Plantations, a single-family detached subdivision, also located within the city limits of Lawrenceville. The subject property is bound to the south by County-owned right of way (the right of way does not contain any improvements). Further south along Grayson Highway is Fox Run Estates, a single-family detached subdivision. To the west across Grayson Highway, are commercial uses. A pharmacy is located on the southwest corner of the intersection, while a multi-tenant shopping center is located on the northwest corner. Additional single-family detached subdivisions are located further west along Sugarloaf Parkway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments (RZM2022-00048) Apartments (RZM2022-00049)	RM-24 RM-24	14.7 units per acre 13.3 units per acre
North	Commercial Single-Family Residential	BG (Lawrenceville) RS-180 (Lawrenceville)	N/A 1.56 units per acre
East	Single-Family Residential	RS180 (Lawrenceville)	1.56 units per acre
South	Single-Family Residential	R-100	0.26 units per acre
West	Commercial	C-2	N/A

## Project Summary

The applicant requests the rezoning of a 15.1-acre assemblage of two parcels from R-100 to RM-24 for apartments, including:

- A total of 216 apartment units in nine, three-story buildings, yielding an average net density of 14.3 units per acre.
- Amenities on the northern tract include a clubhouse, pool, gazebo, and playground. Amenities on the southern tract include gazebos, pickleball courts, and a playground.
- Limited access driveways onto Grayson Highway.
- A total of 347 surface parking spaces. 237 spaces on the northern portion of the site and 110 on the southern portion of the site.
- Internal sidewalks located directly adjacent to the apartment buildings leading to the external sidewalks.
- Widening the existing sidewalk along Grayson Highway to 12-feet-wide to meet the multi-use path as well as a 2'x8' concrete pad for pedestrian amenities along the property frontage on Grayson Highway as required by the overlay district.
- Two stormwater detention ponds on the northern site located at the southeast and southwest

corners of the property. The stormwater detention pond on the southern site is located at the eastern edge of the site.

- A trash compactor on each site, one located in close proximity to adjacent single-family residential lots.
- Mail kiosks located near the entrance on both sites.
- 10-foot-wide landscape strips located along all road frontages for both sites.
- Exterior building elevations consisting of brick and cementitious siding.
- No unit breakdown or unit size was provided by the applicant.

## Zoning and Development Standards

The applicant is requesting a rezoning to RM-24, Multifamily Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

### RM-24 (Multifamily Residence District)

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 65'	$\leq$ 65 feet	YES
Front Yard Setback	Minimum 15'	> 15'	YES
Side Yard Setback	Minimum 15'	> 15'	YES
Rear Yard Setback	Minimum 30'	> 30'	YES
Off-Street Parking (Northern Site)	Minimum: 216 spaces Maximum: 432 spaces	237 spaces	YES
Off-Street Parking (Southern Site)	Minimum: 108 spaces Maximum: 216 spaces	110 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Density	24 units per acre	14.3 units per acre	YES

In addition, the following standards apply to development in the Grayson/Georgia Highway 20 Overlay District:

Standard	Meets Standard?
Sidewalks shall be constructed with an additional 2' x 8' concrete pad, located outside of the right-of-way, designed to accommodate existing or future pedestrian amenities such as benches, planters, and trash containers	YES
8-foot-wide sidewalk located on Principal Arterial, Major Arterial, Minor Arterial, Major Collector	YES*

\*A 12-foot-wide multi-use path along Grayson Highway is required at this location as identified on the Gwinnett County Trails Master Plan

## 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 and commercial developments within the City of Lawrenceville. The property is uniquely situated at the intersection of Grayson Highway and Sugarloaf Parkway, both of which are classified as arterial roads. This high traffic intersection of major roads makes it unlikely to support single-family detached housing. Sugarloaf Parkway is a limited access road and Grayson Highway has a raised median which makes a commercial development on these properties difficult. While apartments are appropriate on this property, rezoning to the denser of the two multifamily zoning districts when adjacent to single-family is excessive. An apartment development built to RM-13 density would be more appropriate.

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

At a slightly reduced density, the proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby property. In fact, the additional residents would provide additional patrons to nearby businesses and underperforming commercial properties. With appropriate conditions, the subject site has the potential to provide alternative housing options on a site which has limited access.

**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.

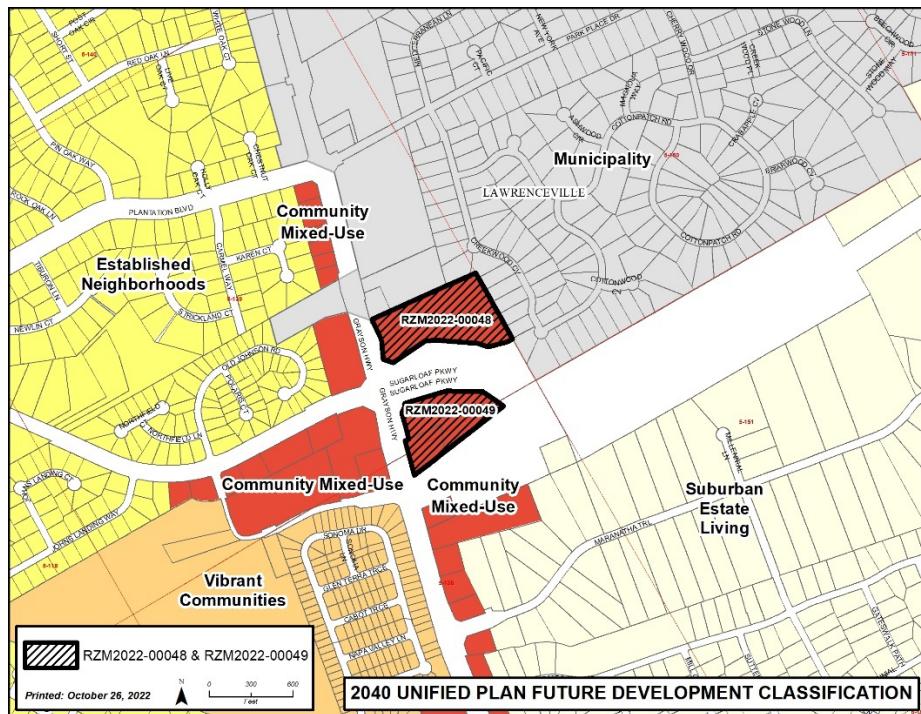
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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 Community Mixed-Use Character Area. The Character Area is intended for connecting areas

outside of Regional Activity Centers and Community Nodes and are typically located along major corridors. Future development should focus on mixed-use, multifamily residential with high quality aesthetics and site design. The subject site is located at the intersection of Sugarloaf Parkway and Grayson Highway, both classified as arterial roads. Apartments are listed as a potential development type within the character area. With appropriate conditions of approval, an apartment development at this location 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 is bound by Sugarloaf Parkway, which is a limited access road, prohibiting driveway access from this roadway. The other road frontage, Grayson Highway, is a divided highway with a raised median. This limits the driveways on the road to be right-in/right-out. These conditions which limit vehicular access make a commercial development difficult. An apartment development, with a slightly less dense design, would be appropriate at this location.

### 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 AS RM-13 WITH CONDITIONS** of the rezoning requests.

## Staff Recommended Conditions

### RZM2022-00048

Approval as RM-13 (Multi-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated October 17, 2022, and Exhibit C: Building Elevations dated received October 6, 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. Buildings shall comply with Category 3, Multifamily Residential Building of the Gwinnett County Architectural Standards. Building elevations shall be submitted for review and approval by the Department of Planning and Development prior to the issuance of a development permit.
3. All unit access shall be internal corridors with mechanical ventilation. Breezeway and corridor natural ventilation openings in the exterior façade shall be prohibited.
4. No parking shall be located between a building and the street. Parking visible from the right of way shall be screen by landscaping or other means.
5. A 50-foot-wide undisturbed buffer shall be provided along the eastern property line where adjacent to single-family lots.
6. Any trash compactor or dumpster enclosure shall be located a minimum of 200 feet from any single-family residential lot.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
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 Department of Planning and Development.
9. A 12-foot-wide multi-use path shall be provided along the property frontage on Grayson Highway as shown on the Gwinnett County Trails Master Plan.
10. Amenities shall be as provided as shown in the Exhibit B: Site Plan dated October 17, 2022.
11. A traffic impact study shall be submitted prior to issuance of a development permit. Recommended improvements per the study shall be installed, subject to the review and approval of the Georgia Department of Transportation and the Gwinnett County Department of Transportation.

### RZC2022-00049

Approval as RM-13 (Multi-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received October 17, 2022, and Exhibit C: Building Elevations dated received October 6, 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. Buildings shall comply with Category 3, Multifamily Residential Building of the Gwinnett County Architectural Standards. Building elevations shall be submitted for review and approval by the Department of Planning and Development prior to the issuance of a development permit.

3. All unit access shall be internal corridors with mechanical ventilation. Breezeway and corridor natural ventilation openings in the exterior façade shall be prohibited.
4. No parking shall be located between a building and the street. Parking visible from the right of way shall be screen by landscaping or other means.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
7. A 12-foot-wide multi-use path shall be provided along the property frontage on Grayson Highway as shown on the Gwinnett County Trails Master Plan.
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9. A traffic impact study shall be submitted prior to issuance of a development permit. Recommended improvements per the study shall be installed, subject to the review and approval of the Georgia Department of Transportation and the Gwinnett County Department of Transportation.

### **Planning Commission Recommendation**

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

**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
- F. Internal and External Agency Review Comments
- G. Traffic Impact Analysis Conclusion and Recommended Improvements
- H. Maps
- I. Site Plan Presented at the December 5, 2022, Planning Commission Public Hearing

## Exhibit A: Site Visit Photos



**View of Northern Site from Grayson Highway**



**View of Northern Site from Sugarloaf Parkway**



**View of Southern Site from Sugarloaf Parkway**



**View of Existing Residence on Southern Site from Grayson Highway**

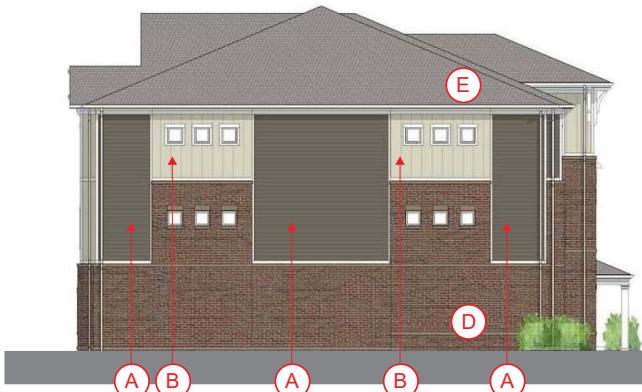
**Exhibit B: Site Plan**

**[attached]**



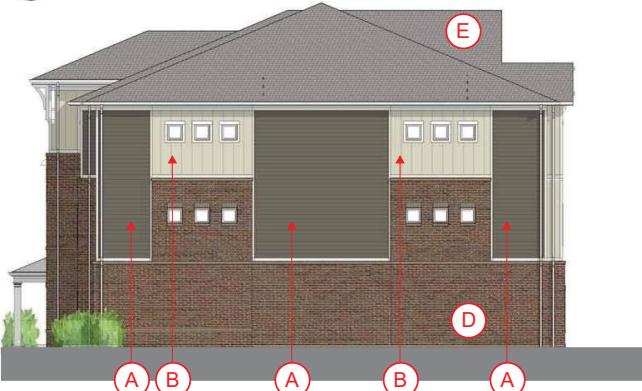
**Exhibit C: Building Elevations**

**[attached]**



2 TYPE 12A12B LEFT ELEVATION

1/8" = 1'-0"



3 TYPE 12A12B RIGHT ELEVATION

1/8" = 1'-0"



1 TYPE 12A12B FRONT ELEVATION

1/8" = 1'-0"



4 TYPE 12A12B REAR ELEVATION

1/8" = 1'-0"

BUILDING TYPE	12A12B	12B	12B12C
Percent of Brick	51%	52%	54%
Percent of Stone	0%	0%	0%
Percent of Stucco	0%	0%	0%
Percent of Fiber Cement Siding	49%	48%	46%
<b>TOTAL</b>	100%	100%	100%



CEMENTITIOUS SIDING:  
TIMBER BARK (HARDIE)



CEMENTITIOUS SIDING:  
NAVAJO BEIGE (HARDIE)

#### MATERIALS SELECTIONS

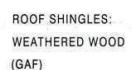
TRIM:  
ARCTIC WHITE (HARDIE)



BRICK - ROWLOCKS AND TRIM:  
COUNTRY ROAD (BRICKCRAFT)



BRICK - BASE:  
WABASH (BRICKCRAFT)



ROOF SHINGLES:  
WEATHERED WOOD (GAF)

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10/6/2022

RZM2022-00049 & RZM2022-00049

#### BUILDING TYPE - 12A12B

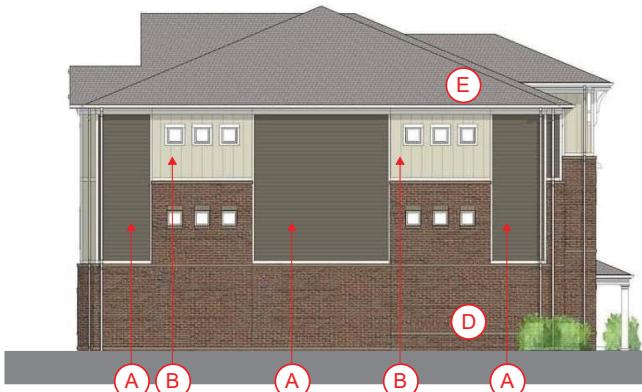


### BUILDING TYPE - 24B

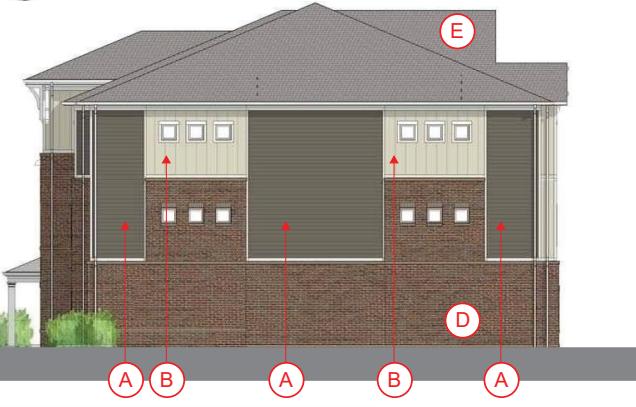
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2 TYPE 12A12B LEFT ELEVATION



3 TYPE 12A12B RIGHT ELEVATION



1 TYPE 12A12B FRONT ELEVATION



4 TYPE 12A12B REAR ELEVATION

BUILDING TYPE	12A12B	12B	12B12C
Percent of Brick	51%	52%	54%
Percent of Stone	0%	0%	0%
Percent of Stucco	0%	0%	0%
Percent of Fiber Cement Siding	49%	48%	46%
<b>TOTAL</b>	100%	100%	100%



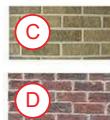
CEMENTITIOUS SIDING:  
TIMBER BARK (HARDIE)

CEMENTITIOUS SIDING:  
NAVAJO BEIGE (HARDIE)



TRIM:  
ARCTIC WHITE (HARDIE)

SHUTTERS AND TRIM:  
PERLE NOIR, SW9154



BRICK - ROWLOCKS AND TRIM:  
COUNTRY ROAD (BRICKCRAFT)

ROOF SHINGLES:  
WEATHERED WOOD (GAF)

#### MATERIALS SELECTIONS

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RZM2022-00049 & RZM2022-00049

#### BUILDING TYPE - 12A12B



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

**[attached]**

## **STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. Approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of residential and commercial uses. The proposed residential development would complement this existing land use mix and provide residential critical mass to support nearby employment uses along the Grayson Highway corridor.
- B. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of Gwinnett County. Approval of the proposed rezoning will also serve to enhance the walkability of the Grayson Highway corridor by adding residential critical mass in close proximity to existing commercial uses.
- C. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. Approval of the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has convenient access to Grayson Highway and Sugarloaf Parkway with access to utilities.
- E. The proposed rezoning is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Community Mixed-Use character area which encourages a mixture of land uses. The proposed residential development would complement the existing mixed-use nature of the surrounding area, including several existing commercial uses within walking distance, and make the Grayson Highway corridor more pedestrian oriented by adding residential critical mass.
- F. The Property's frontage on Grayson Highway and access to regional transportation corridors provide additional supporting grounds for approval of the Application.

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Matthew P. Benson  
G. Tyler Boyd  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
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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

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION  
OF PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY**

Mahaffey Pickens Tucker, LLP submits this Combined Letter of Intent and attached rezoning applications (the “Applications”) on behalf of Pedcor Investments, A Limited Liability Company, (the “Applicant”), for the purpose of requesting the rezoning of two tracts of land totaling approximately 15.1 acres (the “Property”) situated along Grayson Highway (State Route 20) at its intersection with Sugarloaf Parkway. The Property is located on the easterly side of Grayson Highway and straddles Sugarloaf parkway. Accordingly, two rezoning applications are included herewith relative to a northerly component including 9.82 acres and a southerly component including 5.28 acres. The Property is currently zoned R-100 and is located in the Community Mixed-Use Character Area.

The Gwinnett County 2040 Plan: 2022 Plan Amendment (the “2040 Plan”) area narrative for Community Mixed-Use provides that this character area “is intended for connecting areas outside of Regional Activity Centers and Community Nodes and [is] typically located along major corridors including ... Grayson Highway (State Route 20), and Sugarloaf Parkway.” The 2040 Plan also provides that “[t]hese areas should develop and redevelop with a mixture of uses including vertically and horizontally integrated mixed-use, multifamily residential, commercial, and office uses integrating high quality aesthetics and site design.” Further, the 2040 Plan specifically encourages “high-density residential” as a potential development type.

Accordingly, the Applicant is requesting to rezone the Property to the RM-24 zoning classification in order to develop the Property as a multifamily residential community including a total of 216 residential units. On-site amenities would be provided for residents including a clubhouse with a pool and patio as well as multiple gazebos, two playgrounds, and pickle ball

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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courts. Additional passive amenities would also be provided including smaller pocket parks and dog walking areas. Residents would have convenient access to nearby commercial, office, and institutional uses as well as easy pedestrian access to the Sparkles Family Fun Center which is located on adjacent land to the north. Residents would also have access to nearby regional transportation corridors including Grayson Highway (State Route 20), Sugarloaf Parkway, and Scenic Highway (State Route 124).

The proposed development is also compatible with surrounding land uses and zoning classifications. The proposed residential development would complement the existing commercial zoning classifications of land located at the intersection of Grayson Highway and Sugarloaf Parkway creating a mixed-use node and diversifying the land use mix of the surrounding area. To mitigate impacts of the proposed development to adjacent single-family detached residential uses, the Applicant is proposing to provide a 50-foot wide landscaped buffer around the perimeter of the development on the northerly component. The proposed development would also provide an appropriate transition of land uses from the more intense uses located at the Grayson Highway / Sugarloaf Parkway node and single-family detached uses to the northeast and southwest.

Additionally, the recently-published Gwinnett County Comprehensive Housing Study (the “Housing Study”) outlines in great detail the current housing inventory of Gwinnett County and analyzes the current and future demand for housing in the County. The Housing Study also addresses evolving demand for more diverse housing and provides that “[c]hanging housing trends, particularly smaller households and lower-income households point toward demand for an increasingly diverse assortment of housing types.” In addition to evolving housing preferences, the Housing Study highlights a strong baseline demand for new housing, generally. The Housing Study’s “demand model predicts that current and future Gwinnett residents would buy or rent over 15,000 new housing units each year if they were provided at attainable prices for those buyers and renters. Over the past ten years, Gwinnett's housing market has delivered an average of just 3,560 new housing units each year, meeting just 24% of demand.” Accordingly, the Housing Study concludes that “Gwinnett is showing a significant mismatch between demand for housing and the supply of new housing units delivered.” Approval of the Applications would allow the development of critically-needed new housing units in an area with direct vehicular access to major transportation corridors in line with the 2040 Plan and Housing Study.

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Accordingly, the proposed development is compatible with surrounding land uses and zoning classifications, is in line with the policy and intent of the 2040 Plan, and would meet extremely strong demand for housing units and diversity of housing as outlined in the Housing Study. 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 Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this 6th day of October, 2022.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedcor Investments, A Limited Liability Company c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>134 Crane Creek Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Young Harris</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30582</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u>	ACREAGE: <u>+/- 9.82</u>
ADDRESS OF PROPERTY: <u>1144 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>144</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>+/- 14.7 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 14.7 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedcor Investments, A Limited Liability Company c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>134 Crane Creek Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Young Harris</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30582</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<p><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u> ACREAGE: <u>+/- 5.28</u>	
ADDRESS OF PROPERTY: <u>1144 &amp; 1200 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>72</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>+/- 13.3 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 13.3 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

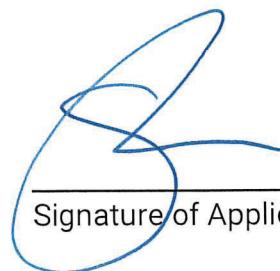
RECEIVED

10/6/2022

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.



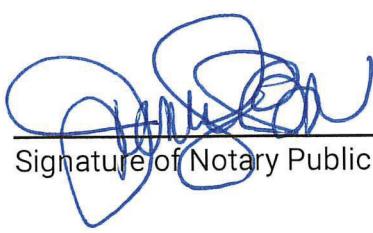
Signature of Applicant

10/3/22

Date

Shane Lanham, attorney for the Applicant

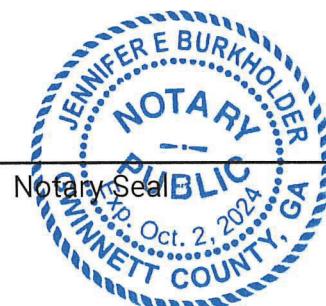
Type or Print Name and Title



Signature of Notary Public

10/3/22

Date



**RECEIVED**

10/6/2022

**REZONING APPLICANT'S CERTIFICATION**

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



10/3/2022

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Signature of Applicant

Date

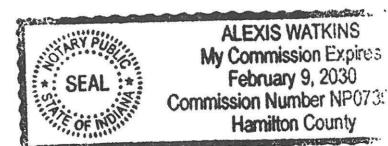
Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

---

Type or Print Name and Title



10/3/2022



---

Signature of Notary Public

Date

Notary Seal

RECEIVED

10/6/2022

**REZONING PROPERTY OWNER'S CERTIFICATION**

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

*Ernest Michael Henderson (Executor)*

*Sarah Neill Henderson*

Signature of Property Owner

9/19/2022

Date

*Ernest Michael Henderson*

*Sarah Neill Henderson*

Type or Print Name and Title

*Vivian A. Osborn*

Signature of Notary Public

09/19/2022

Date

Notary



RECEIVED

10/6/2022

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

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

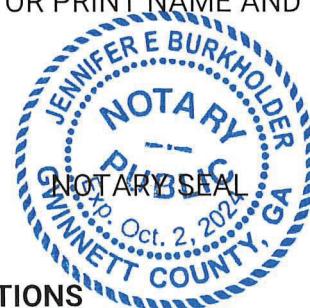
DATE

Shane Lanham, attorney for the Applicant

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 Please see attached

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)
Please see attached		

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

**MAHAFFEY PICKENS TUCKER, LLP**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden	\$2,800	11/18/2021
Marlene Fosque	\$1,500	06/15/2022
Ben Ku	\$1,500	10/03/2022

**SHANE LANHAM**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Gabe Okoye	\$500	09/14/2022

**LEE TUCKER**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Marlene Fosque	\$1,000	09/22/2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

10/6/2022

RZM2022-00049 & RZM2022-00049

Page 33 of 53

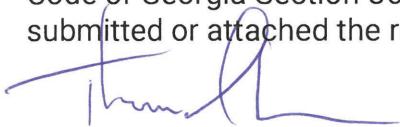
DR

RECEIVED

10/6/2022

### CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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



10/3/2022

Thomas G. Crowe, Executive Vice President,  
Pedcor Investments, A Limited Liability Company

SIGNATURE OF APPLICANT

DATE

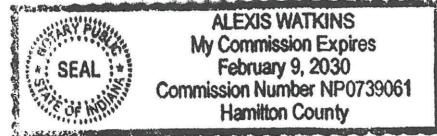
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

Alexis Watkins 10/3/2022



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

Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

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.

RECEIVED

10/6/2022

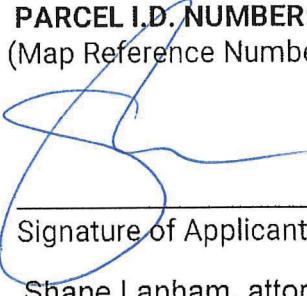
Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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:** 5 139 - 002  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant

10/4/22  
Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

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

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**TAX COMMISSIONERS USE ONLY**

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

JESSILYN McDUFFIE

NAME

TSA

TITLE

10/04/2022

DATE

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



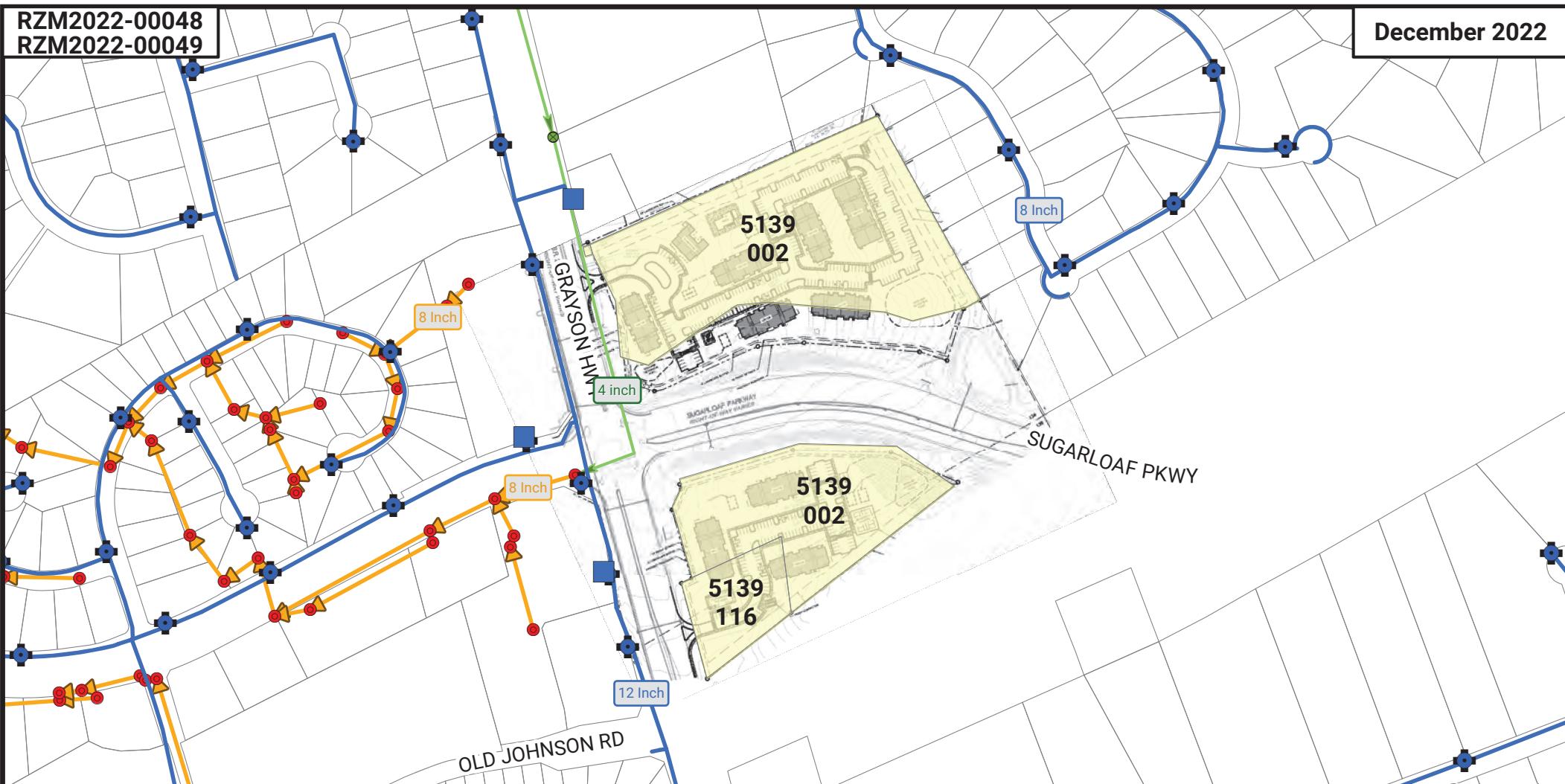
**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		Nov 17, 2021			
Department/Agency Name:		DOCS			
Reviewer Name:		Glenn Boorman			
Reviewer Title:		Division Director – Project Admin – Parks & Recreation			
Reviewer Email Address:		<a href="mailto:glenn.boorman@gwinnettcounty.com">glenn.boorman@gwinnettcounty.com</a>			
Case Number:		RZM2022-00048 & RZM2022-00049			
Case Address:		PID 5139 002, 1144 & 1200 Grayson Highway			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Provide at no cost to the County a 12' wide concrete sidewalk /trail within the right of way along Grayson Highway at the frontage of the parcels. This is in accordance with the requirements of the Unified Development Ordinance Section 900 as this location is part of the Gwinnett County Trails Master Plan. Any modifications or alternations shall be approved by the Department of Community Services Director.				
2					
3					
4					
5					
6					
7					



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

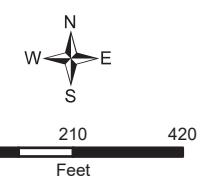
<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		RZM2022-00048 & RZM2022-00049			
Case Address:		1144 Grayson Highway			
<b>Comments:</b>		<input checked="" type="checkbox"/> X	YES	<input type="checkbox"/>	NO
1	Water: The developer shall connect to an existing 12-inch water main located on the western right-of-way of Grayson Highway. A jack-and-bore under Grayson Highway is required.				
2	Sewer: A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	NO
1					
2					
3					
4					
5					
6					
7					



## 1144 Grayson Highway

R-100 to RM-24

# Water & Sewer Utility Map



## LOCATION



**Water Comments:** The developer shall connect to an existing 12-inch water main located on the western right-of-way of Grayson Highway. A jack-and-bore under Grayson Highway is required.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary 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.



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

<b>TRC Meeting Date:</b> 11.9.2022		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>		
Case Number: RZM2022-00048 and RZM2022-00049		
Case Address: 1144 and 1200 Grayson Highway		
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Grayson Highway (SR 20) is a principal arterial. ADT = 46,200.	
2	1.6 miles to the nearest transit facility (#2454884) Grayson Highway and VFW Post #5255.	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	The developer shall conduct a traffic impact study and make the recommended improvements per the study, subject to the review and approval of the Georgia Department of Transportation (GDOT) and the Gwinnett County Department of Transportation (GCDOT).	
2	The developer shall construct a 10' wide concrete trail along the Grayson Highway (SR 20) frontages, per the Gwinnett County Trails Master Plan.	
3		
4		
5		
6		
7		

**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, December, 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
RZM2022-00043	<b>Discovery HS</b>	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	<b>Richards MS</b>	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	<b>Couch MS</b>	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	<b>Collins Hill HS</b>	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	<b>Creekland MS</b>	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	<b>South Gwinnett HS</b>	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	<b>Grace Snell MS</b>	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	<b>Shiloh HS</b>	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	<b>Shiloh MS</b>	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	<b>Brookwood HS</b>	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	<b>Crews MS</b>	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26



# LAWRENCEVILLE

## GEORGIA

**To:** Gwinnett County Planning Commission

**CC:** Chuck Warbington, City Manager, City of Lawrenceville

**From:** Todd Hargrave, Director, Planning and Development, City of Lawrenceville

**Date:** November 21, 2022

**Re: RZM2022-00048 and RZM2022-00049- Proposed Multifamily zoning located in unincorporated Gwinnett County**

Planning Commission members,

The Planning and Development Department of the City of Lawrenceville received information regarding a proposed high density standalone multifamily rezoning request located in unincorporated Gwinnett County, directly adjacent to the city limits. The subject property is located along the northeast (northern tract) and southeast (southern track) intersection of Grayson Highway (SR 20) and Sugarloaf Parkway.

The application (RZM2022-00048 and RZM2022-00049) is specifically requesting the rezoning of approximately 15.1 acres from R-100 (Single Family Residence District) to RM-24 (Multifamily Residence District). The subject property is bisected by Sugarloaf Parkway. The development would consist of six (6) apartment buildings in the northern tract with the club house, gazebos, a pool, and a small playground as amenities. The southern tract is proposed to have three (3) apartment buildings with one playground, gazebo, and a pickleball court.

The following are multiple concerns for the City related to this development:

1. It is the City's understanding that this is a Tax Credit Affordable Housing project (60% of AMI) that will be submitted for consideration for the competitive State's Tax Credit program in 2023. The City acknowledges the recent Housing Study completed for all of Gwinnett County and the need for more affordable housing units across the County. However, the City recently completed its own Housing Study that outlines that existing affordable housing has been clustered in and around the City of Lawrenceville over the last several decades. **While the City represents 3% of the total population of Gwinnett, the City of Lawrenceville houses 30% of the affordable housing units in the County causing an unbalanced housing situation in the City. Approval of this application further exasperates the clustering of poverty in and around the City of Lawrenceville.**
2. The proposed development is not consistent with the City of Lawrenceville's 2040 Comprehensive Plan and the Neighborhood Mixed Use Character Area. This Character Area discourages multifamily developments at a high density. **The RM24 designation is significantly greater than outlined in the 2040 Comprehensive Plan as well as any density in the area.**
3. This Character Area also discourages standalone high density multifamily projects without mixed-use. **This submittal does not provide a mixed-use component with the development.**

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)



# LAWRENCEVILLE

## GEORGIA

4. The separation of the development creates an environment where residents who live on the opposite sides of Sugarloaf Parkway dividing the community and the amenities.
5. When the City considers high density multifamily development (especially Affordable Housing), access to transit is a concern. This development is well over 2 miles from the closest access to the Gwinnett County Transit system and therefore another reason to deny this request.
6. A couple of general items of note as you consider this zoning:
  - a. The City has major issues with crime and calls for service for the adjacent property (Sparkles) to the point that City Police Officers will not work off duty jobs at this location. Visits to the property are normally a couple of times a week where thefts, loitering, fights, and domestics are a regular occurrence. Adding a dense affordable residential development is a major concern of crime issues being multiplied with the residential development.
  - b. It has come to the attention of the City that the County does not require normal transitional buffers if the adjacent property is located in a City. This is a concern to the residential single-family development (City jurisdiction) that surrounds this project and requests that normal buffers always be required regardless of what jurisdiction a property may be located in. Gwinnett County's UDO states in Title 3, subsection 610.20.1. B, All property zoned for residential uses with higher density shall have a buffer adjacent to other property zoned for residential uses of lesser density. Development with dissimilar zonings is required to provide a transitional buffer to protect the built environment within the City. For a multifamily development adjacent to single-family residences, the buffer requirement is minimum 50 feet (same as the County's requirement). In the occasion developments in the City are adjacent to Gwinnett County properties with dissimilar zoning districts, the City requires buffers to be respected.
  - c. The applicant indicated that there is a high vacancy of retail in the area. On the surface that may look like the case since Ingles recently closed 2 grocery stores in the immediate area (and that effected those entire shopping centers). These grocery stores were closed not related to use but rather a corporate downsizing of units across the Southeast. If you remove those two shopping centers (which Gwinnett County recently purchased one), the retail vacancy in that area of Lawrenceville is less than that the County average.

As proposed, the introduction of high density multifamily residential development at this location is not consistent with the City's policies, and therefore considered incompatible with the surrounding low-density single-family residential developments in the general vicinity.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)



# LAWRENCEVILLE

GEORGIA

**The City respectfully requests that you Deny this request.**

Respectfully,

**Todd Hargrave** | Director

Planning and Development Department



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770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)

**Exhibit G: Traffic Impact Analysis Conclusion and Recommended Improvements**

**[attached]**

## 7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Grayson Highway Multifamily Development*, located in the northeast and southeast quadrants of the intersection of Grayson Highway (SR 20) at Sugarloaf Parkway in unincorporated Gwinnett County, Georgia. The development is proposed to consist of approximately 216 residential units on approximately 15.1 acres. The north parcel is proposed to consist of 144 residential units on 9.82 acres and the south parcel is proposed to consist of 72 residential units on 5.28 acres. The development is expected to be completed in 2025.

The study network, which consists of three (3) existing intersections, was analyzed for the weekday AM and PM peak hours under Existing 2022 conditions, Projected 2025 No-Build conditions (three years of background traffic growth), and Projected 2025 Build conditions (Projected 2025 No-Build conditions plus traffic generated by the proposed *Grayson Highway Multifamily Development*).

Based on the results of this traffic impact study, the intersection of Grayson Highway (SR 20) at Sugarloaf Parkway (Intersection 2) is projected to operate at LOS E under all studied scenarios. Additionally, several movements at the intersection of Grayson Highway (SR 20) at Old Johnson Road are projected to operate at LOS E and F, however it is not uncommon to have low LOS on a sidestreet approach. All site driveways are projected to operate at an acceptable LOS.

Kimley-Horn and Associates, Inc. has identified system improvements and site access improvements based on the results of this study. System, or “No-Build” improvements, are needed to serve the background road network traffic. Site access improvements, or “Build” recommendations, are needed to serve the background road network traffic plus the *Grayson Highway Multifamily Development* traffic.

## 7.1 SYSTEM NEEDS

Based on the results of this traffic impact study, Kimley-Horn and Associates, Inc. suggests considering the following system (no-build) improvements to serve the No-Build traffic conditions, assumed to be done by others (note: this would be the improvements needed to serve the traffic based on the existing conditions plus background growth, without the proposed developmental traffic).

- Intersection 2 – Grayson Highway (SR 20) at Sugarloaf Parkway
  - Construct an additional exclusive northbound left-turn lane along Grayson Highway (SR 20), creating triple left-turn lanes.
  - Construct an additional eastbound through lane along Sugarloaf Parkway, creating three through lanes.
  - Construct an additional westbound through lane along Sugarloaf Parkway, creating three through lanes.

## 7.2 SITE-ACCESS IMPROVEMENTS

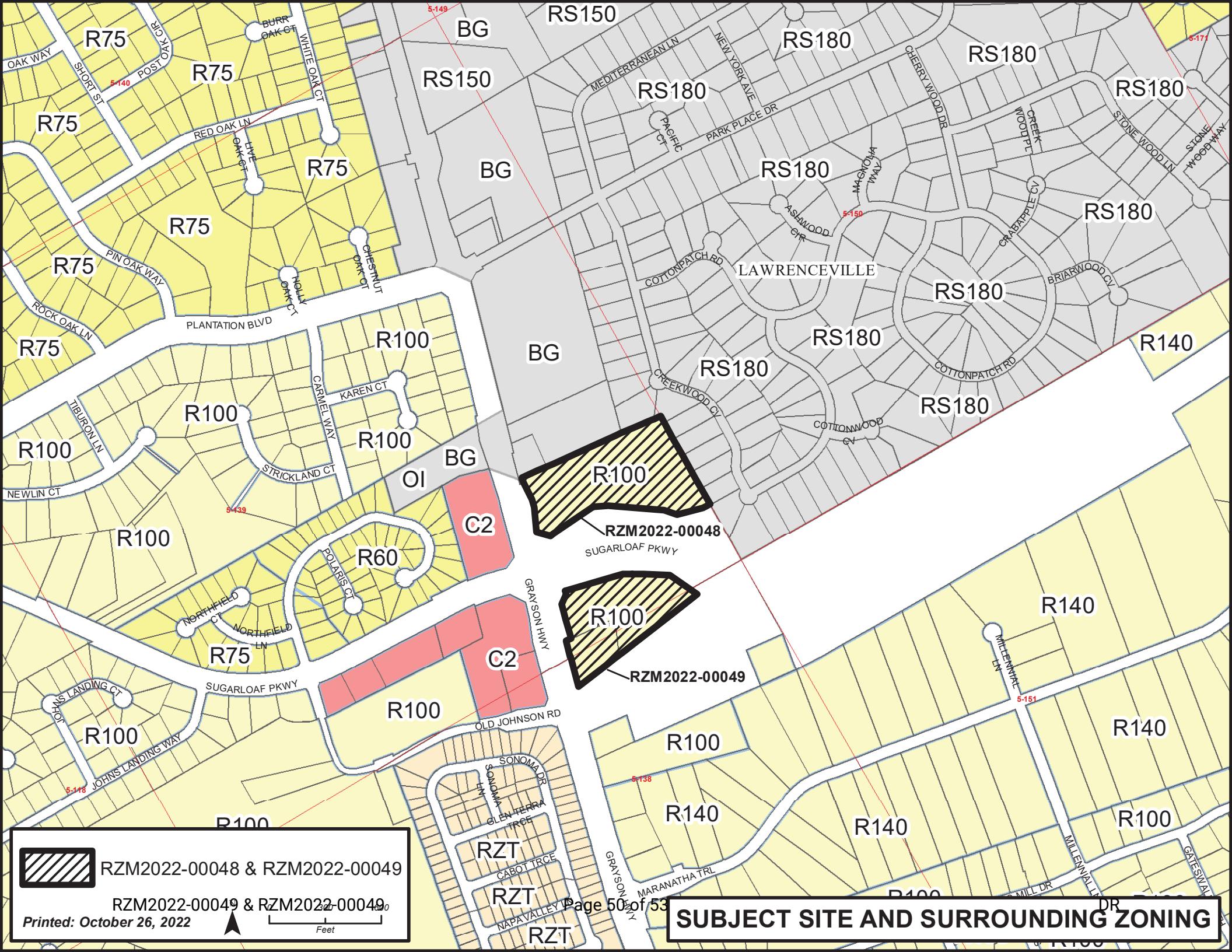
Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2025 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *Grayson Highway Multifamily Development*).

- Intersection 4 – Grayson Highway (SR 20) at Site Driveway A
  - On the site, provide one (1) right-in/right-out driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
  - Construct an exclusive northbound right-turn lane along Grayson Highway (SR 20).
- Intersection 5 – Grayson Highway (SR 20) at Site Driveway B
  - On the site, provide one (1) right-in/right-out driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
  - Construct an exclusive northbound right-turn lane along Grayson Highway (SR 20).

## **Exhibit H: Maps**

**[attached]**



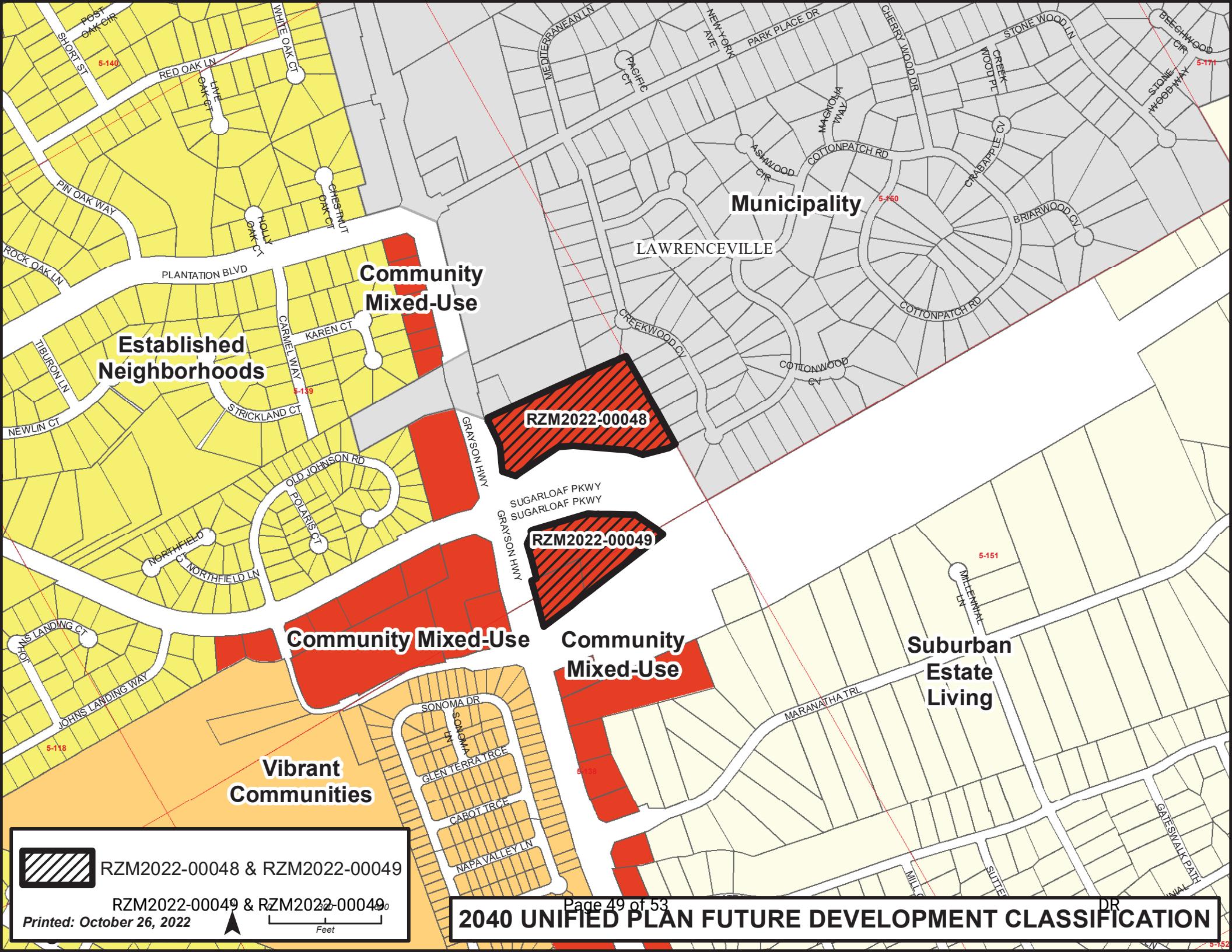


RZM2022-00048 & RZM2022-00049

RZM2022-00049 & RZM2022-00049

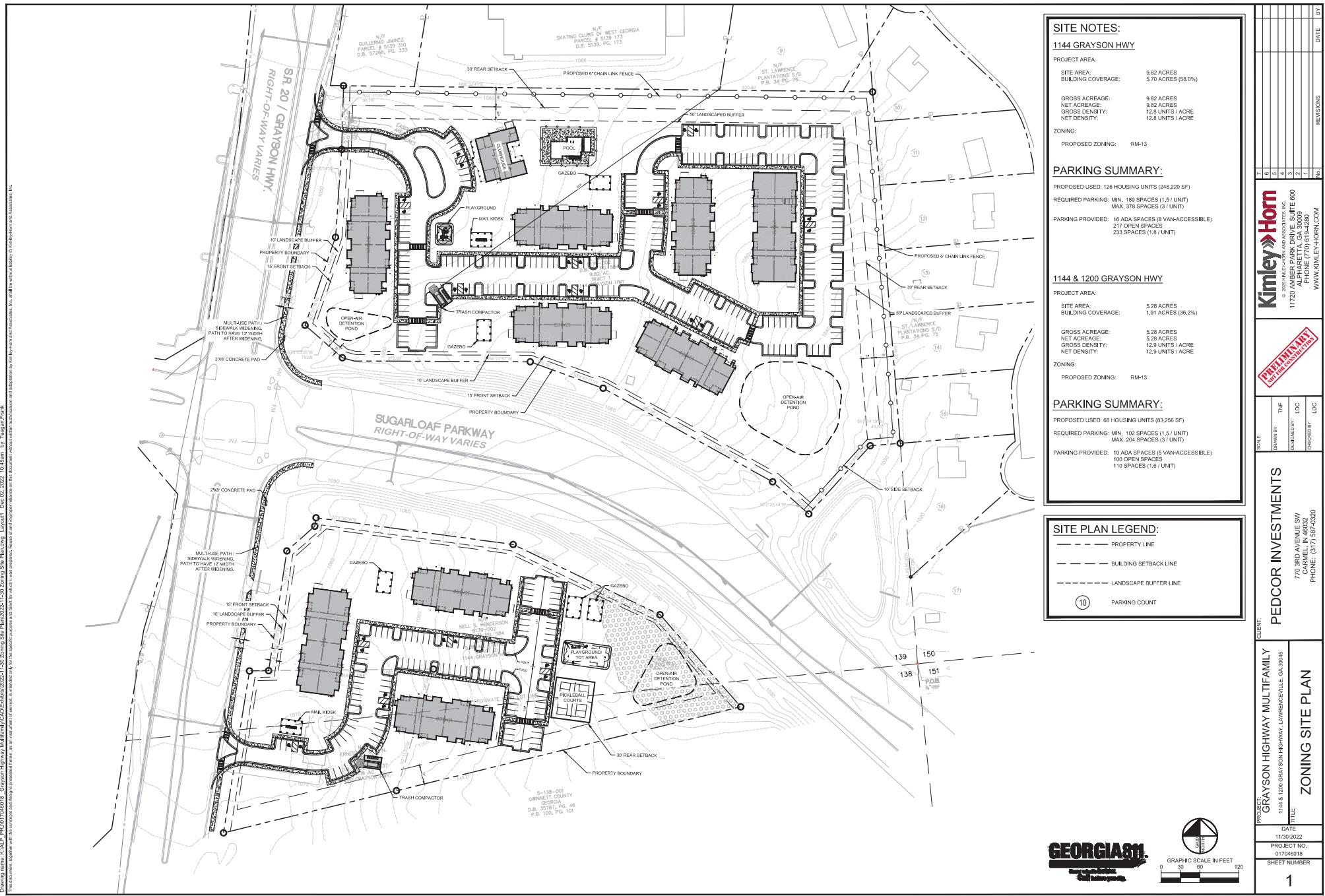
Printed: October 26, 2022

16



**Exhibit I:**  
**Site Plan Presented at the December 5, 2022, Planning Commission Public Hearing**

**[attached]**



RECEIVED

10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedcor Investments, A Limited Liability Company c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>134 Crane Creek Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Young Harris</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30582</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u>	ACREAGE: <u>+/- 9.82</u>
ADDRESS OF PROPERTY: <u>1144 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>144</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>+/- 14.7 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 14.7 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedcor Investments, A Limited Liability Company c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>134 Crane Creek Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Young Harris</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30582</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<p><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u> ACREAGE: <u>+/- 5.28</u>	
ADDRESS OF PROPERTY: <u>1144 &amp; 1200 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>72</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>+/- 13.3 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 13.3 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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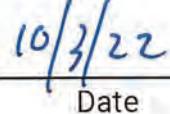
10/6/2022

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Rezoning Application  
Last Updated 5/2021

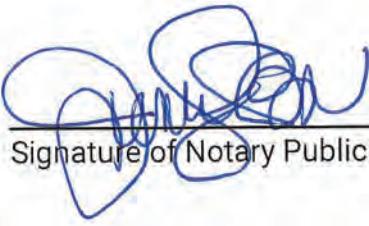
**REZONING APPLICANT'S CERTIFICATION**

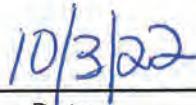
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

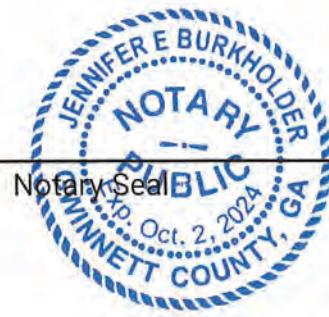
  
Signature of Applicant

  
Date

Shane Lanham, attorney for the Applicant  
Type or Print Name and Title

  
Signature of Notary Public

  
Date

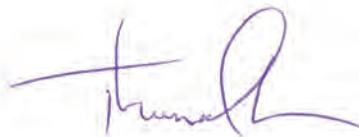


RECEIVED

10/6/2022

**REZONING APPLICANT'S CERTIFICATION**

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



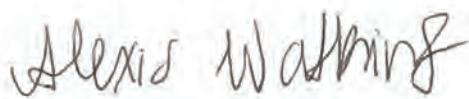
Signature of Applicant

10/3/2022

Date

Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

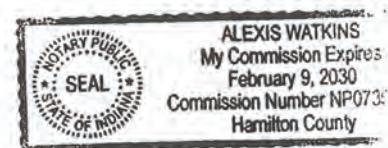
Type or Print Name and Title



Signature of Notary Public

10/3/2022

Date



Notary Seal

RECEIVED

10/6/2022

**REZONING PROPERTY OWNER'S CERTIFICATION**

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

*Ernest Michael Henderson (Executor)*

*Sarah Neill Henderson*

Signature of Property Owner

9/19/2022

Date

*Ernest Michael Henderson*

*Sarah Neill Henderson*

Type or Print Name and Title

*Vivian A. Osborn*

Signature of Notary Public

09/19/2022

Date

Notary



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Last Updated 5/2021

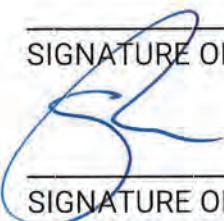
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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



10/3/22

Shane Lanham, attorney for the Applicant

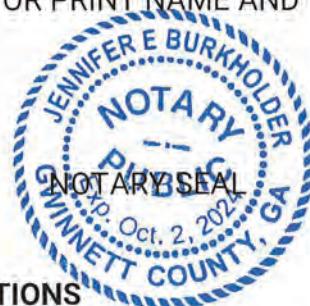
SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

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 Please see attached

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)
Please see attached		

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

**MAHAFFEY PICKENS TUCKER, LLP**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden	\$2,800	11/18/2021
Marlene Fosque	\$1,500	06/15/2022
Ben Ku	\$1,500	10/03/2022

**SHANE LANHAM**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Gabe Okoye	\$500	09/14/2022

**LEE TUCKER**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Marlene Fosque	\$1,000	09/22/2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

10/6/2022

RZM2022-00048 and RZM2022-00049 Page 33 of 53

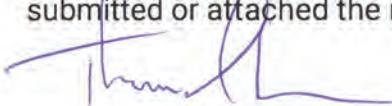
DR

RECEIVED

10/6/2022

### CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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



10/3/2022

Thomas G. Crowe, Executive Vice President,  
Pedcor Investments, A Limited Liability Company

SIGNATURE OF APPLICANT

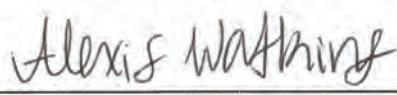
DATE

TYPE OR PRINT NAME AND TITLE

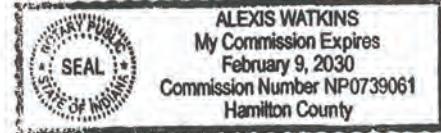
SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



10/3/2022



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

Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

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.

RECEIVED

10/6/2022

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:** 5 139 002  
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

10/4/22 Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

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

**TAX COMMISSIONERS USE ONLY**

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

JESSILYN McDUFFIE

NAME

TSA

TITLE

10/04/2022

DATE

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



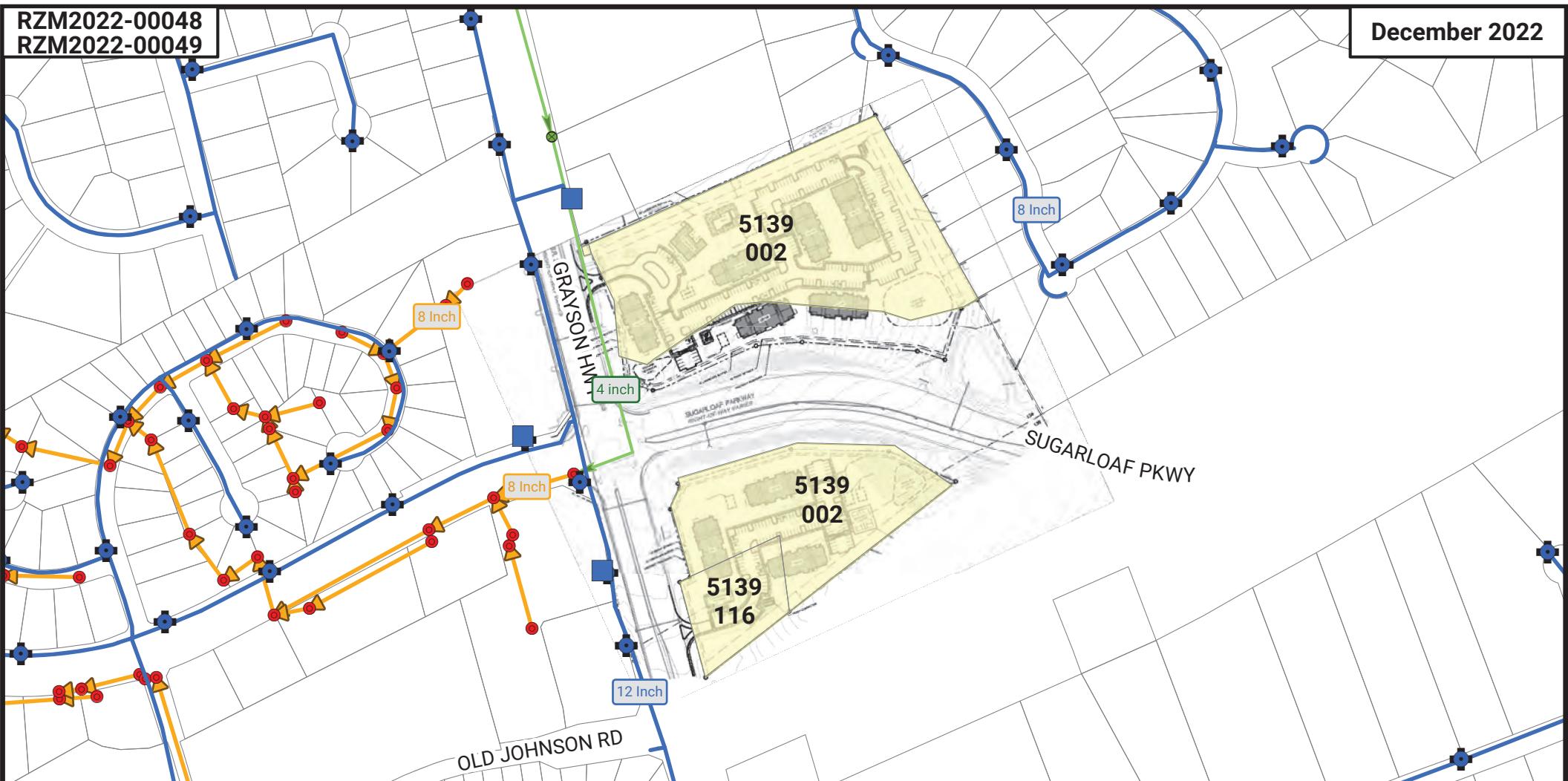
## Department of Planning and Development TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		Nov 17, 2021			
Department/Agency Name:		DOCS			
Reviewer Name:		Glenn Boorman			
Reviewer Title:		Division Director – Project Admin – Parks & Recreation			
Reviewer Email Address:		<a href="mailto:glenn.boorman@gwinnettcounty.com">glenn.boorman@gwinnettcounty.com</a>			
Case Number:		RZM2022-00048 & RZM2022-00049			
Case Address:		PID 5139 002, 1144 & 1200 Grayson Highway			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Provide at no cost to the County a 12' wide concrete sidewalk /trail within the right of way along Grayson Highway at the frontage of the parcels. This is in accordance with the requirements of the Unified Development Ordinance Section 900 as this location is part of the Gwinnett County Trails Master Plan. Any modifications or alternations shall be approved by the Department of Community Services Director.				
2					
3					
4					
5					
6					
7					



## Department of Planning and Development TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		RZM2022-00048 & RZM2022-00049			
Case Address:		1144 Grayson Highway			
<b>Comments:</b>		<input checked="" type="checkbox"/> X	YES	<input type="checkbox"/>	NO
1	Water: The developer shall connect to an existing 12-inch water main located on the western right-of-way of Grayson Highway. A jack-and-bore under Grayson Highway is required.				
2	Sewer: A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary sewer.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	NO
1					
2					
3					
4					
5					
6					
7					



## LEGEND

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

## 1144 Grayson Highway

R-100 to RM-24

Water & Sewer  
Utility Map

0 210 420  
Feet

## LOCATION



**Water Comments:** The developer shall connect to an existing 12-inch water main located on the western right-of-way of Grayson Highway. A jack-and-bore under Grayson Highway is required.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. The developer should contact DWR to discuss how they intend to connect to sanitary 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.



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

<b>TRC Meeting Date:</b> 11.9.2022		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>		
Case Number: RZM2022-00048 and RZM2022-00049		
Case Address: 1144 and 1200 Grayson Highway		
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Grayson Highway (SR 20) is a principal arterial. ADT = 46,200.	
2	1.6 miles to the nearest transit facility (#2454884) Grayson Highway and VFW Post #5255.	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	The developer shall conduct a traffic impact study and make the recommended improvements per the study, subject to the review and approval of the Georgia Department of Transportation (GDOT) and the Gwinnett County Department of Transportation (GCDOT).	
2	The developer shall construct a 10' wide concrete trail along the Grayson Highway (SR 20) frontages, per the Gwinnett County Trails Master Plan.	
3		
4		
5		
6		
7		

**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, December, 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
RZM2022-00043	<b>Discovery HS</b>	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	<b>Richards MS</b>	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	<b>Couch MS</b>	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	<b>Collins Hill HS</b>	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	<b>Creekland MS</b>	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	<b>South Gwinnett HS</b>	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	<b>Grace Snell MS</b>	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	<b>Shiloh HS</b>	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	<b>Shiloh MS</b>	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	<b>Brookwood HS</b>	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	<b>Crews MS</b>	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26



# LAWRENCEVILLE

## GEORGIA

**To:** Gwinnett County Planning Commission

**CC:** Chuck Warbington, City Manager, City of Lawrenceville

**From:** Todd Hargrave, Director, Planning and Development, City of Lawrenceville

**Date:** November 21, 2022

**Re: RZM2022-00048 and RZM2022-00049- Proposed Multifamily zoning located in unincorporated Gwinnett County**

Planning Commission members,

The Planning and Development Department of the City of Lawrenceville received information regarding a proposed high density standalone multifamily rezoning request located in unincorporated Gwinnett County, directly adjacent to the city limits. The subject property is located along the northeast (northern tract) and southeast (southern track) intersection of Grayson Highway (SR 20) and Sugarloaf Parkway.

The application (RZM2022-00048 and RZM2022-00049) is specifically requesting the rezoning of approximately 15.1 acres from R-100 (Single Family Residence District) to RM-24 (Multifamily Residence District). The subject property is bisected by Sugarloaf Parkway. The development would consist of six (6) apartment buildings in the northern tract with the club house, gazebos, a pool, and a small playground as amenities. The southern tract is proposed to have three (3) apartment buildings with one playground, gazebo, and a pickleball court.

The following are multiple concerns for the City related to this development:

1. It is the City's understanding that this is a Tax Credit Affordable Housing project (60% of AMI) that will be submitted for consideration for the competitive State's Tax Credit program in 2023. The City acknowledges the recent Housing Study completed for all of Gwinnett County and the need for more affordable housing units across the County. However, the City recently completed its own Housing Study that outlines that existing affordable housing has been clustered in and around the City of Lawrenceville over the last several decades. **While the City represents 3% of the total population of Gwinnett, the City of Lawrenceville houses 30% of the affordable housing units in the County causing an unbalanced housing situation in the City.** *Approval of this application further exasperates the clustering of poverty in and around the City of Lawrenceville.*
2. The proposed development is not consistent with the City of Lawrenceville's 2040 Comprehensive Plan and the Neighborhood Mixed Use Character Area. This Character Area discourages multifamily developments at a high density. *The RM24 designation is significantly greater than outlined in the 2040 Comprehensive Plan as well as any density in the area.*
3. This Character Area also discourages standalone high density multifamily projects without mixed-use. *This submittal does not provide a mixed-use component with the development.*



# LAWRENCEVILLE

## GEORGIA

4. The separation of the development creates an environment where residents who live on the opposite sides of Sugarloaf Parkway dividing the community and the amenities.
5. When the City considers high density multifamily development (especially Affordable Housing), access to transit is a concern. This development is well over 2 miles from the closest access to the Gwinnett County Transit system and therefore another reason to deny this request.
6. A couple of general items of note as you consider this zoning:
  - a. The City has major issues with crime and calls for service for the adjacent property (Sparkles) to the point that City Police Officers will not work off duty jobs at this location. Visits to the property are normally a couple of times a week where thefts, loitering, fights, and domestics are a regular occurrence. Adding a dense affordable residential development is a major concern of crime issues being multiplied with the residential development.
  - b. It has come to the attention of the City that the County does not require normal transitional buffers if the adjacent property is located in a City. This is a concern to the residential single-family development (City jurisdiction) that surrounds this project and requests that normal buffers always be required regardless of what jurisdiction a property may be located in. Gwinnett County's UDO states in Title 3, subsection 610.20.1. B, All property zoned for residential uses with higher density shall have a buffer adjacent to other property zoned for residential uses of lesser density. Development with dissimilar zonings is required to provide a transitional buffer to protect the built environment within the City. For a multifamily development adjacent to single-family residences, the buffer requirement is minimum 50 feet (same as the County's requirement). In the occasion developments in the City are adjacent to Gwinnett County properties with dissimilar zoning districts, the City requires buffers to be respected.
  - c. The applicant indicated that there is a high vacancy of retail in the area. On the surface that may look like the case since Ingles recently closed 2 grocery stores in the immediate area (and that effected those entire shopping centers). These grocery stores were closed not related to use but rather a corporate downsizing of units across the Southeast. If you remove those two shopping centers (which Gwinnett County recently purchased one), the retail vacancy in that area of Lawrenceville is less than that the County average.

As proposed, the introduction of high density multifamily residential development at this location is not consistent with the City's policies, and therefore considered incompatible with the surrounding low-density single-family residential developments in the general vicinity.



# LAWRENCEVILLE

GEORGIA

**The City respectfully requests that you Deny this request.**

Respectfully,

**Todd Hargrave** | Director

Planning and Development Department



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200  
770.963.2414 • [www.lawrencevillega.org](http://www.lawrencevillega.org)

**Exhibit G: Traffic Impact Analysis Conclusion and Recommended Improvements**

**[attached]**

## 7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Grayson Highway Multifamily Development*, located in the northeast and southeast quadrants of the intersection of Grayson Highway (SR 20) at Sugarloaf Parkway in unincorporated Gwinnett County, Georgia. The development is proposed to consist of approximately 216 residential units on approximately 15.1 acres. The north parcel is proposed to consist of 144 residential units on 9.82 acres and the south parcel is proposed to consist of 72 residential units on 5.28 acres. The development is expected to be completed in 2025.

The study network, which consists of three (3) existing intersections, was analyzed for the weekday AM and PM peak hours under Existing 2022 conditions, Projected 2025 No-Build conditions (three years of background traffic growth), and Projected 2025 Build conditions (Projected 2025 No-Build conditions plus traffic generated by the proposed *Grayson Highway Multifamily Development*).

Based on the results of this traffic impact study, the intersection of Grayson Highway (SR 20) at Sugarloaf Parkway (Intersection 2) is projected to operate at LOS E under all studied scenarios. Additionally, several movements at the intersection of Grayson Highway (SR 20) at Old Johnson Road are projected to operate at LOS E and F, however it is not uncommon to have low LOS on a sidestreet approach. All site driveways are projected to operate at an acceptable LOS.

Kimley-Horn and Associates, Inc. has identified system improvements and site access improvements based on the results of this study. System, or “No-Build” improvements, are needed to serve the background road network traffic. Site access improvements, or “Build” recommendations, are needed to serve the background road network traffic plus the *Grayson Highway Multifamily Development* traffic.

## 7.1 SYSTEM NEEDS

Based on the results of this traffic impact study, Kimley-Horn and Associates, Inc. suggests considering the following system (no-build) improvements to serve the No-Build traffic conditions, assumed to be done by others (note: this would be the improvements needed to serve the traffic based on the existing conditions plus background growth, without the proposed developmental traffic).

- Intersection 2 – Grayson Highway (SR 20) at Sugarloaf Parkway
  - Construct an additional exclusive northbound left-turn lane along Grayson Highway (SR 20), creating triple left-turn lanes.
  - Construct an additional eastbound through lane along Sugarloaf Parkway, creating three through lanes.
  - Construct an additional westbound through lane along Sugarloaf Parkway, creating three through lanes.

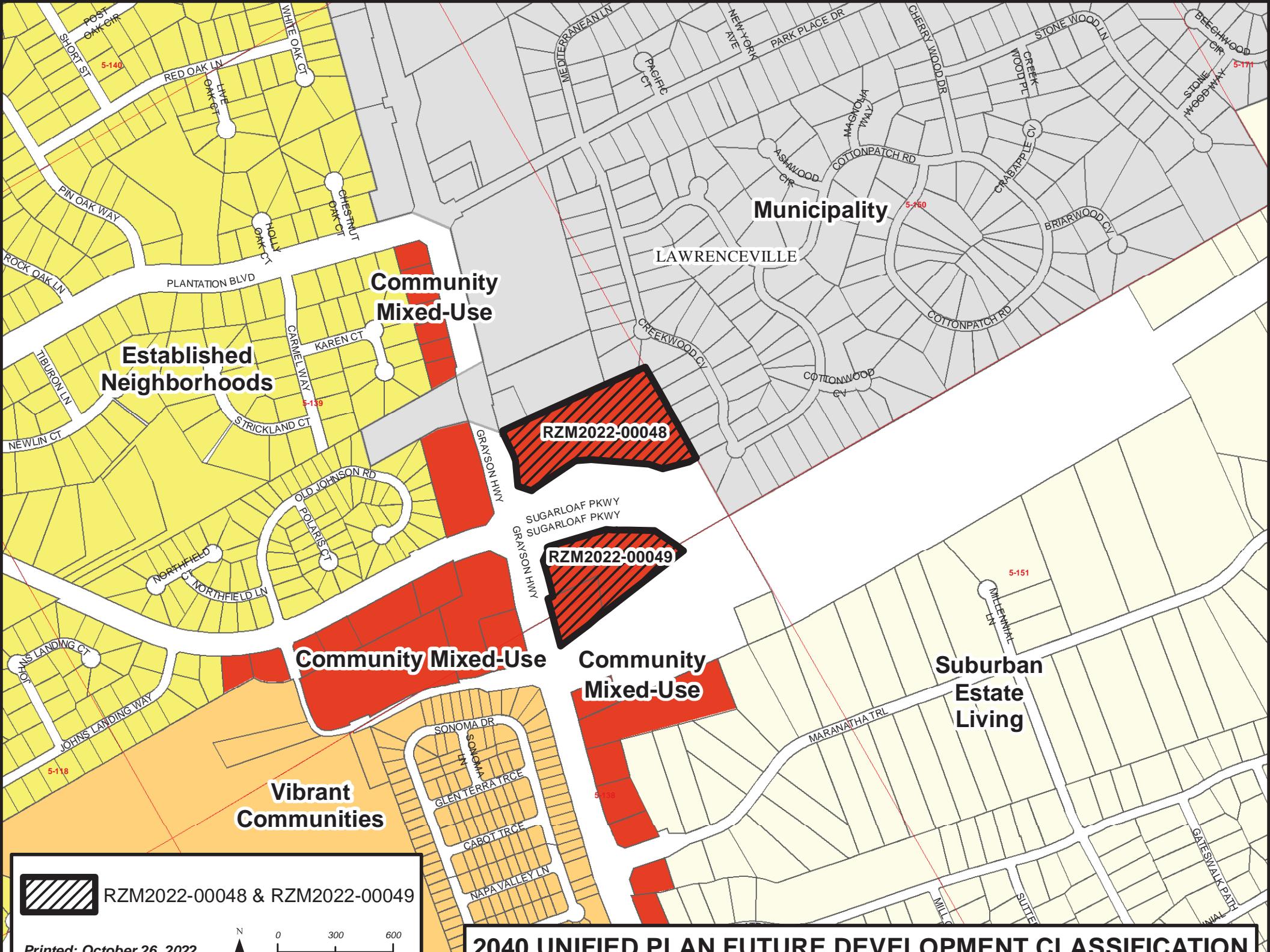
## 7.2 SITE-ACCESS IMPROVEMENTS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2025 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *Grayson Highway Multifamily Development*).

- Intersection 4 – Grayson Highway (SR 20) at Site Driveway A
  - On the site, provide one (1) right-in/right-out driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
  - Construct an exclusive northbound right-turn lane along Grayson Highway (SR 20).
- Intersection 5 – Grayson Highway (SR 20) at Site Driveway B
  - On the site, provide one (1) right-in/right-out driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
  - Construct an exclusive northbound right-turn lane along Grayson Highway (SR 20).

## **Exhibit H: Maps**

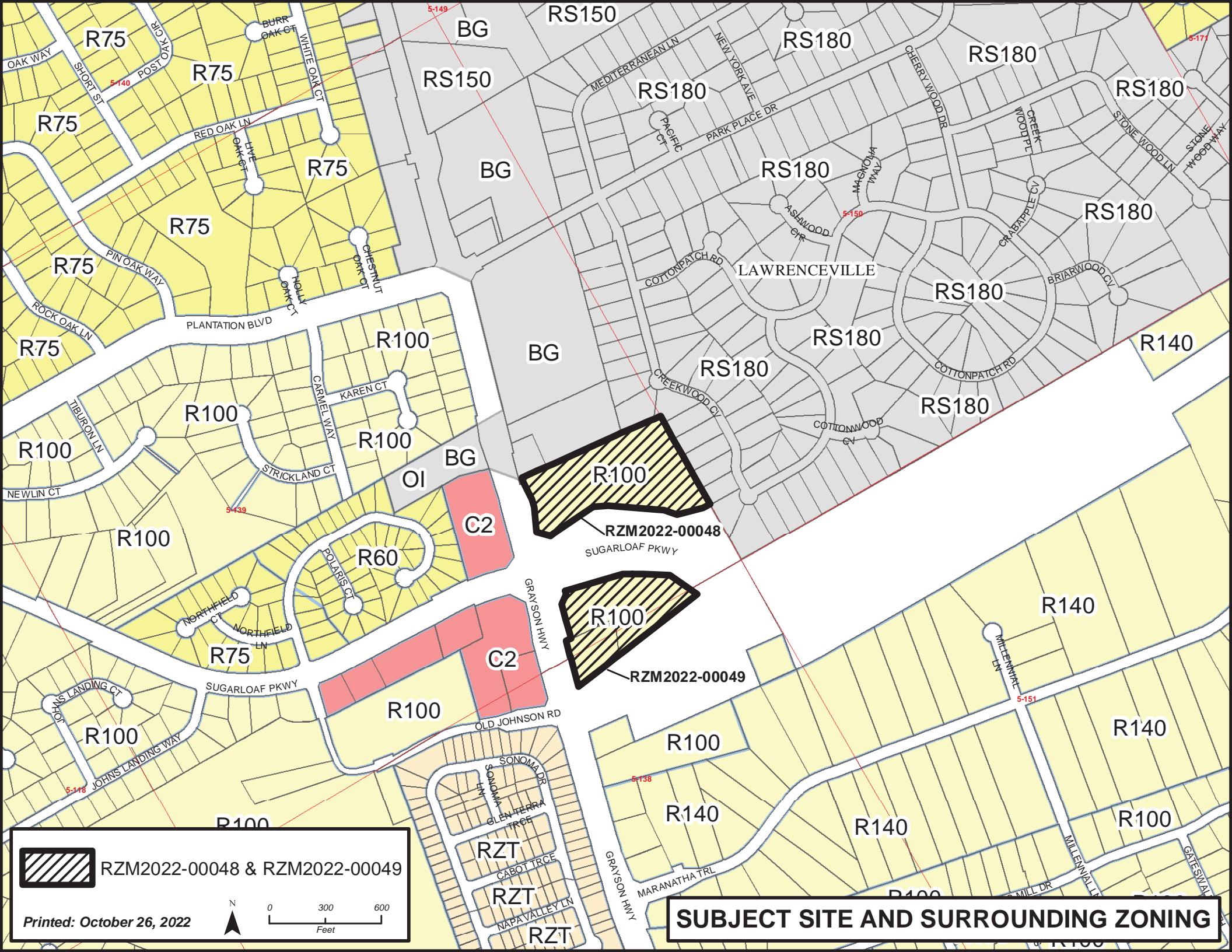
**[attached]**



RZM2022-00048 & RZM2022-00049

Printed: October 26, 2022

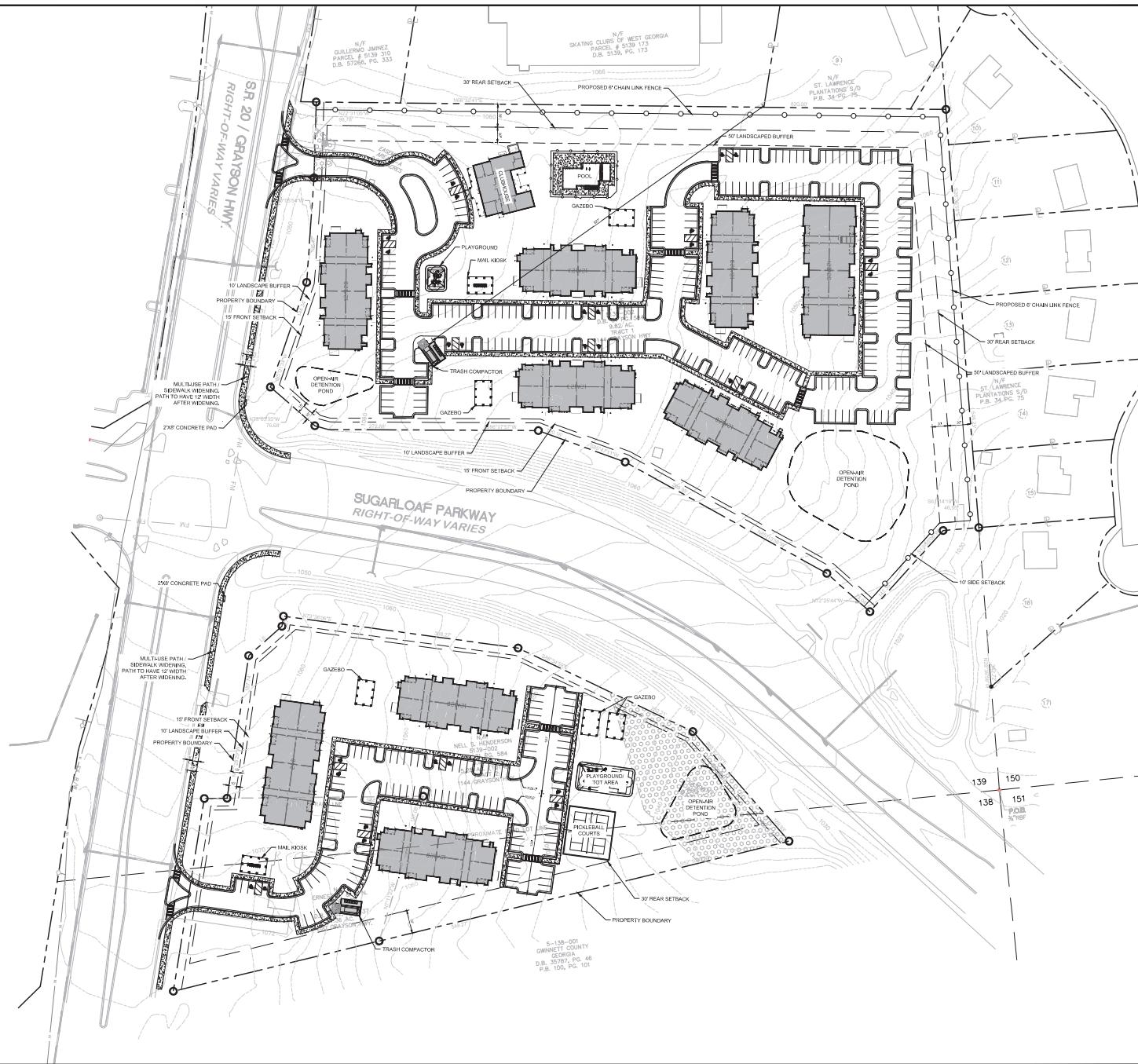
## 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION





**Exhibit I:**  
**Site Plan Presented at the December 5, 2022, Planning Commission Public Hearing**

**[attached]**



**SITE NOTES:**  
**1144 GRAYSON HWY**

PROJECT AREA:  
SITE AREA: 9.70 ACRES  
BUILDING COVERAGE: 5.70 ACRES (58.0%)

GROSS ACREAGE: 9.82 ACRES  
NET ACREAGE: 9.82 ACRES  
GROSS DENSITY: 12.8 UNITS / ACRE  
NET DENSITY: 12.8 UNITS / ACRE

ZONING:  
PROPOSED ZONING: RM-13

**PARKING SUMMARY:**

PROPOSED USED: 128 HOUSING UNITS (248,220 SF)  
REQUIRED PARKING: MIN. 188 SPACES (1.5 / UNIT)  
MAX. 378 SPACES (3 / UNIT)  
PARKING PROVIDED: 16 ADA SPACES (6 VAN-ACCESSIBLE)  
217 OPEN SPACES  
233 SPACES (1.8 / UNIT)

**1144 & 1200 GRAYSON HWY**

PROJECT AREA:  
SITE AREA: 5.28 ACRES  
BUILDING COVERAGE: 1.91 ACRES (36.2%)

GROSS ACREAGE: 5.39 ACRES  
NET ACREAGE: 5.39 ACRES  
GROSS DENSITY: 12.8 UNITS / ACRE  
NET DENSITY: 12.8 UNITS / ACRE

ZONING:  
PROPOSED ZONING: RM-13

**PARKING SUMMARY:**

PROPOSED USED: 68 HOUSING UNITS (83,256 SF)  
REQUIRED PARKING: MIN. 102 SPACES (1.5 / UNIT)  
MAX. 204 SPACES (3 / UNIT)  
PARKING PROVIDED: 10 ADA SPACES (5 VAN-ACCESSIBLE)  
100 OPEN SPACES  
119 SPACES (1.8 / UNIT)

**SITE PLAN LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- (10) PARKING COUNT

**PEDCOR INVESTMENTS**

PROJECT: GRAYSON HIGHWAY MULTIFAMILY  
1144 & 1200 GRAYSON HIGHWAY, LAWRENCEVILLE, GA 30046  
TITLE: ZONING SITE PLAN

DATE: 11/03/2022  
PROJECT NO.: 017046018  
SHEET NUMBER: 1

**Kinley > Horn**  
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PRELIMINARY  
NOT FOR CONSTRUCTION

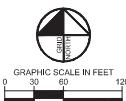
SCALE: DRAWN BY: TNEF  
DESIGNED BY: LDC  
CHECKED BY: LDC

PROJECT: GRAYSON HIGHWAY MULTIFAMILY  
1144 & 1200 GRAYSON HIGHWAY, LAWRENCEVILLE, GA 30046  
TITLE: ZONING SITE PLAN

DATE: 11/03/2022  
PROJECT NO.: 017046018  
SHEET NUMBER: 1

GRAPHIC SCALE IN FEET  
0 30 60 90 120

**GEORGIA 811**



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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

## REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedcor Investments, A Limited Liability Company c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>134 Crane Creek Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Young Harris</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30582</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770 232 0000</u>
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<p><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u> ACREAGE: <u>+/- 9.82</u>	
ADDRESS OF PROPERTY: <u>1144 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>144</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>+/- 14.7 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 14.7 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
Pedcor Investments, A Limited Liability NAME: <u>Company c/o Mahaffey Pickens Tucker, LLP</u>  ADDRESS: <u>1550 North Brown Road, Suite 125</u>  CITY: <u>Lawrenceville</u>  STATE: <u>Georgia</u> ZIP: <u>30043</u>  PHONE: <u>770 232 0000</u>	NAME: <u>Ernest M. and Nell S. Henderson</u>  ADDRESS: <u>134 Crane Creek Road</u>  CITY: <u>Young Harris</u>  STATE: <u>Georgia</u> ZIP: <u>30582</u>  PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>  CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
<p style="text-align: center;"><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>5139 002</u> ACREAGE: <u>+/- 5.28</u>	
ADDRESS OF PROPERTY: <u>1144 &amp; 1200 Grayson Highway</u>	
PROPOSED DEVELOPMENT: <u>Multifamily residential development</u>	

<b>RESIDENTIAL DEVELOPMENT</b>	<b>NON-RESIDENTIAL DEVELOPMENT</b>
No. of Lots/Dwelling Units <u>72</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>+/- 13.3 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 13.3 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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10/6/2022

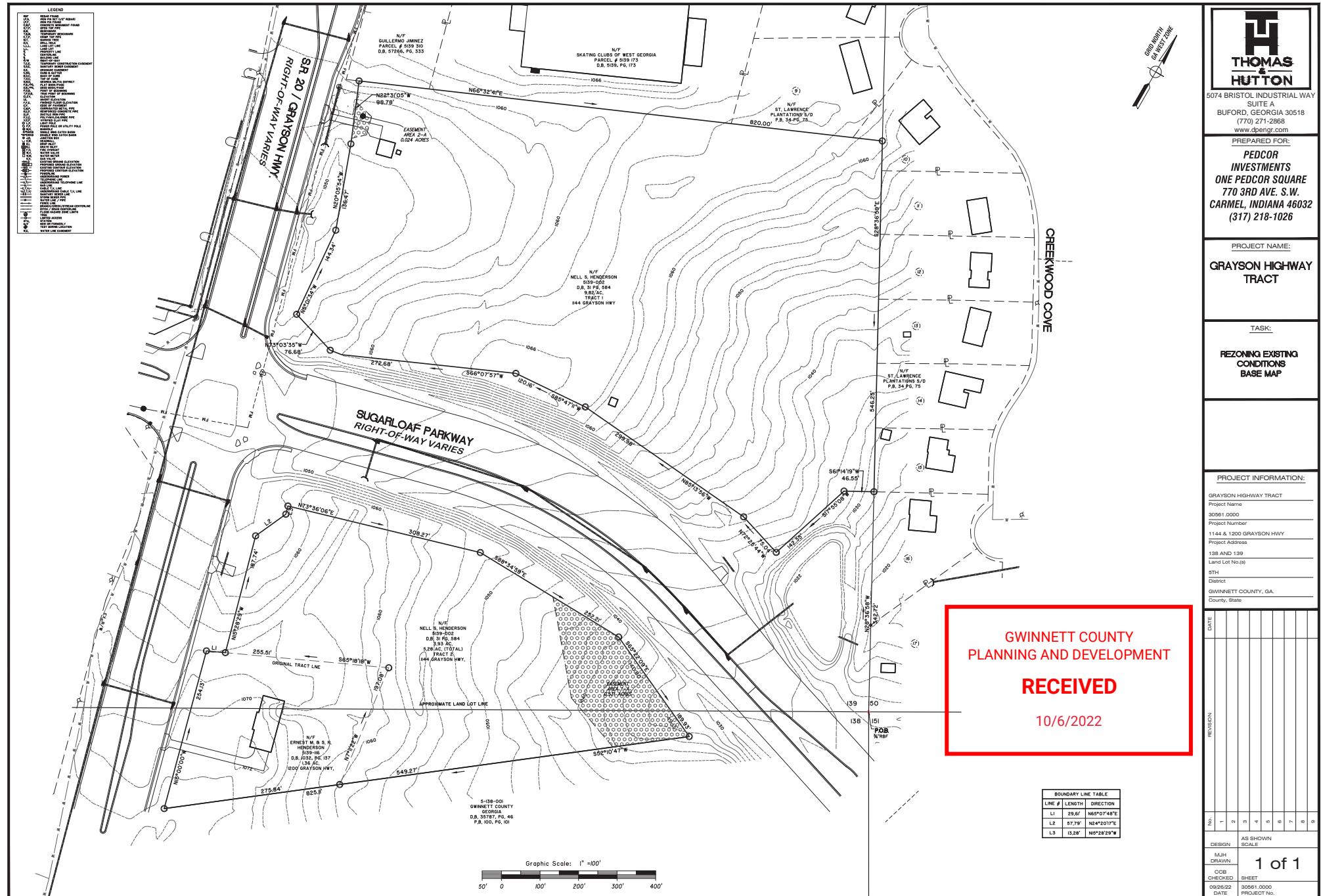
LEGAL DESCRIPTION  
Tract-1

All that tract or parcel of land lying and being in Land Lot 139 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a  $\frac{3}{4}$  inch re-bar found located at the intersection common to land lot lines 138, 138, 150 and 151 THENCE North 28 degrees 36 minutes 58 seconds West a distance of 342.72 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE South 61 degrees 14 minutes 19 seconds West a distance of 46.55 feet to a point;  
THENCE South 17 degrees 55 minutes 08 seconds West a distance of 142.35 feet to a point;  
THENCE North 72 degrees 25 minutes 44 seconds West a distance of 75.04 feet to a point;  
THENCE North 85 degrees 13 minutes 56 seconds West a distance of 299.98 feet to a point;  
THENCE South 85 degrees 47 minutes 11 seconds West a distance of 120.16 feet to a point;  
THENCE South 66 degrees 07 minutes 57 seconds West a distance of 272.68 feet to a point;  
THENCE South 81 degrees 00 minutes 32 seconds West a distance of 19.10 feet to a point;  
THENCE North 73 degrees 03 minutes 35 seconds West a distance of 76.68 feet to a point;  
THENCE North 05 degrees 01 minutes 34 seconds West a distance of 144.34 feet to a point;  
THENCE North 20 degrees 05 minutes 54 seconds West a distance of 136.47 feet to a point;  
THENCE North 22 degrees 31 minutes 05 seconds West a distance of 98.78 feet to a point;  
THENCE North 66 degrees 32 minutes 41 seconds East a distance of 820.00 feet to a point;  
THENCE South 28 degrees 36 minutes 59 seconds East a distance of 546.25 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described property contains an area of 9.82 acres.





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10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**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

---

## **STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. Approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of residential and commercial uses. The proposed residential development would complement this existing land use mix and provide residential critical mass to support nearby employment uses along the Grayson Highway corridor.
- B. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of Gwinnett County. Approval of the proposed rezoning will also serve to enhance the walkability of the Grayson Highway corridor by adding residential critical mass in close proximity to existing commercial uses.
- C. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. Approval of the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has convenient access to Grayson Highway and Sugarloaf Parkway with access to utilities.
- E. The proposed rezoning is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Community Mixed-Use character area which encourages a mixture of land uses. The proposed residential development would complement the existing mixed-use nature of the surrounding area, including several existing commercial uses within walking distance, and make the Grayson Highway corridor more pedestrian oriented by adding residential critical mass.
- F. The Property's frontage on Grayson Highway and access to regional transportation corridors provide additional supporting grounds for approval of the Application.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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10/6/2022

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

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

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION  
OF PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY**

Mahaffey Pickens Tucker, LLP submits this Combined Letter of Intent and attached rezoning applications (the “Applications”) on behalf of Pedcor Investments, A Limited Liability Company, (the “Applicant”), for the purpose of requesting the rezoning of two tracts of land totaling approximately 15.1 acres (the “Property”) situated along Grayson Highway (State Route 20) at its intersection with Sugarloaf Parkway. The Property is located on the easterly side of Grayson Highway and straddles Sugarloaf parkway. Accordingly, two rezoning applications are included herewith relative to a northerly component including 9.82 acres and a southerly component including 5.28 acres. The Property is currently zoned R-100 and is located in the Community Mixed-Use Character Area.

The Gwinnett County 2040 Plan: 2022 Plan Amendment (the “2040 Plan”) area narrative for Community Mixed-Use provides that this character area “is intended for connecting areas outside of Regional Activity Centers and Community Nodes and [is] typically located along major corridors including ... Grayson Highway (State Route 20), and Sugarloaf Parkway.” The 2040 Plan also provides that “[t]hese areas should develop and redevelop with a mixture of uses including vertically and horizontally integrated mixed-use, multifamily residential, commercial, and office uses integrating high quality aesthetics and site design.” Further, the 2040 Plan specifically encourages “high-density residential” as a potential development type.

Accordingly, the Applicant is requesting to rezone the Property to the RM-24 zoning classification in order to develop the Property as a multifamily residential community including a total of 216 residential units. On-site amenities would be provided for residents including a clubhouse with a pool and patio as well as multiple gazebos, two playgrounds, and pickle ball

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

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

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

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courts. Additional passive amenities would also be provided including smaller pocket parks and dog walking areas. Residents would have convenient access to nearby commercial, office, and institutional uses as well as easy pedestrian access to the Sparkles Family Fun Center which is located on adjacent land to the north. Residents would also have access to nearby regional transportation corridors including Grayson Highway (State Route 20), Sugarloaf Parkway, and Scenic Highway (State Route 124).

The proposed development is also compatible with surrounding land uses and zoning classifications. The proposed residential development would complement the existing commercial zoning classifications of land located at the intersection of Grayson Highway and Sugarloaf Parkway creating a mixed-use node and diversifying the land use mix of the surrounding area. To mitigate impacts of the proposed development to adjacent single-family detached residential uses, the Applicant is proposing to provide a 50-foot wide landscaped buffer around the perimeter of the development on the northerly component. The proposed development would also provide an appropriate transition of land uses from the more intense uses located at the Grayson Highway / Sugarloaf Parkway node and single-family detached uses to the northeast and southwest.

Additionally, the recently-published Gwinnett County Comprehensive Housing Study (the “Housing Study”) outlines in great detail the current housing inventory of Gwinnett County and analyzes the current and future demand for housing in the County. The Housing Study also addresses evolving demand for more diverse housing and provides that “[c]hanging housing trends, particularly smaller households and lower-income households point toward demand for an increasingly diverse assortment of housing types.” In addition to evolving housing preferences, the Housing Study highlights a strong baseline demand for new housing, generally. The Housing Study’s “demand model predicts that current and future Gwinnett residents would buy or rent over 15,000 new housing units each year if they were provided at attainable prices for those buyers and renters. Over the past ten years, Gwinnett's housing market has delivered an average of just 3,560 new housing units each year, meeting just 24% of demand.” Accordingly, the Housing Study concludes that “Gwinnett is showing a significant mismatch between demand for housing and the supply of new housing units delivered.” Approval of the Applications would allow the development of critically-needed new housing units in an area with direct vehicular access to major transportation corridors in line with the 2040 Plan and Housing Study.

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Accordingly, the proposed development is compatible with surrounding land uses and zoning classifications, is in line with the policy and intent of the 2040 Plan, and would meet extremely strong demand for housing units and diversity of housing as outlined in the Housing Study. 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 Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this 6th day of October, 2022.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

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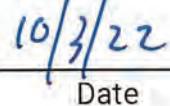
10/6/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

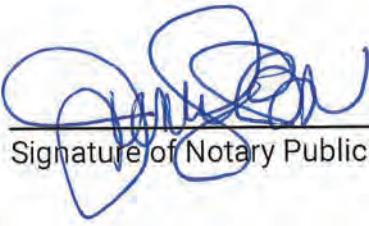
**REZONING APPLICANT'S CERTIFICATION**

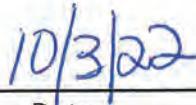
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

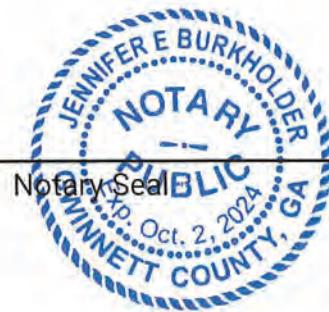
  
Signature of Applicant

  
Date

Shane Lanham, attorney for the Applicant  
Type or Print Name and Title

  
Signature of Notary Public

  
Date

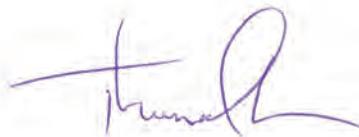


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10/6/2022

**REZONING APPLICANT'S CERTIFICATION**

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Signature of Applicant

10/3/2022

Date

Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

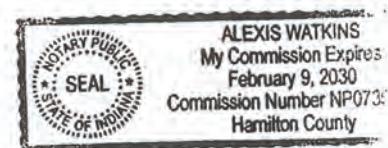
Type or Print Name and Title



Signature of Notary Public

10/3/2022

Date



Notary Seal

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10/6/2022

**REZONING PROPERTY OWNER'S CERTIFICATION**

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

*Ernest Michael Henderson (Executor)*

*Sarah Neill Henderson*

---

Signature of Property Owner

*9/19/2022*

---

Date

*Ernest Michael Henderson*

*Sarah Neill Henderson*

---

Type or Print Name and Title

*Vivian A. Osborn*

---

Signature of Notary Public

*09/19/2022*

Date

Notary



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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



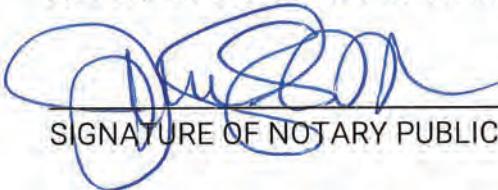
10/3/22

Shane Lanham, attorney for the Applicant

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

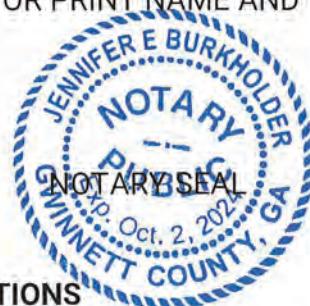
TYPE OR PRINT NAME AND TITLE



10/3/22

SIGNATURE OF NOTARY PUBLIC

DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES  NO Please see attached

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)
Please see attached		

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

**MAHAFFEY PICKENS TUCKER, LLP**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden	\$2,800	11/18/2021
Marlene Fosque	\$1,500	06/15/2022
Ben Ku	\$1,500	10/03/2022

**SHANE LANHAM**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Gabe Okoye	\$500	09/14/2022

**LEE TUCKER**

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Marlene Fosque	\$1,000	09/22/2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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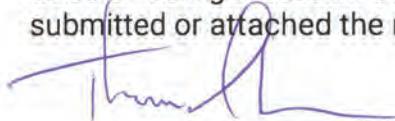
10/6/2022

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10/3/2022

Thomas G. Crowe, Executive Vice President,  
Pedcor Investments, A Limited Liability Company

SIGNATURE OF APPLICANT

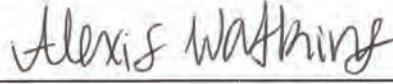
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TYPE OR PRINT NAME AND TITLE

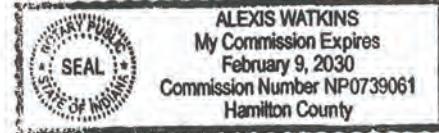
SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



10/3/2022



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

Thomas G. Crowe, Executive Vice President, Pedcor Investments, A Limited Liability Company

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:** 5 139 - 002  
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

10/4/22 Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

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

**TAX COMMISSIONERS USE ONLY**

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

JESSILYN McDUFFIE

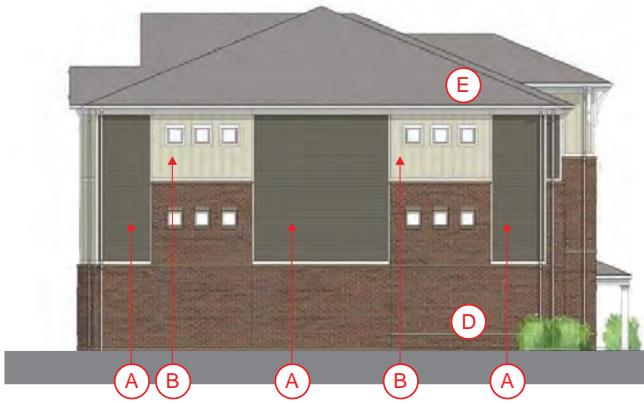
NAME

TSA

TITLE

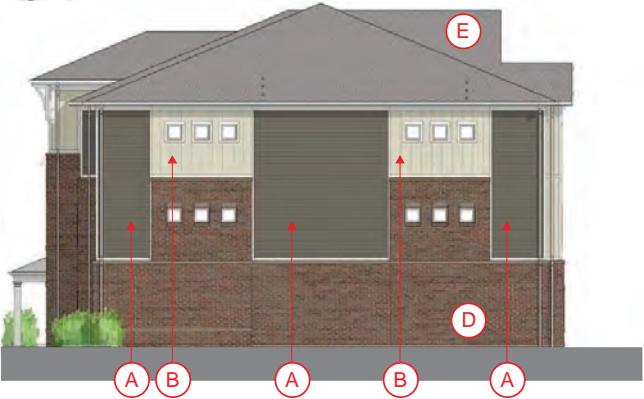
10/04/2022

DATE



2 TYPE 12A12B LEFT ELEVATION

1 1/8" = 1'-0"



3 TYPE 12A12B RIGHT ELEVATION

1 1/8" = 1'-0"

34' - 7 7/8"  
ROOF MIDPOINT



1 TYPE 12A12B FRONT ELEVATION

1 1/8" = 1'-0"

34' - 7 7/8"  
ROOF MIDPOINT



4 TYPE 12A12B REAR ELEVATION

1 1/8" = 1'-0"

BUILDING TYPE	12A12B	12B	12B12C
Percent of Brick	51%	52%	54%
Percent of Stone	0%	0%	0%
Percent of Stucco	0%	0%	0%
Percent of Fiber Cement Siding	49%	48%	46%
<b>TOTAL</b>	100%	100%	100%



CEMENTITIOUS SIDING:  
TIMBER BARK (HARDIE)

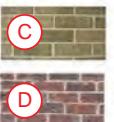


CEMENTITIOUS SIDING:  
NAVAJO BEIGE (HARDIE)



#### MATERIALS SELECTIONS

TRIM:  
ARCTIC WHITE (HARDIE)



SHUTTERS AND TRIM:  
PERLE NOIR, SW9154



BRICK - ROWLOCKS AND TRIM:  
COUNTRY ROAD (BRICKCRAFT)

ROOF SHINGLES:  
WEATHERED WOOD (GAF)

GWINNETT COUNTY  
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#### BUILDING TYPE - 12A12B

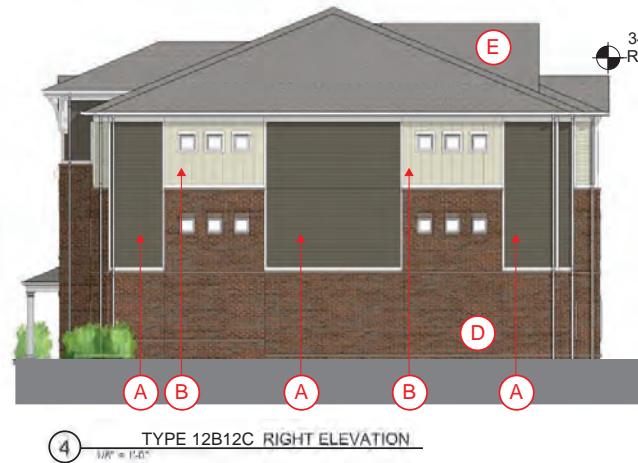


**BUILDING TYPE - 24B**

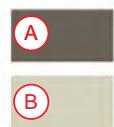
GWINNETT COUNTY  
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BUILDING TYPE	12A12B	12B	12B12C
Percent of Brick	51%	52%	54%
Percent of Stone	0%	0%	0%
Percent of Stucco	0%	0%	0%
Percent of Fiber Cement Siding	49%	48%	46%
<b>TOTAL</b>	100%	100%	100%



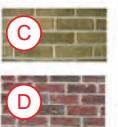
CEMENTITIOUS SIDING:  
TIMBER BARK (HARDIE)



CEMENTITIOUS SIDING:  
NAVAJO BEIGE (HARDIE)



TRIM:  
ARCTIC WHITE (HARDIE)



SHUTTERS AND TRIM:  
PERLE NOIR, SW9154



BRICK - ROWLOCKS AND TRIM:  
COUNTRY ROAD (BRICKCRAFT)

ROOF SHINGLES:  
WEATHERED WOOD (GAF)

#### MATERIALS SELECTIONS

#### BUILDING TYPE - 12B12C

GWINNETT COUNTY  
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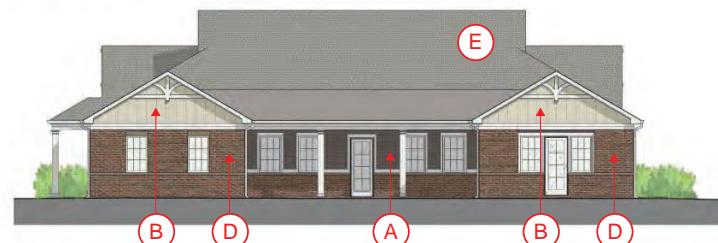
10/6/2022



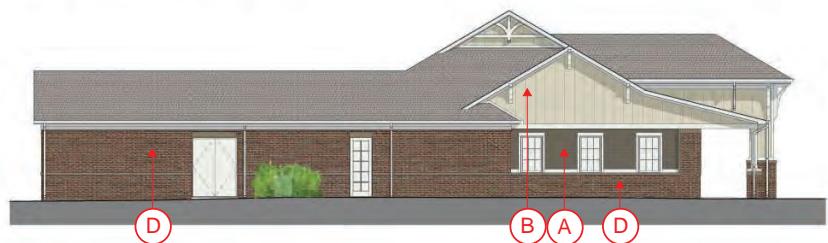
11 CE CLUBHOUSE FRONT ELEV



10 CE CLUBHOUSE RIGHT ELEV



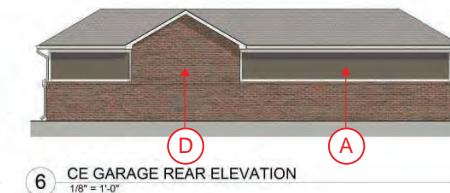
9 CE CLUBHOUSE REAR ELEV



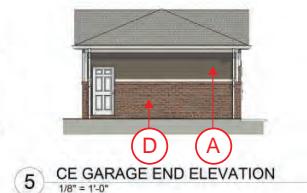
8 CE CLUBHOUSE LEFT ELEV



7 CE GARAGE FRONT ELEV



6 CE GARAGE REAR ELEVATION



5 CE GARAGE END ELEVATION



4 CE MAIL KIOSK FRONT ELEVATION



3 CE MAIL KIOSK SIDE ELEVATION



2 CE PAVILION SIDE ELEVATION



1 CE PAVILION FRONT ELEVATION

#### MATERIALS SELECTIONS



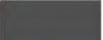
CEMENTITOUS SIDING:  
TIMBER BARK (HARDIE)



CEMENTITOUS SIDING:  
NAVAJO BEIGE (HARDIE)



TRIM:  
ARCTIC WHITE (HARDIE)



SHUTTERS AND TRIM:  
PERLE NOIR, SW9154



BRICK - ROWLOCKS AND TRIM:  
COUNTRY ROAD (BRICKCRAFT)



BRICK - BASE:  
WABASH (BRICKCRAFT)



ROOF SHINGLES:  
WEATHERED WOOD (GAF)

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**

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