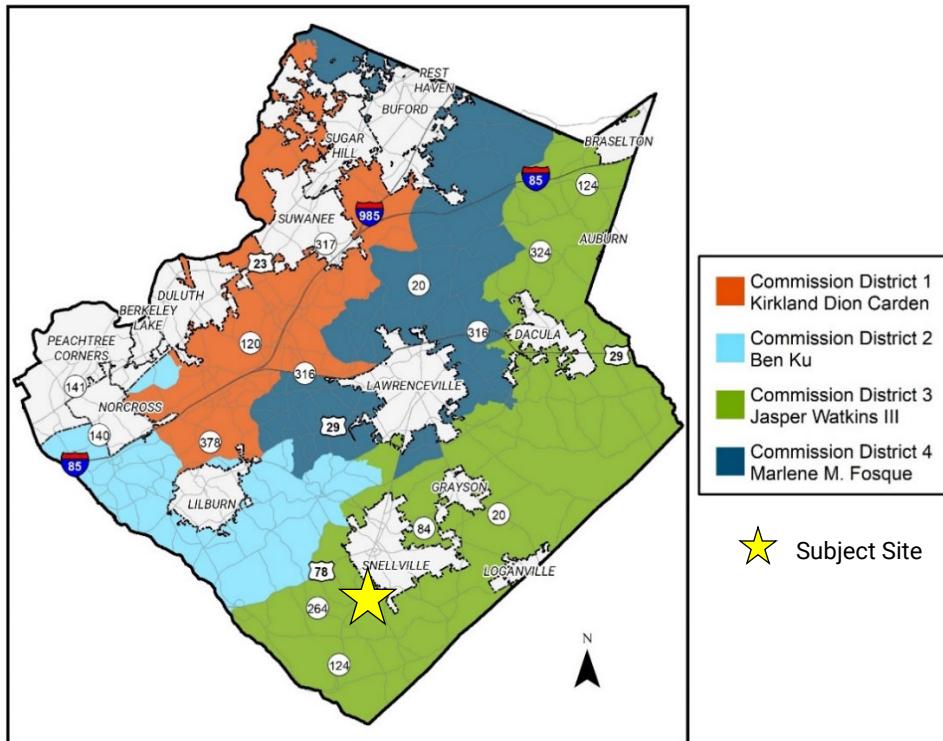




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2022-00018
Current Zoning:	R-100 (Single-Family Residence District)
Request:	Rezoning to TND (Traditional Neighborhood Development District)
Additional Request:	Buffer Reduction Waiver
Address:	3055 Springdale Road
Map Number:	R5005 002
Site Area:	11.02 acres
Units:	51
Proposed Development:	Traditional Neighborhood Development
Commission District:	District 3 – Commissioner Watkins
Character Area:	Established Neighborhoods
Staff Recommendation:	DENIAL

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS AS R-60**



**Planning Commission Advertised Public Hearing Date: 6/8/2022 (Public Hearing Held/
Recommendation Tabled to 8/2/2022)**

**Board of Commissioners Advertised Public Hearing Date: 7/26/2022 (Public Hearing Tabled to
8/23/2022)**

Applicant: Grouse 78, LLC
2859 Paces Ferry Road, SE
Atlanta, GA 30339

Owner: Carolyn Gilleland
2308 Gwynn Road
Lebanon, TN 37090

Contact: Luke Rozanski

Contact Phone: 850.559.5600

Zoning History

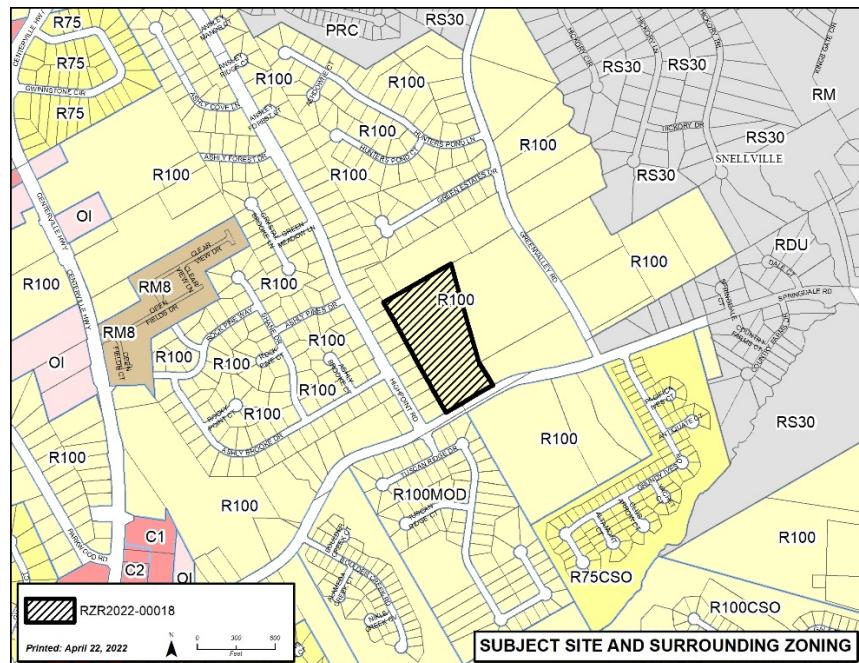
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is an 11.02-acre parcel located along the north side of Springdale Road, east of its intersection with Highpoint Road. The site contains a single-family home, driveway, accessory buildings, and a wooded area toward the rear. A small pond and a stream with their associated buffers are located along the southeast property line. The property slopes upwards approximately 54 feet from Springdale Road to the rear of the property. A sidewalk exists along the south side of Springdale Road, extending from the west and terminating across the street from the subject property. The nearest Gwinnett County Transit stop is located 7.3 miles away.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential uses, including subdivisions and large individual lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional Neighborhood Development	TND	4.63 units per acre
North	Single-Family Residential	R-100	0.24 units per acre
East	Single-Family Residential	R-100	0.17 units per acre
South	Single-Family Residential	R-100	0.07 units per acre
	Single-Family Residential	R-100MOD	2.18 units per acre
West	Single-Family Residential	R-100	2.25 units per acre

Project Summary

The applicant requests a rezoning of an 11.02-acre property zoned R-100 to TND for single-family detached residences and townhouses, including:

- A total of 51 units, yielding a net density of 4.63 units per acre.
- 27 single-family detached lots located around the perimeter of the development, consisting of 19 small lots (5,000 square feet), six medium lots (7,500 square feet), and two large lots (9,500 square feet). The minimum square footage for the detached dwellings is 1,800 square feet.
- 24 rear-loaded townhouses in the interior of the development and accessed via 20-foot-wide alleys. The minimum square footage for the townhouses is 1,700 square feet.
- Building materials consisting of cementitious siding on all sides with brick accents, which does not comply with the architectural standards of the Unified Development Ordinance.
- Double car garages for all dwellings.
- Access to the development via one entrance from Springdale Road.
- Public internal streets with sidewalks along both sides.
- 204 parking spaces (102 garage spaces and 102 driveway spaces).
- 20 percent common area with trails and seating areas.
- A mail kiosk toward the center of the development.
- A stormwater management facility south of the entrance along Springdale Road.
- A 35-foot-wide landscape buffer in lieu of a natural, undisturbed buffer along the perimeter of the development, adjacent to R-100 zoned properties.

Zoning and Development Standards

The applicant is requesting a rezoning to TND, Traditional Neighborhood Development District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Minimum 35'	<35'	YES
Front Yard Setback	Minimum 5'	>5'	YES
Side Yard Setback	Minimum 5'	>5'	YES
Rear Yard Setback	Minimum 20'	>20'	YES

Standard	Required	Proposed	Meets Standard?
Off-Street Parking	Minimum 1.5 spaces per dwelling or 77 spaces	204 spaces	YES
Density	Maximum 8 units per acre	4.63 units per acre	YES
Common Area	Minimum 20% or 2.20 acres	2.20 acres	YES
Dwelling Size	Minimum 800 square feet (2-bedroom Townhouse) Minimum 1,200 square feet (3-bedroom Single-Family)	1,700 square feet 1,800 square feet	YES YES
Zoning Buffer	35'	0'	NO*

*The applicant proposes a 35-foot graded and replanted landscape buffer in lieu of a 35-foot natural undisturbed buffer. The applicant is requesting a waiver from this requirement.

Waiver Request

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

1. Section 610-20.5. Minimum Buffer Requirements:
 - A. Required buffers shall be provided in conformity with Table 610.0 "Table of Minimum Buffer Requirements."

A 35-foot undisturbed zoning buffer between TND and R-100 zoned property.

A 35-foot undisturbed zoning buffer is required between all property zoned TND, in excess of 4 units per acre, and R-100. This zoning buffer is required adjacent to the northern, eastern, and western property lines. The applicant is requesting to eliminate this buffer and provide a 35-foot landscaped buffer in lieu of the natural undisturbed buffer.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, 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.

Subdivisions and individual single-family residential lots zoned R-100 and R-100MOD surround the subject site. No attached housing or single-family detached housing with a comparable density to that which is proposed exists nearby. Allowing the development of this site, at this density, would not be suitable or consistent with adjacent and nearby property.

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

The proposed rezoning would adversely affect the existing use and usability of adjacent and nearby property. The introduction of significantly smaller residential lots, including attached housing, to the area would introduce development that is inconsistent with the surrounding low-density subdivisions and individual homes on large lots.

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

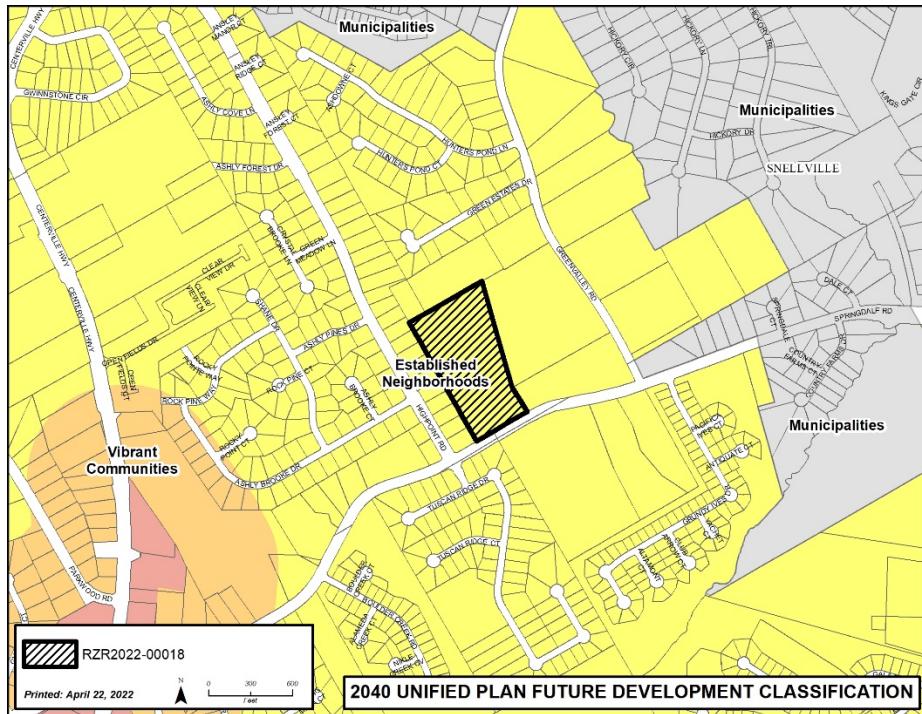
The property has a reasonable economic use as currently zoned.

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.

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. An impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Established Neighborhoods Character Area. This classification refers to areas that are unlikely to experience significant changes in land use or redevelopment during the next twenty years. The character area recommends infill developments that are consistent in scale with surrounding properties. The proposed density is more than double that of any nearby subdivision. Moreover, the surrounding area contains no townhouses; therefore, this rezoning request does not meet the policy and intent of the Unified Plan and Future Development Map.



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

Traditional Neighborhood Development (TND) zoning is suitable in locations where the developments serve as a transition between commercial or multifamily residential uses and single-family homes, or where the proposed density and housing types are comparable to those of surrounding properties. The subject property is located along a low-density residential corridor, and the proposed smaller lots and townhouses would not provide a transition in scale, density, or be comparable to nearby subdivisions and large individual single-family residential lots. The inconsistency of the proposed development offers supporting grounds for denial of the rezoning request.

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

The requested buffer reduction is located along the northern, eastern, and western property lines of the subject site. The applicant seeks to reduce the buffer from 35 feet to 0 feet and provide a graded and replanted landscaped buffer. The proposed development is inconsistent with the densities of adjacent residences. The buffer reduction would accentuate the visibility of this inconsistency by removing screening and protection, thus nullifying the intent of the Development Regulations.

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 **DENIAL** of the rezoning request.

In addition, the staff recommended **DENIAL** of the following Waiver:

1. To reduce the required buffer along property zoned R-100 from 35 feet to 0 feet.

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 **APPROVAL WITH CONDITIONS AS R-60** of the rezoning request.

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

1. To reduce the required buffer along property zoned R-100 from 35 feet to 0 feet.

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

Approval as ~~TND (Traditional Neighborhood Development District)~~ **R-60 (Single-Family Residence District)** for development of a single-family subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated ~~received April 21, 2022~~ **July 21, 2022**, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. ~~Uses shall be limited to single-family detached dwellings and accessory structures, with a maximum net density of 3.0 units per acre. Maximum net density for single-family detached dwellings and accessory structures, with a maximum net density of 3.3 units per acre.~~ **Maximum net density for single-family detached dwellings and accessory structures, with a maximum net density of 3.3 units per acre.**
3. All dwellings shall be constructed to meet Architectural Design Category 2.
4. All dwellings shall have a minimum double-car garage, **and the minimum heated floor area per dwelling unit shall be 1,800 square feet.**
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas, facilities, and landscaping.
6. **The homeowners association shall have a restriction on rentals. Rentals shall not make up more than 10 percent of the community.**
7. The Springdale Road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the homeowners association. The entrance shall include a

decorative masonry entrance feature. A decorative fence shall be required along the Springdale Road right of way. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.

8. Common area and amenities shall be provided in general accordance with the submitted rezoning exhibit. Pocket parks with amenities shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreation areas shall be subject to the review and approval of the Department of Planning and Development.
9. Direct lot access to Springdale Road shall be prohibited.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. All grassed areas on residential lots and in parks shall be sodded.
12. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
13. Subject site parcel boundary with PIN 5005 011 shall be screened from view by landscaping.
14. No buildable lots shall be created that include wetlands or ponds, or their associated construction buffers.

Exhibits:

- A. Site Visit Photo
- B. Site Plan Submitted with Application
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps
- G. Site Plan Dated July 21, 2022

Exhibit A: Site Visit Photo



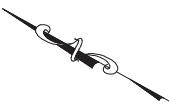
Existing single-family residence on site

Exhibit B: Site Plan Submitted with Application

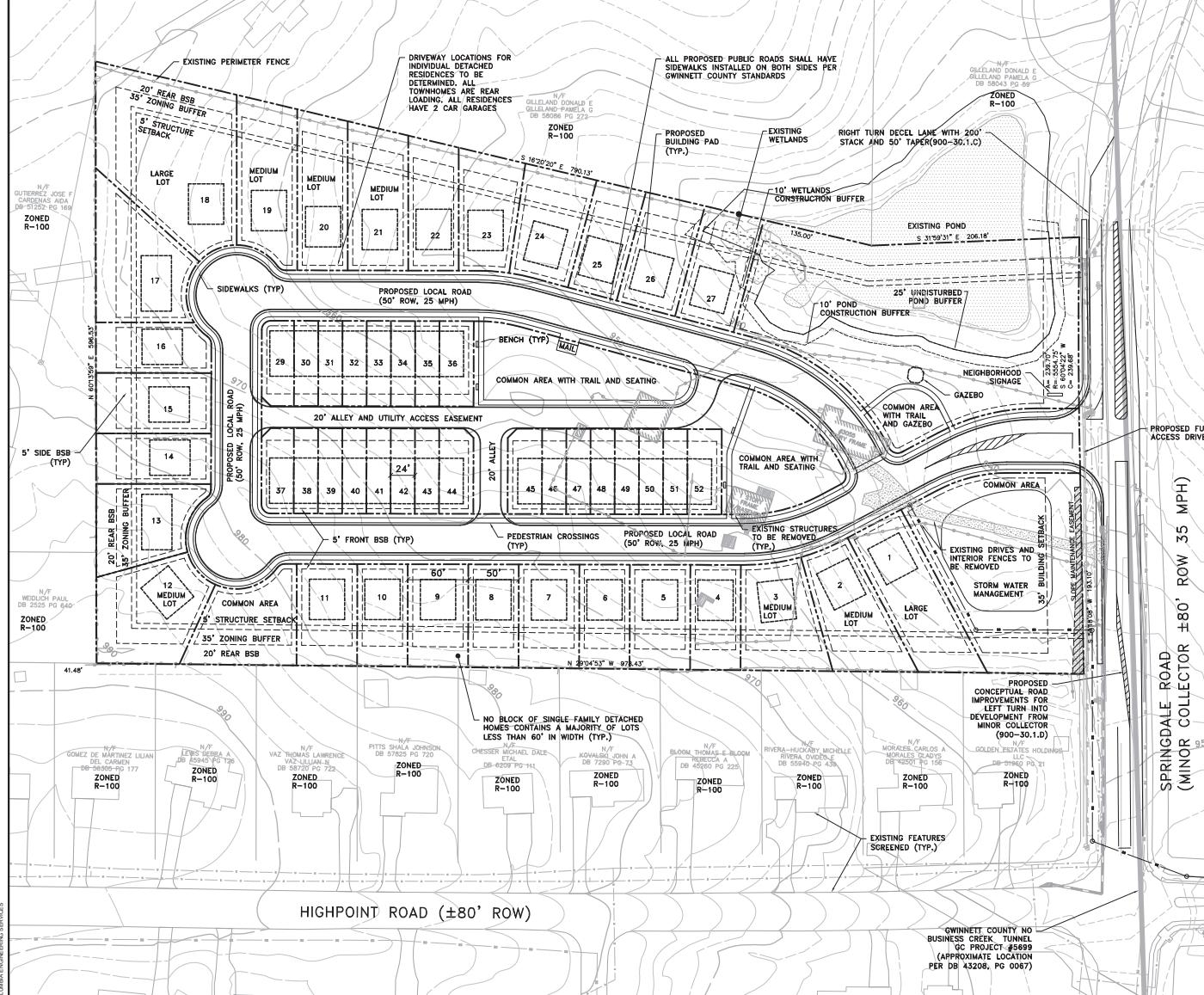
[attached]

DISCLAIMER: BOUNDARY AND EXISTING SITE FEATURES DATA IS BASED ON BOUNDARY SURVEY DATA BY BOUNDARY ZONE, INC. SURVEYORS, DATED 03/09/22. GIS TOPOGRAPHY AND EXISTING PAVEMENT AND UTILITY DATA SUPPLEMENT THIS AND ARE SUBJECT TO CHANGE WHEN FINAL SURVEYING IS COMPLETED.

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April 21, 2022



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



SITE DATA:
3055 SPRINGDALE ROAD, SNELLVILLE, GA 30039-3641
(GWINNETT UNINCORPORATED)
PARCEL 5005 002, LAND LOT 5 DISTRICT 5, LAND LOT 33,
DISTRICT 6

CURRENT ZONING: R-100
PROPOSED ZONING: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT)

PROJECT AREA: ± 11.02 AC
DENSITY: MAX 8 UNITS/ACRE
TOTAL NUMBER OF LOTS: 51 (4.63 UNITS/AC)

SINGLE FAMILY DETACHED HOMES WITH 2 CAR GARAGE: 27
ALL SINGLE FAMILY DETACHED LOTS HAVE WIDTH OF 50' OR GREATER AND ARE FRONT LOADING

SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH 2 CAR GARAGE: 24

ALL SINGLE FAMILY ATTACHED HOMES ARE REAR LOADING FROM ALLEYS AND AT LEAST 2,000 SF LOTS.

MINIMUM LOT SIZE: 5,000 SF
(19)SMALL LOTS - 5,000 SF MIN
(6)MEDIUM LOTS - 7,500 SF MIN
(2)LARGE LOTS - 9,500 SF MIN.
(24)TOWNHOUSES - 2,000 SF MIN.

MINIMUM HEATED FLOOR AREA:
ATTACHED (TOWNHOMES):
2-BEDROOM = 800 SF
3-BEDROOM = 1,150 SF
4-BEDROOM = 1,200 SF

DETACHED:
3 BEDROOM = 1,200 SF
4 BEDROOM = 1,450 SF

SETBACKS: FRONT:5'-15', SIDE: 5'-15', REAR: 20'

COMMON ARA REQUIRED: 20% (PER TND ZONING)
COMMON AREA PROVIDED: 20% (DOES NOT INCLUDE EX. POND)

PARKING REQUIRED: 1.5 SPACES/DWELLING UNIT
PARKING PROVIDED: 2 OFF STREET PARKING SPACES/DWELLING UNIT (16' WIDE DRIVEWAYS, 2 CAR GARAGES)

PROPOSED BUILDINGS SHALL NOT EXCEED 35' HT.

EXISTING STATE WATERS ARE LOCATED ON SITE AS SHOWN PENDING FINAL SURVEY DATA. BUFFERS ARE PROVIDED PER GWINNETT REQUIREMENTS. THERE IS NO FLOODPLAIN ON THE SITE PER CURRENT FEMA MAPPING.

A PRE-APPLICATION MEETING FOR THIS PROJECT WAS HELD WITH GWINNETT COUNTY STAFF ON 02/02/22



CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

C COLUMBIA
ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
RESIDENTIAL DEVELOPMENT
3055 SPRINGDALE DRIVE
SNELLVILLE, GEORGIA 30039
CLIENT
GROUSE 78, LLC
2859 PACES FERRY ROAD SE, SUITE 1140

3055 SPRINGDALE ROAD SE, SUITE 1140
ATLANTA, GEORGIA 30339
CLIENT
GROUSE 78, LLC
2859 PACES FERRY ROAD SE, SUITE 1140

OUR DESIGN AND DRAWINGS ARE THE PROPERTY OF THE CONSULTANT
NOT FOR USE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM THE CONSULTANT
OR THE OWNER. THEY ARE TO BE KEPT IN A SECURE PLACE AND NOT TO BE COPIED
EXCEPT AS SPECIFICALLY PERMITTED.

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS DATE
REVISED 01/25/22
REVISED 02/09/22
REVISED 02/23/2022
REVISED 03/2/2022
REVISED 04/05/22
REVISED 04/20/22

DRAWING TITLE
REZONING SITE PLAN

DRAWING FILE
RG/JPB
DATE 02/09/2022
DRAWING NO.
RZ-1
PROJECT NO. 5675.00

COLUMBIA
ENGINEERING

RZR2022-00018

Page 12 of 35

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Exhibit C: Building Elevations

[attached]

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April 21, 2022
3055 Springdale Drive – Rezoning Application – Architectural



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

[attached]

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April 26, 2022

The Applicant, Grouse 78 LLC, submits this Letter of Intent and request to rezone an approximate 11.02 acre tract of land at 3055 Springdale Road, the subject parcel is Land Lot 5 of the 5th district of Gwinnett County. The parcel is situated along northern side of Springdale Road, east of its intersection with Highpoint Rd and west of its intersection with Greenvalley Road. The property is made up of a single tax parcel and includes a vacant residence in disrepair, a small vacant duplex and a barn. Imagery from the Gwinnett County GIS is shown below for reference and a survey was prepared in February of 2022, that survey is attached to this application. The current owner of the subject property is David Gilleland, Larry Gilleland and Carolyn Gilleland.



The property is currently zoned R100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The applicant seeks approval to rezone the property to TND (Traditional Neighborhood Development District) in order to develop the property as a thoughtful and attractive mixed-residential community. The community includes green space accessible from all homes by sidewalk and walkways, a naturally occurring water feature, outdoor amenities, detached homes and attached homes. The proposed plan includes 51 homes and the design is intended to ensure that the community can accommodate a range of household sizes, ensure that the project is financially viable, honor the existing natural elements of the site and best align with customer demand.

This document is submitted as the letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

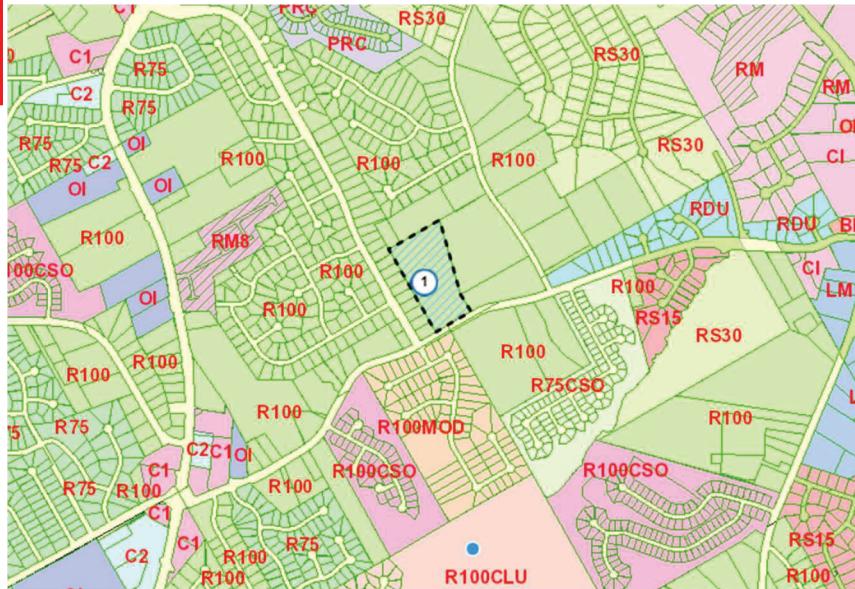
Description and area

The parcels that adjoin the subject property are all zoned residential. The surrounding area includes a variety of zoning classifications but is predominantly residential, within an approximate half mile of the subject property there are some higher intensity uses including RM8, RDU, OI, C1 and C2.

A map of the surrounding zoning classifications to the Property is shown below.

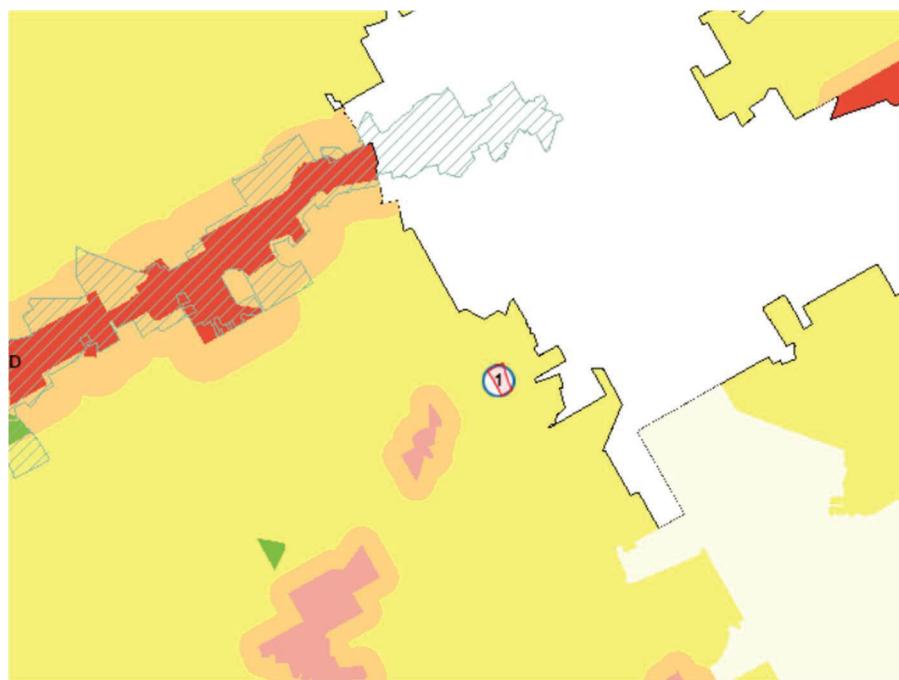
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April 26, 2022



The Future Development Map of the Gwinnett County 2040 Unified Plan classifies the property as Established Neighborhoods, and it is shows it positioned between the Snellville city limits to the east and a Neighborhood Node to the west. The proposed site plan aligns with Gwinnett counties description of Established Neighborhood Character Area by offering a "mixed residential development", incorporating ample off street parking and multiple common areas accessible by sidewalk inside the community. The site plan is optimized to attract families seeking a traditionally suburban lifestyle. The subject property is shown on the Future Development Map below.

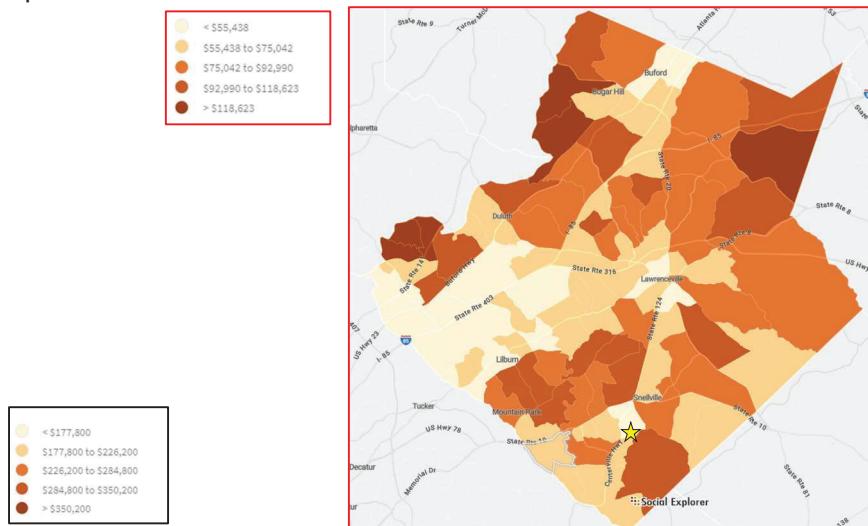
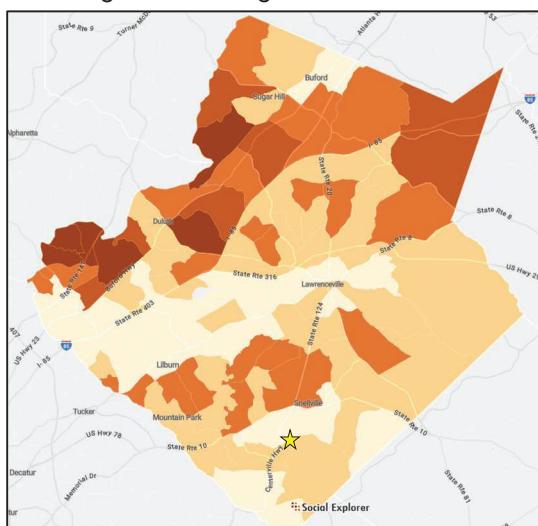
The 2040 Unified Plan also reveals the subject property's location is an area that represents an opportunity for change. The sites convenient access to a Neighborhood Node to the West, the Evermore CID to the North West and Snellville to the North East make for a strong opportunity to bring up to date residential product in a form factor that is attractive and meets the communities needs and continued growth of Gwinnett county.



Project Summary

The site plan filed with this application proposes to develop the subject property into a residential community that offers a range of home sizes, dedicated green spaces, outdoor amenities and a spring fed pond, all connected by sidewalks and internal walkways. The proposed rezone to TND from R-100 would accommodate the development of 51 homes on 11.02 acres for a development density of 4.63 units per acre, well below the max TND density of 8 units per acre. The proposed development would include 27 single family detached homes on lots of varying sizes and 24 rear loaded townhomes. The single family detached homes have been proposed around the perimeter of the property along with a 35' buffer and a 5' building setback in an effort to offer a "neighbor friendly" design. The property currently has an approximate 10' wide cleared path around the perimeter of the property on 2 sides and has been previously cleared for farming along other portions of the property boundary so the applicant intends to grade and replant the 35' buffer as an enhancement to the property and its neighbors. The townhomes have been positioned in the center of the community, utilized the single family homes and the 35' buffer for comfortable spacing from all existing neighbors. All homes regardless of format offer an attached two car garage with sufficient driveway space for additional vehicles. Per the TND design requirements set forth in the Gwinnett County UDO the proposed development includes small, medium and large lot sizes. The architectural style and exterior finishes will include cementitious siding on all sides with brick accents for texture. The development will utilize a single access to Springdale Rd which will be landscaped and maintained along with other common areas in the community by a Homeowners Association. While the home sizes will vary, both the townhomes and single family detached homes will comfortably exceed the minimum square feet of heated and cooled space as set forth by the Gwinnett County UDO. Townhomes would be a minimum of 1,700SF and single family detached homes would be a minimum of 1,800SF. The proposed development would provide thoughtful and appropriate site design, amenities and housing that is compatible with the surrounding land uses and conforms with Gwinnett's 2040 Unified Plan. Product elevations are filed with this application.

The subject property is located in a census tract that falls in the 20th percentile for all of Gwinnett county in terms of median home value and median house hold income according to the 2019 American Community Survey (ACS) by the US Census Bureau. The applicant believes that this project will help to continue to drive Gwinnett county growth across all submarkets in a way that is consistent with the Gwinnett county 2040 plan and serve as a catalyst to encourage more thoughtful and inclusive developments in the future.



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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Springdale Road in close proximity to a variety of land uses including single family, duplex, multifamily and commercial.

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

No, the approval of this Application will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning classification is compatible with the existing residential uses of adjacent property.

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

Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.

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

No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The property has convenient access to Springdale Road and access to gravity sewer. The proposed development would enhance the area and provide a community with a more up to date site design and amenities.

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

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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April 26, 2022

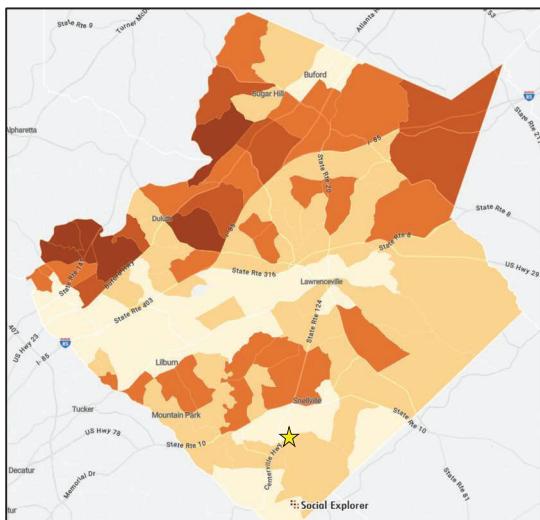
The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Established Neighborhoods Character area which focuses on maintaining residential land uses and encourage new development that is consistent with the surrounding area. The proposed project accomplishes the objectives of the Established Neighborhoods Character Area.

(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:

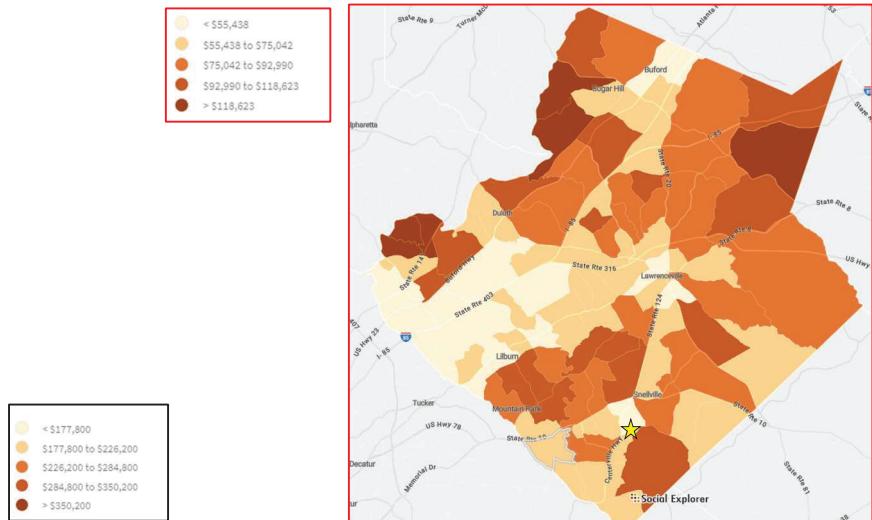
The subject property is located in a census tract that falls in the 20th percentile for all of Gwinnett County census tracts in terms of median home value and median household income according to the 2019 American Community Survey (ACS) by the US Census Bureau. The applicant believes that the proposed project will continue to drive Gwinnett County growth in a way that honors the goals set forth in the 2040 Unified Plan and serve an area of Gwinnett that may have been underserved in the recent past. The strong demand for housing in Gwinnett County persists across multiple household sizes, demographic cohorts and price points, the applicant believes that the proposed project directly addresses those needs.

*The maps below use shading to show the above-mentioned data points

MEDIAN HOUSEHOLD VALUE



MEDIAN HOUSEHOLD INCOME



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Justification for Rezoning

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

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date: 5.18.22		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: RZR2022-00018		
Case Address: 3055 Springdale Road		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Springdale Road is a minor collector. ADT = 9,104.	
2	7.3 miles to the nearest transit facility (#2335042) located at Sugarloaf Parkway and Johnson Landing Plaza.	
3	Mail kiosk shall be relocated to either end of the open space it is shown on the plan submitted and stamped on 04.21.2022.	
4	The required on-street parking per zoning as TND shall be placed adjacent to the open space and mail kiosk.	
5		
6		
7		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1		
2		
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Note: Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, June, 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	
CIC2022-00016	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	25	
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	18	
	Mountain Park ES	618	450	168	609	450	159	621	450	171	32	
RZM2022-00019	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	5	
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	4	
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	6	
RZM2022-00021	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	29	
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	21	
	Walnut Grove ES	789	1,200	-411	801	1,200	-399	813	1,200	-387	38	
& RZM2022-00023	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	16	
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	12	
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	21	
RZR2022-00011	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2	
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1	
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2	
RZR2022-00014	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	20	
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	14	
	Rosebud ES	959	1,200	-241	968	1,200	-232	983	1,200	-217	26	
RZR2022-00016	Berkmar HS	3,034	2,925	109	3,140	2,925	215	3,234	2,925	309	5	
	Berkmar MS	1,135	1,100	35	1,122	1,100	22	1,097	1,100	-3	4	
	Hopkins ES	1,064	1,500	-436	1,047	1,500	-453	1,035	1,500	-465	7	
RZR2022-00017	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	21	
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	15	
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	27	
RZR2022-00018	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	13	
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	10	
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	18	

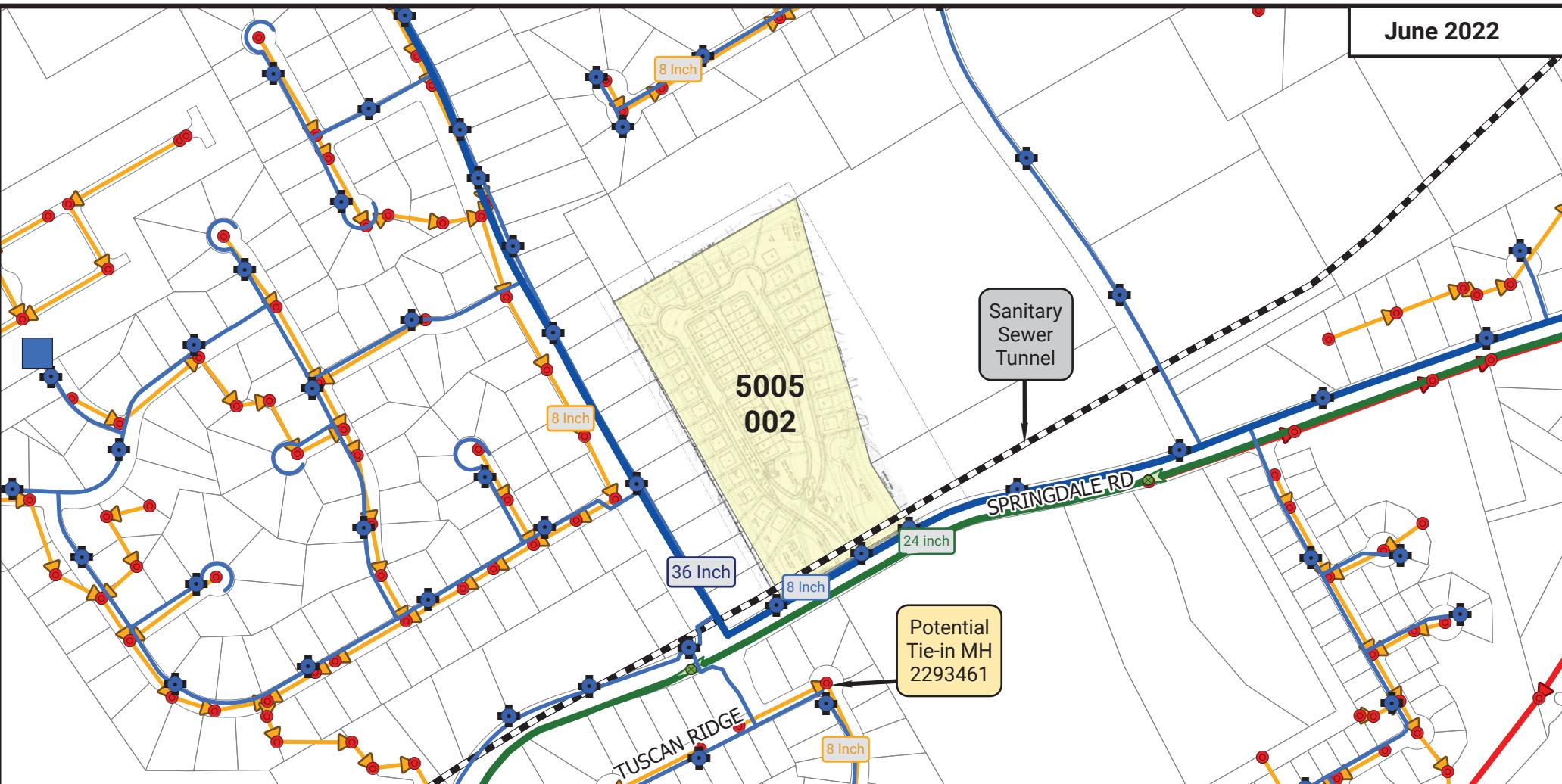


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		Wednesday, May 18, 2022			
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.Pappas@gwinnettcounty.com			
Case Number:		RZR2022-00018			
Case Address:		3055 Springdale Road			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Water: The development may connect to an existing 8-inch water main located on the north right-of-way of Springdale Road.				
2	Water: The existing 36-inch water main located on the north right-of-way of Springdale Road must be avoided during all phases of construction including the installation of acceleration and deceleration lanes.				
3	Sewer: A Sewer Capacity Certification is required to confirm capacity.				
4	Sewer: Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 300 feet south in the right-of-way of Tuscan Ridge Drive.				
5	Sewer: An easement may be required to access this sewer.				
6	Sewer: The 24-inch sewer force main located on the south right-of-way of Springdale Road must be avoided during all phases of construction.				
7	Sewer: The developer shall contact DWR to confirm that construction over the existing tunnel will not impact the integrity of the tunnel.				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
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7					

Note: Attach additional pages, if needed

Revised 7/26/2021



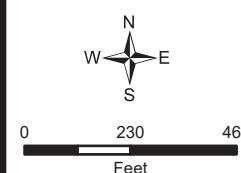
LEGEND

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

RZR2022-00018

R-100 to TND

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the north right-of-way of Springdale Road. The existing 36-inch water main located on the north right-of-way of Springdale Road must be avoided during all phases of construction including the installation of acceleration and deceleration lanes.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 300 feet south in the right-of-way of Tuscan Ridge Drive. An easement may be required to access this sewer. The 24-inch sewer force main located on the south right-of-way of Springdale Road must be avoided during all phases of construction. The developer shall contact DWR to confirm that construction over the existing tunnel will not impact the integrity of the tunnel.

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.

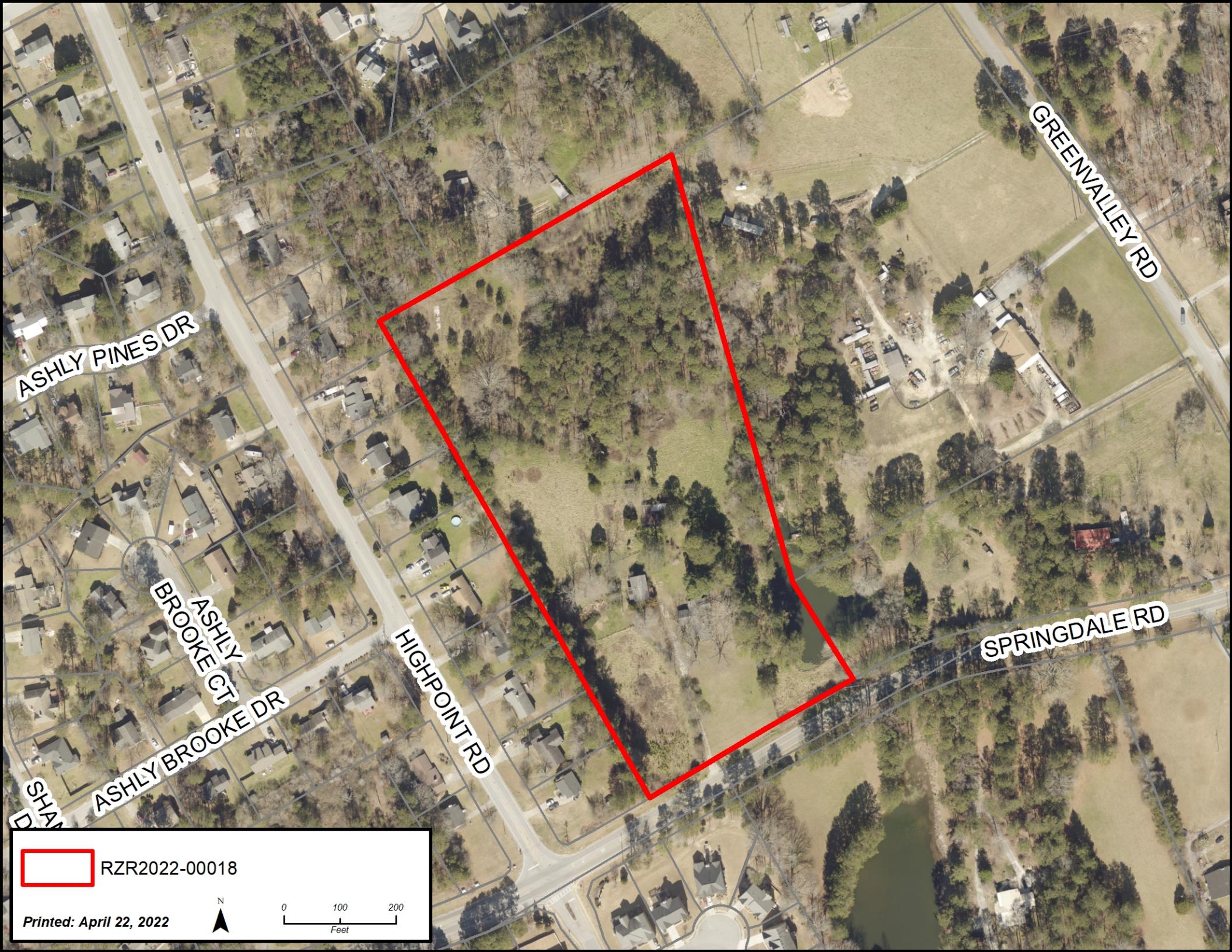
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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, specifically dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance by the county utilities, service would then become available under the applicable utility permit rate schedules.

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

Exhibit F: Maps

[attached]

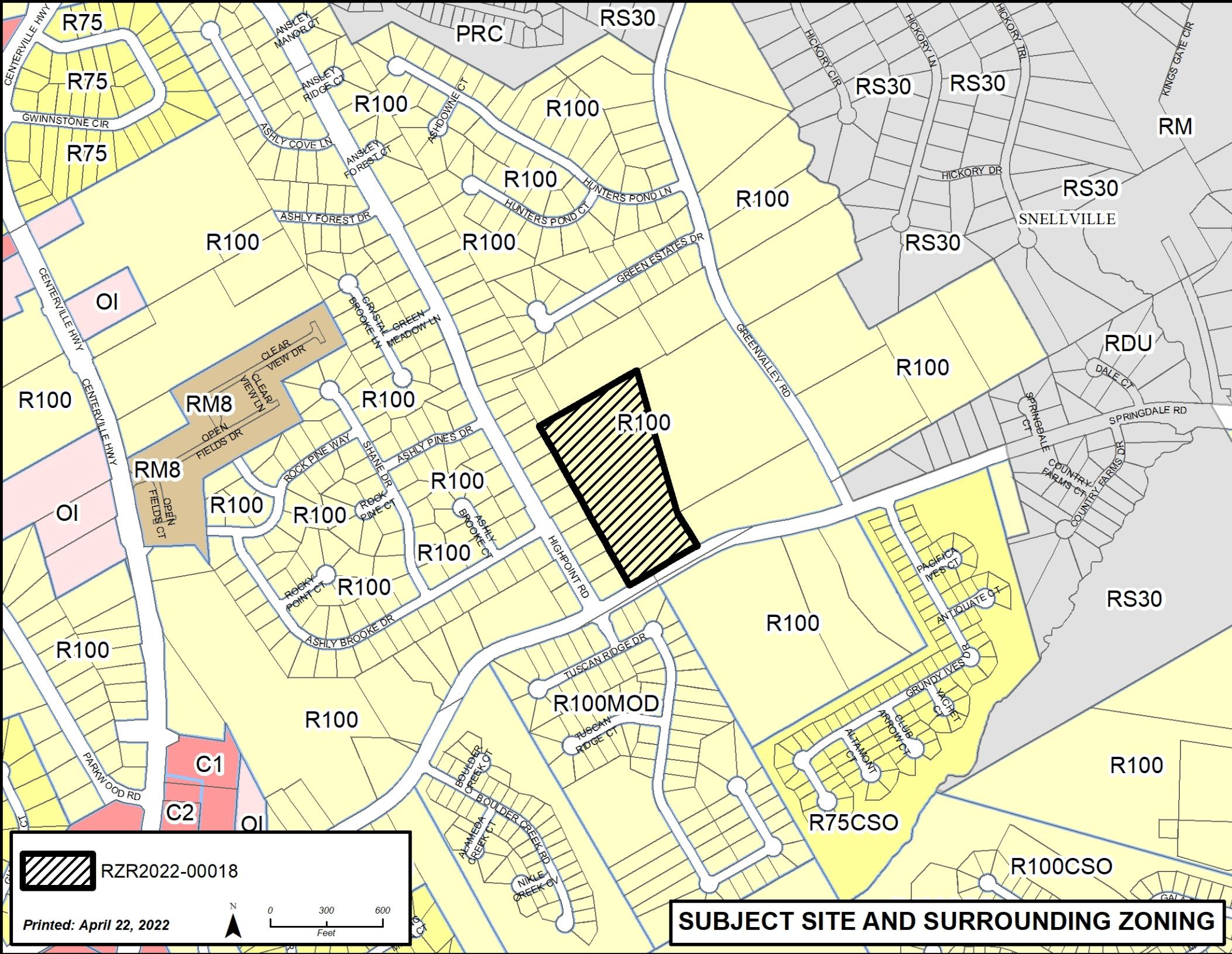


 RZR2022-00018



0 100 200
Feet

Printed: April 22, 2022

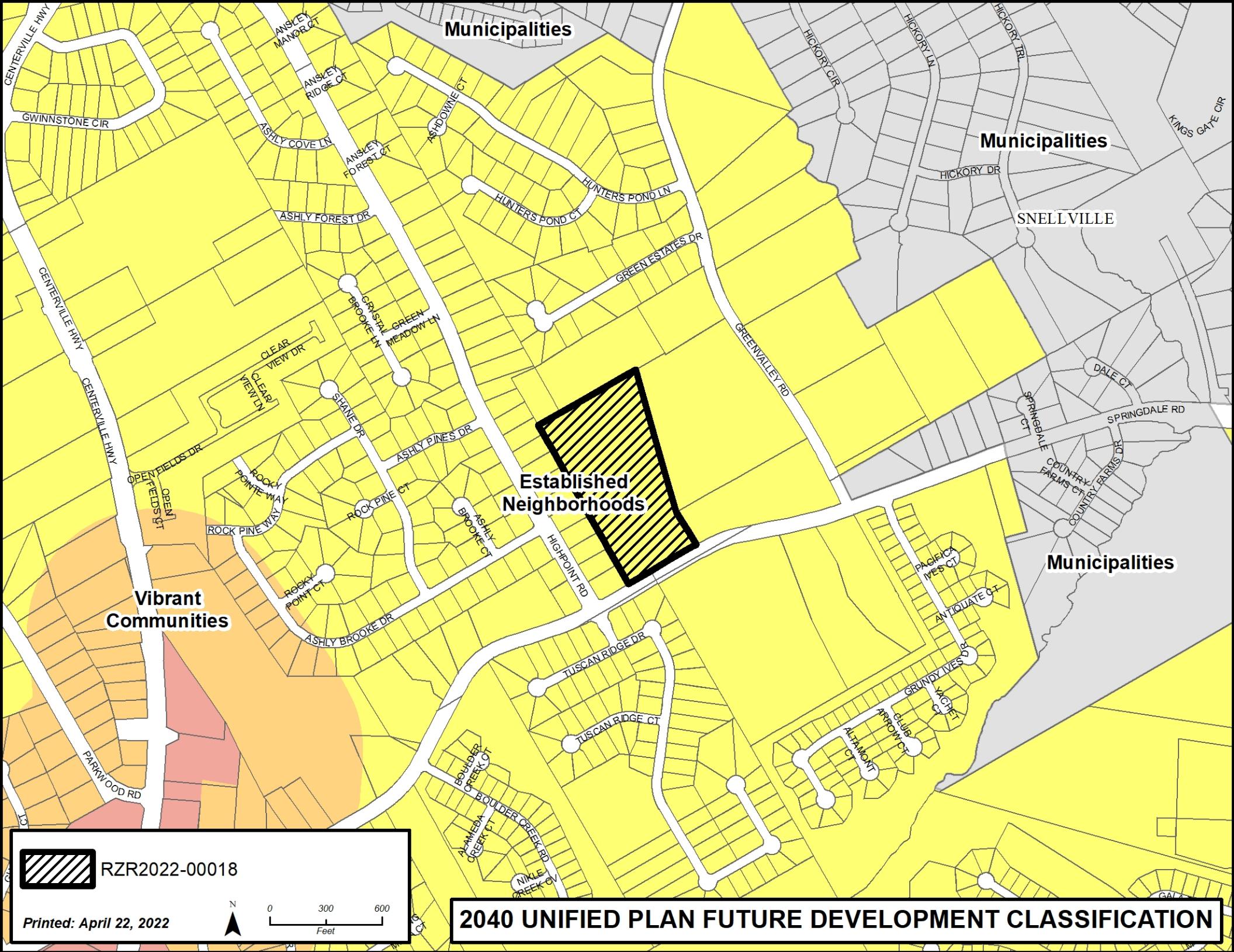


RZR2022-00018

Printed: April 22, 2022



SUBJECT SITE AND SURROUNDING ZONING



RZR2022-00018

N

Printed: April 22, 2022

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit G: Site Plan Dated July 21, 2022

[attached]

DISCLAIMER: BOUNDARY AND EXISTING SITE FEATURES
DATA IS BASED ON BOUNDARY SURVEY DATA BY
BOUNDARY ZONE, INC. SURVEYORS, DATED 03/09/22.
GIS TOPOGRAPHY AND EXISTING PAVEMENT AND UTILITY
DATA SUPPLEMENT THIS AND ARE SUBJECT TO CHANGE
WHEN FINAL SURVEYING IS COMPLETED.

GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

July 21, 2022

SITE DATA:
3055 SPRINGDALE ROAD, SNELLVILLE, GA 30039-3541
(GWINNETT UNINCORPORATED)
PARCEL 5005 002, LAND LOT 5 DISTRICT 5, LAND LOT 33,
DISTRICT 6

CURRENT ZONING: R-100
PROPOSED ZONING: R-60

PROJECT AREA: ±11.02 AC
DENSITY: MAX 4 UNITS/ACRE

TOTAL NUMBER OF LOTS: 36 (3.27 UNITS/AC)

SINGLE FAMILY DETACHED HOMES WITH 2 CAR GARAGE: 36
ALL SINGLE FAMILY DETACHED LOTS HAVE WIDTH OF 60' OR
GREATER AND ARE FRONT LOADING

MINIMUM LOT SIZE: 7,200 SF

MINIMUM HEATED FLOOR AREA: 1,200 SF

BUILDING SETBACKS:

FRONT: 25'
SIDE: 7.5'
SPR: 101

COMMON AREA REQUIRED: NONE
COMMON AREA PROVIDED: $\pm 2\%$ (DOES NOT INCLUDE EX. POND)

PARKING REQUIRED: 2 SPACES/DWELLING UNIT

PARKING PROVIDED: 2 OFF STREET PARKING SPACES/DWELLING UNIT (15' WIDE DRIVEWAYS, 2 CAR GARAGES)

PROPOSED BUILDINGS SHALL NOT EXCEED 35' FT.

EXISTING STATE WATERS ARE LOCATED ON SITE AS SHOWN PENDING FINAL SURVEY DATA. BUFFERS ARE PROVIDED PER GWINNETT REQUIREMENTS. THERE IS NO FLOODPLAIN ON THE SITE PER CURRENT FEMA MAPPING.

A PRE-APPLICATION MEETING FOR THIS PROJECT WAS HELD
WITH GWINNETT COUNTY STAFF ON 02/02/22

The logo for Columbia Engineering, featuring a stylized lowercase 'e' on the left and the company name 'COLUMBIA ENGINEERING' in a serif font to its right.

PROJECT **RESIDENTIAL DEVELOPMENT**
3035 SPRINGDALE DRIVE
SNELLVILLE, GEORGIA 30039

CLIENT **GROUSE 78, LLC**
2851 PAGES FERRY ROAD SE, SUITE 1140
ATLANTA, GEORGIA 30339

REZONING SITE
PLAN

GRANITE 100	RC/UPB	GRANITE 100
DATE	02/05/2022	RZ-1
AMOUNT	1407.00	

RECEIVED

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.
April 21, 2022

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Grouse 78, LLC	NAME: Carolyn Gilleland
ADDRESS: 2859 Paces Ferry Road, SE	ADDRESS: 2308 Gwynn Road
CITY: Atlanta	CITY: Lebanon
STATE: GA ZIP: 30339	STATE: TN ZIP: 37090
PHONE: (850)559-5600	PHONE: (615)487-8343
EMAIL: rozhldg@gmail.com	EMAIL: Cgilleland4@gmail.com
CONTACT PERSON: Luke Rozanski	PHONE: (850)559-5600
CONTACT'S E-MAIL: rozhldg@gmail.com	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TND</u>	
PARCEL NUMBER(S): <u>5005 002</u>	ACREAGE: <u>11.02</u>
ADDRESS OF PROPERTY: <u>3055 Springdale Road</u>	
PROPOSED DEVELOPMENT: <u>Single family detached and townhome neighborhood</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>51</u> varies, but	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>meets R-TND</u> for attached and	Total Building Sq. Ft. _____
Gross Density: <u>4.63/ac</u> detached minimums	Density: _____
Net Density: <u>4.63/ac</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

April 26, 2022

Applicants:
Grouse 78, LLC
c/o Columbia Engineering

Property:
Tax Parcel ID: R5005 002
±11.02 acres
Rezoning from R100, to TND

RECEIVED

April 26, 2022

The Applicant, Grouse 78 LLC, submits this Letter of Intent and request to rezone an approximate 11.02 acre tract of land at 3055 Springdale Road, the subject parcel is Land Lot 5 of the 5th district of Gwinnett County. The parcel is situated along northern side of Springdale Road, east of its intersection with Highpoint Rd and west of its intersection with Greenvalley Road. The property is made up of a single tax parcel and includes a vacant residence in disrepair, a small vacant duplex and a barn. Imagery from the Gwinnett County GIS is shown below for reference and a survey was prepared in February of 2022, that survey is attached to this application. The current owner of the subject property is David Gilleland, Larry Gilleland and Carolyn Gilleland.



The property is currently zoned R100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The applicant seeks approval to rezone the property to TND (Traditional Neighborhood Development District) in order to develop the property as a thoughtful and attractive mixed-residential community. The community includes green space accessible from all homes by sidewalk and walkways, a naturally occurring water feature, outdoor amenities, detached homes and attached homes. The proposed plan includes 51 homes and the design is intended to ensure that the community can accommodate a range of household sizes, ensure that the project is financially viable, honor the existing natural elements of the site and best align with customer demand.

This document is submitted as the letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

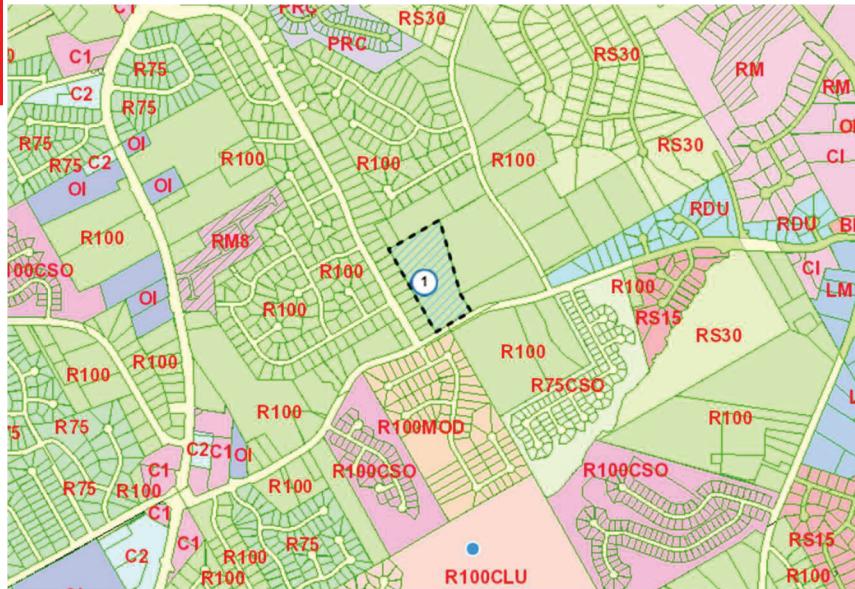
Description and area

The parcels that adjoin the subject property are all zoned residential. The surrounding area includes a variety of zoning classifications but is predominantly residential, within an approximate half mile of the subject property there are some higher intensity uses including RM8, RDU, OI, C1 and C2.

A map of the surrounding zoning classifications to the Property is shown below.

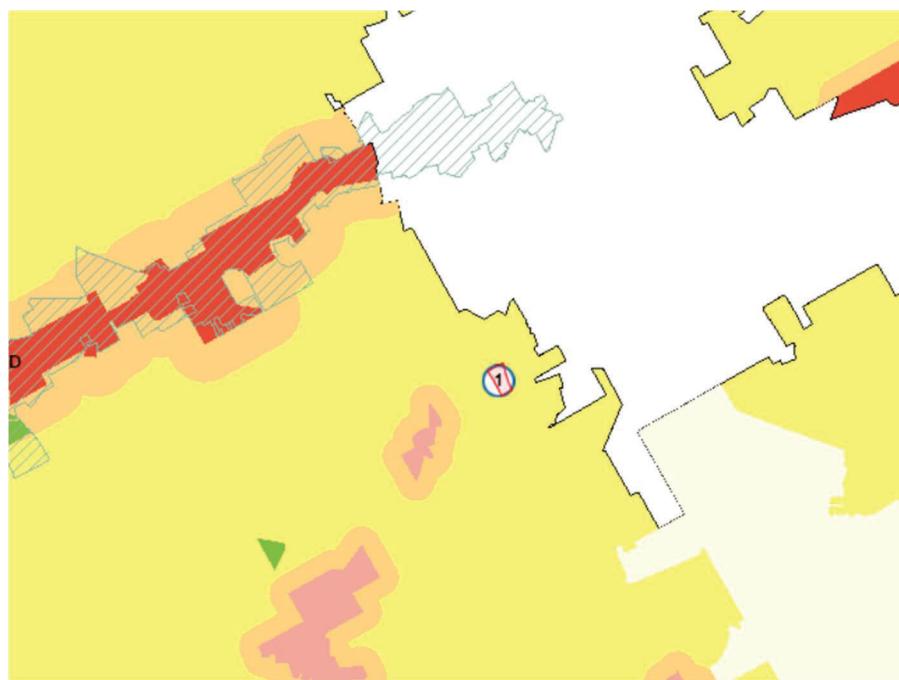
RECEIVED

April 26, 2022



The Future Development Map of the Gwinnett County 2040 Unified Plan classifies the property as Established Neighborhoods, and it is shows it positioned between the Snellville city limits to the east and a Neighborhood Node to the west. The proposed site plan aligns with Gwinnett counties description of Established Neighborhood Character Area by offering a "mixed residential development", incorporating ample off street parking and multiple common areas accessible by sidewalk inside the community. The site plan is optimized to attract families seeking a traditionally suburban lifestyle. The subject property is shown on the Future Development Map below.

The 2040 Unified Plan also reveals the subject property's location is an area that represents an opportunity for change. The sites convenient access to a Neighborhood Node to the West, the Evermore CID to the North West and Snellville to the North East make for a strong opportunity to bring up to date residential product in a form factor that is attractive and meets the communities needs and continued growth of Gwinnett county.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

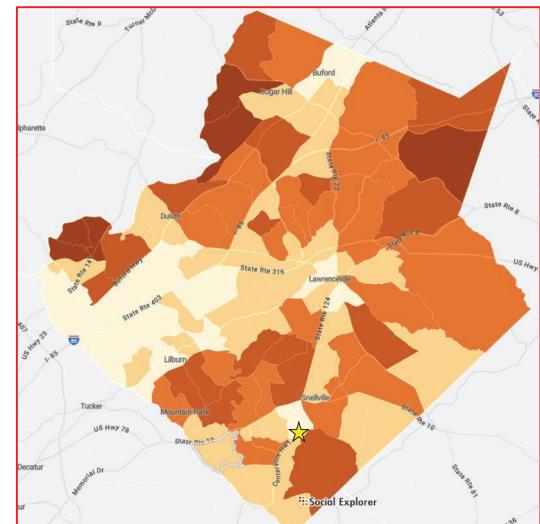
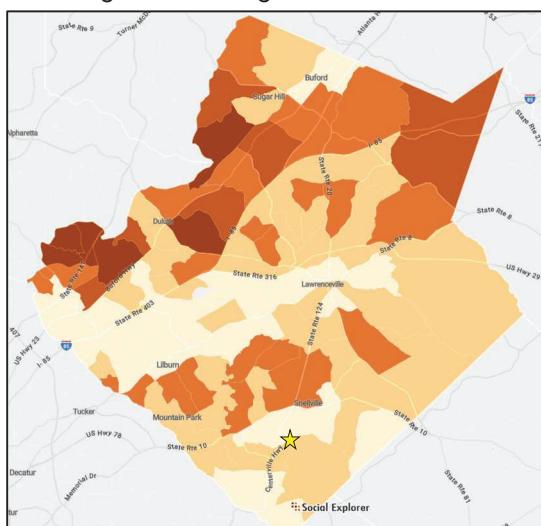
RECEIVED

April 26, 2022

Project Summary

The site plan filed with this application proposes to develop the subject property into a residential community that offers a range of home sizes, dedicated green spaces, outdoor amenities and a spring fed pond, all connected by sidewalks and internal walkways. The proposed rezone to TND from R-100 would accommodate the development of 51 homes on 11.02 acres for a development density of 4.63 units per acre, well below the max TND density of 8 units per acre. The proposed development would include 27 single family detached homes on lots of varying sizes and 24 rear loaded townhomes. The single family detached homes have been proposed around the perimeter of the property along with a 35' buffer and a 5' building setback in an effort to offer a "neighbor friendly" design. The property currently has an approximate 10' wide cleared path around the perimeter of the property on 2 sides and has been previously cleared for farming along other portions of the property boundary so the applicant intends to grade and replant the 35' buffer as an enhancement to the property and its neighbors. The townhomes have been positioned in the center of the community, utilized the single family homes and the 35' buffer for comfortable spacing from all existing neighbors. All homes regardless of format offer an attached two car garage with sufficient driveway space for additional vehicles. Per the TND design requirements set forth in the Gwinnett County UDO the proposed development includes small, medium and large lot sizes. The architectural style and exterior finishes will include cementitious siding on all sides with brick accents for texture. The development will utilize a single access to Springdale Rd which will be landscaped and maintained along with other common areas in the community by a Homeowners Association. While the home sizes will vary, both the townhomes and single family detached homes will comfortably exceed the minimum square feet of heated and cooled space as set forth by the Gwinnett County UDO. Townhomes would be a minimum of 1,700SF and single family detached homes would be a minimum of 1,800SF. The proposed development would provide thoughtful and appropriate site design, amenities and housing that is compatible with the surrounding land uses and conforms with Gwinnett's 2040 Unified Plan. Product elevations are filed with this application.

The subject property is located in a census tract that falls in the 20th percentile for all of Gwinnett county in terms of median home value and median household income according to the 2019 American Community Survey (ACS) by the US Census Bureau. The applicant believes that this project will help to continue to drive Gwinnett county growth across all submarkets in a way that is consistent with the Gwinnett county 2040 plan and serve as a catalyst to encourage more thoughtful and inclusive developments in the future.



RECEIVED

April 26, 2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Springdale Road in close proximity to a variety of land uses including single family, duplex, multifamily and commercial.

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

No, the approval of this Application will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning classification is compatible with the existing residential uses of adjacent property.

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

Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.

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

No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The property has convenient access to Springdale Road and access to gravity sewer. The proposed development would enhance the area and provide a community with a more up to date site design and amenities.

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

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

April 26, 2022

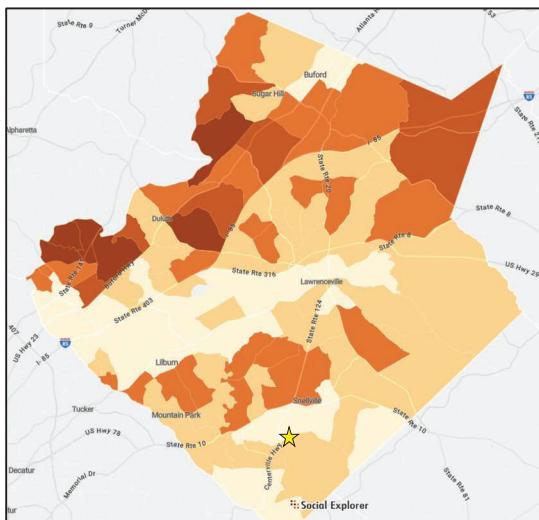
The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Established Neighborhoods Character area which focuses on maintaining residential land uses and encourage new development that is consistent with the surrounding area. The proposed project accomplishes the objectives of the Established Neighborhoods Character Area.

(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:

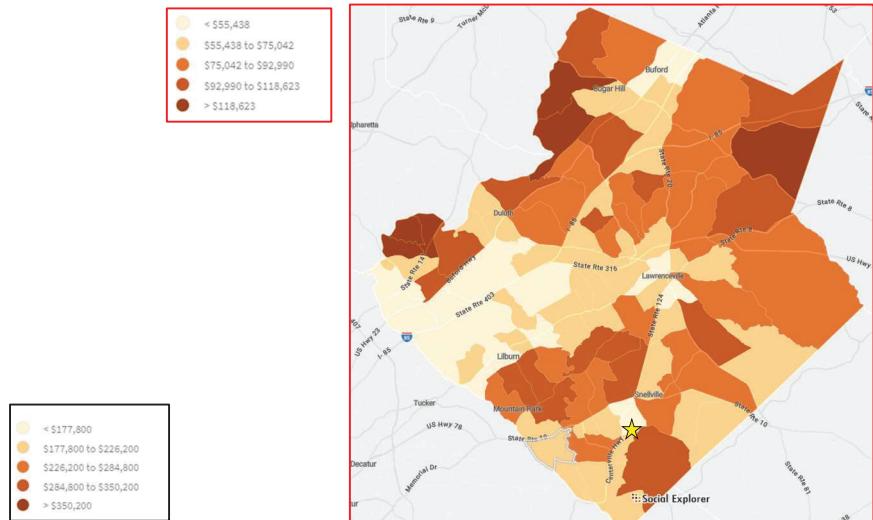
The subject property is located in a census tract that falls in the 20th percentile for all of Gwinnett County census tracts in terms of median home value and median household income according to the 2019 American Community Survey (ACS) by the US Census Bureau. The applicant believes that the proposed project will continue to drive Gwinnett County growth in a way that honors the goals set forth in the 2040 Unified Plan and serve an area of Gwinnett that may have been underserved in the recent past. The strong demand for housing in Gwinnett County persists across multiple household sizes, demographic cohorts and price points, the applicant believes that the proposed project directly addresses those needs.

*The maps below use shading to show the above-mentioned data points

MEDIAN HOUSEHOLD VALUE



MEDIAN HOUSEHOLD INCOME



RECEIVED

April 26, 2022

Justification for Rezoning

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

RECEIVED

April 21, 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

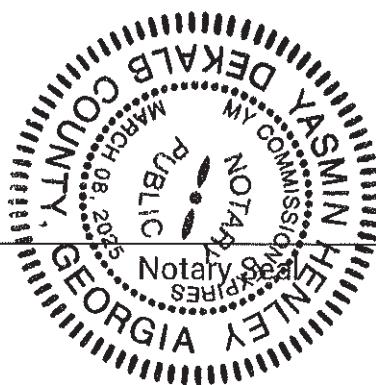
Date _____

Type or Print Name and Title

Type or Print Name and Title

Signature of Notary Public

8/25/22
Date



RECEIVED

April 21, 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.

Carolyn Gilletland

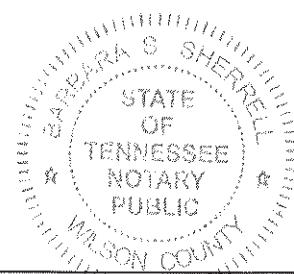
Signature of Property Owner

2-28-22

Date

Carolyn Gilletland

Type or Print Name and Title



B.S. S.

Signature of Notary Public

2/28/22

Date

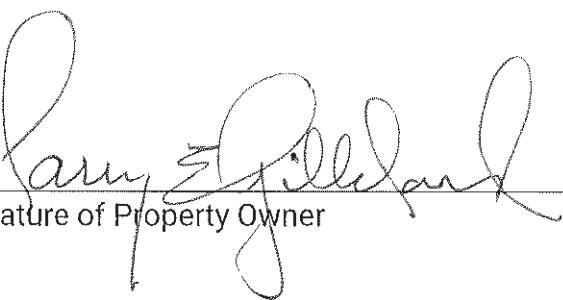
Notary Seal

RECEIVED

April 21, 2022

REZONING PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner



Date

Larry E. GILLELAND OWNER

Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal

RECEIVED

April 21, 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
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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.

David C. Gilliland

Signature of Property Owner

3-1-2022

Date

David C. Gilliland

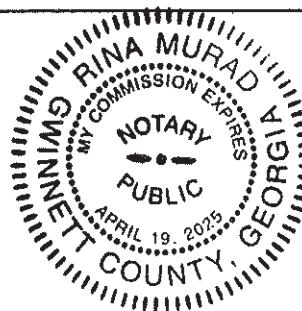
Type or Print Name and Title

RINA MURAD

Signature of Notary Public

3-1-2022

Date



Notary Seal

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April 21, 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.

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

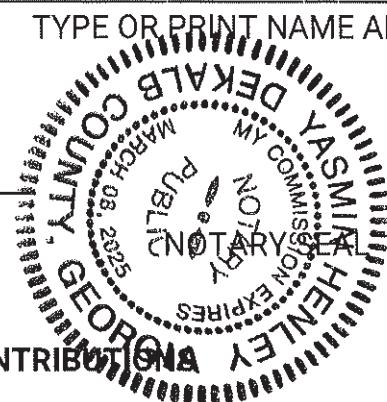
**SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CON

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

Lutke Rozanski

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.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER:
(Map Reference Number)

5 - 005 - 002
District Land Lot Parcel

Signature of Applicant

2/25/2022

Date

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)

Chris Nelson

NAME

April 5, 2022

DATE

Senior Tax Services Associate

TITLE

RECEIVED

Legal Description for 3055 Springdale Drive, Gwinnett County
April 21, 2022

All that tract or parcel of land, situate, lying and being in Land Lot 5 of the 5th Land District and Land Lot 33 of the 6th Land District, Gwinnett County, Georgia, being more particularly described below.

Beginning at the Southwest corner of Tract "A" of said plat of survey as shown in Plat Book 89, page 87, Gwinnett County, Georgia Records, being a found 1/2" rebar on the Northerly right-of-way of Springdale Drive (80' Right-of-way); thence N 29°04'53" W a distance of 978.43 feet to a found 5/8" rebar; thence N 60°13'59" E a distance of 596.53 feet to a point; thence S 16°20'20" E a distance of 790.13 feet to a point; thence S 31°59'31" E a distance of 206.18 feet to a found 1/2" rebar being on said right-of-way of Springdale Drive; thence 239.70 feet along the arc of curve to the left and along the Northerly right-of-way of Springdale Drive having a radius of 5554.75 feet, bearing S 60°04'22" W with a chord distance of 239.68 feet to a point; thence S 59°18'08" W along said Northerly right-of-way of Springdale Drive a distance of 193.10 feet to the Point of Beginning.

Tract or Parcel of land containing 11.02 acres.

Said property is conveyed subject to that certain driveway easement recorded in Deed Book 47754, page 115, aforesaid records; permanent construction easement recorded in Deed Book 47754, page 1194 and right-of-way easement recorded in Deed Book 67, page 17, aforesaid records.

DISCLAIMER: BOUNDARY AND EXISTING SITE FEATURES
DATA IS BASED ON BOUNDARY SURVEY DATA BY
BOUNDARY ZONE, INC. SURVEYORS, DATED 03/09/22.
GIS TOPOGRAPHY AND EXISTING PAVEMENT AND UTILITY
DATA SUPPLEMENT THIS AND ARE SUBJECT TO CHANGE
WHEN FINAL SURVEYING IS COMPLETED.

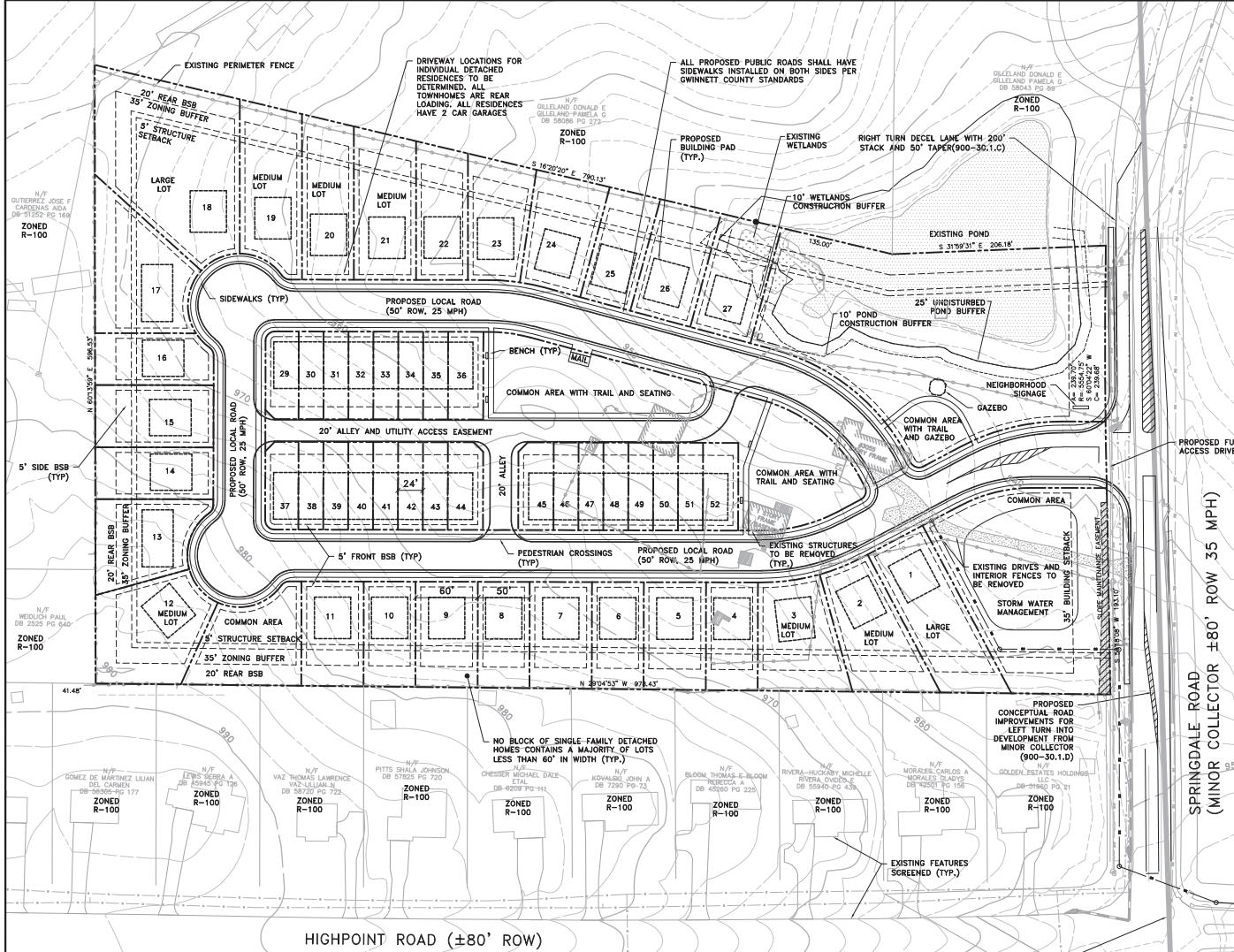
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED



(IN FEET)
1 Inch = 50 ft.

SITE DATA:
3055 SPRINGDALE ROAD, SNELLVILLE, GA 30039-3641
(GWINNETT UNINCORPORATED)
PARCEL 5005 002, LAND LOT 5 DISTRICT 5, LAND LOT 33,
DISTRICT 6

 COLUMBIA
ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357



CURRENT ZONING: R-100
PROPOSED ZONING: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT)

PROJECT AREA: ±11.02 AC
DENSITY: MAX 8 UNITS/ACRE
TOTAL NUMBER OF LOTS: 51 (4.63 UNITS/AC)

SINGLE FAMILY DETACHED HOMES WITH 2 CAR GARAGE: 27
ALL SINGLE FAMILY DETACHED LOTS HAVE WIDTH OF 50' OR
GREATER AND ARE FRONT LOADING.

SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH 2 CAR GARAGE: 24

ALL SINGLE FAMILY ATTACHED HOMES ARE REAR LOADING FROM ALLEYS AND AT LEAST 2,000 SF LOTS.

MINIMUM LOT SIZE: 5,000 SF
(19)SMALL LOTS - 5,000 SF MIN
(6)MEDIUM LOTS - 7,500 SF MIN
(2)LARGE LOTS - 9,500 SF MIN.
(24)TOWNHOUSES - 2,000 SF MIN.

MINIMUM HEATED FLOOR AREA:
ATTACHED (TOWNHOMES):
 2-BEDROOM = 800 SF
 3-BEDROOM = 1,150 SF
 4-BEDROOM = 1,200 SF
DETACHED:
 3 BEDROOM = 1,200 SF
 4 BEDROOM = 1,450 SF

SETBACKS: FRONT:5-15', SIDE: 5-15', REAR 20'

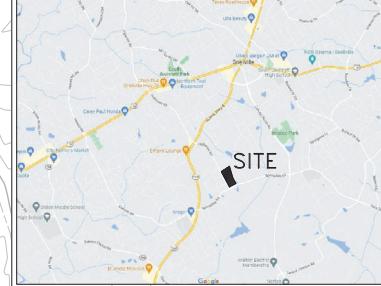
COMMON AREA REQUIRED: 20% (PER TND ZONING)
COMMON AREA PROVIDED: 20% (DOES NOT INCLUDE EX. POND)

PARKING REQUIRED: 1.5 SPACES/DWELLING UNIT
PARKING PROVIDED: 2 OFF STREET PARKING SPACES/DWELLING
UNIT (16' WIDE DRIVEWAYS, 2 CAR GARAGES)

PROPOSED BUILDINGS SHALL NOT EXCEED 35' HT

EXISTING STATE WATERS ARE LOCATED ON SITE AS SHOWN PENDING FINAL SURVEY DATA. BUFFERS ARE PROVIDED PER GWINNETT REQUIREMENTS. THERE IS NO FLOODPLAIN ON THE SITE PER CURRENT FEMA MAPPING.

A PRE-APPLICATION MEETING FOR THIS PROJECT WAS HELD WITH GWINNETT COUNTY STAFF ON 02/02/22



The site plan illustrates the proposed off-site sewer connection. A dashed line extends from a point on a road to a point on a larger, irregularly shaped area representing a proposed development. A callout line points from this connection to the text 'PROPOSED OFF SITE SEWER CONNECTION TO EXISTING GWINNETT GRAVITY SYSTEM'.

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

PROJECT: **RESIDENTIAL DEVELOPMENT**
ADDRESS: **30655 SPRINGDALE DRIVE**
CITY: **SNELLVILLE, GEORGIA 30039**

CLIENT: **GROUP 78, LLC**
ADDRESS: **28855 PACES FERRY ROAD SE, SUITE 1140**
CITY: **ATLANTA, GEORGIA 30339**

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THEY ARE NOT TO BE USED, REPRODUCED, COPIED IN WHOLE OR IN
PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT
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LAWS REGARDS OF COPYRIGHT AND OTHERWISE ARE HEREBY
SPECIFICALLY RESERVED.

APPROVED FOR CONSTRUCTION

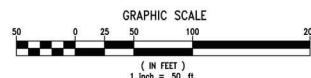
NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE
REVISED	01/25/22
REVISED	02/09/22
REVISED	02/23/2022
REVISED	03/22/2022
REVISED	04/05/22
REVISED	04/20/22

DRAWING TITLE

DRAWING FILE:	
DRAWN BY	RG/JPB
DATE	02/09/2022
PROJECT NO.	5675.00

DISCLAIMER: BOUNDARY AND EXISTING SITE FEATURES
DATA IS BASED ON BOUNDARY SURVEY DATA BY
BOUNDARY ZONE, INC. SURVEYORS, DATED 03/09/22.
GIS TOPOGRAPHY AND EXISTING PAVEMENT AND UTILITY
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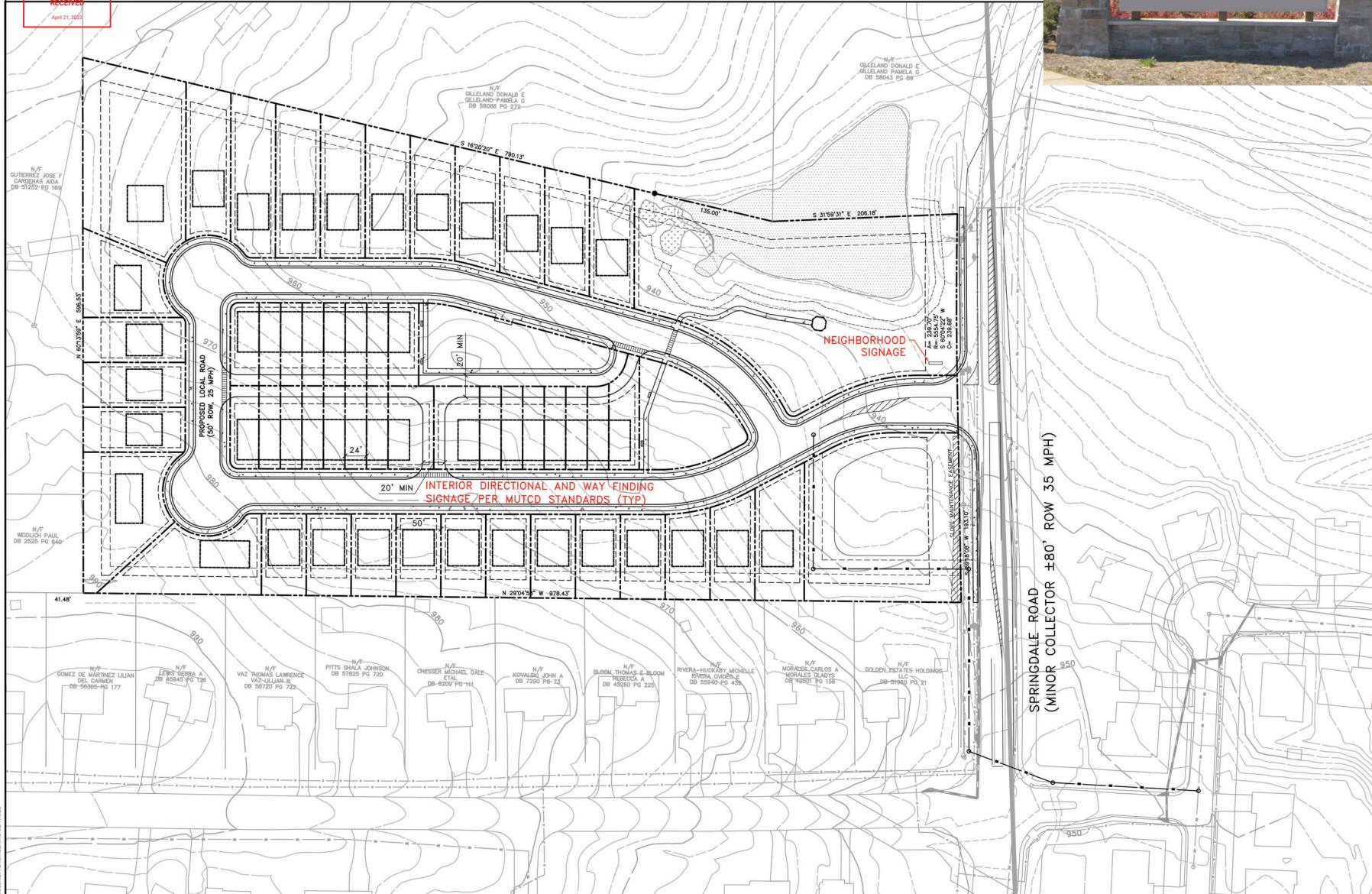
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April 21, 2022



CONCEPTUAL MONUMENT SIGN



CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

The logo for Columbia Engineering, featuring a stylized lowercase 'e' on the left and the company name 'COLUMBIA ENGINEERING' in a serif font to its right, separated by a thin horizontal line.

PROJECT: **RESIDENTIAL DEVELOPMENT**
3056 SPRINGDALE DRIVE
SNELLVILLE, GEORGIA 30039

ELEMENT: **GROUSE 78, LLC**
2825 FAUCES FERRY ROAD SE, SUITE 1140
ATLANTA, GEORGIA 30339

— DRAWING TITLE —

DRAWING FILE: RQ/JPB DRAWING NO. RZ-2
DRAWN BY: DATE: 02/09/2022 PROJECT NO. 5675.00



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April 21, 2022
3055 Springdale Drive – Rezoning Application – Architectural



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April 21, 2022



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PLANNING AND DEVELOPMENT

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