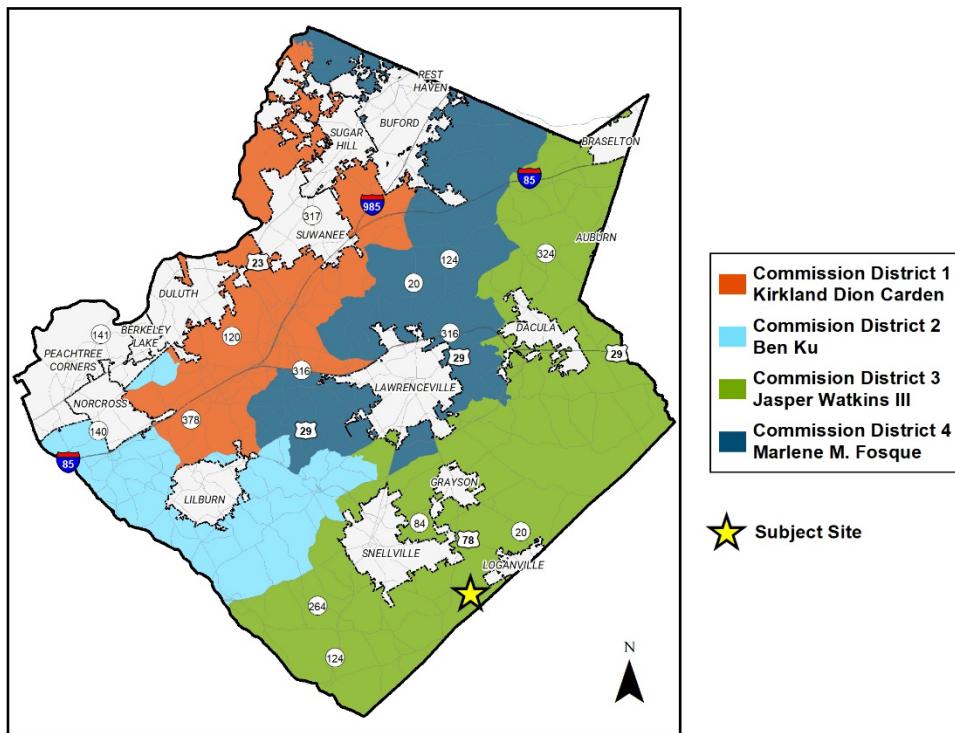




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2022-00020
Current Zoning:	RA-200 (Agriculture-Residence District) R-100 (Single-Family Residence District)
Request:	Rezoning to OSC (Open Space Conservation District)
Additional Requests:	Variance
Addresses:	4130 and 4150 Beaver Road
Map Numbers:	R5096 025 and 028
Site Area:	50.87 acres
Units:	111
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins
Character Area:	Suburban Estate Living
Staff Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Parkland Communities Inc.
c/o Alliance Engineering and Planning
299 South Main Street
Alpharetta, GA 30009

Owners: Barry L Redmond et al.
4130 Beaver Road
Loganville, GA 30052

Luc R. Mbah a Moute
2101 Market Street, Unit 202
Philadelphia, PA 19103

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

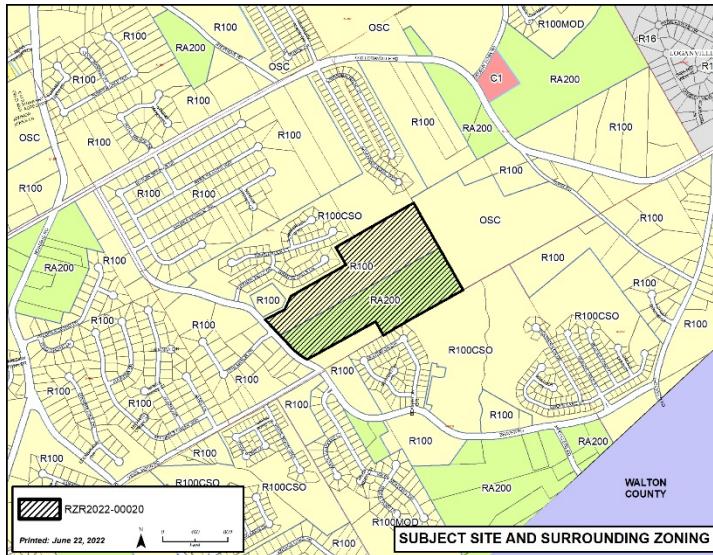
The subject site is zoned RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). A 1973 areawide rezoning changed the zoning on a portion of the subject site from RA-200 to R-100. A 2016 rezoning case, RZR2016-00019, rezoned parcel R5096 028 from R-100 to RA-200 for an equestrian facility.

Existing Site Condition

The subject site is a 50.87-acre assemblage of two parcels located along Beaver Road, northwest of its intersection with Virgil Moon Road. Parcel R5096 025 is currently developed with a 7,984 square foot residence constructed in 1985. Parcel R5096 028 is currently developed with a 5,297 square foot residence constructed in 1990. Multiple accessory structures are located on this parcel, including a detached garage, sheds, and an 18,300 square foot equestrian facility. The site is heavily vegetated at the rear of the site along with mature landscaping throughout. A lake is located along the southern property line, with streams along the southwestern property line of parcel R5096 028 and northern corner of parcel R5096 025. Flood plain is also present along the rear property line. The property is located within the Rockdale Reservoir 7-mile buffer area. Stream buffers in this area are larger than typical stream buffers in order to better protect Rockdale Reservoir. The site generally slopes down from the west to east by approximately 74 feet. Access to the site is from two driveways onto Beaver Road. Overhead utilities are present along the road frontage. Sidewalks are not present on this section of Beaver Road. The nearest Gwinnett County Transit stop is approximately 9.8 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots in all directions. Walton County limits are located nearby to the southeast. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.21 units per acre
North	Single-Family Residential	R-100 CSO	2.29 units per acre
East	Undeveloped	OSC	2.43 units per acre (maximum per RZR2022-00005)
South	Single-Family Residential	R-100 R-100 CSO	0.25 units per acre 1.74 units per acre
West	Single-Family Residential	R-100	1.32 units per acre

Project Summary

The applicant requests rezoning of a 50.87-acre assemblage of two parcels from RA-200 and R-100 to OSC for a single-family detached subdivision, including:

- 111 detached single-family residences with a minimum heated floor area of 1,800 square feet, yielding a net density of 2.21 units per acre.
- Front loaded double-car garages for all residences.
- Residences constructed of brick, stacked stone, cementitious siding, and board and batten.
- A full access entrance from Beaver Road, including a deceleration lane.
- 12.8 acres dedicated as conservation space.
- 7.7 acres dedicated as primary conservation space along both streams and the existing lake.
- 5.1 acres dedicated as secondary conservation space along the property lines.
- An amenity area near the subdivision entrance including a pool, clubhouse, mailbox kiosk, and 22 parking spaces.
- 24 to 27-foot-wide public internal streets with 4-foot-wide sidewalks on both sides.
- A 100-foot-wide undisturbed buffer and 150-foot-wide impervious setback as measured from the bank of the existing streams.
- A 25-foot-wide undisturbed buffer around the perimeter of the existing lake.
- A 50-foot-wide landscaped road frontage buffer along Beaver Road.

- Stormwater management facilities located near the eastern and northern corners of the site, adjacent to the existing streams.

Zoning and Development Standards

The applicant is requesting a rezoning to OSC (Open Space Conservation District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking (Residential)	Minimum 222 spaces Maximum 666 spaces	436 spaces	YES
Off-Street Parking (Recreation Area)	Minimum 11 spaces Maximum 22 spaces	22 spaces	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Space	25% or 12.72 acres	25.2% or 12.8 acres	YES
Primary Conservation Space	15% or 7.63 acres	15% or 7.7 acres	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 1,800 square feet	YES
Zoning Buffer	50' – R-100 25' – R-100 CSO	50' 25'	YES
Density	Maximum 2.5 units per acre	2.21 units per acre	YES

Variance Request

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

1. Section 210-50, To reduce the required 50-foot-wide conservation strip adjacent to R-100 CSO zoned property along the western property line to a 25-foot-wide conservation strip.

The applicant proposes to reduce the required 50-foot-wide conservation strip required by the OSC zoning district to a 25-foot-wide conservation strip. This reduction is located along the R-100 CSO zoned subdivision to the west of the subject site.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit 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 zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by single-family residential subdivisions and residences on large lots. The proposed density of the development is similar to adjacent and nearby single-family subdivisions. OSC rezoning requests have been recently approved in the area. The development is suitable given the surrounding area and recently approved developments.

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

The existing use and usability of adjacent or nearby properties would not be adversely affected by the zoning change. Adjacent properties are developed with single-family subdivisions and residences on large lots. The development will provide 25-foot-wide and 50-foot-wide conservation strips adjacent to R-100 and R-100 CSO zoned properties, which will provide adequate screening. The addition of a development of this nature would complement the surrounding neighborhoods, with appropriate conditions.

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

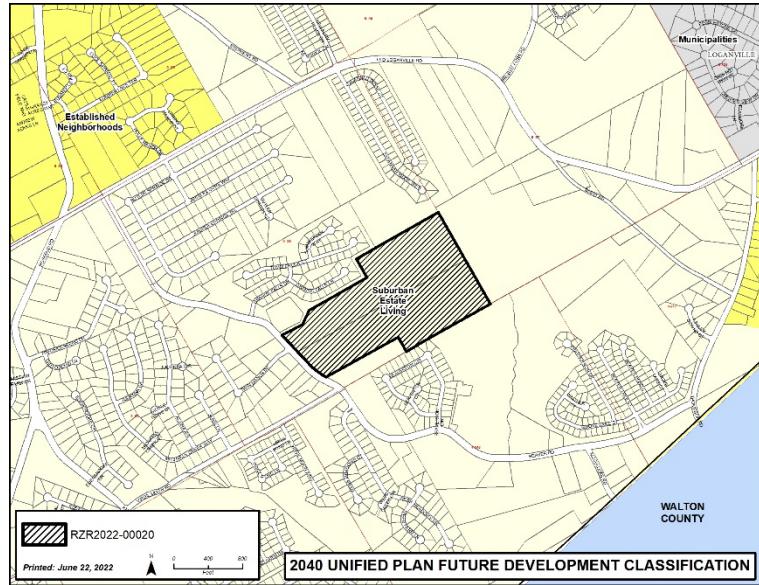
The property has a reasonable economic use as currently zoned.

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 is 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 concerning any potential improvements related to this 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 Future Development Map indicates that the subject property lies within the Suburban Estate Living Character Area. This designation is intended to provide large tracts of land for greenfield development and includes some remnants of agricultural uses. A single-family detached subdivision, as proposed by the applicant, would be appropriate within this 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 surrounding area, including Beaver Road, Virgil Moon Road, and Knight Circle, have experienced growth in recent years, primarily through the development of OSC and R-100 zoned single-family subdivisions. The proposed density of the subject rezoning is similar to these previous requests. Further developments of a similar nature are anticipated in the area. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

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

The requested variance is to reduce a required 50-foot-wide conservation strip adjacent to an R-100 CSO zoned subdivision to a 25-foot-wide conservation strip. The request is the result of the applicant's design preference. A 50-foot-wide conservation strip is on the adjacent property, effectively providing a total of 75 feet of vegetation between subdivisions. The R-100 CSO zoning district was in place prior to the current OSC zoning district. OSC development adjacent to another OSC zoned parcel does not require a buffer. Given the existing conditions adjacent to the site, the proposal will not nullify the intent of the UDO.

Staff Recommendation

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

In addition, the staff recommends **APPROVAL** of the following variance:

1. To reduce the required 50-foot-wide conservation strip adjacent to R-100 CSO zoned property along the western property line to a 25-foot-wide conservation strip.

Staff Recommended Conditions

Approval as OSC (Open Space Conservation District) for 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 June 13, 2022 by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 111 lots.
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. All dwellings shall have a minimum two-car garage.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
6. Road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the mandatory homeowners association. The entrance shall include a decorative masonry entrance feature. A decorative fence shall be required along the Beaver Road right-of-way. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. No direct lot access shall be allowed to Beaver Road.
8. Natural vegetation shall remain on the property until the issuance of a building permit.
9. All grassed areas shall be sodded.
10. 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.
11. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.

Exhibits:

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

Exhibit A: Site Visit Photos



View of property frontage



View of property frontage



View along Beaver Road facing south

Exhibit B: Site Plan

[attached]

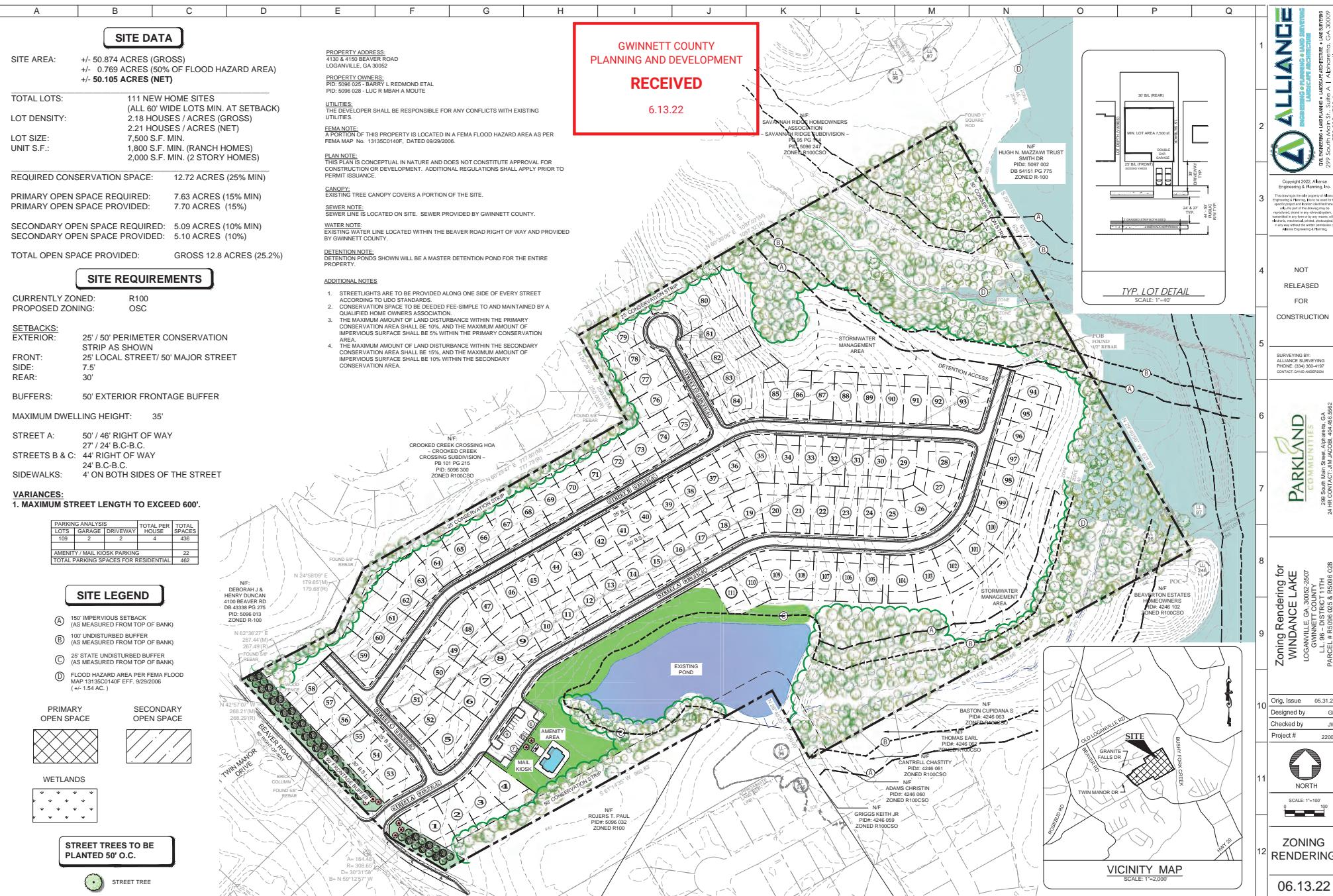


Exhibit C: Building Elevations

[attached]

OAKLEIGH

Character Example of Front Homes Architecture



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer

OAKLEIGH

Character Example of Front Entry Homes Architecture



FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer

OAKLEIGH

Character Example of Ranch Style Homes Architecture



FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer

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

[attached]

RECEIVED

6.2.22

Applicant's Letter of Intent

4130 and 4150 Beaver Road (Parcel # 5096 025, 5096 028)
R-100 and RA-200 to OSC

The Applicant, Parkland Communities Inc., requests a rezoning on a 50.874-acre site for the purpose of constructing an open space conservation subdivision. The site is located on Beaver Road near several other conservation subdivisions, including three adjacent existing conservation subdivisions. The rear of the site abuts a recently zoned OSC subdivision on Smith Road.

To develop the site as proposed, the applicant requests a rezoning from R-100 (Single-Family Residence District) and RA-200 (Agriculture Residence Subdivision) to OSC (Open Space Conservation District). As illustrated on the submitted site plan, the Applicant proposes to construct a 110-unit single-family detached subdivision, with a large amenity area, and abundant open space. The community will include a mixture of ranch-style homes as well as two-story homes. Ranches will have a floor area of approximately 1,800 square feet, and two-story homes will have a floor area of approximately 2,000 square feet. Each home will be constructed with a mixture of exterior materials including brick, stone, and fiber cement siding, and will feature a front-entry two-car garage. In addition to garage and driveway spaces, further parking will be conveniently provided adjacent to the amenity area and mail kiosk near the front of the site. The tree-lined sidewalks throughout the site will allow residents to access the amenity area, as well as the road frontage of Beaver Road safely and comfortably. Homes will be priced starting in the low 300's. The community's preserved conservation space will include but is not limited to the wetlands, stream and accompanying buffers at the rear of the site, ponds, conservation strips along the site's borders, and street frontage buffer. Concurrent with the zoning request the Applicant requests a variance to increase the length of an internal street beyond the 600-foot maximum in accordance with the submitted site plan. The subject site is within the Suburban Estate Living character area of the 2040 Comprehensive Plan, which encourages open space conservation subdivisions as one of two potential development types. As an open space conservation subdivision with over 12 acres of open space and protected environmentally sensitive areas, the proposed development meets the intent of the character area.

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

RECEIVED

Standards Governing the Exercise of the Zoning Power

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

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

Rezoning the subject site to OSC for the purpose of single-family detached homes is suitable in relation to the adjacent and nearby properties. The site is directly adjacent to multiple conservation subdivisions, and there are multiple other conservation subdivisions within proximity.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The surrounding area is entirely existing subdivisions or pending subdivisions.

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

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

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

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

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Suburban Estate Living character area of the 2040 Future Development Map, which encourages open space conservation subdivisions.

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

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

RECEIVED

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: 7.13.22	
Department/Agency Name: Transportation	
Reviewer Name: Brent Hodges	
Reviewer Title: Construction Manager 1	
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com	
Case Number: RZR2022-00020	
Case Address: 4130 and 4150 Beaver Road	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Beaver Road is a local street. No ADT is listed.
2	9.8 miles to nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.
3	Location of driveway subject to the approval of the Gwinnett County Department of Transportation.
4	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.
5	Standard deceleration lane with appropriate taper and adequate right-of-way shall be required.
6	A minimum 5' sidewalk shall be required along the entire property frontage.
7	Traffic calming measures for new local streets are required to encourage 25MPH vehicle operating speeds. Maximum length of the roadway between speed control points is 500 feet.
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
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Note: Attach additional pages, if needed

Revised 7/26/2021

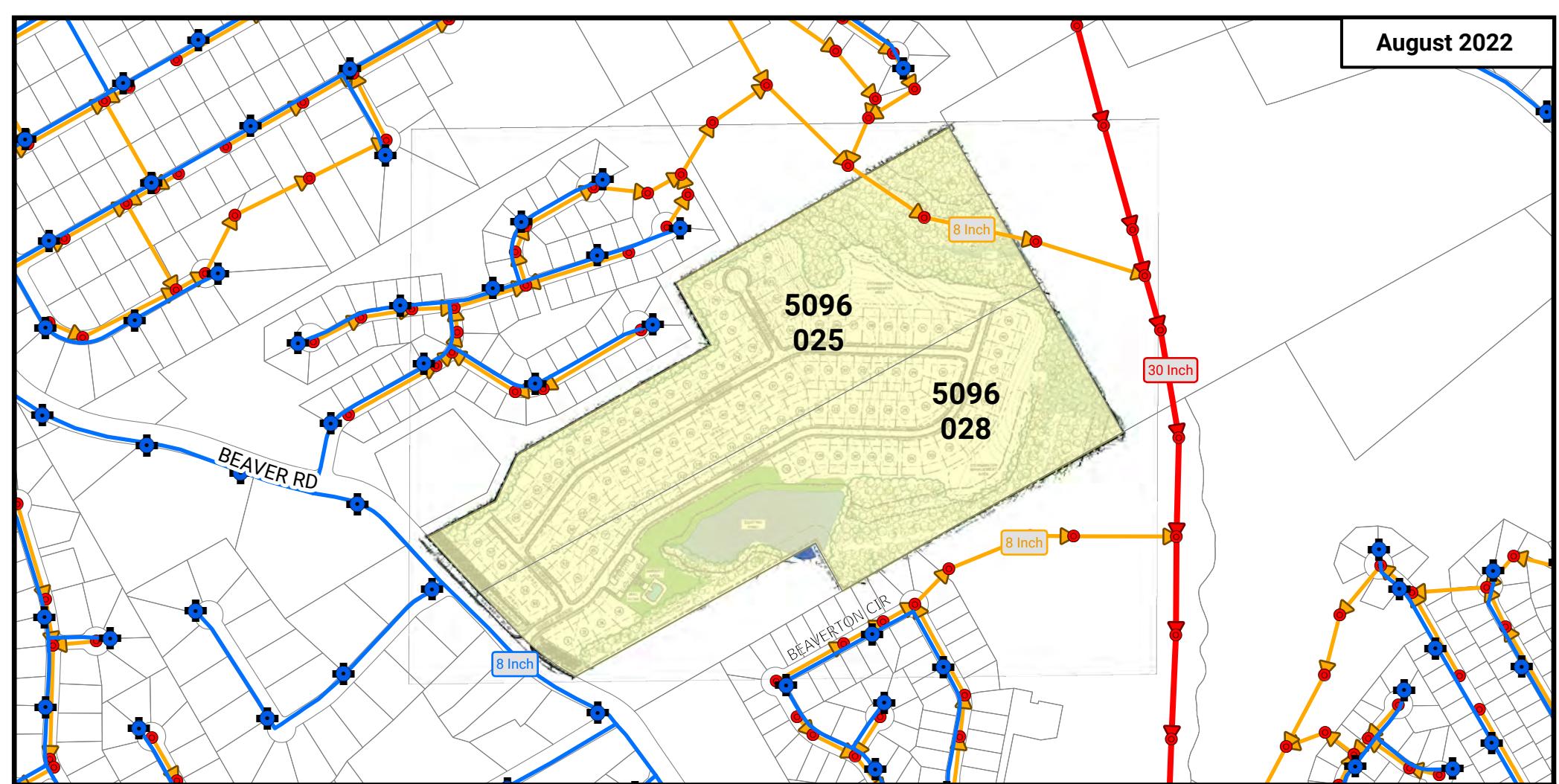


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		7/13/2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com	
Case Number:		RZR2022-00020	
Case Address:		4130 & 4150 Beaver Ruin 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 southwest right-of-way of Beaver Road.		
2	Sewer: Sewer Capacity Certification C2022-02-045 is approved for 60 units (45.00 peak gpm) and must be updated to reflect the increase in units.		
3	Sewer: Pending available sewer capacity, the development may connect to an existing 8-inch sanitary sewer main located on the proposed development site.		
4			
5			
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7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
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Note: Attach additional pages, if needed

Revised 7/26/2021



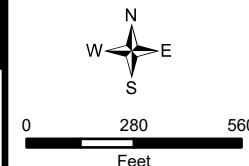
LEGEND

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

RZR2022-00020

R-100 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the southwest right-of-way of Beaver Road.

Sewer Comments: Sewer Capacity Certification C2022-02-045 is approved for 60 units (45.00 peak gpm), and must be updated to reflect the increase in units. Pending available sewer capacity, the development may connect to an existing 8-inch sanitary sewer main located on the proposed development site.

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 2410.6, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, August, 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
RZC2022-00001 & RZC2022-00002	Duluth HS	2,643	2,650	-7	2,696	2,650	46	2,736	2,650	86	25
	Duluth MS	1,286	1,775	-489	1,312	1,775	-463	1,331	1,775	-444	19
	Harris ES	680	750	-70	687	750	-63	694	750	-56	33
RZM2022-00026 & RZM2022-00027 & RZM2022-00028	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	27
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	20
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	35
RZM2022-00031	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	24
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	19
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	32
RZM2022-00032	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	6
	Hull MS	1,258	1,750	-492	1,271	1,750	-479	1,290	1,750	-460	5
	Mason ES	937	1,150	-213	924	1,150	-226	912	1,150	-238	9
RZM2022-00033	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	8
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	7
	Camp Creek ES	1,323	1,325	-2	1,336	1,325	11	1,350	1,325	25	11
RZM2022-00034	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	5
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	4
	Benefield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	6
RZM2022-00036	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	14
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	10
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	18
RZM2022-00037	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	30
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	22
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	39
RZR2022-00020	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	37
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	26
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	47
RZR2022-00023	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	37
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	26
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	47

Exhibit F: Maps

[attached]

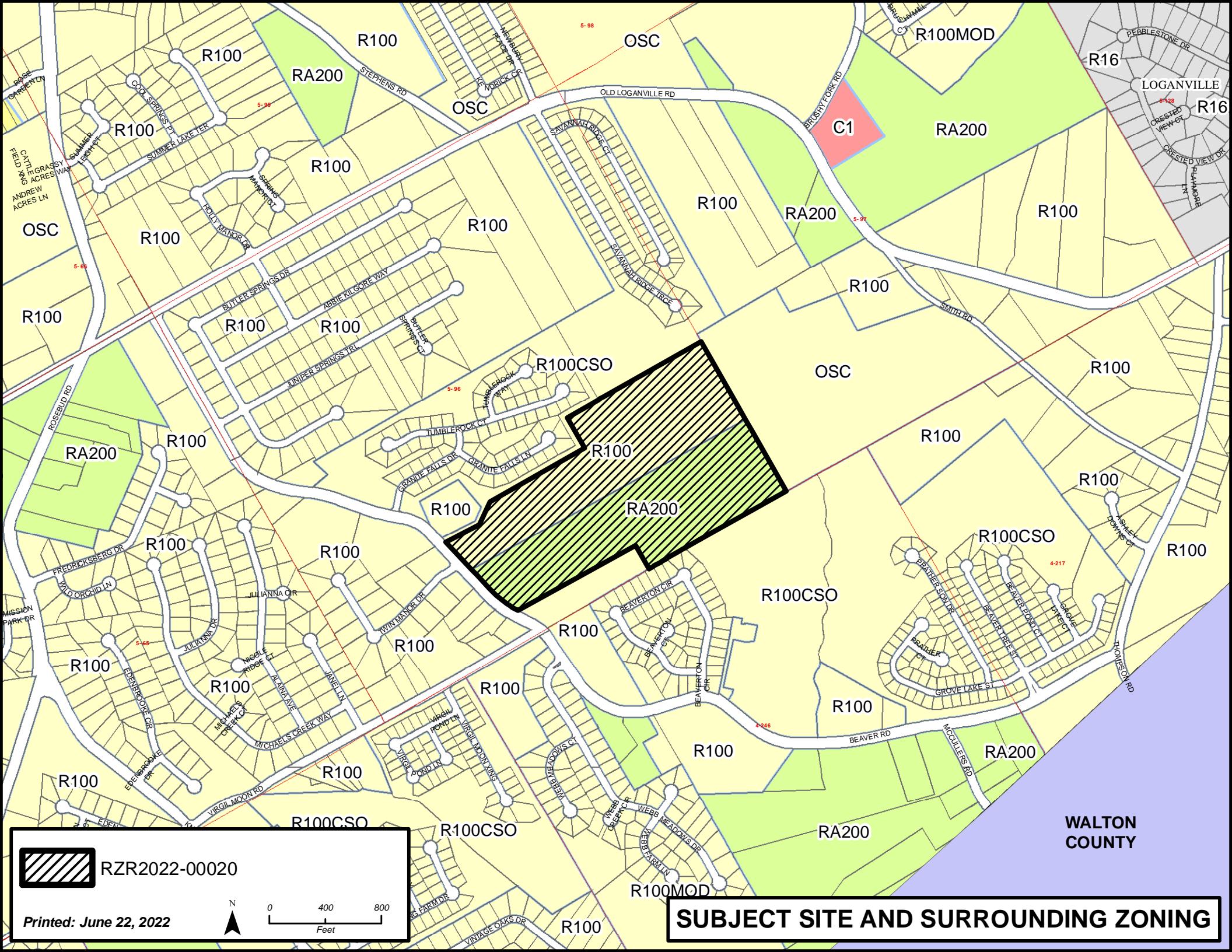


RZR2022-00020

Printed: June 22, 2022



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Feet



RZR2022-00020

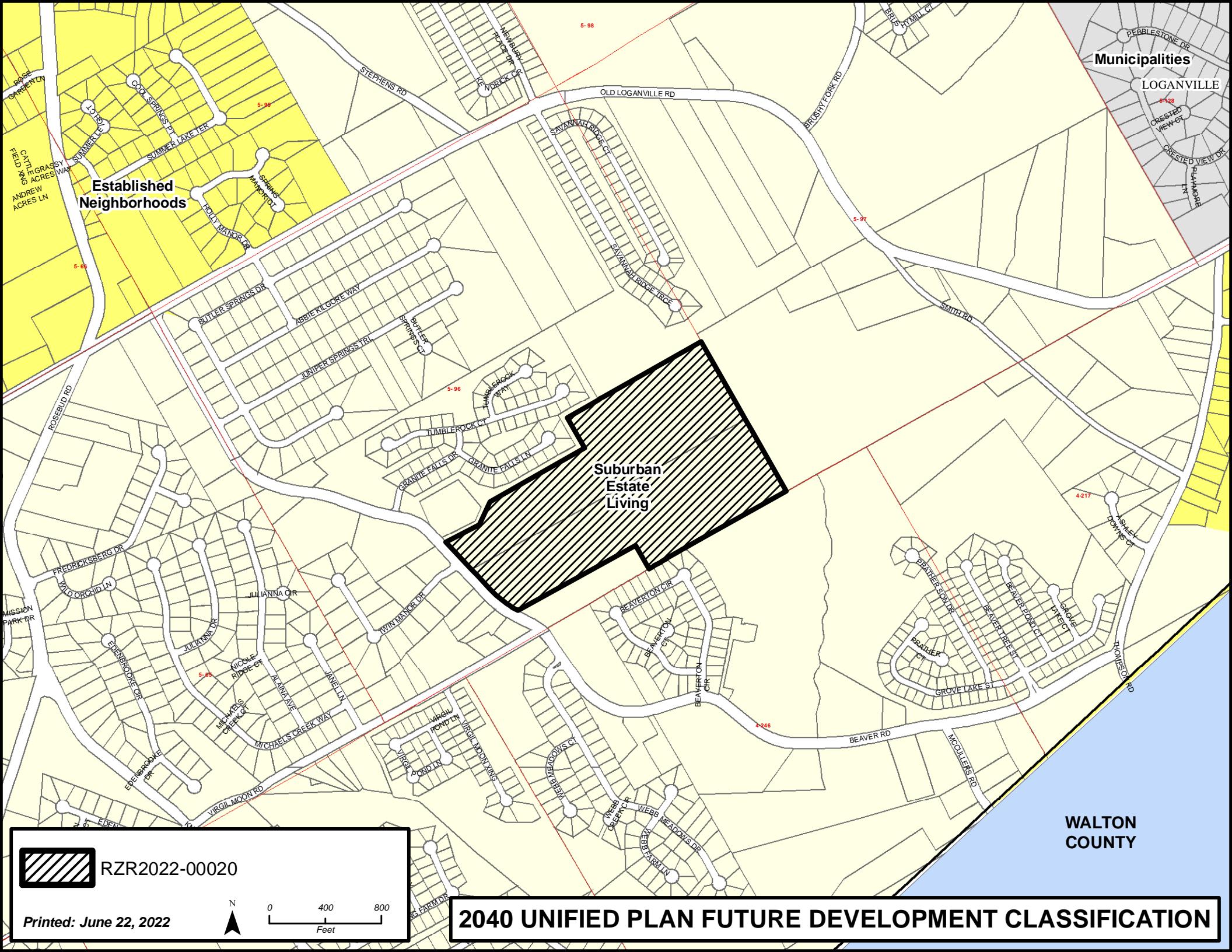


Printed: June 22, 2022



A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 400 is marked with a tick mark and labeled '400' below the line. The number 800 is marked with a tick mark and labeled '800' below the line. There is another tick mark between the 400 and 800 marks, labeled '500' below the line.

SUBJECT SITE AND SURROUNDING ZONING



RECEIVED

6.13.22

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: <u>Parkland Communities Inc. c/o Alliance Engineering and Planning</u>	NAME: <u>Multiple - See Attached</u>	
ADDRESS: <u>299 South Main Street</u>	ADDRESS: _____	
CITY: <u>Alpharetta</u>	CITY: _____	
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: _____ ZIP: _____	
PHONE: <u>770-225-4730 ext.819</u>	PHONE: <u>770-225-4730 ext.819</u>	
EMAIL: <u>tylerl@allianceco.com</u>	EMAIL: <u>tylerl@allianceco.com</u>	
CONTACT PERSON: <u>Tyler Lasser</u>	PHONE: <u>770-225-4730 ext.819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>OSC</u> <u>/RA-200</u>		
PARCEL NUMBER(S): <u>5096 025, 5096 028</u>	ACREAGE: <u>50.874</u>	
ADDRESS OF PROPERTY: <u>4130 and 4150 Beaver Road</u>		
PROPOSED DEVELOPMENT: <u>Open Space Conservation Subdivision</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>111</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.18</u>	Density: _____
Net Density: <u>2.21</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6.2.22

Property Owner Information

5096 025

REDMOND BARRY L ETAL
4130 BEAVER RD
LOGANVILLE GA 30052-2507

5096 028

MOUTE LUC R MBAH A
2101 MARKET ST UNIT 202
PHILADELPHIA PA 19103-1355

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6.2.22

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

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

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

RECEIVED

6.2.22

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.

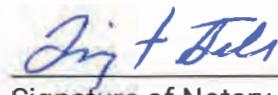

Signature of Applicant

2/28/2022

Date

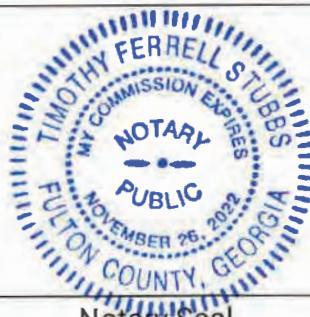
JAMES D. JACOBI / PRESIDENT

Type or Print Name and Title


Signature of Notary Public

2/28/2022

Date



Notary Seal

RECEIVED

6.2.22

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

Linda D. Redmond

2-22-22

Date

2-22-22

Type or Print Name and Title

LINDA D. REDMOND

OWNER

OWNER

Signature of Notary Public

2-22-22

Date

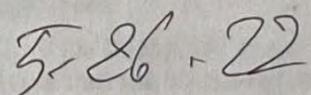
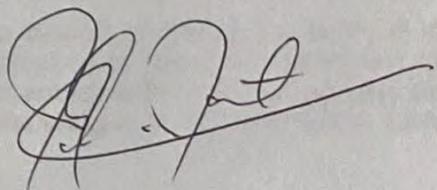


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6.13.22

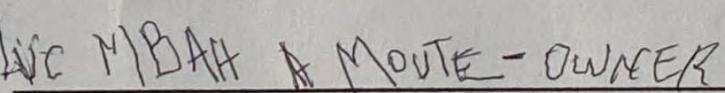
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REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST
ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

Date



Type or Print Name and Title

See ATTACHED

Signature of Notary Public

Date

Notary Seal

RECEIVED

6.13.22

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On MAY 26, 2022 before me, J. L. GONZALEZ, Notary Public,

Date

Here Insert Name and Title of the Officer

personally appeared LUC RICHARD MBAIA A MINUTE

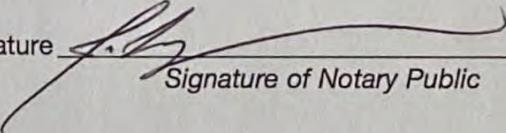
Name(s) of Signer(s)

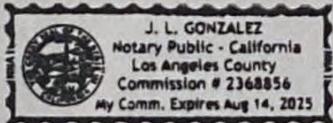
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: REZONING PROPERTY OWNER'S CERTIFICATION

Document Date: 05/26/2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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.

submitted or attached the required information

 2/28/2022

SIGNATURE OF APPLICANT DATE

JAMES D. JACOB

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

Tyler Lasser

88

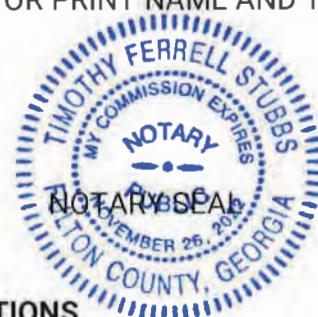
**SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

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

(Signature) **YOUR NAME**

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

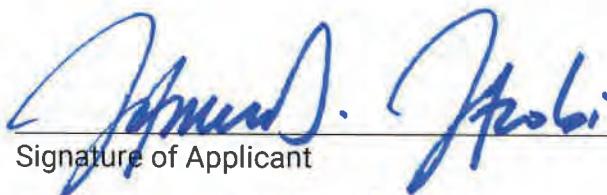
6.2.22

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 - 096 - 025
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

2/28/2022

Date

JAMES D. JACOBY / PRESIDENT

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia

Tax Associate I

NAME

TITLE

03/29/2022

DATE

RECEIVED

6.2.22

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 - 096 - 028
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

5/26/2022
Date

JAMES D. JACOBI, PRESIDENT
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia

Tax Associate I

NAME

TITLE



DATE

RECEIVED

7.19.22

Applicant's Letter of Intent

4130 and 4150 Beaver Road (Parcel # 5096 025, 5096 028)
R-100 and RA-200 to OSC

The Applicant, Parkland Communities Inc., requests a rezoning on a 50.874-acre site for the purpose of constructing an open space conservation subdivision. The site is located on Beaver Road near several other conservation subdivisions, including three adjacent existing conservation subdivisions. The rear of the site abuts a recently zoned OSC subdivision on Smith Road.

To develop the site as proposed, the applicant requests a rezoning from R-100 (Single-Family Residence District) and RA-200 (Agriculture Residence Subdivision) to OSC (Open Space Conservation District). As illustrated on the submitted site plan, the Applicant proposes to construct a 110-unit single-family detached subdivision, with a large amenity area, and abundant open space. The community will include a mixture of ranch-style homes as well as two-story homes. Ranches will have a floor area of approximately 1,800 square feet, and two-story homes will have a floor area of approximately 2,000 square feet. Each home will be constructed with a mixture of exterior materials including brick, stone, and fiber cement siding, and will feature a front-entry two-car garage. In addition to garage and driveway spaces, further parking will be conveniently provided adjacent to the amenity area and mail kiosk near the front of the site. The tree-lined sidewalks throughout the site will allow residents to access the amenity area, as well as the road frontage of Beaver Road safely and comfortably. Homes will be priced starting in the low 300's. The community's preserved conservation space will include but is not limited to the wetlands, stream, and accompanying buffers at the rear of the site, ponds, conservation strips along the site's borders, and street frontage buffer. Concurrent with the zoning request, the Applicant requests a variance to decrease the conservation strip adjacent to R-100 CSO (Conservation Subdivision Overlay) from 50-feet to 25-feet in accordance the submitted site plan. The subject site is within the Suburban Estate Living character area of the 2040 Comprehensive Plan, which encourages open space conservation subdivisions as one of two potential development types. As an open space conservation subdivision with over 12 acres of open space and protected environmentally sensitive areas, the proposed development meets the intent of the character area.

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

RECEIVED

Standards Governing the Exercise of the Zoning Power

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

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

Rezoning the subject site to OSC for the purpose of single-family detached homes is suitable in relation to the adjacent and nearby properties. The site is directly adjacent to multiple conservation subdivisions, and there are multiple other conservation subdivisions within proximity.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The surrounding area is entirely existing subdivisions or pending subdivisions.

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

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

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

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

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Suburban Estate Living character area of the 2040 Future Development Map, which encourages open space conservation subdivisions.

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

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7-19-22
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

A ~~parcel~~ of land lying in Land Lot 97, of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point located at the corner common to Land Lots 96, 97 and lying on the northwesterly line of Land Lot 246; thence leaving said common corner, run South 61 Degrees 14 Minutes 35 Seconds West along the line common to Land Lots 96 and 246 for a distance of 1,118.56 feet to a point; thence leaving said common line, run North 28 Degrees 45 Minutes 25 Seconds West for a distance of 200.00 feet to a point; thence run South 61 Degrees 14 Minutes 35 Seconds West for a distance of 960.83 feet to a point lying on the northerly right-of-way of Beaver Road (80' right-of-way), said point lying on a curve to the right, said curve having a radius of 308.65 feet, a central angle of 30 Degrees 31 minutes 58 seconds, a chord bearing of North 59 Degrees 12 Minutes 57 Seconds West and a chord length of 162.54 feet; thence run along the arc of said curve and said right-of-way for a distance of 164.48 feet to a point; thence run North 43 Degrees 34 Minutes 08 Seconds West along said right-of-way for a distance of 291.46 feet to a found 5/8" rebar; thence run North 42 Degrees 57 Minutes 07 Seconds West along said Right-of-Way for a distance of 268.21 feet to a found 5/8" rebar; thence leaving said Right-of-Way run North 62 Degrees 36 Minutes 27 Seconds East for a distance of 267.44 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 24 Degrees 58 Minutes 09 Seconds East for a distance of 179.65 feet to a found 5/8" rebar; thence run North 60 Degrees 29 Minutes 47 Seconds East for a distance of 777.80 feet to a found 5/8" rebar; thence run North 29 Degrees 28 Minutes 07 Seconds West for a distance of 250.05 feet to a found 5/8" rebar; thence run North 60 Degrees 30 Minutes 05 Seconds East for a distance of 1,097.07 feet to a found 1" square rod located on the line common to Land Lots 96 and 97; thence run South 29 Degrees 29 Minutes 57 Seconds East along said common line for a distance of 634.42 feet to a found 1/2" rebar; thence run South 29 Degrees 40 Minutes 56 Seconds East along said common line for a distance of 621.90 feet to the POINT OF BEGINNING.

said parcel contains 2,216,056 square feet or 50.874 acres.

SURVEY NOTES

1. All easements, rights of way, or survey of which the surveyor has knowledge and shown herein, unless may exist as of which the surveyor has no knowledge and of which there is no observable evidence.

2. The property shown herein is subject to all easements and restrictions of record both public and private.

3. According to the Flood Insurance Rate Map (FIRMs) for Government County, Georgia (Community-number 15113502) dated (September 29, 2009), all of the property lies within Zone A-100.

4. North arrow and bearings shown herein are based on GA Zone West, NAD83 adjusted coordinate system and the StatePlane Georgia 3 FIPS and ordered by RTK observations on 03-28-2012 using the Leica Geosystems System. All distances are horizontal ground distances.

5. This plot has been calculated for closure and is found to be accurate within one foot in 1,092,642 feet.

6. This plot was prepared for the exclusive use of the person, persons, or entity named herein, and is not to be reproduced, except by the person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.

7. State, County, and Local bodies and setbacks might exist on the subject property that are not shown herein.

8. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.

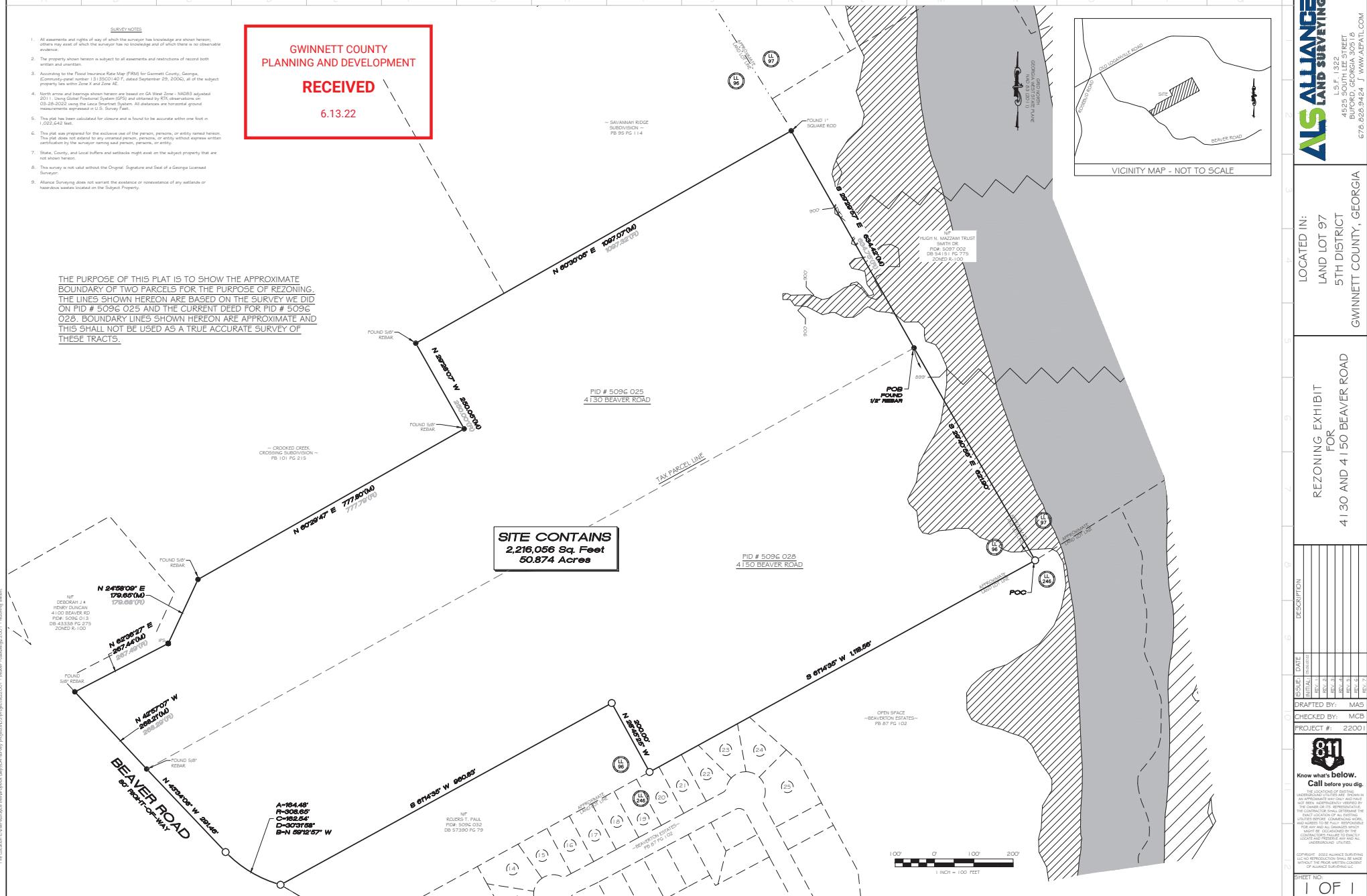
9. All alterations survey done not warrant the existence or nonexistence of any wetlands or habitats survey were located on the Subject Property.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED
6.13.22

THE PURPOSE OF THIS PLAT IS TO SHOW THE APPROXIMATE BOUNDARY OF TWO PARCELS FOR THE PURPOSE OF REZONING. THE LINES SHOWN HEREON ARE BASED ON THE SURVEY WE DID ON PID # 5096 025 AND THE CURRENT DEED FOR PID # 5096 028. BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND THIS SHALL NOT BE USED AS A TRUE ACCURATE SURVEY OF THESE TRACTS.

SITE CONTAINS
2,216,056 Sq. Feet
50.874 Acres





**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

6.2.22



NRCS WEB SOIL SURVEY

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	11.8	23.3%
AnC2	Appling sandy clay loam, 6 to 10 percent slopes, eroded	11.1	21.8%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	17.0	33.5%
Cfs	Chewacla silt loam, 0 to 2 percent slopes, frequently flooded	8.4	16.5%
PfC2	Pacoat sandy loam, 6 to 10 percent slopes, moderately eroded	0.2	0.3%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	2.3	4.5%
Totals for Area of Interest		50.874	100.0%

Total Combined Area:

+/- 50.874 Gross Acres & +/- 50.105 Net Acres

Date of existing features assessment:

March 31, 2022 and May 25, 2022

Site description:

This property consists of a tract totaling 50.874 acres currently zoned R100 and RA200 located at 4130 Beaver Road in Gwinnett County, Georgia. The central location for the site are latitude 33.827160 North and longitude -83.742972 West. The property is located within the Beaver Creek Watershed. The surrounding land use consists of undeveloped woodlands and pastures and mixed with residential developments and dwellings to the north, south, east, and west. A sanitary sewer line easement runs parallel to the on-site perennial stream in the eastern portion of the site. The nearest named waterbody is Brushy Fork Creek which is located approximately 0.35-mile east of the property.

Timber harvesting activities in the previous 24 months:

No timber harvesting activities per the land owners.

FEMA stream wetland data:

- According to FIRM number 13135C0140F, dated 9/29/2006, a portion of the property shown does lie within Zone AE.
- According to an aquatic resource delineation prepared by Contour Environmental, LLC on March 5, 2022, the site contains forested wetlands located in the eastern portion of the site property.

Historical archeological or other significant features:
None observed on-site during site assessment.

Notes:

- USFWS IpaC: (<https://eocs.fws.gov/ipsac>) was utilized for reviewing critical habitats and endangered species potentially affected by activities on this location by quadrant. One plant with endangered status was listed: Black Spored Quillwort (*Isoetes melanostoma*). No protected critical habitat is listed by USFWS as occurring in the study area.
- GADNR Biodiversity Portal (<https://georgiabiodiversity.org>) website was utilized for reviewing protected species potentially affected by this location by quadrant. One animal species with Georgia protection status of threatened was listed: Altamaha Shiner (*Cyprinella xanthurus*).
- During the on-site existing features assessment, none of the species listed by the GADNR Biodiversity Portal (below) were identified or located.

All Species and Communities												
GEORGIA												
All Rare Animals, Plants, Natural Plant Communities within Loganville, GA, NW Quarter Quad												
Scientific Name	Common Name	GA Prot	US Prot	GrRank	Red GtRank	State Status	Intl Status	ES	Element Code	Group	Ref	Other
Amarica latidens	Louisiana Blue Star	Q3	Q3	S2	S2	Yes	19281	PCAPC0300	Plant	Open woods near granite outcrops (limited to <i>Lithonia</i> species types)		
Grindelia stricta	T	Q2/Q3	Q2	S2/S3	S2	Yes	19241	PCB842030	ANHML	Medium-sized to large streams in ravines or gullies over sand to gravel substrate		
Grindelia parryi	Granite hollyhock	Q3	Q3	S3	S3	No	34412	PCD349000	Plant	Granite outcrops, especially on <i>Lithonia</i> granite		
Zamiolepis amplexicaulis	Brookside Polka-dot Plant	Q3	Q3	S1T	S1T	No	20121	PCRU107010	Plant	Rocky, open, shaded slopes, river banks and terraces		



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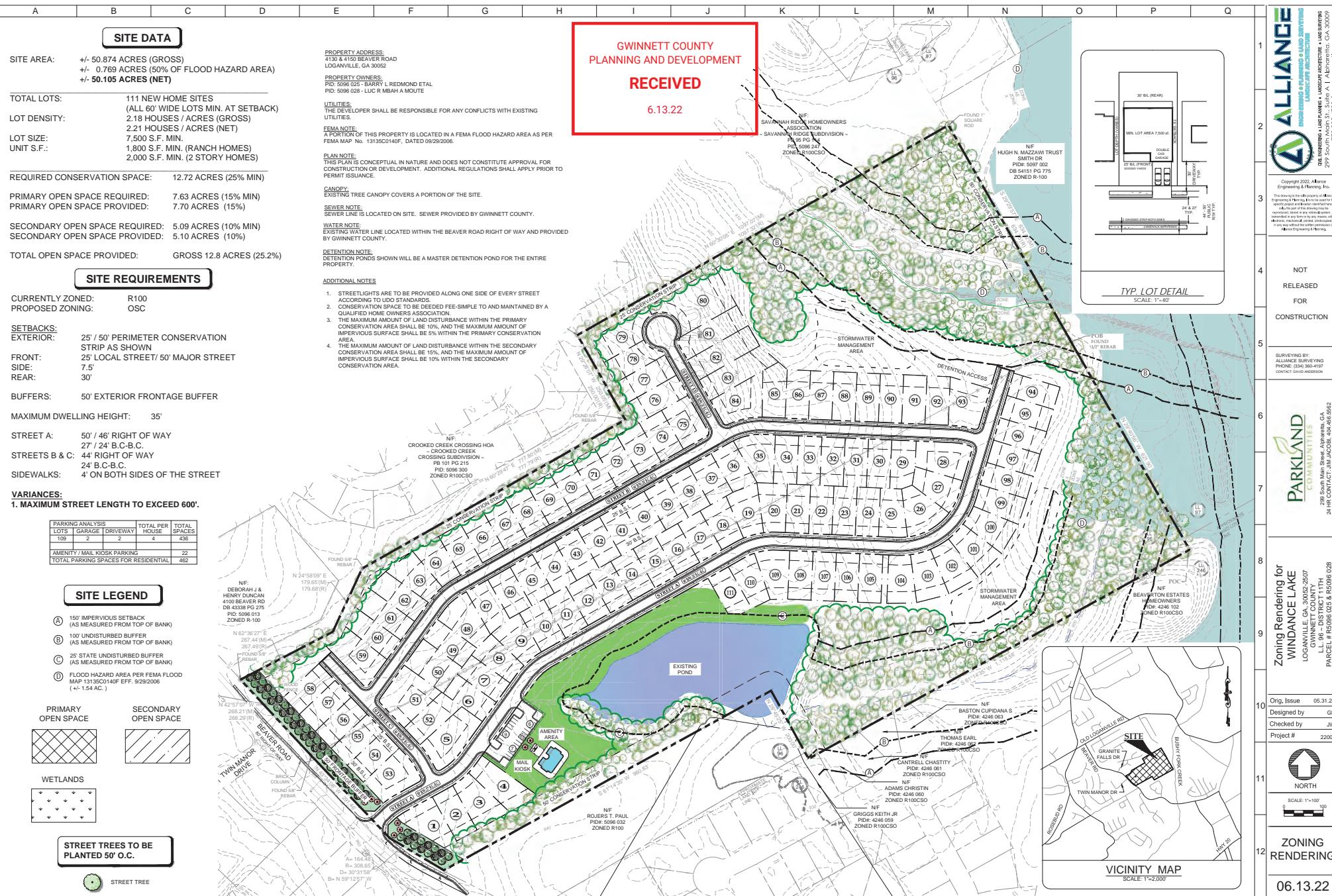
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OAKLEIGH

Character Example of Front Homes Architecture



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer

OAKLEIGH

Character Example of Front Entry Homes Architecture



FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer


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OAKLEIGH

Character Example of Ranch Style Homes Architecture



FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION

NOTE: Elevations not to exceed 35'0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer and/or stone veneer