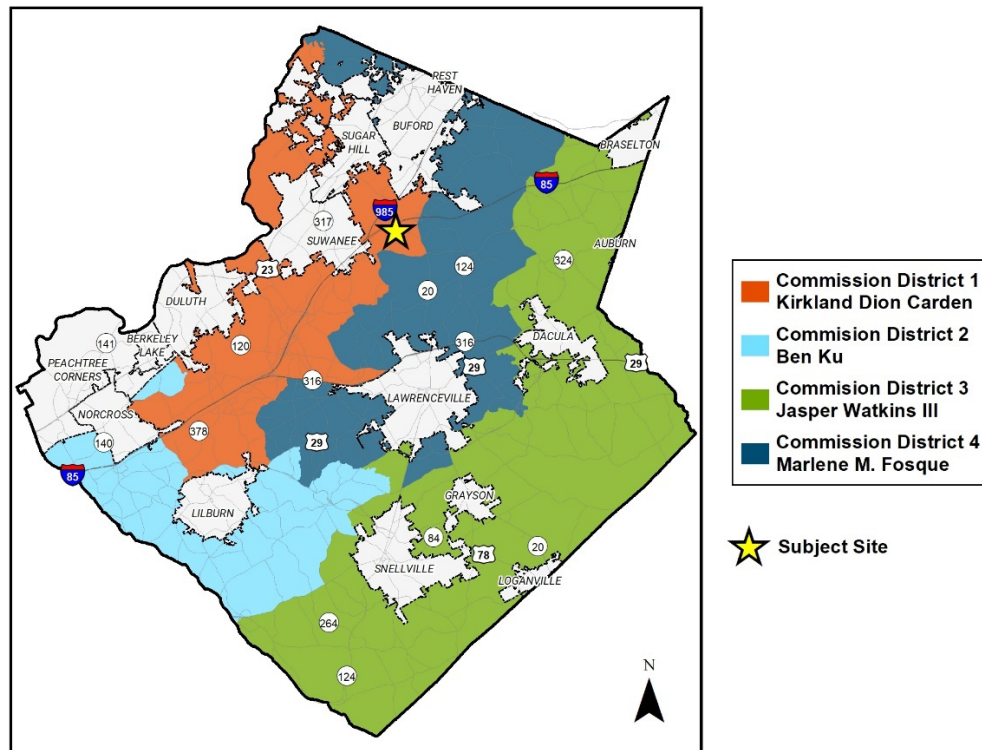




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00023
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to OSC (Open Space Conservation District)
Additional Request: Variance and Waiver
Address: 800 Block of Rock Springs Road
Map Number: R7148 006
Site Area: 54.0 acres
Units: 110
Proposed Development: Single-Family Detached Subdivision
Commission District: District 1 – Commissioner Carden*
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS



*Commission District 4 effective January 1, 2023.

Planning Commission Advertised Public Hearing Date: 8/3/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: Beazer Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: The Lansky Partnership, LLLP, David
Werber, Martin Werber, and David
Werber and Martin Werber as co-
executors of the Estate of Mildred
Werber
5855 Sandy Springs Circle, Suite 290
Sandy Springs, GA 30328

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

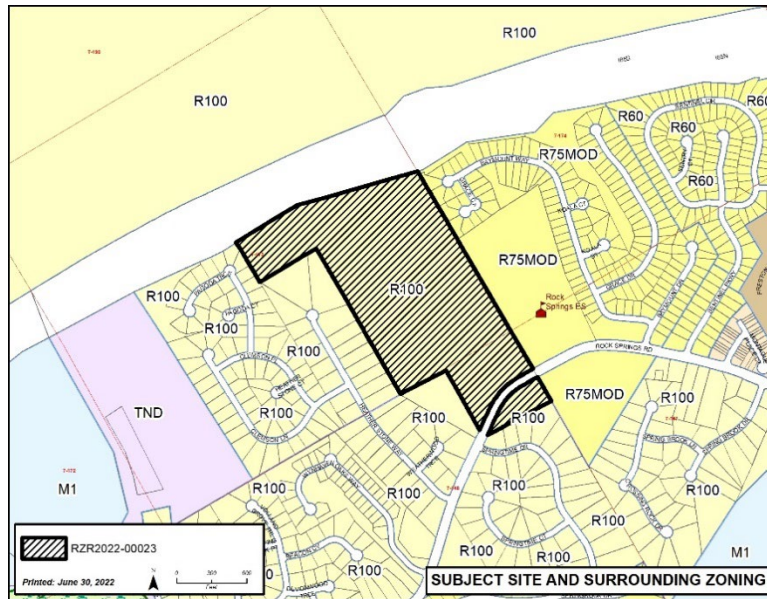
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 54.0-acre undeveloped and wooded parcel located on the north side of Rock Springs Road, one mile west of its intersection with Buford Drive. A small 2.35-acre property is included in the tax parcel across Rock Springs Road to the south and is not a part of this request. A stream traverses the northwest corner of the property and runs through the center of the tract along an east-west axis. A gas utility easement bisects the property, and a power utility easement exists along the northern and eastern property lines. The site generally slopes down from the south and east to the northwest by approximately 130 feet. A sidewalk is located along the north side of Rock Springs Road, and the proposed Ivy Creek to Snellville trail will intersect Rock Springs Road nearby to the east. The nearest Gwinnett County Transit stop is located 4.61 miles from the subject site.

Surrounding Use and Zoning

The surrounding area consists of mostly single-family detached residential subdivisions, with Rock Springs Elementary School directly to the east of the subject site. Interstate 85 is located north of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Detached Subdivision	OSC	2.23 units per acre
North	Interstate 85	R-100	N/A
East	Rock Springs Elementary School Single-Family Residential	R-75MOD R-75MOD	N/A 3.27 units per acre
South	Single-Family Residential	R-100	1.19 units per acre
West	Single-Family Residential	R-100	1.52 units per acre

Project Summary

The applicant requests rezoning of a 54.0-acre property from R-100 to OSC for a single-family detached subdivision, including:

- 110 single family detached lots yielding a net density of 2.23 units per acre.
- Homes constructed with a minimum heated floor area of 1,400 square feet and facades of brick, stacked stone, cedar shake, fiber cement siding, and/or board and batten.
- A total of 25.1% or 13.53 acres of conservation space. Of the 13.53 acres, 5.02 acres will be comprised of primary conservation space.
- A total of 10.68 acres or 19.8% of common area. This common area is located along the frontage of Rock Springs Road and will include a pool, cabana, and surface parking lot with 20 parking spaces.
- A 50-foot street frontage buffer.
- A 50-foot conservation strip buffer along the exterior property lines of the site.
- A single full access driveway from Rock Springs Road.
- A 5-foot sidewalk located along Rock Springs Road and throughout the interior of the development.
- Two stormwater management facilities located on the south portion of the development.

Zoning and Development Standards

The applicant is requesting 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
Heated Floor Area	Minimum 1,400 square feet	1,400 square feet	YES
Lot Width	Minimum 60 feet	60 feet	YES
Lot Size	Minimum 7,500 square feet	7,500 square feet	YES
Density	Maximum 2.5 units per acre	2.23 units per acre	YES
Common Area	Minimum 25%	10.68 acres or 19.8%	NO*
Off-Street Parking	Minimum: 220 spaces Maximum 660 spaces	237 spaces	YES
Landscape Strip	10'	10'	YES

*The site plan inaccurately lists the minimum required common area as 6%. The applicant will be required to demonstrate compliance with the minimum common area required during the permitting process.

Variance Request

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

1. Section 210-50.14.A, to provide cul-de-sac streets that are longer than 600 feet in length.

The applicant proposes a variance to allow cul-de-sac streets exceeding 600 feet in length, as required by the OSC zoning district.

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 360-50.2.D. Lots:
 - D. *Side Lot Lines*. Side lot lines generally should be at right angles (90 degrees) to straight street lines or radial to curved street lines as much as practical. Side lot lines should be radial to the radius points of all cul-de-sacs. Variations of more than 10 degrees shall require a modification approval of the Department and shall be approved when appropriate to the reasonable design pattern of the subdivision and efficient use of the land relative to topographic conditions.

Side lot lines should generally be at right angles to straight streets or radial to curved street lines. The applicant is requesting a waiver to allow the side lot lines of some lots, as shown on the site plan, to remain as designed.

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.

The site is surrounded by single-family residential subdivisions. Although the single-family residences to the west are larger lot single-family homes, the development is consistent in size and scale with the developments to the west. The subdivision east of the school, Village at Rock Springs, has a minimum lot width of 65 feet, and the subdivision adjacent to it, Sentinel Ridge, has a minimum lot width of 60 feet. The proposed development will have a minimum lot width of 60 feet which is consistent with the surrounding area and therefore is suitable in view of the use and development of adjacent and nearby property.

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 impacted by the zoning change. The applicant proposes a single-family detached neighborhood which is similar in size and use with the surrounding area.

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.

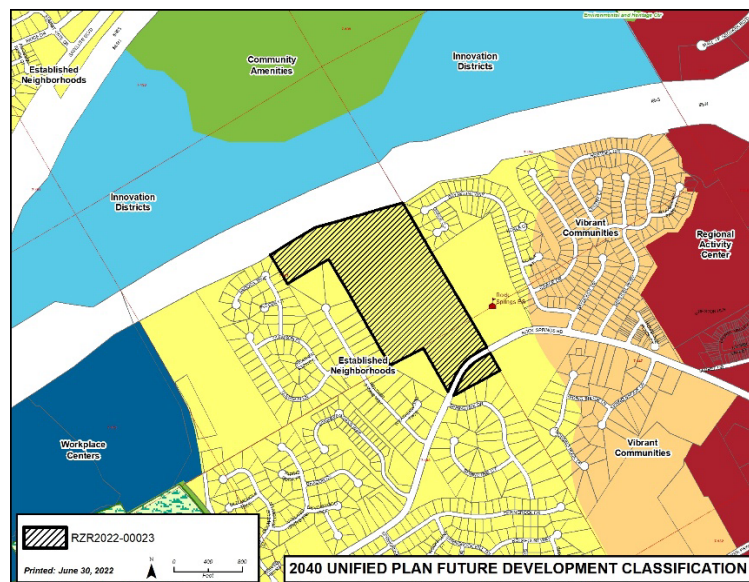
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate

conditions, site development regulations, and planning. Impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request is 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 the subject property lies within the Established Neighborhoods Character Area. This designation includes residential areas that are not anticipated to experience significant changes and encourages residential infill developments that are consistent in scale with nearby properties. The proposed development is a single-family detached subdivision which is consistent in scale, size, and use with the surrounding area and therefore is in conformity with 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.

A single-family detached residential development would be appropriate and consistent with the surrounding area. The site is within walking distance of an elementary school and near the emerging commercial corridor and forthcoming Northside Hospital medical facility on Buford Drive. The proposal for additional housing units within close proximity to a rapidly growing commercial corridor gives supporting grounds for the approval of the proposed rezoning.

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

The requested variance is to allow the development to include several cul-de-sac streets that

are longer than 600 feet in length. The OSC zoning district regulations require cul-de-sac streets to be less than 600 feet in length in order to protect existing terrain, calm traffic speeds, promote pedestrian movement, and preserve conservation areas. The presence of streams, stream buffers, and easements, would make it difficult for the developer to construct streets shorter than 600 feet in length. The shape and topographical conditions of the site create an unnecessary hardship for the applicant if literally enforced, therefore warranting approval of the variance 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:

Due to the shape of the parcel, the utility easements, and stream buffers on the site it would be challenging for all lots to meet the requirement of perpendicular side lot lines. Such easements and buffers limit the developable area to construct 110 lots as proposed. The requested waiver to allow some lots within the subdivision to have a side yard line that is not perpendicular to the right of way would not adversely affect the general public welfare or nullify 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 **APPROVAL WITH CONDITIONS** of rezoning request.

Staff recommends **APPROVAL** of the following variance request:

1. Section 210-50.14.A, to provide cul-de-sac streets that are longer than 600 feet in length.

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

1. To allow side lot lines to not be right angles (90 degrees) to straight street lines or radial to curved street lines and to not be radial to the radius points of all cul-de-sacs.

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 15, 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 a maximum of 110 single-family detached dwellings and accessory uses and structures, with a minimum heated floor area of 1,400 square feet.

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. 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 Rock Springs Road right-of-way. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
7. Natural vegetation shall remain on the property until the issuance of a building permit.
8. All grassed areas within lots and common areas shall be sodded.
9. 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.
10. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.
11. Encroachment into the stream buffer shall be prohibited.
12. Amenities shall be constructed within the development and may including such items as trails, gazebos, benches, fire pits, etc. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity areas shall be provided throughout the development. The final layout and design of these features shall be subject to the review and approval of the Department of Planning and Development.
13. The developer shall coordinate with the Gwinnett County Department of Transportation to restripe the left-turn lane along the property frontage.

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 and adjoining power easement facing north



Frontage along Rock Springs Road facing southwest

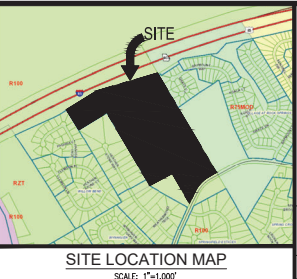


Adjacent Rock Springs Elementary School

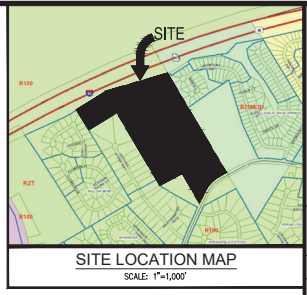
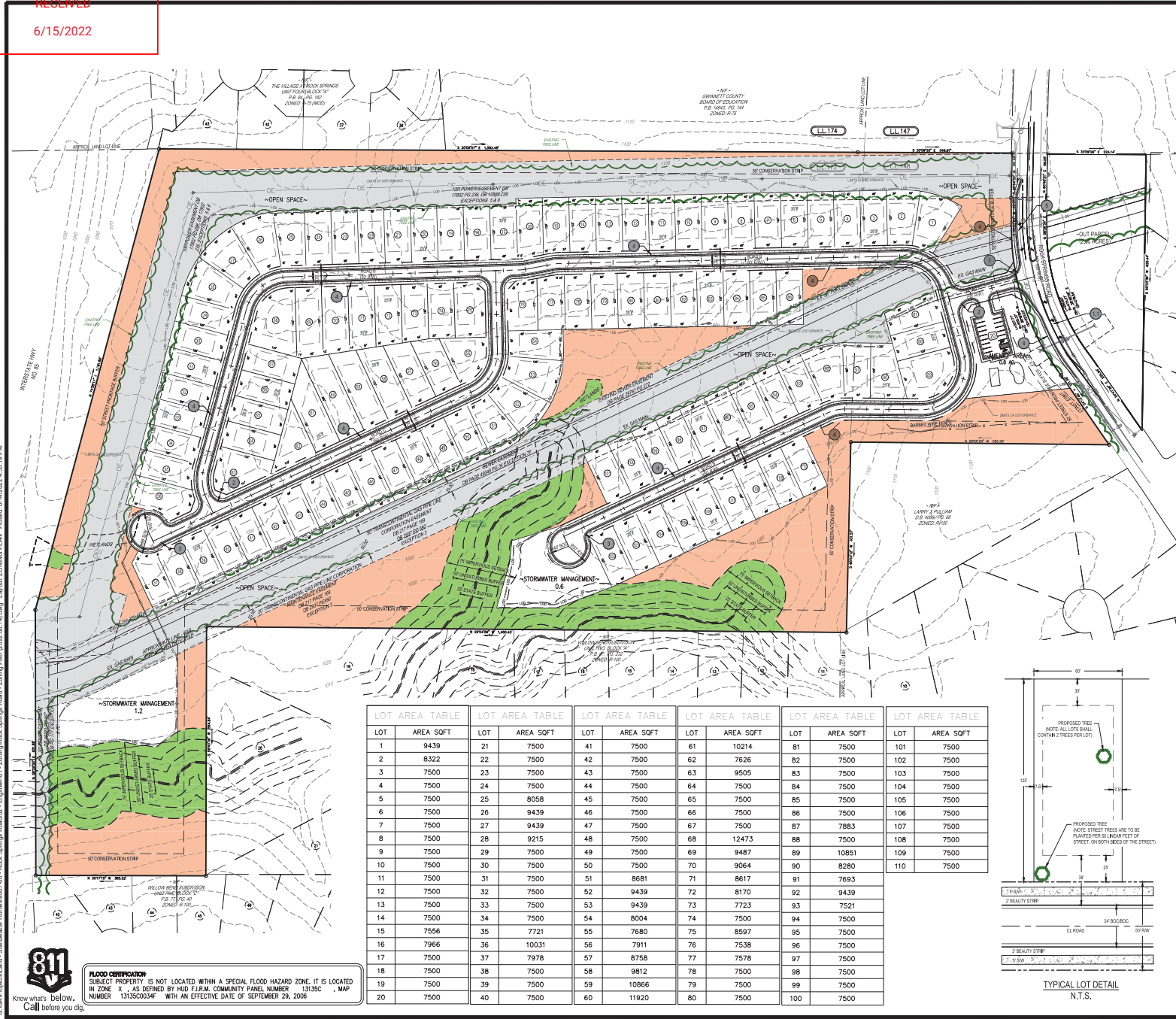
Exhibit B: Site Plan

[attached]

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6/15/2022

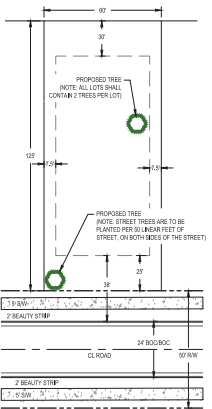


DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS
245 TOWNPARK DRIVE, SUITE 470 KENNESAW, GEORGIA 30144 DIRECT: 404-705-2885	
BEAZER HOMES 1000 ASHLEY RD NE ALPHARETTA, GA 30009	
ROCK SPRINGS ROAD REZONING GWINNETT COUNTY, GA LOCAL DISTRICT 7, ZONING OSC	
EXISTING RESOURCE MAP	
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 041521 RONALD FELTON CONC. CERT. #00463 EXP. 06/23 NOT ISSUED FOR CONSTRUCTION FILE NUMBER: 9007-00 DATE: 06/14/2022	
01	



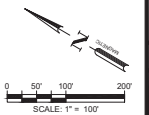
- GENERAL SITE NOTES:**
- 1.1. TOTAL SITE AREA = 16.35 ACRES
 - 1.2. DEVELOPMENT PARCEL (TO BE REZONED) = 54.0 ACRES
 - 2. ZONING:
 - 2.1. ZONING JURISDICTION = GWINNETT COUNTY
 - 2.2. EX. ZONING = R100 RESIDENTIAL
 - 2.3. PROP. ZONING = OSC
 - 3. TOTAL NET SITE AREA = 48.25 ACRES
 - 3.1. AREA IN ELECTRIC/GAS TRANSMISSION EASEMENT = 0.51 ACRES
 - 3.2. 50% AREA IN ELECTRIC/GAS TRANSMISSION EASEMENT (FOR NET AREA CALC.) = 4.75 ACRES
 - 3.3. 54.0 ACRES = 4.75 ACRES + 49.25 ACRES
 - 4. CONSERVATION SPACE PROVIDED = 13.55 ACRES (28%)
 - 4.1. PRIMARY CONSERVATION SPACE
 - 4.1.1. PRIMARY CONSERVATION SPACE PROVIDED (15% OF TOTAL CONSERVATION SPACE) = 2.04 AC.
 - 4.1.2. PRIMARY CONSERVATION SPACE PROVIDED = 5.02 AC.
 - 4.2. DISTURBANCE IN CONSERVATION SPACE
 - 4.2.1. MAXIMUM ALLOWED DISTURBANCE = 0.50 AC. (10%)
 - 4.2.2. PROPOSED DISTURBANCE = 0.50 AC. (10%)
 - 4.2.3. MAXIMUM IMPERVIOUS = 0.25 AC. (5%)
 - 4.2.4. PROPOSED IMPERVIOUS = 0.25 AC. (5%)
 - 4.3. SECONDARY CONSERVATION DISTURBANCE
 - 4.3.1. MAXIMUM ALLOWED DISTURBANCE = 1.48 AC. (15%)
 - 4.3.2. PROPOSED DISTURBANCE = 0.50 AC. (5%)
 - 4.3.3. MAXIMUM IMPERVIOUS = 0.50 AC. (10%)
 - 4.3.4. PROPOSED IMPERVIOUS = 0.50 AC. (10%)
 - 5. COMMON AREA REQUIRED = 12.51 AC. (26%)
 - 6. COMMON AREA PROVIDED = 10.68 AC. (19.8%)
 - 7. TOTAL NUMBER OF PROPOSED UNITS = 110 UNITS
 - 8. MAXIMUM DENSITY = 2.5 D.U./AC.
 - 9. PROP. DENSITY:
 - 9.1. GROSS DENSITY = 2.54 D.U./AC.
 - 9.2. NET DENSITY = 2.53 D.U./AC.
 - 10. PROPOSED EXTERNAL BUFFER:
 - 10.1. STREET FRONTAGE BUFFER = 50' (ALONG ROCK SPRINGS ROAD)
 - 10.2. CONSERVATION SPACE STRIP = 50'
 - 11. BUILDING SETBACKS:
 - 11.1. FRONT = 25'
 - 11.2. REAR = 30'
 - 11.3. SIDE = 7.5'
 - 12. TYPICAL LOT DIMENSION = 60' X 120'
 - 13. MAXIMUM BUILDING HEIGHT = 35'
 - 14. MINIMUM LOT SIZE = 7,500 S.F.
 - 15. MINIMUM HEATED FLOOR AREA = 1,400 S.F.
 - 16. PARKING REQUIREMENTS PER SECTION 240-10 TABLE 240.1:
 - 16.1. MINIMUM PARKING REQUIRED = 2 PARKING SPACES PER DWELLING
 - 16.1.1. TOTAL PARKING REQUIRED = 220 SPACES
 - 16.2. PARKING PROVIDED:
 - 16.2.1. PARKING PER DWELLING = 2 SPACES PER DWELLING
 - 16.2.1.1. TOTAL = 220 SPACES
 - 16.2.2. ADDITIONAL PARKING = 17 SPACES
 - 16.2.3. TOTAL PARKING PROVIDED = 237 SPACES
 - 17. NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
 - 18. TOPOGRAPHY DEPICTED FROM GWINNETT COUNTY GIS (AERIAL).
 - 19. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 - 20. WETLANDS ARE APPARENT ON THIS SITE.
 - 21. BLUELINE STREAMS ARE APPARENT ON THIS SITE.
 - 22. NO FLOODPLAIN IS APPARENT ON THIS SITE.

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT
1	9439	21	7500	41	7500	61	10214	81	7500	101	7500
2	8322	22	7500	42	7500	62	7626	82	7500	102	7500
3	7500	23	7500	43	7500	63	9505	83	7500	103	7500
4	7500	24	7500	44	7500	64	7500	84	7500	104	7500
5	7500	25	8058	45	7500	65	7500	85	7500	105	7500
6	7500	26	9439	46	7500	66	7500	86	7500	106	7500
7	7500	27	9439	47	7500	67	7500	87	7883	107	7500
8	7500	28	9215	48	7500	68	12473	88	7500	108	7500
9	7500	29	7500	49	7500	69	9487	89	10851	109	7500
10	7500	30	7500	50	7500	70	9064	90	8280	110	7500
11	7500	31	7500	51	8681	71	8617	91	7693		
12	7500	32	7500	52	9439	72	8170	92	9439		
13	7500	33	7500	53	9439	73	7723	93	7521		
14	7500	34	7500	54	8004	74	7500	94	7500		
15	7556	35	7721	55	7680	75	8597	95	7500		
16	7966	36	10031	56	7911	76	7538	96	7500		
17	7500	37	7978	57	8758	77	7578	97	7500		
18	7500	38	7500	58	9812	78	7500	98	7500		
19	7500	39	7500	59	10866	79	7500	99	7500		
20	7500	40	7500	60	11920	80	7500	100	7500		



- PROPOSED SITE CALL-OUT DESCRIPTIONS:**
- 1. PROPOSED 30' MAIN ENTRANCE INTERSECTION RADIUS (BOC)
 - 2. PROPOSED 30' INTERNAL INTERSECTION RADIUS (BOC)
 - 3. PROPOSED 20' CL-36-SAC RADIUS
 - 4. PROPOSED 6' SIDEWALK WITH 2.0' BEAUTY STRIP
 - 5. PROPOSED DECELERATION LANE WITH TAPER

PRIMARY CONSERVATION SPACE = 4.35 AC (32.1%)
SECONDARY CONSERVATION SPACE = 9.18 AC (67.9%)



811
Know what's below.
Call before you dig.

FLOOD CERTIFICATION:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD FIRM, COMMUNITY PANEL NUMBER 13135C, MAP NUMBER 13135C0034F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

DESIGNED BY: BAC
DRAWN BY: BAC
REVIEWED BY: DFS

BCE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
DIRECT: 404.705.4885

BEAZER HOMES
100 ASHLEY RD NE
ALPHARETTA, GA 30009

**ROCK SPRINGS ROAD
REZONING**
GWINNETT COUNTY, GA
LOCATED AS DISTRICT 7
ALPHARETTA, GA 30009
ZONING OSC

ZONING PLAN

GEORGIA
NO. 041521
PROFESSIONAL
LAND SURVEYOR
CONC. CERT. #10463
EXP. 06-23-25
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9007-00
DATE: 06/14/2022
02

Exhibit C: Building Elevations

[attached]

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6.2.2022



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

[attached]



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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Beazer Homes, LLC (the “Applicant”) for the purpose of rezoning an approximately 54.0-acre tract (the “Property”) located along the northerly side of Rock Springs Road west of Buford Drive (State Route 20). The Property is currently zoned R-100 and is located within the Established Neighborhoods Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop a single-family conservation subdivision consisting of 110 single-family detached homes pursuant to the Open Space Conservation District (OSC) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). The proposed development would be accessed by a single entrance on Rock Springs Road to the west of an existing gas easement which divides the Property. The proposed amenity area is located near the main entrance along Rock Springs Road which would include a pool and cabana. The proposed development would also include a 50-foot wide conservation space strip running along the perimeter of the Property including the Rock Springs Road frontage. The proposed 50-foot wide conservation space strip would provide appropriate separation and screening from adjacent single-family residential communities, including Willow Bend (zoned R-100) and Village at Rock Springs (zoned R-75 Modified). The Property is also adjacent to Rock Springs Elementary School and Interstate 85. Homes in the proposed community would be constructed with attractive architectural elements and square footages which are compatible with homes in the surrounding area. The façades of the homes would include brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application.

The policies and recommendations of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) accommodate a variety of housing types within the Established Neighborhoods Character Area and specifically encourage “single-family residential,” “conservation open space subdivisions,” “mixed-residential developments,” and even “townhomes” as potential development types. The proposed single-family detached conservation subdivision falls squarely within the policy and intent of the 2040 Plan. Accordingly, the proposed development is

compatible with surrounding zoning classifications and land uses and is in line with the policy and intent of the 2040 Plan.

In order to develop the Property as depicted on the site plan and Applications, the Applicant requests waiver, variances, and/or other relief, as necessary from the following provisions of the UDO:

- Section 210-50.14(A) to allow cul-de-sac streets with a length in excess of 600 feet. Due to the steep topography, streams, and large utility easements present on the Property, enforcing a requirement for street lengths less than 600 feet would create a severe hardship on the Applicant and Property owner and would result in additional utility crossings and impervious surface area.
- Section 360-50.2(D) to allow lot lines perpendicular or radial to right-of-way. Due to the odd shape and significant physical characteristics of the Property, some lots have a side yard line that is not perpendicular to the right-of-way. However, these lots are, or are adjacent to, corner lots. Said lots are designed to minimize complexity of lot lines overall.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 2nd day of June, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

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6.2.2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of single-family residential uses including land zoned R-100, R-75, R-75 Modified, RZT, RM-8, and R-TH.
- (B) No, approval of the Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property.
- (C) Due to its size, location, layout, dimensions, and other physical characteristics, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Buford Drive (State Route 20) and through Buford Drive Interstate 85. Utilities are available in the area.
- (E) Yes, approval of the Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is located within the Established Neighborhoods Character Area which specifically encourages single-family residential and mixed residential land uses as potential development types.
- (F) The Applicant submits that the subject Property's location adjacent to other residential developments and its proximity to major transportation corridors, notably Buford Drive and Interstate 85, provides additional supporting ground for approval of the Application.

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@gwinnettcountry.com	
Case Number:		RZR2022-00023	
Case Address:		800 Block of Rock Springs Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Rock Springs Road is a minor collector. ADT = 7,453.		
2	4.8 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	Standard deceleration lane with appropriate taper and adequate right-of-way shall be required.		
5	A minimum 5' sidewalk shall be required along the entire property frontage.		
6	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.		
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The developer shall coordinate with the Gwinnett County Department of Transportation to restripe the left-turn lane along the property frontage.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

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



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@gwinnettcountry.com		
Case Number:		RZR2022-00023		
Case Address:		800 Block of Rock Springs Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the northwest right-of-way of Rock Springs Road.			
2	Sewer: Sewer Capacity Certification C2021-08-247 is approved for 212 units (147.22 peak gpm) and must be updated to reflect the decrease in units.			
3	Sewer: The development may connect to an available 30-inch sanitary sewer main located approximately 650 feet north on parcel 7190 005.			
4	Sewer: A jack-and-bore under I-85 and an easement will be required to access this sewer. .			
5	Sewer: The existing 36-inch sewer force main and its easement must be avoided during all phases of construction.			
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

August 2022

Potential
Tie-in MH
201881

30 Inch

36 inch

185S

185N

48 inch

8 Inch

7148
006

8 Inch

12 Inch

8 Inch

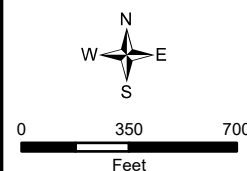
ROCK SPRINGS RD

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

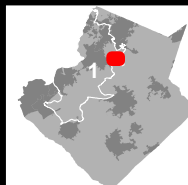
RZR2022-00023

R-100 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 12-inch water main located on the northwest right-of-way of Rock Springs Road.

Sewer Comments: Sewer Capacity Certification C2021-08-247 is approved for 212 units (147.22 peak gpm) and must be updated to reflect the decrease in units. The development may connect to an available 30-inch sanitary sewer main located approximately 650 feet north on parcel 7190 005. A jack-and-bore under I-85 and an easement will be required to access this sewer. The existing 36-inch sewer force main and its easement must be avoided during all phases of construction.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

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

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

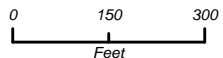
Exhibit F: Maps

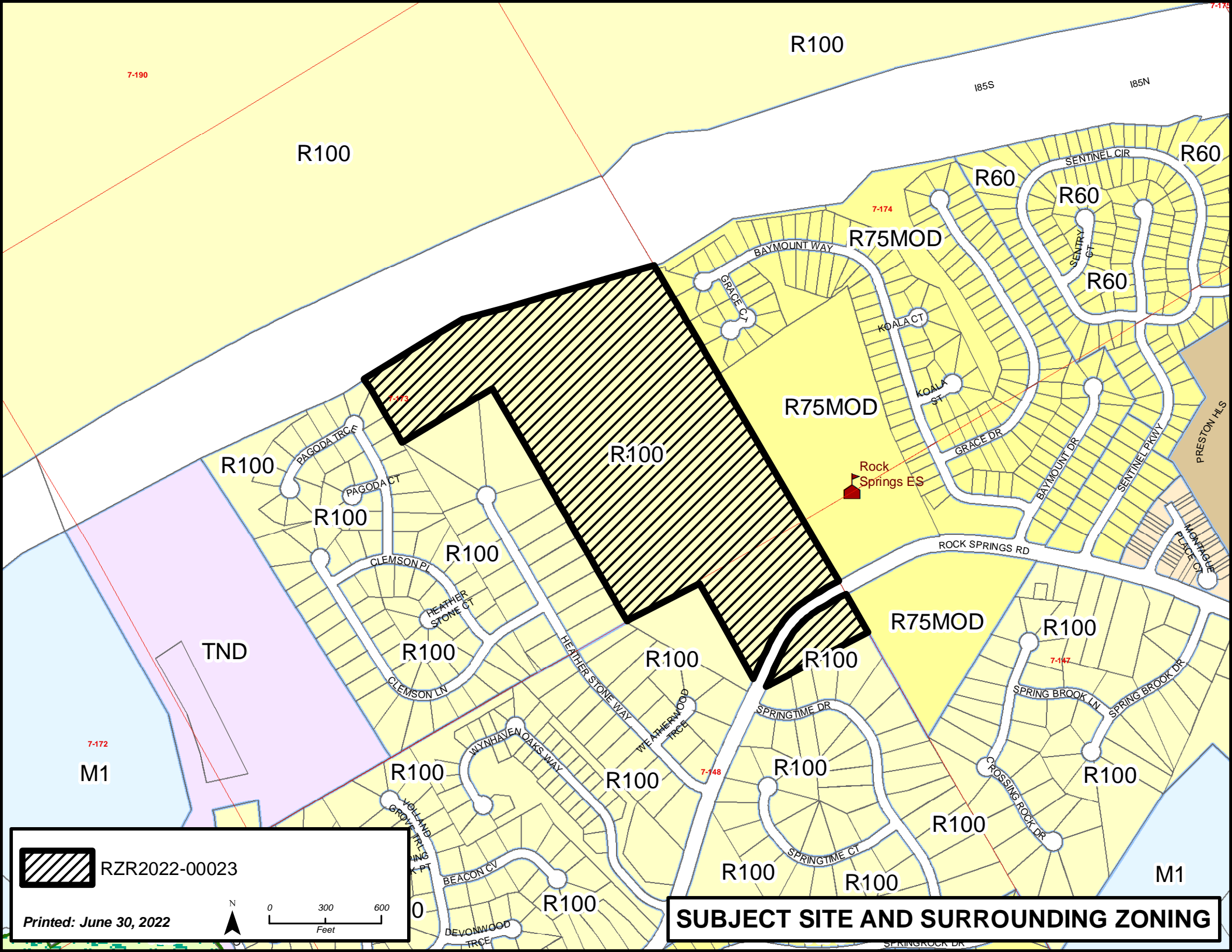
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RZR2022-00023

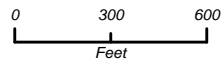
Printed: June 30, 2022



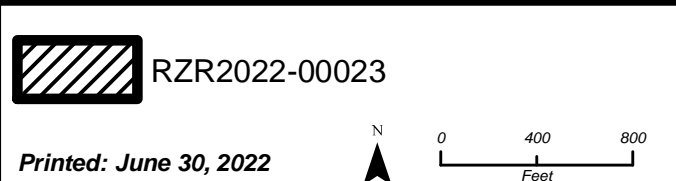


RZR2022-00023

Printed: June 30, 2022



SUBJECT SITE AND SURROUNDING ZONING



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

6.2.2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: _____	
PROPOSED DEVELOPMENT: _____	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6.2.2022

PROPERTY OWNER LIST

Name	Address
The Lansky Partnership, LLLP	5855 Sandy Springs Circle Suite 290
David Werber	5855 Sandy Springs Circle Suite 290
Martin Werber	5855 Sandy Springs Circle Suite 290
David Werber, as co-executor of the Estate of Mildred Werber	5855 Sandy Springs Circle Suite 290
Martin Werber, as co-executor of the Estate of Mildred Werber	5855 Sandy Springs Circle Suite 290



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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Beazer Homes, LLC (the “Applicant”) for the purpose of rezoning an approximately 54.0-acre tract (the “Property”) located along the northerly side of Rock Springs Road west of Buford Drive (State Route 20). The Property is currently zoned R-100 and is located within the Established Neighborhoods Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop a single-family conservation subdivision consisting of 110 single-family detached homes pursuant to the Open Space Conservation District (OSC) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). The proposed development would be accessed by a single entrance on Rock Springs Road to the west of an existing gas easement which divides the Property. The proposed amenity area is located near the main entrance along Rock Springs Road which would include a pool and cabana. The proposed development would also include a 50-foot wide conservation space strip running along the perimeter of the Property including the Rock Springs Road frontage. The proposed 50-foot wide conservation space strip would provide appropriate separation and screening from adjacent single-family residential communities, including Willow Bend (zoned R-100) and Village at Rock Springs (zoned R-75 Modified). The Property is also adjacent to Rock Springs Elementary School and Interstate 85. Homes in the proposed community would be constructed with attractive architectural elements and square footages which are compatible with homes in the surrounding area. The façades of the homes would include brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application.

The policies and recommendations of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) accommodate a variety of housing types within the Established Neighborhoods Character Area and specifically encourage “single-family residential,” “conservation open space subdivisions,” “mixed-residential developments,” and even “townhomes” as potential development types. The proposed single-family detached conservation subdivision falls squarely within the policy and intent of the 2040 Plan. Accordingly, the proposed development is

compatible with surrounding zoning classifications and land uses and is in line with the policy and intent of the 2040 Plan.

In order to develop the Property as depicted on the site plan and Applications, the Applicant requests waiver, variances, and/or other relief, as necessary from the following provisions of the UDO:

- Section 210-50.14(A) to allow cul-de-sac streets with a length in excess of 600 feet. Due to the steep topography, streams, and large utility easements present on the Property, enforcing a requirement for street lengths less than 600 feet would create a severe hardship on the Applicant and Property owner and would result in additional utility crossings and impervious surface area.
- Section 360-50.2(D) to allow lot lines perpendicular or radial to right-of-way. Due to the odd shape and significant physical characteristics of the Property, some lots have a side yard line that is not perpendicular to the right-of-way. However, these lots are, or are adjacent to, corner lots. Said lots are designed to minimize complexity of lot lines overall.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 2nd day of June, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham

Attorneys for the Applicant

RECEIVED

6.2.2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of single-family residential uses including land zoned R-100, R-75, R-75 Modified, RZT, RM-8, and R-TH.
- (B) No, approval of the Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property.
- (C) Due to its size, location, layout, dimensions, and other physical characteristics, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, approval of the Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Buford Drive (State Route 20) and through Buford Drive Interstate 85. Utilities are available in the area.
- (E) Yes, approval of the Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is located within the Established Neighborhoods Character Area which specifically encourages single-family residential and mixed residential land uses as potential development types.
- (F) The Applicant submits that the subject Property's location adjacent to other residential developments and its proximity to major transportation corridors, notably Buford Drive and Interstate 85, provides additional supporting ground for approval of the Application.

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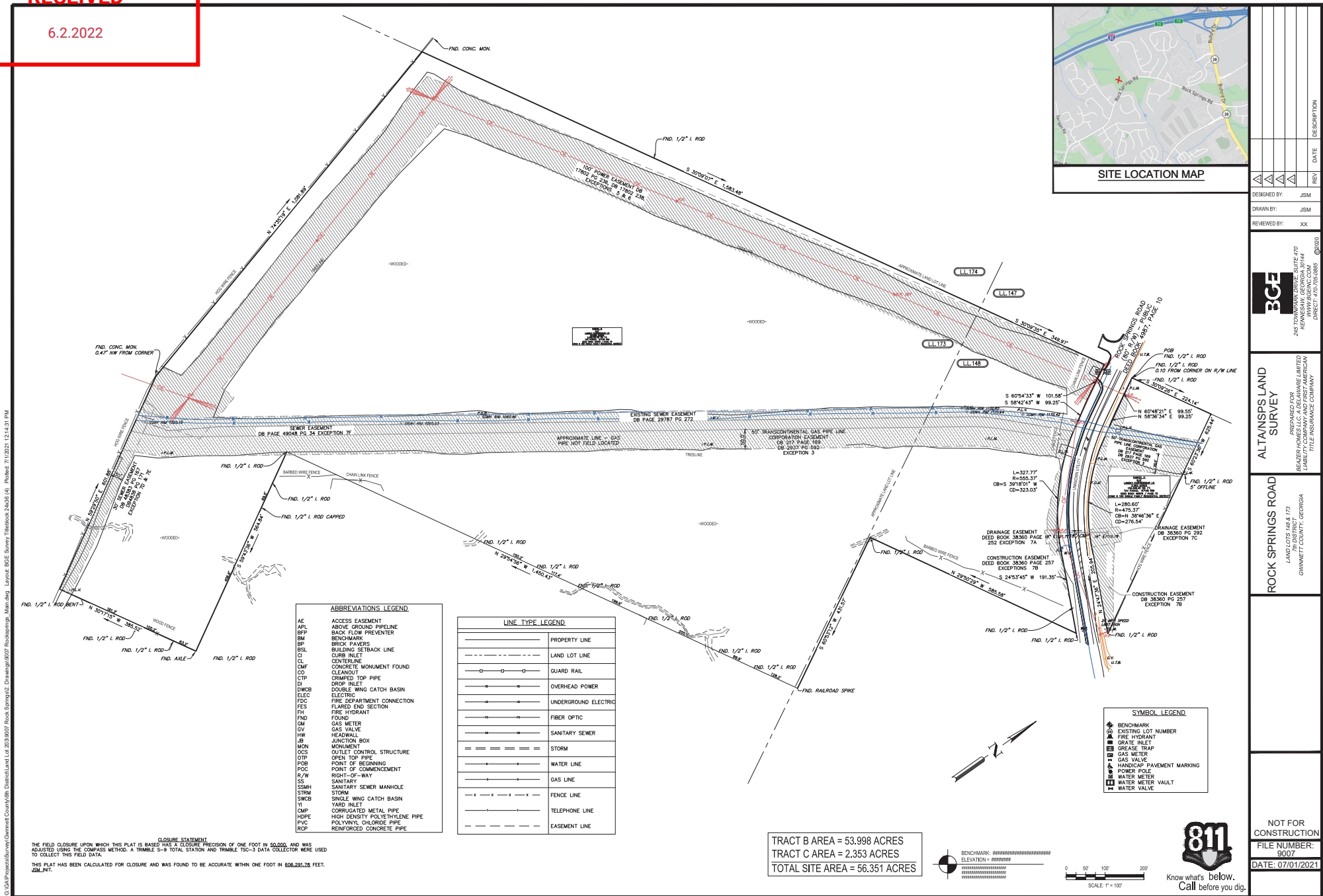
6.2.2022

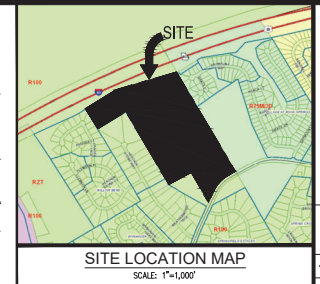
LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 148 and 173, 7th District, Gwinnett County, Georgia being more particularly described as follows:

Beginning at a 1/2 inch iron pin set at the intersection of the approximate land lot line between land lots 148 and 147 and the northwest R/W line of Rock Springs Road (80 foot right-of-way) the POINT OF BEGINNING; thence South 60 degrees 54 minutes 33 seconds west a distance of 101.58 feet to a point on said right-of-way; thence South 58 degrees 42 minutes 43 seconds west a distance of 99.25 feet to a point on said right-of-way; thence 327.77 feet along an arc of a curve to the left having a radius of 555.37 feet which arc is subtended by a chord bearing and distance South 39 degrees 18 minutes 01 seconds West 323.03 feet; thence South 24 degrees 53 minutes 45 seconds West a distance of 191.35 feet to a 1/2 inch iron pin found on said right-of-way; thence North 29 degrees 50 minutes 29 seconds West a distance of 585.58 feet to a 1/2 inch iron pin found; thence South 60 degrees 53 minutes 12 seconds west a distance of 431.57 feet to a railroad spike found; thence North 29 degrees 54 minutes 56 seconds West a distance of 1,450.43 feet to a 1/2 inch iron pin found; thence South 59 degrees 43 minutes 36 seconds West a distance of 565.84 feet to a 1 inch iron axle found; thence North 30 degrees 17 minutes 15 seconds West a distance of 385.52 feet to a 1/2 inch rebar set on the southeast R/W line of Interstate Highway Number 85; thence North 59 degrees 29 minutes 50 seconds East a distance of 601.88 feet to a point, concrete R/W monument found 0.47' northwest from corner; thence North 74 degrees 35 minutes 19 seconds East a distance of 1,081.91 feet to a 1/2 inch iron pin set at the intersection of the approximate land lot line between land lots 173 and 174; thence along said approximate land lot line South 30 degrees 09 minutes 07 seconds East a distance of 1,583.48 feet to a point for the approximate land lot corner of the land lots 147, 148, 173 and 174; thence South 30 degrees 09 minutes 35 seconds East a distance of 349.97 feet to a 1/2 inch iron pin set; and the POINT OF BEGINNING, said tract containing 53.998 acres of land in accordance with plat by Pearson & Associates, Inc. for Rubin Lansky, et al., dated January 24, 1985

6.2.2022





GENERAL NOTES:

- 1. TOTAL SITE AREA = 56.30 ACRES
- 1.1. DEVELOPMENT PACE (TO BE REZONED) = 54.0 ACRES
- 1.2. OUT PARCEL = 2.30 ACRES
- 2. ZONING:
 - 2.1. ZONING JURISDICTION = GWINNETT COUNTY
 - 2.2. EX. ZONING = R110 RESIDENTIAL
 - 2.3. PROP. ZONING = GDC
- 3. TOTAL NET SITE AREA = 49.0 ACRES
- 1.1.1. AREA IN ELECTROGAS TRANSMISSION EASEMENT = 0.51 ACRES
- 1.2.1. 50% AREA IN ELECTROGAS TRANSMISSION EASEMENT FOR NET AREA CALCU = 4.75 ACRES
- 1.2.2. 48.45 ACRES = 4.75 ACRES
- 2. ALL INFORMATION REGARDING EXISTING FLORA OR FAUNA (ECOSYSTEMS & MAPS) AND DELIVERED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES, LOCATED AT <http://georgiastatesystems.org/natural>
- 3.1. PERIODIC DATA COLLECTION, NO ELEMENT FOR BARE ANIMALS, PLANTS, & NATURAL PLANT COMMUNITIES WERE FOUND IN SURVEILLANCE, GLE QUARTER QUAD
- 4. BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY BLOD
- 4.1. WETLANDS, FLOOD PLANE, AND STREAMS SHOWN PER FLD LOCATED AND IDENTIFIED INFORMATION BY CORRELL ECOLOGY GROUP
- 5. THERE ARE NO HISTORICAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANT FEATURES APPARENT ON THIS SITE. PER THE GEORGIA DEPARTMENT OF NATURAL RESOURCES
- 6. PER A VISUAL INSPECTION, WOODED AREA CONSISTS OF A MAJORITY OF HARDWOOD TREES.

TIMBER HARVESTING CERTIFICATION STATEMENT:

"I HEREBY CERTIFY THAT NO TIMBER HARVESTING ACTIVITY HAS OCCURED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO THIS ZONING APPLICATION"

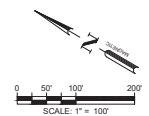
[Signature] MARQUEE CLEVELAND PATTON 6-11-02

OWNER/DEVELOPER DATE

	PRIMARY CONSERVATION SPACE = 4.35 AC (32.1%)
	SECONDARY CONSERVATION SPACE = 9.18 AC (67.9%)



Know what's below.
Call before you dig.



RECEIVED
6/15/2022

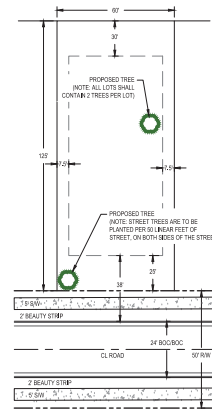
C:\G:\Projects\Land - Stakeholder Home\0307-00 - Rock Springs Road\03 - Zoning Plan\03-01 - Zoning Plan.dwg, Plot Date: 01/14/2022 4:53:19 PM



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD FIRM, COMMUNITY PANEL NUMBER 13135C, MAP NUMBER 13135C0034F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006

Know what's below.
Call before you dig.

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT	LOT	AREA SQFT
1	9439	21	7500	41	7500	61	10214	81	7500	101	7500
2	8322	22	7500	42	7500	62	7626	82	7500	102	7500
3	7500	23	7500	43	7500	63	9505	83	7500	103	7500
4	7500	24	7500	44	7500	64	7500	84	7500	104	7500
5	7500	25	8058	45	7500	65	7500	85	7500	105	7500
6	7500	26	9439	46	7500	66	7500	86	7500	106	7500
7	7500	27	9439	47	7500	67	7500	87	7883	107	7500
8	7500	28	9215	48	7500	68	12473	88	7500	108	7500
9	7500	29	7500	49	7500	69	9487	89	10851	109	7500
10	7500	30	7500	50	7500	70	9064	90	8280	110	7500
11	7500	31	7500	51	8681	71	8617	91	7693		
12	7500	32	7500	52	9439	72	8170	92	9439		
13	7500	33	7500	53	9439	73	7723	93	7521		
14	7500	34	7500	54	8004	74	7500	94	7500		
15	7556	35	7721	55	7680	75	8597	95	7500		
16	7966	36	10031	56	7911	76	7538	96	7500		
17	7500	37	7978	57	8758	77	7578	97	7500		
18	7500	38	7500	58	9812	78	7500	98	7500		
19	7500	39	7500	59	10866	79	7500	99	7500		
20	7500	40	7500	60	11920	80	7500	100	7500		



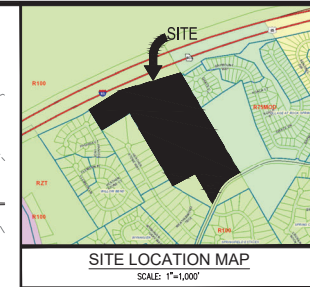
TYPICAL LOT DETAIL
N.T.S.

PROPOSED SITE CALL OUT DESCRIPTIONS:

1. PROPOSED 30' MIN ENTRANCE INTERSECTION RADIUS (BOC)
2. PROPOSED 30' INTERNAL INTERSECTION RADIUS (BOC)
3. PROPOSED 20' CL-65-SAC RADIUS
4. PROPOSED 6' SIDEWALK WITH 2' BEAUTY STRIP
5. PROPOSED DECELERATION LANE WITH TAPER

PRIMARY CONSERVATION SPACE = 4.35 AC (32.1%)
SECONDARY CONSERVATION SPACE = 9.18 AC (67.9%)

Know what's below.
Call before you dig.



GENERAL SITE NOTES:

- 1.1. TOTAL SITE AREA = 16.35 ACRES
- 1.2. DEVELOPMENT PARCEL (TO BE REZONED) = 54.0 ACRES
2. ZONING:
 - 2.1. ZONING JURISDICTION = GWINNETT COUNTY
 - 2.2. EX. ZONING = R100 RESIDENTIAL
 - 2.3. PROP. ZONING = OSC
3. TOTAL NET SITE AREA = 48.25 ACRES
 - 3.1. AREA IN ELECTRIC/GAS TRANSMISSION EASEMENT = 0.51 ACRES
 - 3.2. 50% AREA IN ELECTRIC/GAS TRANSMISSION EASEMENT (FOR NET AREA CALC.) = 4.75 ACRES
 - 3.3. 50% ACRES = 4.75 ACRES = 48.25 ACRES
4. CONSERVATION SPACE PROVIDED = 13.50 AC (25%)
 - 4.1. PRIMARY CONSERVATION SPACE
 - 4.1.1. PRIMARY CONSERVATION SPACE PROVIDED (15% OF TOTAL CONSERVATION SPACE) = 2.03 AC
 - 4.1.2. PRIMARY CONSERVATION SPACE PROVIDED = 0.88 AC
 - 4.2. DISTURBANCE IN CONSERVATION SPACE = 2.24 AC
 - 4.3. PRIMARY CONSERVATION DISTURBANCE
 - 4.3.1. MAXIMUM ALLOWED DISTURBANCE = 0.50 AC (10%)
 - 4.3.2. PROPOSED DISTURBANCE = 0.50 AC (10%)
 - 4.3.3. MAXIMUM IMPERVIOUS = 0.25 AC (5%)
 - 4.3.4. PROPOSED IMPERVIOUS = 0.25 AC (5%)
 - 4.4. SECONDARY CONSERVATION DISTURBANCE
 - 4.4.1. MAXIMUM ALLOWED DISTURBANCE = 1.48 AC (15%)
 - 4.4.2. PROPOSED DISTURBANCE = 0.50 AC (5%)
 - 4.4.3. MAXIMUM IMPERVIOUS = 0.50 AC (10%)
 - 4.4.4. PROPOSED IMPERVIOUS = 0.50 AC (10%)
 - 4.5. COMMON AREA REQUIRED = 12.44 AC (19%)
 - 4.6. COMMON AREA PROVIDED = 10.68 AC (19.8%)
 - 4.7. TOTAL NUMBER OF PROPOSED UNITS = 110 UNITS
 - 4.8. MAXIMUM DENSITY = 2.5 D.U./AC
 - 4.9. PROP. DENSITY:
 - 4.9.1. GROSS DENSITY = 2.54 D.U./AC
 - 4.9.2. NET DENSITY = 2.50 D.U./AC
 - 4.10. PROPOSED EXTERNAL BUFFER
 - 4.11. STREET FRONTAGE BUFFER = 50' (ALONG ROCK SPRINGS ROAD)
 - 4.12. CONSERVATION SPACE STRIP = 50'
 - 4.13. BUILDING SETBACKS:
 - 4.13.1. FRONT = 25'
 - 4.13.2. REAR = 30'
 - 4.13.3. SIDE = 7.5'
 - 4.14. TYPICAL LOT DIMENSION = 60' X 120'
 - 4.15. MAXIMUM BUILDING HEIGHT = 35'
 - 4.16. MINIMUM LOT SIZE = 7,500 S.F.
 - 4.17. MINIMUM HEATED FLOOR AREA = 1,400 S.F.
 - 4.18. PARKING REQUIREMENTS PER SECTION 240-10 TABLE 240.1:
 - 4.18.1. MINIMUM PARKING REQUIRED = 2 PARKING SPACES PER DWELLING
 - 4.18.2. TOTAL PARKING REQUIRED = 220 SPACES
 - 4.18.3. PARKING PROVIDED:
 - 4.18.3.1. PARKING PER DWELLING = 2 SPACES PER DWELLING
 - 4.18.3.2. TOTAL = 220 SPACES
 - 4.18.4. ADDITIONAL PARKING = 17 SPACES
 - 4.18.5. TOTAL PARKING PROVIDED = 237 SPACES
 - 4.19. NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
 - 4.20. TOPOGRAPHY DEPICTED FROM GWINNETT COUNTY GIS (AERIAL).
 - 4.21. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 - 4.22. WETLANDS ARE APPARENT ON THIS SITE.
 - 4.23. BLUELINE STREAMS ARE APPARENT ON THIS SITE.
 - 4.24. NO FLOODPLAIN IS APPARENT ON THIS SITE.

DESIGNED BY:	BAC
DRAWN BY:	BAC
REVIEWED BY:	DFS
DATE:	06/14/2022
REV:	

245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
DIRECT: 404.705.4885

BEAZER HOMES
1000 ASHLEY FORNEY
ALPHARETTA, GA 30009

ROCK SPRINGS ROAD
REZONING
GWINNETT COUNTY, GA
LOCAL JURISDICTION: 7
ALPHARETTA, GA 30009
ZONING: OSC

ZONING PLAN

GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
NO. 041521
EXP. 06/23
CONC. CERT. #00463
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9007-00
DATE: 06/14/2022
02

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6.2.2022



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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6.2.2022



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Gwinnett

PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: Brett Achey

Company: Beazer Homes

Mailing Address: 1000 Abernathy Road, Suite 260

City, State, Zip Code: Atlanta, GA 30326

Phone Number: 404-630-6117 Email Address: brett.achey@beazer.com

Project Summary:

Address of Project: 800 Block Rock Springs Road, Lawrenceville, GA 30043; Parcel 7148-006

Name of Project: Easton Walk

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):
Rezoning

Total Project Acreage: 56.35 Total Square Footage: 2,454,606 Total Number of Lots/Units: 110

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Proposed rezoning to OSC to build 110, for-sale, single-family detached homes.

Pre-Application Information Form Submittal Checklist:

- ☐ Completed Pre-Application Information Form
- ☐ One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 5/19/22

Staff Printed Name: Gabonelle Carreau

Signed: [Signature]

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6.2.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



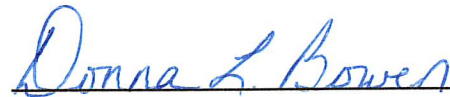
Signature of Applicant

5/26/22

Date

Shane Lanham, attorney for the Applicant

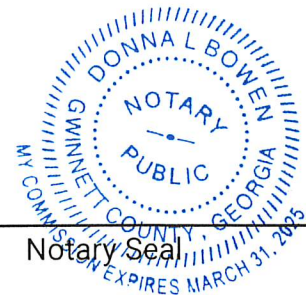
Type or Print Name and Title



Signature of Notary Public

5/26/22

Date



Notary Seal


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6.2.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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

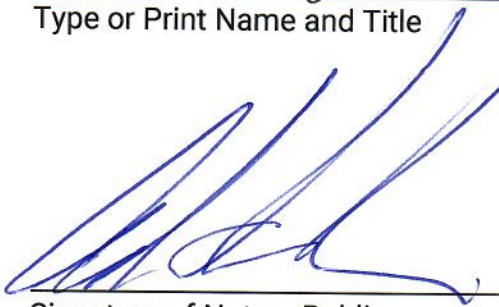
5-31-22

Date

ANDREW CEDUN

Type or Print Name and Title

MANAGING GENERAL PARTNER



Signature of Notary Public

5/31/22

Date



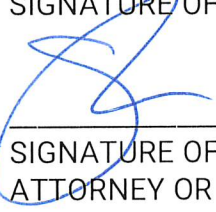

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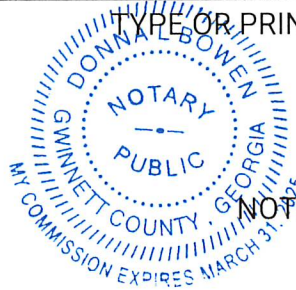
6.2.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	5/26/22	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	5/26/22	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☒ YES ☐ NO Mahaffey Pickens Tucker, LLP
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Kirkland Carden	\$2,800	11/18/2021

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

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6.2.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

Rock Springs

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: 7 - 148 - 006
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

5/26/22
Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Tammy A
NAME

TSA
TITLE

5.26.2022
DATE

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6.2.2022

Gwinnett

TIME LAPSE WAIVER APPLICATION

According to Section 270-70 of the Unified Development Ordinance (UDO), a request to reduce the 12-month waiting period for a Zoning Map Amendment, Variance, or Special Use Permit may be reduced to 6-months if approved by the appropriate body. For Zoning Map Amendments and Special Use permits, this reduction is considered by the Board of Commissioners. For Variances, this reduction is considered by the Zoning Board of Appeals.

NOTE: A Letter of Justification must be attached to this application.

Request Summary:

Property Address: 800 Block of Rock Springs Rd Property Parcel ID: R7148 006

City, State, Zip Code: Lawrenceville, GA, 30043

Previous Application Type (Rezoning, Change in Conditions, Special Use Permit or Variance):

Rezoning to R-TH for a townhome community

Previous Case Number: RZM2021-00035 Previous Case Decision Date: January 25, 2022

Purpose of Current Request: Rezoning to OSC (Open Space Conservation District)

Applicant Information:

Name: Beazer Homes, LLC c/o Mahaffey Pickens Tucker, LLP

Mailing Address: 1550 North Brown Road, Suite 125

City, State, Zip Code: Lawrenceville, GA, 30043

Phone Number: 770 232 0000

Email Address: slanham@mptlawfirm.com

Applicant is (check, if applicable): ☐ Property Owner ☒ Owner's Agent

Property Owner Information (if property owner is not the applicant):

Name: Multiple -- See attached

Telephone Number: 770 232 0000

Email Address: slanham@mptlawfirm.com

Required Signatures:

Applicant Signature: [Signature]

Property Owner Signature: [Signature]

Name of Applicant: Shane Lanham, attorney

Name of Property Owner: ANDREW C. EDWARDS FOR THE LANCKY PARTNERSHIP, LLP

Date: 05/31/2022

Date: 5-31-22